



2022 Final Ratio Study Report with Supplemental Sales

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Town Name: Lyme, Grafton County

Use Code: AA - Any & All

Date Range: 04-01-2021 through 09-30-2022

Ratios were created using stipulated year assessments.

Summary of Codes Used

Group Class: AA - Any & All	Property Codes: 11 = Single Family Home 12 = Multi Family 2-4 Units 14 = Single Res Condo Unit 22 = Residential Land 33 = Commercial L&B
Modifier Codes: 00 = No Modifier Code 70 = Waterfront 74 = View Influence - Positive	Special Codes: 00 = No Special Code

Indicated Ratio / Weighted Mean

Year	2022	2021	2020
Indicated Ratio	81.7	89.4	89.6
Weighted Mean	81.7	89.4	89.6

Basic Statistics Section (Not Trimmed)

Sales In Date Range	Sales Used	Results
Total: 51 XX Moved: 0 Sales w/PA34: 23 %Sales w/PA34: 45.1%	Total Strata: 51 Sales Used: 23 %Sales Used: 45.1% Sales Used w/PA34: 6 %Sales Used w/PA34: 26.1%	%Mean: 86.2% %Median: 82.9% %WtMean: 83.1% COD (Median): 18.6 PRD: 1.04 Median Selling Price: \$525,000 Median Assessed Value: \$380,500

Extended Statistics Section (Trimmed)

Town Code: 130	Weighted Mean: 81.7	COD: 13.6	PRD: 1.00
Valid Sales: 23	Wt.Mean Lo 90%CI: 76.4	COD Lo 90%CI: 10.7	PRD Lo 90%CI: 0.95
Trimmed: 1	Wt.Mean Up 90%CI: 87.7	COD Up 90%CI: 17.7	PRD Up 90%CI: 1.03
Untrimmed: 22	Median Ratio: 82.9	Weighted COD: 13.7	COV: 16.9
Trim Factor: 3	Median Lo 90%CI: 72.3	Med. Abs. Dev.: 18.1	25th Percentile: 71.5
Lo Trim Point: 54.2	Median Up 90%CI: 87.3	Med % Dev.: 21.9	75th Percentile: 93.7
Up Trim Point: 105.9	Mean Ratio: 81.4	Coef. Conc. 10%: 39.1	Broaden Median: 82.9
Min Ratio: 54.2	Mean Lo 90%CI: 76.7	Coef. Conc. 15%: 69.6	Geometric Mean: 80.3



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Max Ratio:	190.4	Mean Up 90%CI:	86.1	Coef. Conc. 20%:	87	Harmonic Mean:	79.1
Min Sale \$:	\$169,600	Avg. Sale Price:	\$609,924	Coef. Conc. 50%:	95.6	Std. Deviation:	13.7
Max Sale \$:	\$2,500,000	Avg. Appraised Val:	\$498,482	Coef. Conc. 100%:	95.6	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
13	Improvements +/- (Post Sale/PreAssmt) - Be	1	3.6	4.3
14	Improvements +/- (Post Assmt/Pre Sale)	4	14.3	17.4
15	Improvements +/- Incomplete at Assmt date	1	3.6	4.3
19	Multi-Town Property	1	3.6	4.3
21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately	1	3.6	4.3
24	Sale Between owners of Abutting Prop	1	3.6	4.3
27	Less than 100% Interest Transferred	1	3.6	4.3
33	Landlord/Tenant as Grantor/Grantee	1	3.6	4.3
38	Family/Relatives/Affil as Grantor/Grantee	4	14.3	17.4
45	Boundary adjustment	1	3.6	4.3
81	Estate Sale With Fiduciary Covenants	3	10.7	13.0
90	RSA 79-A Current Use	9	32.1	39.1
		28	100.2	121.3

Included Sales

Verno	Old EQ Yr-Verno	Book Page	Sale Price	Assessed Value	Ratio	PC	MC	SC	Trim	Notes
33	-	4689-0738	\$193,000	\$195,600	101.4	14				
51	-	4702-0692	\$799,000	\$564,700	70.7	11				
56	-	4703-0924	\$477,533	\$406,300	85.1	11				
73	-	4709-0534	\$260,000	\$218,000	83.8	22				CU ok to use per town.
92	-	4716-0675	\$475,000	\$473,800	99.8	14				



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145	-	4733-0666	\$885,000	\$611,800	69.1	11				ABATEMENT GRANTED FOR 2021
148	-	4733-0819	\$320,000	\$217,500	68	14				
179	-	4744-0762	\$565,000	\$361,300	64	11				
194	-	4752-0064	\$514,800	\$422,400	82	22				CU ok to use per town.
199	-	4752-0148	\$364,000	\$301,800	82.9	11	70			CU ok to use per town.
204	-	4754-0552	\$525,000	\$339,800	64.7	11				
234	21-189	4622-0621	\$700,000	\$610,900	87.3	11				
236	21-245	4644-0627	\$525,000	\$393,500	75	11				
237	21-263	4647-0864	\$525,000	\$380,500	72.5	11				
238	21-265	4647-0931	\$600,000	\$325,300	54.2	11	70			Resold V134 [ex14]
239	21-283	4652-0053	\$775,000	\$686,800	88.6	11	70			
240	21-304	4657-0199	\$675,000	\$488,300	72.3	11				
241	21-316	4659-0112	\$216,000	\$197,400	91.4	14				
242	21-326	4662-0466	\$2,500,000	\$2,398,500	95.9	11	70			
243	21-327	4662-0861	\$345,000	\$365,300	105.9	11				
244	21-331	4664-0310	\$789,000	\$630,000	79.8	11				
245	21-339	4666-0182	\$390,000	\$377,100	96.7	14				
246	21-346	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	Old EQ Yr-Verno	Book Page	Sale Price	Assessed Vaue	Ratio	PC	MC	SC	EX	Notes
2	-	4675-0477	\$1,000,000	\$1,126,700	112.7	33			15	Improvements +/- Incomplete at Assmt date under renovation post sale pre assessment
10	-	4678-0041	\$10,000	\$769,500	7695	22			45	Boundary adjustment
26	-	4688-0183	\$840,000	\$519,400	61.8	11			13	Improvements +/- (Post Sale/PreAssmt) - Be
32	-	4689-0725	\$442,533	\$834,000	188.5	11			38	Family/Relatives/Affil as Grantor/Grantee



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67	-	4708-0507	\$1,250,000	\$704,000	56.3	11			90	RSA 79-A Current Use
84	-	4714-0875	\$2,250,000	\$1,155,300	51.4	11			90	RSA 79-A Current Use
87	-	4714-0996	\$1,600,000	\$900	0.1	22			19	Multi-Town Property MOST OF THE PROPERTY IS IN HANOVER
90	-	4716-0269	\$333,600	\$340,600	102.1	11			33	Landlord/Tenant as Grantor/Grantee This property was not listed with MLS. It is believed that Day was a tenant of Darrow.
93	-	4718-0672	\$1,415,000	\$741,000	52.4	11	74		90	RSA 79-A Current Use
101	-	4720-0969	\$53,000	\$139,200	262.6	22			24	Sale Between owners of Abutting Prop THESE ARE ABUTTERS
114	-	4724-0083	\$910,000	\$596,500	65.6	11			90	RSA 79-A Current Use
117	-	4724-0362	\$270,000	\$175,200	64.9	11			81	Estate Sale With Fiduciary Covenants
128	-	4727-0477	\$225,000	\$1,538,100	683.6	11			27	Less than 100% Interest Transferred MCKUSICK & VOEGELE BOUGHT THIS IN 2014 [BK4093/PG306] OTHER HALF BUY-OUT. CU
131	-	4728-0613	\$392,000	\$211,400	53.9	11			14	Improvements +/- (Post Assmt/Pre Sale)
134	-	4729-0368	\$650,000	\$325,300	50	11	70		14	Improvements +/- (Post Assmt/Pre Sale) Resale V238
164	-	4739-0163	\$205,000	\$174,100	84.9	11			81	Estate Sale With Fiduciary Covenants
166	-	4739-0464	\$255,000	\$273,200	107.1	22			90	RSA 79-A Current Use
168	-	4741-0225	\$1,200,000	\$627,900	52.3	11			90	RSA 79-A Current Use
171	-	4743-0259	\$709,000	\$520,400	73.4	12			21	Multi-Parcel Conveyance (MPC) - Properties can be sold separately THESE CAN BE SOLD SEPARATELY
177	-	4744-0561	\$425,000	\$945,700	222.5	11			90	RSA 79-A Current Use
186	-	4748-0594	\$1,100,000	\$647,600	58.9	11			90	RSA 79-A Current Use
193	-	4751-0700	\$75,000	\$856,200	1141.6	11			81	Estate Sale With Fiduciary Covenants
195	-	4752-0111	\$1,675,000	\$856,200	51.1	11	74		14	Improvements +/- (Post Assmt/Pre Sale) UNDER RENOVATIONS AS OF 4/1/2022
206	-	4755-0162	\$885,000	\$542,800	61.3	11			14	Improvements +/- (Post Assmt/Pre Sale)
208	-	4755-0379	\$150,000	\$129,600	86.4	11			38	Family/Relatives/Affil as Grantor/Grantee
215	-	4758-0586	\$40,000	\$133,000	332.5	22			90	RSA 79-A Current Use This property has an address of 184 Franklin Hill Road



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217	-	4760-0071	\$185,733	\$185,700	100	11	70		38	Family/Relatives/Affil as Grantor/Grantee
235	21-219	4635-0378	\$288,800	\$339,100	117.4	11			38	Family/Relatives/Affil as Grantor/Grantee the buyers and sellers are friends. The buyer filed for abatement for 2021 because the purchase price was so much less. However, during the abatement inspection they agree they received an excellent price on the property. they suggested it may have been \$50,000 low which is how we came up with the revised assessment of \$339,100