

Interim Year Adjustment Report
 Fiscal Year 2021

Sales Ratio Study Time Period 7/2/2018 through 6/25/2020

Non Time-Trended Sales

Class Analyzed	101	102	103, 109	104	105	111-112	130-132	300's	400's
FY 2020 # of Parcels	3,543	438	39	88	5	5	464	132	31
ASR Statistics: Sale Prices/ FY 2021 Assessed Values									
Total # of Sales > \$1,000	226	15	4	7	0	0	49	13	5
# Arms-Length Sales	151	14	0	4	0	0	1	0	1
% AL Sales/Parcels	4.26%	3.20%	0.00%	4.55%	0.00%	0.00%	0.22%	0.00%	3.23%
Median ASR*	0.95	0.99	0.00	0.94	0.00	0.00	0.93	0.00	0.92
C O D*	5.55	5.46	0.00	2.79	0.00	0.00	0.00	0.00	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:

<input type="checkbox"/> Capitalization rates	<input type="checkbox"/> Rent schedules	<input type="checkbox"/> Vacancy rates
<input type="checkbox"/> Land values	<input type="checkbox"/> Building costs recalibrated	<input type="checkbox"/> 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.

Susan Byrne, Principal Assessor , Lunenburg , sbyrne@lunenburghonline.com 978-582-4145 | 9/28/2020 10:46 AM

Documents

No documents have been uploaded.