

Single Family Residence **RESIDENTIAL**

44 FOREST ST

LEXINGTON, MA 02421

\$1,910,555 TopHap Estimate · \$793 / ft² · confidence 92 · as of Jul 14, 2026



4

BEDS

4

BATHS

2,410 ft²

LIVING AREA

0.24 ac

LOT SIZE

1928

YEAR BUILT

2

STORIES

8

ROOMS

VALUATION

\$1.9M

\$1.8M low

\$2.1M high

Est. Owner Equity

\$1,127,055

Loan-to-Value

38%

TAX & ASSESSMENT

Property Tax	\$22,833 (2025)
Assessed Value	\$1,867,000
Assessor Market Value	\$1,851,360

PROPERTY FACTS

Property Type	Single Family Residence
Style	Colonial
County	MIDDLESEX
Lot (acres)	0.24
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Apr 30, 2012	Resale	Grant Deed	\$1,000,000	\$415	\$800K
Aug 15, 2008	Recorded document	Grant Deed	\$1	\$0	
Feb 16, 1999	Financing	Mortgage			\$100K
Nov 7, 1995	Financing	Mortgage			\$75K
Jul 19, 1993	Financing	Mortgage			\$20K
Oct 29, 1991	Financing	Mortgage			\$175K
Oct 12, 1989	Financing	Mortgage			\$49K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Lexington High School	High	9–12	0.3 mi
Maria Hastings Elementary School	Elementary	KG–5	1.0 mi
William Diamond Middle School	Middle	6–8	1.1 mi

District: Lexington 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 02421

59 CRIME INDEX	105 AIR POLLUTION	18,851 POPULATION	\$179K MEDIAN IN-COME	49°F AVG TEMP	58% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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