

THE  
HAVENS GROUP Inc.

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July 30, 2007

Mr. Bruce Revell  
Deputy Superintendent  
Ector County Independent School District  
802 N. Sam Houston Ave.  
Odessa, Texas 79761

As requested, I have examined the real estate located at 1701 Coronado Ave., Odessa, Texas, being further described as:

Lot 25, Block 44, Hollywood View Addition, City of Odessa, Ector County, Texas

Subject Property is an unimproved lot in side the city limits. The Subject's land size is 0.165 acres or 7,187.4 SF. The Subject is located in a an established neighborhood area where homes were constructed in the late 1950's, 1960's, 1970's and 1980's with the 1970's and 1980's being predominate. Homes in Subject's immediate vicinity are being maintained and are in average to good condition.

My purpose is to give you my opinion as to the Fair Market Value after an Exterior Assessment of the property as of this date. It is my opinion that this property's worth on the present market falls within the following value range:

SIX THOUSAND FIVE HUNDRED DOLLARS TO SEVEN THOUSAND DOLLARS

*\$6,500 to \$7,500*

**With the most likely selling price being in the Lower Half of the Value range.**

As requested Sold Comparable properties are attached.

**THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL.** In making any decision that relies on my work, you should know that I have not followed the guidelines for the development of an appraisal or analysis contained in the Uniform Standards of Professional Practice of the Appraisal Foundation. **THIS IS A BROKER'S OPINION OF VALUE ONLY.**

Respectfully submitted,



Lynn C. Cook

**Sold Comparable 1:** 118 West 16<sup>th</sup> St.

Lot Size: 0.136 Acres or 5,924.16 SF

Sale Date: July, 2007

Sale Price: \$4,200

**Sale Price/SF: \$0.71/SF**

Comments: Property was foreclosed for non payment of property taxes and was sold for back taxes.

**Sold Comparable 2:** 3600 Block Eisenhower DR.

Lot Size: 0.22 Acres or 9,583.2 SF

Sale Date: January, 2007

Sale Price: \$10,000

**Sale Price/ SF: \$1.04/SF**

Comments: None

**Sold Comparable 3:** 714 Whitaker St.

Lot Size: 0.19 Acres or 8,276.4 SF

Sale Date: April, 2006

Sale Price: \$5,500

**Sale Price/ SF: \$0.665/SF**

Comments: None

**Sold Comparable 4:** 3840 Scott St

Lot Size: 0.149 Acres or 6,490.44 SF

Sale Date: January, 2006

Sale Price: \$7,800

**Sale Price/SF: \$1.21/SF**

Comments: Location of this property is superior to the Subject property.

**Note:** In arriving at the final value range adjustments were made for size difference, time of sale, location and the undersold value of a tax sale.