

# Vacant Lot & Land BPO Form

**Date of BPO** 3/20/2014 **Property #** 10FLCLAGL000462

**Property Address** 7631 Casa Grande Blvd  
**City** Keystone Heights **State** Florida **Zip** 32656

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

<i>Lot Size</i>	49,484 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	AR	<i>Landscaping</i>	Grass & Tree Covered
<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 an area mainly composed of vacant parcels and a few single family homes.		

**NEIGHBORHOOD INFORMATION**

<i>Price ranges (vacant lots and homes)</i>	\$1,000 to \$300,000				
<i>Describe Neighborhood In Detail</i>	Oversupply of vacant parcels in area.				
<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.

<i>Property Values</i>	Down	<i>Supply</i>	Up	<i>Demand</i>	Down	<i>Marketing Time</i>	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
<b>7631 Casa Grande , Keystone Heights</b>	49,484 sf	Normal	Land	AR	None	No	\$

Current Listing Agent \_\_\_\_\_ Telephone \_\_\_\_\_

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
S East 43 <sup>rd</sup> , Keystone Hts	.9 miles	38,142 sf	Normal	Res	N/A	None	18	\$29,900.00
6084 SE 4 <sup>th</sup> Ave, Keystone Hts	1.2 miles	41,342 sf	Normal	Land	N/A	None	159	\$6,500.00
State Rd 21, Keystone Hts	1.3 miles	29,942 sf	Normal	Land	AR	None	166	\$26,900.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
6446 Bowdoin, Keystone Hts	1.0 miles	16,466 sf	Normal	Residential	N/A	None/8-16-13	179	\$5,500.00
Linwood, Keystone Hts	1.4 miles	21,998 sf	Normal	Residential	N/A	None/10-30-13	122	\$3,000.00
6299 Drake, Keystone Hts	1.8 miles	14,985 sf	Normal	Residential	AR	None/11-15-13	69	\$4,700.00

The area searched for the above listings and recent sales was - 1.5 miles and 12 months past

**Suggested List Price** \$ 9,900.00 **Probable Sales Price** \$ 6,000.00

**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

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**7631 Casa Grande Blvd, Keystone Heights FL**



Subject Front





Street View – West



Street View - East