

Odessa 2025 Residential-Lake ECF Study

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Asd. when Sold	Asd/Adj. Sale	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Property Class	Building Depr.
100-033-000-125-40	14760 WILLOWBROOK DR	08/09/24	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$182,000	53.53	\$360,091	\$35,842	\$304,158	\$305,895	0.994	1,868	\$162.83	ODIDL	17.8091	DWELLING	\$23,277		401	88
100-040-000-005-00	14907 WILLOWBROOK DR	07/03/24	\$278,000	WD	03-ARM'S LENGTH	\$278,000	\$113,100	40.68	\$224,205	\$68,742	\$209,258	\$146,663	1.427	947	\$220.97	ODIDL	25.4381	SITE BUILT	\$65,993		401	77
100-070-000-055-00	14106 MAIER DR	07/24/23	\$465,000	WD	03-ARM'S LENGTH	\$465,000	\$179,400	38.58	\$377,884	\$104,861	\$360,139	\$260,022	1.385	1,610	\$223.69	ODIDL	21.2622	SITE BUILT	\$100,206		401	92
101-051-000-070-00	721 LAKEVIEW DR	03/29/24	\$250,000	WD	03-ARM'S LENGTH	\$250,000	\$109,100	43.64	\$238,131	\$108,442	\$141,558	\$122,348	1.157	1,688	\$83.86	LOIDL	1.5402	SITE BUILT	\$88,769		401	62
101-055-000-005-10	480 PINEVIEW DR	04/15/22	\$525,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$525,000	\$247,200	47.09	\$403,634	\$12,250	\$512,750	\$372,747	1.376	3,556	\$144.19	LOIDL	20.3187	SITE BUILT	\$6,684	101-051-000-165-80	401	79
101-055-000-015-00	440 PINEVIEW DR	04/22/22	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$237,700	67.91	\$400,283	\$25,147	\$324,853	\$357,272	0.909	2,689	\$120.81	LOIDL	26.3153	SITE BUILT	\$10,630	101-051-000-165-30	401	83
101-110-000-055-00	832 LAKEVIEW DR	08/25/23	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$93,500	44.52	\$194,802	\$82,055	\$127,945	\$107,378	1.192	708	\$180.71	LOIDL	1.9126	DWELLING	\$78,806		401	77
101-140-000-020-00	471 FOURTH AVE	03/06/24	\$189,000	WD	03-ARM'S LENGTH	\$189,000	\$87,000	46.03	\$191,972	\$118,265	\$70,735	\$69,535	1.017	935	\$75.65	LOIDL	15.5153	DWELLING	\$118,265		401	53
101-190-000-030-00	1136 LAKEVIEW DR	02/19/24	\$350,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$350,000	\$170,300	48.66	\$341,822	\$93,399	\$256,601	\$234,361	1.095	1,575	\$162.92	LOIDL	7.7517	SITE BUILT	\$90,409	101-190-000-205-00	401	96
Totals:			\$2,957,000			\$2,957,000	\$1,419,300		\$2,732,824		\$2,307,997	\$1,976,222			\$152.85		0.4528					
							Sale. Ratio =>	48.00				E.C.F. =>	1.168			Std. Deviation=>	0.1880336					
							Std. Dev. =>	8.70				Ave. E.C.F. =>	1.172			Ave. Variance=>	15.3181	Coefficient of Var=>	13.06548176			