

Board of Assessors  
Meeting: November 8, 2010  
Wayland Town Building

Meeting called to order by Chair Susan Rufo at 7:05 pm

Present: Members: Susan Rufo, Bruce Cummings, Molly Upton, Z Ventress  
Staff: Director Ellen Brideau  
No public attendees

Minutes: Minutes of October 25, 2010 approved as presented.

Correspondence: None

Documents requiring board approval/sign-off

RFP for Full List and Measure has been published with a response date of December 9, 2010.

Classification Hearing- Handout for the Board of Selectmen's Classification Hearing to be held on November 22, 2010, was reviewed with final numbers to be worked on and added to the handout by Assessing Director E. Brideau. S Rufo and E Brideau to finalize handout and provide to the selectmen for their review prior to the classification hearing.

Office Activity Report by Director of Assessing E. Brideau  
FY 11' Interim Values were reviewed by the board and staff extensively, the following areas of concern were identified as needing further analysis:

- Sandy Hill – site index and sale review yielded change
- White Road and Rich Valley – staff's further reviewed all land condition factors/sales and determined some properties should have wetlands factor (seven sales were utilized in review)
- Questions related to "high end" properties were reviewed based on limited similar valued sales. Values were found to be in line.
- Old to New Values- is one tool used in assessing review. Final analysis assumes old is 100% accurate (which may not be). Each year the process is reviewed, but it must be kept in mind that it still remains a Mass Appraisal process.
- Condos – wide range of old to new values. Staff found that depreciation table for condos needed adjustment redrafted those tables to mimic single family properties
- Single family (SF) properties and condos increasing more than 10% and decreasing by 15% were further reviewed and corrections were made to properties that warranted changes.

Number of properties reviewed: 60 single family (10%+ increase)  
6 condos “ “  
34 single family (15%+ decrease)  
6 condos “ “

- Mass Pike review determined that adjustment factor was too high based on sales and was reduced accordingly
  - Land Condition review was done to assure all condition factors for consistency
- Motion made to accept FY'11 values as presented by Assessing Director E Brideau. S Rufo, B Cummings and Z Ventress voted to accept FY' 11 Values. M Upton abstained.

New Business: None

The chair set the next meeting for November 22, 2010, at 7 pm. The board voted unanimously to adjourn at 8:25 pm.

Respectfully submitted,

Susan Rufo