

# Vacant Lot & Land BPO Form

**Date of BPO** 3/13/14      **Property #** 10FLPOLGL000184

**Property Address** 628 ADAMS ST

**City** LAKELAND      **State** FL      **Zip** 33815

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

<b>Lot Size</b>	6,300 sf	<b>Topography</b>	Normal
<b>Shape of Lot</b>	Rectangular	<b>Fenced?</b>	No
<b>Zoning Classification</b>	Vac. Res.	<b>Landscaping</b>	Grass & Trees
<b>View</b>	Residential	<b>Utilities</b>	None
<b>Off Site Improvements</b>	None		
<b>Please describe the property in detail</b>	Heavily treed.		

**NEIGHBORHOOD INFORMATION**

<b>Price ranges (vacant lots and homes)</b>	\$7,500- \$58,000					
<b>Describe Neighborhood In Detail</b>						
<b>Neighborhood info</b>	HOA	N	Dues	\$N/A	Amenities	N/A
<b>Add'l comments</b>						

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

<b>Property Values</b>	Down	<b>Supply</b>	Up	<b>Demand</b>	Up	<b>Marketing Time</b>	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>628 Adams St</b>	6,300 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
850 N LINCOLN AVE, LAKELAND	0.15 mi	14,000 sf	Normal	Residential	O	None/Public	141	\$ 12,265
214 W PARKER ST, LAKELAND	0.4 mi	3,717 sf	Normal	Residential	O	None/Public	379	6,000
812 EMMA ST, LAKELAND	0.19 mi	7,000 sf	Normal	Residential	O	None/Public	141	6,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Sales Price
705 GILMORE AVE, LAKELAND	1.17 mi	4,560 sf	Normal	Residential	O	None/Public 11/13	111	\$ 2,950
1113 ANDERSON AVE, LAKELAND	0.57 mi	7,004 sf	Normal	Residential	O	None/Public 10/13	67	3,500
1106 N VERMONT AVE	1.25 mi	6,750 sf	Normal	Residential	O	None/Public 7/13	68	5,200

The area searched for the above listings and recent sales was a 3.5 mile radius and 18 months past

**Suggested List Price** \$ 6,000      **Probable Sales Price** \$ 4,000

**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

**628 Adams, Lakeland FL**



Subject Front





Street View – West



Street View - East