

Single Family Residence **RESIDENTIAL**

70 RIVERSIDE DR

WESTFIELD, MA 01085

\$330,028 TopHap Estimate · \$289 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1

BATHS

1,140 ft²

LIVING AREA

0.89 ac

LOT SIZE

1948

YEAR BUILT

1

STORIES

5

ROOMS

VALUATION

\$330K

\$293K low

\$368K high

Est. Owner Equity

\$260,028

Loan-to-Value

22%

TAX & ASSESSMENT

Property Tax	\$4,534 (2025)
Assessed Value	\$298,700
Assessor Market Value	\$299,060

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	HAMPDEN
Lot (acres)	0.89
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jun 21, 2021	Quitclaim	Quit Claim Transfer			
Dec 21, 2016	Quitclaim	Quit Claim Transfer			
Oct 9, 2012	Financing	Mortgage			\$30K
Nov 17, 1993	Financing	Mortgage			\$73K
Nov 8, 1991	Financing	Mortgage			\$74K
Apr 10, 1989	Resale	Grant Deed	\$125,000	\$110	\$75K

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	2.6 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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