

Property at 00011 GARNET HILL LANE

Prop ID 5060011

Printed 07-Feb-2024 9:56 PM Design and Layout (C) Right/Angles

## Administrative Information

Owner name: HOWARD JOSEPH AND  
Second name: UHRLESS DOROTHY J  
Address: 11 GARNET HILL LANE  
City/state: AVON CT Zip: 06001

## Location Information

Map: 023 Clerk map:  
Lot: 5060011 Neigh.: Zone: R40 Vol: 657 Page: 751

## Assessments

| Assmt category    | Qty  | Amount  |
|-------------------|------|---------|
| Resident Land     | .92  | 157,500 |
| Resident Dwelling | 1.00 | 604,860 |

## Exemptions

| Exempt | Cat | Amount |
|--------|-----|--------|
|        |     |        |

## Last sale

Sale date: 19-Mar-2013  
Sale price: 940,000  
Sale valid:

## Values

| Resident Excess | .47 | 2,450 |
|-----------------|-----|-------|

## Summary

| Total assessments | 764,810 |
|-------------------|---------|
| Total exemptions  |         |
| Net assessment    | 764,810 |

## Utilities

| Water | Connecticut  |
|-------|--------------|
| Sewer | Public sewer |
| Gas   | CNG          |

## Sales ratios

Cost/sale : 1.1623  
Mkt/sale :  
Assmt/sale: .8136

## 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  | .466       | 7,500   | 3,495   |      |      | 3,495   | 2,447     |
| Residual     |     | 20,299     |         |         |      |      |         |           |

1.386 acres

Total land value

228,495

159,947

## Building Valuation Summary

|                |                |                | Area         |         |
|----------------|----------------|----------------|--------------|---------|
| Dwelling       | Frame          | 2 story w/bsmt | 2,156        | 490,050 |
| Basement       | Full with walk |                |              |         |
| Heating        | Yes            | A/C Yes        |              | 13,970  |
| Plumbing       | 4 F/B          | 2 H/B          | 4 Add'l fix. | 1 Wh/p  |
| Attic          | None           |                | Attic size:  | Saunas  |
| Additions      |                |                |              | 100,928 |
| Other Features | Mason Trim     | WB Stks        | RR           | 66,806  |

|              |                           |                 |
|--------------|---------------------------|-----------------|
| Sub-Total    |                           | 698,254         |
| Grade        | A+                        | Factor 1.6500   |
| CDU          |                           | C&D Factor 1.00 |
| Depreciation |                           | 25 %            |
|              | Computed cost value @ 70% | 604,862         |

## Building additions

| Category                 | Type                      | Area | Value  |
|--------------------------|---------------------------|------|--------|
| G Garages                | FRL Attached frame GT 65  | 786  | 35,214 |
| G Garages                | FSF Full-story fin o/gar  | 528  | 35,368 |
| L Living Area            | AIR Air conditioning      | 528  | 1,605  |
| P Porches, Patios, Decks | DECK Wood deck            | 602  | 15,947 |
| P Porches, Patios, Decks | FOFF Frame open first flo | 210  | 12,794 |

Total additions 100,928

## 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 4            |
| Garage         | 23   | Attached 3 car   | Masonry trim sf 1,150   |
| Area Over Gar. | 01   | Fully Finished   | Half Baths 2            |
| Basement       | 04   | Full with walk-o | Finish bsmt sz          |
| Bsmt Fin Qual  | 03   | Rec Room W/ Air  | Addn'l fixtures 4       |
| Air Condition  | 01   | Central Air      | Rec Room Size 1,250     |
| Interior Cond  | 05   | Good             | Living area 4,840       |
| Exterior Cond  | 05   | Good             | Whirlpools 1            |
|                |      |                  | # Living Units          |
|                |      |                  | M/F stacks              |
|                |      |                  | W/B stacks 2            |
|                |      |                  | W/B openings 3          |
|                |      |                  | Actual Year Built: 2000 |

Scale: 1" = 8.81 feet