Vacant Lot & Land BPO Form

Date of BPO 3/13	/14 Prope	rty # 10FL	POLGL000184	4				
Property Address	628 ADAMS ST LAKELAND			Stat- E	77 •	22015		
•				State FL		Zip	33815	
PROPERTY DESCR	<u>RIPTION</u> – Plea	ase fill <u>all</u> bla	anks, followi	ing any estim	ates with a	a question mark	X	
Lot Size 6,300 sf		T	opography	Normal				
Shape of Lot	Rectangular		enced?	No				
Zoning Classification	sification Vac. Res.		andscaping	Grass & Trees				
View	w Residential		tilities	None				
Off Site Improvements	None							
Please describe the prop	erty in detail H	Heavily treed.						
<u>NEIGHBORHOOD</u> Price ranges (vacant lot		<u>)N</u> \$7,500- \$58,	000					
Describe Neighborhood	In Detail							
Neighborhood info	HOA N	Dues	\$N/A	Amenities	N/A			
Add'l comments								
MARKETING INFO	RMATION - I	n the subject a	area is the ma	arket up, dowi	n or stable	? Please give ma	arketing ti	me in months.
Property Values Dov	vn Su	pply Up	D	emand Up		Marketing Tin	ne 6-12	Months
SALES COMPARIS	ON ANALYSI	<u>S</u> - Please fill	<u>all</u> blanks, f	following any	estimates	with a question	n mark	
Subject Property	ON ANALYSI	S- Please fill Lot Size	Topograph	following any	estimates Zoning	with a question	Listed?	Price
	ON ANALYSI	_				-	I	
Subject Property	ON ANALYSI	Lot Size	Topograph y	View Residential	Zoning	Utilites	Listed?	
Subject Property 628 Adams St Current Listing N/A	ON ANALYSI Prox to Subj.	Lot Size	Topograph y	View Residential	Zoning O	Utilites	Listed?	
Subject Property 628 Adams St Current Listing Agent N/A Current Listings 850 N LINCOLN AVE,	Prox to	Lot Size 6,300 sf	Topograph y normal	View Residential Tel	Zoning O ephone	Utilites None/Public	Listed? No	\$ N/A
Subject Property 628 Adams St Current Listing Agent N/A Current Listings	Prox to Subj.	Lot Size 6,300 sf Lot Size	Topograph y normal Topography	View Residential Tel	Zoning O ephone Zoning	Utilites None/Public Utilities	Listed? No DOM	\$ N/A
Subject Property 628 Adams St Current Listing N/A Agent Current Listings 850 N LINCOLN AVE, LAKELAND 214 W PARKER ST,	Prox to Subj. 0.15 mi	Lot Size 6,300 sf Lot Size 14,000 sf	Topograph y normal Topography Normal	View Residential Tel View Residential	Zoning O lephone Zoning O	Utilites None/Public Utilities None/Public	Listed? No DOM 141	\$ N/A Current List Price \$ 12,265
Subject Property 628 Adams St Current Listing N/A Agent Current Listings 850 N LINCOLN AVE, LAKELAND 214 W PARKER ST, LAKELAND 812 EMMA ST,	Prox to Subj. 0.15 mi 0.4 mi 0.19 mi	Lot Size 6,300 sf Lot Size 14,000 sf 3,717 sf	Topograph y normal Topography Normal Normal	View Residential View Residential Residential	Zoning O eephone Zoning O O	Utilities Utilities Utilities Utilities None/Public None/Public	Listed? No DOM 141 379	\$ N/A Current List Price \$ 12,265 6,000
Subject Property 628 Adams St Current Listing N/A Agent Current Listings 850 N LINCOLN AVE, LAKELAND 214 W PARKER ST, LAKELAND 812 EMMA ST, LAKELAND Recent Sales 705 GILMORE AVE,	Prox to Subj. 0.15 mi 0.4 mi 0.19 mi	Lot Size 6,300 sf Lot Size 14,000 sf 3,717 sf 7,000 sf	Topograph y normal Topography Normal Normal Normal	View Residential View Residential Residential Residential	Zoning O ephone Zoning O O O	Utilities None/Public Utilities None/Public None/Public Utilities None/Public	Listed? No DOM 141 379 141	\$ N/A Current List Price \$ 12,265 6,000 6,000
Subject Property	Prox to Subj. 0.15 mi 0.4 mi 0.19 mi Prox to Subj. 1.17 mi	Lot Size 6,300 sf Lot Size 14,000 sf 3,717 sf 7,000 sf Lot Size	Topograph y normal Topography Normal Normal Normal Topography	View Residential View Residential Residential Residential View	Zoning ephone Zoning O O O Zoning	Utilities Utilities Utilities Utilities Utilities Utilities Utilities	Listed? No DOM 141 379 141 DOM	\$ N/A Current List Price \$ 12,265 6,000 6,000 Sales Price
Subject Property	Prox to Subj. 0.15 mi 0.4 mi 0.19 mi Prox to Subj. 1.17 mi 0.57 mi	Lot Size 6,300 sf Lot Size 14,000 sf 3,717 sf 7,000 sf Lot Size 4,560 sf	Topograph y normal Topography Normal Normal Normal Normal Normal Normal	View Residential View Residential Residential Residential View Residential Residential Residential Residential Residential Residential	Zoning ephone Zoning O O O Zoning O	Utilities None/Public Utilities None/Public None/Public Utilities Utilities None/Public 11/13 None/Public	Listed? No DOM 141 379 141 DOM 111	\$ N/A Current List Price \$ 12,265 6,000 6,000 Sales Price \$ 2,950
Subject Property 628 Adams St Current Listing N/A Agent Current Listings 850 N LINCOLN AVE, LAKELAND 214 W PARKER ST, LAKELAND 812 EMMA ST, LAKELAND Recent Sales 705 GILMORE AVE, LAKELAND 1113 ANDERSON AVE LAKELAND 1106 N VERMONT AVE The area searched for t	Prox to Subj. 0.15 mi 0.4 mi 0.19 mi Prox to Subj. 1.17 mi 0.57 mi E 1.25 mi the above listings	Lot Size 6,300 sf Lot Size 14,000 sf 3,717 sf 7,000 sf Lot Size 4,560 sf 7,004 sf 6,750 sf	Topograph normal Topography Normal Normal	View Residential View Residential Residential Residential View Residential	Zoning ephone Zoning O O O Zoning O O O O O O O O O O O O O O O O O O O	Utilities None/Public Utilities None/Public None/Public Utilities Utilities Utilities Utilities Utilities None/Public 11/13 None/Public 10/13 None/Public 7/13 hs past	Listed? No DOM 141 379 141 DOM 111 67	\$ N/A Current List Price \$ 12,265 6,000 6,000 Sales Price \$ 2,950 3,500
Subject Property 628 Adams St Current Listing N/A Agent Current Listings 850 N LINCOLN AVE, LAKELAND 214 W PARKER ST, LAKELAND 812 EMMA ST, LAKELAND 812 EMMA ST, LAKELAND 705 GILMORE AVE, LAKELAND 1113 ANDERSON AVE LAKELAND 1106 N VERMONT AVE The area searched for t Suggested List Price	Prox to Subj. 0.15 mi 0.4 mi 0.19 mi Prox to Subj. 1.17 mi 0.57 mi E 1.25 mi the above listings \$ 6,000	Lot Size 6,300 sf Lot Size 14,000 sf 3,717 sf 7,000 sf Lot Size 4,560 sf 7,004 sf 6,750 sf	Topograph normal Topography Normal Normal	View Residential View Residential Residential	Zoning ephone Zoning O O O Zoning O O O d 18 montl s Price	Utilities None/Public Utilities None/Public None/Public Utilities Utilities Utilities Utilities None/Public 10/13 None/Public 10/13 None/Public 7/13 hs past \$ 4,000	Listed? No DOM 141 379 141 DOM 111 67 68	\$ N/A Current List Price \$ 12,265 6,000 6,000 Sales Price \$ 2,950 3,500
Subject Property 628 Adams St Current Listing N/A Agent	Prox to Subj. 0.15 mi 0.4 mi 0.19 mi Prox to Subj. 1.17 mi 0.57 mi E 1.25 mi the above listings	Lot Size 6,300 sf Lot Size 14,000 sf 3,717 sf 7,000 sf Lot Size 4,560 sf 7,004 sf 6,750 sf s and recent sa	Topograph normal Topography Normal Normal	View Residential View Residential Residential Residential View Residential	Zoning ephone Zoning O O O Zoning O O O d 18 montl s Price	Utilities None/Public Utilities None/Public None/Public Utilities Utilities Utilities Utilities Utilities Utilities None/Public 11/13 None/Public 10/13 None/Public 7/13 hs past \$ _4,000 Realty Group LLC	Listed? No DOM 141 379 141 DOM 111 67 68	\$ N/A Current List Price \$ 12,265 6,000 6,000 \$ 2,950 3,500 5,200

628 Adams, Lakeland FL



Subject Front





Street View – West



Street View - East