

Interim Year Adjustment Report

Fiscal Year 2023

Sales Ratio Study Time Period 1/2/2020 through 12/30/2021

Time-Trended Sales

Class Analyzed	101	102	103, 109	104	105	111-112	130-132	300's	400's
FY 2022 # of Parcels	4,922	458	118	16	0	17	427	101	3
ASR Statistics: Sale Prices/ FY 2023 Assessed Values									
Total # of Sales > \$1,000	237	41	12	1	0	0	38	10	0
# Arms-Length Sales	175	37	9	0	0	0	1	6	0
% AL Sales/Parcels	3.56%	8.08%	7.63%	0.00%	0.00%	0.00%	0.23%	5.94%	0.00%
Median ASR*	0.95	0.96	1.00	0.00	0.00	0.00	0.92	0.96	0.00
C O D*	6.21	2.67	6.88	0.00	0.00	0.00	0.00	4.52	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

☐ Land values

☐ Rent schedules

☐ Building costs recalibrated

☐ Vacancy rates

☐ 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.

Nancy D. Reed, Board Chair , Duxbury , nancy.reed@nemoves.com 781-934-1100 | 10/11/2022 12:29 PM

James G. MacNab, Board Clerk , Duxbury , jamie.macnab@yahoo.com 781-934-1100 | 10/11/2022 1:36 PM

Linda M. Collari, Board Vice Chair , Duxbury , lcollari@msn.com 781-934-1100 | 10/11/2022 1:35 PM

Documents

Documents have been uploaded.