

Property at 00007 GARNET HILL LANE

Prop ID 5060007

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

Administrative Information

Owner name: STROBER BRUCE AND
Second name: FRIEDLANDER MIRIAM
Address: 7 GARNET HILL LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 5060007 Neigh.: Zone: R40 Vol: 615 Page: 857

Assessments

Assmt category	Qty	Amount
Resident Land	.92	157,500
Resident Dwelling	1.00	565,620

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 15-Nov-2010
Sale price: 1,039,500
Sale valid:

Values

Resident Excess		
.20	1,020	

Mkt value :
Cost value: 1,034,486

Summary

Total assessments	
724,140	
Total exemptions	
Net assessment	724,140

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .9952
Mkt/sale :
Assmt/sale: .6966

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					
RES	12	.195	7,500	1,463		1,463	1,024
Residual		8,494					

1.115 acres

Total land value

226,463

158,524

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	
Basement	Full with walk		1,973	454,310
Heating	Yes	A/C Yes		12,960
Plumbing	3 F/B	2 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				127,777
Other Features		WB Stks	RR	36,400

Sub-Total				652,947
Grade	A+	Factor 1.6500		1,077,363
CDU		C&D Factor 1.00		1,077,363
Depreciation		25 %		808,022
		Computed cost value @ 70%		565,615

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	714	31,989
G Garages	FSF Full-story fin o/gar	678	45,415
L Living Area	AIR Air conditioning	678	2,061
P Porches, Patios, Decks	FOFF Frame open first flo	40	2,437
P Porches, Patios, Decks	FOFF Frame open first flo	75	4,569
L Living Area	BSMT Basement addition	216	3,980
L Living Area	FRFF Frame first floor	216	24,728
L Living Area	AIR Air conditioning	216	657
L Living Area	OVER Frame Overhang	28	2,564
P Porches, Patios, Decks	DECK Wood deck	354	9,377

Total additions 127,777

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/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	53	A+	Full Baths	3
Garage	23	Attached 3 car	Half Baths	2
Area Over Gar.	01	Fully Finished	Masonry trim sf	
Basement	04	Full with walk-o	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addtn'l fixtures	4
Air Condition	01	Central Air	Rec Room Size	814
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,868
			# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	3
			Actual Year Built: 2000	

