

Single Family Residence

RESIDENTIAL

44 FOREST DR

HOLLAND, MA 01521

\$279,304 TopHap Estimate · \$225 / ft² · confidence 88 · as of Jul 14, 2026



2

BEDS

1.5

BATHS

1,239 ft²

LIVING AREA

0.17 ac

LOT SIZE

1965

YEAR BUILT

1

STORIES

4

ROOMS

VALUATION

\$279K

\$247K low

\$312K high

Last Sale

\$188,000 · Jul 26, 2024

Est. Owner Equity

\$60,907

Loan-to-Value

86%

TAX & ASSESSMENT

Property Tax	\$2,628 (2025)
Assessed Value	\$202,500
Assessor Market Value	\$207,670

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	HAMPDEN
Lot (acres)	0.17
Roof	Asphalt
Heating	Baseboard
Fireplace	Yes
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Jul 26, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$188,000	\$152	\$218K
Jan 20, 2010	Financing	Mortgage			\$245K
Oct 12, 2006	Financing	Mortgage			\$33K
Jul 5, 2005	Financing	Mortgage			\$69K
May 18, 2005	Financing	Mortgage			\$12K
Feb 26, 2001	Financing	Mortgage			\$71K
Aug 24, 1993	Financing	Mortgage			\$75K
Jun 19, 1991	Financing	Mortgage			\$51K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holland Elementary School	Elementary	PK–6	1.8 mi
Tantasqua Regional High School	High	9–12	8.4 mi
Tantasqua Regional Junior High School	Middle	7–8	8.4 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

148 CRIME INDEX	106 AIR POLLUTION	2,617 POPULATION	\$87K MEDIAN IN-COME	46°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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