

# Vacant Lot & Land BPO Form

**Date of BPO** 03/19/14 **Property #** \_\_\_\_\_  
**Property Address** 130 Sycamore  
**City** Richmond **State** KY **Zip** 40475

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

<i>Lot Size</i>	10000 sf	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	Res	<i>Landscaping</i>	Grass
<i>View</i>	Res	<i>Utilities</i>	None
<i>Off Site Improvements</i>	None		
<i>Please describe the property in detail</i>		The property is a vacant lot in a trailer park. There is a double wide next door (139 Sycamore listed for sale at \$59,900.	

**NEIGHBORHOOD INFORMATION**

<i>Price ranges (vacant lots and homes)</i>	\$5,000-\$75,000						
<i>Describe Neighborhood In Detail</i>	This is a trailer park. It is a poor and old area.						
<i>Neighborhood info</i>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">HOA</td> <td style="width: 10%;">Y or N</td> <td style="width: 10%;">Dues</td> <td style="width: 10%;">\$</td> <td style="width: 10%;">Amenities</td> <td style="width: 50%;"></td> </tr> </table>	HOA	Y or N	Dues	\$	Amenities	
HOA	Y or N	Dues	\$	Amenities			
<i>Add'l comments</i>	There are no sold comps in the area. The sold comps are single families.						

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

<i>Property Values</i>	Down	<i>Supply</i>	Up	<i>Demand</i>	Down	<i>Marketing Time</i>	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>130 Sycamore</b>	10000 sf	Normal	res	res	None	No	\$

Current Listing Agent \_\_\_\_\_ Telephone \_\_\_\_\_

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
425 Edwards, Richmond	6 miles	8145 sf	Normal	res	res	None	180	\$ 12,000
536 Avawam, Richmond	6 miles	2 acres	Normal	res	res	None	120	\$15,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
1205 Octavian, Lexington	17 miles	8000 sf	Normal	res	res	None	54	\$ 26,000
3913 Forest Green, Lexington	18 miles	6186 sf	Normal	res	res	None	78	\$27,750

The area searched for the above listings and recent sales was - 20 miles and 12 months past

**Suggested List Price** \$ 10,900 **Probable Sales Price** \$ 10,000

Realtor \_\_\_\_\_ Company Ray Casali – 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

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130 Sycamore Dr, Richmond, KY



