

Village of Grand Beach Tier 2

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
39-0500-0021-00-7	50115 ARNOLD AVE	09/22/21	\$210,000	WD	03-ARM'S LENGTH	\$210,000
39-1000-0011-00-5		01/12/21	\$590,000	OTH	03-ARM'S LENGTH	\$590,000
39-1000-0013-00-8		10/14/21	\$525,000	WD	03-ARM'S LENGTH	\$525,000
39-1000-0022-00-7	52214 MAIN DR	04/15/22	\$1,825,000	WD	03-ARM'S LENGTH	\$1,825,000
39-2000-0014-00-0	50111 DEER PARK DR	07/25/22	\$3,700,000	WD	03-ARM'S LENGTH	\$3,500,000
39-2001-0043-02-4	51115 MAIN DR	01/08/21	\$1,870,000	WD	03-ARM'S LENGTH	\$1,870,000
39-2590-0016-00-0	46107 GLENWOOD AVE	12/09/21	\$312,000	WD	03-ARM'S LENGTH	\$312,000
39-2590-0017-00-6	46109 GLENWOOD AVE	09/14/21	\$510,000	WD	03-ARM'S LENGTH	\$510,000
39-2590-0084-00-5	47123 PERKINS BLVD	10/29/21	\$300,000	WD	03-ARM'S LENGTH	\$297,900
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
39-6750-0032-00-1	48103 WALNUT AVE	05/14/21	\$462,500	WD	03-ARM'S LENGTH	\$462,500
39-6750-0041-00-0	47101 MAPLE AVE	06/24/21	\$565,000	WD	03-ARM'S LENGTH	\$565,000
39-6750-0050-00-9	47106 CEDAR AVE	04/18/22	\$570,000	WD	03-ARM'S LENGTH	\$570,000
Totals:			\$15,898,500			\$15,695,400

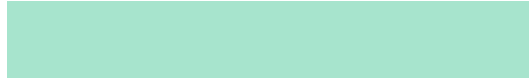
Final Conclusion per Sq Ft

Sq Foot	Value
2500	\$47,300
5000	\$94,600
7500	\$141,900
10000	\$189,200
12500	\$236,500
15000	\$283,800
20000	\$378,400
25000	\$47,300
30000	\$567,600
40000	\$756,800

50000	\$946,000
60000	\$1,135,200
87120	\$1,648,310
130680	\$2,472,465
174240	\$3,296,620

Cur. Appraisal	Land Residual	Est. Land Value	Net Acres	Total Acres	Dollars/Acre	Dollars/SqFt
\$2,621,147	\$1,080,045	\$751,192	2.23	2.23	\$485,413	\$11.14
\$101,417	\$210,000	\$101,417	0.30	0.30	\$700,000	\$16.07
\$165,928	\$590,000	\$165,928	0.49	0.49	\$1,199,187	\$27.53
\$164,781	\$525,000	\$164,781	0.49	0.49	\$1,075,820	\$24.70
\$1,426,244	\$669,161	\$270,405	0.80	0.80	\$835,407	\$19.18
\$2,331,386	\$1,730,704	\$562,090	1.63	1.63	\$1,061,131	\$24.36
\$1,380,893	\$692,963	\$203,856	0.60	0.60	\$1,147,290	\$26.34
\$170,498	\$179,531	\$38,029	0.11	0.11	\$1,588,770	\$36.47
\$407,959	\$152,672	\$50,631	0.15	0.15	\$1,017,813	\$23.37
\$303,385	\$44,805	\$50,290	0.15	0.15	\$300,705	\$6.90
\$470,721	\$139,460	\$50,181	0.15	0.15	\$935,973	\$21.49
\$520,729	\$183,239	\$64,968	0.19	0.19	\$954,370	\$21.91
\$292,902	\$71,751	\$55,653	0.17	0.17	\$434,855	\$9.98
\$464,794	\$70,610	\$72,904	0.22	0.22	\$326,898	\$7.50
\$51,370	\$565,000	\$51,370	0.72	0.72	\$785,814	\$18.04
\$389,699	\$296,822	\$116,521	0.35	0.35	\$860,354	\$19.75
\$11,263,853	\$7,201,763	\$2,770,216	8.74	8.74		
		Average per FF=>	Average per Net Acre=	824,094.63	Average per SqFt=>	\$18.92

Other Parcels in Sale



39-6750-0051-00-5, 39-6750-0052-00-1

