



November 6, 2019

Mr. Michael Solimando
1180 Ferry Street
Marshfield, MA 02050

RE: 511 Brick Kiln Road, Falmouth, MA

Dear Mike,

Thank you for allowing me the opportunity to provide a market analysis of the above referenced project. The information for this analysis was researched from reliable information available from the local multiple listing service, and it indicates what real estate activity occurred in the area. Although not all properties are alike, these properties do provide a good reference source for an opinion of value.

In my opinion, after analyzing new construction properties active, under contract and sold in the past six months, I would suggest the fair market value of the new construction homes and lots are \$592,000 and 629,000.

Feel free to call or email me with any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Mary C. Tynell'.

Mary C. Tynell



Mary C. Tynell
 Mary@MyHomeOnTheCape.com
 508-296-0016



Address:	Address:	Address:	Address:	Address:	Address:
74 Tasina Drive, East Falmouth	22 Hydrangea Falmouth	33 Cranberry Falmouth	Lot 3 Faith's Way, East Falmouth	10 Arbutus Patr. East Falmouth	51 Pondview Drive East Falmouth
Status: Closed List #: 21905125 DOM/CDOM: 88/89 Sold Price: \$589,000	Status: Closed List #: 21800579 DOM/CDOM: 358/369 Sold Price: \$598,000	Status: Closed List #: 21802230 DOM/CDOM: 274/274 Sold Price: \$609,000	Status: Active List #: 21903949 DOM/CDOM: 182/182 Sold Price:	Status: Active List #: 21907093 DOM/CDOM: 40/40 Sold Price:	Status: Closed List #: 21904489 DOM/CDOM: 0/0 Sold Price: \$649,000
SP/LP: 1.00	SP/LP: 0.99	SP/LP: 1.00	SP/LP:	SP/LP:	SP/LP: 1.00
Terms: Conventional	Terms: Conventional	Terms: Other	Terms:	Terms:	Terms: Conventional
Conc: Sold Date: 10/11/2019	Conc: Sold Date: 09/06/2019	Conc: Sold Date: 05/31/2019	Conc: Sold Date:	Conc: Sold Date:	Conc: Sold Date: 08/15/2019
Pend Date: 10/09/2018	Pend Date: 07/20/2019	Pend Date: 04/01/2019	Pend Date:	Pend Date:	Pend Date: 09/15/2019
Lot Sz SqFt: 42,253 W/F/W/V: No / No Style: Ranch	Lot Sz SqFt: 20,003 W/F/W/V: No / No Style: Ranch	Lot Sz SqFt: 19,802 W/F/W/V: No / No Style: Ranch	Lot Sz SqFt: 15,900 W/F/W/V: No / Yes Style: Ranch	Lot Sz SqFt: 15,420 W/F/W/V: No / No Style: Ranch	Lot Sz SqFt: 23,958 W/F/W/V: Yes / Yes Style: Ranch
Mo. Fee: CN Type:	Mo. Fee: CN Type:	Mo. Fee: CN Type:	Mo. Fee: 40 CN Type:	Mo. Fee: CN Type:	Mo. Fee: CN Type:
Year Built: 2019	Year Built: 2018	Year Built: 2018	Year Built: 2018	Year Built: 2019	Year Built: 2018
#Rooms: 6 #Bdrms: 3 Baths F/H: 2/0	#Rooms: 6 #Bdrms: 3 Baths F/H: 2/0	#Rooms: 8 #Bdrms: 3 Baths F/H: 2/1	#Rooms: 8 #Bdrms: 3 Baths F/H: 2/0	#Rooms: 4 #Bdrms: 3 Baths F/H: 2/0	#Rooms: 8 #Bdrms: 2 Baths F/H: 2/1
Apx SqFt: 1,740	Apx SqFt: 1,624	Apx SqFt: 2,000	Apx SqFt: 2,100	Apx SqFt: 1,596	Apx SqFt: 2,518
Bsmt SqFt:	Bsmt SqFt:	Bsmt SqFt:	Bsmt SqFt: 2,100	Bsmt SqFt:	Bsmt SqFt:
Bsmt Desc: Full; Interior Access	Bsmt Desc: Bulkhead Access; Full	Bsmt Desc: Bulkhead Access	Bsmt Desc: Full; Interior Access; Walk	Bsmt Desc: Full; Interior Access; Other	Bsmt Desc: Finished; Full; Garage
Heating: Forced Hot Air	Heating: Forced Hot Air	Heating: Forced Hot Air	Heating: Forced Hot Air	Heating: Forced Hot Air	Heating: Forced Hot Air
Cooling: Central Air	Cooling: Central Air	Cooling: Central Air	Cooling: Central Air	Cooling: Central Air	Cooling: Central Air
Garage: Yes # of Cars: 2	Garage: Yes # of Cars: 2	Garage: Yes # of Cars: 2	Garage: Yes # of Cars: 2	Garage: Yes # of Cars: 2	Garage: Yes # of Cars: 2
Garage Desc: Attached; Direct Entry # Spaces:	Garage Desc: Attached; Direct Entry # Spaces:	Garage Desc: Attached # Spaces:	Garage Desc: Attached; Direct Entry # Spaces: 5	Garage Desc: Attached; Direct Entry # Spaces:	Garage Desc: Attached; Door Opener # Spaces: 8
# FP: 1 Pool: No Dock: No	# FP: 1 Pool: No Dock: No	# FP: 1 Pool: No Dock: No	# FP: 1 Pool: No Dock: No	# FP: 1 Pool: No Dock: No	# FP: 2 Pool: No Dock: No

Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Mary C. Tynell, GREEN, GRI, SRES, SRS on Wednesday, November 06, 2019 2:02 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.