

**BROKER'S PRICE OPINION - FORM 201**
**SUBJECT PROPERTY INFORMATION**

<b>Client Name:</b> Premier Money Source, Inc.	<b>Borrower's Name:</b> Timothy Williams	<b>Loan Number:</b> 002228	
<b>Street Address:</b> 1816 Bourbon Street	<b>City:</b> Odessa	<b>State:</b> TX	<b>Zip Code:</b> 79765
<b>Ownership Type:</b>			

**SUBJECT PROPERTY MARKET PRICES**

Estimated Market Time:	(90 days)		(90 days)		(30 days)		(90 days)	
Suggested List Price:	<b>As Is List</b>	\$ 369,900	<b>As Repaired List</b>	\$ 369,900	<b>Quick Sale</b>	\$ 359,900	<b>Land</b>	\$ 18,000
Suggested List Price:	<b>As Is Sale</b>	\$ 369,900	<b>As Repaired Sale</b>	\$ 369,900	<b>Quick Sale</b>	\$ 359,900	<b>Land</b>	\$ 18,000

**SUBJECT PROPERTY ITEMIZED REPAIRS**

Title	Description	Cost
Repair 1		\$ 0
Repair 2		\$ 0
Repair 3		\$ 0
Repair 4		\$ 0
Repair 5		\$ 0
<b>Estimated Total</b>		<b>\$ 0</b>

**SUBJECT PROPERTY REPAIRS**

<b>Lender Required Property Repairs:</b>	\$ 0	<b>Contribution of Value:</b>	\$ 0
<b>Explain Required Repairs:</b> The subject does not need any repairs.			

**SUBJECT PROPERTY CHARACTERISTICS**

<b>Type:</b> Single Family Residential	<b>Condition:</b> Good	<b>Square Feet:</b> 2404
<b>Bedroom:</b> 4	<b>Bathroom:</b> 3	<b>Garage:</b> 2 Att
<b>Year Built:</b> 2018	<b>Lot Size:</b> 0.18 Ac	<b>Basement:</b> No
<b>APN#:</b> R181150023000000	<b>Has the subject property been listed in the last 12 months?</b> No	
<b>Previous List Price:</b> \$ 0	<b>Previous DOM:</b> N/A	<b>Is the subject property currently listed?</b>
<b>Current List Price:</b> \$ 0	<b>Current DOM:</b>	<b>Population Density:</b> Urban

## SUBJECT PROPERTY COMMENTS

The house is vacant and I noted it was vacant bc there is a note on the window that tells me it is vacant. I do a lot of foreclosure work and recognized the note on the window.

Property Status							
<b>Vacant:</b>	Yes	<b>Vandalized:</b>	No	<b>Locked/Secured:</b>	Yes	<b>Winterized:</b>	Unknown

## COMPARABLE SALE INFORMATION (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq.Ft	BR	Bath	Lot Sz	Garage	Basement	Year	LP	SP	Sale Date	\$ PSF	DOM
<b>33 EIDENBERG ODESSA (★)</b>	FS	SFR-Det	Good	0.69 Mi	2556	4	3	0.31 Ac	2 Att	No	2017	379,900	379,900	2023-07-28	149	19
<b>1802 BIG EASY ODESSA</b>	FS	SFR-Det	Good	0.66 Mi	2314	4	2	0.14 Ac	2 Att	No	2019	345,000	337,000	2023-08-28	146	10
<b>1416 DERRICK ODESSA</b>	FS	SFR-Det	Good	0.29 Mi	2010	3	2	0.15 Ac	2 Att	No	2021	338,000	315,000	2023-09-01	157	23
1. Comments: This is a terrific home with tons of charm and a pool in the backyard.													MLS# 141682	Sale Type: FHA		
2. Comments: This is a stunning custom built home.													MLS# 141509	Sale Type: VA		
3. Comments: This is in just like new condition and was only lived in for one year. It is in wonderful shape.													MLS# 141380	Sale Type: CV		

## ACTIVE COMPARABLE SALE (★ indicates the comparable considered most similar in value to subject)

Property Address	Ownership Type	Type	Cond	Prox	Sq. Ft	BR	Bath	Lot Sz	Gar	Basement	Year	Orig LP	Curr LP	\$ PSF	DOM
<b>1333 HIGH COTTON ODESSA (★)</b>	FS	SFR-Det	Good	0.78 Mi	2523	4	3	0.18 Ac	2 Att	No	2022	394,900	384,900	153	86
<b>1208 YANCY ODESSA</b>	FS	SFR-Det	Good	0.29 Mi	2050	3	2	0.13 Ac	2 Att	No	2019	315,000	315,000	154	37
<b>1322 LANTANA CT ODESSA</b>	FS	SFR-Det	Good	0.57 Mi	2095	4	2	0.13 Ac	2 Att	No	2021	319,900	305,000	146	72
1. Comments: This is a beautiful home with all the bells and whistles and it has been on the market awhile bc it started out too high in list price.													MLS# 141361		
2. Comments: This is a beautiful spacious home with many upgrades and updates.													MLS# 143217		
3. Comments: This is a beautifully maintained home.													MLS# 141582		

## NEIGHBORHOOD DATA

<b>Management Co Name:</b>	<b>Management Co Phone:</b>	<b>Rental Market: Lease potential (monthly):</b> \$ 2,500
<b>Neighborhood Trend:</b> Stable	<b>Neighborhood Trend Rate (monthly %):</b> 0	<b>Comparable Sales:</b> 35 Days
<b>Comparable Listing:</b> 35 Days		

<b>There is new construction nearby:</b>	No	<b>Price Range:</b>	\$ 0 - \$ 0	<b>Distance from Subject:</b>  <b>Describe neighborhood factors that would detract from property:</b> The subject is in a newer developed area in NW Odessa Tx where all of the homes are still in good shape bc they are not that old. It is a very sought after area of town.
<b>Number of similar listings within 1 mile:</b>	1-5	<b>Price Range:</b>	\$ 305,000 - \$ 385,000	
<b>There is REO competition in the area:</b>	No	<b>Price Range:</b>	\$ 0 - \$ 0	
<b>Property Taxes are Current:</b>	Yes	<b>Amount:</b>	\$ 6,000	
<b>Mello-Roos/Special Assesment Property:</b>	No	<b>Amount:</b>	\$ 0	
<b>Special Assessments/Homeowner Dues:</b>	No	<b>Amount:</b>	\$ 0	

## LISTING AGENT INFORMATION

<b>Name:</b>	<b>Firm Name:</b>	<b>Phone Number:</b>	<b>Subject MLS:</b>
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## BPO PREPARATION

<b>Broker Firm Name:</b> Legacy Real Estate	<b>Preparer:</b> Daniel S Norwood	<b>Phone Number:</b> 432-618-5012
<b>Broker Tax ID#:</b> 9004554	<b>Inspection Date:</b> 2023-10-03	<b>Report Date:</b> 2023-10-03
<b>Office proximity to subject:</b> 18 Mi	<b>Explain if more than 40 miles:</b>	

SUBJECT PHOTOS

Front



House Number



Side



Street



**COMPARABLE PHOTOS**

**Sale 1**



**Sale 2**



**Sale 3**



**Listing 1**



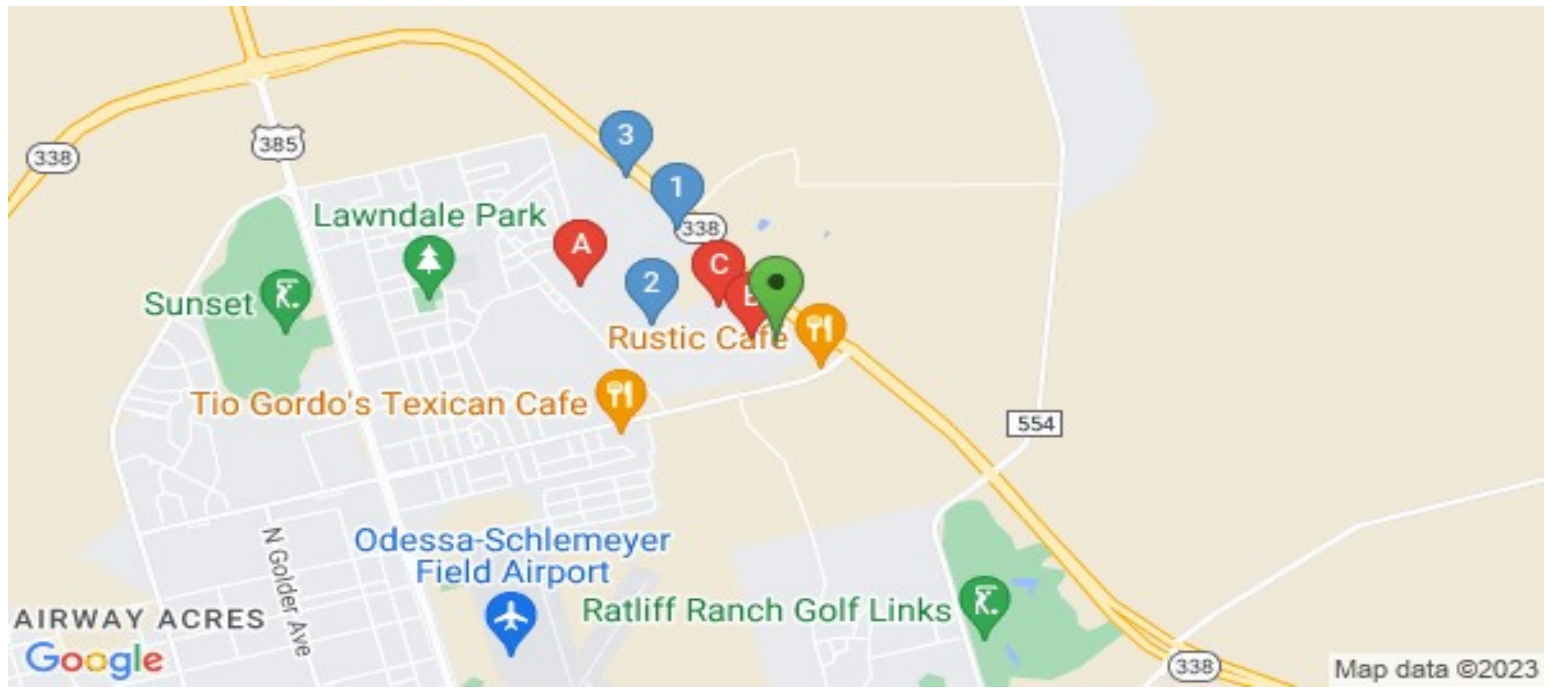
**Listing 2**






**Listing 3**



## SUBJECT MAP



LISTING LEGEND AND INFORMATION	STREET ADDRESS	ZIP CODE	PROXIMITY
 SUBJECT PROPERTY	1816 Bourbon Street	79765	0 MI
 COMPARABLE SALE 1	33 EIDENBERG	79765	0.69 Mi
 COMPARABLE SALE 2	1802 BIG EASY	79765	0.66 Mi
 COMPARABLE SALE 3	1416 DERRICK	79765	0.29 Mi
 COMPARABLE LISTING 1	1333 HIGH COTTON	79765	0.78 Mi
 COMPARABLE LISTING 2	1208 YANCY	79765	0.29 Mi
 COMPARABLE LISTING 3	1322 LANTANA CT	79765	0.57 Mi

**MLS#: RS141682S (Sold) List Price: \$379,900**

**33 Eidenberg Ct Odessa, TX 79765**

Sold Price: \$379,900 Closing Date: 7/28/2023 Selling Office Name: Monument Realty (#:339) Selling Agent Name: Taylor Henderson (#:5199)  
 How Sold: FHA Sold Status: Sold Co-op OBR Membr Actual Sold SqFt: 2613 Sold SqFt Source: Appraisal  
 Actual Sold Lot Size: 0.31 Mortgage Company: Prime Lending  
 Seller Concessions Paragraph 12: 3000 Concession Description: CC  
 Additional Concessions: none Points/Incentives Pd by Seller: 0  
 Appraiser Name: Linda Stovall  
 Buyers Name: Elam, Wallender Buyer Came From City: Odessa Buyer State: TX  
 Reason: Other # in Household: 5



**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 0  
**# Living Areas:**  
**Year Built:** 2017  
**Apx Total SqFt:** 2556  
**SqFt Source:** MCAD  
**Pool:** No  
**# Carpets:**  
**# Garages:**  
**Price Per SQFT:** \$148.63  
**For Sale/Lease:** Sale

**MLS Area:** EC1  
**Unit:**  
**County:** Ector  
**Subdivision:** North Park  
**Elementary School:** Jordan  
**Middle School:** Wilson-Young  
**High School:** Permian  
**School District:** Ector  
**Estimated Taxes:** 6190.27  
**Taxes with Homestead Exemption:** Yes

Tax ID: 21225.05578.00000 Municipal Utility District: No Survey: No  
 Legal: NORTH PARK ADDN BLOCK 56 LOT 18  
 Lot Size: Apx Acreage: 0.31 Lot: Landscaped  
 Streets: Paved HOA: No HOA Fee \$: HOA Fee Paid:  
 Exclusive Right: Yes Exclusive Agency: No Prospects Reserved: No  
 Sub Agent Co-op: No Buyer Agent Co-op: Yes Dual Variable Rate: No  
 Buyer Agent Co-op: Yes Buyer Agent Comp: 3 Non MLS BA Co-op: Yes Non MLS BA Comp: 3  
 To Show: Call Showing Time 1-800-746-9464 Possession: At Closing Occupancy: Vacant  
 Owner Name: SIRVA RELOCATION LLC Licensee: No  
 Will Sell: Cash, FHA, VA, Conventional Warranty: None Short Sale: No Listing Conditions: Not Applicable  
 Solar Panels Leased: No Propane Tanks Leased: No Water Softener Leased: No Security System Leased: No

**Construction:** Pre-Owned  
**Parking:** Garage  
**Foundation:** Slab  
**Roof:** Composition  
**Heating:** Central  
**Cooling:** Central  
**Water Heater:** Gas  
**Energy Efficient:** Timed Thermostat  
**Water:** Public  
**Sewer:** Public Sewer  
**Rooms Not Heated/Cooled:** None  
**Fireplace:** Gas Log  
**Dining:** Formal Area  
**Other Rooms:** None  
**Utility:** Inside Utility Room  
**Appliances:** Electric Range, 2+ Ovens, Microwave, Dishwasher, Disposal, Refrigerator  
**Master Amenities:** Separate Shower(s), Dual Sinks, Sequestered Master  
**Amenities:** Auto Garage Opener, Pantry, Smoke Detector  
**Interior:** Shades/Blinds, Carpeting, Tile Flooring  
**Exterior Extras:** Fence, Wood, Above Ground Pool, Auto Sprinkler

Reserved Items: none  
 Directions: GPS  
 Private Agent Remarks:  
 Public Remarks: \*\*\*\$3000 BUYERS INCENTIVE\*\*\*WOW! Want to own a park? This is the best example of a PARK-SIZED BACKYARD! Above-ground pool, OUTDOOR LIVING SPACES EXTRAORDINAIRE! Drop Dead GORGEOUS Gourmet kitchen with beautiful white cabinetry, upgraded granite, and HUGE custom Island. TRUE 4 bed and 3 baths with Flex front living or den with Commercial Grade Barn door (HEAVY DUTY) High ceilings, Sequestered Primary retreat, Outstanding floor plan, Appliances, and mounted TVs Pass with sale.  
 List Date: 6/9/2023 Original List Price: \$379,900 Days on Market: 19  
 Option Expire Date: Under Contract Date: 6/27/2023 Proposed Closing Date:  
 Display on Internet: Yes Display Address: Yes Allow AVM: Yes Allow Comments: Yes  
 Keybox Serial #: 000 Keybox Type: Other

Listing Office: NON MLS FOR STATISTICAL (#:70) Listing Agent: REGIONAL NON (#:1061)  
 Office Corporate License: Agent Email:  
 Supervising Agent Name: Contact #:  
 Supervising Agent License #: License Number:  
 Mail Address 1:  
 Mail Address 2:  
 Mail City:  
 Mail State:  
 Mail Zip Code:  
 Main:  
 Fax:

**MLS#: RS141509S (Sold) List Price: \$345,000****1802 Big Easy Street Odessa, TX 79765**

<b>Sold Price:</b> \$337,000	<b>Closing Date:</b> 8/28/2023	<b>Selling Office Name:</b> Keller Williams Realty - Midland (#:609)	<b>Selling Agent Name:</b> Rose Brandenburg (Removed) (#:5204)
<b>How Sold:</b> VA	<b>Sold Status:</b> Sold Co-op OBR Membr	<b>Actual Sold SqFt:</b> 2314	<b>Sold SqFt Source:</b> ECAD
<b>Actual Sold Lot Size:</b> -	<b>Buyer Came From City:</b> Odessa	<b>Mortgage Company:</b> Prime	<b>Buyer State:</b> Tx
<b>Seller Concessions Paragraph 12:</b> 3000	<b># in Household:</b> 1	<b>Concession Description:</b> closing cost	
<b>Additional Concessions:</b> 0		<b>Points/Incentives Pd by Seller:</b> 0	
<b>Appraiser Name:</b> Tana Holt			
<b>Buyers Name:</b> Eric Armstrong			
<b>Reason:</b> Other			



**Bedrooms:** 4  
**Full Baths:** 2  
**Half Baths:** 0  
**# Living Areas:** 1  
**Year Built:** 2019  
**Apx Total SqFt:** 2314  
**SqFt Source:** Appraisal  
**Pool:** No  
**# Carports:**  
**# Garages:** 2.00  
**Price Per SQFT:** \$145.64  
**For Sale/Lease:**

**MLS Area:** EC1  
**Unit:**  
**County:** Ector  
**Subdivision:** Mardi Gras Estates  
**Elementary School:** Buice Elementary  
**Middle School:** Wilson-Young  
**High School:** Permian  
**School District:** Ector  
**Estimated Taxes:** 5579.00  
**Taxes with Homestead Exemption:** Yes

**Tax ID:** 18115.00285.00000 **Municipal Utility District:** No **Survey:** Yes

**Legal:** BLOCK 1 LOT 57**Lot Size:** Apx Acreage: 0.14 **Lot:** Landscaped, Cul-De-Sac, Alley Access, Low Maintenance**Streets:** Paved, Curbs & Gutters **HOA:** No **HOA Fee \$:** **HOA Fee Paid:****Exclusive Right:** Yes **Exclusive Agency:** No **Prospects Reserved:** No**Sub Agent Co-op:** No **Buyer Agent Co-op:** Yes **Dual Variable Rate:** No**Buyer Agent Co-op:** Yes **Buyer Agent Comp:** 2.5 **Non MLS BA Co-op:** Yes **Non MLS BA Comp:** 1**To Show:** Appointment Only, Special Instructions **Possession:** At Closing **Occupancy:** Owner**Owner Name:** Richard and Kimberly Hargus **Licensee:** No**Will Sell:** Cash, FHA, Conventional **Warranty:** None **Short Sale:** No **Listing Conditions:** Not Applicable**Solar Panels Leased:** No **Propane Tanks Leased:** No **Water Softener Leased:** No **Security System Leased:** No**Construction:** Pre-Owned, Brick Veneer**Parking:** Garage**Foundation:** Slab**Roof:** Composition**Heating:** Central, Gas**Cooling:** Central**Water Heater:** Gas**Energy Efficient:** Ceiling Fan(s), Thermopane Window(s)**Water:** Public**Sewer:** Public Sewer**Rooms Not Heated/Cooled:** None**Fireplace:** Gas Log, In Living Room**Dining:** Kitchen, Breakfast Bar**Other Rooms:** None**Utility:** Inside Utility Room, Dryer Electric, Washer Connection**Appliances:** Gas Range, Indoor Grill/Vent, Microwave, Dishwasher, Disposal**Master Amenities:** Separate Tub(s), Separate Shower(s), Dual Sinks, Sequestered Master**Amenities:** Auto Garage Opener, Pantry, Smoke Detector, Water Treatment Owned, Reverse Osmosis Owned, Jetted Tub**Interior:** Shades/Blinds, Carpeting, Tile Flooring, High Ceilings**Exterior Extras:** Fence, Wood, Open Patio, Covered Patio, Spa/Hot Tub Outside, Storage Building**Reserved Items:** Patio furniture, plants, indoor Tv's**Directions:** From 87th go North on Riverboat, right on Big Easy, home on right side of street**Private Agent Remarks:** One hour notice please. Text Deanna 432-894-1224 for all showings and inspections.. Buyer to verify all things pertaining to the home, taxes, sq ft, legal, schools, etc.**Public Remarks:** Stunning custom built home by Motley. This beauty is super spacious with 4 bedrooms 2 baths featuring custom finishes, gourmet kitchen, double kitchen islands with gorgeous granite, gas log fireplace and foam insulation. Hot tub, outdoor TV and shed stay with sale. Call today!!**List Date:** 7/20/2023 **Original List Price:** \$345,000 **Days on Market:** 10**Option Expire Date:** 8/7/2023 **Under Contract Date:** 8/7/2023 **Proposed Closing Date:** 8/29/2023**Display on Internet:** Yes **Display Address:** Yes **Allow AVM:** No **Allow Comments:** No**Keybox Serial #:** 1111 **Keybox Type:** Door Code**Listing Office:** Power Team Properties (#:310)**Office Corporate License:** 9012409**Supervising Agent Name:** Cindy Beason**Supervising Agent License #:** 667717**Mail Address 1:** 5030 E. University Blvd**Mail Address 2:** Suite D-101**Mail City:** Odessa**Mail State:** TX**Mail Zip Code:** 79762**Main:** (432) 614-0751**Fax:****Listing Agent:** Deanna Bledsoe/ Cindy Beason (#:5126)**Agent Email:** cindy.dreamkey@gmail.com**Contact #:** (432) 894-1224**License Number:** 570668**Team Member:** Cindy Beason (#:5142)**Team Email:** cindy.dreamkey@gmail.com**Team Contact #:** (432) 664-8433**License Number:** 0667717**Team Member:** Deanna Bledsoe (#:1633)**Team Email:** deannabrealtor@gmail.com**Team Contact #:** (432) 894-1224**License Number:** 0570668

**MLS#: RS141380S (Sold) List Price: \$338,000**

**1416 Derrick Ave Odessa, TX 79765**

<b>Sold Price:</b> \$315,000	<b>Closing Date:</b> 9/1/2023	<b>Selling Office Name:</b> Keller Williams Realty -Midland (#:609)	<b>Selling Agent Name:</b> Sindy Gomez (#:5258)
<b>How Sold:</b> Conventional	<b>Sold Status:</b> Sold Inner Office	<b>Actual Sold SqFt:</b> 2050	<b>Sold SqFt Source:</b> Appraisal
<b>Actual Sold Lot Size:</b> 0.15	<b>Mortgage Company:</b> Oz Lending		<b>Concession Description:</b> Closing Cost Assistance
<b>Seller Concessions Paragraph 12:</b> 2500	<b>Points/Incentives Pd by Seller:</b> 0		
<b>Additional Concessions:</b> 0	<b>Appraiser Name:</b> Delaine Peden		<b>Buyer State:</b> TX
<b>Buyers Name:</b> Fermin Antonio Wong	<b>Buyer Came From City:</b> El Paso	<b># in Household:</b> 2	
<b>Reason:</b> Other			



**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**# Living Areas:** 1  
**Year Built:** 2021  
**Apx Total SqFt:** 2010  
**SqFt Source:** ECAD  
**Pool:** No  
**# Carports:**  
**# Garages:** 2.00  
**Price Per SQFT:** \$156.72  
**For Sale/Lease:**

**MLS Area:** EC2  
**Unit:**  
**County:** Ector  
**Subdivision:** Ratliff Ridge  
**Elementary School:** Buice Elementary  
**Middle School:** Wilson-Young  
**High School:** Permian  
**School District:** Ector  
**Estimated Taxes:** 4794.71  
**Taxes with Homestead Exemption:** Yes

<b>Tax ID:</b> 26558.02430.00000	<b>Municipal Utility District:</b> No	<b>Survey:</b> Yes
<b>Legal:</b> Block 19, Lot 30, Ratliff Ridge		
<b>Lot Size:</b>	<b>Apx Acreage:</b> 0.15	<b>Lot:</b> Landscaped
<b>Streets:</b> Paved	<b>HOA:</b> No	<b>HOA Fee \$:</b>
<b>HOA Fee Paid:</b>		
<b>Exclusive Right:</b> Yes	<b>Exclusive Agency:</b> Yes	<b>Prospects Reserved:</b> No
<b>Sub Agent Co-op:</b> No	<b>Buyer Agent Co-op:</b> Yes	<b>Dual Variable Rate:</b> No
<b>Buyer Agent Co-op:</b> Yes	<b>Buyer Agent Comp:</b> 2.5	<b>Non MLS BA Co-op:</b> Yes
<b>To Show:</b> Appointment Only, Other - See Remarks	<b>Possession:</b> At Closing	<b>Non MLS BA Comp:</b> 1.0
<b>Occupancy:</b> Vacant	<b>Licensee:</b> Yes	
<b>Owner Name:</b> Derron and Rylee Gatewood	<b>Listing Conditions:</b> Not Applicable	
<b>Will Sell:</b> Cash, FHA, VA, Conventional	<b>Warranty:</b> Transferable	<b>Short Sale:</b> No
<b>Solar Panels Leased:</b> No	<b>Propane Tanks Leased:</b> No	<b>Water Softener Leased:</b> No
<b>Security System Leased:</b> No		

<b>Construction:</b> Brick Veneer	<b>Rooms Not Heated/Cooled:</b> None
<b>Parking:</b> Garage, Parking Pad	<b>Fireplace:</b> Gas Log, In Living Room
<b>Foundation:</b> Slab	<b>Dining:</b> Kitchen, Breakfast Bar
<b>Roof:</b> Composition	<b>Other Rooms:</b> Formal Living
<b>Heating:</b> Central, Electric	<b>Utility:</b> Inside Utility Room, Dryer Electric, Washer Connection
<b>Cooling:</b> Central, Electric	<b>Appliances:</b> Electric Range, Cook Top Electric, Self Cleaning Oven, Microwave, Dishwasher, Disposal, Refrigerator, Ice Maker
<b>Water Heater:</b> Electric	<b>Master Amenities:</b> Separate Tub(s), Separate Shower(s), Dual Sinks, Sequestered Master
<b>Energy Efficient:</b> Ceiling Fan(s)	<b>Amenities:</b> Auto Garage Opener, Pantry, Smoke Detector
<b>Water:</b> Public	<b>Interior:</b> Shades/Blinds, Carpeting, Tile Flooring, High Ceilings
<b>Sewer:</b> Public Sewer	<b>Exterior Extras:</b> Fence, Wood, Covered Patio

**Reserved Items:** Bedroom TV Bracket, Washer and Dryer and Personal Items.

**Directions:** North on Loop 338, turn left onto 87th St., Turn right on Evans, turn right onto 89th, slight left onto Ratliff Ridge, turn right onto Yancy, turn right onto Wagon Way, turn left on 89th, turn left onto Derrick Ave.

**Private Agent Remarks:** For private showings please call or text Alison Ontiveroz at 432-349-1127 Buyer to verify taxes and schools. Property has House warranty until January 14th, 2024, and structural warranty until 2032. House has 12ft ceilings in living room and Primary bedroom. 8ft ceilings in guest bedrooms. Inside wall paint color is Gracious Grige.

**Public Remarks:** There will be no more homes built like this floorplan! This 3 bed 2 bath has only been lived in for one year. It has an open concept, huge living room with gas log fireplace and awesome laundry room attached to the primary closet is an amazing addition to this home. LED lights on front of house, all appliances stay, heavy garage entry door, has Simply Safe Sensors on doors and windows. (Need base station and keypad and needs activated) Has a huge backyard for family and friends to get together.

<b>List Date:</b> 7/11/2023	<b>Original List Price:</b> \$345,000	<b>Days on Market:</b> 23
<b>Option Expire Date:</b> 8/12/2023	<b>Under Contract Date:</b> 8/2/2023	<b>Proposed Closing Date:</b> 9/1/2023
<b>Display on Internet:</b> Yes	<b>Display Address:</b> Yes	<b>Allow AVM:</b> Yes
<b>Keybox Serial #:</b> 0000	<b>Keybox Type:</b> Other	<b>Allow Comments:</b> Yes

**Listing Office:** eXp Realty LLC (#:966)  
**Office Corporate License:** 603392  
**Supervising Agent Name:** Karen Richards  
**Supervising Agent License #:** 0508111  
**Mail Address 1:** 9600 Great Hills Trail  
**Mail Address 2:**  
**Mail City:** Austin  
**Mail State:** TX  
**Mail Zip Code:** 78759  
**Main:** (888) 519-7431  
**Fax:**

**Listing Agent:** Alison Ontiveroz (Removed) (#:5197)

MLS#: RS141361A (Active) List Price: \$384,900

1333 High Cotton Odessa, TX 79765



**Bedrooms:** 4  
**Full Baths:** 3  
**Half Baths:** 0  
**# Living Areas:** 2  
**Year Built:** 2022  
**Apx Total SqFt:** 2523  
**SqFt Source:** ECAD  
**Pool:** No  
**# Carports:** 0.00  
**# Garages:** 2.00  
**Price Per SQFT:** \$152.56  
**For Sale/Lease:** Sale

**MLS Area:** EC1  
**Unit:**  
**County:** Ector  
**Subdivision:** Ratliff Ridge  
**Elementary School:** Jordan  
**Middle School:** Wilson-Young  
**High School:** Permian  
**School District:** Ector  
**Estimated Taxes:** 5919.17  
**Taxes with Homestead Exemption:** Yes

Tax ID: 26558.00751.04600	Municipal Utility District: No	Survey: Yes
Legal: LOT 46 BLK 8		
Lot Size: 0.18	Apx Acreage: 0.18	Lot: Landscaped, Cul-De-Sac
Streets: Paved, Curbs & Gutters	HOA: No	HOA Fee \$: HOA Fee Paid:
Exclusive Right: Yes	Exclusive Agency: No	Prospects Reserved: No
Sub Agent Co-op: No	Buyer Agent Co-op: Yes	Dual Variable Rate: No
Buyer Agent Co-op: Yes	Buyer Agent Comp: 2	Non MLS BA Co-op: Yes Non MLS BA Comp: 1
To Show: Appointment Only, Call Showing Time 1-800-746-9464	Possession: At Closing	Occupancy: Owner
Owner Name: Thorpe, Adam and Kristi	Licensee: No	
Will Sell: Cash, FHA, VA, Conventional	Warranty: Transferable	Short Sale: No Listing Conditions: Not Applicable
Solar Panels Leased: No	Propane Tanks Leased: No	Water Softener Leased: No Security System Leased: No

**Construction:** Pre-Owned, Brick Veneer  
**Parking:** Garage, Parking Pad  
**Foundation:** Slab  
**Roof:** Composition  
**Heating:** Central, Gas  
**Cooling:** Central, Electric  
**Water Heater:** Gas  
**Energy Efficient:** Ceiling Fan(s)  
**Water:** Public  
**Sewer:** Public Sewer

**Rooms Not Heated/Cooled:** None  
**Fireplace:** Gas Log, In Living Room  
**Dining:** Kitchen, Breakfast Bar  
**Other Rooms:** Formal Living, Family Room, Other - See Remarks  
**Utility:** Inside Utility Room, Dryer Electric, Washer Connection  
**Appliances:** Cook Top Electric, Self Cleaning Oven, 2+ Ovens, Microwave, Dishwasher, Disposal, Refrigerator, Ice Maker Connection  
**Master Amenities:** Separate Tub(s), Separate Shower(s), Dual Sinks, Separate Closets, Sequestered Master  
**Amenities:** Auto Garage Opener, Pantry  
**Interior:** Shades/Blinds, Carpeting, Vinyl Flooring, High Ceilings  
**Exterior Extras:** Fence, Wood, Covered Patio

**Reserved Items:** All wall mounted TV's throughout the home. Wall brackets will convey with the sale.

**Directions:** North on Evans from 87th, right on 91st, right on Spirit, left on High Cotton

**Private Agent Remarks:** Please call showing time for all appts as the owners have requested a 1 hour notice.

**Public Remarks:** Beautiful home with all the bells and whistles, located in Ratliff Ridge Estates on a quite cul-de-sac. This home features 4 bedrooms, 3 bathrooms, 2 living areas, front and back covered patios and a 2 car garage. Great for entertaining with high ceilings, open concept plan and TWO primary suites with baths! Updated oversized shower, separate tub, huge walk through closet, granite throughout, all new hardware in kitchen, corner fireplace and the list goes on and on. Call your REALTOR today!

List Date: 7/10/2023	Original List Price: \$394,900	Days on Market: 86
Option Expire Date:	Under Contract Date:	Proposed Closing Date:
Display on Internet: Yes	Display Address: Yes	Allow AVM: No Allow Comments: No
Keybox Serial #: 32209139		Keybox Type: Supra

**Listing Office:** Turnkey Realty, LLC (#:892)  
**Office Corporate License:** 9005373  
**Supervising Agent Name:** Ami Howsey  
**Supervising Agent License #:** 522359  
**Mail Address 1:** 5107 Wayland Dr  
**Mail Address 2:**  
**Mail City:** ODESSA  
**Mail State:** TX  
**Mail Zip Code:** 79762  
**Main:** (432) 366-3623  
**Fax:**

**Listing Agent:** Shelia Rose (#:1590)  
**Agent Email:** [roses.realtor@gmail.com](mailto:roses.realtor@gmail.com)  
**Contact #:** (432) 631-5760  
**License Number:** 0568923

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MLS#: RS143217A (Active) List Price: \$315,000

1208 Yancy Odessa, TX 79765



**Bedrooms:** 3  
**Full Baths:** 2  
**Half Baths:** 0  
**# Living Areas:** 1  
**Year Built:** 2019  
**Apx Total SqFt:** 2050  
**SqFt Source:** ECAD  
**Pool:** No  
**# Carports:**  
**# Garages:** 2.00  
**Price Per SQFT:** \$153.66  
**For Sale/Lease:** Sale

**MLS Area:** EC1  
**Unit:**  
**County:** Ector  
**Subdivision:** Ratliff Ridge  
**Elementary School:** Barbara Jordan Elementary  
**Middle School:** Wilson-Young  
**High School:** Permian  
**School District:** Ector Cnty  
**Estimated Taxes:** 3960.00  
**Taxes with Homestead Exemption:** Yes

Tax ID: 26558.02512.00000 Municipal Utility District: No Survey: No

Legal: Ratliff Ridge; Block 20; Lot 13

Lot Size: .13 Apx Acreage: 0.13 Lot: Landscaped

Streets: Paved HOA: No HOA Fee \$: HOA Fee Paid:

Exclusive Right: Yes Exclusive Agency: No Prospects Reserved: No

Sub Agent Co-op: No Buyer Agent Co-op: No Dual Variable Rate: No

Buyer Agent Co-op: No Buyer Agent Comp: 2 Non MLS BA Co-op: No Non MLS BA Comp: 1

To Show: Call Showing Time 1-800-746-9464 Possession: At Closing Occupancy: Owner

Owner Name: German Jacobo Licensee: No

Will Sell: Cash, FHA, VA, Conventional Warranty: None Short Sale: No Listing Conditions: Not Applicable

Solar Panels Leased: No Propane Tanks Leased: No Water Softener Leased: No Security System Leased: No

**Construction:** Pre-Owned, Brick Veneer  
**Parking:** Garage  
**Foundation:** Slab  
**Roof:** Composition  
**Heating:** Central, Gas  
**Cooling:** Central, Electric  
**Water Heater:** Gas  
**Energy Efficient:** Ceiling Fan(s)  
**Water:** Public  
**Sewer:** Public Sewer

**Rooms Not Heated/Cooled:** None  
**Fireplace:** Gas Log, In Living Room  
**Dining:** Kitchen  
**Other Rooms:** None  
**Utility:** Inside Utility Room  
**Appliances:** Electric Range, Microwave, Dishwasher, Disposal  
**Master Amenities:** Separate Tub(s), Separate Shower(s), Dual Sinks  
**Amenities:** Auto Garage Opener, Pantry  
**Interior:** Wood Shutters  
**Exterior Extras:** Fence, Wood, Spa/Hot Tub Outside

Reserved Items: All Personal Belongings, Washer & Dryer, Refrigerator  
 Directions: From Loop 338 make a left onto 87th, then a right onto Evans, then right onto 89th, left onto Ratliff Ridge, right on to Yancy, home will be on the right hand side.

Private Agent Remarks:  
 Public Remarks: Checkout this beautiful spacious home with many upgrades and updates! This home features an open concept living area, crown molding throughout the entire home, wood tile flooring, wood shutters on all windows, OH and not to forget the nice hot tub spa for those relaxing mornings or evenings! CALL for an tour today!!

List Date: 8/28/2023 Original List Price: \$315,000 Days on Market: 37

Option Expire Date: Under Contract Date: Proposed Closing Date:

Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No

Keybox Serial #: 0 Keybox Type: Door Code

**Listing Office:** Home Charm Realty, LLC (#:113)  
**Office Corporate License:** 9009575  
**Supervising Agent Name:** Melody Villasana  
**Supervising Agent License #:** 536819  
**Mail Address 1:** 2512 N Grandview Ave  
**Mail Address 2:**  
**Mail City:** Odessa  
**Mail State:** TX  
**Mail Zip Code:** 79761  
**Main:** (432) 614-1813  
**Fax:**

**Listing Agent:** Melinda Velasquez (#:5095)  
**Agent Email:** [melvelasquez78@gmail.com](mailto:melvelasquez78@gmail.com)  
**Contact #:** (432) 847-8258  
**License Number:** 0713180

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MLS#: RS141582A (Active) List Price: \$305,000

1322 Lantana Ct Odessa, TX 79765



**Bedrooms:** 4  
**Full Baths:** 2  
**Half Baths:** 0  
**# Living Areas:** 1  
**Year Built:** 2021  
**Apx Total SqFt:** 2095  
**SqFt Source:** ECAD  
**Pool:** No  
**# Carports:** 0.00  
**# Garages:** 2.00  
**Price Per SQFT:** \$145.58  
**For Sale/Lease:** Sale

**MLS Area:** EC1  
**Unit:**  
**County:** Ector  
**Subdivision:** Ratliff Ridge  
**Elementary School:** Jordan  
**Middle School:** Wilson-Young  
**High School:** Permian  
**School District:** Ector  
**Estimated Taxes:** 4922.00  
**Taxes with Homestead Exemption:** Yes

Tax ID: 26558.00696.00000	Municipal Utility District: No	Survey: No
Legal: RATLIFF RIDGE BLOCK 7 LOT 96		
Lot Size:	Apx Acreage: 0.13	Lot: Landscaped
Streets: Paved, Curbs & Gutters	HOA: No	HOA Fee \$:
HOA Fee Paid:		
Exclusive Right: Yes	Exclusive Agency: No	Prospects Reserved: No
Sub Agent Co-op: No	Buyer Agent Co-op: Yes	Dual Variable Rate: No
Buyer Agent Co-op: Yes	Buyer Agent Comp: 3	Non MLS BA Co-op: Yes
Non MLS BA Comp: 1		
To Show: Appointment Only	Possession: At Closing	Occupancy: Owner
Owner Name: Alexander Jesus Ferreras & Yliany Quiroz		Licensee: No
Will Sell: Cash, FHA, VA, Conventional	Warranty: None	Short Sale: No
Listing Conditions: Not Applicable		
Solar Panels Leased: No	Propane Tanks Leased: No	Water Softener Leased: No
Security System Leased: No		
<b>Construction:</b> Pre-Owned, Brick Veneer	<b>Rooms Not Heated/Cooled:</b> None	
<b>Parking:</b> Garage, Parking Pad	<b>Fireplace:</b> Gas Log, In Living Room	
<b>Foundation:</b> Slab	<b>Dining:</b> Kitchen	
<b>Roof:</b> Composition	<b>Other Rooms:</b> None	
<b>Heating:</b> Central, Electric	<b>Utility:</b> Inside Utility Room	
<b>Cooling:</b> Central, Electric	<b>Appliances:</b> Electric Range, Self Cleaning Oven, Dishwasher	
<b>Water Heater:</b> Gas	<b>Master Amenities:</b> Separate Tub(s), Separate Shower(s), Dual Sinks	
<b>Energy Efficient:</b> Ceiling Fan(s)	<b>Amenities:</b> Auto Garage Opener, Pantry	
<b>Water:</b> Public	<b>Interior:</b> Carpeting, Tile Flooring	
<b>Sewer:</b> Public Sewer	<b>Exterior Extras:</b> Fence, Wood, Covered Patio	
Reserved Items: Personal property		
Directions: Use your favorite GPS.		
Private Agent Remarks: Call Daisy @ 432-924-8827 to schedule a showing.		
Public Remarks: Beautifully well-maintained home, located in Ratliff Ridge. This home offers 4 bedrooms and 2 bathrooms with 2,095sf of living space. The master bath offers a separate shower and soaking tub with dual vanities. Call today to schedule a time to see it!		
List Date: 7/24/2023	Original List Price: \$319,900	Days on Market: 72
Option Expire Date:	Under Contract Date:	Proposed Closing Date:
Display on Internet: Yes	Display Address: Yes	Allow AVM: No
Keybox Serial #: 1234		Allow Comments: No
		Keybox Type: Other
Listing Office: eXp Realty LLC (#966)	Listing Agent: Daisy Carrillo (#5083)	
Office Corporate License: 603392	Agent Email: <a href="mailto:daisy.carrillo@exprealty.com">daisy.carrillo@exprealty.com</a>	
Supervising Agent Name: Karen Richards	Contact #: (432) 924-8827	
Supervising Agent License #: 0508111	License Number: 0704047	
Mail Address 1: 9600 Great Hills Trail		
Mail Address 2:		
Mail City: Austin		
Mail State: TX		
Mail Zip Code: 78759		
Main: (888) 519-7431		
Fax:		

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# Ector County Appraisal District

1301 E 8th Street  
Odessa, Texas 79761-4703

Monday through Friday 8:00 AM - 5:00 PM  
Phone: 432-332-6834  
ector@ectorcad.org

[Ector County Appraisal District Home](#)

## Parcel 18115.00230.00000

### Owners

LAKEVIEW LOAN SERVICING LLC  
8950 CYPRESS WATER BLVD  
COPPELL, TX 750194620

### Parcel Summary

Location	1816 BOURBON ST ODESSA
Use Code	A1: Single Family Residence
Tax District	007: COU ODE ECISD ECHD OC
Map Parcel	10
Block	1
Last Sale Date	05/17/2023
Last Sale Instrument	2023-00008422
Subdivision	MARDI GRAS ESTATES [18115]
Exemptions	Homestead (11.13(b)) (100%)



[Click map to navigate](#)

[Go to full page interactive GIS](#)

[Drag corner down to resize](#)

### Legal Description

MARDI GRAS ESTATES  
BLOCK 1  
LOT 46

PROTEST DEADLINE:: 05/22/2023

### Preliminary Values

### Value History

STANDARD	2024		2023	2022	2021	2020	2019	2018	2017
Total Building Value	\$312,595	Total Building Value	\$312,595	\$294,991	\$298,707	\$306,753	\$323,475	\$0	\$0
Total Land Value	\$17,772	Total Land Value	\$17,772	\$17,772	\$25,160	\$25,160	\$25,160	\$14,009	\$14,009
Total Property Value	\$330,367	Total Property Value	\$330,367	\$312,763	\$323,867	\$331,913	\$348,635	\$14,009	\$14,009
Special Use Appraisal	\$0	Special Use Appraisal	\$0	\$0	\$0	\$0	\$0	\$0	\$0
HS Cap Loss	\$0	HS Cap Loss	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$330,367	Net Assessed Value	\$330,367	\$312,763	\$323,867	\$331,913	\$348,635	\$14,009	\$14,009

\*Please contact your Appraisal District for more information on the valuation method used to arrive at your appraised value.

### Buildings

#### Building # 1, Section # 1, REAL ESTATE - MAIN

Type	Model	Square Feet	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
BRGM		2404	\$297,471	2018	2018	100.00%	5.00%	95.00%	\$282,597

### Structural Elements

Type	Description	Code	Details
FR	Frame	FR	FRAME
EW	Exterior Walls	BV	BRICK/STONE/STUCCO VENEER
FN	Foundation	SL	CONCRETE SLAB
RS	Roof Type	GA	GABLE
RC	Roofing	CS	COMP SHINGLES

### Subareas

Type	Gross Area	Percent of Base	Adjusted Area
RE_MAIN	2,404	100%	2,404

Type	Description	Code	Details
IF	Flooring	STD	CARPET/TILE/WOOD/CONCRETE STAIN
FG	HVAC	CF	CENTRAL FULL
FG	HVAC	HVAC	CENTRAL AIR AND HEAT IN THE MAIN IMPROVEMENT

**Building # 1, Section # 2, BR6A - RESIDENCE ATTC GAR**

Type	Model	Square Feet	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
BR6A		441	\$23,426	2018	2018	100.00%	5.00%	95.00%	\$22,255

**Structural Elements**

Type	Description	Code	Details
EW	Exterior Walls		UNASSIGNED

**Subareas**

Type	Gross Area	Percent of Base	Adjusted Area
BR6A	441	100%	441

**Building # 1, Section # 3, BR6C - COV PATIO**

Type	Model	Square Feet	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
BR6C		210	\$6,483	2018	2018	100.00%	5.00%	95.00%	\$6,159

**Structural Elements**

Type	Description	Code	Details
EW	Exterior Walls		UNASSIGNED

**Subareas**

Type	Gross Area	Percent of Base	Adjusted Area
BR6C	210	100%	210

**Building # 1, Section # 4, BR6C - COV PATIO**

Type	Model	Square Feet	Repl Cost New	YrBlt	WAY	Other % Dpr	Normal % Dpr	% Cond	Value
BR6C		54	\$1,667	2018	2018	100.00%	5.00%	95.00%	\$1,584

**Structural Elements**

Type	Description	Code	Details
EW	Exterior Walls		UNASSIGNED

**Subareas**

Type	Gross Area	Percent of Base	Adjusted Area
BR6C	54	100%	54

**Extra Features**

None

**Land Lines**

Code	Description	Zone	Front	Depth	Land Units	Unit Type	Acreage	Total Adj	Value	Notes
RES	RESIDENTIAL	EC2	.00	.00	6,969.60	SF	0.16	1.00	\$17,772	17772/2.55/2.55/

**Personal Property**

None

**Jurisdiction Values & Tax Rates**

Jurisdiction	2023	2022	2021	2020	2019
CITY OF ODESSA	\$264,294 .004838 \$1,278.63 5.63%	\$250,210 .004838 \$1,210.49 -2.08%	\$259,094 .004771 \$1,236.18 -2.51%	\$265,766 .004771 \$1,268.01 -23.69%	\$348,625 .004766 \$1,661.55 2,388.47%
ECTOR COUNTY	\$264,294 .003500 \$925.03 5.63%	\$250,210 .003500 \$875.74 -7.40%	\$259,094 .003650 \$945.69 -2.51%	\$265,766 .003650 \$970.05 -23.77%	\$348,625 .003650 \$1,272.48 2,187.81%
ECTOR COUNTY I S D	\$164,294 .010140 \$1,665.94 -32.72%	\$210,210 .011779 \$2,476.11 -10.20%	\$234,094 .011779 \$2,757.44 -2.77%	\$240,766 .011779 \$2,836.03 -30.94%	\$348,625 .011779 \$4,106.52 2,190.95%
ECTOR CO HOSPITAL DIST	\$297,330 .000887 \$263.82 -14.75%	\$281,487 .001099 \$309.47 -29.22%	\$291,480 .001500 \$437.22 -2.51%	\$298,987 .001500 \$448.48 14.13%	\$348,625 .001127 \$392.97 2,388.73%
ODESSA COLLEGE	\$264,294 .001717 \$453.70 -3.88%	\$250,210 .001886 \$472.00 -9.69%	\$259,094 .002017 \$522.65 4.07%	\$265,766 .001890 \$502.20 -22.88%	\$348,625 .001868 \$651.20 2,228.21%
TOTAL CALCULATED TAX AMOUNT	\$4,587.12	\$5,343.81	\$5,899.18	\$6,024.77	\$8,084.72

## Tax Collection for this Parcel

[View and pay taxes for this parcel](#)

### Disclaimer

The preliminary values listed above are a work in progress and are not certified as official.

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