# Comparable Sales Enhancements

# 1) Use the Include for Analysis Sale Data Column

#### **Originating Data Sources**

Include for Analysis: MA\_SALES.INC\_ANALY

'Y' = Include the sale for Analysis (and comparables)

'N' = Do Not Include the sale for Analysis (and comparables)

Roll Number: PC\_PARCEL.TAX\_MAP Sale Type: MA\_SALES.SALE\_TY

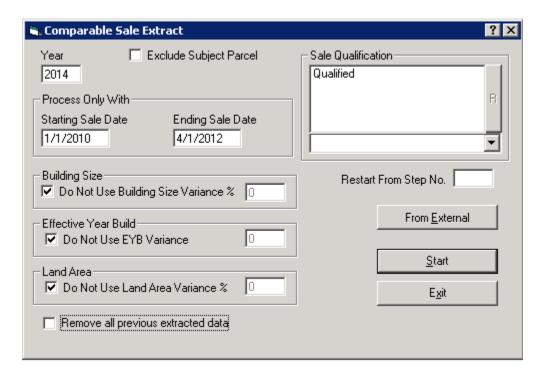
Sale Qualification: MA\_SALES.QUALIFICATION

Land Use Code: PC AREA.RESCOM

- 1. Use <u>Include for Analysis</u> to include or exclude that sale from being used as a comparable sale for a parcel.
- 2. If a sale has <u>Include for Analysis</u> = 'N', the sale should never be used as a comparable sale.
- 3. An extracted sale must still be available for use in the Open Search regardless of the value in <u>Include for Analysis</u>.

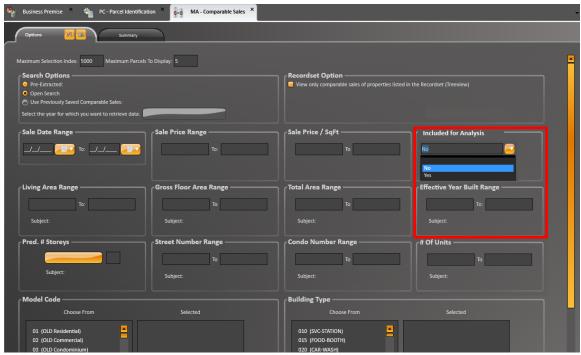
#### **Proposed Solution**

#### **Comparable Sales**

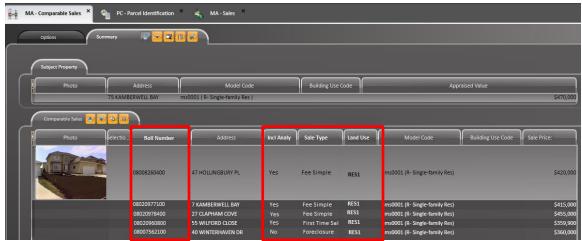


1. All sales matching the <u>Sale Qualification</u> code selected will be included in the sales extract tables, but only sales where <u>Include for Analysis</u> = 'Y' will be considered for comparable sales for a subject.

## **Open Search**



- 1. Add dropdown list labeled 'Included for Analysis' here. Move the Effective Year Built Range down to the next group to make room.
- 2. The Dropdown should contain the values used by the validation table associated with <u>Include for Analysis</u>, plus a null to allow for no selection
- 3. If a non-null value is selected from the drop down, only return sales that have the selected value in <u>Include for Analysis</u> in the result set.



1. Add <u>Roll Number</u>, <u>Include for Analysis</u>, <u>Sale Type</u> and <u>Land Use Code</u> to the Sales Results

# 2) Weight Sale Year to make more recent sales better comparables

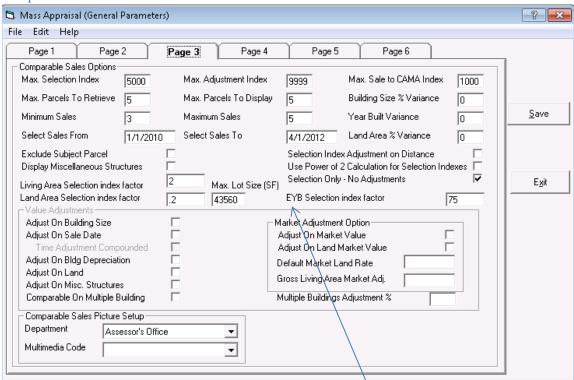
Add a selection index value based on the year difference between the sale year and the reference year.

#### **Originating Data Sources**

Sale Year: Year of MA\_SALES.SALE\_DATE

<u>Reference Year</u>: Year of VT\_USR\_REF\_SALE.REF\_SALE where year\_id = the subject parcel's YEAR ID

# **Proposed Solution**



Add checkbox labeled 'Use Sale Year Selection Index Factor' here

- 1. If the box is checked use the process below.
- 2. Evaluate the difference between the Sale Year and the Reference Year
- 3. Perform a lookup based on the result of step 2 where year\_id = the subject parcel's YEAR\_ID to determine the selection index to be added.
- 4. Add the retrieved lookup index value to the selection index for that comparable.

#### Create a table <u>Year Selection Index Factor</u> like the following:

Year_ID	Elaps Year	Selection Index Factor
2014	1	200
2014	2	600
2014	3	2000

This table must be updateable by the user, and be able to be copied from year to year.

# 3) Weight Subject Assessed Value to Sale Adjusted Sale Price

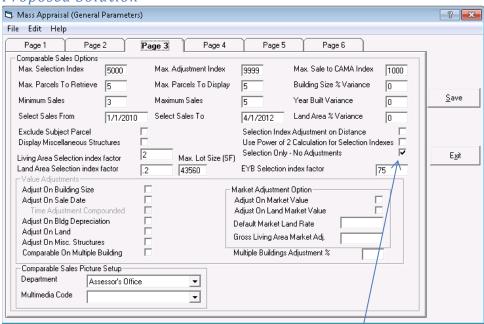
Add a weight amount dependent on the ratio of <u>Subject Assessed Value</u> to <u>Sale Adjusted</u> Sale Price.

Use a table to determine what ranges of ratios get what selection index factors. This table must be updateable by the Application Administrator

### **Originating Data Sources**

<u>Subject Assessed Value</u>: MA\_MASTER.APPRAISED\_VALUE <u>Sale Adjusted Sale Price</u>: MA\_SALE.TIME\_ADJT\_SALE\_P

#### **Proposed Solution**



Add checkbox labeled 'Use Subject to Sale Ratio' here

- 1. If the box is checked use the process below.
- 2. Calculate the ratio as <u>Subject Assessed Value</u> / <u>Sale Adjusted Sale Price</u>, rounded to 2 decimal places.
- 3. Look up the row in the <u>Ratio Range</u> table that brackets the calculated ratio.
- 4. Add the selection index factor to the comparable's selection index.

Create a table <u>Ratio Range</u> like the following:

Year_ID	From_ratio	To_Ratio	Selection Index Factor
2014	0	0.69	4000
2014	0.70	0.84	800
2014	0.85	0.94	400
2014	0.95	1.05	0
2014	1.06	1.14	400
2014	1.15	1.29	800
2014	1.30	99999	4000

This table must be updateable by the user, and be able to be copied from year to year.