

Village of Grand Beach Tier 2 ECF

Parcel Number	Street Address	Sale Date	Sale Price	Instr.	Terms of Sale	Adj. Sale \$
39-0017-0001-13-1	50213 DEER PARK DR	11/12/22	\$2,950,000	WD	03-ARM'S LENGTH	\$2,950,000
39-0500-0024-00-6	50114 ARNOLD AVE	11/18/21	\$718,000	WD	03-ARM'S LENGTH	\$703,000
39-1000-0006-00-1	52114 LAKE PARK DR	06/10/22	\$2,699,000	WD	03-ARM'S LENGTH	\$2,699,000
39-1000-0010-00-9	52106 Lake Park	10/09/20	\$630,000	WD	03-ARM'S LENGTH	\$630,000
39-1000-0012-00-1	52102 LAKE PARK DR	03/23/21	\$1,800,000	WD	03-ARM'S LENGTH	\$1,800,000
39-1000-0014-00-4	52103 MAIN DR	06/10/22	\$1,900,000	WD	03-ARM'S LENGTH	\$1,900,000
39-1000-0015-00-1	52105 MAIN DR	06/08/20	\$710,000	WD	03-ARM'S LENGTH	\$690,000
39-1000-0020-02-1	52115 MAIN DR	10/21/20	\$2,500,000	WD	03-ARM'S LENGTH	\$2,000,000
39-1000-0021-02-7	52216 MAIN DR	08/24/22	\$2,000,000	WD	03-ARM'S LENGTH	\$2,000,000
39-1000-0022-00-7	52214 MAIN DR	04/15/22	\$1,825,000	WD	03-ARM'S LENGTH	\$1,825,000
39-1000-0027-00-9	52204 MAIN DR	12/04/20	\$1,660,000	WD	03-ARM'S LENGTH	\$1,660,000
39-2000-0009-00-6	51105 MAIN DR	06/01/20	\$990,000	WD	03-ARM'S LENGTH	\$890,000
39-2000-0025-01-0	51216 E ARNOLD DR	09/29/20	\$1,250,000	WD	03-ARM'S LENGTH	\$1,100,000
39-2001-0043-02-4	51115 MAIN DR	01/08/21	\$1,870,000	WD	03-ARM'S LENGTH	\$1,870,000
39-2590-0013-02-7	46103 GLENWOOD AVE	08/14/20	\$300,000	WD	03-ARM'S LENGTH	\$300,000
39-2590-0017-00-6	46109 GLENWOOD AVE	09/14/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000
39-2590-0032-00-5	46106 ELY AVE	09/10/20	\$212,500	WD	03-ARM'S LENGTH	\$212,500
39-2590-0035-00-4	46102 ELY AVE	09/14/20	\$382,000	WD	03-ARM'S LENGTH	\$382,000
39-2590-0084-00-5	47123 PERKINS BLVD	10/29/21	\$300,000	WD	03-ARM'S LENGTH	\$297,900
39-2590-0095-01-5	47104 PINE AVE	08/11/22	\$820,000	WD	03-ARM'S LENGTH	\$770,000
39-2590-0122-00-4	47103 OAK AVE	09/24/20	\$355,000	WD	03-ARM'S LENGTH	\$354,500
39-2590-0176-00-7	46115 ROYAL AVE	12/09/21	\$340,000	WD	03-ARM'S LENGTH	\$340,000
39-2590-0180-01-2	46109 ROYAL AVE	10/02/20	\$260,000	WD	03-ARM'S LENGTH	\$260,000
39-2590-0211-00-7	46120 ROYAL AVE	09/21/22	\$230,000	WD	03-ARM'S LENGTH	\$230,000
39-2590-0228-00-7	46112 WILDWOOD AVE	08/31/22	\$560,000	WD	03-ARM'S LENGTH	\$560,000
39-2590-0234-01-5	46109 PERKINS BLVD	11/05/21	\$639,000	WD	03-ARM'S LENGTH	\$639,000
39-2590-0265-00-0	47111 CEDAR AVE	08/11/22	\$310,000	WD	03-ARM'S LENGTH	\$309,000
39-2590-0278-00-4	47110 OAK AVE	08/31/20	\$450,000	WD	03-ARM'S LENGTH	\$450,000
39-2701-0001-00-8	50231 MARJEANETTE AVE	08/14/20	\$518,750	WD	03-ARM'S LENGTH	\$518,750
39-3150-0018-00-3	48103 W MC KEAN DR	07/22/20	\$565,000	WD	03-ARM'S LENGTH	\$565,000
39-5250-0187-01-5	50218 CALLA AVE	01/28/21	\$800,000	WD	03-ARM'S LENGTH	\$800,000
39-5250-0189-01-8	50214 CALLA AVE	10/20/20	\$629,000	WD	03-ARM'S LENGTH	\$626,100

39-6750-0032-00-1	48103 WALNUT AVE	05/14/21	\$462,500	WD	03-ARM'S LENGTH	\$462,500
39-6750-0050-00-9	47106 CEDAR AVE	04/18/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000
Totals:			\$32,715,750			\$31,874,250

Final Conclusion 1.513

Cur. Appraisal	Land + Yard	Bldg. Residual	Cost Man. \$	E.C.F.	Other Parcels in Sale
\$2,621,147	\$834,848	\$2,115,152	\$1,074,789	1.968	
\$1,029,331	\$165,402	\$537,598	\$519,813	1.034	
\$1,675,038	\$176,584	\$2,522,416	\$901,597	2.798	
\$1,805,785	\$221,540	\$408,460	\$953,216	0.429	
\$2,244,017	\$230,632	\$1,569,368	\$1,211,423	1.295	
\$1,990,890	\$224,716	\$1,675,284	\$1,062,680	1.576	
\$1,121,085	\$165,937	\$524,063	\$574,698	0.912	
\$2,604,506	\$535,062	\$1,464,938	\$1,245,153	1.177	
\$2,927,257	\$355,658	\$1,644,342	\$1,547,292	1.063	
\$1,426,244	\$319,287	\$1,505,713	\$666,039	2.261	
\$2,195,811	\$279,934	\$1,380,066	\$1,152,754	1.197	
\$1,492,612	\$249,350	\$640,650	\$748,052	0.856	
\$1,713,280	\$174,356	\$925,644	\$925,947	1.000	
\$1,380,893	\$238,822	\$1,631,178	\$687,167	2.374	
\$447,442	\$34,759	\$265,241	\$248,305	1.068	39-2590-0015-01-1
\$407,959	\$52,082	\$457,918	\$214,126	2.139	
\$260,489	\$25,663	\$186,837	\$141,291	1.322	
\$415,428	\$50,966	\$331,034	\$219,291	1.510	
\$303,385	\$50,588	\$247,312	\$152,104	1.626	
\$502,096	\$51,023	\$718,977	\$271,404	2.649	
\$397,519	\$36,443	\$318,057	\$217,254	1.464	
\$393,161	\$26,339	\$313,661	\$220,711	1.421	
\$414,037	\$34,165	\$225,835	\$228,563	0.988	
\$261,629	\$26,582	\$203,418	\$141,424	1.438	
\$470,721	\$52,756	\$507,244	\$251,483	2.017	
\$520,729	\$66,330	\$572,670	\$273,405	2.095	
\$292,902	\$56,419	\$252,581	\$142,288	1.775	
\$873,441	\$146,938	\$303,062	\$437,126	0.693	
\$914,843	\$286,215	\$232,535	\$378,236	0.615	
\$676,312	\$82,664	\$482,336	\$357,189	1.350	39-3150-0006-00-5
\$1,144,278	\$237,486	\$562,514	\$545,603	1.031	
\$934,323	\$196,212	\$429,888	\$444,110	0.968	

\$464,794	\$76,991	\$385,509	\$233,335	1.652
\$389,699	\$120,945	\$449,055	\$161,705	2.777
\$36,713,083		\$25,990,556	\$18,549,572	
			E.C.F. =>	1.401
			Ave. E.C.F. =>	1.486