

Village of Grand Beach Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale
39-0017-0002-02-1	50262 GOLF VIEW AVE	09/10/21	\$99,000	WD	03-ARM'S LENGTH
39-2501-0015-00-6	PUTTERS LN	06/23/21	\$200,000	WD	03-ARM'S LENGTH
39-2501-0024-00-5	FAIRWAY DR	08/28/20	\$256,727	WD	03-ARM'S LENGTH
39-2501-0025-00-1	FAIRWAY DR	01/04/22	\$274,110	WD	03-ARM'S LENGTH
39-2501-0029-00-7	FAIRWAY DR	11/09/20	\$150,104	WD	03-ARM'S LENGTH
39-2501-0030-00-5	FAIRWAY DR	04/21/21	\$166,513	WD	03-ARM'S LENGTH
39-2501-0031-00-1	FAIRWAY DR	09/11/20	\$128,542	WD	03-ARM'S LENGTH
39-2501-0034-00-1	45321 FAIRWAY DR	03/17/22	\$190,926	WD	03-ARM'S LENGTH
39-2501-0035-00-7	FAIRWAY DR	06/01/22	\$228,974	WD	03-ARM'S LENGTH
39-2501-0036-00-3	45325 FAIRWAY DR	03/15/22	\$159,783	WD	03-ARM'S LENGTH
39-2501-0037-00-0	FAIRWAY DR	08/24/22	\$147,575	WD	03-ARM'S LENGTH
39-2501-0040-00-1	45322 Fairway Drive	01/29/21	\$122,495	WD	03-ARM'S LENGTH
39-2501-0041-00-7	45320 FAIRWAY DR	01/29/21	\$147,755	WD	03-ARM'S LENGTH
39-2501-0042-00-3	PUTTERS LN	03/22/21	\$152,183	WD	03-ARM'S LENGTH
39-2501-0042-01-0	PUTTERS LN	03/22/21	\$152,183	WD	03-ARM'S LENGTH
39-2501-0043-00-0	PUTTERS LN	03/22/21	\$172,000	WD	03-ARM'S LENGTH
39-2501-0046-00-9	45304 PUTTERS LN	09/17/20	\$146,005	WD	03-ARM'S LENGTH
39-2501-0048-00-1	FAIRWAY DR	10/05/20	\$152,931	WD	03-ARM'S LENGTH
39-2501-0049-00-8	FAIRWAY DR	09/17/20	\$146,005	WD	03-ARM'S LENGTH
39-2501-0053-00-5	45312 FAIRWAY DR	04/22/22	\$190,000	WD	03-ARM'S LENGTH
39-2501-0053-00-5	45312 FAIRWAY DR	04/22/22	\$190,000	WD	03-ARM'S LENGTH
39-2501-0054-00-1	45314 FAIRWAY DR	06/24/21	\$183,000	WD	03-ARM'S LENGTH
39-2501-0055-00-8	45318 FAIRWAY DR	03/17/22	\$188,518	WD	03-ARM'S LENGTH
39-2501-0056-00-4	45316 FAIRWAY DR	03/15/22	\$207,026	WD	03-ARM'S LENGTH
39-2660-0001-00-7	51315 ARNOLD AVE	10/22/20	\$270,000	WD	03-ARM'S LENGTH
39-2660-0013-00-5	51309 GRAND BEACH BLVD	09/17/21	\$240,000	WD	03-ARM'S LENGTH
39-2660-0015-00-8	51305 GRAND BEACH BLVD	09/23/21	\$230,000	WD	03-ARM'S LENGTH
39-2660-0015-00-8	51305 GRAND BEACH BLVD	09/14/22	\$160,000	WD	03-ARM'S LENGTH
39-2660-0016-00-4	51303 GRAND BEACH BLVD	10/26/22	\$145,000	WD	03-ARM'S LENGTH
39-2660-0017-00-1	51301 GRAND BEACH BLVD	03/18/21	\$82,500	WD	03-ARM'S LENGTH
39-2660-0017-00-1	51301 GRAND BEACH BLVD	10/26/22	\$102,000	WD	03-ARM'S LENGTH
39-2701-0008-00-2	50222 MARJEANETTE AVE	09/08/20	\$112,000	WD	03-ARM'S LENGTH

39-2701-0008-00-2	50222 MARJEANETTE AVE	07/19/22	\$210,000	WD	03-ARM'S LENGTH
39-4900-0010-00-2	46304 STATION RD	01/13/21	\$85,500	WD	03-ARM'S LENGTH
39-7500-0006-00-6	48302 REITZ PL	06/18/21	\$61,500	WD	03-ARM'S LENGTH
39-7500-0019-00-1	48311 ANNA LIVIA WAY	08/08/21	\$170,000	WD	03-ARM'S LENGTH
Totals:			\$6,020,855		

Final Conclusion \$5.40/sq ft
Square Foot

2500	13500
5000	27000
7500	40500
10000	54000
12500	67500
15000	81000
20000	108000
25000	135000
30000	162000
40000	216000
50000	270000
60000	324000
87120	470448
130680	705672
174240	940896
217800	1176120
435600	2352240

Adj. Sale \$	Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres
\$99,000	\$106,550	\$99,000	\$106,550	0.75	0.75
\$200,000	\$92,570	\$200,000	\$92,570	0.65	0.65
\$256,727	\$194,388	\$256,727	\$194,388	1.37	1.37
\$274,110	\$188,967	\$274,110	\$188,967	1.33	1.33
\$150,104	\$89,487	\$150,104	\$89,487	0.63	0.63
\$166,513	\$91,724	\$166,513	\$91,724	0.64	0.64
\$128,542	\$82,891	\$128,542	\$82,891	0.58	0.58
\$190,926	\$103,211	\$190,926	\$103,211	0.73	0.73
\$228,974	\$118,161	\$228,974	\$118,161	0.83	0.83
\$159,783	\$73,173	\$159,783	\$73,173	0.51	0.51
\$147,575	\$61,604	\$147,575	\$61,604	0.43	0.43
\$122,495	\$65,439	\$122,495	\$65,439	0.46	0.46
\$147,755	\$80,861	\$147,755	\$80,861	0.57	0.57
\$152,183	\$64,569	\$152,183	\$64,569	0.45	0.45
\$152,183	\$64,569	\$152,183	\$64,569	0.45	0.96
\$172,000	\$72,277	\$172,000	\$72,277	0.51	0.51
\$146,005	\$63,732	\$146,005	\$63,732	0.45	0.45
\$152,931	\$61,711	\$152,931	\$61,711	0.43	0.43
\$146,005	\$59,887	\$146,005	\$59,887	0.42	0.42
\$190,000	\$68,477	\$190,000	\$68,477	0.48	0.48
\$190,000	\$68,477	\$190,000	\$68,477	0.48	0.48
\$183,000	\$73,313	\$183,000	\$73,313	0.52	0.52
\$188,518	\$73,307	\$188,518	\$73,307	0.52	0.52
\$207,026	\$81,672	\$207,026	\$81,672	0.57	0.57
\$270,000	\$324,851	\$270,000	\$324,851	2.28	2.28
\$240,000	\$99,320	\$240,000	\$99,320	1.48	1.48
\$230,000	\$94,768	\$230,000	\$94,768	1.33	1.33
\$160,000	\$94,768	\$160,000	\$94,768	0.67	0.67
\$145,000	\$94,480	\$145,000	\$94,480	0.66	0.66
\$82,500	\$97,652	\$82,500	\$97,652	0.69	0.69
\$102,000	\$97,652	\$102,000	\$97,652	0.69	0.69
\$112,000	\$118,881	\$112,000	\$118,881	0.84	0.84

\$210,000	\$118,881	\$210,000	\$118,881	0.84	0.84
\$85,500	\$228,907	\$85,500	\$228,907	0.26	0.26
\$61,500	\$88,166	\$61,500	\$88,166	0.34	0.34
\$170,000	\$50,907	\$170,000	\$50,907	0.81	0.81
\$6,020,855	\$3,610,250	\$6,020,855	\$3,610,250	25.62	26.13
		Average per FF=>	Average per Net Acre=>		235,015.22

Dollars/Acre	Dollars/SqFt	Other Parcels in Sale
\$132,353	\$3.04	
\$307,692	\$7.06	
\$188,078	\$4.32	
\$206,564	\$4.74	
\$239,019	\$5.49	
\$258,561	\$5.94	
\$220,863	\$5.07	
\$263,346	\$6.05	
\$275,872	\$6.33	
\$310,862	\$7.14	
\$341,609	\$7.84	
\$266,874	\$6.13	
\$260,132	\$5.97	
\$335,945	\$7.71	
\$335,945	\$7.71	
\$339,250	\$7.79	
\$326,633	\$7.50	
\$353,189	\$8.11	
\$347,631	\$7.98	
\$395,010	\$9.07	
\$395,010	\$9.07	
\$355,340	\$8.16	
\$366,054	\$8.40	
\$361,302	\$8.29	
\$118,369	\$2.72	
\$162,162	\$3.72	39-2660-0014-00-1
\$172,932	\$3.97	39-2660-0016-00-4
\$240,602	\$5.52	
\$218,703	\$5.02	
\$120,262	\$2.76	
\$148,688	\$3.41	
\$134,132	\$3.08	

\$251,497	\$5.77
\$328,846	\$7.55
\$181,953	\$4.18
\$209,877	\$4.82 39-7500-0020-00-9

**Average
per SqFt=>** **\$5.40**