

April 28, 2004

Josephine McNeil
CAN-DO
1075 Washington Street
Newton, MA. 02465

Dear Josephine;

Attached are the comparable sold properties from which we can base the market value of the condominiums to be built at Linden Green at 248 Elliot Street in Newton Upper Falls. The price of a home is always dependent on market conditions at the time the property is listed.


Below are the price ranges:

One bedroom	\$299,000 – 329,000
Two bedroom in building	\$399,000 - 449,000
Two bedroom Town Home	\$449,000 - 489,000
Three bedroom Town Home	\$479,000 – 529,000

We will need to firm up pricing at a future date when the units are close to completion and going on the market.

I look forward to working with you again.

Sincerely;



Sandra E. Fromm
Principal
Karp&Lieberman Real Estate Group,LLC

169 WASHINGTON - Unit #17
Newton, MA 02458
Condominium/Co-op

MLS #: **30726860** Status: **Sold**
 List Price: **\$335,000** Sale Price: **\$310,000**
 List Date: **5/28/2003** Sale Date: **8/28/2003**
 Days on Market: **22** Off Market Date: **6/19/2003**
 County: **Middlesex County** Area:



5 Photos

Property Features

Rooms: **3** Style: **Other**
 Bedrooms: **1** Type: **Condominium/Co-op**
 Full Bath: **1** Acres: **0**
 Half Bath: **0** Lot Size: **0**
 Master Bath: **No** Gross Living Area: **812 sqft**
 Fireplaces: **0** Garage: **0 --**
 Year Built: **1905** Parking: **1 Deeded**
 No. Units: **18** Unit Level: **3** Placement: **Top/Penthouse**
 Association: **Yes** Fee: **\$246**
 Fee Includes: **Heat, Water, Sewer, Master Insurance, Exterior Maintenance, Landscaping, Snow Removal**

Room Descriptions

Room	Level	Size	Features
Living Room:	3		--
Kitchen:	3		--
Master Bedroom:	3		--
Bath 1:	3		Full Bath, Ceramic Tile Floor
Laundry:	3		--

Features

Waterfront: **No --**
 Basement: **Yes**
 Exterior: **Brick**
 Construction: **--**
 Heating: **Steam**
 Cooling: **None**
 Hot Water: **--**
 Electric: **--**
 Appliances: **Range, Dishwasher, Disposal, Microwave, Indoor Grill, Refrigerator**
 Interior Features: **--**
 Exterior Features: **--**
 Sewer and Water: **City/Town Water, City/Town Sewer**

Remarks

GRAC ONE BED TREETOP UNIT IN HUNNEWELL BLDG. GOURMET EI KIT W/JENNAIR GAS/GRILL STOVE. SPAC LR W/ ORIG ORN FP. JACUZZI TUB, EXPOSED BRICK, WD HOOK-UP, 9' CEILINGS DEEDED PKG, WALK TO EXP BUS, EASY ACCESS MA PIKE

Tax Information

Pin #:
 Assessment: **\$264,800**
 Taxes: **\$2908** Tax Year: **2003**
 Book: **27694** Page: **51**
 Cert:
 Zoning: **MR2**
 Map: Block: Lot:

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110 WASHINGTON PARK - Unit 4

Newton, MA 02460-1939

Condominium/Co-op

MLS #: **30739526** Status: **Sold**
 List Price: **\$309,000** Sale Price: **\$320,000**
 List Date: **6/27/2003** Sale Date: **8/29/2003**
 Days on Market: **14** Off Market Date: **7/11/2003**
 County: **Middlesex County** Area:

Property Features

Rooms: **3** Style: **Mid-Rise**
 Bedrooms: **1** Type: **Condominium/Co-op**
 Full Bath: **1** Acres: **0**
 Half Bath: **0** Lot Size: **0**
 Master Bath: Gross Living Area: **725 sqft**
 Fireplaces: **1** Garage: **0 --**
 Year Built: **1981** Parking: **1 --**
 No. Units: **25** Unit Level: **1** Placement: **Upper, Middle, Front**
 Association: **Yes** Fee: **\$180.46**
 Fee Includes: **Water, Sewer, Master Insurance, Elevator, Exterior Maintenance, Landscaping, Snow Removal, Extra Storage, Refuse Removal, Garden Area**



Room Descriptions

Room	Level	Size	Features
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Features

Waterfront: **No --**
 Basement: **Yes**
 Exterior: **--**
 Construction: **Brick**
 Heating: **Forced Air**
 Cooling: **Central Air**
 Hot Water: **--**
 Electric: **--**
 Appliances: **--**
 Interior Features: **--**
 Exterior Features: **--**
 Sewer and Water: **City/Town Water, City/Town Sewer**

Remarks

WONDERFUL UNIT AT CONVERTED SCHOOL, FULLY APPLIANCED NEWER WINDOWS, HIGH CEILINGS, FIREPLACE IN LIVING ROOM, GOOD STORAGE, WALK TO COMMUTER TRAIL OR T BUS, WALK TO RESTAURANTS & SHOPS, FLOOR THRU UNIT WITH LOTS OF LIGHT

Tax Information

Pin #:
 Assessment: **\$198,800**
 Taxes: **\$2170** Tax Year: **2003**
 Book: **29506** Page: **441**
 Cert:
 Zoning: **RES**
 Map: Block: Lot:

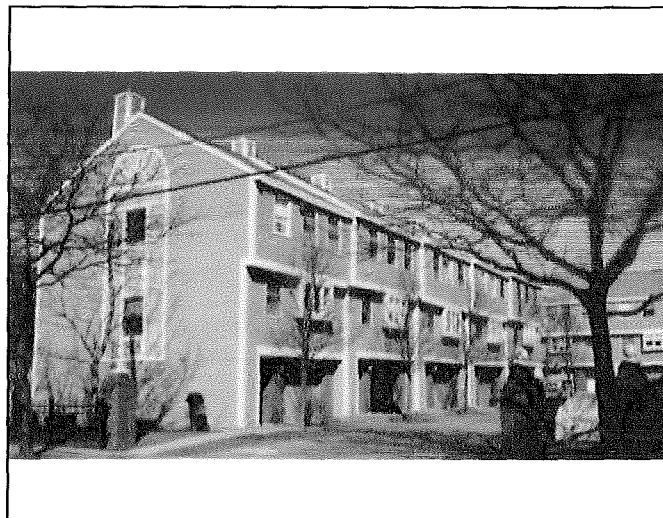
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**174 ADAMS STREET - Unit 9
Newton, MA 02458
Condominium/Co-op**

MLS #: **30721474** Status: **Sold**
 List Price: **\$442,900** Sale Price: **\$442,900**
 List Date: **5/14/2003** Sale Date: **10/30/2003**
 Days on Market: **1** Off Market Date: **5/14/2003**
 County: **Middlesex County** Area:

Property Features

Rooms: **6** Style: **Townhouse**
 Bedrooms: **2** Type: **Condominium/Co-op**
 Full Bath: **2** Acres: **0**
 Half Bath: **1** Lot Size: **0**
 Master Bath: **Yes** Gross Living Area: **1435 sqft**
 Fireplaces: **1** Garage: **1 Under, Garage Door Opener, Deeded**
 Year Built: **1985** Parking: **2 --**
 No. Units: **12** Unit Level: **1** Placement: **Middle**
 Association: **Yes** Fee: **\$195**
 Fee Includes: **Master Insurance, Exterior Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	2	20x17	Fireplace, Hard Wood Floor
Dining Room:	2	10x7	Hard Wood Floor
Kitchen:	2	12x9	Hard Wood Floor
Master Bedroom:	3	18x13	Hard Wood Floor
Bedroom 2:	3	18x12	Hard Wood Floor
Bath 1:	3	7x7	Full Bath
Bath 2:	3	9x5	Full Bath
Laundry:	1'		--
OFC:	1	17x7	--
BTH:	2		Half Bath

Features

Waterfront: **No --**
 Basement: **Yes**
 Exterior: **Clapboard**
 Construction: **Frame**
 Heating: **Hot Water Baseboard, Gas**
 Cooling: **Central Air**
 Hot Water: **Natural Gas, Tankless**
 Electric: **Circuit Breakers, 100 Amps**
 Appliances: **Dishwasher, Disposal**
 Interior Features: **Cable Available**
 Exterior Features: **--**
 Sewer and Water: **City/Town Water, City/Town Sewer**

Remarks

A BEAUTIFUL RENOVATION THIS UNIT INCLUDES NEW KITCHEN WITH GRANITE COUNTERS/STAINLESS APPLIANCES, NEW GRANITE/MARBLE BATHS NEW A/C & FIREPLACE W/HARDWOOD FLOORS THROUGHOUT VERY CONVENIENT LOCATION 1ST FL OFFICE SLATE ENTRY GRANITE FOYER

Tax Information

Pin #:
 Assessment: **\$0**
 Taxes: **\$0** Tax Year: **2003**
 Book: **0** Page: **0**
 Cert:
 Zoning: **RES**
 Map: Block: Lot:

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94A CHRISTINA STREET - Unit 94A
Newton, MA 02461
Condominium/Co-op

MLS #: **30751838** Status: **Sold**
 List Price: **\$485,000** Sale Price: **\$485,000**
 List Date: **8/1/2003** Sale Date: **10/15/2003**
 Days on Market: **5** Off Market Date: **8/6/2003**
 County: **Middlesex County** Area:

Property Features

Rooms: **6** Style: **Townhouse**
 Bedrooms: **3** Type: **Condominium/Co-op**
 Full Bath: **2** Acres: **0**
 Half Bath: **1** Lot Size: **0**
 Master Bath: **Yes** Gross Living Area: **1500 sqft**
 Fireplaces: **0** Garage: **0 --**
 Year Built: **2003** Parking: **2 Off-Street, Assigned**
 No. Units: **5** Unit Level: **1** Placement: **--**
 Association: **Yes** Fee: **\$150**
 Fee Includes: **Master Insurance, Exterior Maintenance, Road Maintenance, Landscaping, Snow Removal, Refuse Removal**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		--
Dining Room:	1		--
Kitchen:	1		--
Master Bedroom:	3		--
Bedroom 2:	2		--
Bedroom 3:	2		--
Bath 1:	3		Full Bath
Bath 2:	2		Full Bath
Laundry:	B		--
BTH:	1		Half Bath

Features

Waterfront: **No --**
 Basement: **Yes**
 Exterior: **Clapboard, Wood**
 Construction: **Frame**
 Heating: **Central Heat, Gas, Individual**
 Cooling: **Central Air**
 Hot Water: **Natural Gas**
 Electric: **--**
 Appliances: **Dishwasher, Microwave, Refrigerator**
 Interior Features: **Cable Available**
 Exterior Features: **--**
 Sewer and Water: **City/Town Water, City/Town Sewer**

Remarks

WONDERFUL NEW THSE APPRX 1500 SF,C/A,3 BRS,FULLY APPLIANCED KIT,GREAT LOCATION,SQ FOOTAGE DOES NOT INCL BSMNT.SUMP PUMP SHOWINGS BEGIN AT OH 8/3/03 FROM 12-1:30.

Tax Information

Pin #:
 Assessment: **\$0**
 Taxes: **\$0** Tax Year: **2003**
 Book: **00** Page: **00**
 Cert:
 Zoning: **MULTI**
 Map: Block: Lot:

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21 WASHINGTON PARK - Unit 21
Newton, MA 02460
Condominium/Co-op

MLS #: **30784377** Status: **Sold**
 List Price: **\$515,000** Sale Price: **\$505,000**
 List Date: **10/28/2003** Sale Date: **2/6/2004**
 Days on Market: **23** Off Market Date: **11/20/2003**
 County: **Middlesex County** Area:



Property Features

Rooms: **6** Style: **Other**
 Bedrooms: **3** Type: **Condominium/Co-op**
 Full Bath: **1** Acres: **0.14**
 Half Bath: **1** Lot Size: **6335**
 Master Bath: **No** Gross Living Area: **1590 sqft**
 Fireplaces: **0** Garage: **0 --**
 Year Built: **1916** Parking: **2 Assigned, Deeded**
 No. Units: **2** Unit Level: **1** Placement: **Upper, Front**
 Association: **Yes** Fee: **\$77**
 Fee Includes: **Master Insurance, Landscaping**

Room Descriptions

Room	Level	Size	Features
Living Room:	2	14x12	Hard Wood Floor
Dining Room:	2	12x12	Hard Wood Floor
Kitchen:	2	12x11	Hard Wood Floor
Master Bedroom:	3	15x13	Walk-in Closet, Hard Wood Floor
Bedroom 2:	3	16x12	Hard Wood Floor
Bedroom 3:	3	12x13	Hard Wood Floor
Bath 1:	2	6x3	Half Bath
Bath 2:	3	8x6	Full Bath
Laundry:	B		--

Features

Waterfront: **No --**
 Basement: **Yes**
 Exterior: **Stucco**
 Construction: **Frame**
 Heating: **Central Heat, Hot Water Radiators**
 Cooling: **None**
 Hot Water: **Natural Gas**
 Electric: **220 Volts, Circuit Breakers, 100 Amps**
 Appliances: **Range, Dishwasher, Disposal, Refrigerator, Washer, Dryer**
 Interior Features: **Cable Available**
 Exterior Features: **Porch, Balcony**
 Sewer and Water: **City/Town Water, City/Town Sewer**

Remarks

BEAUTIFUL TOP TWO FLOORS IN PHILADELPHIA STYLE TWO FAMILY; THROUGH HALLWAY MAKES THIS FEEL LIKE A SINGLE FAMILY HOME; KITCHEN AND SYSTEMS RENOVATED IN 2001; TWO PKG SPACES; THREE BIG BEDROOMS; SUNNY FRONT PORCH; GREAT UNIT!!!

Tax Information

Pin #:
 Assessment: **\$4,192,000**
 Taxes: **\$4623** Tax Year: **4**
 Book: **33539** Page: **439**
 Cert:
 Zoning: **MR1**
 Map: **45NW** Block: Lot:

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**40 Cummings Road - Unit 40
Newton 02459
Condominium/Co-op**

MLS #: **30733700** Status: **Sold**
 List Price: **\$529,000** Sale Price: **\$525,000**
 List Date: **6/12/2003** Sale Date: **11/19/2003**
 Days on Market: **97** Off Market Date: **9/17/2003**
 County: **Middlesex County** Area:

Property Features

Rooms: **6** Style: **Detached**
 Bedrooms: **3** Type: **Condominium/Co-op**
 Full Bath: **2** Acres: **0.44**
 Half Bath: **1** Lot Size: **19328**
 Master Bath: **Yes** Gross Living Area: **1600 sqft**
 Fireplaces: **0** Garage: **0 --**
 Year Built: **1875** Parking: **3 Off-Street**
 No. Units: **2** Unit Placement: **--**
 Association: **No** Fee: **\$0**
 Fee Includes: **--**



Room Descriptions

Room	Level	Size	Features
Living Room:	1		Hard Wood Floor, Bay/Bow Windows
Dining Room:	1		Hard Wood Floor
Kitchen:	1		Hard Wood Floor, Bay/Bow Windows
Master Bedroom:	2		Full Bath, Hard Wood Floor
Bedroom 2:	2		Hard Wood Floor
Bedroom 3:	2		Hard Wood Floor
Bath 1:	2		Full Bath
Bath 2:	1		Half Bath
Laundry:	1		Ceramic Tile Floor

Features

Waterfront: **No --**
 Basement: **Yes**
 Exterior: **Clapboard**
 Construction: **--**
 Heating: **Hot Water Baseboard, Hot Water Radiators**
 Cooling: **None**
 Hot Water: **Natural Gas**
 Electric: **--**
 Appliances: **--**
 Interior Features: **--**
 Exterior Features: **--**
 Sewer and Water: **City/Town Water, City/Town Sewer**

Remarks

RARE OPPORTUNITY TO LIVE IN NEWTON CENTRE ON OVER 19,000 SQ FT OF LAND. TERRIFIC, DETACHED FREESTANDING CONDO! MUST SEE! RENOVATIONS JUST COMPLETED. GORGEOUS STAINLESS STEEL KITCHEN W/GRANITE. JACUZZI MASTER BATH. CONDO FEE TO BE DETERMINED

Tax Information

Pin #:
 Assessment: **\$399,900**
 Taxes: **\$4367** Tax Year: **2003**
 Book: **0** Page: **0**
 Cert:
 Zoning: **Res**
 Map: Block: Lot:

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**19 Woodbine Street - Unit B
Newton 02466
Condominium/Co-op**

MLS #: **30750976** Status: **Sold**
 List Price: **\$549,000** Sale Price: **\$547,000**
 List Date: **7/29/2003** Sale Date: **10/16/2003**
 Days on Market: **7** Off Market Date: **8/5/2003**
 County: **Middlesex County** Area:

Property Features

Rooms: **5** Style: **2/3 Family**
 Bedrooms: **3** Type: **Condominium/Co-op**
 Full Bath: **2** Acres: **0.32**
 Half Bath: **0** Lot Size: **14000**
 Master Bath: **Yes** Gross Living Area: **1519 sqft**
 Fireplaces: **1** Garage: **1 Detached**
 Year Built: **1874** Parking: **2 Off-Street**
 No. Units: **3** Unit Placement: **Middle**
 Association: **Yes** Fee: **\$245**
 Fee Includes: **Water, Sewer, Master Insurance, Exterior Maintenance,
 Road Maintenance, Landscaping, Snow Removal**



3 Photos

Room Descriptions

Room	Level	Size	Features
Living Room:	2	12x22	Fireplace, Hard Wood Floor
Kitchen:	2	13x18	Hard Wood Floor, Dining Area
Master Bedroom:	2	12x13	Walk-in Closet, Hard Wood Floor
Bedroom 2:	2	10x13	Hard Wood Floor
Bedroom 3:	2	13x13	Hard Wood Floor
Bath 1:	2	6x9	Full Bath
Laundry:	2		--

Features

Waterfront: **No** --
 Basement: **Yes**
 Exterior: **Clapboard, Wood**
 Construction: **Frame**
 Heating: **Forced Air**
 Cooling: **Central Air**
 Hot Water: **Natural Gas**
 Electric: **100 Amps**
 Appliances: **Range, Dishwasher, Disposal, Refrigerator**
 Interior Features: **Cable Available, Intercom**
 Exterior Features: --
 Sewer and Water: **City/Town Water, City/Town Sewer**

Remarks

STUNNING REJUVENATION OF SECOND EMPIRE MANSARD VICTORIAN. SO MANY WONDERFUL DETAILS, FROM THE INLAID HARDWOOD FLOORS IN THE SUNNY EXPANSIVE FIREPLACED LIVINGROOM TO THE CUSTOM CHERRY AND GRANITE KITCHEN. WONDERFULL ESTATE GROUNDS.

Tax Information

Pin #:
 Assessment: **\$0**
 Taxes: **\$0** Tax Year: **2003**
 Book: **25698** Page: **4042**
 Cert:
 Zoning: **Mr1**
 Map: Block: Lot:

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