

Single Family Residence

RESIDENTIAL

56 GARNET RIDGE DR

TOLLAND, CT 06084

\$453,902 TopHap Estimate · \$235 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

1,934 ft²

LIVING AREA

1.6 ac

LOT SIZE

1968

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$454K

\$420K low

\$488K high

Last Sale

\$217,500 · May 18, 1990

Est. Owner Equity

\$361,702

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$7,235 (2025)
Assessed Value	\$266,100
Previous Assessed	\$182,800
Assessor Market Value	\$186,270

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	1.60
Construction	Concrete
Roof	Shingle
Heating	Baseboard
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 15, 2002	Financing	Mortgage			\$92K
Nov 21, 1995	Financing	Mortgage			\$106K
Nov 23, 1992	Financing	Mortgage			\$122K
May 18, 1990	Resale	Grant Deed	\$217,500	\$112	\$120K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tolland Middle School	Middle	6–8	2.7 mi
Tolland High School	High	9–12	3.2 mi
Birch Grove Primary School	Elementary	PK–2	3.4 mi

District: Tolland School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 06084

6 CRIME INDEX	103 AIR POLLUTION	14,536 POPULATION	\$136K MEDIAN IN-COME	47°F AVG TEMP	56% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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