

Village of Grand Beach Tier 2 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$	Cur. Appraisal
39-0017-0001-13-1	50213 DEER PARK DR	11/12/22	\$2,950,000	WD	03-ARM'S LENGTH	\$2,950,000	\$3,132,429
39-0500-0024-00-6	50114 ARNOLD AVE	11/18/21	\$718,000	WD	03-ARM'S LENGTH	\$703,000	\$1,142,817
39-1000-0006-00-1	52114 LAKE PARK DR	06/10/22	\$2,699,000	WD	03-ARM'S LENGTH	\$2,699,000	\$2,228,889
39-1000-0014-00-4	52103 MAIN DR	06/10/22	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000	\$1,921,890
39-1000-0021-02-7	52216 MAIN DR	08/24/22	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000	\$2,127,662
39-1000-0022-00-7	52214 MAIN DR	04/15/22	\$1,825,000	WD	03-ARM'S LENGTH	\$1,825,000	\$1,746,865
39-2000-0014-00-0	50111 DEER PARK DR	07/25/22	\$3,700,000	WD	03-ARM'S LENGTH	\$3,500,000	\$3,551,816
39-2001-0039-00-1	51116 LAKE PARK DR	03/07/23	\$1,275,000	WD	03-ARM'S LENGTH	\$1,270,000	\$1,314,681
39-2590-0016-00-0	46107 GLENWOOD AVE	12/09/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000	\$217,429
39-2590-0017-00-6	46109 GLENWOOD AVE	09/14/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000	\$453,565
39-2590-0084-00-5	47123 PERKINS BLVD	10/29/21	\$300,000	WD	03-ARM'S LENGTH	\$297,900	\$357,943
39-2590-0095-01-5	47104 PINE AVE	08/11/22	\$820,000	WD	03-ARM'S LENGTH	\$770,000	\$724,673
39-2590-0176-00-7	46115 ROYAL AVE	12/09/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000	\$397,902
39-2590-0177-00-3	46113 ROYAL AVE	05/18/21	\$1,335,000	WD	03-ARM'S LENGTH	\$1,315,000	\$777,572
39-2590-0211-00-7	46120 ROYAL AVE	09/21/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000	\$231,760
39-2590-0228-00-7	46112 WILDWOOD AVE	08/31/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000	\$540,160
39-2590-0234-01-5	46109 PERKINS BLVD	11/05/21	\$639,000	WD	03-ARM'S LENGTH	\$639,000	\$579,436
39-2590-0265-00-0	47111 CEDAR AVE	08/11/22	\$310,000	WD	03-ARM'S LENGTH	\$309,000	\$312,117
39-5250-0058-01-1	49109 PERKINS BLVD	08/04/23	\$600,000	WD	03-ARM'S LENGTH	\$600,000	\$792,061
39-6750-0032-00-1	48103 WALNUT AVE	05/14/21	\$462,500	WD	03-ARM'S LENGTH	\$462,500	\$542,220
39-6750-0050-00-9	47106 CEDAR AVE	04/18/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000	\$565,883
Totals:			\$24,055,500			\$23,762,400	\$23,659,770

Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$2,008,185	\$941,815	\$802,458	1.174	
\$359,378	\$343,622	\$559,200	0.614	
\$434,230	\$2,264,770	\$1,280,984	1.768	
\$480,838	\$1,419,162	\$1,028,588	1.380	
\$740,654	\$1,259,346	\$990,013	1.272	
\$743,078	\$1,081,922	\$716,479	1.510	
\$1,481,931	\$2,018,069	\$1,477,434	1.366	
\$565,203	\$704,797	\$534,959	1.317	
\$98,373	\$213,627	\$84,979	2.514	
\$130,849	\$379,151	\$230,347	1.646	
\$128,738	\$169,162	\$163,601	1.034	
\$129,137	\$640,863	\$425,079	1.508	
\$65,282	\$274,718	\$237,416	1.157	
\$108,164	\$1,206,836	\$477,807	2.526	
\$65,988	\$164,012	\$118,324	1.386	
\$130,908	\$429,092	\$292,114	1.469	
\$167,365	\$471,635	\$294,126	1.604	
\$142,881	\$166,119	\$120,797	1.375	
\$474,160	\$125,840	\$226,910	0.555	
\$190,559	\$271,941	\$251,007	1.083	
\$302,303	\$267,697	\$188,137	1.423	
\$14,814,196		\$10,500,761		
		E.C.F. =>	1.411	
		Ave. E.C.F. =>	1.413	