

Odessa 2025 Residential-Village 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.
101-050-000-070-00	650 TUPPER LAKE ST	09/09/24	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$96,500	48.25	\$196,183	\$61,738	\$138,262	\$158,171	0.874	1,209	\$114.36	LORES	7.7125	DWELLING	\$55,490		401	60
101-050-000-145-00	621 JORDAN LAKE ST	05/31/24	\$116,000	WD	03-ARM'S LENGTH	\$116,000	\$60,800	52.41	\$120,180	\$46,346	\$69,654	\$86,864	0.802	1,344	\$51.83	LORES	14.9378	DWELLING	\$46,346		401	52
101-050-000-245-00	715 JORDAN LAKE AVE	07/22/22	\$180,500	WD	03-ARM'S LENGTH	\$180,500	\$69,900	38.73	\$163,894	\$22,541	\$157,959	\$166,298	0.950	1,341	\$117.79	LORES	0.1400	DWELLING	\$18,939		401	75
101-050-000-250-00	1225 JORDAN LAKE ST	12/08/22	\$199,900	WD	03-ARM'S LENGTH	\$199,900	\$77,100	38.57	\$169,889	\$30,581	\$169,319	\$163,892	1.033	1,080	\$156.78	LORES	8.1858	DWELLING	\$24,362		401	80
101-050-000-255-00	711 JORDAN LAKE AVE	01/06/23	\$70,000	AFF	03-ARM'S LENGTH	\$70,000	\$29,300	41.86	\$69,326	\$24,841	\$45,159	\$52,335	0.863	610	\$74.03	LORES	8.8378	DWELLING	\$22,546		401	64
101-060-000-110-00	738 JORDAN LAKE AVE	08/03/22	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$51,100	30.06	\$132,171	\$32,058	\$137,942	\$117,780	1.171	1,426	\$96.73	LORES	21.9927	DWELLING	\$28,145		401	70
101-080-000-020-00	1119 SIXTH AVE	10/30/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$72,700	39.30	\$173,257	\$49,743	\$135,257	\$145,311	0.931	1,674	\$80.80	LORES	2.0444	DWELLING	\$43,724		401	60
101-080-000-145-00	759 SIXTH AVE	02/10/23	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$80,400	43.46	\$174,700	\$41,628	\$143,372	\$156,555	0.916	1,726	\$83.07	LORES	3.5466	DWELLING	\$39,686		401	58
101-080-000-145-00	759 SIXTH AVE	04/17/24	\$220,000	WD	03-ARM'S LENGTH	\$220,000	\$93,600	42.55	\$184,698	\$45,172	\$174,828	\$164,148	1.065	1,726	\$101.29	LORES	11.3805	DWELLING	\$43,137		401	56
101-080-000-150-00	751 SIXTH AVE	09/06/22	\$140,500	WD	03-ARM'S LENGTH	\$140,500	\$61,800	43.99	\$130,612	\$48,330	\$92,170	\$96,802	0.952	1,506	\$61.20	LORES	0.0889	DWELLING	\$41,545		401	54
101-080-000-170-00	715 SIXTH AVE	06/07/24	\$224,500	WD	03-ARM'S LENGTH	\$224,500	\$106,400	47.39	\$210,564	\$40,266	\$184,234	\$200,351	0.920	1,821	\$101.17	LORES	3.1699	DWELLING	\$36,074		401	78
101-080-000-170-00	715 SIXTH AVE	05/27/22	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$75,800	31.58	\$195,118	\$34,263	\$205,737	\$189,241	1.087	1,821	\$112.98	LORES	13.5911	DWELLING	\$30,302		401	80
101-080-000-180-00	703 SIXTH AVE	04/14/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$74,200	39.05	\$169,169	\$30,320	\$159,680	\$163,352	0.978	1,705	\$93.65	LORES	2.6265	DWELLING	\$27,424		401	75
101-090-000-160-00	1324 JORDAN LAKE AVE	11/04/22	\$143,000	WD	03-ARM'S LENGTH	\$143,000	\$54,700	38.25	\$119,008	\$23,955	\$119,045	\$111,827	1.065	864	\$137.78	LORES	11.3289	SITE BUILT	\$21,156		401	78
101-090-000-165-00	1316 JORDAN LAKE AVE	11/15/22	\$185,000	WD	03-ARM'S LENGTH	\$185,000	\$67,600	36.54	\$160,395	\$55,466	\$129,534	\$123,446	1.049	1,282	\$101.04	LORES	9.8061	DWELLING	\$30,198		401	70
101-090-000-170-00	1310 JORDAN LAKE AVE	02/13/24	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$62,700	40.45	\$136,478	\$24,918	\$130,082	\$131,247	0.991	1,177	\$110.52	LORES	3.9866	DWELLING	\$24,918		401	72
101-100-000-045-00	1418 MORTON ST	02/28/24	\$174,000	WD	03-ARM'S LENGTH	\$174,000	\$63,100	36.26	\$137,851	\$26,079	\$147,921	\$131,496	1.125	919	\$160.96	LORES	17.3648	SITE BUILT	\$25,592		401	75
101-100-000-290-01	1619 HARRISON ST	10/26/22	\$159,900	WD	03-ARM'S LENGTH	\$159,900	\$99,100	61.98	\$215,439	\$47,821	\$112,079	\$197,198	0.568	2,279	\$49.18	LORES	38.2898	SITE BUILT	\$43,530		401	68
101-130-000-035-00	604 SIXTH AVE	03/08/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$79,600	38.64	\$171,198	\$41,352	\$164,648	\$152,760	1.078	987	\$166.82	LORES	12.6564	DWELLING	\$33,854		401	72
101-150-000-015-00	1219 JORDAN LAKE AVE	03/27/24	\$99,000	MLC	03-ARM'S LENGTH	\$99,000	\$53,100	53.64	\$114,536	\$26,912	\$72,088	\$103,087	0.699	1,171	\$61.56	LORES	25.1965	DWELLING	\$26,912		401	53
101-150-000-015-00	1219 JORDAN LAKE AVE	03/27/23	\$129,900	MLC	03-ARM'S LENGTH	\$129,900	\$49,000	37.72	\$106,273	\$24,063	\$105,837	\$96,718	1.094	1,171	\$90.38	LORES	14.3031	DWELLING	\$24,063		401	54
101-150-000-170-00	1307 PEARL ST	11/05/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$77,100	44.06	\$166,619	\$28,948	\$146,052	\$161,966	0.902	1,470	\$99.36	LORES	4.9511	DWELLING	\$28,948		401	84
101-150-000-170-00	1307 PEARL ST	05/26/22	\$166,000	WD	03-ARM'S LENGTH	\$166,000	\$66,000	39.76	\$152,132	\$23,840	\$142,160	\$150,932	0.942	1,470	\$96.71	LORES	0.9374	DWELLING	\$23,840		401	85
101-150-000-300-00	1312 FOURTH AVE	07/16/24	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$69,800	42.30	\$137,831	\$28,487	\$136,513	\$128,640	1.061	1,364	\$100.08	LORES	10.9945	SITE BUILT	\$25,518		401	61
101-150-000-325-00	1335 FOURTH AVE	08/12/22	\$120,000	WD	19-MULTI PARCEL ARM'S LENGTH	\$120,000	\$67,200	56.00	\$130,509	\$24,137	\$95,863	\$125,144	0.766	1,464	\$65.48	LORES	18.5233	DWELLING	\$24,137	101-150-000-330-00	401	58
101-160-000-085-00	1423 FOURTH AVE	08/11/22	\$155,000	WD	03-ARM'S LENGTH	\$155,000	\$63,400	40.90	\$135,602	\$27,308	\$127,692	\$127,405	1.002	1,320	\$96.74	LORES	5.0998	SITE BUILT	\$23,840		401	64
101-160-000-100-00	1511 FOURTH AVE	11/28/23	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$60,100	38.90	\$129,562	\$28,948	\$125,552	\$118,369	1.061	1,488	\$84.38	LORES	10.9422	DWELLING	\$28,948		401	53
101-200-000-225-00	1117 FIFTH AVE	07/29/22	\$112,000	WD	03-ARM'S LENGTH	\$112,000	\$44,300	39.55	\$93,985	\$27,283	\$84,717	\$78,473	1.080	864	\$98.05	LORES	12.8313	DWELLING	\$27,283		401	64
101-200-000-265-00	1138 SIXTH AVE	09/16/22	\$176,500	WD	03-ARM'S LENGTH	\$176,500	\$69,600	39.43	\$149,186	\$28,060	\$148,440	\$142,501	1.042	1,372	\$108.19	LORES	9.0419	DWELLING	\$26,511		401	74
101-200-000-400-00	903 SECOND ST	08/29/24	\$100,000	MLC	03-ARM'S LENGTH	\$100,000	\$62,000	62.00	\$122,361	\$25,398	\$74,602	\$114,074	0.654	1,593	\$46.83	LORES	29.7279	SITE BUILT	\$24,615		401	57
101-200-000-805-00	918 FIFTH AVE	05/13/22	\$158,500	WD	03-ARM'S LENGTH	\$158,500	\$56,400	35.58	\$138,820	\$23,071	\$135,429	\$136,175	0.995	1,572	\$86.15	LORES	4.3263	DWELLING	\$21,752		401	70
101-200-000-870-00	924 SIXTH AVE	08/31/22	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$67,900	38.80	\$147,158	\$31,277	\$143,723	\$136,331	1.054	1,602	\$89.71	LORES	10.2967	DWELLING	\$26,491		401	70
101-200-000-905-00	809 FIFTH AVE	09/06/24	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$73,200	38.53	\$152,335	\$41,106	\$148,894	\$130,858	1.138	972	\$153.18	LORES	18.6575	SITE BUILT	\$32,523		401	85
101-200-000-905-00	809 FIFTH AVE	11/14/22	\$165,000	WD	03-ARM'S LENGTH	\$165,000	\$58,700	35.58	\$128,102	\$36,954	\$128,046	\$107,233	1.194	972	\$131.73	LORES	24.2835	SITE BUILT	\$29,922		401	74
101-200-001-020-00	835 THIRD AVE	11/09/23	\$167,000	WD	03-ARM'S LENGTH	\$167,000	\$105,500	63.17	\$226,544	\$56,312	\$110,688	\$200,273	0.553	2,321	\$47.69	LORES	39.8571	DWELLING	\$53,878		401	63
101-200-001-185-00	753 SECOND AVE	05/03/23	\$154,500	WD	03-ARM'S LENGTH	\$154,500	\$78,100	50.55	\$164,678	\$34,778	\$119,722	\$152,824	0.783	1,940	\$61.71	LORES	16.7857	DWELLING	\$29,922		401	58
101-200-001-260-00	754 FIFTH AVE	07/17/24	\$216,000	WD	03-ARM'S LENGTH	\$216,000	\$92,200	42.69	\$182,387	\$38,095	\$177,905	\$169,755	1.048	1,627	\$109.35	LORES	9.6752	DWELLING	\$32,523		401	72
101-220-000-115-00	748 WASHINGTON BLVD	04/15/22	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$95,100	52.83	\$187,998	\$41,309	\$138,691	\$172,575	0.804	1,835	\$75.58	LORES	14.7602	DWELLING	\$35,325		401	69
101-220-000-135-00	734 WASHINGTON BLVD	10/20/22	\$183,500	WD	03-ARM'S LENGTH	\$183,500	\$63,100	34.39	\$151,619	\$39,541	\$143,959	\$131,856	1.092	1,355	\$106.24	LORES	14.0529	DWELLING	\$37,707		401	70
101-220-000-165-00	751 WASHINGTON BLVD	11/11/22	\$150,000	WD	03-ARM'S LENGTH	\$150,000	\$75,400	50.27	\$164,261	\$30,423	\$119,577	\$157,456	0.759	1,430	\$83.62	LORES	19.1828	SITE BUILT	\$28,545		401	74
101-220-000-165-00	751 WASHINGTON BLVD	08/05/24	\$206,000	WD	03-ARM'S LENGTH	\$206,000	\$88,200	42.82	\$174,411	\$33,010	\$172,990	\$166,354	1.040	1,430	\$120.97	LORES	8.8633	SITE BUILT	\$31,027		401	72
101-220-000-170-00	753 WASHINGTON BLVD	06/23/23	\$175,000	WD	03-ARM'S LENGTH	\$175,000	\$89,300	51.03	\$189,176	\$31,666	\$143,334	\$185,306	0.773	1,456	\$98.44	LORES	17.7757	DWELLING	\$28,545		401	68
Totals:			\$7,017,700			\$7,017,700	\$3,001,100		\$6,476,215		\$5,559,356	\$5,903,378			\$97.24		0.9532					
							Sale. Ratio =>		42.76			E.C.F. =>		0.942		Std. Deviation=>	0.15801098					
							Std. Dev. =>		8.00			Ave. E.C.F. =>		0.951		Ave. Variance=>	12.6846	Coefficient of Var=>	13.33456156			