

Single Family Residence **RESIDENTIAL**

45 RACHAEL ST

SPRINGFIELD, MA 01129

\$306,380 TopHap Estimate · \$153 / ft² · confidence 96 · as of Jul 14, 2026



3

BEDS

2.5

BATHS

2,002 ft²

LIVING AREA

0.24 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$306K

\$295K low

\$318K high

Last Sale

\$169,000 · Nov 12, 2010

Est. Owner Equity

\$221,380

Loan-to-Value

26%

TAX & ASSESSMENT

Property Tax	\$4,663 (2025)
Assessed Value	\$297,400
Previous Assessed	\$293,300
Assessor Market Value	\$368,125

PROPERTY FACTS

Property Type	Single Family Residence
Style	Ranch
County	HAMPDEN
Lot (acres)	0.24
Heating	Forced Air With Air Conditioning
Cooling	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Nov 12, 2010	Resale	Grant Deed	\$169,000	\$84	\$100K
Sep 23, 2003	Resale	Grant Deed	\$154,000	\$77	\$152K
Dec 10, 2002	Resale	Grant Deed	\$128,000	\$64	\$102K
Dec 3, 1993	Financing	Mortgage			\$94K
Sep 30, 1988	Resale	Grant Deed	\$123,000	\$61	\$111K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Mary M Walsh	Elementary	PK–5	1.0 mi
Springfield Public Day High School	High	9–12	3.8 mi
STEM Middle Academy	Middle	6–8	3.9 mi

District: Springfield 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 01129

71 CRIME INDEX	93 AIR POLLUTION	7,240 POPULATION	\$75K MEDIAN IN-COME	49°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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