

Board of Assessors
Meeting: May 10, 2010
Wayland Town Building

Meeting called to order by Chair Susan Rufo at 7:01 pm

Present: Members: Susan Rufo, Vice-chair; Jayson Brodie, Bruce Cummings and Molly Upton.
Staff: Director Ellen Brideau and Bruce Morgan

Public comment: None

Minutes: Minutes of April 20, 2010 approved. .

Office status - presented by E. Brideau.

- Correspondence: None
- Requiring board approval/sign-off:
 - Commitments and/or Warrants to the Collector
 - FY10, 2nd qtr motor vehicles and trailers - \$167,038.20
 - FY10, April: exemptions - \$57,209.77
 - Reissued omitted real estate assessment: \$8,843.77
 - Rescinded real estate abatement and recommitment (due to clerical error entering date into VADAR system) - \$1,630.11
 - FY10, April: real estate abatements - \$58,828.12
 - FY10, April: excise tax abatements - \$8,882.12
 - Tax deferral: 5 White Rd
 - Tax deferral: 251 Lakeshore Dr
 - Appointment of Assistant Assessor; A motion was made and seconded that the board appoint Bruce Morgan as Assistant Assessor. Vote to approve was 4-0.
 - Chapter land designation: Upon the recommendation of the director, a motion was made and seconded to grant chapter land status to 193 Concord Rd. Vote to approve was 3-1.
- Exemptions:
 - Upon recommendation of the director, a motion was made and seconded to approve 15 CPA applications for a total of \$1,128.13. Vote to approve was 4-0.
 - Upon recommendation of the director, a motion was made and seconded to approve a 41C exemption application for a total of \$1000.00. Vote to approve was 3-1.
- Abatements: None
- Circuit Breaker: None
- ATB:
 - Board informed that appeals by 35 Main St. for FY07, FY08 and FY09 had been decided in favor of the town.
 - No schedule for 21 FY09 and 3 FY10 pending cases.
- Staffing/Personnel: Director reported that Administrative Assessor position has been reposted and responses have been limited

- Director discussed Open Meeting Law seminar attended by she and chair. Principle impact seen on agenda and meeting notices. Other office and board activities appear to conform to new law.
- Director informed board of training and vacation schedules for this summer. Board informed that staff had reviewed properties identified in Town Meeting Warrant to ensure that assessor's records correctly reflect current status of subject properties.


Old Business:

- FLM: Board informed that draft copy of RFP ready for submittal for town review pending final comments and corrections by board members. Submittal to F. Turkington is planned for May 14.

At 8:35 pm upon unanimous roll call vote, the board went into executive session to review abatement cases pending at ATB.

Upon resuming the regular meeting at 8:50 pm the chair set next meeting for May 24 at 7:00 pm and the board voted unanimously to adjourn at 8:55 pm.

Respectfully submitted


Jayson Brodie 5/24/10

Jayson Brodie

FY2010 CB

AFFANANATO	SALVIN & LORRAINE	287	OLD CONNECTICUT PATH	\$750.00
ALPHEN	PAUL & MARY	24	MORRILL DR	\$750.00
ANDELL	MELVIN	107	LOKER ST	\$750.00
BARTON	DAVID & SARAH	48	HAWTHORNE RD	\$750.00
BERRY	HELEN	37	EAST PLAIN ST	\$750.00
BLOOD	GEORGE	9	HIGHGATE RD	\$750.00
BOYER	PAUL & DARLENE	227	COMMONWEALTH RD	\$750.00
BROWNE	VIRGINIA	76	OSBOW RD	\$750.00
CALABRO	ANTHONY	1	OLD TAVERN RD	\$750.00
CHESSLER	SHIRLEY	93	HILLSIDE DR	\$750.00
COADY	JOHN & NANCY	38	CEDAR CREST RD	\$750.00
COLELLA	STEPHEN	3	TALLY HO LN	\$750.00
CROCKER	HILARY	20	DEAN RD	\$750.00
DAVIS	SHIRLEY	14	LEE RD	\$750.00
DYER	JOHN	287	COMMONWEALTH RD	\$305.00
GLADU	JANET	5	SOUTH ST	\$750.00
GROSS	AARON	135	WOODRIDGE RD	\$750.00
HANNON	HELEN	175	COCHITUATE RD	\$750.00
HURSTON	ANNE C	8	FOX HOLLOW	\$390.82
JAVORSKY	EMIL	116	CONCORD RD	\$498.00
KENNEDY	FRANCIS	84	OLD SUDBURY RD	\$750.00
LIENARD	ELVIRA	14	FULLER RD	\$750.00
LUND	WILLIS	127	DRAPER RD	\$750.00
MAGUIRE	JOHN F	148	CONCORD RD	\$750.00
MORRISSEY	JAMES & GAIL	24	GROVE ST	\$750.00
RADAR	SALLEE	4	CUTTING CROSS WAY	\$750.00
RIDER	DONALD	68	PLAIN RD	\$750.00
ROSENBERG	MIRIAM	206	GLEZEN LN	\$750.00
SADLER	ANNE	601	WISTERIA WAY	\$750.00
SANTAMARIA	JAMES & NANCY	5	TRINITY PL	\$750.00
SINGHAL	GORGHAN	20	HAMPSHIRE RD	\$750.00
SPINALE	JAMES & LORRAINE	32	MILLBROOK RD	\$750.00
STENQUIST	RUBY JUNE	26	FULLER RD	\$750.00
TARVER	WILMER E	115	GLEZEN LN	\$750.00
TASSINARI	MARJORIE	21	SUNSET RD	\$750.00
TRICONI	ANTHONY	48	FULLER RD	\$750.00
WHITHAM	TULIA	9	TRINITY PL	\$750.00
YARMARTINO	RAYMOND & PAULA	11	WHEELLOCK RD	\$750.00
ZABLE	SIMON & HELEN	3	BLOSSOM LN	\$750.00
ZIFFER	GARRET	3	INDIAN DAWN	\$260.00
				\$28,453.82

James H. Pappas
John H. Pappas 4/24/10
Mary R. Upton
Bob Lee
Pauline S. Upton

FY2010 CB

AFFANANATO	SALVIN & LORRAINE	287	OLD CONNECTICUT PATH	\$750.00	-OK
ALPHEN	PAUL & MARY	24	MORRILL DR	\$750.00	-OK
ANDELL	MELVIN	107	LOKER ST	\$750.00	-OK
BARTON	DAVID & SARAH	48	HAWTHORNE RD	\$750.00	-OK
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BLOOD	GEORGE	9	HIGHGATE RD	\$750.00	-OK
BOYER	PAUL & DARLENE	227	COMMONWEALTH RD	\$750.00	-OK
BROWNE	VIRGINIA	76	OWBOW RD	\$750.00	-OK
CALABRO	ANTHONY	1	OLD TAVERN RD	\$750.00	-OK
CHESSLER	SHIRLEY	93	HILLSIDE DR	\$750.00	-OK
COADY	JOHN & NANCY	38	CEDAR CREST RD	\$750.00	-OK
COLELLA	STEPHEN	3	TALLY HO LN	\$750.00	-OK
CROCKER	HILARY	20	DEAN RD	\$750.00	-OK
DAVIS	SHIRLEY	14	LEE RD	\$750.00	-OK
DYER	JOHN	287	COMMONWEALTH RD	\$305.00	-OK
GLADU	JANET	5	SOUTH ST	\$750.00	-OK
GROSS	AARON	135	WOODRIDGE RD	\$750.00	-OK
HANNON	HELEN	175	COCHITUATE RD	\$750.00	-see comments
HURSTON	ANNE C	8	FOX HOLLOW	\$390.82	-OK
JAVORSKY	EMIL	116	CONCORD RD	\$498.00	-OK
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RIDER	DONALD	68	PLAIN RD	\$750.00	-OK
ROSENBERG	MIRIAM	206	GLEZEN LN	\$750.00	-see comments
SADLER	ANNE	601	WISTERIA WAY	\$750.00	-OK
SANTAMARIA	JAMES & NANCY	5	TRINITY PL	\$750.00	-OK
SINGHAL	GORGHAN	20	HAMPSHIRE RD	\$750.00	-OK
SPINALE	JAMES & LORRAINE	32	MILLBROOK RD	\$750.00	-OK
STENQUIST	RUBY JUNE	26	FULLER RD	\$750.00	-OK
TARVER	WILMER E	115	GLEZEN LN	\$750.00	-OK
TASSINARI	MARJORIE	21	SUNSET RD	\$750.00	-OK
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WHITHAM	TULIA	9	TRINITY PL	\$750.00	-OK
YARMARTINO	RAYMOND & PAULA	11	WHEELOCK RD	\$750.00	-OK
ZABLE	SIMON & HELEN	3	BLOSSOM LN	\$750.00	-OK
ZIFFER	GARRET	3	INDIAN DAWN	\$750.00	-see comments
				\$28,943.82	

ATHANAS	NICHOLAS	31	CENTER	\$30,446.00	\$2,541.25	\$27,904.75	281,100	\$48.30	\$0
BROCKINGTON	GENE	150	CONCORD ROAD	\$40,991.00	\$6,365.00	\$34,626.00	391,400	\$77.72	\$0
COLELLA	STEPHEN J	3	TALLY HO LANE	\$99,304.00	\$25,000.00	\$74,304.00	423,800	\$86.36	\$0
CONWAY	MARIE	15	OLD TAVERN RD	\$40,503.00	\$1,948.00	\$38,555.00	486,100	\$102.97	\$15
DONOVAN	CHARLES	25	JOYCE RD	\$51,615.00	\$6,908.00	\$44,707.00	483,600	\$102.31	\$0
FENNELL	LEO & JACQU	163	WEST PLAIN STREET	\$77,835.00	\$2,831.00	\$75,004.00	377,700	\$74.06	\$0
JAVORSKY	EMIL J.	115	CONCORD ROAD	\$88,159.00	\$6,833.00	\$81,326.00	396,300	\$79.02	\$0
KIELY	MARY L	11	SHERMAN BRIDGE RD	\$42,811.00	\$2,354.00	\$40,457.00	407,500	\$82.01	\$0
LEVITAN	MARJORIE	44	JEFFREY RD	\$46,009.00	\$8,918.00	\$37,091.00	574,800	\$126.63	\$0
MORREALE	ADELINE	3	WILLOW LANE	\$37,149.00	\$5,543.00	\$31,606.00	315,700	\$57.53	\$0
PRENDERGAST	WILLIAM	5	CAULFIELD ROAD	\$59,584.38	\$6,937.44	\$52,646.94	414,600	\$83.90	\$0
SECUNDY	CLAUDIA	53	SHERMAN BRIDGE RD	\$22,637.00	\$6,369.00	\$16,268.00	412,000	\$83.21	\$0
SKELLY	JEAN	9	WAVYLAND HILLS RD	\$55,312.00	\$2,181.90	\$53,130.10	542,300	\$117.96	\$0
SMITH	ELVIRA	28	EDGEWOOD ROAD	\$42,680.00	\$2,469.57	\$40,210.43	498,900	\$106.39	\$0
SOCRAT	ALEXANDER	32	DEAN RD	\$33,052.00	\$1,883.87	\$31,168.13	354,400	\$67.85	\$0

Abigail Shole
Mary Winton
Barbara [Signature]

Assessing Department – Recap of Office Activity

Abatements

- ❖ FY '10 Real Estate Abatements: 102 completed (BOA review, letters to property owners, processed into billing system, final decisions entered into Vision)
- ❖ 1- Abatement has been deemed denied
- ❖ 1- Abatement pending - requested and received an extension from the property owner
- ❖ FY'10 Real Estate Abatement recap with preliminary data is attached
- ❖ FY'10 Personal Property Abatements: 3 completed (BOA review, letters to owners, processed into billing system)

Property Visits – (3/26/10 – 4/29/10)

- ❖ 23 Properties visited – 13 Sales, 2 Building Permits, 6 Quality Control (at property owners request), 1 Abatement and 1 Sale Refusal
- ❖ Data Quality of Visits:

# of Parcels	% Value Change
11	0-5%
5	5-10%
2	10-15%
1	15-20%
4	> 20%*

*All due to BP Activity

All Senior Exemptions (including CPA and Circuit Breaker) – (1/1/10 – 5/10/10)

- ❖ 219 Applications completed (BOA review, letters to applicants, processed into billing system)

Motor Vehicle Excise – (1/1/10 – 5/10/10)

- ❖ 258 Applications completed

Field Review

- ❖ Ellen and Bruce conducted Field review – for the following streets: Jeffrey Rd., Lingley Ln., Plainview Rd., Farmcrest Rd., Cobblestone Cir., Pheasant Run, Lewis Path, and Lincoln Rd.
- ❖ Susan Rufo accompanied Ellen and Bruce on 2 sessions of Field review – which included a recap of prior findings and field review of two pending ATB cases

Property Transfers

- ❖ A review of 2009 sales has begun – first draft of the LA3 is attached
- ❖ 77 Deed transfers processed year to date

Deliverables to be completed by end of Fiscal Year

Supplemental Billing

- ❖ Properties with CO's issued since June 30, 2009 are in the process of being reviewed for Supplemental Billing

Sales Inspections

- ❖ A visit history review has been complete for all 2009 sales:

# of Parcels	Inspection Type:
74	Complete
38	Exterior Only
42	To be done

- ❖ Bruce completed phone calls to properties that had responded to the sales questionnaire but had no interior inspections. (response has been good)
- ❖ Letters have been sent to the remaining properties owners advising that we will be making a visit to their property and requesting they call for an appointment

Building Permit Activity

- ❖ Building Permits have been reviewed and attached to property record cards to begin field work – approximately 250 require inspections
- ❖ Staff is working with Finance to complete an inclusive excel report in order to contract with Vision for a file merge
- ❖ Building Permit Data Collection will begin in June with a target completion date of July 30

1st Quarter Billing

- ❖ Data Enter all Lot Splits, Combinations and Subdivisions
- ❖ Personal Property File – purge all closed accounts
- ❖ Prepare Vision file and complete full extract to Vadar Billing system
- ❖ Prepare Billing Insert
- ❖ Prepare Mailing Labels for all 2010 sales

Exemptions

- ❖ MDM report for State Reimbursements



Town of Wayland
41 COCHITUATE ROAD
WAYLAND MASSACHUSETTS 01778
www.wayland.ma.us TEL. 508-358-3788

OFFICE STAFF

Ellen M. Brideau, MAA Director of Assessing
Bruce A. Morgan, Assistant Assessor
Savitri Ramgoolam, Department Assistant

BOARD OF ASSESSORS

Susan Rufo, Chairperson
Jayson Brodie, Vice Chair
Bruce Cummings
Molly Upton
Zachariah L. Ventress

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIR. OF ASSESSING
SUBJECT: FY'10 REAL ESTATE ABATEMENT STATUS
DATE: 5/10/2010

The following is a recap of FY'10 Real Estate Abatement Action:

Total Filings = 104
62 Granted
39 Denied
1 Deemed Denied
1 Extension
1 Late Filing

Sale Date	Map/Lot	Seller	Buyer	#	Street	LUC	NAL	Sale Price	FY10	Current	A/S	AbsDev
5/1/2009	46D_035	BRADLEY STEPHEN	SPENCE JOHN J III	17	ADELAIDE AVE	101		456,900	311,700	311,700	0.68	0.280
8/27/2009	25_059	HANNUM GREGORY J/T	SHIELDS ROBERT W	11	WHITE RD	101		650,000	470,700	470,700	0.72	0.240
8/31/2009	51D_009	MALINA MARTA A	MANMANCHERIL CHACKO D	18	FRENCH AVE	101		499,000	375,700	375,700	0.75	0.210
4/29/2009	46D_137	ROWE MARK & JENNA T	CROVELLA MARK	216	WEST PLAIN ST	101		450,000	342,400	342,400	0.76	0.200
10/15/2009	51A_093	NUPMINSKY DMITRY I & MARIA	ROBERTSON GEORGE	57	WEST PLAIN ST	101		389,000	308,300	308,300	0.79	0.170
5/11/2009	23_092	HOFFMAN GREGG S U & LESLIE	DRAPPI PAUL	15	CONCORD RD	101		505,000	403,500	403,500	0.80	0.160
11/24/2009	07_018	LITCHFIELD NICHOLAS	NOYES STEVEN	24	SHERMAN BRIDGE RD	101		925,100	742,100	742,100	0.80	0.160
12/10/2009	46D_013	BROWN GERALDINE E	EYERMAN DAVID J	189	WEST PLAIN ST	101		370,000	297,700	297,700	0.80	0.160
12/10/2009	44_037	JAMES BRYAN H	MORRISON BRIAN J	36	BARNEY HILL RD	101		645,000	526,300	526,300	0.82	0.140
7/17/2009	30_028	BUTLER DONALD N	MELVIN DAVID	17	WESTWAY RD	101		585,000	484,700	484,700	0.83	0.130
9/1/2009	19_068	STREHLE JOHN W	RYAN SEAN P	70	CLAYPIT HILL RD	101		867,000	716,000	716,000	0.83	0.130
10/30/2009	20_063	BUNDY SUSANNE	PRICE MICHAEL G	56	DRAPER RD	101		850,000	622,900	703,400	0.83	0.130
1/5/2009	04_095	PAO CHARLES C	DOODY MATTHEW W	295	CONCORD RD	101		625,000	527,000	527,000	0.84	0.120
9/3/2009	47A_081	APPLEBY CYNTHIA V	HAUCK ANTHONY A	97	DUDLEY RD	101		382,450	321,800	321,800	0.84	0.120
8/11/2009	52_124	MACINTOSH DAVID W	TA TIMOTHY	6	DEAN RD	101		700,000	595,900	595,900	0.85	0.110
7/1/2009	46D_112	CARROLL JOSEPH T	IMURA YUSUKE	10	EDGEWOOD RD	101		420,000	361,000	361,000	0.86	0.100
7/10/2009	46D_086	ORBEK DEBORAH TRUSTEE	VAN DYKE SUSAN	160	WEST PLAIN ST	101		561,000	481,200	481,200	0.86	0.100
11/17/2009	51B_060	DOUTHIT JAMES H	BELL DAVID S	62	EAST PLAIN ST	101		394,000	338,300	338,300	0.86	0.100
11/25/2009	47B_050	WEHRLI KATHARINA	MACMATH ROBERT	6	LAKEVIEW RD	101		238,500	204,900	204,900	0.86	0.100
4/17/2009	14_070	BELLOWS SANDRA TRUSTEE	PLETTA KEVIN D	102	GLEZEN LN	101		716,100	622,700	622,700	0.87	0.090
7/31/2009	46B_014	BERLIN KATHARINE M TR	ALMOG DORON	169	LAKESHORE DR	101		590,000	514,500	514,500	0.87	0.090
9/16/2009	48_037	ORBETON PETER B T/E	BROWN STEPHEN R	95	LOKER ST	101		846,000	737,200	737,200	0.87	0.090
12/15/2009	36C_061A	OREILLY LAWRENCE J/T	FUZAYLOV GENNADIY	32	OVERLOOK RD	101		890,000	269,200	775,700	0.87	0.090
2/20/2009	42D_003	GRUJOSKI TEODOR	BENNETT THEODORE	361	OLD CONNECTICUT PATH	101		250,000	220,100	220,100	0.88	0.080
9/11/2009	42B_066	NELSON RICHARD TRUSTEE	BARANOVSKY MASHA	5	STONEBRIDGE RD	101		500,000	439,100	439,100	0.88	0.080
10/16/2009	48_040	KAUFMAN MARK R & JULIA S T	MORAN JONATHAN R	71	LOKER ST	101		910,000	798,500	798,500	0.88	0.080
10/22/2009	24_017	HAGENSTEIN PERRY R	GOSSELS B & BEICHER ETR	15	BENNETT RD	101		774,400	679,300	679,300	0.88	0.080
11/20/2009	51C_025	WARNER EDWARD T T/E	ONEIL JOHN P	21	SHAWMUT AVE	101		405,000	355,300	355,300	0.88	0.080
2/23/2009	11_082	HOWARD MARIANNE L	MORAN DAVID R	13	LINCOLN RD	101		995,000	881,200	881,200	0.89	0.070
4/23/2009	50_057	CHEN CHIN-CHUN	HARRINGTON MARK D	11	LAKE RD	101		379,000	335,900	335,900	0.89	0.070
10/13/2009	38_155	ROSENHEIM JOHN L	ASKIN DONALD	19	CHARENA RD	101		698,750	621,400	621,400	0.89	0.070
12/7/2009	04_040	MCMORROW MAUREEN P	LIFSCHATZ RISA C	54	RED BARN RD	101		532,000	471,500	471,500	0.89	0.070
4/30/2009	47B_043	ON DECK PROPERTIES LLC	CINTOLO MARK	17	LAKEVIEW RD	101		385,900	347,100	347,100	0.90	0.060
6/25/2009	38_099	WEAGLE, JANE A	SONDHI MANU	3	ROLLING LN	101		552,900	495,700	495,700	0.90	0.060
8/20/2009	01_041	MOYER WILLIAM C TRUSTEE	SHMELZER DAVID	36	HAMPSHIRE RD	101		648,000	585,000	585,000	0.90	0.060
9/14/2009	24_140	L'ESPERANCE BRETT J T/E	PHILLIPS ANDREW R	42	PLAIN RD	101		542,500	489,400	489,400	0.90	0.060
12/7/2009	35_025	LIFSCHATZ STEPHEN J	CHAN JONATHAN C	146	BUCKSKIN DR	101		810,000	726,900	726,900	0.90	0.060
7/8/2009	18_024A	LINGLEY LANE LLP	ELBING KAREN L	12	ROSE HILL LN	101		1,933,410	1,786,700	1,786,700	0.91	0.050
8/13/2009	04_058	NOONAN MARK J	CAMPHAUSEN RAYMOND T	49	CAMPBELL RD	101		700,000	633,900	633,900	0.91	0.050
8/19/2009	51D_006	LILOI JESSICA & JOHN T/E	WINEMAN ANDREW, PAMELA	211	COMMONWEALTH RD	101		328,000	298,800	298,800	0.91	0.050
9/30/2009	52_209F	ZONA PAULA	KIM YOON PHIL	348	COMMONWEALTH RD	101		555,000	506,000	506,000	0.91	0.050
10/26/2009	42D_039	MCCORMICK DAVID W JR	SCHLIEFKE KAREN	26	PINERIDGE RD	101		288,000	261,200	261,200	0.91	0.050
8/8/2009	10_030	MARKOV ELVIRA TR/ELVIRA MAR	MADY BRIAN J	59	SEDGEMEADOW RD	101		625,000	576,000	576,000	0.92	0.040
12/2/2009	47A_058	LUO BIN WEI T/E	MCCORMACK KELLY A	76	DUDLEY RD	101		350,000	317,200	323,400	0.92	0.040
1/30/2009	51D_034	ASCSETTINO MICHAEL M/PAULA	MARCOCCIO LEISHA A	86	MAIN ST	101		390,000	363,500	363,500	0.93	0.030

Sale Date	Map/Parcel	Seller	Buyer	# Acres	LUC	NAL	Sale Price	FY10	Current	A/S	AP-Dev
2/5/2009	38_068	CANBY DARRELL J & NICKERSON	TRISILVIA RHONDA	22.3	101	101	610,000	566,600	566,600	0.93	0.030
2/25/2009	47B_068	OBEROLAR UN	GUO HONG	3	101	101	838,750	780,900	780,900	0.93	0.030
4/17/2009	46D_101	RUBENAUER EDWIN P	ILYA L ILIN	13	101	101	412,500	383,000	383,000	0.93	0.030
5/22/2009	42B_075	LAVIN ROBERT T SR	RAPKIN AMY	5	101	101	325,000	303,800	303,800	0.93	0.030
6/1/2009	47C_044B	BARANOVSKY DIMITRY T/E	BOBRONNIKOV ELLEN R	11	101	101	860,000	778,600	801,200	0.93	0.030
6/25/2009	47D_057	HARRIS JASON	FRUTTMAN AARON	14	101	101	535,000	496,100	496,100	0.93	0.030
7/30/2009	19_063	DOMOLKY GEORGE C	NAJEMY DANIEL D TRUSTEE	11	101	101	910,000	847,800	847,800	0.93	0.030
11/8/2009	42D_110	MAURER PATRICK M	MOSHINSKY DEBORAH	65	101	101	345,000	319,800	319,800	0.93	0.030
6/30/2009	20_005	GRAY ROBERT L	ROJAS ERIC A	28	101	101	850,000	800,200	800,200	0.94	0.020
7/23/2009	51A_040	QIU NAIZHONG	JACQUES ROBERT O	90	101	101	492,000	460,300	460,300	0.94	0.020
1/8/2009	50_043	HARDESTY JOSEPHINE A	HANSEN MARGARET	1	101	101	475,000	450,500	450,500	0.95	0.010
4/24/2009	11_088	WELDON KENT R	WALKER CHERI L	179	101	101	1,099,550	1,039,800	1,039,800	0.95	0.010
9/11/2009	52_072	PANDOLFO RICHARD M	HOCHBERGER BENJAMIN	30	101	101	517,000	490,300	490,300	0.95	0.010
10/14/2009	51C_055A	COHEN JEFFREY A	CONSTANTINE JEANINE	14	101	101	325,000	309,900	309,900	0.95	0.010
9/23/2009	48_160	MYERS SIDNEY	VARGHESE THOMAS V	1	101	101	515,000	493,700	493,700	0.96	0.000
12/18/2009	06_007	GUYTON PAUL R	WILKINSON BRETT R	23	101	101	530,000	507,100	507,100	0.96	0.000
12/30/2009	48_163	WALZER JUDY	GRAHAM JEFFREY C	53	101	101	410,000	395,400	395,400	0.96	0.000
6/30/2009	49_037	JACOBSON MARIE A L TRUSTEE	KARSAN ZAKARIA A	33	101	101	560,000	540,900	540,900	0.97	0.010
5/28/2009	24_025	LEE LEONARD C M	SALAS JOE	9	101	101	426,000	416,200	416,200	0.98	0.020
7/18/2009	37_018	TITLUS ROBERT A T/E	LIU WENJIE	36	101	101	600,000	585,400	585,400	0.98	0.020
8/4/2009	51C_002	HAMILTON HOLLY	LIPNESH YUYRI	26	101	101	450,000	439,300	439,300	0.98	0.020
8/8/2009	04_052	DANENBERG IRENE J/T	CAPELLO JEFFREY	14	101	101	514,000	502,800	502,800	0.98	0.020
9/24/2009	43B_037	KOLASKI KARYN L T/	SAWE SACHIN R	13	101	101	550,000	538,500	538,500	0.98	0.020
12/11/2009	46D_076	WU QUNGFU T/E	ALONGI DOUGLAS S	8	101	101	705,000	689,800	689,800	0.98	0.020
8/7/2009	49_022	PANDISCIO NICHOLAS A	JIANHUI LUO	21	101	101	615,800	645,800	609,900	0.99	0.030
8/17/2009	16_046	SVENSON JOHN R	LESPERANCE BRETT J	36	101	101	1,027,500	1,019,600	1,019,600	0.99	0.030
9/1/2009	47B_081	DELLE NANCY C	FUXIANG PAN	39	101	101	762,500	753,800	753,800	0.99	0.030
1/2/2009	48_076	DICIANNI VINCENT L	INGLESE PAUL	20	101	101	445,000	444,500	444,500	1.00	0.040
7/31/2009	44_102	RESNICK NAOMI	BARBER CYNTHIA F	11	101	101	815,000	816,800	816,800	1.00	0.040
8/28/2009	30_066	PORCARO ANIELLO JR	TAKAHASHI IPPEI	99	101	101	680,000	681,300	681,300	1.00	0.040
9/4/2009	29_017	WILSON HAROLD	DINIMIO PHYLLIS	45	101	101	566,550	568,700	568,700	1.00	0.040
11/23/2009	47D_042	NAHABEDIAN ARDASHES TRUSTEE	WARNER EDWARD T	17	101	101	455,000	455,000	455,000	1.00	0.040
12/29/2009	03_045	PRYMAK ROSTISLAW R	SILVER STEPHANIE G	9	101	101	580,000	582,700	582,700	1.00	0.040
6/1/2009	38_049	SARGENT, DARRYL G. &	GOESSLING DANIEL F	15	101	101	445,000	448,900	448,900	1.01	0.050
7/7/2009	43D_003	HARPER JANE R	STREHLE JOHN	51	101	101	865,000	876,300	876,300	1.01	0.050
8/14/2009	51C_086	KAHN LINDA S	CHEN DONGJUN	6	101	101	361,000	364,300	364,300	1.01	0.050
11/2/2009	17_014	DANA MYER R	DOUTHIT JAMES	32	101	101	532,500	537,900	537,900	1.01	0.050
3/27/2009	39_031	RICHTER MARIAN	LOCKE MARTHA G	32	101	101	843,000	859,400	859,400	1.02	0.060
4/30/2009	24_001	DEVELLO THOMAS W &	GOLDMAN FREDRIC M	17	101	101	690,500	705,800	705,800	1.02	0.060
10/19/2009	47B_085	ALICE J WELDON	CHEW ANGELA	40	101	101	378,000	384,600	384,600	1.02	0.060
7/7/2009	48_173	MODE BARBARA S TRUSTEE	LIBBY SAMANTHA LEE	80	101	101	454,000	467,900	467,900	1.03	0.070
12/1/2009	51B_006	RYAN PHYLLIS H	JIA BIN	4	101	101	305,000	313,200	313,200	1.03	0.070
2/12/2009	05_010	BOULDER APPLETREE LLC	RAFTERY DAVID A	6	101	101	780,000	810,200	810,200	1.04	0.080
4/23/2009	42D_002	KIM JUN & NYONG J	BHOSREKAR NIKHIL	357	101	101	250,000	260,500	260,500	1.04	0.080
7/22/2009	34_009	DIFRANCO JOSEPH E	CASE ANDREA G	112	101	101	579,000	604,800	604,800	1.04	0.080
1/30/2009	16_030	KELLEIGH CATHERINE S TRUSTEE	COHEN MATTHEW	105	101	101	725,000	760,600	760,600	1.05	0.090
7/31/2009	51A_009	KOWALSKI JOSEPH M	BENNETT ERIC B	8	101	101	315,000	329,600	329,600	1.05	0.090
9/9/2009	15_044	ARESTY JEFFREY M & ELLEN L	FOREMAN MARK H	35	101	101	735,000	825,000	773,800	1.05	0.090

Sale Date	Map/Lot	Seller	Buyer	# of Acres	LUC	NAL Sale Price	FY10	Current	A/S	APN
11/20/2009	39 L	NOYES STEVEN T/E	MORRIS EDWARD W	3	101	700,000	737,900	737,900	1.05	090
7/23/2009	11_074	DART, RONALD W. &	SOTIRIS DIAMANDIS P	170	101	911,765	976,300	976,300	1.07	0110
9/4/2009	30_087	SIROIS NORMAN L	GRIFFIN CRAIG M	92	101	285,000	304,900	304,900	1.07	0110
4/23/2009	47B_078	RANDALL BRIAN P JR TRUSTEE	SHU BEZHAN	27	101	476,000	513,200	513,200	1.08	0120
8/12/2009	07_036	KELLY KATHLEEN	LYNG GREG	7	101	440,000	476,600	476,600	1.08	0120
11/20/2009	43A_049	GRIFFIN, JANIE N.	YANG YU	1	101	470,000	505,600	505,600	1.08	0120
1/20/2009	24_150B	PECK STEVEN M	LAI TREVOR I	10	101	925,000	1,003,900	1,003,900	1.09	0130
6/17/2009	43C_022	DONELAN SUSAN E	ZYLICH ASHLEY V	2	101	290,000	329,400	316,700	1.09	0130
7/16/2009	07_029	TOBIN CORINNE F	SCHUHITZ SUSAN B TRUSTEE	9	101	325,000	355,400	355,400	1.09	0130
1/14/2009	44_095	SAUCIER MATTHEW T/E	ESPOSITO CHRISTOPHER	84	101	575,000	634,300	634,300	1.10	0140
2/27/2009	43D_001	SEIDEN MICHAEL V	CHASE KENNETH A	33	101	1,050,000	1,200,700	1,157,900	1.10	0140
6/9/2009	04_023	DONOVAN CAROLA	FENWICK DEVON A	12	101	552,000	605,800	605,000	1.10	0140
9/1/2009	45_009	WOJASIK HELEN C TRUSTEE	MCGUIRE JOHN L	70	101	390,000	441,000	429,100	1.10	0140
6/1/2009	15_067	HOYT LIVINGSTON B	FIETELBERG MARK	94	101	660,000	731,100	731,100	1.11	0150
10/21/2009	52_190	FLEMING RITA C TRUSTEE	30 SCHOOL STREET LLC	30	101	300,000	379,300	336,700	1.12	0160
9/24/2009	30_048	HERMANSON ANDREW L	FRENZEL ROBERT MARTIN	68	101	600,000	732,100	732,100	1.13	0170
6/30/2009	51D_091	DIMUZIO CELIA L/E	PATTERSON DANIEL O	242	101	310,000	354,500	354,500	1.14	0180
11/10/2009	44_070	44 HIGH ROCK LLC	CROMWELL CAROLINE	44	101	510,000	582,800	582,800	1.14	0180
12/10/2009	25_083	BATT DANIEL S & DEBORAH W	EYERMAN DAVID	189	101	370,000	422,500	422,500	1.14	0180
8/19/2009	16_075	HOULDING MARGARET C	MENNER MATTHEW EVAN	11	101	995,000	1,100,500	1,163,200	1.17	0210
7/16/2009	44_128	KANE BUILT INC	JUDAH SAM JR	6	101	879,000	875,000	1,033,300	1.18	0220
3/6/2009	11_077	SINGH GEETA	MORENBERG PAUL W	25	101	656,000	785,600	785,600	1.20	0240
9/11/2009	34_035	KARIOTIS GEORGE S	LEICHLITER SCOTT B	8	101	910,000	1,102,700	1,102,700	1.21	0250
7/2/2009	52_181	SCHILLING PATRICIA M	MORNEWECK STEEN A	11	101	316,500	390,500	390,500	1.23	0270
10/1/2009	52_048	YI JEN-SHU	BALBONI RICHARD J	66	101	272,500	345,200	345,200	1.27	0310
10/23/2009	51D_001	LENOW HOWARD	LINGLEY LANE LLP	235	101	270,000	354,700	354,700	1.31	0350
10/16/2009	44_047	DEWHURST DOROTHY E MACL L/	BOBROV VADIM	5	101	472,500	621,800	621,800	1.32	0360
3/5/2009	04_032	WELCH BERTHA F L/E	MARKEVITCH MAXIM	32	101	321,000	439,700	439,700	1.37	0410
11/8/2009	06_017	GIABELLINA ERMENGILDO	FRASER ANN TRUSTEE	50	101	315,000	434,700	434,700	1.38	0420
5/22/2009	04_059	DEANTONIO ELEANORA WEST TRU	LOFTIS CHRISTINA	6	101	420,000	591,300	591,300	1.41	0450
									MEDIAN	0.96
									COD	10.59
11/3/2009	35_001C	RUBINSTEIN SHIRLEY D	GILMORE JUDITH ANN	17	102	450,000	341,000	341,000	0.76	0205
4/21/2009	40_030C	WILSON HAROLD	MAJORS JAY L	9	102	493,350	400,300	400,300	0.81	0155
2/27/2009	45_045C	CHASE KENNETH A	FERENCIK MAROS	7	102	437,500	357,800	357,800	0.82	0145
6/30/2009	40_037C	FINSIN GITA A	VACHON LOUIS	1	102	435,500	365,600	365,600	0.84	0125
7/20/2009	45_090D	LEVINE ALAN C	BARON JOANNE Z	38	102	370,000	309,100	309,100	0.84	0125
10/8/2009	40_045B	SHUMAN ALAN M	DANA MYER R	9	102	415,000	354,300	354,300	0.85	0115
10/1/2009	40_057F	SWARTZ WILLIAM	KAUFMAN M & J TRUSTEES	306	102	820,000	715,100	715,100	0.87	0095
11/23/2009	51D_047	GEFTEAS MICHAEL	LAFLEUR RYAN J	16	102	305,000	266,100	266,100	0.87	0095
6/26/2009	33_012	SCHMIDT ELDON & JANET W TRS	ZHU ZHUJIAN	13	102	700,000	646,300	646,300	0.92	0045
7/10/2009	40_025A	KAHN ARNOLD LAWRENCE	STANTON ROBERT J	11	102	338,450	322,400	322,400	0.95	0015
9/18/2009	40_061D	PAVLIK ROBERT S	KAPLAN ALLEN L	704	102	750,000	714,000	714,000	0.95	0015
11/13/2009	40_071A	AWAD ALICE	DUFF RAE ANN	1701	102	892,300	856,200	856,200	0.96	0005
6/5/2009	45_077B	CHUDNOW SANDRA M	DUPONT JAMES	47	102	490,000	471,800	471,800	0.96	0005
11/13/2009	40_033A	STAVIS JUDITH RACHEL	HARRIS BERNARD	3	102	375,000	364,900	364,900	0.97	0005

Sale Date	Map/Parcel	Seller	Buyer	Acres	LUC	NAL	Sale Price	FY10	Current	A/S	A'±	av
5/1/2009	46D_001	DEUTSCHE BANK NATIONAL TRUS	YIZHEN CHEN	5.0	101	S	260,000	350,200	350,200			
6/19/2009	33_023C	US BANK TRUSTEE	SCHMIDT ELDON	6.0	102	S	250,000	285,800	285,800			
7/3/2009	04_077	WALPOLE CO-OPERATIVE BANK	KANE BUILT INC	8.0	101	S	400,000	350,300	830,100			
10/29/2009	53_035C	MERS DECISION ONE MTG CO L	HSIE CHANG-ER	308.0	102	S	137,400	524,000	137,400			
11/19/2009	04_072	CRIS INVESTMENTS LLC	ADAMS DARCY	42.0	101	S	535,000	568,700	568,700			
12/14/2009	07_032	BANK OF AMERICA	SHERMAN LEONARD	1.0	101	S	346,500	390,600	390,600			
12/15/2009	42C_010	KIM DAE YUL	SHI XIANG	23.0	101	V	470,000	530,700	486,000			
12/15/2009	42C_011	KIM DAE YUL	SHI XIANG	23.0	132	V	470,000	27,100	27,100			
4/17/2009	01_055	OXBOW PARTNERS LLC	RUSSO LINA	408.0	102	W	216,759	216,800	216,800			
5/1/2009	01_051	OXBOW PARTNERS LLC	CARLL SCOTT	204.0	102	W	178,153	178,200	178,200			
5/4/2009	01_053	OXBOW PARTNERS LLC	LAU ELENA	306.0	102	W	161,834	161,800	161,800			
5/5/2009	01_054	OXBOW PARTNERS LLC	VANDERNAT SHERAMY J	307.0	102	W	161,834	161,800	161,800			
5/14/2009	01_048	OXBOW PARTNERS LLC	FORTUNATO KEVIN	101.0	102	W	161,834	161,800	161,800			
5/15/2009	01_063	OXBOW PARTNERS LLC	TOADER LIVIU C	616.0	102	W	178,153	178,200	178,200			
5/19/2009	01_052	OXBOW PARTNERS LLC	STITHAM MARGOTC LIGOR	305.0	102	W	239,213	239,200	239,200			
5/21/2009	01_061	OXBOW PARTNERS LLC	CLAUSEN KATHERINE E	614.0	102	W	161,834	161,800	161,800			
5/21/2009	01_062	OXBOW PARTNERS LLC	OCONNOR JENNIFER	615.0	102	W	161,834	161,800	161,800			
6/8/2009	01_057	OXBOW PARTNERS LLC	WILLIAMSON RUBY	410.0	102	W	239,213	239,200	239,200			
6/11/2009	01_058	OXBOW PARTNERS LLC	DOYON BRYAN	511.0	102	W	239,213	239,200	239,200			
6/17/2009	01_056	OXBOW PARTNERS LLC	DEANE MARYELLEN E	409.0	102	W	161,834	161,800	161,800			
8/17/2009	01_049	OXBOW PARTNERS LLC	STEIN MATTHEW J	202.0	102	W	161,834	161,800	161,800			
8/21/2009	01_060	OXBOW PARTNERS LLC	LUTHER DOUGLAS E	513.0	102	W	216,795	216,800	216,800			
8/24/2009	01_059	OXBOW PARTNERS LLC	ROAT ARMINE S	512.0	102	W	161,834	161,800	161,800			
10/1/2009	01_050	OXBOW PARTNERS LLC	PIERCE JEREMY D	203.0	102	W	161,834	161,800	161,800			
12/31/2009	44_014	BEN LOREN G	GUZMAN HECTOR R	3.0	101	N	715,000	830,300	830,300	1.16		0.200
10/30/2009	47A_069	PAUPLIS JOHN J TRUSTEE	SULLIVAN MICHAEL D	129.0	101	V	258,000	270,500	270,500	1.05		0.090
9/17/2009	29_029A	PEDERSON JOHN B	AMATO ANTHONY	4.0	101	N	1,100,000	1,444,300	1,444,300	1.31		0.350
8/24/2009	41_003	PERELLA VICTOR	LUOCE DAVID	234.0	101	N	250,000	342,500	342,600	1.37		0.410
10/30/2009	47A_072	PAUPLIS JOHN J	SULLIVAN MICHAEL D	123.0	101	V	258,000	572,800	572,800	2.22		1.260
7/17/2009	49_042	MILLER BARRY A	BLOOM ROCHELLE C	23.0	131	G	587,200	103,500	103,500	0.18		