

# Vacant Lot & Land BPO Form

**Date of BPO** 3/10/2014 **Property #** 10FLPOLGL002380

**Property Address** S PALM DR

**City** HAINES CITY **State** FL **Zip** 33844

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

<i>Lot Size</i>	7,568 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	irregular	<i>Fenced?</i>	No
<i>Zoning Classification</i>	Vac. Res.	<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>		Trees along side (neighbors?) Grass & 1 tree on other side of lot, bordering a vacant parcel.	

**NEIGHBORHOOD INFORMATION**

<i>Price ranges (vacant lots and homes)</i>	\$14,500 (vacant lakefront)-\$86,500
<i>Describe Neighborhood In Detail</i>	SFR near a small lake. A number of vacant lots in the area.

<i>Neighborhood info</i>	HOA	N	Dues	\$N/A	Amenities	N/A
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*Add'l comments*

**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>	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>S Palm Dr</b>	7,568 sf	normal	Residential	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
Lake Gordon Dr, Haines City	0.41 mi	7,700 sf	Normal	Residential	O	None/Public	174	\$ 14,500
1109 Rhodes N Rd, Haines City	2.66 mi	10,008 sf	Normal	Residential	O	None/Public	853	18,000
N 8 <sup>th</sup> St, Haines City	1.35	12,500 sf	Normal	Residential	O	None/Public	645	20,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
Quail Ridge Ct, Haines City	2.28 mi	40,075 sf	Normal	Residential	O	None/Public	220	\$ 11,000
Sample Ave # W, Haines City	0.67 mi	11,000 sf	Normal	Residential	O	None/Public	60	11,000
6 <sup>th</sup> St N, Lake Hamilton	1.21 mi	19,004 sf	Normal	Residential	O	None/Public	41	16,500

The area searched for the above listings and recent sales was a 5 mile radius and 18 months past

**Suggested List Price** \$ 8,000 **Probable Sales Price** \$ 6,000

**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

**S Palm, Haines City, FL**



Subject Front





Street View – West



Street View - East