

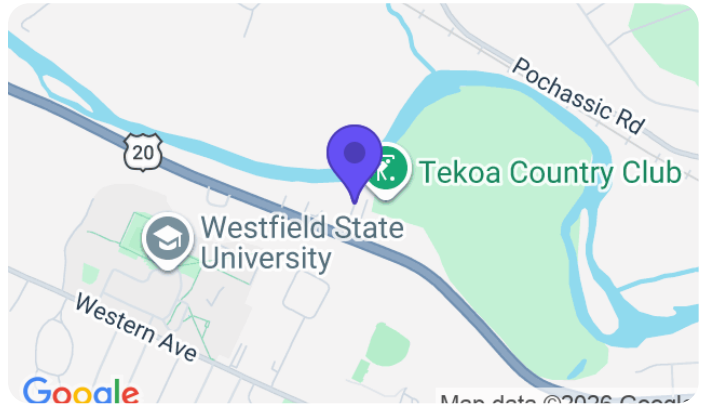
Condominium

RESIDENTIAL

549 RUSSELL RD

WESTFIELD, MA 01085

\$156,354 TopHap Estimate · \$204 / ft² · confidence 98 · as of Jul 14, 2026



2

BEDS

1

BATHS

768 ft²

LIVING AREA

3.37 ac

LOT SIZE

1973

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$156K

\$153K low

\$159K high

Last Sale

\$84,000 · Nov 2, 2018

Est. Owner Equity

\$76,354

Loan-to-Value

52%

TAX & ASSESSMENT

Property Tax	\$2,002 (2025)
Assessed Value	\$131,900
Assessor Market Value	\$146,680

PROPERTY FACTS

Property Type	Condominium
County	HAMPDEN
Roof	Asphalt
Heating	Hot Water
Pool	No

CLIMATE RISK

96 FLOOD	12 WILDFIRE	61 HEAT	90 STORM	36 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: 0.2 percent flood zone.

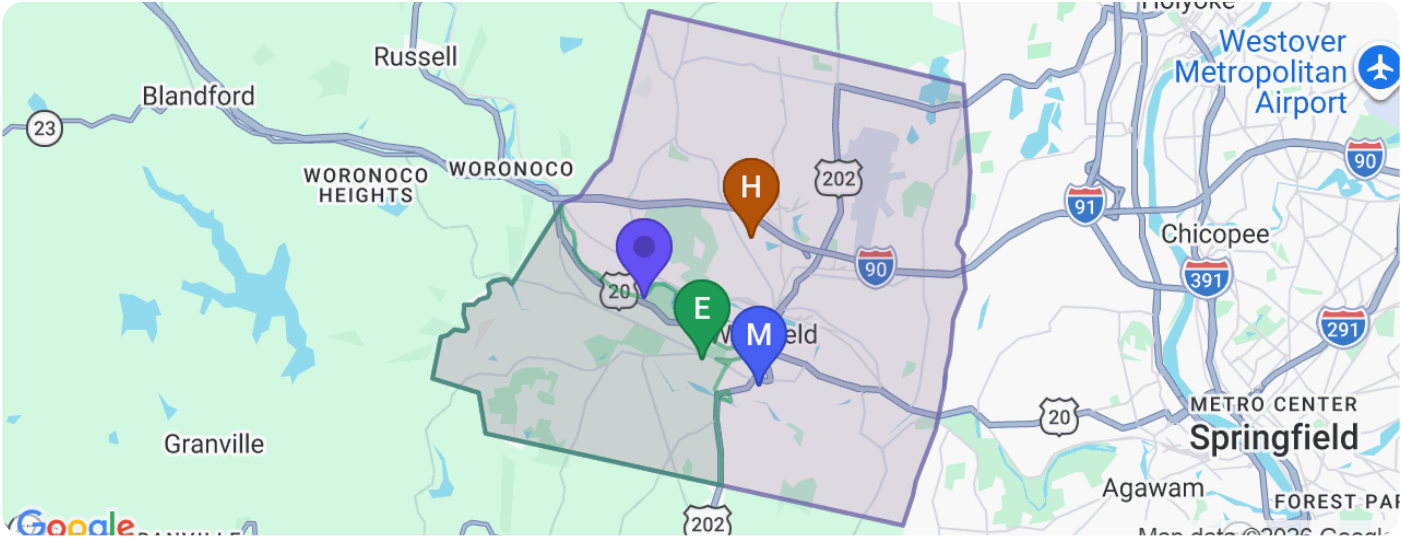
TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 1, 2018	Resale	Condominium Deed	\$84,000	\$109	\$80K
Feb 28, 2017	Resale	Quit Claim Arm'S Length For Ne States	\$73,000	\$95	\$66K
Mar 21, 2008	Resale	Deed	\$88,500	\$115	\$84K
Dec 15, 2006	Resale	Deed	\$77,500	\$101	\$73K
Jul 30, 2004	Financing	Mortgage			\$50K
Jul 30, 2004	Resale	Grant Deed	\$63,000	\$82	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highland Elementary School	Elementary	KG–4	1.4 mi
Westfield High School	High	9–12	2.0 mi
Westfield Middle School	Middle	7–8	2.3 mi

District: Westfield 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 01085

73 CRIME INDEX	89 AIR POLLUTION	42,029 POPULATION	\$83K MEDIAN IN-COME	48°F AVG TEMP	50% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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