

Vacant Lot & Land BPO Form

Date of BPO 3/13/2014 **Property #** 10FLPOLGL000134
Property Address 1137 JEWEL AVE
City LAKELAND **State** FL **Zip** 33805

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

<i>Lot Size</i>	13,739 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangular	<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>	Heavily treed.		

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes) \$7,500- \$118,000
Describe Neighborhood In Detail SFR & multi-family. Industrial 0.2 mi from parcel.

<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.

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	Utilities	Listed?	Price
1137 Jewel Ave	13,739 sf	normal	Residential	O	None/Public	No	\$ N/A

Current Listing Agent Telephone

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
2520 OLD TAMPA HWY, LAKELAND	2.48mi	13,000 sf	Normal	Res/MH	O	Septic/Public	128	\$ 13,400
850 N LINCOLN AVE, LAKELAND	1.24 mi	14,000 sf	Normal	Residential	O	Septic/Public	140	12,265
3130 BAIRD AVE, LAKELAND	2.95 mi	15,100 sf	Normal	Residential	O	Septic/Public	415	19,900

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
1505 POWHATAN CT, LAKELAND	0.95 mi	13,000 sf	Normal	Residential	O	Water/sewer/ electric 10/13	7	\$ 9,000
0 HONEOYE TRL, LAKELAND	2.74 mi	11,390 sf	Normal	Residential	O	None/Public 2/13	158	9,000
1311 JOSEPHINE ST, LAKELAND	2.9 mi	12,000 sf	Normal	Residential	O	None/Public 9/12	33	5,250

The area searched for the above listings and recent sales was 3.5 miles and 24 months past

Suggested List Price \$ 11,000 *Probable Sales Price* \$ 8,000

Realtor Company
Address Telephone
City State City
Years of Real Estate Experience

Total Units sold in the last 6 months 24 REOs sold in last 6 months 8

1137 Jewell Ave, Lakeland FL



Subject Front





Street View – West