

Village of Grand Beach Land

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
39-0017-0002-02-1	50262 GOLF VIEW AVE	09/10/21	\$99,000	WD	03-ARM'S LENGTH	\$99,000	\$106,550
39-2501-0015-00-6	PUTTERS LN	06/23/21	\$200,000	WD	03-ARM'S LENGTH	\$200,000	\$92,570
39-2501-0025-00-1	45303 FAIRWAY DR	01/04/22	\$274,110	WD	03-ARM'S LENGTH	\$274,110	\$188,967
39-2501-0030-00-5	FAIRWAY DR	04/21/21	\$166,513	WD	03-ARM'S LENGTH	\$166,513	\$91,724
39-2501-0034-00-1	45321 FAIRWAY DR	03/17/22	\$190,926	WD	03-ARM'S LENGTH	\$190,926	\$103,211
39-2501-0035-00-7	FAIRWAY DR	06/01/22	\$228,974	WD	03-ARM'S LENGTH	\$228,974	\$118,161
39-2501-0036-00-3	45325 FAIRWAY DR	03/15/22	\$159,783	WD	03-ARM'S LENGTH	\$159,783	\$73,173
39-2501-0037-00-0	FAIRWAY DR	08/24/22	\$147,575	WD	03-ARM'S LENGTH	\$147,575	\$61,604
39-2501-0052-00-9	45310 FAIRWAY DR	01/20/23	\$180,000	WD	03-ARM'S LENGTH	\$180,000	\$119,518
39-2501-0053-00-5	45312 FAIRWAY DR	04/22/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,477
39-2501-0053-00-5	45312 FAIRWAY DR	04/22/22	\$190,000	WD	03-ARM'S LENGTH	\$190,000	\$68,477
39-2501-0054-00-1	45314 FAIRWAY DR	06/24/21	\$183,000	WD	03-ARM'S LENGTH	\$183,000	\$73,313
39-2501-0055-00-8	45318 FAIRWAY DR	03/17/22	\$188,518	WD	03-ARM'S LENGTH	\$188,518	\$73,307
39-2501-0056-00-4	45316 FAIRWAY DR	03/15/22	\$207,026	WD	03-ARM'S LENGTH	\$207,026	\$81,672
39-2600-0056-01-0	46221 CRESCENT RD	06/18/21	\$195,000	WD	03-ARM'S LENGTH	\$195,000	\$51,753
39-2660-0013-00-5	51309 GRAND BEACH BLVD	09/17/21	\$240,000	WD	03-ARM'S LENGTH	\$240,000	\$99,320
39-2660-0015-00-8	51305 GRAND BEACH BLVD	09/23/21	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$94,768
39-2660-0015-00-8	51305 GRAND BEACH BLVD	09/14/22	\$160,000	WD	03-ARM'S LENGTH	\$160,000	\$94,768
39-2660-0016-00-4	51303 GRAND BEACH BLVD	10/26/22	\$145,000	WD	03-ARM'S LENGTH	\$145,000	\$94,480
39-2660-0017-00-1	51301 GRAND BEACH BLVD	10/26/22	\$102,000	WD	03-ARM'S LENGTH	\$102,000	\$97,652
39-2701-0008-00-2	50222 MARJEANETTE AVE	07/19/22	\$210,000	WD	03-ARM'S LENGTH	\$210,000	\$118,881
39-5250-0209-00-1	50105 CALLA AVE	09/16/21	\$120,000	WD	03-ARM'S LENGTH	\$120,000	\$43,805
39-6750-0042-01-4	47105 MAPLE AVE	08/13/21	\$169,200	WD	03-ARM'S LENGTH	\$169,200	\$39,123
39-7500-0006-00-6	48302 REITZ PL	06/18/21	\$61,500	WD	03-ARM'S LENGTH	\$61,500	\$88,166
39-7500-0019-00-1	48311 ANNA LIVIA WAY	08/08/21	\$170,000	WD	03-ARM'S LENGTH	\$170,000	\$50,907
Totals:			\$4,408,125			\$4,408,125	\$2,194,347

Final Conclusion \$6.01/Sq Ft

Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt	Other Parcels in Sale
\$99,000	\$106,550	0.75	0.75	\$132,353	\$3.04	
\$200,000	\$92,570	0.65	0.65	\$307,692	\$7.06	
\$274,110	\$188,967	1.33	1.33	\$206,564	\$4.74	
\$166,513	\$91,724	0.64	0.64	\$258,561	\$5.94	
\$190,926	\$103,211	0.73	0.73	\$263,346	\$6.05	
\$228,974	\$118,161	0.83	0.83	\$275,872	\$6.33	
\$159,783	\$73,173	0.51	0.51	\$310,862	\$7.14	
\$147,575	\$61,604	0.43	0.43	\$341,609	\$7.84	
\$180,000	\$119,518	0.51	0.51	\$354,331	\$8.13	
\$190,000	\$68,477	0.48	0.48	\$395,010	\$9.07	
\$190,000	\$68,477	0.48	0.48	\$395,010	\$9.07	
\$183,000	\$73,313	0.52	0.52	\$355,340	\$8.16	
\$188,518	\$73,307	0.52	0.52	\$366,054	\$8.40	
\$207,026	\$81,672	0.57	0.57	\$361,302	\$8.29	
\$195,000	\$51,753	0.36	0.36	\$537,190	\$12.33	
\$240,000	\$99,320	1.48	1.48	\$162,162	\$3.72	39-2660-0014-00-1
\$230,000	\$94,768	1.33	1.33	\$173,193	\$3.98	39-2660-0016-00-4
\$160,000	\$94,768	0.67	0.67	\$240,602	\$5.52	
\$145,000	\$94,480	0.66	0.66	\$218,703	\$5.02	
\$102,000	\$97,652	0.69	0.69	\$148,688	\$3.41	
\$210,000	\$118,881	0.84	0.84	\$251,497	\$5.77	
\$120,000	\$43,805	0.19	0.19	\$645,161	\$14.81	
\$169,200	\$39,123	0.17	0.17	\$1,019,277	\$23.40	
\$61,500	\$88,166	0.34	0.34	\$181,953	\$4.18	
\$170,000	\$50,907	1.19	1.19	\$143,098	\$3.29	39-7500-0020-00-9
\$4,408,125	\$2,194,347	16.84	16.84			
	Average	Average		Average		
	per FF=>	per Net Acre=>	261,749.60	per SqFt=>	\$6.01	