

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 Include for Analysis to include or exclude that sale from being used as a comparable sale for a parcel.
2. If a sale has Include for Analysis = ‘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 Include for Analysis.

Proposed Solution

Comparable Sales

Comparable Sale Extract

Year: 2014 ☐ Exclude Subject Parcel

Process Only With:
Starting Sale Date: 1/1/2010 Ending Sale Date: 4/1/2012

Sale Qualification: Qualified

Building Size:
☒ Do Not Use Building Size Variance % 0

Effective Year Build:
☒ Do Not Use EYB Variance 0

Land Area:
☒ Do Not Use Land Area Variance % 0

☐ Remove all previous extracted data

Restart From Step No.

From External

Start

Exit

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

Open Search

Business Premise x PC - Parcel Identification x MA - Comparable Sales x

Options Summary

Maximum Selection Index: 5000 Maximum Parcels To Display: 5

Search Options

- Pre-Extracted
- Open Search
- Use Previously Saved Comparable Sales:

Select the year for which you want to retrieve data: []

Recordset Option

- View only comparable sales of properties listed in the Recordset (Treeview)

Sale Date Range

[] To: []

Sale Price Range

[] To: []

Sale Price / SqFt

[] To: []

Included for Analysis

No

No

Yes

Effective Year Built Range

[] To: []

Subject: []

Living Area Range

[] To: []

Subject: []

Gross Floor Area Range

[] To: []

Subject: []

Total Area Range

[] To: []

Subject: []

Pred. # Storeys

[]

Subject: []

Street Number Range

[] To: []

Subject: []

Condo Number Range

[] To: []

Subject: []

Of Units

[] To: []

Subject: []

Model Code

Choose From Selected

01 (OLD Residential)

02 (OLD Commercial)

03 (OLD Condominium)

Building Type

Choose From Selected

010 (SVC-STATION)

015 (FOOD-BOOTH)

020 (CAR-WASH)

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 Include for Analysis, 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 Include for Analysis in the result set.

MA - Comparable Sales x PC - Parcel Identification x MA - Sales x

Options Summary

Subject Property

Photo	Address	Model Code	Building Use Code	Appraised Value
	75 KAMBERWELL BAY	ms0001 (R- Single-family Res)		\$470,000

Comparable Sales

Photo	Selection	Roll Number	Address	Incl Anal	Sale Type	Land Use	Model Code	Building Use Code	Sale Price
		08008260400	47 HOLLINGBURY PL	Yes	Fee Simple	RES1	ms0001 (R- Single-family Res)		\$420,000
		08020977100	7 KAMBERWELL BAY	Yes	Fee Simple	RES1	ms0001 (R- Single-family Res)		\$415,000
		08020978400	27 CLAPHAM COVE	Yes	Fee Simple	RES1	ms0001 (R- Single-family Res)		\$455,000
		08020960800	55 WILFORD CLOSE	Yes	First Time Sal	RES1	ms0001 (R- Single-family Res)		\$359,900
		08007562100	40 WINTERHAVEN DR	No	Foreclosure	RES1	ms0001 (R- Single-family Res)		\$360,000

1. Add Roll Number, Include for Analysis, Sale Type and Land Use Code 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

Reference Year: Year of VT_USR_REF_SALE.REF_SALE where year_id = the subject parcel's YEAR_ID

Proposed Solution

Mass Appraisal (General Parameters)

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Comparable Sales Options

Max. Selection Index 5000 Max. Adjustment Index 9999 Max. Sale to CAMA Index 1000

Max. Parcels To Retrieve 5 Max. Parcels To Display 5 Building Size % Variance 0

Minimum Sales 3 Maximum Sales 5 Year Built Variance 0

Select Sales From 1/1/2010 Select Sales To 4/1/2012 Land Area % Variance 0

Exclude Subject Parcel ☐

Display Miscellaneous Structures ☐

Living Area Selection index factor 2 Max. Lot Size (SF) 43560

Land Area Selection index factor .2 EYB Selection index factor 75

Selection Index Adjustment on Distance ☐

Use Power of 2 Calculation for Selection Indexes ☐

Selection Only - No Adjustments ☒

Value Adjustments

Adjust On Building Size ☐

Adjust On Sale Date ☐

Time Adjustment Compounded ☐

Adjust On Bldg Depreciation ☐

Adjust On Land ☐

Adjust On Misc. Structures ☐

Comparable On Multiple Building ☐

Market Adjustment Option

Adjust On Market Value ☐

Adjust On Land Market Value ☐

Default Market Land Rate

Gross Living Area Market Adj.

Multiple Buildings Adjustment %

Comparable Sales Picture Setup

Department Assessor's Office

Multimedia Code

Save Exit

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 Year Selection Index Factor 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 Subject Assessed Value to Sale Adjusted 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

Subject Assessed Value: MA_MASTER.APPRAISED_VALUE

Sale Adjusted Sale Price: 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 Subject Assessed Value / Sale Adjusted Sale Price, rounded to 2 decimal places.
3. Look up the row in the Ratio Range table that brackets the calculated ratio.
4. Add the selection index factor to the comparable's selection index.

Create a table Ratio Range 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.