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 11/20/2025 8:33:49 A

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				

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#

GIS ID F_381579_2845545

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	254300	254,300
RES LAND	101	138000	138,000
Total		392,300	392,300

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
2025	101	230,300	2024	101	212,300	2023	101	194,200
	101	138,000		101	138,000		101	126,000
	Total	368,300		Total	350,300		Total	320,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	254,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	138,000
Special Land Value	0
Total Appraised Parcel Value	392,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	392,300

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

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	3.12	1.200	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.37	134,800
1	101	ONE FAM	RA				0.450	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	3,200
						Total Card Land Units	1.37	AC	Parcel Total Land Area:	1.37												Total Land Value	138,000

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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		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

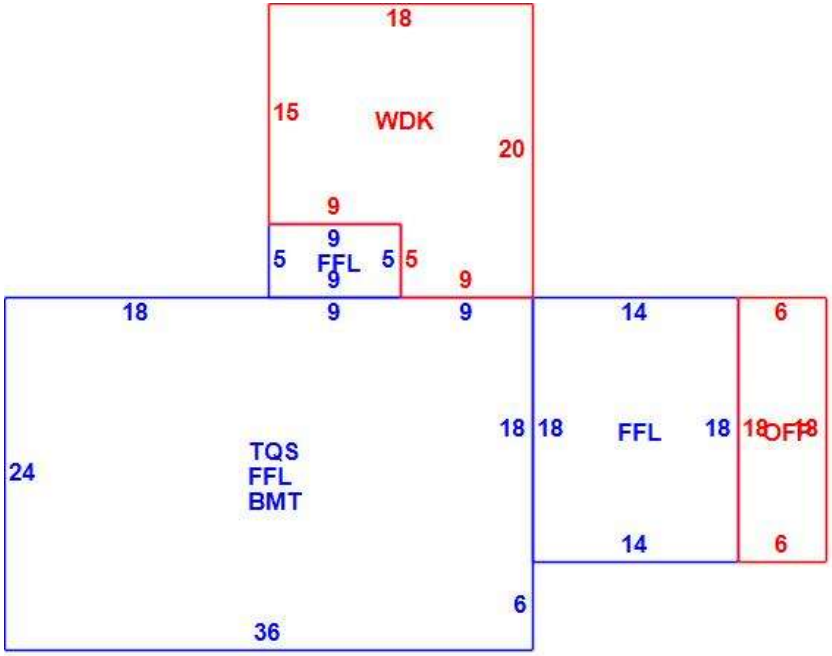
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	151.14
RCN	363,236
Net Other Adj	
Year Built	1971
Effective Year Built	1995
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	254,300
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		35.38	30,564
FFL	1ST FLOOR	1,161	1,161		176.67	205,115
OFP	OPEN PORCH	0	108		17.99	1,943
TQS	3/4 STORY	648	864		132.50	114,483
WDK	WOOD DECK	0	315		35.33	11,130
	Ttl Gross Liv / Lease Area	1,809	3,312			363,236