



For Internal Tax Ease use only **Full BPO** **Drive By** **Price** \$ 60.00

Broker Price Opinion/Drive By

Mindy Eaves
Agent

3-15-2012
Date

Client/Contact

Drive By Only? YES NO

WHAT DO YOU THINK SUBJECT PROPERTY WILL SELL FOR:

(Note: Cash only if condition is not financeable)

Within 30 days "Quick Sale"	LIST \$	<u>1,000.00</u>	SELL \$	<u>750.00</u>
Within 60-90 days "AS-IS"	LIST \$	<u>1,800.00</u>	SELL \$	<u>1,000.00</u>
Within 60-90 days with repairs	LIST \$	<u>n/a</u>	SELL \$	<u>n/a</u>
Monthly Rental Amount	LIST \$	<u>n/a</u>		

Lot Size/ Acreage: 7150sq ft= 0.164ac

Does the property have access to a water supply? yes-in city limits

Subject Property: (IF LISTED, PLEASE GAIN ACCESS)

OVERALL CONDITION: Good Fair Poor

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Listed?, Condition, Amenities)
n/a	118 S 16th St Mayfield, KY					\$ 6,000		Land Only-Structure was torn down by city in or around 2008 per Graves Co. PVA Office.
TYPE	LOT	KITCHEN				DINING RM		ADD'L FEAT.
CARPET		FIREPLACE				FOUNDATION		HEAT
GARAGE		EXTERIOR				ROOF		VIEW
FENCE		POOL/SPA				ZONING	R2	WELL/SEPTIC
PATIO		HOA DUES		n/a	TRACT NAME			

Please describe any other structures located on the property:

Directions to Property: US 45 S to R on W Broadway. L on S 16th S Access to Property: Land Only

A. IS PROPERTY OCCUPIED? YES NO (In doubt? Call electric co. to see if power is on)
If NO, was the property re-keyed? YES NO

B. List the positive features of the subject property which will improve marketability:
Property is located near shopping and schools. No environmental hazards noted.

C. List the negative features of the property which will detract from the marketability and its market value (Attach Pictures):
Small residential lot -zoning prohibits mobile homes.

D. Describe any negative neighborhood trends:
This neighborhood has a moderate growth percentage of rental homes.

E. Other comments/recommendations:
Comps extremely limited due to lack of recent market activity .Recommend approaching adjoining properties with quick sale price.



F. Regarding subject neighborhood:

- Property Values Are: Increasing Stable Declining
 Supply of Property: Increasing Stable Declining
 Listings in Competition: Zero to five Six to ten More than ten

G. ESTIMATE OF REPAIRS: (If drive by – estimate exterior items)

ITEM	LOCATION	Replace	Repair	Damaged	Missing	Worn	Agents Estimate
n/a-Land Only		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	\$

H. Comparables

Current Listings (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
5/13/2011	000 Hale St Mayfield Ky, 42066				11,600=0.2 +	\$ 6,000	307	See Addendum
5/8/2007	608 E South Street Mayfield, KY 42066				9,940=0.23	\$ 6,000	1773	See Addendum
9/30/2011	328 Jones St Mayfield, KY 42066				22,880= .53ac	\$ 6500	167	See Addendum

Sold Within Last 12 Months (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
11/29/2005	000 N Eighteenth Street Mayfield, KY				20,000= .46	\$ 6,000	2072	See Addendum
5/25/2006	000 Sycamore Lane Mayfield, KY 42066				87,120=2ac	\$ 16900	1979	See Addendum
8/22/2008	209 ST Martin Mayfield, KY 42066				43560= 1ac	\$ 12500	1287	See Addendum



Lien Investments 1, LLC

CHECKLIST OF DAMAGES

Property Address: 118 S 16th St
City: Mayfield State: Kentucky ZIP: 42066

Is there any vandalism?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	If YES, where?	_____
Is there any graffiti?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Is there any damage that appears to be caused by an act of nature?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	If YES, where?	_____
Are there any broken windows?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Are there any walls with holes larger than a quarter?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Are there any broken windows?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Are there any broken doors?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Are there any stains, bleach marks or burns on the carpet, linoleum or other floor coverings?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Are there any tears or holes in the carpet, linoleum or other floor coverings?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Is there any missing carpet?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Are there water marks on the ceiling or walls?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Is there any torn, ripped or partially removed wallpaper or other wall coverings?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater)	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a
Approximate age of roof:	n/a			_____
Does there appear to be any damage to the roof?	<input type="checkbox"/> YES	<input type="checkbox"/> NO	If YES, where?	n/a

Any additional information that is necessary not covered above?

LOT ONLY



Mobile Home Information Sheet
(Only to be completed for Mobile Home Properties)

Date of Inspection: n/a

Address: _____

Make: _____

Model: _____

Length: _____

Singlewide Doublewide Other

Year Built: _____

VIN (2 if Doublewide): _____

Serial #: _____

Condition: _____

Land Size: _____

Assessed Tax Value:
Land: \$ _____
Mobile: \$ _____
Total: \$ _____

Does the Mobile Home Include any of the Following?
Permanently Attached Skirting? YES NO
Attached Porch? YES NO
Car Port? YES NO

Other Items, Please Explain: _____



*** Required Property Photos For **Full BPO** ***

Property Address: n/a
Loan #: _____

A list of all required pictures is attached below. After you take and upload each picture to your computer, please rename the best picture for each of the required areas based upon the required list below. An example is a picture of an Address Verification is uploaded and given a name on your computer of "Picture 0001". This picture will then be renamed to "Address Verification". All pictures will need to be sent with the completed BPO/Drive By. In addition, if you have taken multiple pictures of an item, such as the kitchen, please send those photo's to Tax Ease also, but you do not have to rename them. Just ensure the best picture for each item is the one you rename.

- Address Verification
- Street Scene Right
- Street Scene Left
- Subject Front
- Subject Right Side
- Subject Left Side
- Backyard
- MLS Map of Property
- Comp. Listing #1
- Comp. Listing #2
- Comp. Listing #3
- Comp. Sold #1
- Comp. Sold #2
- Comp. Sold #3
- Interior #1 (Living Area)
- Interior #2 (Kitchen)
- Interior #3(Master Bedroom)
- Interior #4 (Master Bath)
- Interior #5 (Additional Room)
- Interior #6 (Additional Room)
- Interior #7 (Additional Room)
- Damage #1
- Damage #2
- Damage #3
- Damage #4
- Negative Feature #1
- Negative Feature #1
- Additional Structures on Property
- Electrical Box
- A/C Unit
- Listing Sign
- Neighbor Letter Attached to Door



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