

Single Family Residence **RESIDENTIAL**

89 RACHAEL TER

WESTFIELD, MA 01085

\$635,860 TopHap Estimate · \$276 / ft² · confidence 94 · as of Jul 14, 2026



4

BEDS

3.5

BATHS

2,308 ft²

LIVING AREA

0.47 ac

LOT SIZE

2001

YEAR BUILT

2

STORIES

6

ROOMS

VALUATION

\$636K

\$600K low

\$672K high

Last Sale

\$284,000 · Jun 29, 2001

Est. Owner Equity

\$635,860

TAX & ASSESSMENT

Property Tax	\$8,004 (2025)
Assessed Value	\$527,300
Assessor Market Value	\$662,055

PROPERTY FACTS

Property Type	Single Family Residence
Style	Contemporary
County	HAMPDEN
Lot (acres)	0.47
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Fireplace	Yes
Pool	No

CLIMATE RISK

31
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
Jul 6, 2019	Recorded document	Grant Deed			
Jun 30, 2015	Recorded document	Warranty Deed			
Jun 29, 2001	Resale	Grant Deed	\$284,000	\$123	\$150K
Oct 12, 2000	Resale	Grant Deed	\$70,000	\$30	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Paper Mill Elementary School	Elementary	KG–4	0.8 mi
Westfield Middle School	Middle	7–8	2.3 mi
Westfield High School	High	9–12	3.2 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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