Vacant Lot & Land BPO Form

Date of BPO 3/5/		roper		FLSEMGL00023	2				
Property Address	1608 W.	13 th P	lace		State El		7:	00771	
City	Sanford				State Flo	orida	Zip 3	32771	
PROPERTY DESCH	RIPTION -	Pleas	se fill <u>all</u> b	olanks, followi	ng any estim	ates with	a question mark		
Lot Size	5,423 sf			Topography	Normal				
Shape of Lot	Rectangle			Fenced?	Yes				
Zoning Classification	N/A			Landscaping	Grass / Tree	es			
View	Residential			Utilities	None				
Off Site Improvements	None								
Please describe the property in detail					idential area v	with many	vacant parcels. M	lany hom	es that are
		bo	parded up.						
NEIGHBORHOOD	INFORMA	TIO	<u>N</u>						
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.						
_			11	- 1		2			
Neighborhood info	HOA Y	or N	Dues	\$	Amenities				
[
Add'l comments									
MARKETING INFO	ORMATIO	<u>N</u> - In	the subjec	et area is the ma	urket up, down	n or stable	? Please give mar	keting tir	ne in months.
Property Values Dow	vn	Sup	ply Up	D	emand Dov	wn	Marketing Tim	e 6-12	Months
		~			201			0 12	
SALES COMPARIS	ON ANAL	YSIS	- Please fi	ill <u>all</u> blanks, f	ollowing any	estimate	s with a question	mark	
Subject Property			Lot Size	Topography	View	Zoning	Utilites	Listed?	Price
1608 W. 13 th Place, Sar	nford		Lot Size 5,423 st		Residential	N/A	Utilites None	Listed? No	Price
	lford				Residential				
1608 W. 13th Place, Sar Current Listing	nford Prox to	Subj.			Residential	N/A			
1608 W. 13 th Place, Sar Current Listing Agent	Prox to	Subj. Ailes	5,423 st	f Normal Topography	Residential Tel	N/A lephone	None	No	\$
1608 W. 13 th Place, Sar Current Listing Agent Current Listings	Prox to	Ailes	5,423 st	f Normal Topography f Normal	Residential Tel	N/A lephone Zoning	None Utilities	No	\$ Current List Price
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford	Prox to	Ailes Iiles	5,423 st Lot Size 4,592 st	F Normal Topography F Normal F Normal	Residential Tel View Residential	N/A lephone Zoning R-1	None Utilities None	No DOM 133	\$ Current List Price \$7,500.00
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford	Prox to .7 M .4 M	Ailes Iiles	5,423 st Lot Size 4,592 st 3,920 st	F Normal Topography F Normal F Normal	Residential Tel View Residential Residential	N/A lephone Zoning R-1 R-1	None Utilities None None	No DOM 133 932	\$ Current List Price \$7,500.00 \$11,000.00
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford Recent Sales	Prox to .7 M .4 M 1.2 M Prox to	Ailes Iiles Ailes Subj.	5,423 st Lot Size 4,592 st 3,920 st 5,850 st	f Normal Topography f Normal f Normal f Normal Topography	Residential Tel View Residential Residential	N/A lephone Zoning R-1 R-1 R-1 R-1 Zoning	None Utilities None None	No DOM 133 932 2342 DOM	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price
1608 W. 13 th Place, Sar Current Listing Agent	Prox to .7 M .4 M 1.2 M Prox to 1 .9 M	Ailes Iiles Ailes Subj. Iiles	5,423 st Lot Size 4,592 st 3,920 st 5,850 st Lot Size 5,565 sf	F Normal Topography F Normal F Normal F Normal Topography Normal	Residential Tel View Residential Residential Residential Residential Residential Residential Residential	N/A lephone Zoning R-1 R-1 R-1 R-1 Zoning R-1	None Utilities None None Utilities/ Sale date None/3-15-2013	No DOM 133 932 2342 DOM 669	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford Recent Sales 1713 W. 14 th St, Sanford 1013 Cypress, Sanford	Prox to .7 M .4 M 1.2 M Prox to 1 .9 M 1.3 M	Ailes Ailes Ailes Subj. Iiles Ailes	5,423 sf Lot Size 4,592 sf 3,920 sf 5,850 sf Lot Size 5,565 sf 7,068 sf	F Normal Topography F Normal F Normal F Normal Topography Normal Normal	Residential Tel View Residential	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 R-1 R-1	None Utilities None None Utilities/Sale date Utilities/Sale date None/3-15-2013 None/8-16-2013	No DOM 133 932 2342 DOM 669 41	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00
1608 W. 13 th Place, Sar Current Listing Agent	Prox to .7 M .4 M 1.2 M Prox to 1 .9 M 1.3 M	Ailes Iiles Ailes Subj. Iiles	5,423 st Lot Size 4,592 st 3,920 st 5,850 st Lot Size 5,565 sf	F Normal Topography F Normal F Normal F Normal Topography Normal Normal	Residential Tel View Residential Residential Residential Residential Residential Residential Residential	N/A lephone Zoning R-1 R-1 R-1 R-1 Zoning R-1	None Utilities None None Utilities/ Sale date None/3-15-2013	No DOM 133 932 2342 DOM 669	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford Recent Sales 1713 W. 14 th St, Sanford 1013 Cypress, Sanford	Prox to .7 M .4 M 1.2 M Prox to 1 .9 M 1.3 M 1.5 I	Ailes Iiles Ailes Subj. Iiles Miles	5,423 sf Lot Size 4,592 sf 3,920 sf 5,850 sf 7,068 sf 5,850 sf	F Normal Topography F Normal F Normal F Normal Topography Normal Normal Normal	Residential Tel View Residential Residential Residential View Residential Residential Residential Residential Residential Residential Residential Residential Residential	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 R-1 R-1 R-1	None Utilities None None Utilities/Sale date Utilities/Sale date None/3-15-2013 None/8-16-2013	No DOM 133 932 2342 DOM 669 41 331	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford 1015 S. Laurel, Sanford 1713 W. 14 th St, Sanford 1013 Cypress, Sanford 1215 Sanford, Sanford	Prox to .7 M .4 M 1.2 M Prox to 1 .9 M 1.3 M 1.5 I	Ailes Iiles Ailes Subj. Iiles Miles	5,423 sf Lot Size 4,592 sf 3,920 sf 5,850 sf 7,068 sf 5,850 sf	F Normal Topography F Normal F Normal F Normal Topography Normal Normal Normal	Residential Tel View Residential Residential Residential View Residential Residential Residential Residential Residential Residential Residential Residential Residential	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 R-1 R-1 R-1	Utilities Utilities None None None Utilities/Sale date None/3-15-2013 None/8-16-2013 None/3-22-2013	No DOM 133 932 2342 DOM 669 41 331	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford 1015 S. Laurel, Sanford 1713 W. 14 th St, Sanford 1013 Cypress, Sanford 1215 Sanford, Sanford	Prox to .7 M .4 M 1.2 M Prox to 1 .9 M 1.3 M 1.5 I	Ailes Iiles Ailes Subj. Iiles Ailes Miles tings a	5,423 sf Lot Size 4,592 sf 3,920 sf 5,850 sf 7,068 sf 5,850 sf	F Normal Topography Normal F Normal F Normal F Normal F Normal Sales was	Residential Tel View Residential Residential Residential View Residential Residential Residential Residential Residential Residential Residential Residential Residential	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 es and	Utilities Utilities None None None Utilities/Sale date None/3-15-2013 None/8-16-2013 None/3-22-2013	No DOM 133 932 2342 DOM 669 41 331	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford Recent Sales 1713 W. 14 th St, Sanford 1013 Cypress, Sanford 1215 Sanford, Sanford The area searched for the searche	Prox to .7 N .4 M 1.2 N Prox to 1 .9 M 1.3 N 1.5 I the above lis	Ailes Iiles Ailes Subj. Iiles Ailes Miles tings a	5,423 sf Lot Size 4,592 sf 3,920 sf 5,850 sf 7,068 sf 5,850 sf	F Normal Topography Normal F Normal F Normal F Normal F Normal Sales was	Residential View Residential Residential Residential View Residential Residential Residential Residential Image: state st	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 es and	None Utilities None None None Utilities/ Sale date None/3-15-2013 None/8-16-2013 None/3-22-2013	No DOM 133 932 2342 DOM 669 41 331	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford 1015 S. Laurel, Sanford 1013 Cypress, Sanford 1215 Sanford, Sanford The area searched for the search	Prox to .7 N .4 M 1.2 N Prox to 1 .9 M 1.3 N 1.5 I the above lis	Ailes Iiles Ailes Subj. Iiles Ailes Miles tings a	5,423 sf Lot Size 4,592 sf 3,920 sf 5,850 sf 7,068 sf 5,850 sf	F Normal Topography Normal F Normal F Normal Topography Normal Sales was Normal	Residential View Residential Residential Residential View Residential Residential Residential Residential Image: state st	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 R-1 s Price	None Utilities None None None Utilities/ Sale date None/3-15-2013 None/8-16-2013 None/3-22-2013	No DOM 133 932 2342 DOM 669 41 331	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford 1015 S. Laurel, Sanford 1013 Cypress, Sanford 1215 Sanford, Sanford The area searched for the searched	Prox to .7 M .4 M 1.2 M Prox to 1 .9 M 1.3 M 1.5 I the above liss \$ 7,900.00	Ailes Ailes Ailes Subj. (iles Ailes Miles tings a	5,423 sf Lot Size 4,592 sf 3,920 sf 5,850 sf 7,068 sf 5,850 sf	F Normal Topography Normal F Normal F Normal Topography Normal Sales was Normal	Residential Tel Tel View Residential	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 R-1 s Price	None Utilities None None None None Utilities/Sale date None/3-15-2013 None/8-16-2013 None/3-22-2013 12 months particular \$ 5,000.00 Dne Realty	No DOM 133 932 2342 DOM 669 41 331	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00 \$9,250.00
1608 W. 13 th Place, Sar Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford 1015 S. Laurel, Sanford 1013 Cypress, Sanford 1215 Sanford, Sanford The area searched for the sear	Prox to .7 N .4 N 1.2 N Prox to 1.3 N 1.5 I the above liss \$ 7,900.00 Casali	Ailes Ailes Ailes Subj. (iles Ailes Miles tings a	5,423 sf Lot Size 4,592 sf 3,920 sf 5,850 sf 7,068 sf 5,850 sf	F Normal Topography Normal F Normal F Normal Topography Normal Topography Normal Normal Normal sales was	Residential Tel Tel View Residential	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 R-1 s Price	None Utilities None None None None Utilities/Sale date None/3-15-2013 None/8-16-2013 None/3-22-2013 12 months particular \$ 5,000.00 Dne Realty	No DOM 133 932 2342 DOM 669 41 331 ast	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00 \$9,250.00
1608 W. 13 th Place, San Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford 1015 S. Laurel, Sanford 1013 Cypress, Sanford 1215 Sanford, Sanford Suggested List Price Realtor Ray of Address 7514 City Elmw	Prox to .7 N .4 M 1.2 N Prox to 1.3 N 1.5 D the above list \$ 7,900.00 Casali W. Diversey rood Park	Ailes Ailes Ailes Subj. (iles Miles Miles tings a	5,423 sf Lot Size 4,592 sf 3,920 sf 5,850 sf 7,068 sf 5,850 sf	F Normal Topography Normal Normal Normal Normal Normal Normal Normal Sales was	Residential Tel View Residential Residential Residential Residential Residential Residential Residential Residential Residential Company	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 R-1 s Price	None Utilities None None None None Utilities/Sale date None/3-15-2013 None/8-16-2013 None/3-22-2013 12 months parts \$ 5,000.00 Dne Realty Telephone 708	No DOM 133 932 2342 DOM 669 41 331 ast	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00 \$9,250.00
1608 W. 13 th Place, San Current Listing Agent Current Listings 1817 Redding, Sanford 909 Pecan, Sanford 1015 S. Laurel, Sanford 1015 S. Laurel, Sanford 1013 Cypress, Sanford 1215 Sanford, Sanford The area searched for the sear	Prox to .7 N .4 M 1.2 N Prox to 1.2 N 1.2 N 1.3 N 1.3 N 1.5 N the above list \$ 7,900.00 Casali W. Diversey Yood Park s of Real Est	Ailes Ailes Ailes Subj. (iles Miles Miles tings a) state E	5,423 st Lot Size 4,592 st 3,920 st 5,850 st Lot Size 5,565 sf 7,068 sf 5,850 sf and recent	F Normal Topography Normal F Normal F Normal F Normal Sales was I L I L I L I L I L I L I	Residential Tel View Residential Residential Residential Residential Residential Residential Residential Residential Residential Company L 5	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 R-1 s Price Avenue (Utilities Utilities None None None None None None None None/3-15-2013 None/3-15-2013 None/3-15-2013 None/3-15-2013 None/3-22-2013 12 months particular \$ 5,000.00 Dne Realty Telephone 708 Zip 607	No DOM 133 932 2342 DOM 669 41 331 ast	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00 \$9,250.00
1608 W. 13 th Place, San Current Listing Agent	Prox to .7 N .4 M 1.2 N Prox to 1.3 N 1.5 D the above list \$ 7,900.00 Casali W. Diversey rood Park	Ailes Ailes Ailes Subj. (iles Miles Miles tings a) state E	5,423 st Lot Size 4,592 st 3,920 st 5,850 st Lot Size 5,565 sf 7,068 sf 5,850 sf and recent	F Normal Topography Normal F Normal F Normal F Normal Sales was I L I L I L I L I L I L I	Residential Tel View Residential Residential Residential Residential Residential Residential Residential Residential Residential Company L 5	N/A lephone Zoning R-1 R-1 R-1 R-1 R-1 R-1 s Price Avenue (None Utilities None None None None Utilities/Sale date None/3-15-2013 None/8-16-2013 None/3-22-2013 12 months parts \$ 5,000.00 Dne Realty Telephone 708	No DOM 133 932 2342 DOM 669 41 331 ast	\$ Current List Price \$7,500.00 \$11,000.00 \$15,000.00 Sales Price \$5,800.00 \$10,000.00 \$9,250.00

<u>1608 W. 13th Place, Sanford FL 32771</u>



Subject Front





Street View – West



Street View - East