



Property Information

File#: BS-W01492-9716287791
Owner: MARIA FELIX
Address 1: 51 Union St
Address 2:
City, State Zip: Westfield, MA

Request Information

Requested Date: 11/10/2023
Branch:
Date Completed:
of Jurisdiction(s):
of Parcel(s): 1

Update Information

Update Requested:
Requested By:
Update Completed:

Notes

CODE VIOLATIONS Per City of Westfield Department of Zoning there are no Code Violation cases on this property.
Collector: City of Westfield
Payable Address: 94 N Elm St. Ste 403, Westfield, MA 01085
Business# (413) 572-6252
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES VERBAL INFO ACQUIRED.

PERMITS Per City of Westfield Department of Building there are no Open/Pending/ Expired Permit on this property.
Collector: City of Westfield
Payable Address: 94 N Elm St. Ste 403, Westfield, MA 01085
Business# (413) 572-6252
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES VERBAL INFO ACQUIRED.

SPECIAL ASSESSMENTS Per City of Westfield Finance Department there are no Special Assessments/liens on the property.
Collector: City of Westfield
Payable Address: 94 N Elm St. Ste 403, Westfield, MA 01085
Business# (413) 572-6252
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES VERBAL INFO ACQUIRED.

DEMOLITION NO

UTILITIES WATER AND SEWER
Account #: 400007589
Payment Status: DUE
Status: Lienable
Amount: \$2357.84
Good Thru: NA
Account Active: YES
Collector: Westfield DPW
Payable Address: 59 Court St Westfield MA 01085
Business # 413-572-6243
UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES VERBAL INFO ACQUIRED.
GARBAGE : GARBAGE BILLS ARE INCLUDED IN THE REAL ESTATE PROPERTY TAXES.

51 UNION ST

Location 51 UNION ST

Mblu 219 / 60 / /

Acct#

Owner FELIX, MARIA C & ET AL

Assessment \$225,200

Appraisal \$225,200

PID 11358

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$155,300	\$69,900	\$225,200

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$155,300	\$69,900	\$225,200

Owner of Record

Owner FELIX, MARIA C & ET AL
Co-Owner
Address 51 UNION ST
 WESTFIELD, MA 01085

Sale Price \$1
Certificate
Book & Page 15972/0529
Sale Date 06/14/2006
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FELIX, MARIA C & ET AL	\$1		15972/0529	1A	06/14/2006
FELIX, MARIA C & SEBASTIAN FELIX SOTO	\$58,000		10829/0420	00	06/30/1999

Building Information

Building 1 : Section 1

Year Built: 1880
Living Area: 2,012
Replacement Cost: \$257,886
Building Percent Good: 60
**Replacement Cost
 Less Depreciation:** \$154,700

Building Attributes	
Field	Description
Style:	Family Conver.
Model	Multi-Family
Grade:	AVERAGE

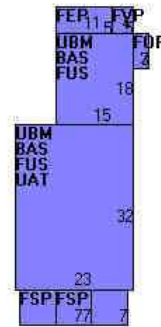
Stories:	2 Stories
Occupancy	2
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	5 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	12
Bath Style:	Old Style
Kitchen Style:	Old Style
Num Kitchens	02
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

Building Photo



(<https://images.vgsi.com/photos/WestfieldMAPPhotos//02101128103.jpg>)

Building Layout



(https://images.vgsi.com/photos/WestfieldMAPPhotos//Sketches/11358_113)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,006	1,006
FUS	Upper Story, Finished	1,006	1,006
FEP	Porch, Enclosed, Finished	55	0
FOP	Porch, Open, Finished	21	0
FSP	Porch, Screen, Finished	196	0
FVP	Service Porch	20	0
UAT	Attic, Unfinished	736	0
UBM	Basement, Unfinished	1,006	0
		4,046	2,012

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use		Land Line Valuation	
Use Code	1040	Size (Acres)	0.15
Description	TWO FAMILY MDL-03	Frontage	0

Zone R2
Neighborhood
Alt Land Appr No
Category

Depth 0
Assessed Value \$69,900
Appraised Value \$69,900

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			144.00 S.F.	\$600	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$136,800	\$66,600	\$203,400
2022	\$124,400	\$59,400	\$183,800
2021	\$118,300	\$56,100	\$174,400

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$136,800	\$66,600	\$203,400
2022	\$124,400	\$59,400	\$183,800
2021	\$118,300	\$56,100	\$174,400