

Single Family Residence **RESIDENTIAL**

# 56 PATRIOTS PATH

RUSSELL, MA 01071

**\$511,263** TopHap Estimate · \$321 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**5**  
BEDS

**2**  
BATHS

**1,594 ft<sup>2</sup>**  
LIVING AREA

**0.76 ac**  
LOT SIZE

**1972**  
YEAR BUILT

**1**  
STORIES

**12**  
ROOMS

## VALUATION

**\$511K**

\$482K low

\$541K high

Last Sale

**\$97,000 · Nov 29, 2000**

Est. Owner Equity

**\$429,263**

Loan-to-Value

**16%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$7,047 (2025) |
| Assessed Value        | \$385,100      |
| Assessor Market Value | \$306,185      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Raised Ranch            |
| County        | HAMPDEN                 |
| Lot (acres)   | 0.76                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Cooling       | Yes                     |
| Pool          | No                      |

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|------------|-----------|--------------------|--------|
| May 21, 2004 | Financing       | Mortgage   |           |                    | \$100K |
| May 3, 2002  | Financing       | Mortgage   |           |                    | \$16K  |
| Jan 28, 2002 | Financing       | Mortgage   |           |                    | \$100K |
| Jan 17, 2001 | Financing       | Mortgage   |           |                    | \$10K  |
| Nov 29, 2000 | Resale          | Grant Deed | \$97,000  | \$61               |        |
| Apr 14, 2000 | Non-arms-length | Grant Deed | \$125,053 | \$78               |        |
| Nov 27, 1998 | Financing       | Mortgage   |           |                    | \$112K |
| Aug 28, 1997 | Financing       | Mortgage   |           |                    | \$51K  |
| May 20, 1992 | Financing       | Mortgage   |           |                    | \$45K  |
| Aug 14, 1989 | Financing       | Mortgage   |           |                    | \$30K  |
| May 3, 1988  | Financing       | Mortgage   |           |                    | \$21K  |
| Feb 27, 1987 | Resale          | Grant Deed | \$107,900 | \$68               | \$62K  |
| Jan 5, 1987  | Resale          | Grant Deed | \$85,000  | \$53               | \$75K  |

## ASSIGNED SCHOOLS

| SCHOOL                         | LEVEL      | GRADES | DISTANCE |
|--------------------------------|------------|--------|----------|
| Littleville Elementary School  | Elementary | PK–5   | 7.5 mi   |
| Gateway Regional Middle School | Middle     | 6–8    | 7.6 mi   |
| Gateway Regional High School   | High       | 9–12   | 7.6 mi   |

District: Gateway School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

## NEIGHBORHOOD · ZIP 01071

|                          |                            |                            |                                 |                         |                        |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|
| <b>82</b><br>CRIME INDEX | <b>88</b><br>AIR POLLUTION | <b>1,574</b><br>POPULATION | <b>\$105K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|--------------------------|----------------------------|----------------------------|---------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

## OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|