

**Interim Year Adjustment Report
Fiscal Year 2022**

Sales Ratio Study Time Period 2/15/2019 through 12/30/2020

Time-Trended Sales

Class Analyzed	101	102	103, 109	104	105	111-112	130-132	300's	400's
FY 2021 # of Parcels	4,906	458	123	15	1	17	440	100	3
ASR Statistics: Sale Prices/ FY 2022 Assessed Values									
Total # of Sales > \$1,000	288	31	8	2	0	1	15	9	0
# Arms-Length Sales	237	25	5	1	0	1	2	6	0
% AL Sales/Parcels	4.83%	5.46%	4.07%	6.67%	0.00%	5.88%	0.45%	6.00%	0.00%
Median ASR*	0.95	0.96	0.99	0.96	0.00	0.91	0.97	0.97	0.00
C O D*	6.15	2.41	5.06	0.00	0.00	0.00	2.66	3.57	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): 101, 102, 104 and 109 sales are from calendar year 2020, all other classes are sales from 1/1/2019 to 12/31/2020. All class 100-132 parcels except 102's were adjusted at 0.0186% per month thru the first three quarters of 2020, no other adjustment was needed for the fourth quarter. There was not enough data to consider time trending the residential condominium sales, therefore no trending was applied to this class. Commercial (300 class) and mixed-use properties were reviewed by KRT Appraisal. They reviewed the cap rates, vacancy rate and land tables to adjust these classes to current market value as of 1/1/2020.*

*This date was incorrectly entered and should state 1/1/2021.

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.

James G. MacNab, Board Chairman , Duxbury , jamie.macnab@yahoo.com 781-934-1100 | 10/11/2021 9:25 AM

Nancy D. Reed, Board Vice Chairman , Duxbury , nancy.reed@nemoves.com 781-934-1100 | 10/11/2021 9:27 AM

Linda M. Collari, Board Clerk , Duxbury , lcollari@msn.com 781-934-1100 | 10/11/2021 9:30 AM

Documents

Documents have been uploaded.

NOTE : The information was Approved on 10/13/2021