

Single Family Residence

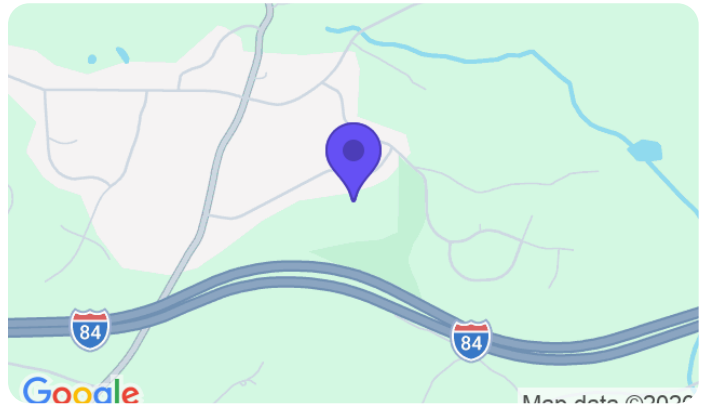
RESIDENTIAL

72 GARNET RIDGE DR

TOLLAND, CT 06084

\$552,000

TopHap Estimate · \$266 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

1.5

BATHS

2,074 ft²

LIVING AREA

2.6 ac

LOT SIZE

1966

YEAR BUILT

2

STORIES

10

ROOMS

VALUATION

\$552K

\$509K low

\$595K high

Last Sale

\$552,000 · Jul 6, 2026

Est. Owner Equity

\$110,400

Loan-to-Value

110%

TAX & ASSESSMENT

Property Tax	\$8,377 (2025)
Assessed Value	\$308,100
Previous Assessed	\$199,500
Assessor Market Value	\$215,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	CAPITOL
Lot (acres)	2.60
Construction	Concrete
Roof	Shingle
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Attached
Pool	No

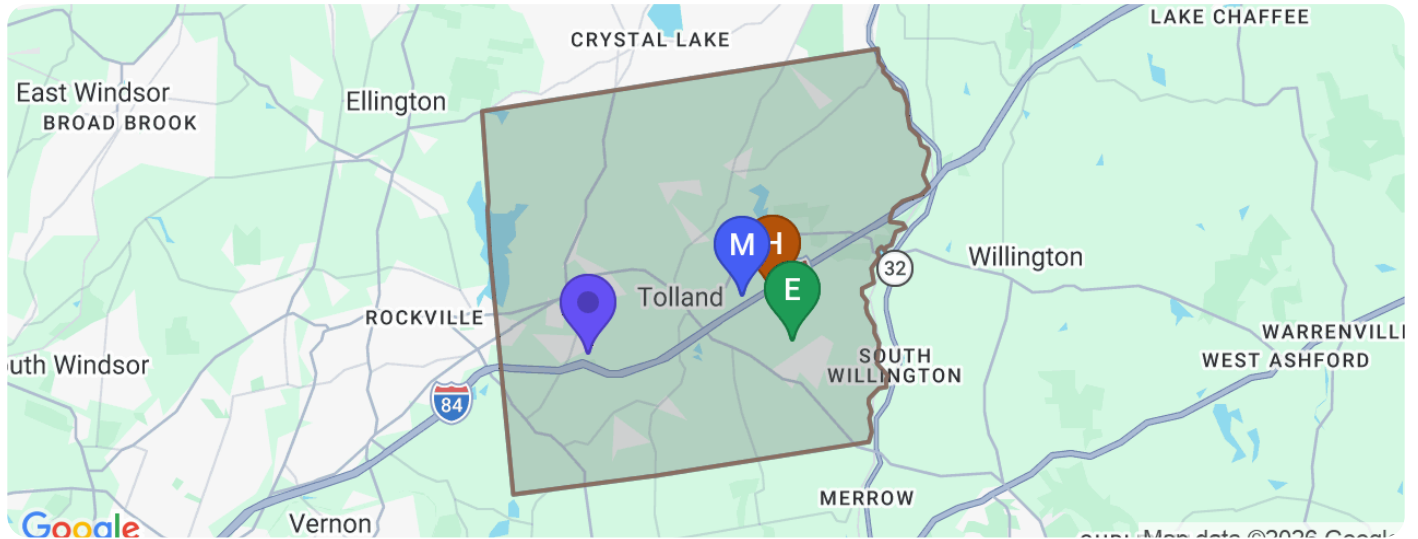
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jun 29, 2026	Resale	Deed	\$552,000	\$266	\$442K
May 23, 2024	Quitclaim	Quit Claim Transfer			
Nov 9, 2011	Financing	Mortgage			\$260K
Apr 21, 2008	Financing	Mortgage			\$74K
Jun 6, 2006	Financing	Mortgage			\$75K
Feb 1, 2005	Financing	Mortgage			\$252K
Jan 15, 2003	Financing	Mortgage			\$177K
Mar 31, 1999	Financing	Mortgage			\$144K
Mar 31, 1999	Financing	Mortgage			\$33K
Sep 27, 1993	Financing	Mortgage			\$145K
Jul 29, 1991	Resale	Warranty Deed	\$180,000	\$87	\$144K
Oct 6, 1987	Financing	Mortgage			\$90K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Tolland Middle School	Middle	6–8	2.7 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 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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