

Single Family Residence

**RESIDENTIAL**

## 3 FOREST DR

HOLLAND, MA 01521

**\$468,000** TopHap Estimate · \$295 / ft<sup>2</sup> · confidence 95 · as of Jul 14, 2026



**3**

BEDS

**3.5**

BATHS

**1,588 ft<sup>2</sup>**

LIVING AREA

**0.89 ac**

LOT SIZE

**1985**

YEAR BUILT

**1**

STORIES

**5**

ROOMS

**2**

PARKING

### VALUATION

**\$468K**

\$443K low

\$493K high

Last Sale

**\$468,000 · Jul 9, 2026**

Est. Owner Equity

**\$338,000**

Loan-to-Value

**27%**

## TAX & ASSESSMENT

|                       |                |
|-----------------------|----------------|
| Property Tax          | \$5,244 (2025) |
| Assessed Value        | \$403,969      |
| Assessor Market Value | \$513,950      |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| Style         | Ranch                   |
| County        | HAMPDEN                 |
| Lot (acres)   | 0.89                    |
| Roof          | Asphalt                 |
| Heating       | Hot Water               |
| Garage        | Garage, Basement        |
| Pool          | Spa/Hot Tub (Only)      |

Deck

## TRANSACTION HISTORY

| DATE         | TYPE            | DEED                | PRICE     | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------------|---------------------|-----------|--------------------|--------|
| Jun 22, 2026 | Resale          | Quit Claim Transfer | \$468,000 | \$295              | \$130K |
| Feb 18, 2015 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Feb 18, 2015 | Quitclaim       | Quit Claim Transfer |           |                    |        |
| Jun 28, 2004 | Financing       | Mortgage            |           |                    | \$150K |
| May 1, 2003  | Resale          | Grant Deed          | \$246,000 | \$155              | \$195K |
| Oct 8, 2002  | Resale          | Grant Deed          | \$156,000 | \$98               | \$160K |
| Aug 4, 1998  | Financing       | Mortgage            |           |                    | \$113K |
| Nov 9, 1995  | Financing       | Mortgage            |           |                    | \$40K  |
| Oct 27, 1992 | Non-arms-length | Grant Deed          | \$70,000  | \$44               | \$54K  |

## ASSIGNED SCHOOLS

| SCHOOL                                | LEVEL      | GRADES | DISTANCE |
|---------------------------------------|------------|--------|----------|
| Holland Elementary School             | Elementary | PK–6   | 1.8 mi   |
| Tantasqua Regional High School        | High       | 9–12   | 8.3 mi   |
| Tantasqua Regional Junior High School | Middle     | 7–8    | 8.3 mi   |

District: Tantasqua 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 01521

|                           |                             |                            |                                |                         |                        |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|
| <b>148</b><br>CRIME INDEX | <b>106</b><br>AIR POLLUTION | <b>2,617</b><br>POPULATION | <b>\$87K</b><br>MEDIAN IN-COME | <b>46°F</b><br>AVG TEMP | <b>50%</b><br>SUNSHINE |
|---------------------------|-----------------------------|----------------------------|--------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

### OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|