

Single Family Residence **RESIDENTIAL**

26 RACHAEL TER

WESTFIELD, MA 01085

\$689,636 TopHap Estimate · \$250 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,754 ft²

LIVING AREA

0.46 ac

LOT SIZE

2002

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$690K

\$648K low

\$731K high

Last Sale

\$390,000 · Apr 18, 2014

Est. Owner Equity

\$689,636

TAX & ASSESSMENT

Property Tax	\$8,507 (2025)
Assessed Value	\$560,400
Assessor Market Value	\$708,510

PROPERTY FACTS

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

CLIMATE RISK

1 FLOOD	10 WILDFIRE	64 HEAT	90 STORM	36 DROUGHT
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Scores 0–100; higher = greater projected risk. FEMA flood zone: minimal.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jul 27, 2019	Recorded document	Grant Deed			
Apr 18, 2014	Resale	Warranty Deed	\$390,000	\$142	\$351K
Mar 11, 2014	Quitclaim	Quit Claim Transfer			
Dec 12, 2005	Financing	Mortgage			\$40K
Aug 7, 2003	Financing	Mortgage			\$323K
Nov 15, 2002	Resale	Grant Deed	\$325,000	\$118	\$297K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Paper Mill Elementary School	Elementary	KG–4	0.9 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

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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