

Property at 00598 HUCKLEBERRY HILL RD

Prop ID 2810598

Printed 03-Feb-2026 3:01 PM Design and Layout (C) Right/Angles

Administrative Information

Owner name: GERTZ ERIN C AND
 Second name: GUZZARDI JOHN P & BRIDGET
 Address: 598 HUCKLEBERRY HILL RD
 City/state: AVON CT Zip: 06001

Location Information

Map: 028 Clerk map:
 Lot: 2810598 Neigh.: Zone: R30 Vol: 709 Page: 112

Assessments

Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date: 19-Jul-2004
Resident Land	.80	94,500	APA Veteran	215,040	Sale price: 265,000
Resident Dwelling	1.00	120,540	DAC Veteran	1,470	Sale valid:
Resident Outbldg	1.00	1,470			

Exemptions

Last sale

Values

Mkt value :
 Cost value: 309,300

Summary

Total assessments	216,510	Water	Connecticut	Cost/sale : 1.1672
Total exemptions	216,510	Sewer	Septic	Mkt/sale :
Net assessment		Gas	None	Assmt/sale: .8170

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.800	135,000	135,000		135,000	94,500
Primary Site		34,848					

.800 acres Total land value 135,000 94,500

Residential Dwelling Information

Subject	Code	Description	Condominium
Style	01	Ranch	
Exterior Walls	01	Clapboards	
Roof Material	01	Asphalt Shingles	Story Height 1.0
Roof Type	01	Gable	
Foundation	01	Poured Concrete	Total Rooms 6 Garage cars 1
Interior Walls	02	Drywall	Bedrooms 2 Unfinished area
Floors	01	Hardwood	Family Rooms Dormer linear f
Heating System	01	Hot Water	Full Baths 2 Masonry trim sf
Fuel	01	Oil	Half Baths Finish bsmt sz
Attic	99	None	Addtn'l fixtures Rec Room Size
Grade	30	C	Whirlpools Living area 1,392
Garage	11	Basement 1 car	Saunas # Living Units
Area Over Gar.	01	Fully Finished	M/F stacks
Basement	01	Full	W/B stacks 1
Bsmt Fin Qual	01	Unfinished	W/B openings 1
Air Condition	01	Central Air	
Interior Cond	05	Good	
Exterior Cond	05	Good	Actual Year Built: 1960

Building Valuation Summary

Dwelling	Frame	1 story w/bsmt	Area	229,680
Basement	Full		1,392	
Heating	Yes	A/C Yes		6,580
Plumbing	2 F/B	H/B Add'l fix. Wh/p	Saunas	5,000
Attic	None	Attic size:		
Additions				13,404
Other Features	WB Stks	Bsmt Gar		10,250
Sub-Total				264,914
Grade	C	Factor 1.0000		264,914
CDU		C&D Factor 1.00		264,914
Depreciation		35 %		172,194
		Computed cost value @ 70%		120,536

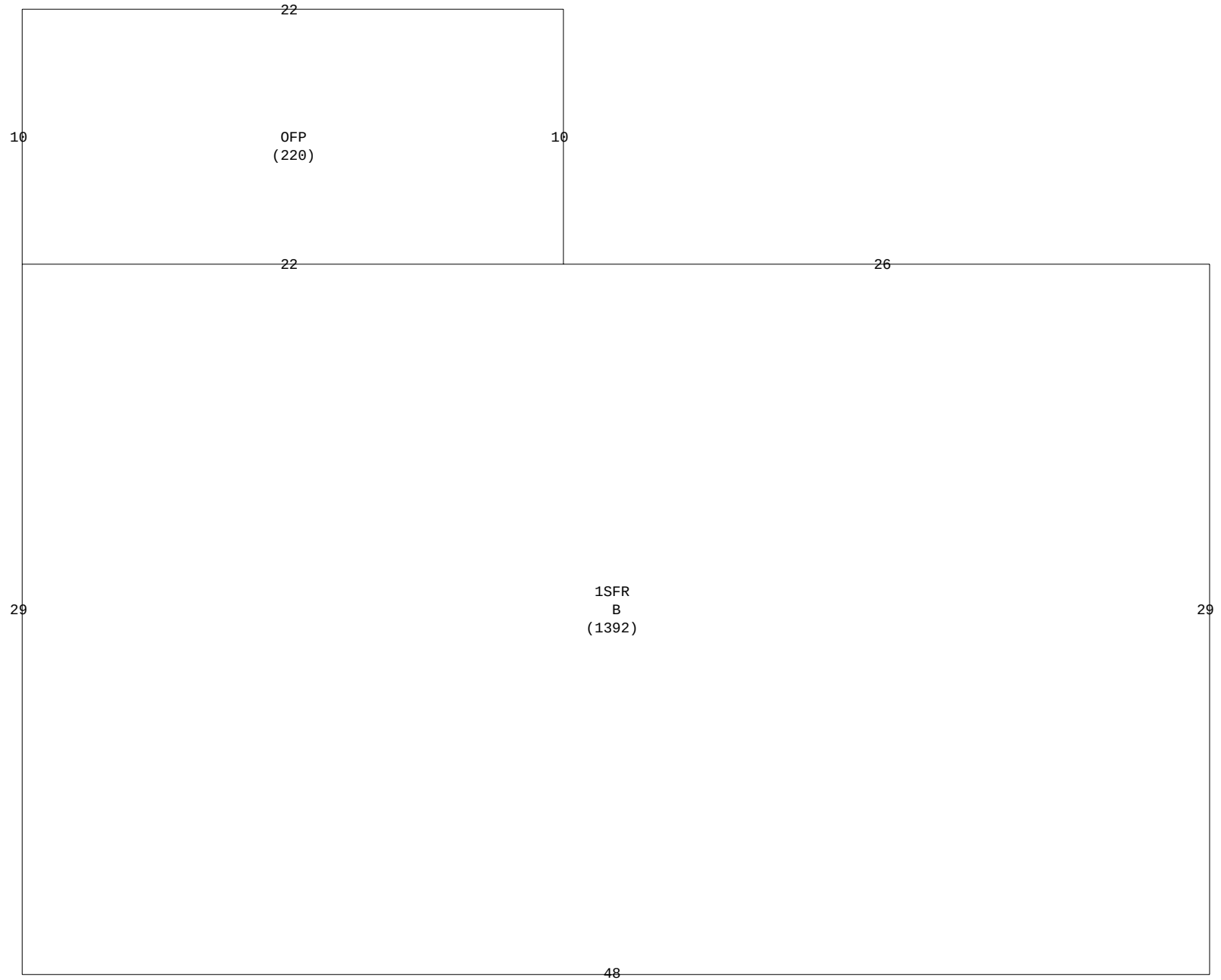
Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FOFF Frame open first flo	220	13,404

Total additions 13,404

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	10	14	140	30.00		C	4,200	50	2,100
Utility Shed									
Value at 70%			1,470				Value at 100%		2,100



LIFE USE RICHARD & MARTHA GERTZ
NM CHNG FROM BRIDGET KARCHER TO BRIDGET GUZZARDI V806 P117 8-6-25