

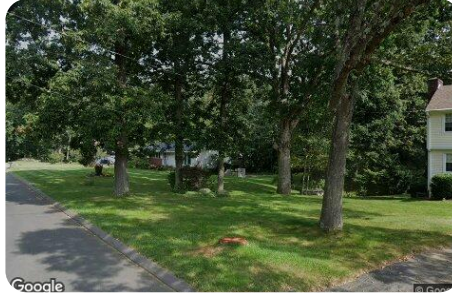
Single Family Residence

RESIDENTIAL

22 GARNET RIDGE DR

TOLLAND, CT 06084

\$469,905 TopHap Estimate · \$239 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

1,966 ft²

LIVING AREA

1.38 ac

LOT SIZE

1969

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$470K

\$445K low

\$495K high

Est. Owner Equity

\$0

Loan-to-Value

145%

TAX & ASSESSMENT

Property Tax	\$7,744 (2025)
Assessed Value	\$284,800
Previous Assessed	\$190,400
Assessor Market Value	\$199,360

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	1.38
Construction	Concrete
Roof	Asphalt
Heating	Hot Water
Cooling	Yes
Fireplace	Yes
Garage	Garage, Attached
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 11, 2010	Financing	Mortgage			\$269K
Jun 23, 2008	Financing	Mortgage			\$272K
May 8, 2006	Financing	Mortgage			\$70K
Mar 31, 2006	Financing	Mortgage			\$282K
Mar 10, 1998	Financing	Mortgage			\$92K
Dec 4, 1992	Financing	Mortgage			\$98K
Mar 9, 1989	Financing	Mortgage			\$155K
Apr 11, 1988	Financing	Mortgage			\$100K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tolland Middle School	Middle	6–8	2.9 mi
Tolland High School	High	9–12	3.3 mi

Birch Grove Primary School	Elementary	PK–2	3.5 mi
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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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