



2021 Final Ratio Study Report

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Town Name: Lyme, Grafton County

Use Code: AA - Any & All

Date Range: 10-01-2020 through 09-30-2021

Ratios were created using stipulated year assessments.

Summary of Codes Used

Group Class: AA - Any & All	Property Codes: 11 = Single Family Home 14 = Single Res Condo Unit 17 = Mfg Housing With Land 19 = Unclass/Unk Imp Res 22 = Residential Land
Modifier Codes: 00 = No Modifier Code 70 = Waterfront	Special Codes: 00 = No Special Code

Indicated Ratio / Weighted Mean

Year	2021	2020	2019
Indicated Ratio	89.4	89.6	94.2
Weighted Mean	89.4	89.6	94.2

Basic Statistics Section (Not Trimmed)

Sales In Date Range	Sales Used	Results
Total: 44 XX Moved: 0 Sales w/PA34: 28 %Sales w/PA34: 63.6%	Total Strata: 44 Sales Used: 24 %Sales Used: 54.5% Sales Used w/PA34: 13 %Sales Used w/PA34: 54.2%	%Mean: 96.2% %Median: 94.6% %WtMean: 90.7% COD (Median): 16.0 PRD: 1.06 Median Selling Price: \$452,500 Median Assessed Value: \$378,800

Extended Statistics Section (Trimmed)

Town Code:	130	Weighted Mean:	89.4	COD:	12.4	PRD:	1.03
Valid Sales:	24	Wt.Mean Lo 90%CI:	83.7	COD Lo 90%CI:	9.3	PRD Lo 90%CI:	1.00
Trimmed:	1	Wt.Mean Up 90%CI:	93.4	COD Up 90%CI:	17.6	PRD Up 90%CI:	1.06
Untrimmed:	23	Median Ratio:	94.6	Weighted COD:	10.2	COV:	16.8
Trim Factor:	3	Median Lo 90%CI:	87.9	Med. Abs. Dev.:	13.4	25th Percentile:	84
Lo Trim Point:	54.2	Median Up 90%CI:	98	Med % Dev.:	14.2	75th Percentile:	102.1
Up Trim Point:	126.4	Mean Ratio:	92.1	Coef. Conc. 10%:	54.2	Broaden Median:	94.6
Min Ratio:	54.2	Mean Lo 90%CI:	86.7	Coef. Conc. 15%:	70.8	Geometric Mean:	90.7



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Max Ratio:	190.4	Mean Up 90%CI:	97.1	Coef. Conc. 20%:	79.2	Harmonic Mean:	89.3
Min Sale \$:	\$50,000	Avg. Sale Price:	\$563,186	Coef. Conc. 50%:	95.8	Std. Deviation:	15.5
Max Sale \$:	\$2,500,000	Avg. Appraised Val:	\$503,604	Coef. Conc. 100%:	100	Normality Test:	Reject

The general descriptive and median ratio statistics are not trimmed of outliers and are based on all valid sales in the sample.

Summary of Exclusion Codes Used

Codes	Description	Count	%Excluded	%Strata
11	Property Sold Not Separately Assessed	4	20.0	16.7
13	Improvements +/- (Post Sale/PreAssmt) - Be	2	10.0	8.3
14	Improvements +/- (Post Assmt/Pre Sale)	1	5.0	4.2
19	Multi-Town Property	1	5.0	4.2
40	Business Affiliates as Grantor/Grantee	1	5.0	4.2
81	Estate Sale With Fiduciary Covenants	2	10.0	8.3
89	Resale in EQ Period	1	5.0	4.2
90	RSA 79-A Current Use	8	40.0	33.3
		20	100.0	83.4

Included Sales

Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
10	4562-0293	\$500,000	\$451,200	90.2	14				
34	4570-0692	\$339,000	\$332,100	98	14				
45	4573-0833	\$50,000	\$50,200	100.4	22				
48	4575-0214	\$329,933	\$282,700	85.7	11				
54	4576-0498	\$175,000	\$171,600	98.1	19				
64	4581-0400	\$100,000	\$113,900	113.9	22				
69	4582-0650	\$240,533	\$261,800	108.8	11				Resale to 329
102	4593-0343	\$525,000	\$508,600	96.9	11				
139	4601-0508	\$525,000	\$432,400	82.4	11				



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Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
162	4612-0260	\$405,000	\$420,500	103.8	11				
169	4614-0724	\$1,435,000	\$1,339,400	93.3	11				
189	4622-0621	\$700,000	\$610,900	87.3	11				
219	4635-0378	\$288,800	\$364,900	126.4	11				
245	4644-0627	\$525,000	\$393,500	75	11				
263	4647-0864	\$525,000	\$380,500	72.5	11				
265	4647-0931	\$600,000	\$325,300	54.2	11	70			
283	4652-0053	\$775,000	\$686,800	88.6	11	70			
304	4657-0199	\$675,000	\$488,300	72.3	11				
316	4659-0112	\$216,000	\$197,400	91.4	14				
326	4662-0466	\$2,500,000	\$2,398,500	95.9	11	70			
327	4662-0861	\$345,000	\$365,300	105.9	11				
331	4664-0310	\$789,000	\$630,000	79.8	11				
339	4666-0182	\$390,000	\$377,100	96.7	14				
346	4667-0619	\$169,600	\$323,000	190.4	11			Yes	This property is in a flood zone and in need of renovation per mls. Please trim

Excluded Sales

Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
3	4561-0481	\$1,950,000	\$1,993,400	102.2	11	70		90	RSA 79-A Current Use
18	4564-0344	\$100,000	\$236,800	236.8	11			81	Estate Sale With Fiduciary Covenants Resale to 309
35	4570-0715	\$1,500,000	\$1,244,000	82.9	11			90	RSA 79-A Current Use
80	4585-0612	\$600,000	\$554,000	92.3	22			90	RSA 79-A Current Use
82	4586-0837	\$1,845,000	\$9,700	0.5	22			19	Multi-Town Property PARTIALLY IN HANOVER
94	4590-0116	\$163,933	\$200,600	122.4	11			13	Improvements +/- (Post Sale/PreAssmt) - Be
114	4596-0046	\$580,000	\$574,400	99	11			90	RSA 79-A Current Use



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137	4601-0158	\$260,000	\$349,100	134.3	11			13	Improvements +/- (Post Sale/PreAssmt) - Be
163	4612-0972	\$400,000	\$422,400	105.6	22			90	RSA 79-A Current Use
164	4613-0016	\$125,000	\$498,900	399.1	11			11	Property Sold Not Separately Assessed LOT LINE ADJUSTMENT
171	4616-0421	\$2,500,000	\$459,000	18.4	22			40	Business Affiliates as Grantor/Grantee
184	4621-0264	\$615,000	\$596,500	97	11			90	RSA 79-A Current Use
200	4629-0330	\$131,533	\$215,400	163.8	11			81	Estate Sale With Fiduciary Covenants
221	4635-0438	\$2,800	\$220,100	7860.7	17			11	Property Sold Not Separately Assessed
276	4650-0312	\$725,000	\$620,500	85.6	11			90	RSA 79-A Current Use
309	4658-0160	\$412,000	\$236,800	57.5	11			14	Improvements +/- (Post Assmt/Pre Sale) Resale of 18
312	4658-0326	\$219,000	\$206,700	94.4	14			11	Property Sold Not Separately Assessed THIS WAS SUBDIVIDED AFTER 4/1/2021
314	4658-0842	\$1,230,000	\$1,036,200	84.2	11			90	RSA 79-A Current Use
329	4664-0291	\$307,000	\$261,800	85.3	11			89	Resale in EQ Period Resale of 69
353	4671-0361	\$450,000	\$566,000	125.8	11			11	Property Sold Not Separately Assessed