

Property at 00010 GARNET HILL LANE

Prop ID 5060010

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Administrative Information

Owner name: Y00 HO HYUN AND
Second name: Y00 JACQUELINE
Address: 10 GARNET HILL LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
Lot: 5060010 Neigh.: Zone: R40 Vol: 710 Page: 823

Assessments		Exemptions		Last sale	
Assmt category	Qty Amount	Exempt Cat	Amount	Sale date: 22-Jun-2017	
Resident Land	.92 157,500			Sale price: 765,000	
Resident Dwelling	1.00 476,060			Sale valid:	
				Values	
Resident Excess	.04 200			Mkt value :	
				Cost value:	905,371
Summary		Utilities		Sales ratios	
Total assessments	633,760	Water	Connecticut	Cost/sale :	1.1835
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	633,760	Gas	CNG	Assmt/sale:	.8284

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	.038	7,500	285		285	200
Residual	1,655						
		.958 acres		Total land value		225,285	157,700

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	9
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	1
Basement	01	Full	Finish bsmt sz	
Bsmt Fin Qual	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	850
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	Living area	4,067
			# Living Units	1
			M/F stacks	
			W/B stacks	1
			W/B openings	1
			Actual Year Built: 2001	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,396	341,630
Basement	Full				
Heating	Yes	A/C Yes			9,780
Plumbing	3 F/B	1 H/B 3 Add'l fix.	1 Wh/p	Saunas	17,500
Attic	None	Attic size:			
Additions					188,052
Other Features	WB Stks	RR			28,052
Sub-Total					585,014
Grade	A	Factor 1.5500			906,772
CDU		C&D Factor 1.00			906,772
Depreciation		25 %			680,079
Computed cost value @ 70%					476,055

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	816	36,558
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189
L Living Area	BSMT Basement addition	345	6,358
L Living Area	FRFF Frame first floor	345	39,496
L Living Area	FRUF Frame upper full	192	16,076
L Living Area	AIR Air conditioning	537	1,632
L Living Area	FRFF Frame first floor	18	2,061
P Porches, Patios, Decks	FEFF Frame enclosed first	300	28,609
P Porches, Patios, Decks	BPAT Brick/flagstone pati	204	4,652
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193

Total additions 188,052

