

# Vacant Lot & Land BPO Form

**Date of BPO** 3/13/14    **Property #** 10FLPOLGL000215  
**Property Address** 1130 PLATEAU AVE  
**City** LAKELAND    **State** FL    **Zip** 33815

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

<i>Lot Size</i>	15,000 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>		Mostly grass, trees along back.	

**NEIGHBORHOOD INFORMATION**

*Price ranges (vacant lots and homes)* \$7,500- \$85,000  
*Describe Neighborhood In Detail* SFR & duplexes. 9 pre-foreclosures within 2 blocks.

<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
<b>1130 Plateau Ave</b>	15,000 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
850 N LINCOLN AVE, LAKELAND	3.1 mi	14,000 sf	Normal	Residential	O	None/Public	141	\$ 12,625
2520 OLD TAMPA HWY, LAKELAND	1.36 mi	13,000 sf	Normal	Residential	O	Septic/Public	239	13,400
1127 S TERRY AVE, LAKELAND	0.22 mi Backs up to, 2 lots over	6,500 sf	Normal	Residential	O	None/Public	304	15,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Sales Price
1311 JOSEPHINE ST, LAKELAND	1.0 mi	12,000 sf	Normal	Residential	O	None/Public 11/13	33	\$ 5,250
1505 POWHATAN CT, LAKELAND	3.62 mi	13,000 sf	Normal	Residential	O	None/Public 10/13	7	9,000
4510 S PIPKIN RD, LAKELAND	5.77 mi driving	16,640 sf	Normal	Residential	O	None/Public 7/13	126	17,500

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

*Suggested List Price* \$ 12,000    *Probable Sales Price* \$ 9,000

**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

**1130 Plateau Ave, Lakeland FL**



Subject Front





Street View – West



Street View - East