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		

\$1

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

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			

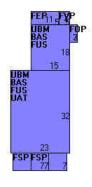
Stories: 2 Stories Occupancy 2 Exterior Wall 1 Vinyl Siding Exterior Wall 2 Foof Structure: Roof Structure: Gable/Hip Roof Cover Asph/F Gls/Cmp Interior Wall 1 Drywall/Sheet Interior Wall 2 Carpet Interior Fir 1 Carpet Interior Fir 2 Forced Air-Duc AC Type: None Total Bedrooms: 5 Bedrooms Total Bedrooms: 5 Bedrooms Total Bhrms: 2 Total Atra Fixtrs: Total Rooms: Total Rooms: 12 Bath Style: Old Style Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndth Cndth Basement Interior Wall 2 Listerior Wall 2 Interior Wall 2 Carpet Interior Wall 2 Carpet Interior Wall 2 Interior Wall 2 Interior Wall 2 Forced Air-Duc		
Exterior Wall 1 Exterior Wall 2 Roof Structure: Roof Cover Asph/F Gls/Cmp Interior Wall 1 Interior Wall 2 Interior Flr 1 Interior Flr 2 Heat Fuel Heat Type: AC Type: None Total Bedrooms: Total Bthrms: 2 Total Atlaf Baths: O Total Xtra Fixtrs: Total Rooms: 12 Bath Style: Kitchen Style: Num Park Fireplaces Fndth Cndth Vinyl Siding Asph/F Gls/Cmp Interior Plr 2 Interior Vall 4 Interior Vall 2 Interior Vall 4 I	Stories:	2 Stories
Exterior Wall 2 Roof Structure: Gable/Hip Roof Cover Asph/F Gls/Cmp Interior Wall 1 Drywall/Sheet Interior Flr 1 Carpet Interior Flr 2 Gas 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 Fndth Cndtn	Occupancy	2
Roof Structure: Roof Cover Asph/F Gls/Cmp Interior Wall 1 Interior Wall 2 Interior Flr 1 Carpet Interior Flr 2 Heat Fuel Gas Heat Type: AC Type: None Total Bedrooms: Total Bthrms: 2 Total Half Baths: Total Xtra Fixtrs: Total Rooms: Bath Style: Num Kitchens Cable/Hip Asph/F Gls/Cmp Interior Flr 2 Interior Flr 2 Carpet Carpet Carpet Carpet Forced Air-Duc None Forced Air-Duc None 12 Bedrooms 12 Both Style: Old Style Num Kitchens O2 Cndtn Num Park Fireplaces Fndth Cndtn	Exterior Wall 1	Vinyl Siding
Roof Cover Asph/F Gls/Cmp Interior Wall 1 Drywall/Sheet Interior Wall 2 Interior Fir 1 Carpet Interior Fir 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 Fndth Cndtn	Exterior Wall 2	
Interior Wall 1 Interior Wall 2 Interior Fir 1 Interior Fir 2 Heat Fuel Heat Type: Forced Air-Duc AC Type: None Total Bedrooms: Total Bthrms: 2 Total Half Baths: 0 Total Xtra Fixtrs: Total Rooms: 12 Bath Style: Old Style Num Kitchens O2 Cndtn Num Park Fireplaces Fndtn Cndtn	Roof Structure:	Gable/Hip
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	Roof Cover	Asph/F Gls/Cmp
Interior Fir 1 Carpet Interior Fir 2 Heat Fuel Gas Heat Type: Forced Air-Duc AC Type: None Total Bedrooms: 5 Bedrooms Total Half Baths: 0 Total Xtra Fixtrs: Total Rooms: 12 Bath Style: Old Style Kitchen Style: Out Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	Interior Wall 1	Drywall/Sheet
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	Interior Wall 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: 12 Bath Style: Old Style Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	Interior Flr 1	Carpet
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AC Type: None Total Bedrooms: 5 Bedrooms Total Bthrms: 2 Total Half Baths: 0 Total Xtra Fixtrs: 12 Bath Style: Old Style Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	Heat Fuel	Gas
Total Bedrooms: 5 Bedrooms Total Bthrms: 2 Total Half Baths: 0 Total Xtra Fixtrs: 12 Bath Style: Old Style Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	Heat Type:	Forced Air-Duc
Total Bthrms: 2 Total Half Baths: 0 Total Xtra Fixtrs: 12 Bath Style: Old Style Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	AC Type:	None
Total Half Baths: Total Xtra Fixtrs: Total Rooms: 12 Bath Style: Old Style Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	Total Bedrooms:	5 Bedrooms
Total Xtra Fixtrs: Total Rooms: 12 Bath Style: Old Style Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	Total Bthrms:	2
Total Rooms: 12 Bath Style: Old Style Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	Total Half Baths:	0
Bath Style: Old Style Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	Total Xtra Fixtrs:	
Kitchen Style: Old Style Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	Total Rooms:	12
Num Kitchens 02 Cndtn Num Park Fireplaces Fndtn Cndtn	Bath Style:	Old Style
Cndtn Num Park Fireplaces Fndtn Cndtn	Kitchen Style:	Old Style
Num Park Fireplaces Fndtn Cndtn	Num Kitchens	02
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 Val	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					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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