

Property at 00003 GARNET HILL LANE

Prop ID 5060003

Printed 07-Feb-2024 9:55 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: PEACOCK HENRY M JR & OLGA
Second name:
Address: 3 GARNET HILL LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 5060003 Neigh.: Zone: R40 Vol: 709 Page: 963

Assessments

Assmt category	Qty	Amount
Resident Land	.92	118,130
Resident Dwelling	1.00	632,780

Exemptions

Exempt	Cat	Amount
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Last sale

Sale date: 30-May-2017
Sale price: 950,000
Sale valid:

Values

Mkt value :
Cost value: 1,072,729

Summary

Total assessments	750,910
Total exemptions	
Net assessment	750,910

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.1292
Mkt/sale :
Assmt/sale: .7904

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	225,000	225,000		.25	168,750	118,125
Primary Site		40,075						

.920 acres Total land value 168,750 118,125

Building Valuation Summary

			Area	
Dwelling	Frame	2 story w/bsmt	2,402	538,090
Basement	Full with walk			
Heating	Yes	A/C Yes		15,320
Plumbing	4 F/B 3 H/B	7 Add'l fix. 1 Wh/p	Saunas	31,500
Attic	Fully Finished	Attic size: 700		22,552
Additions				129,128
Other Features	WB Stks	RR		46,067

Sub-Total			782,657
Grade	A+	Factor 1.6500	1,291,384
CDU		C&D Factor 1.00	1,291,384
Depreciation		30 %	903,969
		Computed cost value @ 70%	632,778

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	790	35,394
G Garages	FSF Full-story fin o/gar	694	46,487
L Living Area	AIR Air conditioning	694	2,110
P Porches, Patios, Decks	FOFF Frame open first flo	50	3,046
P Porches, Patios, Decks	FOFF Frame open first flo	610	37,165
P Porches, Patios, Decks	BPAT Brick/flagstone pati	216	4,926

Total additions 129,128

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	01	Clapboards		
Roof Material	01	Asphalt Shingles	Story Height 2.0	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpeti	Bedrooms	5
Heating System	07	Hydro Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	01	Fully Finished	Half Baths	3
Grade	53	A+	Addtn'l fixtures	7
Garage	23	Attached 3 car	Whirlpools	1
Area Over Gar.	01	Fully Finished	Saunas	# Living Units 1
Basement	04	Full with walk-o	M/F stacks	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B stacks	2
Air Condition	01	Central Air	W/B openings	4
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2000	

