Property Location 291 PROSPECT ST | Map ID 30/ 16/ 6/ / | Bldg Name | State Use 101
Vision ID 2669 | Account # 2715 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2019 3:40:31 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
RUSSELL CHRISTOPHER N				
VROMAN HEATHER R	TOPO WET	EASEMENT	TRAFFIC	CORNER
291 PROSPECT ST	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_381579_2845545

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	161800	161,800
RES LAND	101	105600	105,600
	Total	267,400	267,400

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RUSSELL CHRISTOPHER N	21628	0137	04-03-2017	U	I	100	1A
RUSSELL JOANNE	03614	0215	08-12-1971	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	157,200	2018	101	147,000	2017	101	145,200
	101	102,800		101	102,800		101	100,800
	Total	260000		Total	249800		Total	246000

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	161,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	105,600
Special Land Value	0
Total Appraised Parcel Value	267,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	267,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
78	01-01-1985	MN	Manual Note					DECK

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
04-11-2018			333	2	MEASURED
05-04-2004			317	14	INSPECTED
03-18-2004			250	22	MAILER SENT
09-12-2003			274	2	MEASURED
02-21-1992			170	3	MEAS+INSPCTD
01-05-1984			500	3	MEAS+INSPCTD

LAND LINE VALUATION SECTION

B	Use Co	Description	Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing				Size A	Adj Unit Pric	Land Value
1	101	ONE FAM	RA				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	2.56	102,400
1	101	ONE FAM	RA				0.450	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000.00	3,200
						Total Card Land Units	1.368	AC	Parcel Total Land Area:	1.3683												Total Land Value	105,600

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	2	SOFTWOOD
Interior Floor 2	4	CARPET
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	3	
Full Baths	1	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	A	AVERAGE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

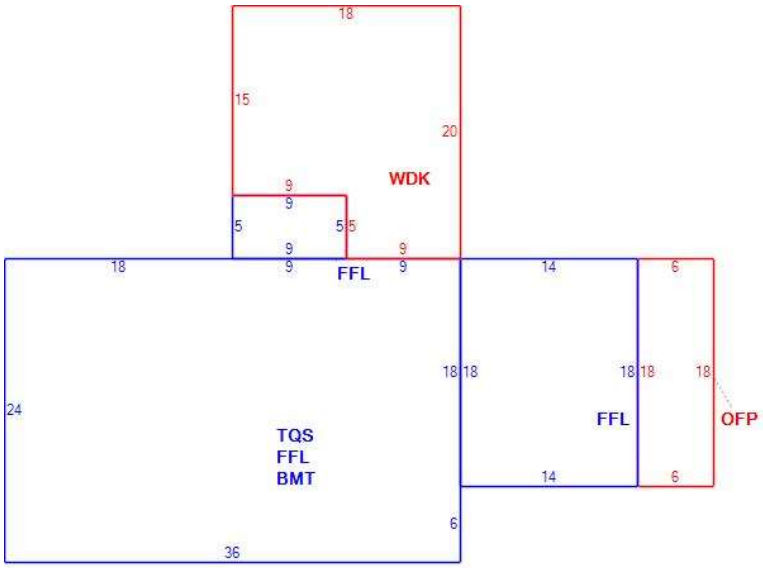
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	90.19
RCN	224,777
Net Other Adj	
Year Built	1971
Effective Year Built	1990
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	72
RCNLD	161,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		22.09	19,090
FFL	1ST FLOOR	1,161	1,161		110.35	128,113
OFP	OPEN PORCH	0	108		11.24	1,214
TQS	3/4 STORY	648	864		82.76	71,505
WDK	WOOD DECK	0	315		15.41	4,855
	Ttl Gross Liv / Lease Area	1,809	3,312	2,037		224,777