

Broker Price Opinion (BPO) for  
1811 Tyndall Drive  
Tallahassee, FL 32304

## PROPERTY INFORMATION

BPO Type: BPO: Interior (Mktg)  
Property Address: 1811 Tyndall Drive  
Tallahassee, FL 32304

## GENERAL MARKETING

<u>Current Market Conditions:</u>	Decreasing	<u>Appr. # of Comparable Units for sale in the Neighborhood:</u>	7
<u>Employment Conditions:</u>	Stable	<u>Number of Comparable Units for Sale in the Neighborhood that are REO or Corporate-owned:</u>	0
<u>Market Price of this type of Property has:</u>	Decreased 20 % in the past 15 Months	<u>Number of Boarded or Blocked up Homes:</u>	0
<u>Percentages in the Neighborhood:</u>	50 % Owner Occupied 50 % Tenant Occupied	<u>Normal Marketing Time in the Area:</u>	180
<u>Supply of Comparable Listings in the Neighborhood:</u>	Normal Supply		
<u>Range of Values in neighborhood:</u>	\$ To \$		

## SUBJECT MARKETABILITY

<u>The Subject is an:</u>	Appropriate Improvement for the neighborhood		
<u>Financial Eligibility:</u>	Conventional	FHA/VA	Other
<u>If others, please explain:</u>	Yes		
<u>Has the property been listed in the last 5 years?</u>			No
<u>To the best of your knowledge, why did it not sell?</u>			
<u>Property Type</u>		Residential	
<u>If Condo/other mandatory Association exist:</u>			No

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## COMPARABLE SALES

<u>Address</u>	Subject 1811 Tyndall Drive Tallahassee, FL 32304
<u>Proximity to Subject</u>	
<u>REO/Corp</u>	Yes
<u>Sale Price</u>	
<u>Data Source</u>	
<u>Sales Date &amp; Days on Market:</u>	

VALUE ADJUSTMENTS	DESCRIPTION
<u>Sales/Fin. Concessions</u>	

[Style & Appeal](#)  
[Quality of Construction](#)  
[Year Built](#)  
[Condition](#)  
  
[Above Grade Room Count](#)  
  
[Basement Type](#)  
[Functional Utility](#)  
[Heating/Cooling Type & Condition](#)  
[Energy Efficient Items](#)  
[Garage/Carport](#)  
[Porch, Patio Deck, Fireplace\(s\), etc.](#)  
[Fence, Pool, etc.](#)  
[Net Adjustable Total](#)  
[Adjusted Sales Price of Comparable](#)  
[Sales #: Inspected?](#)

[Quality Comments](#)  
 1959  
 Poor  

Total	Bdms	Baths
4	3	1

 912 Sq. Ft.  
 None  
  
 Forced Air  
  
 None

[Comments](#)

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**COMPARABLE LISTING**

[Address](#)  
[Proximity to Subject](#)  
[REQ/Corp](#)  
[List Price](#)  
[Data Source](#)  
[Days on Market DOM:](#)  
**VALUE ADJUSTMENTS**  
[Sales/Fin. Concessions](#)  
[Location](#)  
[View](#)  
[Style & Appeal](#)  
[Quality of Construction](#)  
[Year Built](#)  
[Condition](#)  
  
[Above Grade Room Count](#)  
  
[Basement Type](#)  
[Functional Utility](#)  
[Heating/Cooling Type & Condition](#)  
[Energy Efficient Items](#)  
[Garage/Carport](#)  
[Porch, Patio Deck, Fireplace\(s\), etc.](#)  
[Fence, Pool, etc.](#)  
[Net Adjustable Total](#)  
[Adjustable List Price of Comparable](#)  
[Listing #: Inspected?](#)

**Subject**  
 1811 Tyndall Drive  
 Tallahassee, FL 32304  
  
 Yes  
  
**DESCRIPTION**  
 Suburban  
[View Comments](#)  
  
[Quality Comments](#)  
 1959  
 Poor  

Total	Bdms	Baths
4	3	1

 912 Sq. Ft.  
 None  
  
 Forced Air  
  
 None