

Single Family Residence **RESIDENTIAL**

# 73 GARNET RIDGE DR

TOLLAND, CT 06084

**\$401,434** TopHap Estimate · \$253 / ft<sup>2</sup> · confidence 92 · as of Jul 14, 2026



**3**  
BEDS

**1.5**  
BATHS

**1,588 ft<sup>2</sup>**  
LIVING AREA

**0.71 ac**  
LOT SIZE

**1966**  
YEAR BUILT

**1**  
STORIES

**7**  
ROOMS

## VALUATION

**\$401K**

\$371K low

\$432K high

Last Sale

**\$147,000 · Apr 29, 1987**

Est. Owner Equity

**\$213,434**

Loan-to-Value

**48%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$6,634 (2025) |
| Assessed Value        | \$244,000      |
| Previous Assessed     | \$157,700      |
| Assessor Market Value | \$170,800      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | CAPITOL                 |
| Lot (acres)   | 0.71                    |
| Construction  | Concrete                |
| Roof          | Shingle                 |
| Heating       | Hot Water               |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Oct 20, 1993 | Financing | Mortgage   |           |                    | \$106K |
| Apr 29, 1987 | Resale    | Grant Deed | \$147,000 | \$93               | \$114K |

## 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

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

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

## OWNERSHIP

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