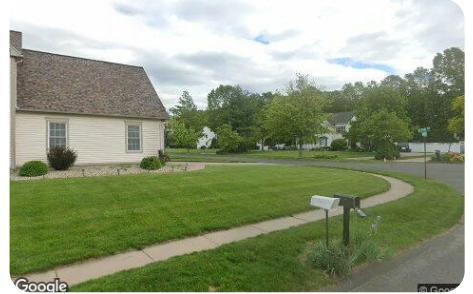


Single Family Residence **RESIDENTIAL**

3 RACHAEL TER

WESTFIELD, MA 01085

\$632,480 TopHap Estimate · \$246 / ft² · confidence 95 · as of Jul 14, 2026



4

BEDS

2.5

BATHS

2,576 ft²

LIVING AREA

0.48 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

7

ROOMS

VALUATION

\$632K

\$598K low

\$667K high

Last Sale

\$367,000 · May 30, 2014

Est. Owner Equity

\$395,480

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$7,953 (2025)
Assessed Value	\$523,900
Assessor Market Value	\$630,230

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	HAMPDEN
Lot (acres)	0.48
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

50 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	\$/FT ²	LOAN
Aug 29, 2012	Financing	Mortgage			\$198K
Nov 29, 2004	Financing	Mortgage			\$39K
Jun 16, 2003	Financing	Mortgage			\$230K
Aug 10, 2001	Financing	Mortgage			\$14K
May 21, 2001	Financing	Mortgage			\$230K
Mar 11, 1999	Resale	Grant Deed	\$248,900	\$97	\$231K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Paper Mill Elementary School	Elementary	KG–4	1.1 mi
Westfield Middle School	Middle	7–8	2.0 mi

Westfield High School	High	9–12	3.1 mi
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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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