

Property Address: 116 Meadow Lark Lane

County: CLEVELAND

Previous Owner: No

Property Type: Land only

Occupancy Status: Vacant

Condo or HOA Fees: No

MOBILE HOME INFORMATION

Is it a single, double or triple wide home:

Is it attached to a foundation:

SUBJECT PROPERTY INFORMATION

Year Built

Sq. Feet

Bed/Bath

Lot Size

Garage

Parking Spaces

Pool

1

72 AC

GENERAL MARKETING

Current Marketing Condition for this Type of Property: **Decreasing**

Current General Marketing Conditions:

Normal Market Time in the Area: 365

Approximate Number of Comparable Units for sale in the neighborhood: 0

Homes in the Area are: Similar

Range of Values in neighborhood: \$ to

Range of Values for Comparable Listings: \$ to

How would you rate the neighborhood's price of ownership: Good

SUBJECT MARKETABILITY

The Subject is an: **Appropriate Improvement for the neighborhood**

Subject's Neighborhood: Good

Subject's Location type: Rural

Please List:

Possible Environmental Concerns: No

List Price: \$

Is the Subject currently listed?: No

Listing Company Phone Number:

Name of Listing Company:

Has the property been on the market in the last 12 months?: No

Probable Purchaser: Investor

Additional Comments: **THE SUBJECT IS A VACANT, CLEARED LOT. NO IMPROVEMENTS.**

Describe any marketing conditions/concessions being offered on competing properties that may adversely affect the subject's value:

NONE

COMPARABLE SALES

Item

Subject

<u>Property Type</u>	<u>Land only</u>
<u>Sale Price</u>	-
<u>Original List Price</u>	-
<u>List Price @ Sale</u>	-
<u>Proximity to Subject</u>	-
<u>Finance Type</u>	-
<u>Price Per Sq. Ft.</u>	-
<u>Sales or Financing Concessions</u>	-
<u>Sales Date</u>	-
<u>Days on Market</u>	-
<u>Location</u>	<u>Rural</u>
<u>Lot Size</u>	<u>.72 AC</u>
<u>Year Built</u>	-
<u>Condition</u>	<u>Good</u>
<u>Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.</u>	<u>///</u>
<u>Basement Type</u>	-
<u>Heating/Cooling Type and Condition</u>	-
<u>Garage/Carport</u>	-
<u># Parking Spaces</u>	-
<u>Porches, Patio, Deck, FirePlaces</u>	-
<u>Fence, Pool, etc.</u>	-
<u>Adjustment Amount</u>	-
<u>Adjusted Sales Price</u>	-

COMPARABLE LISTINGS

<u>Item</u>	<u>Subject</u>
<u>Address</u>	<u>116 Meadow Lark Lane</u>
<u>Property Type</u>	<u>Land only</u>
<u>List Price</u>	-
<u>Original List Price</u>	-
<u>Proximity to Subject</u>	-
<u>Price Per Sq. Ft.</u>	-
<u>Days on Market</u>	-
<u>Location</u>	<u>Rural</u>
<u>Lot Size</u>	<u>.72 AC</u>
<u>Year Built</u>	-
<u>Condition</u>	<u>Good</u>
<u>Above Grade Room Count (do not include Basement Count) Total/Bed/Bath/Sq.Ft.</u>	<u>///</u>
<u>Basement Type</u>	-
<u>Heating/Cooling Type and Condition</u>	-
<u>Garage/Carport</u>	-