

Subject Property

Prepared for John Smith

11 Hidden Ln
Mansfield, MA 02048-1045
Single Family

MLS #: **70319691** Status: **Active**
List Price: **\$447,900** Sale Price:
List Date: **1/23/2006** Sale Date:
Days on Market: **57** Off Market Date:
County: **Bristol County** Area:
Neighborhood/Sub-Division: **West Mansfield**

Property Features

Rooms: **8** Style: **Raised-Ranch Split-Entry**
Bedrooms: **4** Type: **Detached**
Full Bath: **2** Approx. Acres: **0.69**
Half Bath: **0** Approx. Lot Size: **30033 sq. ft.**
Master Bath: Approx. Gross Living Area: **1735 sq. ft.**
Fireplaces: **1** Foundation Size: **42 x 26 (Poured Concrete)**
Year Built: **1986** Garage: **0 --**
Color: **Beige** Parking: **4 Off-Street**



Room Descriptions

Room	Level	Size	Features
Living Room:			Hard Wood Floor
Dining Room:			Dining Area, Balcony/Deck
Master Bedroom:			Wall to Wall Carpet
Bedroom 2:			Wall to Wall Carpet
Bedroom 3:			Wall to Wall Carpet
Bedroom 4:			Wall to Wall Carpet
Bath 1:			Full Bath, Ceiling Fans
Bath 2:			Full Bath, Ceiling Fans, Linen Closet, Ceramic Tile Floor
Laundry:			Pantry
Media Room:			Fireplace, Wall to Wall Carpet

Features & Other Information

Appliances: **Range, Dishwasher, Microwave, Refrigerator**
Area Amenities: **Shopping, Golf Course, Medical Facility, Other (See Remarks)**
Basement: **Yes Full, Finished, Walk Out, Interior Access**
Construction: **Frame**
Cooling: **Central Air**
Disclosures: **Title 5 Cert. Dec,2005,owner is real estate agent.**
Electric: **200 Amps, Other (See Remarks)**
Exclusions:
Exterior: **Clapboard, Wood**
Exterior Features: **Deck, Patio, Enclosed Patio, Gutters, Barn/Stable, Prof. Landscape, Sprinkler System, Decor. Lighting, Screens, Fenced Yard, Other (See Remarks)**
Heating: **Forced Air, Radiant, Humidifier, Electric, Propane**
Hot Water: **Propane Gas, Tank**
Interior Features: **Cable Available**
Lead Paint: **None**
Road Type: **Public, Paved, Publicly Maint., Cul-De-Sac, Dead End, Sidewalk**
Roof: **Asphalt/Fiberglass Shingles, Other (See Remarks)**
Sewer and Water: **City/Town Water, Private Sewerage**
Waterfront: **No**

Remarks

All new in 2005;.. Kenmore range & refrigerator, Mannington Kitchen floor, 50gal HW heater, 30 yr Architectural Shingles, Title 5 certificate, all new carpets and paint, private backyard, large 16 x 43 party deck, under-ground sprinklers system, new media room with 6.1 surround sound and Heat-N- Glow gas fireplace that lead to french Doors and patio, wireless internet, two phone lines, a 3/4 acre lot on a desirable cul-de-sac. Large Work shop with electric, phone, internet & water.

Tax Information

Pin #: **M:001 L:171**
Map: Block: Lot:
Assessment: **\$340,600**
Taxes: **\$3829** Tax Year: **2006**
Book: **4464** Page: **163**
Cert:
Zoning Code: **R**

Market Analysis Summary

Prepared for John Smith

Properties Currently For Sale

Number of Properties: 2

Price Range: \$349,900 to \$447,900

Average Price: \$398,900

Median Price: \$447,900

Address	City	Beds	Baths		Living Area (Square Feet)	Days on Market	List Price
			Full	Half			
301 Plain St	Mansfield, MA	3	1	0	1340	28	\$349,900
11 Hidden Ln	Mansfield, MA	4	2	0	1735	57	\$447,900

Market Analysis Summary

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Properties Currently Under Contract

Number of Properties: 1

Price Range: \$400,000 to \$400,000

Average Price: \$400,000

Median Price: \$400,000

Address	City	Beds	Baths		Living Area (Square Feet)	Days on Market	List Price
			Full	Half			
86 Lakeview Road	Mansfield, MA	3	2	0	1391	87	\$400,000

Market Analysis Summary

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Properties Recently Sold

Number of Properties: 6

Price Range: \$372,000 to \$565,000

Average Price: \$471,817

Median Price: \$555,000

Address	City	Beds	Baths		Living Area (Square Feet)	Days on Market	List Price	Sale Price	SP% of LP
			Full	Half					
25 Plain St	Mansfield, MA	3	1	0	1736	26	\$364,900	\$372,000	102%
36 Maverick Drive	Mansfield, MA	3	2	0	1509	30	\$379,900	\$373,000	98%
62 Kerry Dr	Mansfield, MA	4	2	0	1632	N/A	N/A	\$405,900	N/A
2 Chambers Ct	Mansfield, MA	4	2	1	2446	N/A	N/A	\$555,000	N/A
22 Riverwood Dr	Mansfield, MA	4	2	1	2522	N/A	N/A	\$560,000	N/A
260 Plain Street	Mansfield, MA	2	1	1	2474	18	\$559,900	\$565,000	101%

Property Comparisons

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	301 Plain St Mansfield, MA 02048	11 Hidden Ln Mansfield, MA 02048	86 Lakeview Road Mansfield, MA 02048
MLS #	70334595	70319691	70261869
Status	Active	Active	Under Agreement
List Price	\$349,900	\$447,900	\$400,000
Sale Price			
List Date	2/21/2006	1/23/2006	9/16/2005
Off Market Date			12/12/2005
Sale Date			
Days on Market	28	57	87
Style	Raised Ranch	Raised Ranch, Split Entry	Raised Ranch, Split Entry
Bedrooms	3	4	3
Full Baths	1	2	2
Half Baths	0	0	0
Total Rooms	8	8	7
Square Feet	1340	1735	1391
Acres	0.69	0.69	0.47
Lot Size (sq.ft.)	30059	30033	20664
Year Built	1984	1986	1984
Fireplaces	0	1	1
Garage Spaces	0	0	2
Garage Desc			Under, Garage Door Opener, Sto...
Basement Desc	Full, Finished, Bulkhead	Full, Finished, Walk Out, Inte...	Full, Finished, Walk Out, Inte...
Int. Features	Cable Available	Cable Available	
Ext. Features	Deck, Gutters, Prof. Landscape...	Deck, Patio, Enclosed Patio, G...	Deck, Patio, Above Ground Pool...
Sewer & Water	City/Town Water, Private Sewerage	City/Town Water, Private Sewerage	City/Town Water, Private Sewerage
Waterfront			Waterview Only
Beach Desc	Lake/Pond		
Assessed Value	\$284,600	\$340,600	\$306,500
Taxes	\$3,347	\$3,829	\$3,604
Tax Year	2005	2006	2005

Property Comparisons

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**Photo Currently
Unavailable**



	25 Plain St Mansfield, MA 02048	36 Maverick Drive Mansfield, MA 02048	62 Kerry Dr Mansfield, MA 02048
MLS #	70273212	70272920	Public Record
Status	Sold	Sold	Sold
List Price	\$364,900	\$379,900	
Sale Price	\$372,000	\$373,000	\$405,900
List Date	10/5/2005	10/5/2005	
Off Market Date	10/31/2005	11/9/2005	
Sale Date	11/28/2005	2/10/2006	12/30/2005
Days on Market	26	30	
Style	Ranch	Raised Ranch, Split Entry	Cape, Farmhouse
Bedrooms	3	3	4
Full Baths	1	2	2
Half Baths	0	0	0
Total Rooms	7	8	7
Square Feet	1736	1509	1632
Acres	0.79	2	0.75
Lot Size (sq.ft.)	34300	87120	32856
Year Built	1965	1978	1994
Fireplaces	1	2	0
Garage Spaces	0	1	
Garage Desc		Under	--
Basement Desc	Full, Partially Finished, Bulk...	Full, Finished, Garage Access	
Int. Features	Cable Available	Cable Available, Sauna/Steam/H...	
Ext. Features	Porch, Deck, Gutters, Storage ...	Enclosed Porch, Deck, Storage ...	Fenced Yard, Patio, Prof. Land...
Sewer & Water	City/Town Water, Private Sewerage	City/Town Water, Private Sewerage	
Waterfront			
Beach Desc			
Assessed Value	\$311,600	\$355,000	\$374,700
Taxes	\$3,664	\$4,175	\$4,406
Tax Year	2005	2005	2005

Property Comparisons

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**Photo Currently
Unavailable**



**Photo Currently
Unavailable**



	2 Chambers Ct Mansfield, MA 02048	260 Plain Street Mansfield, MA 02048	22 Riverwood Dr Mansfield, MA 02048
MLS #	Public Record	70267105	Public Record
Status	Sold	Sold	Sold
List Price		\$559,900	
Sale Price	\$555,000	\$565,000	\$560,000
List Date		9/26/2005	
Off Market Date		10/14/2005	
Sale Date	12/27/2005	1/20/2006	9/30/2005
Days on Market		18	
Style	Cape, Farmhouse	Colonial	Cape, Farmhouse
Bedrooms	4	2	4
Full Baths	2	1	2
Half Baths	1	1	1
Total Rooms	8	7	0
Square Feet	2446	2474	2522
Acres	0.71	0.38	0.75
Lot Size (sq.ft.)	30735	16580	32608
Year Built	1986	1955	1989
Fireplaces	0	1	0
Garage Spaces		2	
Garage Desc	--	Detached	--
Basement Desc			
Int. Features		Cable Available, Whole House Fan	
Ext. Features	Fenced Yard, Patio, Prof. Land...	Deck, Patio, Balcony, Storage ...	Fenced Yard, Patio, Prof. Land...
Sewer & Water		City/Town Water, Private Sewerage	
Waterfront		Lake, Access	
Beach Desc		Lake/Pond	
Assessed Value	\$475,000	\$493,100	\$492,500
Taxes	\$5,586	\$5,798.86	\$5,792
Tax Year	2005	2005	2005

Pricing Analysis - Square Foot Price

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Number of Properties: 9

Price Range: \$349,900 to \$565,000

Average Price: \$447,633

Median Price: \$405,900

Median \$ Per Square Foot: \$247

Address	City	Status	Square Feet	\$/SqFt	Price
301 Plain St	Mansfield, MA	ACT	1340	261	\$349,900
25 Plain St	Mansfield, MA	SLD	1736	214	\$372,000
36 Maverick Drive	Mansfield, MA	SLD	1509	247	\$373,000
86 Lakeview Road	Mansfield, MA	UAG	1391	288	\$400,000
62 Kerry Dr	Mansfield, MA	SLD	1632	249	\$405,900
11 Hidden Ln	Mansfield, MA	ACT	1735	258	\$447,900
2 Chambers Ct	Mansfield, MA	SLD	2446	227	\$555,000
22 Riverwood Dr	Mansfield, MA	SLD	2522	222	\$560,000
260 Plain Street	Mansfield, MA	SLD	2474	228	\$565,000

Pricing Scenarios

Median price of properties comparable to yours:

\$405,900

Predicted Price of your home based on 'cost per square foot':

\$428,545

Based on your property's square footage of **1735** and the median cost per square foot listed above as **\$247 per sqft.**