

Vacant Lot & Land BPO Form

Date of BPO 3/5/2014 **Property #** 10FLSEMGL000232
Property Address 1608 W. 13th Place
City Sanford **State** Florida **Zip** 32771

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

<i>Lot Size</i>	5,423 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	Yes
<i>Zoning Classification</i>	N/A	<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>	Property is located in a residential area with many vacant parcels. Many homes that are boarded up.		

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes) \$2,000.00 to \$329,900
Describe Neighborhood In Detail Oversupply of vacant parcels in area. Many homes are bank owned.

<i>Neighborhood info</i>	HOA	Y or N	Dues	\$	Amenities
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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 Down *Supply* Up *Demand* Down *Marketing Time* 6-12 Months

SALES COMPARISON ANALYSIS- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilities	Listed?	Price
1608 W. 13th Place, Sanford	5,423 sf	Normal	Residential	N/A	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
1817 Redding, Sanford	.7 Miles	4,592 sf	Normal	Residential	R-1	None	133	\$7,500.00
909 Pecan, Sanford	.4 Miles	3,920 sf	Normal	Residential	R-1	None	932	\$11,000.00
1015 S. Laurel, Sanford	1.2 Miles	5,850 sf	Normal	Residential	R-1	None	2342	\$15,000.00

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
1713 W. 14 th St, Sanford	.9 Miles	5,565 sf	Normal	Residential	R-1	None/3-15-2013	669	\$5,800.00
1013 Cypress, Sanford	1.3 Miles	7,068 sf	Normal	Residential	R-1	None/8-16-2013	41	\$10,000.00
1215 Sanford, Sanford	1.5 Miles	5,850 sf	Normal	Residential	R-1	None/3-22-2013	331	\$9,250.00

The area searched for the above listings and recent sales was - 1.5 miles and 12 months past

Suggested List Price \$ 7,900.00 *Probable Sales Price* \$ 5,000.00

Realtor Ray Casali Company Avenue One Realty
 Address 7514 W. Diversey Telephone 708-395-5477
 City Elmwood Park IL Zip 60707
 Years of Real Estate Experience 25
 Total Units sold in the last 6 months : 24 REOs sold in last 6 months : 8

1608 W. 13th Place, Sanford FL 32771



Subject Front





Street View – West



Street View - East