

Interim Year Adjustment Report
 Fiscal Year 2020

Sales Ratio Study Time Period 1/20/2017 through 12/21/2018

Non Time-Trended Sales

Class Analyzed	101	102	103, 109	104	105	111-112	130-132	300's	400's
FY 2019 # of Parcels	3,530	435	39	87	5	5	473	131	31
ASR Statistics: Sale Prices/ FY 2020 Assessed Values									
Total # of Sales > \$1,000	143	23	2	8	0	0	44	10	1
# Arms-Length Sales	94	20	0	4	0	0	1	2	0
% AL Sales/Parcels	2.66%	4.60%	0.00%	4.60%	0.00%	0.00%	0.21%	1.53%	0.00%
Median ASR*	0.94	0.98	0.00	0.96	0.00	0.00	0.93	0.94	0.00
C O D*	7.71	3.76	0.00	2.94	0.00	0.00	0.00	3.96	0.00

* Statistical Study results must conform to requirements as outlined in the "Certification Standards".

Commercial & Industrial

Have properties been adjusted? Yes No

If adjusted, did you change: Capitalization rates Rent schedules Vacancy rates
 Land values Building costs recalibrated Depreciated tables

Other adjustments (explain):

Signatures

Board of Assessors

We, the undersigned, have reviewed all classes of property and agree that the valuation adjustments result in fair and equitable assessments both within and between all classes of property. Sufficient documentation has been developed to support all valuation adjustments and will be retained for 5 years.

Joshua Gendron, Assist Assessor , Lunenburg , jgendron@rrgsystems.com 978-582-4145 | 10/30/2019 2:27 PM

Comment: Signed under authorization of the Board of Assessors.

Documents

No documents have been uploaded.