Vacant Lot & Land BPO Form

| Date of BPO 03/1 | 9/14 Prop | Jeity # | | | | | | | |
|--|--|--|--|--|---|---|---|--|--|
| Property Address | 130 Sycamo | re | | - | | | | | |
| City | Richmond | | | State | KY | Zip | 40475 | | |
| PROPERTY DESCR | <u> RIPTION</u> – PI | lease fill <u>all</u> l | olanks, follow | ing any e | stimates with | a question mark | ζ. | | |
| Lot Size | 10000 sf | | Topography | Norma | 1 | | | | |
| Shape of Lot | e of Lot Rectangle | | Fenced? | No | | | | | |
| Zoning Classification | ssification Res | | Landscaping | Grass | | | | | |
| View | | | Utilities | None | | | | | |
| Off Site Improvements | None | | | | | | | | |
| Please describe the prop | erty in detail | | y is a vacant lo sted for sale a | | | e is a double wid | e next doo | r (139 | |
| NEIGHBORHOOD | INFORMAT | <u>ION</u> | | | | | | | |
| Price ranges (vacant lots and homes) \$5,000-\$75 | | | 5,000 | | | | | | |
| Describe Neighborhood In Detail | | This is a tr | This is a trailer park. It is a poor and old area. | | | | | | |
| | | 11115 15 6 61 | - Pulli 10 | a poor c | | | | | |
| Neighborhood info | HOA Y or | N Dues | \$ | Amenit | es | | | | |
| iveignoornood injo | IIOA I III | N Dues | Ψ | Amemi | CS | | | | |
| Add'l comments | There are no so | old comps in the | ne area. The sol | ld comps a | e single familie | S. | | | |
| MARKETING INFO | RMATION- | In the subject | ct area is the m | narket up, | down or stable | e? Please give ma | arketing tir | me in months. | |
| Property Values Dov | vn | Supply Up | I | Demand | Down | Marketing Ti | me 6-12 | months | |
| GALEG COMPANIC | ONT ANTA T T/C | NTG DI 6 | | | | | | | |
| SALES COMPARIS | <u>ON ANALYS</u> | SIS- Please f | ill <u>all</u> blanks, | following | any estimate | s with a question | n mark | | |
| Subject Property | UN ANALYS | Lot Size | Topography | y Vie | w Zoning | Utilites | Listed? | Price | |
| Subject Property 130 Sycamore | ON ANALYS | | Topography | | w Zoning s res | _ | | Price \$ | |
| Subject Property | ON ANALYS | Lot Size | Topography | y Vie | w Zoning | Utilites | Listed? | | |
| Subject Property 130 Sycamore Current Listing Agent Current Listings | Prox to Sub | Lot Size 10000 s | Topography f Normal Topography | y Vie | w Zoning s res Telephone w Zoning | Utilites None Utilities | Listed? No DOM | \$ Current List Price | |
| Subject Property 130 Sycamore Current Listing Agent Current Listings 425 Edwards, Richmond | Prox to Sub- | Lot Size 10000 s 0j. Lot Size 8 145 sf | Topography f Normal Topography Normal | y Vie re | w Zoning s res Telephone w Zoning s res | Utilities None Utilities None | Listed? No DOM 180 | Current List Price \$ 12,000 | |
| Subject Property 130 Sycamore Current Listing Agent Current Listings | Prox to Sub- | Lot Size 10000 s 0j. Lot Size 8 145 sf | Topography f Normal Topography | y Vie | w Zoning s res Telephone w Zoning s res | Utilites None Utilities | Listed? No DOM | \$ Current List Price | |
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| Subject Property 130 Sycamore Current Listing Agent Current Listings 425 Edwards, Richmond 536 Avawam, Richmond | Prox to Sub- 6 miles 6 miles | Lot Size 10000 s j. Lot Size 8145 sf 2 acres | Topography f Normal Topography Normal Normal | y Vie re re | w Zoning S res Telephone w Zoning S res S res | Utilities None Utilities None None None | Listed? No DOM 180 120 | \$ Current List Price \$ 12,000 \$15,000 | |
| Subject Property 130 Sycamore Current Listing Agent Current Listings 425 Edwards, Richmond | Prox to Sub 6 miles 6 miles | Lot Size 10000 s j. Lot Size 8145 sf 2 acres | Topography Topography Normal Normal Topography | y Vie re re | w Zoning S res Telephone w Zoning S res S res | Utilities None Utilities None | Listed? No DOM 180 | Current List Price \$ 12,000 | |
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| Subject Property 130 Sycamore Current Listing Agent Current Listings 425 Edwards, Richmond 536 Avawam, Richmond Recent Sales 1205 Octavian, Lexingto | Prox to Sub 6 miles 6 miles Prox to Sub 17 miles | Lot Size 10000 s | Topography Topography Normal Normal Topography Normal Normal | y Vie re | w Zoning S res Telephone w Zoning S res S res X Zoning Tes | Utilities None Utilities None None Utilities None None | Listed? No DOM 180 120 DOM 54 | Sales Price \$ 26,000 | |
| Subject Property 130 Sycamore Current Listing Agent Current Listings 425 Edwards, Richmond 536 Avawam, Richmond Recent Sales 1205 Octavian, Lexingto 3913 Forest Green, | Prox to Sub 6 miles 6 miles Prox to Sub 17 miles 18 miles | Lot Size 10000 s 20j. Lot Size 8 8145 sf 2 acres 2 acres 8000 sf s 6186 sf | Topography Normal Normal Topography Normal Normal Normal Normal Normal | y Vie re re re: | w Zoning S res Telephone w Zoning S res S res S res Telephone res S res | Utilities None Utilities None None Utilities None None None None None | Listed? No | Sales Price \$ 26,000 | |
| Subject Property 130 Sycamore Current Listing Agent Current Listings 425 Edwards, Richmond 536 Avawam, Richmond Recent Sales 1205 Octavian, Lexingto 3913 Forest Green, Lexington The area searched for to | Prox to Sub 6 miles 6 miles 1 | Lot Size 10000 s 20j. Lot Size 8 8145 sf 2 acres 2 acres 8000 sf s 6186 sf | Topography Normal Normal Topography Normal Normal Normal Normal Normal | y Vie re re re: | w Zoning Telephone W Zoning S res S res W Zoning S res S res Telephone W Zoning S res Tes W Zoning Tes Tes W Zoning Tes Tes W Zoning Tes Tes W Zoning Tes Tes | Utilities None Utilities None None Utilities/ Sale date None None None None | Listed? No | Sales Price \$ 26,000 | |
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| Subject Property 130 Sycamore Current Listing Agent Current Listings 425 Edwards, Richmond 536 Avawam, Richmond Recent Sales 1205 Octavian, Lexingto 3913 Forest Green, Lexington The area searched for to Suggested List Price Realtor | Prox to Sub 6 miles 6 miles 1 | Lot Size 10000 s 20j. Lot Size 8 8145 sf 2 acres 2 acres 8000 sf s 6186 sf | Topography Normal Normal Topography Normal Normal Normal Normal Normal | y Vie re re re: | w Zoning S res Telephone w Zoning S res S res Tes Telephone w Zoning S res Tes Tes Tes Tes Tes Tes Tes Tes Tes T | Utilities None Utilities None None Utilities/Sale date None None 10,000 11 - Avenue One R | Listed? No | Sales Price \$ 26,000 \$27,750 | |
| Subject Property 130 Sycamore Current Listing Agent Current Listings 425 Edwards, Richmond 536 Avawam, Richmond 3913 Forest Green, Lexington The area searched for to Suggested List Price Realtor Address 7514 | Prox to Sub 6 miles 6 miles 1 | Lot Size 10000 s 20j. Lot Size 8 8145 sf 2 acres 2 acres 8000 sf s 6186 sf | Topography Normal Normal Topography Normal Normal Normal Sales was | y Vie re re re: | w Zoning S res Telephone w Zoning S res S res Tes Telephone w Zoning S res Tes Tes Tes Tes Tes Tes Tes Tes Tes T | Utilities None Utilities None None Vone Utilities/Sale date None None None 10,000 Ali – Avenue One R Telephone 70 | Listed? No | Sales Price \$ 26,000 \$27,750 | |
| Subject Property 130 Sycamore Current Listing Agent Current Listings 425 Edwards, Richmond 536 Avawam, Richmond 3913 Forest Green, Lexington The area searched for to Suggested List Price Realtor Address 7514 City Elmw | Prox to Sub 6 miles 6 miles 16 miles 17 miles 18 miles 18 miles 10,900 W Diversey ood Park | Lot Size 10000 s | Topography Normal Normal Normal Normal Normal Normal Sales was - | Vie re | w Zoning S res Telephone w Zoning S res S res Tes Telephone w Zoning S res Tes Tes Tes Tes Tes Tes Tes Tes Tes T | Utilities None Utilities None None Vone Utilities/Sale date None None None 10,000 11 - Avenue One R Telephone 70 | Listed? No | Sales Price \$ 26,000 \$27,750 | |
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130 Sycamore Dr, Richmond, KY



