



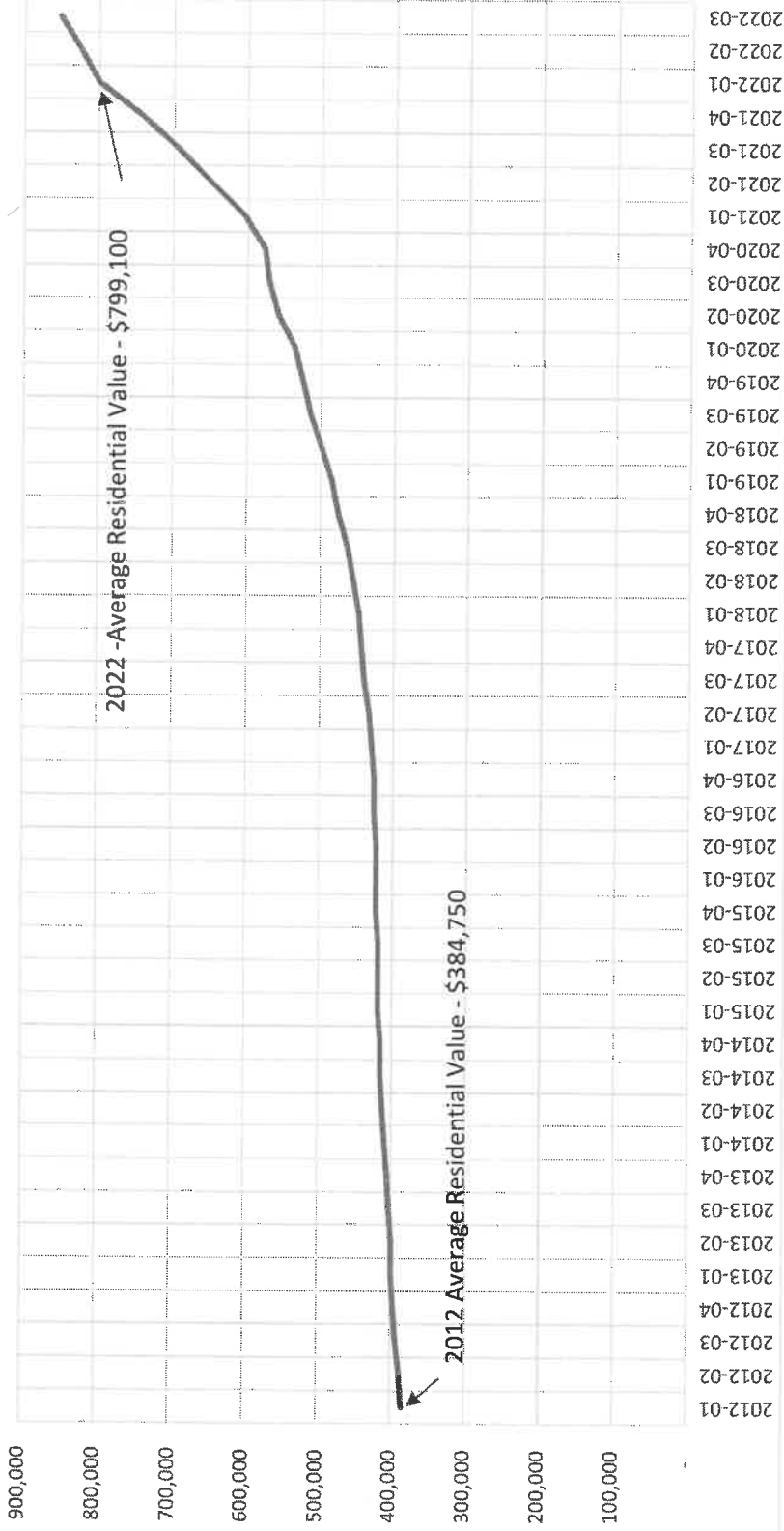
Fiscal Year 2023 Valuation

Egremont Board of Assessors

November 15, 2022

Prepared by: Harald Scheid, Regional Tax Assessor

Residential Market Trend Line - Egremont, MA



Interim Year Adjustment Report

Fiscal Year 2023

Sales Ratio Study Time Period 2/6/2020 through 12/29/2021

Non Time-Trended Sales

Class Analyzed	101	102	103, 109	104	105	111-112	130-132	300's	400's
FY 2022 # of Parcels	787	0	42	14	2	2	207	14	0
ASR Statistics: Sale Prices/ FY 2023 Assessed Values									
Total # of Sales > \$1,000	45	0	2	0	0	0	16	3	0
# Arms-Length Sales	30	0	1	0	0	0	1	0	0
% AL Sales/Parcels	3.81%	0.00%	2.38%	0.00%	0.00%	0.00%	0.48%	0.00%	0.00%
Median ASR*	0.94	0.00	0.94	0.00	0.00	0.00	0.94	0.00	0.00
C O D*	7.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	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.

Susan Turner, Assessor, Egremont, assessors@egremont-ma.gov 413-528-0182 | 11/14/2022 8:41 AM

Comment: Submitted under authorization of the Board of Assessors

Documents

No documents have been uploaded.

MASSACHUSETTS DEPARTMENT OF REVENUE
 DIVISION OF LOCAL SERVICES
 BUREAU OF LOCAL ASSESSMENT

Egremont
 TOWN

LA4 Comparison Report - Fiscal Year 2023

Small PP Exemption:	0	Certification Year:	2022
Billing Cycle:	Quarterly	BLA Advisor:	Joseph Barbieri
Chapter 653:	No		

Property Type	Description	FY 2022 Parcel Count	FY 2022 Assessed Value	FY 2023 Parcel Count	FY 2023 Assessed Value	Parcel Difference	Assessed Value Difference	Parcel % Difference	Assessed Value % Difference
101	Single Family	787	416,976,700	789	547,037,900	2	130,061,200	0.3%	31.2%
102	Condominiums	0	0	0	0	0	0	0	0
MISC 103,109	Miscellaneous Residential	42	47,582,600	41	61,338,500	-1	13,755,900	-2.4%	28.9%
104	Two - Family	14	5,228,300	14	6,730,700	0	1,502,400	0	28.7%
105	Three - Family	2	1,201,500	2	1,499,300	0	297,800	0	24.8%
111-125	Apartment	2	726,600	2	963,900	0	237,300	0	32.7%
130-32,106	Vacant / Accessory Land	207	26,067,400	204	25,518,800	-3	-548,600	-1.4%	-2.1%
200-231	Open Space	0	0	0	0	0	0	0	0
300-393	Commercial	14	10,139,100	15	15,287,000	1	5,147,900	7.1%	50.8%
400-442	Industrial	0	0	0	0	0	0	0	0
450-452	Industrial Power Plant	0	0	0	0	0	0	0	0
CH 61 LAND	Forest	2	24,042	2	15,926	0	-8,116	0	-33.8%
CH 61A LAND	Agriculture	27	802,445	26	871,124	-1	68,679	0	8.6%
CH 61B LAND	Recreational	4	449,358	4	450,551	0	1,193	0	0.3%
012-043	Multi-use - Residential	28	33,160,717	28	41,153,571	0	7,992,854	0	24.1%
012-043	Multi-use - Open Space	0	0	0	0	0	0	0	0
012-043	Multi-use - Commercial	0	6,889,938	0	8,249,728	0	1,359,790	0	19.7%
012-043	Multi-use - Industrial	0	0	0	0	0	0	0	0
501	Individuals / Partnerships / Associations / Trusts / LLC	298	7,986,072	297	6,580,064	-1	-1,406,008	-0.3%	-17.6%
502	Corporations	5	401,540	5	372,055	0	-29,485	0	-7.3%
503	Manufacturing	0	0	0	0	0	0	0	0
504	Public Utilities	1	2,705,178	1	3,936,071	0	1,230,893	0	45.5%
505	Centrally Valued Telephone	2	410,500	1	402,300	-1	-8,200	-50.0%	-2.0%

ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2022

Fiscal Year 2023

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	789	547,037,900				
102	0	0				
MISC 103,109	41	61,338,500				
104	14	6,730,700				
105	2	1,499,300				
111-125	2	963,900				
130-32,106	204	25,518,800				
200-231	0		0			
300-393	15			15,287,000		
400-442	0				0	
450-452	0				0	
CH 61 LAND	2	7	0	15,926		
CH 61A LAND	26	46	0	871,124		
CH 61B LAND	4	4	0	450,551		
012-043	28	41,153,571	0	8,249,728	0	
501	297					6,580,064
502	5					372,055
503	0					0
504	1					3,936,071
505	1					402,300
506	0					0
508	2					196,438
550-552	0					0
TOTALS	1,490	684,242,671	0	24,874,329	0	11,486,928
Real and Personal Property Total Value						720,603,928
Exempt Parcel Count & Value						96 101,973,200

For CH 61, 61A and 61B Land: enter the mixed use parcel count in the left-hand box, and enter the 100% Chapter land parcel count in the right-hand box.

Signatures

Board of Assessors

Francine Groener, Assessor , Egremont , assessors@egremont-ma.gov 413-528-0182 | 11/14/2022 10:48 AM

Susan Turner, Assessor , Egremont , assessors@egremont-ma.gov 413-528-0182 | 11/14/2022 10:46 AM

Alice Tortoriello, Assessor , Egremont , assessors@egremont-ma.gov 413-528-0182 | 11/14/2022 10:47 AM