

Property at 00019 GARNET HILL LANE

Prop ID 5060019

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

Administrative Information

Owner name: SCHWANN TRACI L & THOMAS A
 Second name:
 Address: 19 GARNET HILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 5060019 Neigh.: Zone: R40 Vol: 744 Page: 629

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 30-Jul-2020
Resident Land	.92	157,500				Sale price: 925,000
Resident Dwelling	1.00	723,760				Sale valid:
Resident Outbldg	2.00	24,360				Values
Resident Excess	.41	2,160				Mkt value :
						Cost value: 1,296,829
Summary			Utilities		Sales ratios	
Total assessments		907,780	Water	Connecticut	Cost/sale :	1.4020
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		907,780	Gas	CNG	Assmt/sale:	.9814

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	.411	7,500	3,083			3,083	2,158
Residual		17,903						
		1.331 acres	Total land value				228,083	159,658

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	11
Interior Walls	02	Drywall	Garage cars	3
Floors	01	Hardwood	Bedrooms	6
Heating System	02	Forced Hot Air	Unfinished area	
Fuel	02	Natural Gas	Family Rooms	1
Attic	99	None	Dormer linear f	
Grade	57	AA-	Full Baths	5
Garage	23	Attached 3 car	Masonry trim sf	2,236
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	Rec Room Size	1,500
Air Condition	01	Central Air	Living area	5,538
Interior Cond	05	Good	Whirlpools	1
Exterior Cond	05	Good	# Living Units	1
			M/F stacks	
			W/B stacks	2
			W/B openings	2
			Actual Year Built: 2002	

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt			Area	
Basement	Full with walk				2,388	535,360
Heating	Yes	A/C	Yes			15,250
Plumbing	5 F/B	2 H/B	4 Add'l fix.	1 Wh/p	Saunas	31,500
Attic	None	Attic size:				
Additions						116,685
Other Features	Mason Trim	WB Stks	RR			88,968
Sub-Total						787,763
Grade	AA-	Factor	1.7500			1,378,585
CDU		C&D Factor	1.00			1,378,585
Depreciation		25 %				1,033,939
Computed cost value @ 70%						723,757

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	900	40,322
G Garages	FSF Full-story fin o/gar	720	48,228
L Living Area	AIR Air conditioning	720	2,189
P Porches, Patios, Decks	DECK Wood deck	579	15,338
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	FRFF Frame first floor	42	4,808
L Living Area	AIR Air conditioning	42	128
P Porches, Patios, Decks	FOFF Frame open first flo	48	2,924

Total additions 116,685

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	12	16	192	30.00	2004	C	5,760	50	2,900
Utility Shed									
RP5 Pool w/ Gunite	17	34	578	110.5	2019	C	63,898	50	31,900
Value at 70%	24,360		Value at 100%				34,800		

