



For Internal Tax Ease use only **Full BPO** **Drive By** **Price** \$ 150

Broker Price Opinion/Drive By

Kassy Parsons

 Agent

 Client/Contact

5/15/2012

 Date

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 \$	28,000	SELL \$	25,000
Within 60-90 days "AS-IS"	LIST \$	30,000	SELL \$	28,000
Within 60-90 days with repairs	LIST \$	30,000	SELL \$	28,000
Monthly Rental Amount	LIST \$	550		

Lot Size/ Acreage: 2acres

Does the property have access to a water supply? Yes

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)
						\$ 20000		
TYPE		KITCHEN				DINING RM		ADD'L FEAT.
CARPET		FIREPLACE				FOUNDATION		HEAT
GARAGE		EXTERIOR				ROOF		VIEW
FENCE		POOL/SPA				ZONING		WELL/SEPTIC
PATIO		HOA DUES				TRACT NAME		

Please describe any other structures located on the property: **Building and fencing.**

Directions to Property: _____ Access to Property: Yes

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:
 Very clean and very well kept.

C. List the negative features of the property which will detract from the marketability and its market value (Attach Pictures):
 N/A

D. Describe any negative neighborhood trends:
 Most homes in this area are well maintained

E. Other comments/recommendations:

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
Not recommended		<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.)
05/01/2012	1082 RR 5 Sandy Hook, KY	3	3	7	1568	\$ 20000	15	Acreage 1.59
04/27/2012	5292 North Milo Rd Inez, KY	3	2	10	2128	\$ 23300	19	Acreage 1
03/29/2012	4086 North Milo Rd Raccoon, KY	3	2	11	980	\$ 25,000	48	Home only

Sold Within Last 12 Months (3 Most Comparable)

List Date	Address	Bdrm	Bath	Age	Sq. Ft.	List Price	DOM	Comments (Condition, Amenities, etc.)
12/20/2010	1802 Right Frk bull creek	3	1	26	1456	\$ 20000	96	.5 acres Sold for \$26,000
09/03/2012	2090 Wiley Br. rd River KY	3	2	13	1344	\$ 22500	111	.84 acres Sold for \$14,000
04/16/2012	330 Banjo Branch Offut, KY	3	1	36	960	\$ 22,000	16	1acre Sold for \$19,000



CHECKLIST OF DAMAGES

Property Address: 0 Garvin Ridge
City: Olive Hill State: Kentucky ZIP: 41164

Is there any vandalism? YES NO If YES, where? _____

Is there any graffiti? YES NO If YES, where? _____

Is there any damage that appears to be caused by an act of nature? YES NO If YES, where? _____

Are there any broken windows? YES NO If YES, where? _____

Are there any walls with holes larger than a quarter? YES NO If YES, where? _____

Are there any broken windows? YES NO If YES, where? _____

Are there any broken doors? YES NO If YES, where? _____

Are there any stains, bleach marks or burns on the carpet, linoleum or other floor coverings? YES NO If YES, where? _____

Are there any tears or holes in the carpet, linoleum or other floor coverings? YES NO If YES, where? _____

Is there any missing carpet? YES NO If YES, where? _____

Are there water marks on the ceiling or walls? YES NO If YES, where? _____

Is there any torn, ripped or partially removed wallpaper or other wall coverings? YES NO If YES, where? _____

Does anything appear to be missing? (i.e., built in appliances, cabinets, interior doors, water heater) YES NO If YES, where? _____

Approximate age of roof: Unknown

Does there appear to be any damage to the roof? YES NO If YES, where? _____

Any additional information that is necessary not covered above?
Very nice lot, well maintained and clean.



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

Date of Inspection: 5/10/2012

Address: 1760 Garvin Ridge Olive hill, kentucky

Make: Unknown

Model: Unknown

Length: Unknown

Singlewide Doublewide Other

Year Built: Unknown

VIN (2 if Doublewide): Unknown

Serial #: Unknown

Condition: Fair

Land Size: 2acres

Assessed Tax Value:		<u>15,000</u>
Land:	\$	<u> </u>
Mobile:	\$	<u>Not assessed</u>
Total:	\$	<u>15,000</u>

Does the Mobile Home Include any of the Following?

Permanently Attached Skirting?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Attached Porch?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Car Port?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

Other Items, Please Explain: Building



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

Property Address: _____
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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