

Village of Grand Beach ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal	Land + Yard
39-2000-0026-00-8	51218 E ARNOLD DR	09/15/21	\$265,000	WD	03-ARM'S LENGTH	\$265,000	\$378,553	\$103,988
39-2500-0013-00-5	46301 FAIRWAY DR	04/11/22	\$1,096,500	WD	03-ARM'S LENGTH	\$1,096,500	\$806,692	\$183,252
39-2501-0047-00-5	45302 PUTTERS LN	08/26/21	\$877,500	WD	03-ARM'S LENGTH	\$877,500	\$804,157	\$64,044
39-2501-0047-00-5	45302 PUTTERS LN	12/22/21	\$1,180,000	WD	03-ARM'S LENGTH	\$1,180,000	\$804,157	\$64,044
39-2600-0045-01-9	46201 ROYAL RD	10/06/22	\$1,450,000	WD	03-ARM'S LENGTH	\$1,380,000	\$683,332	\$108,000
39-2600-0046-00-7	46202 Royal Avenue	09/08/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000	\$586,352	\$401,390
39-2660-0010-00-6	51322 ERICH LN	09/14/21	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$1,003,077	\$84,605
39-2660-0010-01-0	51322 ERICH LN	09/14/21	\$1,450,000	WD	03-ARM'S LENGTH	\$1,450,000	\$1,003,077	\$84,605
39-4900-0003-00-6	46318 STATION RD	02/16/22	\$915,000	WD	03-ARM'S LENGTH	\$890,000	\$456,384	\$206,473
39-7500-0008-00-9	48305 REITZ PL	11/12/21	\$730,000	WD	03-ARM'S LENGTH	\$730,000	\$422,453	\$86,441
39-7500-0018-00-4	48309 ANNA LIVIA WAY	10/12/21	\$885,000	WD	03-ARM'S LENGTH	\$885,000	\$472,946	\$80,571
Totals:			\$10,864,000			\$10,769,000	\$7,421,180	

Final Conclusion 1.977

Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$161,012	\$122,246	1.317	
\$913,248	\$503,180	1.815	
\$813,456	\$597,347	1.362	
\$1,115,956	\$597,347	1.868	
\$1,272,000	\$464,352	2.739	
\$163,610	\$149,283	1.096	
\$1,365,395	\$741,301	1.842	
\$1,365,395	\$741,301	1.842	
\$683,527	\$201,704	3.389	
\$643,559	\$271,196	2.373	
\$804,429	\$316,687	2.540	
\$9,301,587	\$4,705,944		
	E.C.F. =>	1.977	
	Ave. E.C.F. =>	2.017	