

Vacant Lot & Land BPO Form

Date of BPO 3/10/2014 **Property #** 10FLCITGL002362

Property Address 7564 W. Smiles
City Dunnellon **State** Florida **Zip** 34433

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

Lot Size	31,500 sf	Topography	Normal
Shape of Lot	Rectangle	Fenced?	No
Zoning Classification	RUR	Landscaping	Grass & Trees
View	Land	Utilities	None
Off Site Improvements	None		
Please describe the property in detail	Property is located in a rural area with many vacant parcels. Property is grass and tree covered. Property is located off a dirt road. Corner lot.		

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes)	\$1,500.00 to \$499,000		
Describe Neighborhood In Detail	Area consists of many vacant parcels. Rural area with dirt roads. There is a lack of sold comps in the city of Dunnellon.		
Neighborhood info	HOA	Y or N	Dues \$
			Amenities
Add'l comments			

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

Property Values	Down	Supply	Up	Demand	Down	Marketing Time	6-12 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
7564 W. Smiles, Dunnellon	31,500 sf	Normal	Land	RUR	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
12250 Oakleaf, Dunnellon	.8 Miles	12,460 sf	Normal	Residential	CLR	None	32	\$12,000.00
11874 Blitzen, Dunnellon	1.5 Miles	24,020 sf	Normal	Residential	GNC	None	211	\$30,500.00
1462 W. Biloxi, Dunnellon	1.3 Miles	22,228 sf	Normal	Residential	N/A	None	211	\$39,500.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
11435 Linda, Dunnellon	1.0 Miles	48,854 sf	Normal	Land	N/A	None/2-21-2014	67	\$3,375.00
6924 W. Melissa, Dunnellon	.9 Miles	43,680 sf	Normal	Land	RUR	None/1-6-2014	26	\$5,500.00
0 NW Ridgewood, Dunnellon	.7 Miles	43,996 sf	Normal	Land	R1	None/12-10-2013	70	\$8,000.00

The area searched for the above listings and recent sales was - 1.5 miles and 6 months past

Suggested List Price \$ 6,900.00 **Probable Sales Price** \$ 4,500.00

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

7564 W. Smiles, Dunnellon FL 34433



Subject Front





Street View – East



Street View – West