



Property Information

Request Information

Update Information

File#:	BS-W01469-7641010767	Requested Date:	10/25/2023	Update Requested:
Owner:	COYNE, DECLAN M	Branch:		Requested By:
Address 1:	417 Root Rd	Date Completed:	11/28/2023	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Westfield, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Westfield Zoning Department there are No Open Code Violation cases on this property.

Payable: City of Westfield
Address: 59 Court Street, Westfield, MA 01085
Business #(413) 572-6200
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per City of Westfield Building Department there are no Open/Pending/Expired permits on this property.

Payable: City of Westfield
Address: 59 Court Street, Westfield, MA 01085
Business #(413) 572-6200

SPECIAL ASSESSMENTS Per City of Westfield Treasurer's Office there are no special assessments/liens on the property.

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Address: 59 Court Street, Westfield, MA 01085
Business #(413) 572-6200
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES **Water & Sewer:** The house is on a community water & sewer. All houses go to a shared Well & septic system.

Garbage:
Account #: 98296
Payment Status:Due
Status: Pvt & Liable
Amount: \$143.75
Good Thru: 11/28/2023
Account Active: YES
Collector: City of Westfield Tax Collector
Payable Address: 59 Court Street, Westfield, MA 01085
Business # (413) 572-6200
Comments: Per City of Westfield Tax Collector a lien will be added towards the 3rd quarter real estate tax in the amount of \$126.50 (115.00 + 10% interest) The total amount for Utility bills will be \$155.25 including liens. Please contact City of Westfield Tax Collector at (413) 572-6200 for further queries.

417 ROOT RD

Location 417 ROOT RD

Mblu 69/R / 27/ /

Acct#

Owner COYNE, DECLAN M.

Assessment \$429,300

Appraisal \$429,300

PID 7324

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$302,500	\$126,800	\$429,300

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$302,500	\$126,800	\$429,300

Owner of Record

Owner COYNE, DECLAN M.
Co-Owner
Address 417 ROOT RD
WESTFIELD, MA 01085

Sale Price \$99
Certificate
Book & Page 22030/0196
Sale Date 01/18/2018
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COYNE, DECLAN M.	\$99		22030/0196	1F	01/18/2018
COYNE, DECLAN M.	\$99		22026/0326	1A	01/16/2018
COYNE, DECLAN M & JACQUELYN M	\$315,000		16541/0528	1N	03/02/2007
SCHULTZ, EDWARD R. & MAUREEN A	\$1		10822/0391	1A	06/28/1999
SCHULTZ, EDWARD R.	\$1		9242/0271	1A	09/07/1995

Building Information

Building 1 : Section 1

Year Built: 1995
Living Area: 1,716
Replacement Cost: \$378,177
Building Percent Good: 80
Replacement Cost
Less Depreciation: \$302,500

Building Attributes

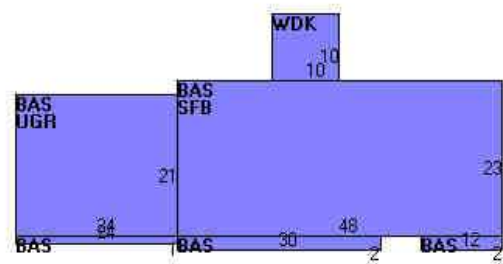
Field	Description
Style:	Raised Ranch
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Bath Style:	Average
Kitchen Style:	Typical
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/WestfieldMAPhotos/\01\00\80\29.jpg>)

Building Layout



(https://images.vgsi.com/photos/WestfieldMAPhotos//Sketches/7324_7324)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,716	1,716
SFB	Base, Semi-Finished	1,104	0
UGR	Garage, Unfinished	504	0
WDK	Deck, Wood	100	0
		3,424	1,716

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code	1010
Description	Single Fam MDL-01
Zone	RR
Neighborhood	
Alt Land Appr	No

Land Line Valuation

Size (Acres)	1
Frontage	0
Depth	0
Assessed Value	\$126,800
Appraised Value	\$126,800

Category

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$273,500	\$120,700	\$394,200
2022	\$242,400	\$107,200	\$349,600
2021	\$231,100	\$101,100	\$332,200

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$273,500	\$120,700	\$394,200
2022	\$242,400	\$107,200	\$349,600
2021	\$231,100	\$101,100	\$332,200

20174007

MASSACHUSETTS UNIFORM APPLICATION FOR A PERMIT TO PERFORM GAS FITTING WORK



TYPE OR PRINT CLEARLY

CITY Westfield MA DATE 9/25 PERMIT # 13289
 JOBSITE ADDRESS 417 Root Rd OWNER'S NAME Dorian Coyne
 OWNER ADDRESS _____ TEL 413-790-9126 FAX _____
 OCCUPANCY TYPE COMMERCIAL EDUCATIONAL RESIDENTIAL
 NEW: RENOVATION: REPLACEMENT: PLANS SUBMITTED: YES NO

APPLIANCES ↓	FLOORS →	BSM	1	2	3	4	5	6	7	8	9	10	11	12	13	14
BOILER																
BOOSTER																
CONVERSION BURNER																
COOK STOVE			X													
DIRECT VENT HEATER																
DRYER																
FIREPLACE																
FRYOLATOR																
FURNACE																
GENERATOR																
GRILLE																
INFRARED HEATER																
LABORATORY COCKS																
MAKEUP AIR UNIT																
OVEN																
POOL HEATER																
ROOM / SPACE HEATER																
ROOF TOP UNIT																
TEST																
UNIT HEATER																
UNVENTED ROOM HEATER																
WATER HEATER																
OTHER																

RECEIVED
 SEP 27 2017
 BUILDING DEPT.

INSURANCE COVERAGE

I have a current liability insurance policy or its substantial equivalent which meets the requirements of MGL. Ch. 142 YES NO

IF YOU CHECKED YES, PLEASE INDICATE THE TYPE OF COVERAGE BY CHECKING THE APPROPRIATE BOX BELOW

LIABILITY INSURANCE POLICY OTHER TYPE INDEMNITY BOND

OWNER'S INSURANCE WAIVER: I am aware that the licensee does not have the insurance coverage required by Chapter 142 of the Massachusetts General Laws, and that my signature on this permit application waives this requirement.

CHECK ONE ONLY: OWNER AGENT

SIGNATURE OF OWNER OR AGENT

I hereby certify that all of the details and information I have submitted or entered regarding this application are true and accurate to the best of my knowledge and that all plumbing work and installations performed under the permit issued for this application will be in compliance with all pertinent provision of the Massachusetts State Plumbing Code and Chapter 142 of the General Laws.

PLUMBER-GASFITTER NAME Americas Tsoumas LICENSE # 3153 SIGNATURE

MP MGF JP JGF LPGI CORPORATION # PARTNERSHIP # LLC #

COMPANY NAME Suburban Propane ADDRESS 225 North Liberty St

CITY Bellchertown STATE MA ZIP 01027 TEL 413-323-4012

FAX 358-8825 CELL _____ EMAIL hman@suburbanpropane

182169

13289

Piping + Test
OK

9/28/17

[Signature]

Final

10/3/17

[Signature]

NOTE: IN ORDER THAT THIS APPLICATION MAY BE ACCEPTED, THE DATA CALLED FOR BELOW MUST BE TO SET FORTH THAT WE CAN DETERMINE FROM THE APPLICATION AND THE ACCOMPANYING PLANS WHAT THE EXISTING CONDITIONS ARE AND WHAT THE FUTURE CONDITIONS WILL BE.

Plans, in triplicate, must be filed with this application before a permit will be granted one of which upon issuance of the permit shall be kept at the site during the progress of the work.

No. 449 / 44 -D Zone RR, Type, Map RR, Parcel 27. New [X], Addition, Alteration, Repair, Demolition.

APPLICANT NOT TO FILL IN SPACES ABOVE THIS LINE

Application for a Dwelling Permit

(To be filled out in ink or on a typewriter)

Westfield, Mass., 9-20 19.95

To the Building Commissioner:-

Application for a permit to build is hereby made according to the following:-

- 1. Address, Street & No. 417 ROOT RD. Lot No. 4
2. Owners Name EDWARD SCHULTZ Address 13 CHESTNUT ST. City & State WESTFIELD, MA. Zip 01085 Tel. No. 588-7857
3. Contractor's Name CL JOYNER CUSTOM HOMES INC Address 92 LAURELL PARK License No. 026691 City & State NORTHAMPTON MA-01060 Signature of Licensee Tel No. 586-8340
4. Use of Building (check one): One-family [X] Two-family
5. No. of rooms in each family unit: Present Proposed 7
6. Is there a garage attached? Yes Numbers of cars 2
7. Size of building 23'-6" x 72' Addition
8. Area of building (Present) Sq. ft. (New) 1656 Sq. ft.
9. Number of stories RAISED RAFTER Height 18' Ft.
10. Distance from building to front lot line in feet 65' rear lot line 180' left lot line 40' right lot line 67'
12. Typical 1st floor joists: Size 2x8 Spacing 16" Span 11'-9" Typical 2nd floor joists: Size TRUSS Spacing Span Typical ceiling joists: Size TRUSS Spacing 24" Span 23'-6" Typical roof rafters: Size Spacing Span Center carrying beam: Size 4/7x8 Column Spacing 6' MAX
13. Type of soil to be built upon (check one): Natural [X] Filled
14. Depth of footings below finished grade 4.5'
15. Material of foundation walls P.C. Thickness in inches 8"
16. Type of roof (check one): Flat Pitched [X]
17. Method of heating OIL WARM AIR
18. Insulation (R-Values) Foundation Floor 19 Walls 19 Ceiling 38 Roof NONE
19. Number of smoke detectors Cellar 2 1st Floor 2 2nd Floor
20. Will the building conform to the Building Code and Zoning Ordinances? YES
21. Estimated cost: General \$ 58,550 Plumbing 6,000 Gas Piping -0- Heating 5,000

\$414.00



Utility Billing

Account Summary

[Manage Bills](#)

Billing Account

Service Address 417 ROOT RD

Account Number 00200908

Your Current Balance

Amount Due Now \$143.75 [Pay Now](#)

Payment Due Date 11/28/2023

About Your Payments

No payment activity found

Customer Information

Name COYNE, DECLAN M
COYNE, JACQUELYN M

Address 417 ROOT ROAD
WESTFIELD, MA 01085

Customer ID 98296

Services

Service	Code	Start Date	Stop Date	Status	Consumption History
SOLID WASTE MANAGEMENT	500	1/1/1990		ACTIVE	None
STORMWATER-RESIDENT	600	7/1/2010		ACTIVE	None

Records Response

Robyn Gay <r.gay@cityofwestfield.org>

Mon 11/27/2023 1:04 PM

To: Dhasarathi R <dhasarathi.r@stellaripl.com>

📎 1 attachments (177 KB)

417root.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept this as the City of Westfield's response to your request made under M.G.L. c. 66, Sec 10, the Public Records Law.

In my capacity as Records Access Officer, I have made every reasonable effort to retrieve all the documents that were requested in the City's possession and control. According to the new public records law, we have 10 business days to comply with the request. You requested the following: Please advise if the address has any OPEN/PENDING/EXPIRED Permits & demolition permits that need attention and any fees due currently · (If Yes Provide Permit Number and Type) Also advise if there are any Code Violation or fines due that needs attention currently · (if Yes, Provided Case Number & Type) Any unrecorded liens/fines/special assessments due. Property Address: 417 Root Rd, Westfield, MA 01085."

Please be advised that under the public records law, we are not required to answer questions or create a record in response to a request. Public records are documents or pieces of information that are not considered confidential and generally pertain to the conduct of the government.

The bill that is issued to them does not have water or sewer (there is no City service up there). The bill they do receive is for solid waste management and stormwater. Their next bill will be generated in December and mailed in January. Taxes are paid to date. Combined Utility (waste management and Stormwater only) owe \$143.7. However, a lien will be added towards the 3rd quarter real estate tax in the amount of \$126.50 (115.00 + 10% interest) The total amount for Utility bills will be \$155.25 including liens.

Please find the attached documents that may be responsive to your request.

Please be advised that if you feel that the City has not complied with the Public Records Law's requirements, you have the right to appeal to the Supervisor of Public Records pursuant to M.G.L. c. 66, § 10A (a) and the right to seek judicial review of an unfavorable decision by commencing a civil action in the superior court pursuant to Section 10A(c)

Thanks
Robyn