

Property at 00020 GARNET HILL LANE

Prop ID 5060020

Printed 07-Feb-2024 9:57 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: ANIS MOHAMED A
 Second name:
 Address: 20 GARNET HILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 5060020 Neigh.: Zone: R40 Vol: 778 Page: 489

Assessments

Assmt category	Qty	Amount
Resident Land	.92	157,500
Resident Dwelling	1.00	549,560
Resident Outbldg	1.00	30,940

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 22-Aug-2022
 Sale price: 1,250,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,054,286

Summary

Total assessments	738,000
Total exemptions	
Net assessment	738,000

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : .8434
 Mkt/sale :
 Assmt/sale: .5904

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						

.920 acres Total land value 225,000 157,500

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	19	Modern Colonial		
Exterior Walls	12	Brick Veneer		
Roof Material	01	Asphalt Shingles		
Roof Type	02	Hip		
Foundation	01	Poured Concrete		
Interior Walls	02	Drywall		
Floors	07	Hardwood/Carpet		
Heating System	02	Forced Hot Air		
Fuel	02	Natural Gas		
Attic	99	None		
Grade	50	A		
Garage	23	Attached 3 car		
Area Over Gar.	01	Fully Finished		
Basement	01	Full		
Bsmt Fin Qual	03	Rec Room W/ Air		
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good		

Actual Year Built: 2000

Building Valuation Summary

Dwelling	Masonry	2 story w/bsmt	Area 1,858	452,930
Basement	Full			
Heating	Yes	A/C Yes		12,330
Plumbing	3 F/B	1 H/B 4 Add'l fix.	1 Wh/p	18,000
Attic	None	Attic size:		
Additions				161,530
Other Features	WB Stks	RR		30,558
Sub-Total				675,348
Grade	A	Factor 1.5500		1,046,789
CDU		C&D Factor 1.00		1,046,789
Depreciation		25 %		785,092
Computed cost value @ 70%				549,564

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	837	37,499
G Garages	FSF Full-story fin o/gar	418	27,999
L Living Area	AIR Air conditioning	418	1,271
L Living Area	OVER Frame Overhang	30	2,748
L Living Area	AIR Air conditioning	30	91
L Living Area	FRFF Frame first floor	30	3,434
L Living Area	AIR Air conditioning	30	91
L Living Area	OVER Frame Overhang	20	1,832
L Living Area	BSMT Basement addition	468	8,624
L Living Area	FRFF Frame first floor	468	53,577
L Living Area	AIR Air conditioning	468	1,423
P Porches, Patios, Decks	BPAT Brick/flagstone pati	1,006	22,941

Total additions 161,530

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	20	40	800	110.5	2003	C	88,440	50	44,200
Value at 70%				30,940	Value at 100%				44,200

Scale: 1" = 10.71 feet