

Odessa 2025 Residential 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	Bldgs. Residual	Cost Min. \$	E.C.F.	Floor Area	\$/Sq.Ft.	ECF Area	Dev. by Mean (%)	Building Style	Land Value	Other Parcels in Sale	Land Table	Property Class	Building Depr.
100-004-000-005-32	3356 DUNKEE RD	07/27/22	\$435,000	WD	03-ARM'S LENGTH	\$435,000	\$155,200	35.68	\$336,160	\$82,032	\$352,968	\$309,912	1.139	1,911	\$184.70	ODRES	20.7844	SITE BUILT	\$41,600		RESIDENTIAL TOWNSHIP	401	97
100-005-000-080-00	4488 W CLARKSVILLE RD	07/29/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$74,200	33.73	\$155,173	\$23,025	\$196,975	\$159,214	1.237	888	\$221.82	ODRES	30.6083	SITE BUILT	\$20,866		RESIDENTIAL TOWNSHIP	401	85
100-007-000-055-20	10015 JACKSON RD	05/13/22	\$307,000	WD	03-ARM'S LENGTH	\$307,000	\$113,300	36.91	\$253,320	\$42,962	\$264,038	\$256,534	1.029	2,032	\$129.94	ODRES	9.8166	SITE BUILT	\$35,280		RESIDENTIAL TOWNSHIP	401	90
100-007-000-055-30	5519 W CLARKSVILLE RD	05/16/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$86,700	57.80	\$180,407	\$77,340	\$72,660	\$125,691	0.578	1,588	\$45.76	ODRES	35.3002	MANUFACTURED MH	\$73,271		RESIDENTIAL TOWNSHIP	401	63
100-008-000-065-01	10704 TASKER RD	08/07/24	\$155,200	WD	03-ARM'S LENGTH	\$155,200	\$79,400	51.16	\$155,412	\$57,555	\$97,645	\$117,900	0.828	2,324	\$42.02	ODRES	10.2883	MANUFACTURED MH	\$50,600		RESIDENTIAL TOWNSHIP	401	58
100-009-000-050-00	10451 TASKER RD	07/05/23	\$245,000	WD	03-ARM'S LENGTH	\$245,000	\$81,400	33.22	\$191,157	\$46,957	\$198,043	\$178,025	1.112	1,536	\$128.93	ODRES	18.1362	DWELLING	\$42,132		RESIDENTIAL TOWNSHIP	401	80
100-009-000-060-01	10602 JORDAN LAKE RD	12/08/22	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$95,900	33.65	\$210,100	\$59,013	\$225,987	\$186,527	1.212	1,773	\$127.46	ODRES	28.0465	SITE BUILT	\$35,322		RESIDENTIAL TOWNSHIP	401	70
100-011-000-060-00	10800 HARWOOD RD	09/18/23	\$236,500	WD	03-ARM'S LENGTH	\$236,500	\$116,800	49.39	\$245,560	\$67,221	\$169,279	\$220,172	0.769	3,324	\$50.93	ODRES	16.2234	SITE BUILT	\$54,090		RESIDENTIAL TOWNSHIP	401	59
100-015-000-060-10	11750 AINSWORTH RD	12/22/23	\$275,000	WD	31-SPLIT IMPROVED	\$275,000	\$0	0.00	\$275,629	\$110,844	\$164,156	\$198,536	0.827	1,316	\$124.74	ODRES	10.4253	SITE BUILT	\$47,316		RESIDENTIAL TOWNSHIP	401	70
100-019-000-015-10	12187 JACKSON RD	09/13/22	\$125,000	CD	31-SPLIT IMPROVED	\$125,000	\$0	0.00	\$151,028	\$62,314	\$62,686	\$108,188	0.579	1,716	\$36.53	ODRES	35.1666	DWELLING	\$52,484		RESIDENTIAL TOWNSHIP	401	66
100-023-000-050-10	12887 AINSWORTH RD	09/16/22	\$162,900	WD	31-SPLIT IMPROVED	\$162,900	\$0	0.00	\$150,509	\$22,439	\$140,461	\$156,183	0.899	1,800	\$78.03	ODRES	3.1748	SITE BUILT	\$22,439		RESIDENTIAL TOWNSHIP	401	70
100-024-000-030-10	12537 HARWOOD RD	05/18/22	\$175,000	LC	03-ARM'S LENGTH	\$175,000	\$70,900	40.51	\$150,955	\$40,339	\$134,661	\$134,898	0.998	1,272	\$105.87	ODRES	6.7162	DWELLING	\$36,600		RESIDENTIAL TOWNSHIP	401	69
100-024-000-030-10	12537 HARWOOD RD	06/15/22	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$70,900	35.45	\$169,183	\$40,934	\$159,066	\$156,401	1.017	1,272	\$125.05	ODRES	8.5953	DWELLING	\$36,600		RESIDENTIAL TOWNSHIP	401	80
100-025-000-030-00	601 W MUSGROVE HWY	03/16/23	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$97,600	42.43	\$208,887	\$58,190	\$171,810	\$186,046	0.923	1,424	\$120.65	ODRES	0.7602	SITE BUILT	\$35,179		RESIDENTIAL TOWNSHIP	401	72
100-026-000-075-01	1975 BONANZA RD	06/28/22	\$237,555	WD	03-ARM'S LENGTH	\$237,555	\$85,100	35.82	\$202,753	\$50,759	\$186,796	\$185,359	1.008	1,546	\$120.83	ODRES	7.6670	DWELLING	\$36,476		RESIDENTIAL TOWNSHIP	401	75
100-027-000-045-20	13321 RUSSELL RD	08/05/22	\$153,500	WD	03-ARM'S LENGTH	\$153,500	\$64,200	41.82	\$137,034	\$26,440	\$127,060	\$134,871	0.942	1,538	\$82.61	ODRES	1.1003	DWELLING	\$26,440		RESIDENTIAL TOWNSHIP	401	57
100-028-000-100-20	3654 BONANZA RD	12/08/22	\$159,000	WD	03-ARM'S LENGTH	\$159,000	\$48,600	30.57	\$124,507	\$34,650	\$124,350	\$110,935	1.121	1,040	\$119.57	ODRES	18.9846	SITE BUILT	\$26,770		RESIDENTIAL TOWNSHIP	401	75
100-029-000-050-02	13101 BLISS RD	08/29/24	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$114,600	40.21	\$226,452	\$63,752	\$221,248	\$196,024	1.129	1,688	\$131.07	ODRES	19.7593	DWELLING	\$41,280		RESIDENTIAL TOWNSHIP	401	69
100-029-000-085-10	4622 W TUPPER LAKE RD	01/17/24	\$162,600	WD	03-ARM'S LENGTH	\$162,600	\$74,100	45.57	\$162,164	\$54,677	\$107,923	\$129,502	0.833	1,384	\$77.98	ODRES	9.7718	DWELLING	\$31,784		RESIDENTIAL TOWNSHIP	401	65
100-031-000-055-20	14878 BLISS RD	04/22/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$138,500	41.34	\$274,036	\$54,668	\$280,332	\$264,299	1.061	1,492	\$187.89	ODRES	12.9579	SITE BUILT	\$40,806		RESIDENTIAL TOWNSHIP	401	80
100-032-000-130-00	14926 TASKER RD	03/31/23	\$285,000	WD	03-ARM'S LENGTH	\$285,000	\$108,400	38.04	\$233,876	\$39,759	\$245,241	\$239,651	1.023	1,622	\$151.20	ODRES	9.2242	DWELLING	\$38,350		RESIDENTIAL TOWNSHIP	401	82
100-033-000-100-03	3811 JORDAN LAKE ST	01/10/24	\$335,000	WD	03-ARM'S LENGTH	\$335,000	\$142,600	42.57	\$312,721	\$44,066	\$290,934	\$323,681	0.899	1,768	\$164.56	ODRES	3.2255	SITE BUILT	\$31,520		RESIDENTIAL TOWNSHIP	401	82
100-033-000-155-00	3613 JORDAN LAKE ST	06/27/24	\$405,500	WD	03-ARM'S LENGTH	\$405,500	\$177,500	43.77	\$392,966	\$101,064	\$304,436	\$351,689	0.866	2,604	\$116.91	ODRES	6.5445	DWELLING	\$41,928		RESIDENTIAL TOWNSHIP	401	75
100-034-000-105-02	2211 LAPO RD	09/30/22	\$269,900	WD	03-ARM'S LENGTH	\$269,900	\$108,000	40.01	\$233,924	\$27,682	\$242,218	\$251,515	0.963	2,174	\$111.42	ODRES	3.1953	SITE BUILT	\$19,028		RESIDENTIAL TOWNSHIP	401	83
100-034-000-110-01	14906 CEMETERY RD	03/09/23	\$169,000	WD	03-ARM'S LENGTH	\$169,000	\$100,000	59.17	\$215,850	\$40,269	\$128,731	\$216,767	0.594	1,804	\$71.36	ODRES	33.7216	DWELLING	\$34,040		RESIDENTIAL TOWNSHIP	401	74
100-036-000-050-00	25 W TUPPER LAKE RD	09/16/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$64,100	37.71	\$137,525	\$23,867	\$146,133	\$138,607	1.054	864	\$169.14	ODRES	12.3210	DWELLING	\$23,867		RESIDENTIAL TOWNSHIP	401	73
100-190-000-018-00	13311 CHRISTOPHER ST	04/05/23	\$100,531	WD	03-ARM'S LENGTH	\$100,531	\$71,100	70.72	\$142,300	\$33,870	\$66,661	\$133,864	0.498	1,728	\$38.58	ODRES	43.3110	MODULAR	\$30,303	BONANZA HILLS CONDO PLAT - OD190	401	83	
Totals:			\$6,269,186			\$6,269,186	\$2,339,100		\$5,629,588	\$4,882,498	\$5,170,989	\$5,170,989	0.944		\$113.54		1.3125						
							Sale. Ratio =>		37.31			E.C.F. =>		0.944		Std. Deviation=>	0.1966889						
							Std. Dev. =>		16.23			Ave. E.C.F. =>	0.931			Ave. Variance=>	15.4010	Coefficient of Var=>				16.54090183	