

Real Estate

Maine/New Hampshire

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To: Town of Newfield
RE: Market analysis for 2 properties

COMPARATIVE MARKET ANALYSIS

1). Bond Spring Rd., West Newfield, Me Map 53 Lot 3 13 acres 304 ft road frontage,

Search criteria: Solds in last year in Newfield with 5+ acres on a town maintained paved road.

Solds similar: 8 Ac on Bond Springs - \$25,000 10/2017
10.3 Ac on Libby Rd - \$15,500 4/2018
5 AC on Corson Rd - \$37,000 9/2017 (driveway in)

Suggested sales price= \$ \$25,000 - \$35,000

2) 34 Keepaway Ln., West Newfield, ME Map 12 Lot 4.2, 14.98 ac with 1408 sq ft garage

Search criteria: Same comps as above were used and added value for garage. Not sure of condition of garage but added \$20,000 for good condition. If garage has electricity than add an additional \$10,000. Property is located on a private, gravel road.

Suggested sales price = \$45,000 - \$55,000.

If I can help with anything else please let me know.

Sincerely,
Kathi Worster, Broker
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