

Single Family Residence **RESIDENTIAL**

11 RACHAEL TER

WESTFIELD, MA 01085

\$751,335 TopHap Estimate · \$272 / ft² · confidence 91 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,760 ft²

LIVING AREA

0.49 ac

LOT SIZE

1999

YEAR BUILT

2

STORIES

9

ROOMS

VALUATION

\$751K

\$680K low

\$822K high

Last Sale

\$715,000 · Aug 22, 2025

Est. Owner Equity

\$336,335

Loan-to-Value

56%

TAX & ASSESSMENT

Property Tax	\$9,311 (2025)
Assessed Value	\$613,400
Assessor Market Value	\$661,295

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

49
FLOOD

10
WILDFIRE

64
HEAT

90
STORM

36
DROUGHT

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

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Aug 22, 2025	Resale	Quit Claim Arm'S Length For Ne States	\$715,000	\$259	\$415K
Jun 30, 2022	Resale	Quit Claim Arm'S Length For Ne States	\$625,000	\$226	\$375K
Sep 24, 2019	Recorded document	Grant Deed			
Jun 28, 2019	Resale	Quit Claim Arm'S Length For Ne States	\$412,500	\$149	\$290K
Sep 28, 2018	Quitclaim	Quit Claim Transfer			
Aug 31, 2012	Financing	Mortgage			\$259K
Aug 31, 2011	Resale	Grant Deed	\$414,900	\$150	\$275K
Oct 25, 2010	Financing	Mortgage			\$320K
Mar 10, 2006	Financing	Mortgage			\$98K

Mar 14, 2005	Financing	Mortgage			\$314K
Aug 9, 2002	Resale	Grant Deed	\$306,000	\$111	\$306K
Aug 9, 2002	Financing	Mortgage			\$31K
Jul 11, 2001	Financing	Mortgage			\$25K
Apr 25, 2000	Resale	Grant Deed	\$254,900	\$92	\$204K
May 3, 1999	Resale	Grant Deed	\$247,900	\$90	\$198K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Paper Mill Elementary School	Elementary	KG–4	1.0 mi
Westfield Middle School	Middle	7–8	2.1 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	Absentee owner
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