

October 21, 2021

Summary of Re-assessment results

*Town of Lyme
Board of Selectmen
Lyme NH*

Dear Members of the Board,

I wanted to present you with this summary of results relating to the recent re-assessment project in Lyme now that the preliminary hearings have been completed and the values reconciled.

The results are as follows, overall values increased \$59,728,000 (15.3%),

The period of time used to establish the new values according to the contract was April 1, 2019, through October 1, 2021. During this period there were 61 sales used as benchmarks to establish the new values, there were 6 vacant land sales and 55 improved sales.

The results are a mean assessment to sale ratio of 98%, a median ratio of 98%, a coefficient of dispersion (COD) of 6.227% and a price related differential (PRD) of 1.01.

Additionally, I examined sales that occurred until the end of September 2021. During the current equalization period of October 1, 2020, through September 30, 2021, there were 22 sales, 4 were vacant land and 18 were improved properties.

During this period of time the ratio study results are a mean assessment to sale ratio of 95%, a median ratio of 96% a COD of 7.05% and a PRD of 1.02.

In all cases all the relevant statistics are well within the standards set forth by the New Hampshire Assessing Standards Board (ASB).

I have attached charts that support the values established during this project. The ratio studies are using the sales that occurred from April 1, 2019, through September 30, 2021. I will provide you with the detailed USPAP report for this project within 30 days of the final submission of the MS-1 as required.