

Property at 00025 GARNET HILL LANE

Prop ID 5060025

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Administrative Information

Owner name: NEGANDHI KEVIN & MONICA
 Second name:
 Address: 25 GARNET HILL LANE
 City/state: AVON CT Zip: 06001

Location Information

Map: 017 Clerk map:
 Lot: 5060025 Neigh.: Zone: R40 Vol: 721 Page: 1158

Assessments

Assmt category	Qty	Amount
Resident Land	.92	157,500
Resident Dwelling	1.00	765,400
Resident Outbldg	1.00	39,130

Exemptions

Exempt	Cat	Amount

Last sale

Sale date: 13-Aug-2018
 Sale price: 980,000
 Sale valid:

Values

Mkt value :
 Cost value: 1,377,686

Summary

Total assessments	964,380
Total exemptions	
Net assessment	964,380

Utilities

Water	Connecticut
Sewer	Public sewer
Gas	CNG

Sales ratios

Cost/sale : 1.4058
 Mkt/sale :
 Assmt/sale: .9841

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	.447	7,500	3,353			3,353	2,347
Residual		19,471						

1.367 acres

Total land value

228,353

159,847

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	01	Gable			
Foundation	01	Poured Concrete	Total Rooms	11	Garage cars 3
Interior Walls	02	Drywall	Bedrooms	5	Unfinished area
Floors	07	Hardwood/Carpet	Family Rooms	1	Dormer linear f
Heating System	07	Hydro Air	Full Baths	5	Masonry trim sf
Fuel	02	Natural Gas	Half Baths	3	Finish bsmt sz
Attic	99	None	Addtn'l fixtures	4	Rec Room Size 1,500
Grade	57	AA-	Whirlpools	1	Living area 6,038
Garage	23	Attached 3 car	Saunas		# Living Units 1
Area Over Gar.	01	Fully Finished	M/F stacks		
Basement	04	Full with walk-o	W/B stacks	2	
Bsmt Fin Qual	03	Rec Room W/ Air	W/B openings	4	
Air Condition	01	Central Air			
Interior Cond	05	Good			
Exterior Cond	05	Good	Actual Year Built: 2002		

Building Valuation Summary

Dwelling	Frame	2 story w/bsmt	Area	513,290
Basement	Full with walk		2,275	
Heating	Yes	A/C Yes		14,620
Plumbing	5 F/B	3 H/B	4 Add'l fix.	1 Wh/p
Attic	None		Attic size:	Saunas
Additions				35,000
Other Features	WB Stks	RR		214,087
				56,092
Sub-Total				833,089
Grade	AA-	Factor 1.7500		1,457,906
CDU		C&D Factor 1.00		1,457,906
Depreciation		25 %		1,093,430
		Computed cost value @ 70%		765,401

Building additions

Category	Type	Area	Value
G Garages	FRL Attached frame GT 65	988	44,264
G Garages	FSF Full-story fin o/gar	988	66,180
L Living Area	AIR Air conditioning	988	3,004
P Porches, Patios, Decks	FOFF Frame open first flo	70	4,265
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
P Porches, Patios, Decks	DECK Wood deck	406	10,755
L Living Area	BSMT Basement addition	440	8,108
L Living Area	FRFF Frame first floor	440	50,372
L Living Area	AIR Air conditioning	440	1,338
P Porches, Patios, Decks	DECK Wood deck	418	11,073
L Living Area	BSMT Basement addition	60	1,106
L Living Area	FRFF Frame first floor	60	6,869
L Living Area	AIR Air conditioning	60	182
P Porches, Patios, Decks	BPAT Brick/flagstone pati	208	4,743

Total additions 214,087

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RP5 Pool w/ Gunite	22	46	1,012	110.5	2020	C	111,877	50	55,900
Value at 70%			39,130				Value at 100%		55,900

