

Property at 00015 GARNET HILL LANE

Prop ID 5060015

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Administrative Information

Owner name: GRIFFITH WILLIAM TUCKER &
Second name: ELIZABETH C
Address: 15 GARNET HILL LANE
City/state: AVON CT Zip: 06001

Location Information

Map: 023 Clerk map:
Lot: 5060015 Neigh.: Zone: Vol: 617 Page: 734

Assessments

Assmt category	Qty	Amount
Resident Land	.92	157,500
Resident Dwelling	1.00	750,830

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Dec-2010
Sale price: 1,250,000
Sale valid:

Values

Mkt value :
Cost value: 1,300,414

Summary

Total assessments	910,290
Total exemptions	
Net assessment	910,290

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.0403
Mkt/sale :
Assmt/sale: .7282

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	.374	7,500	2,805		2,805	1,964
Residual	16,291						

1.294 acres

Total land value

227,805

159,464

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	02	Wood Shingles		
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	4
Floors	07	Hardwood/Carpet	Bedrooms	5
Heating System	02	Forced Hot Air	Family Rooms	1
Fuel	02	Natural Gas	Full Baths	4
Attic	99	None	Half Baths	2
Grade	57	AA-	Addtn'l fixtures	3
Garage	24	Attached 4 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	5
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 2002	

Building Valuation Summary

		Area	
Dwelling	Frame	2 story w/bsmt	2,576
Basement	Full with walk		572,080
Heating	Yes	A/C Yes	16,280
Plumbing	4 F/B	2 H/B	3 Add'l fix.
Attic	None	1 Wh/p	Saunas
Additions		Attic size:	26,000
Other Features	Mason Trim WB Stks	RR	138,333
			64,536

Sub-Total		817,229
Grade	AA-	Factor 1.7500
CDU	C&D Factor 1.00	1,430,151
Depreciation	25 %	1,430,151
	Computed cost value @ 70%	1,072,613
		750,829

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	960	43,010
G Garages	FSF Full-story fin o/gar	864	57,874
L Living Area	AIR Air conditioning	864	2,627
L Living Area	FRFF Frame first floor	20	2,290
L Living Area	BSMT Basement addition	96	1,769
L Living Area	FRFF Frame first floor	96	10,990
L Living Area	AIR Air conditioning	96	292
L Living Area	BSMT Basement addition	56	1,032
L Living Area	FRFF Frame first floor	56	6,411
L Living Area	AIR Air conditioning	56	170
P Porches, Patios, Decks	DECK Wood deck	448	11,868

Total additions 138,333

