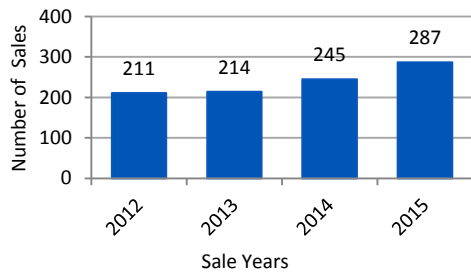


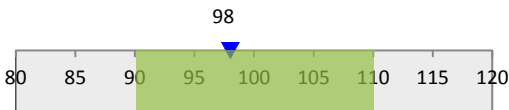
The Quality Service Commissioner has reviewed the accuracy of assessments for your municipality.

**Essex Town**

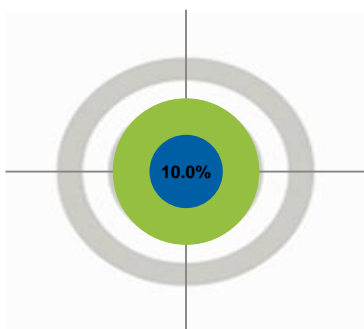
Based on an analysis  
of 957 sales:



**Median ASR is 98%**  
**Meets IAAO Standard**



**COD is 10%**  
**Meets IAAO Standard**



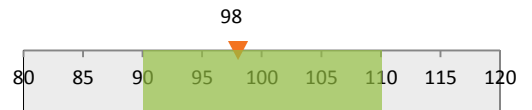
**Did the Assessments  
fall within the following  
acceptable ranges in IAAO  
Standards?**

**Median ASR**

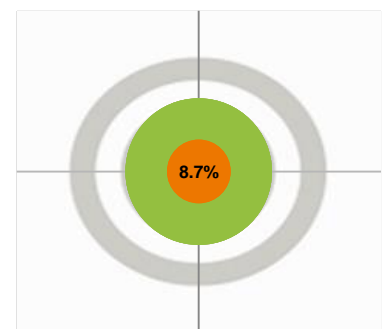
Measures Level of Assessment  
Between 90% and 110%



**Median ASR is 98%**  
**Meets IAAO Standard**

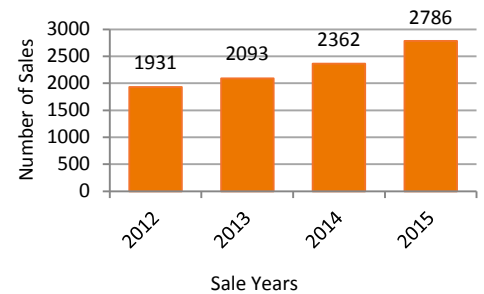


**COD is 8.7%**  
**Meets IAAO Standard**



**County Of Essex**

Based on an analysis  
of 9,172 sales:



### **What is an Assessment-to-Sales Ratio (ASR)**

We calculate ASRs for all of the properties sold in your municipality. If you recently bought your home, then your ASR is calculated using the purchase price you paid.

$$\frac{\text{Assessed Property Value}}{\text{Property's Sale Price}} \times 100 = \text{Assessment-to-Sale Ratio (ASR)}$$

### **What is a Median ASR?**

We look at all the ASRs in your municipality and sort them from the lowest to the highest. The number that's in the middle is called the Median ASR.

We check to make sure that your municipality's median ASR is within the IAAO standard's acceptable range. This tells us that there is an acceptable degree of accuracy between MPAC's assessed values and actual selling prices.

### **What is a Coefficient of Dispersion (COD)**

The COD measures the uniformity of assessments for properties that have sold in your municipality.

We check to make sure that your municipality's COD is within the IAAO standard's acceptable range for consistency.