

2021
EQUALIZATION
MUNICIPAL ASSESSMENT DATA
CERTIFICATE



MUNICIPALITY: Lyme

We the undersigned do hereby certify that the assessment and sales information provided by us on the NH Mosaic Equalization System has been thoroughly reviewed by this Board and is complete and accurate to the best of our knowledge.

We understand that this information will be used by the NH Department of Revenue Administration to calculate the municipality's equalization ratio. The equalization ratio will be used to calculate the total equalized valuation for this municipality.

SIGNATURE OF ASSESSING OFFICIALS

(Selectmen if Town; must be signed by a majority)
(Assessor if City)

[Handwritten signatures]

DATE

April 27, 2022
April 27, 2022
April 27, 2022

NAME OF CONTACT PERSON: Dina Cotling EMAIL: dina@lymenh.gov
OFFICE PHONE NUMBER: 603-795-4639 OFFICE HOURS: 8:10-4:30 Mon-Thru Fri
(Note: If your office keeps irregular hours, please provide an alternate means of contacting you.)

(Please check appropriate box, if applicable)

- Full Reval
- Cyclical Reval (values updated)
- Cyclical In Progress
- Partial
- Update/Statistical

NAME OF COMPANY DOING REVALUATION WORK: Granite Hill Municipal Services
(Please state if done in-house)

COMMENTS: _____

Please sign, scan, and upload this page to <https://ratiostudy.org/>



**State of New Hampshire
Department of Revenue Administration**

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www.revenue.nh.gov



Lindsey M. Stepp
Commissioner

Carollyn J. Lear
Assistant Commissioner

MUNICIPAL & PROPERTY
DIVISION
James P. Gerry
Director

Samuel T. Greene
Assistant Director

Apr 27, 2022

TOWN OF LYME
OFFICE OF SELECTMEN
PO BOX 126
LYME, NH 03768

Dear Selectmen/Assessing Officials,

The Department of Revenue Administration is charged with the responsibility of annually equalizing the local assessed valuation of municipalities and unincorporated places throughout the state. The Department has conducted a sales-assessment ratio study using market sales, which have taken place in Lyme between October 1, 2020 and September 30, 2021. Based on this information, we have determined the average level of assessment of land, buildings and manufactured housing as of April 1, 2021.

Based on the enclosed survey, we have determined a median ratio for the land, buildings and manufactured housing in Lyme for Tax Year 2021 to be **94.6%**. The median ratio is the generally preferred measure of central tendency for assessment equity, monitoring appraisal performance, and determining reappraisal priorities, or evaluating the need for reappraisal. The median ratio, therefore, should be the ratio used to modify the market value of properties under review for abatement to adjust them in accordance with the overall ratio of all properties in Lyme.

We have also determined the overall equalization assessment - sales ratio for the land, buildings, utilities, and manufactured housing in Lyme for Tax Year 2021 to be **89.4%**. This ratio will be used to equalize the modified local assessed valuation for all land, buildings, utilities, and manufactured housing in Lyme.

In an effort to provide municipalities with more detailed information regarding their level of assessment (i.e. equalization ratio) and dispersion (i.e. coefficient of dispersion and price-related differential), we have prepared separate analysis sheets for various property types (stratum). See attached summary sheet showing Lyme's stratified figures and a further explanation of the DRA's stratified analysis.

Please review the list of sales used in determining your assessment-sales ratio. If any incorrect data has been used, or if you would like to meet with me to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact me immediately.

You will be notified of Lyme's total equalized valuation when the Department has completed its process of calculating the total equalized valuation.

Linda Kennedy
Supervisor

James Gerry
Municipal and Property Director



2021 Final Ratio Study Report

4/15/2022 11:03:04 AM

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

Year	Indicated Ratio / Weighted Mean		
	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

Total: 44
 XX Moved: 0
 Sales w/PA34: 10
 %Sales w/PA34: 22.7%

Sales Used

Total Strata: 44
 Sales Used: 24
 %Sales Used: 54.5%
 Sales Used w/PA34: 5
 %Sales Used w/PA34: 20.8%

Results

%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

