

Marina View Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	
62-4400-0001-00-0	221 N Townsend Street	08/24/20	\$385,000	WD	03-ARM'S LENGTH	\$360,000	\$416,016	\$79,375	\$280,625	\$257,568	1.090	
62-4400-0001-00-0	221 N Townsend Street	07/29/21	\$450,000	WD	03-ARM'S LENGTH	\$450,000	\$416,016	\$79,375	\$370,625	\$257,568	1.439	
62-4400-0003-00-0	217 N Townsend Street	10/12/20	\$449,000	WD	03-ARM'S LENGTH	\$449,000	\$501,637	\$79,375	\$369,625	\$323,077	1.144	
Totals:			\$1,284,000			\$1,259,000	\$1,333,669		\$1,020,875	\$838,213		
											E.C.F. =>	1.218
											Ave. E.C.F. =>	1.224

Final Conclusion 1.218