

Single Family Residence **RESIDENTIAL**

38 RACHAEL TER

WESTFIELD, MA 01085

\$709,890 TopHap Estimate · \$193 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

3,670 ft²

LIVING AREA

0.77 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$710K

\$649K low

\$771K high

Last Sale

\$340,000 · Oct 4, 2002

Est. Owner Equity

\$709,890

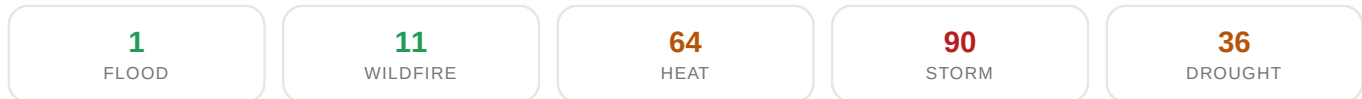
TAX & ASSESSMENT

Property Tax	\$9,604 (2025)
Assessed Value	\$632,700
Assessor Market Value	\$769,595

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	HAMPDEN
Lot (acres)	0.77
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK



TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2019	Recorded document	Grant Deed			
Jan 22, 2004	Financing	Mortgage			\$116K
Oct 4, 2002	Resale	Grant Deed	\$340,000	\$93	\$170K
Jun 27, 2002	Resale	Grant Deed	\$90,000	\$25	\$272K

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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