

# Vacant Lot & Land BPO Form

**Date of BPO** 3/14/2014 **Property #** 11FLCHAGL000796  
**Property Address** 324 CHARLOTTE STREET  
**City** Punta Gorda **State** FL **Zip** 34234

**PROPERTY DESCRIPTION** – Please fill all blanks, following any estimates with a question mark

<i>Lot Size</i>	81,711 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	Vac. RMF5	<i>Landscaping</i>	Grass & trees
<i>View</i>	Residential	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>	Heavily treed. Sold for \$300,000 in 2006.		

**NEIGHBORHOOD INFORMATION**

<i>Price ranges (vacant lots and homes)</i>	\$4,000- \$550,000					
<i>Describe Neighborhood In Detail</i>	Property across the street, multi unit more than 10. 11,176 sf, 32br/16bth on 1.69 acres. sold for \$300k 7/10, \$725k 2/04.					
Multi family, SFR & commercial.						
<i>Neighborhood info</i>	HOA	N	Dues	\$N/A	Amenities	N/A
<i>Add'l comments</i>						

**MARKETING INFORMATION**- In the subject area is the market up, down or stable? Please give marketing time in months.

<i>Property Values</i>	Down	<i>Supply</i>	Up	<i>Demand</i>	Up	<i>Marketing Time</i>	12-24 Months
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**SALES COMPARISON ANALYSIS**- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilities	Listed?	Price
<b>324 Charlotte St</b>	81,711 sf	normal	Multi family	O	None/Public	No	\$ N/A

Current Listing Agent: N/A Telephone: \_\_\_\_\_

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
17093 URSULA AVE, PORT CHARLOTTE	10.2 mi	30,000 sf	Normal	multi	RMF10	None/Public	724	\$ 149,850
17074 CARLEEN AVE, PORT CHARLOTTE	10.2 mi	sf	Normal	multi	RMF10	None/17 lots	98	\$133,300
12314 GROUSE AVE # 2A, PT CHARLOTTE	18.39 mi	87,514 sf	6 platted lots	multi	RMF15	None/7 lots	2289	203,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
1013 NOMAD RD, PUNTA GORDA	8.19 mi	83,195 sf	Normal	multi	RMF15	None/Public 2/13	22	\$ 20,000
1405 SAN CRISTOBAL AVE, PUNTA GORDA	7.46 mi	39,997 sf	Normal	multi	RMF15	None/Public 3/13	522	18,000
9360 LITTLE GASPARILLA ISLAND, PLACIDA	25.58 mi	25,264 sf	Normal	GULF	RMF-T	None/Public 1/13	2359	100,000

The area searched for the above listings and recent sales was Charlotte County and 24 months past

**Suggested List Price** \$ 149,000 **Probable Sales Price** \$ 125,000

Realtor: Ray Casali Company: Avenue 1 Realty Group LLC  
 Address: 7514 W. Diversey Ave Telephone: 708-395-5477  
 City: Elmwood Park State: IL City: Elmwood Park  
 Years of Real Estate Experience: 25  
 Total Units sold in the last 6 months: 24 REOs sold in last 6 months: 8

**324 Charlotte Street, Punta Gorda FL**



Subject Front





Street View – West



Street View - East