

Interim Year Adjustment Report
 Fiscal Year 2022

Sales Ratio Study Time Period 7/31/2019 through 6/24/2021

Non Time-Trended Sales

Class Analyzed	101	102	103, 109	104	105	111-112	130-132	300's	400's
FY 2021 # of Parcels	3,558	438	39	86	4	5	465	133	31
ASR Statistics: Sale Prices/ FY 2022 Assessed Values									
Total # of Sales > \$1,000	207	15	3	12	0	0	55	14	3
# Arms-Length Sales	124	12	0	5	0	0	3	0	0
% AL Sales/Parcels	3.49%	2.74%	0.00%	5.81%	0.00%	0.00%	0.65%	0.00%	0.00%
Median ASR*	0.95	0.97	0.00	0.94	0.00	0.00	0.93	0.00	0.00
C O D*	3.82	2.14	0.00	3.53	0.00	0.00	5.46	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 | 9/9/2021 3:45 PM

Documents

No documents have been uploaded.