

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

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