

Prop	erty Information	Request Inform	ation	Update Information
File#:	BS-W01492-9716287791	Requested Date:	11/10/2023	Update Requested:
Owner:	MARIA FELIX	Branch:		Requested By:
Address 1:	51 Union St	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Westfield, MA	# of Parcel(s):	1	

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.

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 Sale Price

Co-Owner Certificate

 Address
 51 UNION ST
 Book & Page
 15972/0529

 WESTFIELD, MA 01085
 Sale Date
 06/14/2006

Instrument 1A

\$1

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			

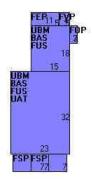
Stories: 2 Stories Occupancy 2 Exterior Wall 1 Vinyl Siding Exterior Wall 2 Foof Structure: Roof Structure: Gable/Hip Roof Cover Asph/F Gls/Cmp Interior Wall 1 Drywall/Sheet Interior Wall 2 Carpet Interior Fir 1 Carpet Interior Fir 2 Forced Air-Duc AC Type: None AC Type: None Total Bedrooms: 5 Bedrooms Total Bedrooms: 2 Total Half Baths: 0 Total Atra Fixtrs: Total Rooms: 12 Bath Style: Old Style Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndth Cndth Basement Interior Wall 2 Viny Sidney Interior Wall 2 Carpet Interior Wall 2 Carpet Interior Wall 2 Interior Fir 2 Interior Fir 2 Interior Fir 2		
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Fireplaces Fndtn Cndtn	Cndtn	
Fndtn Cndtn	Num Park	
	Fireplaces	
Basement	Fndtn Cndtn	
	Basement	

Building Photo



(https://images.vgsi.com/photos/WestfieldMAPhotos/\\02\\01\28\\03.jpg)

Building Layout



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

	<u>Legend</u>		
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	<u>Legend</u>
No Data for Extra Features	

Land

Land Use		Land Line Va	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>Leg</u> e					Legend
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		

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