

Town of Wellfleet
FY 2024 Interim Documentation Summary

9/12/2023

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Wellfleet FY24 Interim Year Summary - Residential

September 12, 2023

Assessment Level and Sales Analysis:

We analyzed all sales from 2021, 2022, and 2023. Each state class is individually analyzed and adjusted using specific criteria including time, neighborhood, LPI, building costs, style, condo complex, etc. For Fiscal Year 2024, the Overall Median Percent Change, excluding parcels with New Growth, is 14.5% for 1010s and 20.0% for condos. We are reporting the 2022 sales to the DOR for the 102 class, and 2021-2022 sales for all others. This is keeping with their 2% or 10 rule.

Table Changes - Land:

- Base land price was increased 18% (31 sales).
- Several LPIs were adjusted in accordance with sales activity:
 - Wellfleet
 - BF1: +39.5% LPI 2.15 to 3.00 (1 land sale/5 parcels) (see DTN BF1)
 - R01: +7.7% LPI .65 to .70 (2 sales/18 parcels)
 - Chequessett
 - NS5: +11.4% LPI 1.75 to 1.95 (1 sale/22 parcels)
 - Downtown
 - BF1: +30.4% LPI 2.30 to 3.00 (1 sale/10 parcels)
 - MV1: +21.7% LPI 2.30 to 2.80 (3 sales/26 parcels)
 - WV2 & WV3: +15.4% LPI 1.95 to 2.25 (2 sales/11 parcels)
 - Drummer Cove
 - MV2: +11.4% LPI 1.75 to 1.95 (4 sales/46 parcels)
 - WV8: +7.0% LPI 2.15 to 2.30 (1 sale/8 parcels)
 - Indian Neck
 - CF1: +14.3% LPI 2.80 to 3.20 (2 sales/29 parcels)
 - MF3: +11.4% LPI 1.75 to 1.95 (4 sales/21 parcels)

Table Changes – Single and Multi-Family Buildings:

- The base year from which the depreciation is calculated was updated by 1 year which resulted in a slight reduction on many improved real property accounts.
- Base cost tables were increased by 13% for non-condo improved properties.

Table Changes - Condos:

- The base year from which the depreciation is calculated was updated by 1 year which resulted in a slight reduction on many improved real property accounts.
- Base cost tables were increased by 20% for condos.
- The following Condo Complex Factors were adjusted in accordance with sales activity:
 - Brownies: +32.4% (1 sale + 1 listing/12 units)
 - Deck II: +14.8% (4 sales/28 units)
 - Drummer Cove: -4.5% (1 sale/18 units)
 - Hiawatha: -10.3% (2 sales/8 units)
 - KO Condominium: +20.0% (1 sale/2 units)
 - Lewis Collins: -14.8% (1 sale & 1 listing/4 units)
 - Ocean Pines: +15.8% (2 sales/7 units)
 - Salt Box: +10.3% (2 sales/11 units)
 - Winward: -5.3% (2 sales/3 units)

Extract: 101ASR
 Database: WELLFLEETLIVE
 Filter: StclGrp = R
 StateClassNonChpt LIKE 101*
 SaleYear IN 2021,2022,2023
 SaleType IN QS
 Sort: PYSaleRatio ASC

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Median Field: PYSaleRatio

SaleDate	Count	Median	Avg Deviation	COD
2021	72	0.937	0.061	0.065
2022	54	0.830	0.132	0.158
2023	36	0.798	0.117	0.146

Total Count 162

SaleDate	Count	Median	Avg Deviation	COD
Quarter1/2021	21	0.984	0.048	0.049
Quarter2/2021	13	0.913	0.059	0.064
Quarter3/2021	15	0.904	0.068	0.075
Quarter4/2021	23	0.924	0.053	0.057
Quarter1/2022	10	0.960	0.115	0.120
Quarter2/2022	10	0.762	0.052	0.068
Quarter3/2022	15	0.806	0.135	0.167
Quarter4/2022	19	0.851	0.129	0.152
Quarter1/2023	6	0.943	0.129	0.137
Quarter2/2023	13	0.800	0.111	0.138
Quarter3/2023	17	0.784	0.102	0.130

Total Count 162

Extract: 101ASR
 Database: WELLFLEETLIVE
 Filter: StclGrp = R
 StateClassNonChpt LIKE 101*
 SaleYear IN 2021,2022,2023
 SaleType IN QS
 Sort: SaleRatio ASC

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

SaleDate	Count	Median	Avg Deviation	COD
2021	72	0.945	0.065	0.069
2022	54	0.838	0.133	0.159
2023	36	0.805	0.114	0.142
Total Count	162			
SaleDate	Count	Median	Avg Deviation	COD
Quarter1/2021	21	0.990	0.050	0.050
Quarter2/2021	13	0.913	0.063	0.069
Quarter3/2021	15	0.904	0.069	0.077
Quarter4/2021	23	0.924	0.060	0.065
Quarter1/2022	10	0.960	0.117	0.121
Quarter2/2022	10	0.762	0.052	0.068
Quarter3/2022	15	0.806	0.135	0.167
Quarter4/2022	19	0.851	0.132	0.155
Quarter1/2023	6	0.945	0.124	0.132
Quarter2/2023	13	0.800	0.111	0.139
Quarter3/2023	17	0.797	0.098	0.123
Total Count	162			

Extract: P SALES
 Database: WELLFLEETLIVE
 Filter: StclGrp = R
 StateClassNonChpt NOT = 1020
 SaleType = P
 SaleYear IN 2022
 Sort: TimeAdjLand2SaleRatio ASC

Report #32: Ratio Analysis Summary Report - Time Adjusted
 Fiscal Year 2024

WELLFLEET, MA

Median Field: TimeAdjLand2SaleRatio

Overall

All Records		State	Sale	Sale	Sale	Nbhd	INFL1	INFL2	Scenic	Lpi	Land	House	Bldg	Year	Eff	----Depreciation----				Building	Detached	Proposed	Med	Prior	Pct					
Key	Parcel ID	Class	Date	Price	Type	Cd	Cd	Fact	Cd	Code	Code	Fact	Acres	Value	Style	SH	Qual	Built	Year	NLA	PH	FN	EC	Tot	Value	Value	Value	Field	Value	Chq
9248	23-73-6	1300	11/30/2022	349,000	P	WLF	VB	1.00	100	100	R02	0.85	0.92	261,400	CAPE	1.75	G	2022	2022	5054	0				1,318,200		1,579,600	0.75	221,500	613.1
Summary			Count	Median		Avg Deviation		COD		Total Proposed Value																				
All Records			1	0.749		0.000		0.000		1,579,600																				
Total Count			1																											

Extract: 101ASR
 Database: WELLFLEETLIVE
 Filter: StclGrp = R
 StateClassNonChpt LIKE 101*
 SaleYear IN 2021,2022
 SaleType IN QS
 Sort: SaleTimeAdjRatio ASC

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Median Field: SaleTimeAdjRatio

Overall	Count	Median	Avg Deviation	COD
All Records	122	0.946	0.078	0.083
Total Count 122				
SaleDate	Count	Median	Avg Deviation	COD
2021	69	0.945	0.059	0.063
2022	53	0.957	0.103	0.108
Total Count 122				
SaleDate	Count	Median	Avg Deviation	COD
Quarter1/2021	20	0.992	0.047	0.048
Quarter2/2021	12	0.910	0.058	0.063
Quarter3/2021	15	0.913	0.064	0.070
Quarter4/2021	22	0.930	0.050	0.053
Quarter1/2022	10	1.082	0.069	0.064
Quarter2/2022	10	0.901	0.047	0.052
Quarter3/2022	15	0.922	0.113	0.122
Quarter4/2022	18	0.963	0.083	0.087
Total Count 122				
SalePrice	Count	Median	Avg Deviation	COD
Qrt-1 (399000 TO 687000)	30	0.959	0.070	0.073
Qrt-2 (689900 TO 880000)	31	0.941	0.079	0.084
Qrt-3 (885000 TO 1115000)	30	0.951	0.080	0.084
Qrt-4 (1150000 TO 5500000)	31	0.934	0.083	0.088
Total Count 122				
Lpi Factor	Count	Median	Avg Deviation	COD
0.65	1	1.223	0.000	0.000
0.7	2	0.907	0.024	0.026
0.85	10	0.957	0.075	0.078
1	41	0.956	0.084	0.088
1.1	8	0.960	0.065	0.068
1.15	15	0.941	0.083	0.089
1.3	3	0.974	0.060	0.062
1.5	8	0.903	0.085	0.094
1.65	8	0.955	0.047	0.049
1.95	9	0.905	0.077	0.085
2.15	1	0.947	0.000	0.000
2.3	7	0.930	0.047	0.051
2.8	3	0.924	0.074	0.080
3.2	1	0.861	0.000	0.000
3.5	1	0.934	0.000	0.000
4.4	1	1.142	0.000	0.000
5.75	1	0.988	0.000	0.000
8.3	1	1.018	0.000	0.000
9.5	1	1.023	0.000	0.000
Total Count 122				
SF	Count	Median	Avg Deviation	COD

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 Database: WELLFLEETLIVE
 Filter: StcdGrp = R
 StateClassNonChpt LIKE 101*
 SaleYear IN 2021,2022
 SaleType IN QS
 Sort: SaleTimeAdjRatio ASC

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Median Field: SaleTimeAdjRatio

Qrt-1 (4356 TO 16117)	30	0.916	0.078	0.085
Qrt-2 (16552 TO 24393)	30	0.930	0.082	0.088
Qrt-3 (24394 TO 37013)	31	0.964	0.056	0.058
Qrt-4 (37884 TO 382880)	31	0.951	0.088	0.092

Total Count 122

NLA	Count	Median	Avg Deviation	COD
Qrt-1 (508 TO 1296)	31	0.922	0.079	0.086
Qrt-2 (1306 TO 1728)	30	0.945	0.070	0.074
Qrt-3 (1732 TO 2232)	30	0.932	0.064	0.069
Qrt-4 (2236 TO 5332)	31	0.977	0.091	0.093

Total Count 122

YearBuilt	Count	Median	Avg Deviation	COD
Qrt-1 (1820 TO 1960)	30	0.952	0.070	0.074
Qrt-2 (1965 TO 1976)	31	0.919	0.088	0.095
Qrt-3 (1977 TO 1990)	31	0.948	0.070	0.073
Qrt-4 (1991 TO 2018)	30	0.953	0.083	0.088

Total Count 122

StyleDesc	Count	Median	Avg Deviation	COD
ANTIQUUE	8	0.965	0.059	0.061
CAPE	40	0.960	0.086	0.089
COLONIAL	16	0.958	0.084	0.087
CONTEMPORARY	17	0.941	0.068	0.073
COTTAGE	1	1.029	0.000	0.000
CUSTOM	3	0.922	0.089	0.097
OLD STYLE	5	0.962	0.053	0.055
RANCH	32	0.933	0.073	0.078

Total Count 122

QualityDesc	Count	Median	Avg Deviation	COD
AVERAGE	50	0.960	0.091	0.095
AVERAGE-GOOD	42	0.928	0.065	0.070
EXCELLENT	1	1.023	0.000	0.000
FAIR-AVERAGE	1	0.968	0.000	0.000
GOOD	15	0.930	0.084	0.090
GOOD-V-GOOD	6	0.970	0.063	0.065
VERY-GOOD	6	0.938	0.062	0.065
VERY-GOOD-EX	1	0.934	0.000	0.000

Total Count 122

Extract: 101ASR
 Database: WELLFLEETLIVE
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 StateClassNonChpt LIKE 101*
 SaleYear IN 2021,2022
 SaleType IN QS
 Sort: SaleTimeAdjRatio ASC

Report #32: Ratio Analysis Summary Report - Time Adjusted
 Fiscal Year 2024

WELLFLEET, MA

Median Field: SaleTimeAdjRatio

Nbhd Desc

CHEQUESSETT		State	Sale	Sale	Sale	Nbhd	INFL1	INFL2	Scenic	Lpi	Land	House	Bldg	Year	Eff	[---Depreciation---]				Building	Detached	Proposed	Med	Prior	Pct				
Key	Parcel ID	Class	Date	Price	Type	Cd	Cd	Fact	Cd	Code	Code	Code	SH	Qual	Built	Year	NLA	PH	FN	EC	Tot	Value	Value	Value	Field	Value	Chg		
569	12-41-0	1010	8/23/2022	1,115,000	QS	CHQ	100	1.00	100	MV	MV1	1.15	0.48	333,600	CONTEMPORARY	2.00	AG	1968	2000	1836	15	15	495,900	829,500	0.74	728,300	13.9		
1959	20-102-0	1010	10/28/2021	1,031,700	QS	CHQ	100	1.00	100	R03		1.15	0.29	320,400	CAPE	1.50	AG	1970	2000	1344	15	15	457,700	1,000	779,100	0.76	683,000	14.1	
1913	20-56-0	1010	8/18/2022	1,150,000	QS	CHQ	100	1.00	100	BV	R03	1.15	0.22	314,700	CUSTOM	1.70	AG	1970	2018	1245	4	4	552,600	2,200	869,500	0.76	660,800	31.6	
604	12-79-0	1010	8/3/2022	1,675,000	QS	CHQ	100	1.00	100	NS5		1.95	1.17	612,000	RANCH	1.00	G	1975	2000	2484	15	15	689,500	200	1,301,700	0.78	1,085,400	19.9	
548	12-21-0	1010	9/23/2022	800,000	QS	CHQ	100	1.00	100	R03		1.15	0.34	324,200	CONTEMPORARY	1.50	AG	1975	2000	1018	15	15	428,500		752,700	0.94	659,000	14.2	
652	12-125-0	1010	9/22/2021	1,225,500	QS	CHQ	100	1.00	100	R05		1.15	1.22	362,300	CONTEMPORARY	1.75	GV	1984	1984	3333	27	27	798,300	100	1,160,700	0.95	1,024,200	13.3	
1082	14-56-0	1010	7/27/2022	585,000	QS	CHQ	100	1.00	100	R04		1.15	0.64	344,100	RANCH	1.00	A	1998	2000	768	15	15	240,200		584,300	1.00	506,900	15.3	
1644	19-3-0	1010	10/6/2022	1,420,000	QS	CHQ	100	1.00	100	R05		1.15	0.46	332,600	CONTEMPORARY	1.60	V	1977	1990	3557	21	21	1,086,500		1,419,100	1.00	1,256,800	12.9	
1810	19-140-0	1010	7/27/2021	2,850,000	QS	CHQ	100	1.00	100	CQ	BF3	8.30	0.76	2,519,500	OLD STYLE	2.00	V	1900	1984	1524	27	20	47	381,000		2,900,500	1.02	2,479,200	17.0
539	12-12-0	1010	3/8/2021	672,600	QS	CHQ	100	1.00	100	R03		1.15	0.48	334,000	RANCH	1.00	A	1966	1995	1360	17	17	375,800		709,800	1.06	616,000	15.2	

Summary	Count	Median	Avg Deviation	COD	Total Proposed Value
CHEQUESSETT	10	0.944	0.104	0.111	11,306,900

DOWNTOWN		State	Sale	Sale	Sale	Nbhd	INFL1	INFL2	Scenic	Lpi	Land	House	Bldg	Year	Eff	[---Depreciation---]				Building	Detached	Proposed	Med	Prior	Pct			
Key	Parcel ID	Class	Date	Price	Type	Cd	Cd	Fact	Cd	Code	Code	Code	SH	Qual	Built	Year	NLA	PH	FN	EC	Tot	Value	Value	Value	Field	Value	Chg	
1336	15-89-0	1010	7/29/2022	2,500,000	QS	DTN	100	1.00	100	MV	MV2	2.80	0.43	804,800	CAPE	1.50	V	1945	2010	3342	10	10	1,219,500		2,024,300	0.81	1,458,100	38.8
1199	14-161-0	1010	11/30/2021	799,100	QS	DTN	100	1.00	100	R04		1.50	0.29	418,000	ANTIQUE	1.50	A	1820	1997	1372	16	16	300,100		718,100	0.90	620,100	15.8
2091	21-76-0	1010	11/15/2021	1,539,000	QS	DTN	100	1.00	100	MV2		2.80	0.18	757,400	ANTIQUE	1.60	G	1865	2005	2165	12	12	662,100	1,800	1,421,300	0.92	1,115,900	27.4
1193	14-155-1	1010	11/18/2022	1,715,000	QS	DTN	100	1.00	100	WV2		2.30	1.07	696,800	RANCH	1.00	V	1998	2000	2000	15	15	906,700	1,400	1,604,900	0.94	1,478,100	8.6
1026	14-1-1	1010	12/14/2022	910,000	QS	DTN	100	1.00	100	MV	R05	1.65	0.94	468,700	ANTIQUE	2.00	G	1850	1982	1311	29	29	384,900	200	853,800	0.94	743,200	14.9
1037	14-12-0	1010	8/4/2022	795,000	QS	DTN	ES5	0.90	100	R03		1.30	0.24	321,900	CAPE	1.50	A	1967	2000	1358	15	15	450,700	1,500	774,100	0.97	731,100	5.9
1368	15-122-0	1010	2/24/2021	763,800	QS	DTN	100	1.00	100	MS	MF2	1.65	2.91	507,000	ANTIQUE	1.50	A	1870	1970	1280	44	44	233,900	16,000	756,900	0.99	659,100	14.8
1320	15-73-0	1010	1/29/2021	826,500	QS	DTN	100	1.00	100	MV	R05	1.65	0.16	443,500	ANTIQUE	1.50	G	1847	1980	1306	31	31	382,000		825,500	1.00	719,400	14.8
2093	21-79-0	1010	1/3/2022	1,100,000	QS	DTN	100	1.00	100	MV2		2.80	0.30	782,100	OLD STYLE	1.50	AG	1900	2002	870	14	14	345,100	6,600	1,133,800	1.03	860,300	31.8
1229	14-191-0	1010	1/21/2021	1,368,000	QS	DTN	100	1.00	100	R04		1.50	0.73	454,200	ANTIQUE	2.50	G	1870	1975	5332	36	36	994,600	30,500	1,479,300	1.08	1,308,900	13.0

Summary	Count	Median	Avg Deviation	COD	Total Proposed Value
DOWNTOWN	10	0.956	0.057	0.060	11,592,000

DRUMMER		State	Sale	Sale	Sale	Nbhd	INFL1	INFL2	Scenic	Lpi	Land	House	Bldg	Year	Eff	[---Depreciation---]				Building	Detached	Proposed	Med	Prior	Pct			
Key	Parcel ID	Class	Date	Price	Type	Cd	Cd	Fact	Cd	Code	Code	Code	SH	Qual	Built	Year	NLA	PH	FN	EC	Tot	Value	Value	Value	Field	Value	Chg	
3759	35-145-0	1010	12/2/2022	1,375,000	QS	DRM	100	1.00	100	NO	MV2	1.95	0.41	558,200	COLONIAL	2.00	A	2003	2004	1638	13	13	511,800	2,100	1,072,100	0.78	885,400	21.1
3957	36-117-0	1010	8/30/2021	704,500	QS	DRM	100	1.00	100	R03		1.00	0.34	281,900	RANCH	1.00	A	1994	1998	912	16	16	274,700		556,600	0.79	485,100	14.7
3864	36-27-0	1010	4/23/2021	866,400	QS	DRM	100	1.00	100	MS	MF3	1.50	0.35	413,200	COLONIAL	2.00	AG	1972	2015	896	7	7	296,900		710,100	0.82	616,200	15.2
3691	35-80-0	1010	9/15/2021	522,100	QS	DRM	100	1.00	100	R04		1.15	0.47	333,200	OLD STYLE	1.50	A	1890	1978	508	33	33	93,500	1,800	428,500	0.82	368,300	16.4
3226	29-368-0	1010	2/24/2021	1,510,500	QS	DRM	100	1.00	100	MV	MV2	1.95	0.25	538,000	CONTEMPORARY	2.00	V	2008	2015	2162	7	7	727,900	7,000	1,272,900	0.84	1,063,800	19.7
3919	36-79-0	1010	6/21/2021	763,800	QS	DRM	100	1.00	100	R03		1.00	0.46	289,200	RANCH	2.00	A	1984	1991	1920	20	20	362,600	1,200	653,000	0.86	571,200	14.3
3208	29-347-0	1010	5/7/2021	1,003,200	QS	DRM	100	1.00	100	BV	R04	1.15	0.71	347,700	CONTEMPORARY	2.00	AG	2008	2015	1732	7	7	512,700	200	860,600	0.86	754,300	14.1
3146	29-295-0	1010	9/16/2022	1,650,000	QS	DRM	100	1.00	100	R04		1.15	1.44	368,700	RANCH	1.50	G	2014	2013	2576	8	8	1,059,200		1,427,900	0.87	1,254,200	13.9
3934	36-93-0	1010	8/27/2021	969,000	QS	DRM	100	1.00	100	R03		1.00	0.34	281,900	COLONIAL	2.00	AG	1977	1987	1632	24	24	565,600	1,200	848,700	0.88	747,800	13.5
3520	30-137-0	1010	4/2/2021	866,400	QS	DRM	100	1.00	100	R03		1.00	0.22	273,700	CAPE	1.70	AG	1989	1995	1632	17	17	508,100		781,800	0.90	682,100	14.6
4066	36-227-0	1010	10/27/2022	915,000	QS	DRM	100	1.00	100	R05		1.00	0.72	302,600	CAPE	1.90	AG	2012	2014	1575	8	8	531,000		833,600	0.91	732,200	13.9

Extract: 101ASR
 Database: WELLFLEETLIVE
 Filter: StclGrp = R
 StateClassNonChpt LIKE 101*
 SaleYear IN 2021,2022
 SaleType IN QS

Report #32: Ratio Analysis Summary Report - Time Adjusted
 Fiscal Year 2024

WELLFLEET, MA

Sort: SaleTimeAdjRatio ASC

Median Field: SaleTimeAdjRatio

3524	30-140-0	1015 G STREET	1010	10/4/2021	689,700	QS	DRM	100	1.00	100	100	MV1	1.15	0.15	308,100	CAPE	1.75	A	1968	1990	1274	21	21	325,600	633,700	0.92	553,100	14.6		
3635	35-17-0	55 LOOKOUT RD	1010	12/1/2021	1,594,900	QS	DRM	100	1.00	100	100	BV	WV8	2.30	0.47	666,500	COLONIAL	2.00	G	1981	2011	2211	9	9	816,700	1,483,200	0.93	1,288,300	15.1	
3542	30-159-0	1305 STATE HWY RTE 6	1010	2/11/2021	1,134,300	QS	DRM	100	1.00	100	100	MS	MF2	1.30	8.79	432,400	RANCH	1.50	AG	1950	1995	1904	17	17	639,800	1,072,200	0.95	933,600	14.9	
8467	36-16-3	305 GOSS LANE	1010	1/20/2021	1,767,000	QS	DRM	100	1.00	100	100	MF	MF4	1.95	0.93	599,100	CAPE	1.75	G	2016	2016	3180	6	6	1,081,200	1,680,300	0.95	1,476,500	13.8	
3205	29-344-0	244 PAINE HOLLOW RD	1010	11/3/2022	643,500	QS	DRM	100	1.00	100	100	RF	R04	1.15	0.63	343,500	OLD STYLE	1.50	AG	1910	1985	876	26	26	273,900	1,700	619,100	0.96	538,800	14.9
3346	29-492-0	60 PLEASANT POINT RD	1010	11/4/2021	1,476,300	QS	DRM	100	1.00	100	100	BV	R04	1.15	2.37	395,600	OLD STYLE	1.90	GV	1925	2000	2770	15	15	998,300	26,200	1,420,100	0.96	1,255,300	13.1
4087	36-248-0	435 EASTWIND CIRCLE	1010	6/10/2022	1,050,000	QS	DRM	100	1.00	100	100	MV	MV1	1.15	0.70	347,400	CAPE	1.75	G	1992	1995	2511	17	17	751,900	1,099,300	1.05	960,500	14.5	
3974	36-135-0	105 WESTERN AVE	1010	7/19/2022	689,900	QS	DRM	100	1.00	100	100	R03	1.00	0.36	283,200	CAPE	1.70	A	1975	1986	2131	25	25	466,900	200	750,300	1.09	743,400	0.9	
4068	36-229-0	220 EASTWIND CIRCLE	1010	12/28/2022	1,595,000	QS	DRM	100	1.00	100	100	R05	1.00	1.80	329,700	CAPE	1.75	GV	1997	2002	4849	14	14	1,407,500	38,700	1,775,900	1.11	1,576,000	12.7	
3911	36-71-0	15 BARKER ST	1010	8/9/2022	465,000	QS	DRM	100	1.00	100	100	R03	1.00	0.34	281,900	RANCH	1.00	A	1957	1980	1062	31	31	252,300	534,200	1.15	465,600	14.7		

Summary
 DRUMMER
 Count 21
 Median 0.911
 Avg Deviation 0.079
 COD 0.087
 Total Proposed Value 20,514,100

Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Nbhd Cd	INFL1 Cd	INFL2 Cd	Scenic Code	Lpi Code	Fact	Acres	Land Value	House Style	Bldg SH	Year Built	Eff Year	---Depreciation---				Building Value	Detached Value	Proposed Value	Med Field	Prior Value	Pct Chg	
2693	28-122-0	87 MASSASOIT RD	1010	7/30/2021	1,710,000	QS	IND	100	1.00	100	BV	WV5	2.30	1.25	726,500	CAPE	1.60	AG	1955	1985	1544	26	26	560,000	2,500	1,289,000	0.75	1,121,000	15.0
3105	29-255-0	60 SPRINGLINE DRIVE	1010	4/29/2022	1,441,000	QS	IND	100	1.00	100	MS	MF3	1.95	1.32	591,100	RANCH	1.00	G	1976	2017	2192	5	5	593,100	30,500	1,214,700	0.84	1,010,300	20.2
3034	29-185-0	40 BEARBERRY WAY	1010	5/25/2022	839,000	QS	IND	100	1.00	100	100	R03	1.00	0.68	301,300	RANCH	1.00	AG	1987	1993	1194	18	18	410,300	800	712,400	0.85	619,900	14.9
2637	28-60-0	30 IONE RD	1010	9/28/2021	1,368,000	QS	IND	100	1.00	100	MV	CF1	3.20	0.27	887,300	RANCH	1.00	A	1965	2010	864	10	10	291,100		1,178,400	0.86	918,900	28.2
2744	28-172-0	46 KING PHILLIP RD	1010	6/23/2022	687,000	QS	IND	100	1.00	100	100	R04	1.50	0.23	411,600	RANCH	1.00	A	1980	1986	750	25	25	181,000		592,600	0.86	511,500	15.9
2819	28-238-0	25 COVE VIEW RD	1010	12/23/2022	1,250,000	QS	IND	100	1.00	100	MV	WV3	1.95	0.51	569,500	RANCH	2.00	AG	1992	2000	2223	15	15	562,200		1,131,700	0.91	913,100	23.9
2762	28-183-0	10 SAMOSET AVE	1010	7/16/2021	1,168,500	QS	IND	100	1.00	100	BV	WV5	2.30	0.11	607,000	RANCH	1.00	GV	1965	2007	967	11	11	459,100		1,066,100	0.91	921,200	15.7
2809	28-227-0	15 MARSH VIEW	1010	5/20/2022	941,000	QS	IND	100	1.00	100	MV	MV1	1.65	0.41	472,300	CONTEMPORARY	1.75	AG	1978	1988	1704	23	23	392,600		864,900	0.92	752,700	14.9
2993	29-145-0	25 CRANBERRY HOLLOW RD	1010	11/30/2021	575,700	QS	IND	100	1.00	100	100	R03	1.00	0.51	292,100	RANCH	1.00	A	1960	2005	964	12	12	240,300	6,800	539,200	0.94	466,800	15.5
2424	23-205-0	35 OLD PIER RD	1010	12/30/2022	1,157,500	QS	IND	100	1.00	100	BV	WV5	2.30	2.02	770,900	CAPE	1.90	A	1940	1980	1445	31	31	330,500	6,600	1,108,000	0.96	809,000	37.0
3349	29-495-0	20 WILLIAMS WAY	1010	1/25/2022	1,048,800	QS	IND	100	1.00	100	100	R03	1.00	0.70	302,100	COLONIAL	2.00	A	1950	1992	2560	19	19	711,000		1,013,100	0.97	894,100	13.3
2462	23-230-0	15 MIDDEN RD	1010	8/4/2021	1,100,100	QS	IND	100	1.00	100	100	R05	1.65	0.79	502,100	CAPE	1.75	A	1999	2005	2232	12	12	565,600		1,067,700	0.97	904,700	18.0
3023	29-176-0	130 PILGRIM SPRING RD	1010	10/4/2022	735,000	QS	IND	100	1.00	100	100	MR2	1.00	0.87	306,300	RANCH	1.00	A	1983	1991	1296	20	20	407,800		714,100	0.97	625,400	14.2
3086	29-241-0	325 PILGRIM SPRING RD	1010	5/13/2021	1,824,000	QS	IND	100	1.00	100	MV	MF3	1.95	1.23	604,200	CONTEMPORARY	1.00	GV	1999	1999	3993	15	15	1,178,500		1,782,700	0.98	1,549,800	15.0
2691	28-119-0	31 SAMOSET AVE	1010	9/15/2021	2,128,400	QS	IND	100	1.00	100	BF	BF3	5.75	0.41	1,645,900	CAPE	1.75	A	1960	1975	2631	36	36	457,000		2,102,900	0.99	1,806,100	16.4

Summary
 INDIAN NECK
 Count 15
 Median 0.919
 Avg Deviation 0.052
 COD 0.057
 Total Proposed Value 16,377,500

Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Nbhd Cd	INFL1 Cd	INFL2 Cd	Scenic Code	Lpi Code	Fact	Acres	Land Value	House Style	Bldg SH	Year Built	Eff Year	---Depreciation---				Building Value	Detached Value	Proposed Value	Med Field	Prior Value	Pct Chg	
4347	41-72-0	35 OLD SALT LANE	1010	6/30/2021	689,700	QS	LTI	100	1.00	100	100	R04	1.00	0.40	275,800	CONTEMPORARY	1.00	A	1967	1995	1296	17	17	291,300	400	567,500	0.82	492,400	15.3
4345	41-70-0	65 OLD SALT LANE	1010	11/5/2021	1,071,600	QS	LTI	100	1.00	100	100	WV5	1.65	0.68	480,800	RANCH	1.00	A	1967	1995	2184	17	17	450,300		931,100	0.87	806,500	15.5
4221	40-89-0	80 4TH STREET	1010	8/4/2021	1,482,000	QS	LTI	100	1.00	100	BV	WV9	2.30	0.19	624,100	COLONIAL	2.00	AG	1950	2005	1800	12	12	727,500	1,000	1,352,600	0.91	1,174,800	15.1
4437	41-161-0	15 E STREET	1010	7/29/2022	1,750,000	QS	LTI	100	1.00	100	MV	R08	1.65	0.44	475,200	CUSTOM	2.00	G	2006	2007	3020	11	11	1,137,700		1,612,900	0.92	1,410,900	14.3
4430	41-155-3	2079 POND AVE	1010	2/26/2021	2,513,700	QS	LTI	100	1.00	100	BV	CF3	3.50	2.09	1,179,300	RANCH	1.00	VE	1990	2010	1938	10	10	1,164,400	3,400	2,347,100	0.93	2,046,400	14.7
4333	41-57-0	125 COMPASS HILL RD	1010	12/7/2021	655,500	QS	LTI	100	1.00	100	100	R04	1.00	0.56	294,800	RANCH	2.00	A	1973	1985	1896	26	26	329,900	2,200	626,900	0.96	548,400	14.3
4257	40-142-0	39 7TH STREET	1010	11/12/2021	889,200	QS	LTI	100	1.00	100	100	R09	2.30	0.39	655,600	COLONIAL	1.70	A	1973	1973	1306	38	38	248,100		903,700	1.02	779,000	16.0
4168	40-35-0	45 E STREET	1010	3/15/2022	907,500	QS	LTI	100	1.00	100	100	R08	1.65	0.15	442,000	RANCH	1.00	AG	1973	2016	1474	6	6	523,500	1,000	966,500	1.07	844,400	14.5
4355	41-80-0	5 CATBOAT RD	1010	9/2/2022	925,000	QS	LTI	100	1.00	100	100	MV1	1.30	0.37	369,000	CONTEMPORARY	2.00	G	1977	1991	3040	20	20	671,600	300	1,040,900	1.13	999,500	4.1

Extract: 101ASR
 Database: WELLFLEETLIVE
 Filter: StclGrp = R
 StateClassNonChpt LIKE 101*
 SaleYear IN 2021,2022
 SaleType IN QS
 Sort: SaleTimeAdjRatio ASC

Report #32: Ratio Analysis Summary Report - Time Adjusted
 Fiscal Year 2024

WELLFLEET, MA

Median Field: SaleTimeAdjRatio

Summary		Count	Median	Avg Deviation	COD	Total Proposed Value																						
LT ISLAND		9	0.934	0.071	0.076	10,349,200																						
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Nbhd Cd	INFL1 Cd	INFL2 Cd	Scenic Code	Lpi Code	Fact Acres	Land Value	House Style	Bldg SH	Year Built	Eff Year	---Depreciation---				Building Value	Detached Value	Proposed Value	Med Field	Prior Value	Pct Chg	
509	9-632-0	19 SCHOOL HOUSE HILL RD	1010	4/29/2022	1,100,000	QS NSP	100	1.00	100	100	R05	1.95	1.78	691,900	ANTIQUE	1.30	AG	1875	1985	981	26	26	314,500	7,900	1,014,300	0.92	857,400	18.3
2542	24-157-0	125 OCEAN VIEW DR	1010	1/8/2021	1,026,000	QS NSP	100	1.00	100	100	WV3	2.15	0.30	600,600	CAPE	2.00	A	1960	1990	1456	21	21	371,000		971,600	0.95	841,900	15.4
1641	18-7-0	1440 CHEQUESSETT NECK RD	1010	11/24/2021	6,270,000	QS NSP	ER8	0.80	100	RV	WF1	9.50	2.21	2,847,800	CUSTOM	2.00	E	2010	2010	5153	10	10	3,567,500		6,415,300	1.02	5,912,000	8.5
512	9-635-0	74 SCHOOL HOUSE HILL RD	1010	12/9/2022	949,000	QS NSP	100	1.00	100	100	R05	1.95	0.42	559,400	ANTIQUE	1.75	AG	1875	1985	1680	26	26	458,000	12,400	1,029,800	1.09	897,200	14.8
2513	24-95-0	300 OCEAN VIEW DR	1010	2/23/2022	1,200,000	QS NSP	100	1.00	100	OV	WV8	4.40	0.34	1,240,500	RANCH	1.00	A	1940	1980	616	31	31	129,400		1,369,900	1.14	1,167,700	17.3

Summary		Count	Median	Avg Deviation	COD	Total Proposed Value										
NATL SEASHORE		5	1.023	0.072	0.070	10,800,900										

Summary		Count	Median	Avg Deviation	COD	Total Proposed Value																						
WELLFLEET		5	1.023	0.072	0.070	10,800,900																						
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Nbhd Cd	INFL1 Cd	INFL2 Cd	Scenic Code	Lpi Code	Fact Acres	Land Value	House Style	Bldg SH	Year Built	Eff Year	---Depreciation---				Building Value	Detached Value	Proposed Value	Med Field	Prior Value	Pct Chg	
259	8-97-0	160 MAYFLOWER DR	1010	11/1/2021	832,200	QS WLF	100	1.00	100	100	NS4	1.00	1.21	314,900	CAPE	1.60	A	1990	1996	1344	17	17	359,500		674,400	0.81	589,400	14.4
3339	29-485-0	84 OLD KINGS HWY	1010	9/2/2022	1,075,000	QS WLF	100	1.00	100	100	MR2	1.00	0.69	301,800	RANCH	1.00	G	1991	1991	2298	20	20	554,500	20,100	876,400	0.82	772,400	13.5
4593	42-110-0	25 UPPER MARSH RD	1010	11/15/2022	975,000	QS WLF	100	1.00	100	100	R03	1.00	0.39	285,000	COLONIAL	1.90	A	1978	2000	1908	15	15	507,200	2,200	794,400	0.82	698,400	13.8
149	7-74-0	1080 BROWNS NECK RD	1010	3/29/2021	1,425,000	QS WLF	100	1.00	100	100	MF1	1.10	1.15	344,700	CONTEMPORARY	1.00	G	1974	2019	2456	3	3	828,000		1,172,700	0.82	1,033,400	13.5
1420	16-14-0	10 HOWARD COURT	1010	5/24/2022	700,000	QS WLF	100	1.00	100	100	R04	1.00	0.92	307,600	RANCH	1.00	A	1987	1990	1040	21	21	273,300	2,500	583,400	0.83	505,300	15.5
950	13-154-0	55 COORS WAY	1010	12/17/2021	1,014,600	QS WLF	100	1.00	100	MV	MV1	1.00	0.64	299,200	CAPE	1.75	AG	2001	2002	2363	14	14	549,300		848,500	0.84	746,200	13.7
1551	16-138-0	2155 OLD KINGS HWY	1010	10/22/2021	934,800	QS WLF	100	1.00	100	100	R03	1.00	1.00	309,700	CAPE	1.70	A	1970	1995	2081	17	17	487,800	10,200	807,700	0.86	704,500	14.7
2025	21-16-0	48 NAUHAUGHT BLUFFS RD	1010	6/13/2022	750,000	QS WLF	100	1.00	100	BV	WV5	1.50	0.13	399,000	RANCH	1.00	AG	1945	1997	785	16	16	259,800	3,500	662,300	0.88	508,700	30.2
4668	47-20-0	67 VILLAGE LANE	1010	8/8/2022	545,000	QS WLF	100	1.00	100	100	R01	0.70	0.38	199,100	RANCH	1.00	A	1976	1983	1040	28	28	280,500	1,500	481,100	0.88	410,100	17.3
825	13-31-0	55 DALMAS TRAIL	1010	11/1/2021	941,600	QS WLF	100	1.00	100	100	R04	1.00	0.46	289,200	CAPE	1.60	AG	1990	1997	1568	16	16	566,100		855,300	0.91	746,600	14.6
2022	21-13-0	155 NAUHAUGHT BLUFFS RD	1010	9/17/2021	962,200	QS WLF	100	1.00	100	BV	WV5	1.50	0.10	394,200	COLONIAL	2.00	AG	1960	1999	1485	15	15	479,400		873,600	0.91	758,800	15.1
2918	29-73-0	50 AVERY AVE	1010	6/18/2021	609,900	QS WLF	100	1.00	100	100	R02	0.85	0.30	237,400	CAPE	1.50	A	1972	1984	1296	27	27	316,500		553,900	0.91	485,400	14.1
993	13-199-0	10 PINE VALLEY RD	1010	6/14/2021	780,900	QS WLF	100	1.00	100	100	R03	1.00	0.57	295,400	CAPE	1.50	AG	1981	1991	1820	20	20	417,800		713,200	0.91	625,300	14.1
2244	23-26-0	55 ROSE LANE	1010	12/3/2021	741,000	QS WLF	100	1.00	100	100	R02	0.85	0.54	249,700	CAPE	1.00	A	1973	1985	1876	26	26	429,200	800	679,700	0.92	597,700	13.7
2953	29-106-0	86 WHITMAN LANE	1010	5/10/2022	749,000	QS WLF	100	1.00	100	100	R05	1.10	0.48	319,400	CONTEMPORARY	2.00	AG	1984	1993	1196	18	18	369,200		688,600	0.92	597,800	15.2
440	8-289-0	40 OLD MILL WAY	1010	8/19/2021	955,300	QS WLF	100	1.00	100	100	R04	1.00	0.69	301,800	CAPE	1.75	AG	2000	2001	1701	14	14	574,600	2,200	878,600	0.92	767,100	14.5
2447	23-215-0	30 BIG CHIEF HILL	1010	12/1/2021	917,700	QS WLF	100	1.00	100	100	R02	0.85	0.76	258,000	CONTEMPORARY	1.75	A	1955	1997	2173	16	16	534,100	61,500	853,600	0.93	750,500	13.7
4650	47-2-0	40 VILLAGE LANE	1010	12/30/2022	640,000	QS WLF	100	1.00	100	100	R01	0.70	0.45	202,000	RANCH	1.00	A	1976	1987	1452	24	24	391,700	2,000	595,700	0.93	512,500	16.2
261	8-99-0	190 MAYFLOWER DR	1010	4/29/2022	1,050,000	QS WLF	100	1.00	100	100	R04	1.00	0.88	306,600	CAPE	1.75	AG	1999	1999	2240	15	15	672,700		979,300	0.93	855,800	14.4
4709	47-62-0	15 CAPT BELLAMY RD	1010	3/1/2022	1,750,000	QS WLF	100	1.00	100	100	R02	0.85	0.56	250,700	RANCH	1.75	V	2018	2018	3638	4	4	1,348,000	48,600	1,647,300	0.94	1,466,000	12.4
2010	21-1-0	70 NAUHAUGHT BLUFFS RD	1010	8/6/2021	682,900	QS WLF	100	1.00	100	100	R05	1.10	0.19	298,500	RANCH	1.00	A	1930	2010	1479	10	10	345,300		643,800	0.94	562,300	14.5
2924	29-79-0	110 AVERY AVE	1010	11/22/2021	513,000	QS WLF	100	1.00	100	100	R02	0.85	0.27	235,700	RANCH	1.00	A	1972	2000	864	15	15	249,200		484,900	0.95	423,200	14.6
826	13-32-0	35 DALMAS TRAIL	1010	2/17/2021	849,300	QS WLF	100	1.00	100	100	R04	1.00	0.47	289,800	CAPE	1.70	AG	1984	1991	2160	20	20	514,700	1,000	805,500	0.95	708,400	13.7
847	13-52-0	50 KEROUACH RD	1010	10/4/2021	912,000	QS WLF	100	1.00	100	100	R03	1.00	0.52	292,600	COLONIAL	1.70	AG	1978	1988	1809	23	23	575,200	2,400	870,200	0.95	766,500	13.5
1012	13-220-0	130 BROWNS NECK RD	1010	6/29/2021	1,083,000	QS WLF	100	1.00	100	100	R05	1.10	0.85	336,400	CAPE	1.50	AG	1998	2000	1728	15	15	696,000	1,600	1,034,000	0.96	909,000	13.8
994	13-200-0	20 PINE VALLEY RD	1010	11/15/2021	1,056,800	QS WLF	100	1.00	100	100	R03	1.00	1.07	311,300	COLONIAL	2.00	AG	1981	1994	2236	18	18	705,200		1,016,500	0.96	896,600	13.4
964	13-163-0	150 BROWNS NECK RD	1010	5/28/2021	752,400	QS WLF	100	1.00	100	100	R05	1.10	0.62	327,900	CAPE	1.60	A	1985	1992	1588	19	19	397,700		725,600	0.96	634,700	14.3
1461	16-56-0	210 ZOHETH SMITH WAY	1010	11/18/2022	999,000	QS WLF	100	1.00	100	100	R04	1.00	0.59	296,500	CAPE	1.70	AG	1990	1997	2123	16	16	665,200	1,000	962,700	0.96	821,700	17.2
1526	16-119-10	2 RIVER HARBOR ROAD	1010	6/25/2021	1,037,400	QS WLF	100	1.00	100	100	R04	1.00	0.81	304,800	CONTEMPORARY	2.00	AG	1998	1998	2252	16	16	693,600	1,200	999,600	0.96	898,400	11.3
4675	47-28-0	84 SPRINGBROOK RD	1010	2/8/2021	454,900	QS WLF	100	1.00	100	100	R02	0.85	0.58	251,500	RANCH	1.00	FA	1970	2010	600	10	10	187,300	1,600	440,400	0.97	382,500	15.1

Extract: 101ASR
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 Filter: StclGrp = R
 StateClassNonChpt LIKE 101*
 SaleYear IN 2021,2022
 SaleType IN QS

Report #32: Ratio Analysis Summary Report - Time Adjusted
 Fiscal Year 2024

WELLFLEET, MA

Sort: SaleTimeAdjRatio ASC

Median Field: SaleTimeAdjRatio

1507	16-102-0	295 LONG POND RD	1010	12/30/2021	803,700	QS WLF	100	1.00	100	100	MR2	1.00	0.50	291,500	COLONIAL	1.70	AG	1979	2000	1473	15	15	503,100	794,600	0.99	656,100	21.1		
232	8-68-0	70 ERICS WAY	1010	2/19/2021	729,600	QS WLF	100	1.00	100	100	MV	R03	1.00	0.63	283,700	CONTEMPORARY	1.50	AG	1973	2000	1776	15	15	441,100	724,800	0.99	636,200	13.9	
168	8-14-0	211 GROSS HILL RD	1010	2/22/2021	575,700	QS WLF	100	1.00	100	100	MR2	1.00	0.70	302,100	CONTEMPORARY	1.50	A	1985	1985	1009	26	26	271,300	573,400	1.00	499,800	14.7		
4308	41-33-0	175 BLUE HERON RD	1010	2/4/2021	865,300	QS WLF	100	1.00	100	100	R03	1.00	0.47	289,800	CAPE	1.75	AG	2000	2001	1771	14	14	576,900	866,700	1.00	756,700	14.5		
2899	29-52-0	40 MEHITABLE LANE	1010	2/26/2021	741,000	QS WLF	100	1.00	100	100	R03	1.00	0.63	298,700	CONTEMPORARY	1.00	AG	1985	1995	2064	17	17	458,000	756,700	1.02	658,900	14.8		
2024	21-15-0	175 NAUHAUGHT BLUFFS RD	1010	1/8/2021	547,200	QS WLF	100	1.00	100	100	BV	WV5	1.50	0.13	399,000	COTTAGE	1.50	AG	1950	1990	674	21	21	163,600	600	563,200	1.03	485,400	16.0
307	8-165-0	16 MEADOW WAY	1010	2/4/2021	848,200	QS WLF	100	1.00	100	100	R03	1.00	0.73	302,800	COLONIAL	1.70	A	1976	1995	1478	17	17	570,100	1,600	874,500	1.03	763,400	14.6	
835	13-40-0	125 GROSS HILL RD	1010	10/7/2022	865,000	QS WLF	100	1.00	100	100	MR2	1.00	0.87	306,300	CAPE	1.70	AG	1983	1991	2751	20	20	595,200	1,600	903,100	1.04	767,400	17.7	
758	12-249-0	85 BROWNS NECK RD	1010	11/15/2021	763,800	QS WLF	100	1.00	100	100	R05	1.10	0.57	324,900	COLONIAL	1.90	A	1972	1984	1778	27	27	473,000		797,900	1.05	700,200	14.0	
386	8-235-0	100 PEACE VALLEY RD	1010	3/26/2021	1,008,900	QS WLF	100	1.00	100	100	MF	MF1	1.10	1.88	335,300	CAPE	1.75	A	2014	2014	2528	8	8	730,900		1,066,200	1.06	938,700	13.6
783	12-283-0	20 POLE DIKE RD	1010	3/15/2022	555,000	QS WLF	100	1.00	100	100	MR2	1.00	0.46	289,200	CAPE	1.50	A	1985	1992	1152	19	19	297,500		586,700	1.06	512,000	14.6	
262	8-100-0	210 MAYFLOWER DR	1010	9/19/2022	1,150,000	QS WLF	100	1.00	100	100	R04	1.00	0.78	304,100	CAPE	1.50	AG	1998	2000	2810	15	15	917,900	1,700	1,223,700	1.06	1,082,000	13.1	
4726	47-79-0	20 SALT HAY LANE	1010	1/21/2022	940,000	QS WLF	100	1.00	100	100	R02	0.85	0.56	250,600	CAPE	2.00	AG	2000	2000	2276	15	15	719,600	32,900	1,003,100	1.07	889,000	12.8	
4704	47-57-0	50 CAPT BELLAMY RD	1010	4/23/2021	912,000	QS WLF	100	1.00	100	100	R02	0.85	0.56	250,600	CAPE	1.70	G	1987	1987	2172	24	24	738,700	2,200	991,500	1.09	875,000	13.3	
4489	42-16-0	160 FRESH BROOK LANE	1010	9/24/2021	570,000	QS WLF	100	1.00	100	100	R02	0.85	0.91	259,000	CAPE	1.60	A	1973	1985	1382	26	26	353,000	10,300	622,300	1.09	546,300	13.9	
2330	23-110-0	35 WOOD LOT RD	1010	1/7/2022	746,000	QS WLF	100	1.00	100	100	R05	1.10	0.75	333,600	CAPE	1.50	A	1980	1980	2778	31	31	484,700		818,300	1.10	871,700	-6.1	
3357	30-1-2	24 BLUEFISH LANE	1010	10/27/2022	1,182,000	QS WLF	100	1.00	100	100	R03	1.00	0.99	309,400	CAPE	1.50	GV	2002	2003	1526	13	13	967,500	35,700	1,312,600	1.11	1,112,500	18.0	
4291	41-9-0	170 BLUE HERON RD	1010	11/18/2022	1,100,000	QS WLF	100	1.00	100	100	MF	MF3	1.50	1.36	458,800	COLONIAL	2.00	A	2007	2007	2560	11	11	777,200		1,236,000	1.12	1,108,600	11.5
2229	23-10-0	45 DESIGNERS RD	1010	1/31/2022	481,000	QS WLF	100	1.00	100	100	R02	0.85	0.47	246,300	RANCH	1.00	A	1976	1990	1096	21	21	317,800		564,100	1.17	488,200	15.6	
1483	16-77-0	20 ELISHA WITHERELL RD	1010	1/31/2022	700,000	QS WLF	100	1.00	100	100	R03	1.00	0.47	289,800	COLONIAL	2.00	A	1979	1988	2100	23	23	530,100	21,300	841,200	1.20	836,900	0.5	
2240	23-22-0	2388 STATE HWY RTE 6	1010	11/4/2022	715,000	QS WLF	100	1.00	100	100	MR1	0.65	0.95	200,400	CAPE	1.40	A	1930	1985	3034	26	26	668,400	6,000	874,800	1.22	1,174,900	-25.5	
475	9-16-0	2480 OLD KINGS HWY	1010	1/5/2022	959,000	QS WLF	ES3	0.75	100	100	NS3	1.00	1.85	255,500	CAPE	1.85	A	2004	2004	2472	13	13	929,700		1,185,200	1.24	1,167,100	1.6	

Summary	Count	Median	Avg Deviation	COD	Total Proposed Value
WELLFLEET	52	0.963	0.081	0.084	43,383,500

Total Count 122

Extract: 104ASR
 Database: WELLFLEETLIVE
 Filter: StateClassNonChpt IN 1040,1050,1090
 SaleType = QS
 SaleYear IN 2021,2022
 Sort: SaleTimeAdjRatio ASC

Report #32: Ratio Analysis Summary Report - Time Adjusted
 Fiscal Year 2024

WELLFLEET, MA

Median Field: SaleTimeAdjRatio

StateClassNonChpt

1040		State	Sale	Sale	Sale	Sale	Nbhd	INFL1	INFL2	Scenic	Lpi	Land	House	Bldg	Year	Eff	---Depreciation---				Building	Detached	Proposed	Med	Prior	Pct		
Key	Parcel ID	Class	Date	Price	Type	Cd	Cd	Fact	Cd	Code	Code	Value	Style	SH	Qual	Built	Year	NLA	PH	FN	EC	Tot	Value	Value	Value	Field	Value	Chg
4626	46-8-0	1040	7/22/2022	666,000	QS	WLF	100	1.00	100	100	R02	0.85	0.50	247,800	COLONIAL	1.80	A	1968	1981	1642	30	30	345,600	3,300	596,700	0.90	523,900	13.9
1995	20-139-0	1040	7/15/2022	1,750,000	QS	DTN	100	1.00	100	BV	WV2	2.30	1.03	670,100	RANCH	1.00	G	1955	2000	3349	15	15	891,000	15,400	1,576,500	0.90	1,295,600	21.7

Summary 1040 Count 2 Median 0.898 Avg Deviation 0.003 COD 0.003 Total Proposed Value 2,173,200

1090		State	Sale	Sale	Sale	Sale	Nbhd	INFL1	INFL2	Scenic	Lpi	Land	House	Bldg	Year	Eff	---Depreciation---				Building	Detached	Proposed	Med	Prior	Pct		
Key	Parcel ID	Class	Date	Price	Type	Cd	Cd	Fact	Cd	Code	Code	Value	Style	SH	Qual	Built	Year	NLA	PH	FN	EC	Tot	Value	Value	Value	Field	Value	Chg
1986	20-130-0	1090	1/24/2022	975,000	QS	CHQ	100	1.00	100	BV	WV1	1.30	0.55	382,600	RANCH	1.00	A	1960	1980	1683	31	31	397,900	16,400	796,900	0.82	697,400	14.3
385	8-234-0	1090	2/17/2021	1,368,000	QS	WLF	100	1.00	100	MF	MF1	1.10	1.47	340,800	CONTEMPORARY	1.50	GV	1982	1990	1440	21	21	781,100	28,600	1,150,500	0.84	1,016,700	13.2
18	3-12-0	1090	1/14/2021	1,818,300	QS	NSP	100	1.00	100	100	MR2	1.30	3.00	533,600	RANCH	1.00	G	2017	2017	1248	5	5	942,900	126,000	1,602,500	0.88	1,346,300	19.0
2433	23-208-8	1090	2/7/2022	850,000	QS	IND	100	1.00	100	100	MR2	1.00	6.17	439,300	OLD STYLE	1.50	AG	1900	1970	1274	44	44	311,100	29,600	780,000	0.92	686,000	13.7
1360	15-114-0	1090	12/9/2022	940,000	QS	DTN	100	1.00	100	MS	MF2	1.65	0.50	469,800	ANTIQUE	1.50	A	1850	1977	2332	34	34	425,000		894,800	0.95	892,200	0.3
2005	20-149-0	1090	4/23/2021	1,122,900	QS	DTN	100	1.00	100	TP3	R04	1.50	0.59	333,500	CONTEMPORARY	1.50	A	1985	1985	2642	26	26	867,300		1,200,800	1.07	1,060,800	13.2
3035	29-186-0	1090	9/1/2022	610,000	QS	IND	100	1.00	100	100	R03	1.00	0.59	296,500	COLONIAL	1.75	A	1985	1992	1092	19	19	362,700	1,800	661,000	1.08	576,300	14.7
2870	29-24-0	1090	1/4/2022	703,000	QS	WLF	100	1.00	100	100	R02	0.85	1.26	268,700	COLONIAL	2.00	A	1942	2000	1664	15	15	513,300		782,000	1.11	688,000	13.7
2242	23-24-0	1090	3/1/2022	750,000	QS	WLF	100	1.00	100	100	R02	0.85	0.55	250,100	CAPE	1.50	A	1977	1987	2196	24	24	635,800	3,000	888,900	1.19	881,500	0.8

Summary 1090 Count 9 Median 0.952 Avg Deviation 0.110 COD 0.116 Total Proposed Value 8,757,400

Total Count 11

Extract: CHANGE ANALYSIS
 Database: WELLFLEETLIVE
 Filter: StcdGrp IN R
 SaleNumber = 1
 IsManualKey NOT = 1

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Sort: PctChangeTaxable ASC

Median Field: PctChangeTaxable

StateClassNonChpt	Count	Median	Avg Deviation	COD
1010	2,619	14.510	1.364	0.094
1040	42	14.165	4.466	0.315
1050	3	13.390	0.133	0.010
1060	19	17.400	1.729	0.099
1090	144	14.155	1.870	0.132
1300	218	17.990	1.297	0.072
1320	223	17.860	2.779	0.156

Total Count 3,268

Nbhd_Desc	Count	Median	Avg Deviation	COD
CHEQUESSETT	444	14.775	1.647	0.111
DOWNTOWN	239	14.770	4.287	0.290
DRUMMER	469	14.940	1.992	0.133
INDIAN NECK	393	15.160	2.204	0.145
LT ISLAND	237	15.150	1.346	0.089
NATL SEASHORE	218	15.890	1.260	0.079
WELLFLEET	1,268	14.290	1.450	0.101

Total Count 3,268

Lpi_Factor	Count	Median	Avg Deviation	COD
0.65	57	13.640	2.532	0.186
0.7	14	16.495	0.429	0.026
0.85	300	14.270	1.354	0.095
1	995	14.210	1.218	0.086
1.1	157	14.450	1.009	0.070
1.15	394	14.515	1.223	0.084
1.3	170	14.550	1.421	0.098
1.5	217	14.820	1.838	0.124
1.65	83	14.780	1.050	0.071
1.75	55	15.350	1.397	0.091
1.95	197	15.970	3.327	0.208
2.15	52	15.300	1.196	0.078
2.3	119	15.540	1.839	0.118
2.6	13	15.920	0.663	0.042
2.8	52	18.015	6.137	0.341
2.85	17	15.550	0.848	0.055
3	14	39.955	8.857	0.222
3.2	26	27.460	2.877	0.105
3.5	105	15.890	1.017	0.064
4	25	16.080	0.688	0.043
4.4	75	16.290	0.733	0.045
4.9	39	16.260	2.017	0.124
5.75	39	16.470	0.605	0.037
8.3	44	16.515	0.734	0.044
9.5	9	16.380	1.450	0.088

Total Count 3,268

StyleDesc	Count	Median	Avg Deviation	COD
Null	456	17.980	2.036	0.113
	3	17.400	2.760	0.159
ANTIQUE	167	14.330	3.180	0.222

Extract: CHANGE ANALYSIS
 Database: WELLFLEETLIVE
 Filter: StcdGrp IN R
 SaleNumber = 1
 IsManualKey NOT = 1

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Sort: PctChangeTaxable ASC Median Field: PctChangeTaxable

BUNGALOW	8	16.790	3.355	0.200
CAPE	941	14.250	1.044	0.073
COLONIAL	344	14.240	0.990	0.070
CONTEMPORARY	401	14.620	1.189	0.081
COTTAGE	45	16.600	1.082	0.065
CUSTOM	127	14.150	1.200	0.085
DUPLEX/ROW	1	15.040	0.000	0.000
GAR W/QTRS	1	16.520	0.000	0.000
MOBILE HOME	5	15.950	0.238	0.015
OLD STYLE	126	15.015	2.429	0.162
OTHER	4	16.695	0.915	0.055
RAISED RANCH	18	14.785	0.571	0.039
RANCH	616	14.930	1.518	0.102
SPLIT LEVEL	3	16.770	3.537	0.211
STORAGE GARAGE	1	10.720	0.000	0.000
STUDIO	1	14.680	0.000	0.000

QualityDesc	Total Count	Count	Median	Avg Deviation	COD
Null	3,268	456	17.980	2.036	0.113
		3	17.400	2.760	0.159
AVERAGE		1,002	14.875	1.556	0.105
AVERAGE-GOOD		954	14.250	0.999	0.070
EXCELLENT		17	13.920	1.209	0.087
FAIR		1	15.950	0.000	0.000
FAIR-AVERAGE		13	16.650	0.559	0.034
GOOD		614	14.305	1.654	0.116
GOOD-V-GOOD		101	14.190	1.389	0.098
POOR		1	14.780	0.000	0.000
SUPERLATIVE		3	14.050	0.730	0.052
VERY-GOOD		89	14.490	2.245	0.155
VERY-GOOD-EX		14	14.685	1.352	0.092
Total Count	3,268				

Extract: 102ASR
 Database: WELLFLEETLIVE
 Filter: StateClassNonChpt LIKE 102*
 SaleYear IN 2021,2022,2023
 SaleType IN QS
 COMPLEXDesc NOT = SUMMER WINDS
 Sort: PYSaleRatio ASC

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Median Field: PYSaleRatio

SaleDate	Count	Median	Avg Deviation	COD
2021	12	0.943	0.067	0.071
2022	14	0.725	0.087	0.121
2023	3	0.885	0.249	0.281
Total Count		29		
SaleDate	Count	Median	Avg Deviation	COD
Quarter1/2021	5	0.978	0.035	0.035
Quarter2/2021	1	0.913	0.000	0.000
Quarter3/2021	3	0.864	0.052	0.060
Quarter4/2021	3	0.852	0.067	0.079
Quarter1/2022	3	0.778	0.082	0.105
Quarter2/2022	2	0.773	0.098	0.126
Quarter3/2022	5	0.729	0.090	0.123
Quarter4/2022	4	0.698	0.067	0.096
Quarter1/2023	1	0.885	0.000	0.000
Quarter2/2023	2	0.923	0.374	0.404
Total Count		29		

Extract: 102ASR
 Database: WELLFLEETLIVE
 Filter: StateClassNonChpt LIKE 102*
 SaleYear IN 2021,2022,2023
 SaleType IN QS
 COMPLEXDesc NOT = SUMMER WINDS
 Sort: SaleRatio ASC

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Median Field: SaleRatio

SaleDate	Count	Median	Avg Deviation	COD
2021	12	0.943	0.067	0.071
2022	14	0.731	0.087	0.119
2023	3	0.885	0.249	0.281
Total Count		29		
SaleDate	Count	Median	Avg Deviation	COD
Quarter1/2021	5	0.978	0.035	0.035
Quarter2/2021	1	0.913	0.000	0.000
Quarter3/2021	3	0.864	0.052	0.060
Quarter4/2021	3	0.852	0.067	0.079
Quarter1/2022	3	0.778	0.082	0.105
Quarter2/2022	2	0.773	0.098	0.126
Quarter3/2022	5	0.729	0.090	0.123
Quarter4/2022	4	0.703	0.070	0.100
Quarter1/2023	1	0.885	0.000	0.000
Quarter2/2023	2	0.923	0.374	0.404
Total Count		29		

Extract: 102ASR
 Database: WELLFLEETLIVE
 Filter: StateClassNonChpt LIKE 102*
 SaleYear IN 2022
 SaleType IN QS
 Sort: SaleRatio ASC

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Median Field: SaleRatio

Overall

All Records		State	Sale	Sale	Sale	Cmplx	Type	View	Net Adj	Room Count	Bldg	Year	Eff	Total	Building	Proposed	Med	Prior	Pct					
Key	Parcel ID	Class	Date	Price	Type	Fac	Cd	Fac	Cd	Fac	Rm	Bd	Ba	Qual	Built	Year	Depr	NLA	Value	Value	Field	Value	Chg	
9102	15-118-B	1020	2/1/2022	553,500	QS	150	100	100	100	100	3	-	1	1.00	A	1896	2000	7	938	466,700	466,700	0.84	326,600	42.9
2831	29-1-B3	1020	11/15/2022	392,500	QS	178	100	100	100	100	4	-	2	1.00	A	1973	1980	13	570	340,900	340,900	0.87	248,300	37.3
1787	19-120-K	1020	9/26/2022	700,000	QS	400	100	100	100	100	4	-	2	1.00	A	1948	1975	15	441	612,400	612,400	0.88	510,400	20.0
2224	23-7-H	1020	7/29/2022	350,000	QS	160	100	100	100	100	2	-	1	1.00	A	1950	1975	15	560	307,900	309,200	0.88	235,300	31.4
9779	20-30-A	1020	7/7/2022	850,000	QS	310	100	100	0	0	6	-	3	1.00	A	0	1970	17	820	752,000	752,000	0.89		--
7517	36-190-C	1020	9/8/2022	410,000	QS	220	100	100	100	100	3	-	1	1.00	A	1954	1995	9	447	368,900	374,600	0.91	275,000	36.2
9780	20-30-B	1020	10/25/2022	700,000	QS	310	100	100	0	0	6	-	3	1.00	A	0	1970	17	680	645,100	645,100	0.92		--
2835	29-1-C2	1020	11/28/2022	389,000	QS	178	100	100	100	100	4	-	2	1.00	A	1973	1980	13	600	359,100	359,100	0.92	262,000	37.1
7658	29-269-C	1020	4/29/2022	378,000	QS	195	100	100	100	100	3	-	1	1.00	A	1945	1975	15	558	351,500	351,500	0.93	255,500	37.6
9783	20-30-E	1020	6/7/2022	615,000	QS	310	100	100	0	0	6	-	3	1.00	A	1966	1970	17	592	572,200	572,200	0.93		--
2754	28-181-B	1020	6/10/2022	835,000	QS	350	100	100	110	110	4	-	2	1.00	A	1960	1975	15	624	786,300	786,300	0.94	727,000	8.2
8438	21-70-C	1020	8/9/2022	399,000	QS	260	100	100	100	100	3	-	1	1.00	A	1850	1975	15	417	380,600	380,600	0.95	371,500	2.5
2218	23-7-A	1020	10/24/2022	350,000	QS	160	100	100	100	100	3	-	2	1.00	A	1950	1987	11	600	337,700	337,700	0.97	252,500	33.7
3459	30-90-F	1020	10/5/2022	282,500	QS	210	100	100	100	100	3	-	1	1.00	A	1950	1975	15	364	276,500	276,500	0.98	241,400	14.5
922	13-123-C	1020	7/8/2022	525,000	QS	270	100	100	100	100	4	-	2	1.00	A	1950	1975	15	572	513,400	515,400	0.98	452,600	13.9
8263	42-72-F	1020	2/24/2022	290,000	QS	160	100	100	100	100	4	-	1	2.00	A	1952	1975	15	553	290,500	290,500	1.00	242,100	20.0
2837	29-1-C4	1020	1/20/2022	315,000	QS	178	100	100	100	100	4	-	2	1.00	A	1973	1980	13	570	337,100	337,100	1.07	245,100	37.5

Summary All Records Count 17 Median 0.930 Avg Deviation 0.042 COD 0.045 Total Proposed Value 7,707,800

Total Count 17

COMPLEXDesc

BROWNIES		State	Sale	Sale	Sale	Cmplx	Type	View	Net Adj	Room Count	Bldg	Year	Eff	Total	Building	Proposed	Med	Prior	Pct					
Key	Parcel ID	Class	Date	Price	Type	Fac	Cd	Fac	Cd	Fac	Rm	Bd	Ba	Qual	Built	Year	Depr	NLA	Value	Value	Field	Value	Chg	
7658	29-269-C	1020	4/29/2022	378,000	QS	195	100	100	100	100	3	-	1	1.00	A	1945	1975	15	558	351,500	351,500	0.93	255,500	37.6

Summary BROWNIES Count 1 Median 0.930 Avg Deviation 0.000 COD 0.000 Total Proposed Value 351,500

DECK II		State	Sale	Sale	Sale	Cmplx	Type	View	Net Adj	Room Count	Bldg	Year	Eff	Total	Building	Proposed	Med	Prior	Pct					
Key	Parcel ID	Class	Date	Price	Type	Fac	Cd	Fac	Cd	Fac	Rm	Bd	Ba	Qual	Built	Year	Depr	NLA	Value	Value	Field	Value	Chg	
2831	29-1-B3	1020	11/15/2022	392,500	QS	178	100	100	100	100	4	-	2	1.00	A	1973	1980	13	570	340,900	340,900	0.87	248,300	37.3
2835	29-1-C2	1020	11/28/2022	389,000	QS	178	100	100	100	100	4	-	2	1.00	A	1973	1980	13	600	359,100	359,100	0.92	262,000	37.1
2837	29-1-C4	1020	1/20/2022	315,000	QS	178	100	100	100	100	4	-	2	1.00	A	1973	1980	13	570	337,100	337,100	1.07	245,100	37.5

Summary DECK II Count 3 Median 0.923 Avg Deviation 0.067 COD 0.073 Total Proposed Value 1,037,100

DRUMMER COVE		State	Sale	Sale	Sale	Cmplx	Type	View	Net Adj	Room Count	Bldg	Year	Eff	Total	Building	Proposed	Med	Prior	Pct					
Key	Parcel ID	Class	Date	Price	Type	Fac	Cd	Fac	Cd	Fac	Rm	Bd	Ba	Qual	Built	Year	Depr	NLA	Value	Value	Field	Value	Chg	
3459	30-90-F	1020	10/5/2022	282,500	QS	210	100	100	100	100	3	-	1	1.00	A	1950	1975	15	364	276,500	276,500	0.98	241,400	14.5

Extract: 102ASR
 Database: WELLFLEETLIVE
 Filter: StateClassNonChpt LIKE 102*
 SaleYear IN 2022
 SaleType IN QS
 Sort: SaleRatio ASC

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Median Field: SaleRatio

Summary		Count	Median	Avg Deviation	COD	Total Proposed Value																						
DRUMMER COVE		1	0.979	0.000	0.000	276,500																						
GREEN HAVEN		Count	Median	Avg Deviation	COD	Total Proposed Value																						
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Complex	Cmplx Fac	Type Cd	View Fac	Net Adj Fac	Room Count Rm	Bldg Bd	Year Ba	Eff	Total Depr	NLA	Building Value	Proposed Value	Med Field	Prior Value	Pct Chg						
8263	42-72-F	633 STATE HWY RTE 6	1020	2/24/2022	290,000	QS	GREEN HAVEN	160	100	100	100	100	100	4	-	1	-	2.00	A	1952	1975	15	553	290,500	290,500	1.00	242,100	20.0
GREEN HAVEN		1	1.002	0.000	0.000	290,500																						
HIAWATHA		Count	Median	Avg Deviation	COD	Total Proposed Value																						
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Complex	Cmplx Fac	Type Cd	View Fac	Net Adj Fac	Room Count Rm	Bldg Bd	Year Ba	Eff	Total Depr	NLA	Building Value	Proposed Value	Med Field	Prior Value	Pct Chg						
2754	28-181-B	100 HIAWATHA RD	1020	6/10/2022	835,000	QS	HIAWATHA	350	100	100	110	110	100	4	-	2	-	1.00	A	1960	1975	15	624	786,300	786,300	0.94	727,000	8.2
HIAWATHA		1	0.942	0.000	0.000	786,300																						
KO CONDOMINIUM		Count	Median	Avg Deviation	COD	Total Proposed Value																						
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Complex	Cmplx Fac	Type Cd	View Fac	Net Adj Fac	Room Count Rm	Bldg Bd	Year Ba	Eff	Total Depr	NLA	Building Value	Proposed Value	Med Field	Prior Value	Pct Chg						
9102	15-118-B	135 MAIN ST	1020	2/1/2022	553,500	QS	KO CONDOMINIUM	150	100	100	100	100	100	3	-	1	-	1.00	A	1896	2000	7	938	466,700	466,700	0.84	326,600	42.9
KO CONDOMINIUM		1	0.843	0.000	0.000	466,700																						
LEWIS COLLINS		Count	Median	Avg Deviation	COD	Total Proposed Value																						
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Complex	Cmplx Fac	Type Cd	View Fac	Net Adj Fac	Room Count Rm	Bldg Bd	Year Ba	Eff	Total Depr	NLA	Building Value	Proposed Value	Med Field	Prior Value	Pct Chg						
8438	21-70-C	70 COMMERCIAL ST	1020	8/9/2022	399,000	QS	LEWIS COLLINS	260	100	100	100	100	100	3	-	1	-	1.00	A	1850	1975	15	417	380,600	380,600	0.95	371,500	2.5
LEWIS COLLINS		1	0.954	0.000	0.000	380,600																						
OCEAN PINES		Count	Median	Avg Deviation	COD	Total Proposed Value																						
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Complex	Cmplx Fac	Type Cd	View Fac	Net Adj Fac	Room Count Rm	Bldg Bd	Year Ba	Eff	Total Depr	NLA	Building Value	Proposed Value	Med Field	Prior Value	Pct Chg						
7517	36-190-C	935 STATE HWY RTE 6	1020	9/8/2022	410,000	QS	OCEAN PINES	220	100	100	100	100	100	3	-	1	-	1.00	A	1954	1995	9	447	368,900	374,600	0.91	275,000	36.2
OCEAN PINES		1	0.914	0.000	0.000	374,600																						
SALT BOX		Count	Median	Avg Deviation	COD	Total Proposed Value																						
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Complex	Cmplx Fac	Type Cd	View Fac	Net Adj Fac	Room Count Rm	Bldg Bd	Year Ba	Eff	Total Depr	NLA	Building Value	Proposed Value	Med Field	Prior Value	Pct Chg						
2224	23-7-H	60 DESIGNERS RD	1020	7/29/2022	350,000	QS	SALT BOX	160	100	100	100	100	100	2	-	1	-	1.00	A	1950	1975	15	560	307,900	309,200	0.88	235,300	31.4
2218	23-7-A	60 DESIGNERS RD	1020	10/24/2022	350,000	QS	SALT BOX	160	100	100	100	100	100	3	-	2	-	1.00	A	1950	1987	11	600	337,700	337,700	0.97	252,500	33.7
SALT BOX		2	0.924	0.041	0.044	646,900																						
SEA SHELL		Count	Median	Avg Deviation	COD	Total Proposed Value																						
Key	Parcel ID	Location	State Class	Sale Date	Sale Price	Sale Type	Complex	Cmplx Fac	Type Cd	View Fac	Net Adj Fac	Room Count Rm	Bldg Bd	Year Ba	Eff	Total Depr	NLA	Building Value	Proposed Value	Med Field	Prior Value	Pct Chg						
1787	19-120-K	575 CHEQUESSETT NECK RD	1020	9/26/2022	700,000	QS	SEA SHELL	400	100	100	100	100	100	4	-	2	-	1.00	A	1948	1975	15	441	612,400	612,400	0.88	510,400	20.0
SEA SHELL		1				612,400																						

Extract: CHANGE ANALYSIS
 Database: WELLFLEETLIVE
 Filter: StcdGrp IN CD
 SaleNumber = 1
 IsManualKey NOT = 1
 Sort: PctChangeTaxable ASC

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Median Field: PctChangeTaxable

Overall	Count	Median	Avg Deviation	COD
All Records	312	20.000	3.792	0.190
Total Count		312		
StyleDesc	Count	Median	Avg Deviation	COD
CONDEX	3	20.010	0.003	0.000
CONVERSION	19	20.000	0.034	0.002
COTTAGE	230	20.000	4.421	0.221
FLAT	24	18.690	3.334	0.178
FREE STANDING	27	19.990	3.009	0.151
MOTEL	5	20.010	0.016	0.001
TOWNHOUSE	4	20.000	0.358	0.018
Total Count		312		
COMPLEXDesc	Count	Median	Avg Deviation	COD
16 BAKER RD	2	19.990	0.000	0.000
220 TRUST	3	20.000	0.007	0.000
249 MAIN STREET	2	49.045	29.025	0.592
275 MAIN STREET	2	18.685	0.005	0.000
313 MAIN ST	1	20.020	0.000	0.000
40 TECUMSEH	2	20.000	0.000	0.000
BAREFOOT BEACH	3	20.000	0.003	0.000
BAY BREEZE	2	18.765	0.005	0.000
BAY COTTAGES	5	19.980	0.012	0.001
BAY VIEW	3	20.000	0.007	0.000
BAYVIEW TERR	3	19.890	0.023	0.001
BEARBERRY KNOLL	2	19.995	0.005	0.000
BILLINGSGATE	5	20.010	0.016	0.001
BLACKBERRY HILL	2	18.740	0.040	0.002
BLACKFISH CRK	3	20.000	0.043	0.002
BLUE BAY CONDO	4	19.995	0.008	0.000
BRADFORD	6	20.000	0.242	0.012
BRIARMILL	4	19.985	0.023	0.001
BROWN'S LANDING	3	19.950	0.443	0.022
BROWNIES	12	37.145	0.421	0.011
CAHOON HOLLOW	2	20.000	0.000	0.000
CANNON HILL	2	19.965	0.005	0.000
CAPEWOOD	4	19.960	0.030	0.002
CATLET	3	19.940	0.410	0.021
CHEQUESSETT VIL	15	19.990	0.187	0.009
DAVIS GALLERY	2	19.355	0.635	0.033
DECK II	25	37.370	1.014	0.027
DRUMMER BOY	16	19.995	0.179	0.009
DRUMMER COVE	7	14.540	0.507	0.035
DUCK CREEK GARD	3	19.990	0.123	0.006
FOX ISLAND	3	19.960	0.463	0.023
GREEN DOLPHIN	6	19.980	0.042	0.002
GREEN HAVEN	6	19.985	0.023	0.001
GREENWOOD	4	19.975	0.020	0.001
HERRING CREEK	7	20.010	0.014	0.001
HIAWATHA	4	8.360	0.200	0.024
KO CONDOMINIUM	1	42.900	0.000	0.000

Extract: CHANGE ANALYSIS
 Database: WELLFLEETLIVE
 Filter: StcdGrp IN CD
 SaleNumber = 1
 IsManualKey NOT = 1

Report #32: Ratio Analysis Summary Report
 Fiscal Year 2024

WELLFLEET, MA

Sort:	PctChangeTaxable ASC			Median Field:	PctChangeTaxable
LECOUNT WOODS	3	20.010	0.003	0.000	
LEESIDE HOLLOW	1	19.980	0.000	0.000	
LEWIS COLLINS	4	2.370	0.045	0.019	
MAYO BEACH	4	19.995	0.018	0.001	
MISTY HILL	6	20.000	0.007	0.000	
OCEAN BREEZE	1	19.940	0.000	0.000	
OCEAN PINES	6	38.180	0.658	0.017	
PILGRIM ACRES	5	20.000	0.016	0.001	
PINE MOORINGS	2	19.915	0.025	0.001	
SALT BOX	10	31.165	0.620	0.020	
SEA SHELL	13	20.000	1.647	0.082	
SPRING VALLEY	5	20.000	0.276	0.014	
STARFISH	12	20.005	0.186	0.009	
SURFSIDE	17	20.000	0.087	0.004	
WELLFLEET HARBO	15	20.000	0.006	0.000	
WELLFLEETER	17	18.640	0.004	0.000	
WEST MAIN	3	20.000	0.017	0.001	
WILLOW TREE	6	18.640	0.010	0.001	
WINWARD	3	13.130	0.413	0.031	
Total Count	312				