

Property at 00004 GARNET HILL LANE

Prop ID 5060004

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Administrative Information

Owner name: BROOMALL WILLIAM H AND
 Second name: JACQUELYN M
 Address: 4 GARNET HILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 5060004 Neigh.: Zone: R40 Vol: 648 Page: 665

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 26-Sep-2012
Resident Land	.92	157,500				Sale price: 850,000
Resident Dwelling	1.00	505,210				Sale valid:
						Values
						Mkt value :
						Cost value: 946,729
Summary			Utilities		Sales ratios	
Total assessments	662,710		Water	Connecticut	Cost/sale :	1.1138
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment	662,710		Gas	CNG	Assmt/sale:	.7797

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	225,000	225,000		225,000	157,500
Primary Site		40,075					
				.920 acres	Total land value	225,000	157,500

Building Valuation Summary

						Area	
Dwelling	Frame	2 story w/bsmt				1,944	448,650
Basement	Full						
Heating	Yes	A/C Yes					12,800
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas		21,500
Attic	None			Attic size:			
Additions							124,396
Other Features		WB Stks					13,500
Sub-Total							620,846
Grade	A		Factor 1.5500				962,311
CDU			C&D Factor 1.00				962,311
Depreciation			25 %				721,733
Computed cost value @ 70%							505,213

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	864	38,709
G Garages	FSF Full-story fin o/gar	624	41,798
L Living Area	AIR Air conditioning	624	1,897
P Porches, Patios, Decks	FOFF Frame open first flo	24	1,462
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
L Living Area	BSMT Basement addition	212	3,907
L Living Area	FRFF Frame first floor	212	24,270
L Living Area	AIR Air conditioning	212	644
P Porches, Patios, Decks	DECK Wood deck	304	8,053

Total additions 124,396

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	02	Hip		
Foundation	01	Poured Concrete	Total Rooms	10
Interior Walls	02	Drywall	Garage cars	3
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	50	A	Full Baths	3
Garage	23	Attached 3 car	Masonry trim sf	
Area Over Gar.	01	Fully Finished	Half Baths	2
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	01	Unfinished	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	
Interior Cond	05	Good	Living area	4,724
Exterior Cond	05	Good	Whirlpools	1
			Saunas	
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
Actual Year Built: 2000				

