

Broker Price Opinion (BPO) for
3965 Cribbage Lane
Oroville, CA 95965

PROPERTY INFORMATION

BPO Type: BPO: Interior (Mktg)
Property Address: 3965 Cribbage Lane
Oroville, CA 95965

GENERAL MARKETING

<u>Current Market Conditions:</u>	Decreasing	<u>Appr. # of Comparable Units for sale in the Neighborhood:</u>	2
<u>Employment Conditions:</u>	Declining	<u>Number of Comparable Units for Sale in the Neighborhood that are REO or Corporate-owned:</u>	1
<u>Market Price of this type of Property has:</u>	Decreased 8 % in the past 12 Months	<u>Number of Boarded or Blocked up Homes:</u>	2
<u>Percentages in the Neighborhood:</u>	80 % Owner Occupied 20 % Tenant Occupied	<u>Normal Marketing Time in the Area:</u>	120
<u>Supply of Comparable Listings in the Neighborhood:</u>	Shortage		
<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>	Cash
<u>To the best of your knowledge, why did it not sell?</u>	No
Property Type	Manufactured Home
If Condo/other mandatory Association exist:	No

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Address: Subject
3965 Cribbage Lane
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Proximity to Subject:
REO/Corp: Yes

Sale Price:
Original List Price:
Sales Date & Days on Market:

VALUE ADJUSTMENTS DESCRIPTION

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.
Swim Pool, etc.
Net-Adjustable Total
Adjusted Sales Price of
Comparable
Sales #: Inspected?
Comments

Quality Comments
 1966
 Poor
 Total Bdms Baths
 3 2 1
 900 Sq. Ft.

None

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Address
Proximity to Subject
TEO/Com
List Price
Original List Price
Days on Market DOM:
VALUE ADJUSTMENTS
Reps/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
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Subject
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Yes

DESCRIPTION

Rural
[View Comments](#)

Quality Comments
 1966
 Poor
 Total Bdms Baths
 3 2 1
 900 Sq. Ft.

None