

**2021
EQUALIZATION
MUNICIPAL ASSESSMENT DATA
CERTIFICATE**



MUNICIPALITY: _____

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)*

DATE

April 21, 2022
April 21, 2022
April 21, 2022

NAME OF CONTACT PERSON:

Dina Cotling

EMAIL: *dina@hymenhi.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/>



Lindsey M. Stepp
Commissioner

Carolyn J. Lear
Assistant Commissioner

State of New Hampshire Department of Revenue Administration

109 Pleasant Street
PO Box 487, Concord, NH 03302-0487
Telephone (603) 230-5000
www.revenue.nh.gov



MUNICIPAL & PROPERTY
DIVISION
James P. Gerry
Director

Samuel T. Greene
Assistant Director

Unofficial

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

*Median Ratio
94.6*

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 C. Kennedy

Linda Kennedy
Supervisor

James P. Gerry

James Gerry
Municipal and Property Director



2021 Final Ratio Study Report

1 of 4

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

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

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



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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
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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 Value	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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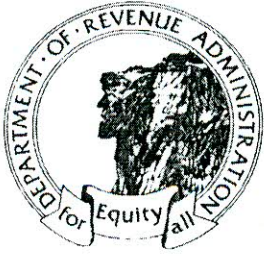
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163	4612-0972	\$400,000	\$422,400	105.6	22			90	RSA 79-A Current Use
164	4613-0016	\$125,000	\$498,900	399.1	11			11	Property Sold Not Separately Assessed LOT LINE ADJUSTMENT
171	4616-0421	\$2,500,000	\$459,000	18.4	22			40	Business Affiliates as Grantor/Grantee
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



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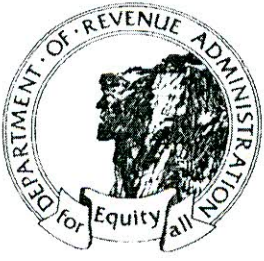
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