

Single Family Residence **RESIDENTIAL**

151 RACHAEL TER

WESTFIELD, MA 01085

\$661,674 TopHap Estimate · \$262 / ft² · confidence 95 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,524 ft²

LIVING AREA

0.9 ac

LOT SIZE

2011

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$662K

\$630K low

\$693K high

Last Sale

\$415,000 · May 30, 2018

Est. Owner Equity

\$661,674

TAX & ASSESSMENT

Property Tax	\$8,539 (2025)
Assessed Value	\$562,500
Assessor Market Value	\$641,820

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	HAMPDEN
Lot (acres)	0.90
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

1
FLOOD

11
WILDFIRE

36
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 31, 2023	Financing	Deed			
Aug 11, 2019	Recorded document	Grant Deed			
May 30, 2018	Quitclaim	Quit Claim Transfer	\$415,000	\$164	\$325K
Apr 3, 2012	Resale	Quit Claim Arm'S Length For Ne States	\$374,900	\$149	\$300K
Aug 8, 2011	Financing	Mortgage			\$300K
Oct 20, 2010	Recorded document	Grant Deed	\$1	\$0	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Paper Mill Elementary School	Elementary	KG–4	0.5 mi
Westfield Middle School	Middle	7–8	2.5 mi
Westfield High School	High	9–12	3.2 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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