

Single Family Residence **RESIDENTIAL**

88 RIVERSIDE DR

WESTFIELD, MA 01085

\$327,373 TopHap Estimate · \$326 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

1

BATHS

1,004 ft²

LIVING AREA

0.26 ac

LOT SIZE

1948

YEAR BUILT

2

STORIES

5

ROOMS

VALUATION

\$327K

\$315K low

\$340K high

Last Sale

\$173,000 · Aug 7, 2014

Est. Owner Equity

\$189,373

Loan-to-Value

46%

TAX & ASSESSMENT

Property Tax	\$4,126 (2025)
Assessed Value	\$271,800
Assessor Market Value	\$282,245

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	HAMPDEN
Lot (acres)	0.26
Construction	Concrete
Roof	Asphalt
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Aug 7, 2014	Resale	Quit Claim Arm'S Length For Ne States	\$173,000	\$172	\$138K
Aug 28, 2012	Resale	Quit Claim Arm'S Length For Ne States	\$175,000	\$174	\$135K
Jan 19, 2005	Resale	Deed	\$167,000	\$166	\$30K
Sep 29, 2003	Financing	Mortgage			\$57K
Feb 16, 2001	Resale	Grant Deed	\$117,000	\$117	\$92K
Aug 15, 1994	Resale	Grant Deed	\$87,500	\$87	\$83K
Oct 29, 1993	Financing	Mortgage			\$82K
May 24, 1991	Financing	Mortgage			\$99K
Oct 13, 1988	Resale	Grant Deed	\$112,000	\$112	\$101K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Westfield Middle School	Middle	7–8	0.3 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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