2023 DRA STATISTICS

	Standard/Goal	**2023 Hooksett**
Ratio	0.90-1.10	.995
PRD	0.98-1.03	1.01
COD	Under 20	11.66

Ratio: also called Assessment Ratio is calculated by taking the assessed value and dividing by the sale price. Example: assessment is $500,000, sold for $550,000 (500,000/550.000) indicates a ratio of 0.90; in mass appraisal we use the median ratio of all sales in a given time period (for the 2023 update: we used sales from 4/1/22 thru 3/31/23, assessments have an effective date of 4/1/23)

PRD: Price Related Differential is a statistic used to measure whether high-value properties and low-value properties are assessed at the same ratio to market value.

COD: Coefficient of Dispersion is the most commonly used measure of appraisal uniformity. It measures, on average, how far each property's ratio is away from the median ratio. It is expressed as a percentage of the median. A smaller COD indicates more uniform assessment.

Weighted Mean: The weighted mean is an aggregate ratio determined by the following steps: Sum the assessed values for the entire sample. Sum the market values (sales prices and appraisals) for the entire sample. Divide the total of the assessed values by the total of the market values.