

Single Family Residence **RESIDENTIAL**

# 4 RACHAEL TER

WESTFIELD, MA 01085

**\$750,491** TopHap Estimate · \$255 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**5**  
BEDS

**2.5**  
BATHS

**2,948 ft<sup>2</sup>**  
LIVING AREA

**0.49 ac**  
LOT SIZE

**2001**  
YEAR BUILT

**2**  
STORIES

**10**  
ROOMS

## VALUATION

**\$750K**

\$712K low

\$789K high

Last Sale

**\$439,500 · Sep 22, 2017**

Est. Owner Equity

**\$468,691**

Loan-to-Value

**39%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$10,207 (2025) |
| Assessed Value        | \$672,400       |
| Assessor Market Value | \$683,050       |

## PROPERTY FACTS

|               |                                  |
|---------------|----------------------------------|
| Property Type | Single Family Residence          |
| Style         | Colonial                         |
| County        | HAMPDEN                          |
| Lot (acres)   | 0.49                             |
| Construction  | Concrete                         |
| Roof          | Asphalt                          |
| Heating       | Forced Air With Air Conditioning |
| Cooling       | Yes                              |
| Fireplace     | Yes                              |
| Pool          | No                               |

## CLIMATE RISK

**100**  
FLOOD

**12**  
WILDFIRE

**36**  
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED       | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|------------|-----------|--------------------|--------|
| Jan 6, 2004  | Financing | Mortgage   |           |                    | \$282K |
| Jul 19, 2003 | Financing | Mortgage   |           |                    | \$53K  |
| Jun 11, 2003 | Financing | Mortgage   |           |                    | \$253K |
| Dec 10, 2002 | Financing | Mortgage   |           |                    | \$256K |
| Jul 31, 2001 | Financing | Mortgage   |           |                    | \$69K  |
| Jul 31, 2001 | Resale    | Grant Deed | \$275,000 | \$93               | \$193K |

## ASSIGNED SCHOOLS

| SCHOOL                       | LEVEL      | GRADES | DISTANCE |
|------------------------------|------------|--------|----------|
| Paper Mill Elementary School | Elementary | KG–4   | 1.0 mi   |
| Westfield Middle School      | Middle     | 7–8    | 2.0 mi   |

|                       |      |      |        |
|-----------------------|------|------|--------|
| Westfield High School | High | 9–12 | 3.1 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

|                                      |                                        |                                         |                                            |                                     |                                    |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|
| <div>73</div> <div>CRIME INDEX</div> | <div>89</div> <div>AIR POLLUTION</div> | <div>42,029</div> <div>POPULATION</div> | <div>\$83K</div> <div>MEDIAN IN-COME</div> | <div>48°F</div> <div>AVG TEMP</div> | <div>50%</div> <div>SUNSHINE</div> |
|--------------------------------------|----------------------------------------|-----------------------------------------|--------------------------------------------|-------------------------------------|------------------------------------|

Index values: 100 = US average; lower is better.

OWNERSHIP

|           |                |
|-----------|----------------|
| Occupancy | Owner occupied |
|-----------|----------------|