

Single Family Residence **RESIDENTIAL**

25 FOREST DR

HOLLAND, MA 01521

\$401,050 TopHap Estimate · \$321 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,248 ft²

LIVING AREA

0.34 ac

LOT SIZE

1975

YEAR BUILT

1

STORIES

5

ROOMS

1

PARKING

VALUATION

\$401K

\$356K low

\$446K high

Last Sale

\$350,000 · Dec 13, 2024

Est. Owner Equity

\$71,050

Loan-to-Value

83%

TAX & ASSESSMENT

Property Tax	\$4,694 (2025)
Assessed Value	\$361,600
Assessor Market Value	\$332,025

PROPERTY FACTS

Property Type	Single Family Residence
Style	Cape Cod
County	HAMPDEN
Lot (acres)	0.34
Roof	Asphalt
Heating	Hot Water
Fireplace	Yes
Garage	Garage, Basement
Pool	No

Deck

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 13, 2024	Resale	Quit Claim Arm'S Length For Ne States	\$350,000	\$280	\$330K
Nov 19, 2021	Resale	Quit Claim Arm'S Length For Ne States	\$295,000	\$236	\$100K
Dec 11, 2018	Financing	Redemption Deed			
Dec 20, 2018	Resale	Quit Claim Arm'S Length For Ne States	\$240,000	\$192	\$233K
Nov 24, 2010	Recorded document	Grant Deed	\$1	\$0	
Feb 28, 2005	Financing	Mortgage			\$28K
Nov 8, 2004	Financing	Mortgage			\$21K
Dec 23, 2002	Financing	Mortgage			\$114K
Jun 28, 2001	Financing	Mortgage			\$112K
Jun 26, 2001	Resale	Grant Deed	\$140,000	\$112	
Dec 30, 1999	Financing	Mortgage			\$14K
Mar 31, 1999	Financing	Mortgage			\$90K
Feb 1, 1993	Financing	Mortgage			\$96K

May 30, 1990	Resale	Grant Deed	\$104,000	\$83	\$92K
Feb 27, 1990	Non-arms-length	One Of Committee, Strict Foreclosure, Sheriff, Or Redemption Deeds	\$109,500	\$88	

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Holland Elementary School	Elementary	PK–6	1.7 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

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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