

Single Family Residence **RESIDENTIAL**

30 RACHAEL TER

WESTFIELD, MA 01085

\$683,304 TopHap Estimate · \$263 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,600 ft²

LIVING AREA

0.46 ac

LOT SIZE

2003

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$683K

\$652K low

\$714K high

Last Sale

\$429,000 · Jun 15, 2006

Est. Owner Equity

\$683,304

TAX & ASSESSMENT

Property Tax	\$8,320 (2025)
Assessed Value	\$548,100
Assessor Market Value	\$690,650

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	HAMPDEN
Lot (acres)	0.46
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1
FLOOD

10
WILDFIRE

64
HEAT

90
STORM

36
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 17, 2020	Recorded document	Grant Deed			
Jun 15, 2006	Resale	Deed	\$429,000	\$165	\$343K
Apr 24, 2006	Financing	Mortgage			\$20K
Mar 22, 2005	Financing	Mortgage			\$65K
Aug 29, 2003	Resale	Grant Deed	\$329,900	\$127	\$290K
Apr 17, 2003	Resale	Grant Deed	\$90,000	\$35	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Paper Mill Elementary School	Elementary	KG–4	0.9 mi
Westfield Middle School	Middle	7–8	2.1 mi
Westfield High School	High	9–12	3.0 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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