

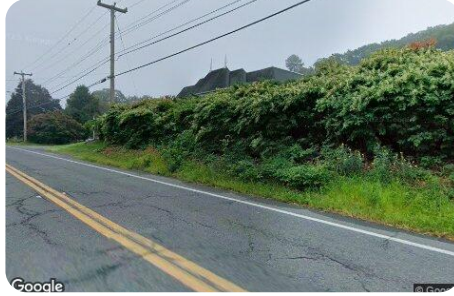
Condominium

RESIDENTIAL

324 RUSSELL RD

WESTFIELD, MA 01085

\$198,022 TopHap Estimate · \$185 / ft² · confidence 96 · as of Jul 14, 2026



2

BEDS

2

BATHS

1,071 ft²

LIVING AREA

1.86 ac

LOT SIZE

1969

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$198K

\$190K low

\$206K high

Last Sale

\$118,000 · Dec 16, 2009

Est. Owner Equity

\$155,022

Loan-to-Value

21%

TAX & ASSESSMENT

Property Tax	\$2,602 (2025)
Assessed Value	\$171,400
Assessor Market Value	\$190,475

PROPERTY FACTS

Property Type	Condominium
Style	Condo/Apartment
County	HAMPDEN
Roof	Roll Tar & Gravel
Heating	Forced Air With Air Conditioning
Cooling	Yes
Pool	No

CLIMATE RISK

21
FLOOD

11
WILDFIRE

62
HEAT

89
STORM

36
DROUGHT

Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Dec 16, 2009	Resale	Grant Deed	\$118,000	\$110	\$43K
Feb 25, 2004	Resale	Grant Deed	\$100,000	\$93	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Highland Elementary School	Elementary	KG–4	0.8 mi
Westfield Middle School	Middle	7–8	1.7 mi
Westfield High School	High	9–12	1.9 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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