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MUNICIPAL & PROPERTY
DIVISION
Samuel T. Greene
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Jan 31, 2024

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, 2022 and September 30, 2023. Based on this information, we have determined the average level of assessment for real property in Lyme as of April 1, 2023.

Based on the enclosed survey, we have determined a median ratio for real property in Lyme for Tax Year 2023 to be 64.8%. 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 ratio (weighted mean) for real property in Lyme for Tax Year 2023 to be 66.1%. This ratio will be used to equalize the modified local assessed valuation for all real property and utilities 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 us to discuss this ratio or an alternate ratio methodology as outlined in the accompanying information sheet, please contact us immediately.

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

Sam Greene
Director

TDD Access: Relay NH 1-800-735-2964

Individuals who need auxiliary aids for effective communication in programs and services of the Department of Revenue Administration are invited to make their needs and preferences known to the Department.



2023 Ratio Study Summary Report

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Town Name: Lyme, Grafton County

Date Range: 10/01/2022 through 09/30/2023

NH Dept of Revenue Administration. Ratios were created using stipulated year assessments.

Strata	Description	Mean Ratio	Median Ratio	WM Low CI	WM Ratio	WM High CI	COD	PRD	Total Strata	Sales PA34	Valid	Valid %	Valid PA34	Valid PA34 %	UT#	UT %
11	Single Family Home	66.75	62.55	61.73	65.24	69.96	13.65	1.02	25	0	15	60.0%	0	0%	15	100%
12	Multi Family 2-4 Units	0	0	0	0	0	0	0	1	0	1	100%	0	0%	1	100%
14	Single Res Condo Unit	82.84	81.28	0	80.85	0	13.24	1.02	6	0	6	100%	0	0%	6	100%
17	Mfg Housing With Land	0	0	0	0	0	0	0	2	0	1	50.0%	0	0%	1	100%
71	Water Access	0	0	0	0	0	0	0	1	0	1	100%	0	0%	1	100%
AA	Any & All	69.74	64.84	62.41	66.08	71.13	17.76	1.06	39	0	23	59.0%	0	0%	23	100%
GC1	Area Improved Res	69.74	64.84	62.48	66.08	71.11	17.76	1.06	34	0	23	67.6%	0	0%	23	100%



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Type	Description	Median Low CI	Median Ratio	Median High CI	PRD Low CI	PRD	PRD High CI	COD	UT#
All (AA)	Any & All	60.34	64.84	77.66	1.03	1.06	1.09	17.76	23
Group (GC1)	Area Improved Res	60.34	64.84	77.66	1.03	1.06	1.09	17.76	23

Title	Description	Criteria Met
Strata-Any and All (Median)	Overall Median Point Estimate confidence interval should overlap range of 90-110	False
Strata-Any and All (PRD)	Overall PRD Confidence Interval should overlap range of .98-1.03	True
Strata-Any and All (COD)	Coefficient of Dispersion < 20.0	True
Strata-GC1	Median Confidence Interval should overlap overall median +/- 5%	True