

Vacant Lot & Land BPO Form

Date of BPO 3/10/2014 **Property #** 10FLCITGL002293

Property Address 11276 W. Cockscomb
City Crystal River **State** Florida **Zip** 34428

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

<i>Lot Size</i>	50,325 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	CLR	<i>Landscaping</i>	Grass & Trees
<i>View</i>	Land	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>	Property is located in a rural area with many vacant parcels and limited number of residential properties.		

NEIGHBORHOOD INFORMATION

<i>Price ranges (vacant lots and homes)</i>	\$2,500.00 to \$305,000		
<i>Describe Neighborhood In Detail</i>	Area consists of mainly vacant parcels. Lack of comparable lots on the market and that have sold. Search was expanded.		
<i>Neighborhood info</i>	HOA	Y or N	Dues \$ Amenities
<i>Add'l comments</i>			

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

Property Values *Supply* *Demand* *Marketing Time*

SALES COMPARISON ANALYSIS- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilites	Listed?	Price
11276 W. Cockscomb, Crystal River	50,325 sf	Normal	Land	CLR	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
10638 Watergate, Crystal River	1.2 Miles	41,818 sf	Normal	Land	N/A	None	138	\$12,000.00
11521 W. Belvedere, Crystal River	1.3 Miles	62,726 sf	Normal	Residential	N/A	None	313	\$16,000.00
7814 N. Shillelagh, Crystal River	1.3 miles	57,820 sf	Normal	Residential	RUR	None	12	\$18,000.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
11435 Linda, Dunnellon	3.5 Miles	48,854 sf	Normal	Land	N/A	None/2-21-2014	67	\$3,375.00
6924 W. Melissa, Dunnellon	3.7 Miles	43,680 sf	Normal	Land	RUR	None/1-6-2014	26	\$5,500.00
7981 W. Riverbend, Crystal River	1.5 Miles	16,117 sf	Normal	Water	R1	None/5-31-2013	121	\$35,000.00

The area searched for the above listings and recent sales was - 3.5 miles and 9 months past

Suggested List Price \$ 9,900.00 *Probable Sales Price* \$ 8,500.00

Realtor Ray Casali Company Avenue One Realty
 Address 7514 W. Diversey Telephone 708-395-5477
 City Elmwood Park IL Zip 60707
 Years of Real Estate Experience 25
 Total Units sold in the last 6 months : 24 REOs sold in last 6 months : 8

11276 W. Cockscomb, Crystal River FL 34428



Subject Front





Street View – East



Street View – West