

Property at 00638 WEST AVON ROAD

Prop ID 4520638

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Administrative Information

Owner name: LABELLA GAETANO AND
 Second name: HUBER KRISTAL
 Address: 638 WEST AVON ROAD
 City/state: AVON CT Zip: 06001

Location Information

Map: 025 Clerk map:
 Lot: 4520638 Neigh.: Zone: R40 Vol: 809 Page: 143

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	988	228,410
Basement	Full				
Heating	Yes	A/C Yes			6,570
Plumbing	2 F/B	H/B Add'l fix.	Wh/p	Saunas	5,000
Attic	None	Attic size:			
Additions					55,101
Other Features	WB Stks	RR			13,004
Sub-Total					308,085
Grade	C+	Factor 1.0800			332,732
CDU		C&D Factor 1.00			332,732
Depreciation		35 %			216,276
Computed cost value @ 70%					151,393

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 05-Nov-2025
Resident Land	.92	87,500				Sale price: 450,000
Resident Dwelling	1.00	151,390				Sale valid:
Resident Outbldg	1.00	1,260				Values
Resident Excess	.01	50				Mkt value :
						Cost value: 343,143
Summary			Utilities		Sales ratios	
Total assessments	240,200		Water	Connecticut	Cost/sale :	.7625
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment	240,200		Gas	None	Assmt/sale:	.5338

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.920	125,000	125,000			125,000	87,500
Primary Site	40,075							
RES	12	.010	7,500	75			75	53
Residual	436							
.930 acres			Total land value				125,075	87,553

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	02	Wood Shingles		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	8
Interior Walls	02	Drywall	Bedrooms	3
Floors	07	Hardwood/Carpet	Family Rooms	1
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	
Grade	33	C+	Whirlpools	
Garage	22	Attached 2 car	Saunas	
Area Over Gar.	02	Fully Unfinished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	02	Rec Room w/o air	W/B openings	1
Air Condition	01	Central Air		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1963	

Building additions

Category	Type	Area	Value
L Living Area	FRFF Frame first floor	192	21,980
P Porches, Patios, Decks	FOFF Frame open first flo	36	2,193
G Garages	FR Attached frame LE 65	624	27,060
P Porches, Patios, Decks	BPAT Brick/flagstone pati	144	3,284
L Living Area	AIR Air conditioning	192	584
Total additions			55,101

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	12	120	30.00		C	3,600	50	1,800
Utility Shed									
Value at 70%			1,260	Value at 100%			1,800		

