

Vacant Lot & Land BPO Form

Date of BPO	05/04/15	Property #	13INHAMTL000 012		
Property Address	16515 Collingtree				
City	Noblesville	State	IN	Zip	46060

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

Lot Size	.50	Topography	Sloping
Shape of Lot	Irregular	Fenced?	no
Zoning Classification	residential	Landscaping	none
View	street	Utilities	no
Off Site Improvements	no		
Please describe the property in detail	Vacant building lot in newer addition. Desirable location. Above average schools.		

NEIGHBORHOOD INFORMATION

Price ranges (vacant lots and homes)	Lots 89000-129900 Homes \$624,000-\$999,900.					
Describe Neighborhood In Detail	Newer addition that is within a golf course. It is in close proximity to amenities. The subject's lot does not have a golf course or pond view. The rear faces a street.					
Neighborhood info	HOA	Y	Dues	\$665/yr	Amenities	Common
Add'l comments	Includes EntryComm, MaintCommon					

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

Property Values	Increasing	Supply	Surplus	Demand	Low	Marketing Time	80-365
------------------------	------------	---------------	---------	---------------	-----	-----------------------	--------

SALES COMPARISON ANALYSIS- Please fill all blanks, following any estimates with a question mark

Subject Property	Lot Size	Topography	View	Zoning	Utilities	Listed?	Price
16515 Collingtree	.50	Sloping	Street	Res	No	no	\$

Current Listing Agent _____ Telephone _____

Current Listings	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities	DOM	Current List Price
16481 Collingtree Dr Noblesville, IN 46060	.07	.44	Level	Residential	Residential	No	782	\$ 89000
16445 Collingtree Dr Noblesville, IN 46060	.10	.46	Level	Residential	Residential	No	1906	92000
16501 Collingtree Dr Noblesville, IN 46060	.03	.53	Level	Residential	Residential	No	571	99000

Recent Sales	Prox to Subj.	Lot Size	Topography	View	Zoning	Utilities/ Sale date	DOM	Sales Price
16102 Grand Cypress Dr Noblesville, IN 46060	.44	.81	Level	Residential	Residential	No/03/31/15	358	\$ 65000
11487 Hanbury Manor Blvd Noblesville, IN 46060	1.31	.69	Level	Residential	Residential	No/05/21/14	84	81480
11355 Hanbury Manor Blvd Noblesville, IN 46060	1.2	.79	Level	Residential	Residential	No/08/15/14	103	85000

The area searched for the above listings and recent sales was - 2 miles and 6 months past

Suggested List Price	\$ 79000	Probable Sales Price	\$ 69000
-----------------------------	----------	-----------------------------	----------

Realtor	Company	Mary Cordle ABC Realty			
Address	9170 N Raider Road		Telephone	765-621-7594	
City	Middletown	State	IN	Zip	47356
Years of Real Estate Experience	11				
Total Units sold in the last 6 months		1	REOs sold in last 6 months		0

--