



4225 NE ST. JAMES ROAD
VANCOUVER, WA. 98663
360.695.6786 | 800.889.6786 | 360.695.9048 (FAX)
WWW.AEQUITIES.COM

VACANT LAND PROPERTY DESCRIPTION

| | |
|-----------------------------|------------------|
| DATE: | FILE NO: |
| ADDRESS: | |
| Seller: | Borrower: |
| PARCEL # | |
| GENERAL DESCRIPTION: | |

DATE OF INSPECTION: _____ PICTURE #: START: _____ STOP: _____

LOT SIZE: _____ ACRES: _____ VIEW: _____

| | | | | | |
|---------------|--------|----------|-------|--------|---------|
| LAND CONTOUR: | FLAT | SLOPING | HILLY | STEEP | CLEARED |
| | WOODED | TIMBERED | CREEK | SPRING | POND |

PUBLIC WATER AVAILABLE? **YES** **NO** **EXISTING WELL?** **YES** **NO**

PUBLIC SEWER AVAILABLE? **YES** **NO** **PERC APPROVED?** **YES** **NO**

FLOOD PLAIN DESIGNATION? YES NO

ACCESS TO PROPERTY:

IF NO UTILITIES TO PROPERTY THEN HOW CLOSE ARE THEY TO SUBJECT PROPERTY?

ROAD MATERIAL: _____ LANDSCAPING: _____

DESCRIPTION OF NEIGHBORHOOD:

ADDITIONAL FEATURES:

DESCRIBE THE BEST USE, AND ALTERNATIVE USE OF THE PROPERTY:

LIST CURRENT ZONING. ARE THERE ANY ZONING RESTRICTIONS:

DESCRIBE POSSIBLE HAZARDS WITH THE PROPERTY – TOXIC WASTE OR OTHER EPA PROBLEMS, FLOOD PLAIN ETC.?

ARE THERE ANY SIMILAR PROPERTIES FOR SALE IN THE AREA, AND AT WHAT PRICE OFFERED OR SOLD?



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VACANT LAND PROPERTY DESCRIPTION continued —

HAVE ANY PERMITS BEEN OBTAINED FOR CONSTRUCTION?

WHO WOULD LIKELY BE THE END PURCHASE OF THE PROPERTY, AND WHY?

HOW FAR AWAY IS THE CLOSEST DEVELOPMENT?

DESCRIBE IN DETAIL THE STEPS AND ASSOCIATED COSTS NECESSARY TO DEVELOP THE PROPERTY FOR ITS BEST USE:

IF IN A SUBDIVISION, LIST THE TOTAL NUMBER OF LOTS ORIGINALLY AVAILABLE,
AND THE NUMBER SOLD TO DATE: _____

HOW MANY OF THE SUBDIVISION LOTS HAVE BEEN IMPROVED, AND WHAT TYPE OF BUILDINGS WERE CONSTRUCTED – INCLUDE
ESTIMATED SELLING PRICES:

COMMENTS:

COMPLETED BY: _____

ESTIMATED MARKET VALUE LAND: \$ _____

ESTIMATED VALUE OF IMPROVEMENTS: \$ _____

TOTAL ESTIMATED MARKET VALUE: \$ _____