

Vacant Lot & Land BPO Form

Date of BPO 03/19/14 **Property #** _____
Property Address 118 S 16th St
City Mayfield **State** KY **Zip** 42066

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

<i>Lot Size</i>	0.5 acres	<i>Topography</i>	Normal
<i>Shape of Lot</i>	Rectangle	<i>Fenced?</i>	No
<i>Zoning Classification</i>	Res	<i>Landscaping</i>	Grass, trees
<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 lot in and older town.		

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes) _____
Describe Neighborhood In Detail The neighborhood is old and poor.

<i>Neighborhood info</i>	HOA	Y or N	Dues	\$	Amenities	
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Add'l comments The closest sold lot is located in Tennessee and sold for 32k. The sold comps below are single families.

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
118 S 16th St, Mayfield	0.5 acres	Normal	Res	Res	None	No	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
19 Linden Dr, Mayfield	2 miles	0.5 acres	Normal	Res	Res	None	63	\$ 11,800
Lot 28 Wildwood Ln, Mayfield	2.5 miles	0.5 acres	Normal	Res	Res	None	80	\$12,000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
303 Cleveland St, Fulton	20 miles	0.3 acres	Normal	Res	Res	None/02/06/14	79	\$ 25,000
1402 Hillcrest St, Fulton	20 miles	0.4 acres	Normal	Res	Res	None/08/30/13	95	\$31,690

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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118 S 16th St, Mayfield, KY



