

Property at 00016 GARNET HILL LANE

Prop ID 5060016

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Administrative Information

Owner name: MICLETTE RYAN AND CHRISTA
 Second name:
 Address: 16 GARNET HILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 5060016 Neigh.: Zone: R40 Vol: 759 Page: 752

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 18-May-2021
Resident Land	.92	157,500			Sale price: 945,000
Resident Dwelling	1.00	618,340			Sale valid:
Resident Outbldg	1.00	1,260			

Values

Resident Excess	.07	350			Mkt value :
					Cost value: 1,110,643

Summary

Total assessments	777,450	Water	Connecticut	Cost/sale :	1.1753
Total exemptions		Sewer	Public sewer	Mkt/sale :	
Net assessment	777,450	Gas	CNG	Assmt/sale:	.8227

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	.066	7,500	495		495	347
Residual	2,875						
		.986 acres		Total land value		225,495	157,847

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	53	A+	Full Baths	5
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	03	Rec Room W/ Air	Addn'l fixtures	3
Air Condition	01	Central Air	Rec Room Size	800
Interior Cond	05	Good	Living area	5,093
Exterior Cond	05	Good	Whirlpools	1
			# Living Units	1
			M/F stacks	1
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2000	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	1,915	442,990
Basement	Full				
Heating	Yes	A/C Yes			12,640
Plumbing	5 F/B	2 H/B	3 Add'l fix.	1 Wh/p	Saunas
Attic	None		Attic size:		31,000
Additions					190,633
Other Features		WB Stks M Stks RR			36,549
Sub-Total					713,812
Grade	A+	Factor 1.6500			1,177,790
CDU		C&D Factor 1.00			1,177,790
Depreciation		25 %			883,343
Computed cost value @ 70%					618,340

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	968	43,368
G Garages	FSF Full-story fin o/gar	776	51,980
L Living Area	AIR Air conditioning	776	2,359
L Living Area	BSMT Basement addition	432	7,961
L Living Area	FRFF Frame first floor	432	49,456
L Living Area	AIR Air conditioning	432	1,313
P Porches, Patios, Decks	FOFF Frame open first flo	60	3,656
P Porches, Patios, Decks	FOFF Frame open first flo	55	3,351
L Living Area	FRUF Frame upper full	55	4,605
P Porches, Patios, Decks	CNPY Canopy	221	4,683
P Porches, Patios, Decks	BPAT Brick/flagstone pati	785	17,901
Total additions			190,633

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00	2019	C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260				Value at 100%		1,800

