

Village of Grand Beach ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
39-2500-0013-00-5	46301 FAIRWAY DR	04/11/22	\$1,096,500	WD	03-ARM'S LENGTH
39-2501-0014-00-0	45328 FAIRWAY DR	10/14/20	\$1,009,000	WD	03-ARM'S LENGTH
39-2501-0032-00-8	45317 FAIRWAY DR	08/07/20	\$1,090,000	WD	03-ARM'S LENGTH
39-2501-0047-00-5	45302 PUTTERS LN	08/26/21	\$877,500	WD	03-ARM'S LENGTH
39-2501-0047-00-5	45302 PUTTERS LN	12/22/21	\$1,180,000	WD	03-ARM'S LENGTH
39-2600-0045-01-9	46201 ROYAL RD	10/06/22	\$1,450,000	WD	03-ARM'S LENGTH
39-2600-0046-00-7	46202 ROYAL RD	09/08/21	\$565,000	WD	03-ARM'S LENGTH
39-2600-0056-00-2	46220 CRESCENT RD	10/28/20	\$600,000	WD	03-ARM'S LENGTH
39-2600-0056-01-0	46221 CRESCENT RD	10/28/20	\$600,000	WD	03-ARM'S LENGTH
39-2600-0059-01-0	46220 CRESCENT RD	10/28/20	\$600,000	WD	03-ARM'S LENGTH
39-2610-0071-00-0	46209 ROYAL AVE	01/11/21	\$1,499,000	WD	03-ARM'S LENGTH
39-2660-0010-00-6	51322 ERICH LN	09/14/21	\$1,450,000	WD	03-ARM'S LENGTH
39-2660-0010-01-0	51322 ERICH LN	09/14/21	\$1,450,000	WD	03-ARM'S LENGTH
39-4900-0003-00-6	46318 STATION RD	02/16/22	\$915,000	WD	03-ARM'S LENGTH
39-5250-0103-00-8	49210 PERKINS BLVD	12/23/20	\$470,000	WD	03-ARM'S LENGTH
39-5250-0172-00-0	50260 GOLF VIEW AVE	06/01/20	\$450,000	WD	03-ARM'S LENGTH
39-6750-0054-00-4	47238 PERKINS BLVD	07/17/20	\$1,117,500	WD	03-ARM'S LENGTH
39-7500-0008-00-9	48305 REITZ PL	11/12/21	\$730,000	WD	03-ARM'S LENGTH
39-7500-0018-00-4	48309 ANNA LIVIA WAY	10/12/21	\$885,000	WD	03-ARM'S LENGTH
Totals:			\$18,034,500		

Adj. Sale \$	Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.
\$1,096,500	\$806,692	\$183,252	\$913,248	\$503,180	1.815
\$1,009,000	\$571,121	\$103,764	\$905,236	\$377,205	2.400
\$1,090,000	\$659,900	\$94,454	\$995,546	\$456,373	2.181
\$877,500	\$804,157	\$64,044	\$813,456	\$597,347	1.362
\$1,180,000	\$804,157	\$64,044	\$1,115,956	\$597,347	1.868
\$1,380,000	\$683,332	\$108,000	\$1,272,000	\$464,352	2.739
\$565,000	\$586,352	\$401,390	\$163,610	\$149,283	1.096
\$600,000	\$276,547	\$100,111	\$499,889	\$142,402	3.510
\$600,000	\$276,547	\$100,111	\$499,889	\$142,402	3.510
\$600,000	\$276,547	\$100,111	\$499,889	\$142,402	3.510
\$1,499,000	\$732,903	\$117,235	\$1,381,765	\$496,907	2.781
\$1,450,000	\$1,003,077	\$84,605	\$1,365,395	\$741,301	1.842
\$1,450,000	\$1,003,077	\$84,605	\$1,365,395	\$741,301	1.842
\$890,000	\$456,384	\$206,473	\$683,527	\$201,704	3.389
\$467,000	\$332,168	\$82,368	\$384,632	\$201,614	1.908
\$435,000	\$313,178	\$58,298	\$376,702	\$205,714	1.831
\$1,117,500	\$718,371	\$255,866	\$861,634	\$373,289	2.308
\$730,000	\$422,453	\$86,441	\$643,559	\$271,196	2.373
\$885,000	\$472,946	\$80,571	\$804,429	\$316,687	2.540
\$17,921,500	\$11,199,909		\$15,545,757	\$7,122,006	
				E.C.F. =>	2.183
				Ave. E.C.F. =>	2.358