

Single Family Residence

**RESIDENTIAL**

# 78 GARNET RIDGE DR

TOLLAND, CT 06084

**\$369,217** TopHap Estimate · \$256 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**

BEDS

**1.5**

BATHS

**1,444 ft<sup>2</sup>**

LIVING AREA

**1 ac**

LOT SIZE

**1965**

YEAR BUILT

**1**

STORIES

**7**

ROOMS

**2**

PARKING

## VALUATION

**\$369K**

\$338K low

\$400K high

Last Sale

**\$173,600 · Jan 22, 2002**

Est. Owner Equity

**\$253,217**

Loan-to-Value

**32%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,846 (2025) |
| Assessed Value        | \$215,000      |
| Previous Assessed     | \$145,400      |
| Assessor Market Value | \$150,500      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | CAPITOL                 |
| Lot (acres)   | 1.00                    |
| Construction  | Concrete                |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE              | DEED          | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-------------------|---------------|-----------|--------------------|--------|
| Feb 20, 2013 | Recorded document | Grant Deed    | \$1       | \$0                |        |
| Feb 20, 2013 | Financing         | Mortgage      |           |                    | \$116K |
| Jan 22, 2002 | Resale            | Warranty Deed | \$173,600 | \$120              | \$139K |
| Feb 23, 1998 | Financing         | Mortgage      |           |                    | \$33K  |
| Aug 1, 1996  | Resale            | Warranty Deed | \$141,000 | \$98               | \$134K |
| Jan 17, 1995 | Resale            | Warranty Deed | \$139,500 | \$97               | \$107K |

## ASSIGNED SCHOOLS

| SCHOOL                     | LEVEL      | GRADES | DISTANCE |
|----------------------------|------------|--------|----------|
| Tolland Middle School      | Middle     | 6–8    | 2.6 mi   |
| Tolland High School        | High       | 9–12   | 3.1 mi   |
| Birch Grove Primary School | Elementary | PK–2   | 3.3 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

|                                     |                                         |                                         |                                             |                                     |                                    |
|-------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|
| <div>6</div> <div>CRIME INDEX</div> | <div>103</div> <div>AIR POLLUTION</div> | <div>14,536</div> <div>POPULATION</div> | <div>\$136K</div> <div>MEDIAN IN-COME</div> | <div>47°F</div> <div>AVG TEMP</div> | <div>56%</div> <div>SUNSHINE</div> |
|-------------------------------------|-----------------------------------------|-----------------------------------------|---------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|