

Single Family Residence **RESIDENTIAL**

45 RIVERSIDE DR

WESTFIELD, MA 01085

\$311,469 TopHap Estimate · \$389 / ft² · confidence 94 · as of Jul 14, 2026



2

BEDS

1

BATHS

800 ft²

LIVING AREA

0.28 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$311K

\$294K low

\$329K high

Est. Owner Equity

\$311,469

TAX & ASSESSMENT

Property Tax	\$3,851 (2025)
Assessed Value	\$253,700
Assessor Market Value	\$256,975

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	HAMPDEN
Lot (acres)	0.28
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Pool	No

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westfield Middle School	Middle	7–8	0.2 mi
Abner Gibbs Elementary School	Elementary	KG–4	0.3 mi
Westfield High School	High	9–12	2.5 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	Absentee owner
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