

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

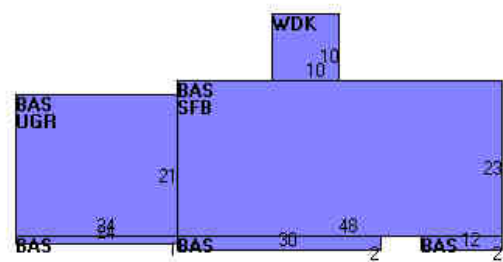
Field	Description
Style:	Raised Ranch
Model	Residential
Grade:	Average +10
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Oil
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/WestfieldMAPPhotos/\01\00\80\29.jpg>)

Building Layout



(https://images.vgsi.com/photos/WestfieldMAPPhotos//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

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