

Board of Assessors
Meeting: November 22, 2010
Wayland Town Building

Meeting called to order by Chair Susan Rufo at 7:10 pm

Present: Members: Susan Rufo, Bruce Cummings, Molly Upton,
Staff: Director Ellen Brideau, Assistant Assessor Bruce Morgan, and
Administrative Assessor Dana Valenti
No public attendees

Minutes: Minutes of November 8, 2010, deferred to next meeting.

Correspondence: None

Documents requiring board approval/sign-off:

Classification Hearing Review- Prior to the scheduled Classification Hearing to be held in the Selectmen's Room the board reviewed the Classification Handout that was being presented with the final numbers compiled by Director E. Brideau. (Classification Hearing Packet is attached.)

Board of Assessors move to the Board of Selectmen's Room at 7:55 for Classification Hearing to the Selectmen. Chair S Rufo and Director E Brideau present Classification Hearing packet to Selectmen and answer questions related to Hearing packet and address public questions and concerns. The Board of Selectmen vote unanimously not to split the tax rate for FY 11 and opt for a single tax rate of \$19.35, pending DOR approval. The Board of Selectmen also extends their thanks and appreciation of a detailed and very informative Hearing packet, as well as an acknowledgement of the good work and progress the assessing department and Board of Assessors have and continues to make.

Board of Assessors returns to the Assessing Office and the board voted to unanimously adjourn at 8:50 pm.

Respectfully submitted,

Susan Rufo

TOWN OF WAYLAND



FISCAL YEAR 2011

BOARD OF SELECTMEN CLASSIFICATION HEARING

**November 22, 2010, 8:00 PM
Wayland Town Building**

PREPARED BY:

**Board of Assessors
Susan Rufo, Chair
Jayson Brodie, Vice Chair
Bruce Cummings
Molly Upton
Zachariah Ventress
Ellen Brideau, Director of Assessing**

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CLASSIFICATION ALTERNATIVES

1. SELECTION OF THE RESIDENTIAL FACTOR

Based on property values submitted to the Department of Revenue, the minimum residential factor (MRF) for fiscal year 2011 is 97.3016. Selection of the MRF of 97.3016 would result in a tax factor of 1.50. The Board of Selectmen can choose any factor from 1 to 1.50. If a factor of 1 is chosen, there would be a single tax rate of 19.35; if a factor of greater than 1 is chosen, residential will have a different tax rate than commercial, industrial and personal property (CIP).

(For complete options please refer to Tax Rate Options)

Residential Single Family - Average Assessed Value Fiscal Year 2011

Factor	Valuation	Tax Rate	Tax Bill	
1.00	592,820	19.35	11,471	
1.25	592,820	19.09	11,317	Decrease at 1.25 factor = \$154 or 1.3%
1.35	592,820	18.98	11,251	Decrease at 1.35 factor = \$219 or 1.9%
1.40	592,820	18.93	11,222	Decrease at 1.40 factor = \$249 or 2.2%
1.50	592,820	18.83	11,162	Decrease at 1.50 factor = \$308 or 2.7%

Commercial – Average Assessed Value Fiscal Year 2011

Factor	Valuation	Tax Rate	Tax Bill	
1.00	782,000	19.35	15,132	
1.25	782,000	24.19	18,917	Increase at 1.25 factor = \$3,785 or 25%
1.35	782,000	26.12	20,426	Increase at 1.35 factor = \$5,294 or 35%
1.40	782,000	27.09	21,184	Increase at 1.40 factor = \$6,053 or 40%
1.50	782,000	29.03	22,701	Increase at 1.50 factor = \$7,570 or 50%

Industrial – Average Assessed Value Fiscal Year 2011

Factor	Valuation	Tax Rate	Tax Bill	
1.00	3,469,700	19.35	67,139	
1.25	3,469,700	24.19	83,932	Increase at 1.25 factor = \$16,793 or 25%
1.35	3,469,700	26.12	90,629	Increase at 1.35 factor = \$23,490 or 35%
1.40	3,469,700	27.09	93,994	Increase at 1.40 factor = \$26,855 or 40%
1.50	3,469,700	29.03	100,725	Increase at 1.50 factor = \$33,587 or 50%

Personal Property – Average Assessed Value Fiscal Year 2011

Factor	Valuation	Tax Rate	Tax Bill	
1.00	131,100	19.35	2,537	
1.25	131,100	24.19	3,171	Increase at 1.25 factor = \$635 or 25%
1.35	131,100	26.12	3,424	Increase at 1.35 factor = \$888 or 35%
1.40	131,100	27.09	3,551	Increase at 1.40 factor = \$1,015 or 40%
1.50	131,100	29.03	3,806	Increase at 1.50 factor = \$1,269 or 50%

CLASSIFICATION ALTERNATIVES, continued

An Open Space Discount, a Residential Exemption and a Small Commercial Exemption may also be chosen by the Town. The choice of either or both of these first two affects the tax rate of Residential property, whether the Town chooses to shift more to the CIP classes or not. The third option affects the tax rate of the commercial and industrial classes. The alternatives are considered and voted on annually by the Board of Selectmen.

2. **Open Space** is defined as land maintained in an open or natural condition that contributes significantly to the benefit and enjoyment of the public.

Massachusetts General Law Chapter 59 Sec. 2A Defines Class 2 Open Space as:

"Land which is not otherwise classified and which is not taxable under provisions of chapters sixty-one, sixty-one A or sixty-one B, or taxable under a permanent conservation restriction, and which land is not held for the production of income but is maintained in an open or natural condition and which contributes significantly to the benefit and enjoyment of the public."

A maximum exemption of 25% may be adopted for all property that is classified as Open Space.

The Assessors have not identified any property which meets the definition of Open Space according to the statute.

3. **Residential Exemption** would be applied to every residential property that is the principal residence of a taxpayer. The Residential Exemption does not apply to accessory land incidental to residential use; summer homes or to residential property not occupied by its owner.

The Board of Selectmen may grant a residential exemption to owner-occupied residential properties. This would allow an exemption of up to 20% of the average assessed valuation of all residential property. It would apply to owner-occupied residential properties. The majority of Wayland's property owners meet the statutory requirements to qualify for the exemption. A small percent of homeowners and all land owners will not receive the benefit. This exemption must be borne within the overall residential class increasing the residential tax rate proportionately to the exemption.

The intent of the Residential Exemption is to shift tax burden to rental and vacation properties. Wayland is comprised of primarily owner-occupied residential property; therefore, this exemption would yield a negligible benefit to residential property owners.

4. **Small Commercial Exemption** may be applied to certain commercial properties. If adopted, up to 10% of the assessed value of the eligible parcel would be exempt. Eligibility requirements are: 1) assessment less than one million dollars, 2) occupied by a business which has been certified by the Department of Employment & Training or by the Assessors as having no more than an average of ten employees in the previous year at all locations.

The intent of the Commercial Exemption is to encourage small business; however, the owner of the property and not the owner of the business receives the exemption. It is very difficult to estimate the impact of this exemption because it is done on a parcel-by-parcel basis.

Wayland, MA

Fiscal Year 2011 Summary of Tax Rate Options*

Notes: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding.

CLASS	VALUE	PERCENTAGE	R & O %
Residential	2,752,145,687	94.8796%	94.8796%
Open Space		0.0000%	
Commercial	86,812,113	2.9928%	
Industrial	27,757,500	0.9569%	
Personal Prop	33,957,200	1.1707%	5.1204%
Total	2,900,672,500	100.0000%	

CLASSIFICATION OPTIONS

- ⊖ Residential Exempt
- ⊖ Small Commercial Exemption

LEVY

56128012 Estimated Levy
19.35 Single Tax Rate

CIP Shift	Res Factor	Share Percentages						Levy Amounts						Estimated Tax Rates										
		Res		Ind		PP		Total		Res		Ind		PP		Total		Res		Ind		PP		
		O	Com	O	Com	O	Com	O	Com	O	Com	O	Com	O	Com	O	Com	O	Com	O	Com	O	Com	
1	100.0000	94.8796	0.0000	2.9928	0.9569	1.1707	100.0000	53,254,018	0	1,679,814	537,108	657,072	56,128,012	19.35	19.35	19.35	19.35	19.35	19.35	19.35	19.35	19.35	19.35	
1.01	99.9480	94.8284	0.0000	3.0728	0.9665	1.1824	100.0000	53,225,278	0	1,696,613	542,479	663,643	56,128,012	19.34	19.54	19.54	19.54	19.54	19.54	19.54	19.54	19.54	19.54	
1.02	99.8921	94.7772	0.0000	3.0527	0.9761	1.1941	100.0000	53,196,538	0	1,713,411	547,850	670,713	56,128,012	19.33	19.74	19.74	19.74	19.74	19.74	19.74	19.74	19.74	19.74	
1.03	99.8381	94.7260	0.0000	3.0326	0.9856	1.2058	100.0000	53,167,798	0	1,730,209	553,221	676,784	56,128,012	19.32	19.93	19.93	19.93	19.93	19.93	19.93	19.93	19.93	19.93	
1.04	99.7841	94.6748	0.0000	3.1125	0.9952	1.2175	100.0000	53,139,058	0	1,747,007	558,592	683,355	56,128,012	19.31	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	20.12	
1.05	99.7302	94.6236	0.0000	3.1425	1.0048	1.2292	100.0000	53,110,319	0	1,763,805	563,963	689,926	56,128,012	19.30	20.32	20.32	20.32	20.32	20.32	20.32	20.32	20.32	20.32	
1.06	99.6762	94.5723	0.0000	3.1724	1.0143	1.2409	100.0000	53,081,579	0	1,780,603	569,334	696,496	56,128,012	19.29	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	20.51	
1.07	99.6222	94.5211	0.0000	3.2023	1.0239	1.2526	100.0000	53,052,839	0	1,797,401	574,705	703,067	56,128,012	19.28	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	20.70	
1.08	99.5683	94.4699	0.0000	3.2323	1.0335	1.2643	100.0000	53,024,099	0	1,814,200	580,076	709,638	56,128,012	19.27	20.90	20.90	20.90	20.90	20.90	20.90	20.90	20.90	20.90	
1.09	99.5143	94.4187	0.0000	3.2622	1.0431	1.2760	100.0000	52,995,359	0	1,830,998	585,447	716,208	56,128,012	19.26	21.09	21.09	21.09	21.09	21.09	21.09	21.09	21.09	21.09	
1.10	99.4603	94.3675	0.0000	3.2921	1.0526	1.2877	100.0000	52,966,619	0	1,847,796	590,818	722,779	56,128,012	19.25	21.28	21.28	21.28	21.28	21.28	21.28	21.28	21.28	21.28	
1.11	99.4064	94.3163	0.0000	3.3220	1.0622	1.2994	100.0000	52,937,879	0	1,864,594	596,189	729,350	56,128,012	19.24	21.48	21.48	21.48	21.48	21.48	21.48	21.48	21.48	21.48	
1.12	99.3524	94.2651	0.0000	3.3520	1.0718	1.3111	100.0000	52,909,139	0	1,881,392	601,561	735,920	56,128,012	19.23	21.67	21.67	21.67	21.67	21.67	21.67	21.67	21.67	21.67	
1.13	99.2984	94.2139	0.0000	3.3819	1.0813	1.3229	100.0000	52,880,399	0	1,898,190	606,932	742,491	56,128,012	19.21	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	21.87	
1.14	99.2445	94.1627	0.0000	3.4118	1.0909	1.3346	100.0000	52,851,659	0	1,914,988	612,303	749,062	56,128,012	19.20	22.06	22.06	22.06	22.06	22.06	22.06	22.06	22.06	22.06	
1.15	99.1905	94.1115	0.0000	3.4418	1.1005	1.3463	100.0000	52,822,919	0	1,931,787	617,674	755,633	56,128,012	19.19	22.25	22.25	22.25	22.25	22.25	22.25	22.25	22.25	22.25	22.25

*Pending DOR Approval

Fiscal Year 2011 Summary of Tax Rate Options* continued

CIP Shift	Res Factor	Share Percentages				Levy Amounts										Estimated Tax Rates			
		Res	Com	Ind	PP	Total	Res	O	Com	Ind	PP	Total	Res	O	Com	Ind	PP		
1.16	99.1365	94.0603	0.0000	3.4737	1.1100	1.3580	100.0000	52,794,179.0	1,948,585	623,045	767,603	56,128,012	19.18	23.45	22.45	22.45	22.45		
1.17	99.0826	94.0091	0.0000	3.5016	1.1196	1.3697	100.0000	52,785,439.0	1,965,383	628,416	768,774	56,128,012	19.17	23.64	22.64	22.64	22.64		
1.18	99.0286	93.9579	0.0000	3.5315	1.1262	1.3814	100.0000	52,736,699.0	1,982,181	633,787	775,335	56,128,012	19.16	23.83	22.83	22.83	22.83		
1.19	98.9746	93.9067	0.0000	3.5615	1.1388	1.3931	100.0000	52,707,959.0	1,998,979	639,158	781,915	56,128,012	19.15	23.03	23.03	23.03	23.03		
1.20	98.9206	93.8555	0.0000	3.5914	1.1483	1.4048	100.0000	52,679,219.0	2,015,777	644,529	788,486	56,128,012	19.14	23.22	23.22	23.22	23.22		
1.21	98.8667	93.8043	0.0000	3.6213	1.1579	1.4165	100.0000	52,650,480.0	2,032,575	649,900	795,057	56,128,012	19.13	23.41	23.41	23.41	23.41		
1.22	98.8127	93.7531	0.0000	3.6512	1.1675	1.4282	100.0000	52,621,740.0	2,049,374	655,271	801,628	56,128,012	19.12	23.61	23.61	23.61	23.61		
1.23	98.7587	93.7019	0.0000	3.6812	1.1770	1.4399	100.0000	52,593,000.0	2,066,172	660,642	808,198	56,128,012	19.11	23.80	23.80	23.80	23.80		
1.24	98.7048	93.6507	0.0000	3.7111	1.1866	1.4516	100.0000	52,564,260.0	2,082,970	666,013	814,769	56,128,012	19.10	23.99	23.99	23.99	23.99		
1.25	98.6508	93.5995	0.0000	3.7410	1.1962	1.4633	100.0000	52,535,520.0	2,099,768	671,385	821,340	56,128,012	19.09	24.19	24.19	24.19	24.19		
1.26	98.5968	93.5483	0.0000	3.7710	1.2057	1.4750	100.0000	52,506,780.0	2,116,566	676,756	827,910	56,128,012	19.08	24.38	24.38	24.38	24.38		
1.27	98.5429	93.4971	0.0000	3.8009	1.2153	1.4867	100.0000	52,478,040.0	2,133,364	682,127	834,481	56,128,012	19.07	24.57	24.57	24.57	24.57		
1.28	98.4889	93.4459	0.0000	3.8308	1.2249	1.4985	100.0000	52,449,300.0	2,150,162	687,498	841,052	56,128,012	19.06	24.77	24.77	24.77	24.77		
1.29	98.4349	93.3946	0.0000	3.8607	1.2344	1.5102	100.0000	52,420,560.0	2,166,961	692,869	847,623	56,128,012	19.05	24.96	24.96	24.96	24.96		
1.30	98.3810	93.3434	0.0000	3.8907	1.2440	1.5219	100.0000	52,391,820.0	2,183,759	698,240	854,193	56,128,012	19.04	25.15	25.15	25.15	25.15		
1.31	98.3270	93.2922	0.0000	3.9206	1.2536	1.5336	100.0000	52,363,080.0	2,200,557	703,611	860,764	56,128,012	19.03	25.35	25.35	25.35	25.35		
1.32	98.2730	93.2410	0.0000	3.9505	1.2632	1.5453	100.0000	52,334,340.0	2,217,355	708,982	867,335	56,128,012	19.02	25.54	25.54	25.54	25.54		
1.33	98.2191	93.1898	0.0000	3.9805	1.2727	1.5570	100.0000	52,305,600.0	2,234,153	714,353	873,906	56,128,012	19.01	25.74	25.74	25.74	25.74		
1.34	98.1651	93.1386	0.0000	4.0104	1.2823	1.5687	100.0000	52,276,860.0	2,250,951	719,724	880,476	56,128,012	18.99	25.93	25.93	25.93	25.93		
1.35	98.1111	93.0874	0.0000	4.0403	1.2919	1.5804	100.0000	52,248,120.0	2,267,749	725,095	887,047	56,128,012	18.98	26.12	26.12	26.12	26.12		
1.36	98.0572	93.0362	0.0000	4.0702	1.3014	1.5921	100.0000	52,219,380.0	2,284,548	730,466	893,618	56,128,012	18.97	26.32	26.32	26.32	26.32		
1.37	98.0032	92.9850	0.0000	4.1002	1.3110	1.6038	100.0000	52,190,641.0	2,301,346	735,837	900,188	56,128,012	18.96	26.51	26.51	26.51	26.51		
1.38	97.9492	92.9338	0.0000	4.1301	1.3206	1.6155	100.0000	52,161,901.0	2,318,144	741,208	906,759	56,128,012	18.95	26.70	26.70	26.70	26.70		
1.39	97.8953	92.8826	0.0000	4.1600	1.3303	1.6272	100.0000	52,133,161.0	2,334,942	746,580	913,330	56,128,012	18.94	26.90	26.90	26.90	26.90		
1.40	97.8413	92.8314	0.0000	4.1900	1.3397	1.6389	100.0000	52,104,421.0	2,351,740	751,951	919,901	56,128,012	18.93	27.09	27.09	27.09	27.09		
1.41	97.7873	92.7802	0.0000	4.2199	1.3493	1.6506	100.0000	52,075,681.0	2,368,538	757,322	926,471	56,128,012	18.92	27.28	27.28	27.28	27.28		
1.42	97.7334	92.7290	0.0000	4.2498	1.3588	1.6623	100.0000	52,046,941.0	2,385,336	762,693	933,042	56,128,012	18.91	27.48	27.48	27.48	27.48		
1.43	97.6794	92.6778	0.0000	4.2797	1.3681	1.6741	100.0000	52,018,201.0	2,402,135	768,064	939,613	56,128,012	18.90	27.67	27.67	27.67	27.67		
1.44	97.6254	92.6266	0.0000	4.3097	1.3780	1.6858	100.0000	51,989,461.0	2,418,933	773,435	946,183	56,128,012	18.89	27.86	27.86	27.86	27.86		
1.45	97.5715	92.5754	0.0000	4.3396	1.3876	1.6975	100.0000	51,960,721.0	2,435,731	778,806	952,754	56,128,012	18.88	28.06	28.06	28.06	28.06		
1.46	97.5175	92.5242	0.0000	4.3695	1.3971	1.7092	100.0000	51,931,981.0	2,452,529	784,177	959,325	56,128,012	18.87	28.25	28.25	28.25	28.25		
1.47	97.4635	92.4730	0.0000	4.3994	1.4067	1.7209	100.0000	51,903,241.0	2,469,327	789,548	965,895	56,128,012	18.86	28.44	28.44	28.44	28.44		
1.48	97.4095	92.4218	0.0000	4.4294	1.4163	1.7326	100.0000	51,874,501.0	2,486,125	794,919	972,466	56,128,012	18.85	28.64	28.64	28.64	28.64		
1.49	97.3555	92.3706	0.0000	4.4593	1.4258	1.7443	100.0000	51,845,761.0	2,502,923	800,290	979,037	56,128,012	18.84	28.83	28.83	28.83	28.83		
1.50	97.3016	92.3194	0.0000	4.4892	1.4354	1.7560	100.0000	51,817,021.0	2,519,722	805,661	985,608	56,128,012	18.83	29.02	29.02	29.02	29.02		

*Pending DOR Approval

TAX RATE OPTIONS AND EFFECTS

The maximum allowable split of the tax rate would yield a 50% increase in the Commercial, Industrial, Personal Property (CIP*) Rate and a 2.7% decrease in the Residential Tax Rate Levy.

ESTIMATED TAX RATE (PENDING DOR APPROVAL)

	<u>Uniform</u>	<u>Split With 1.50 Factor</u>
RESIDENTIAL	\$19.35	\$18.83
CIP*	\$19.35	\$29.03

TAX LEVY

RESIDENTIAL	\$ 53,254,019	\$ 51,817,022
CIP*	<u>\$ 2,873,994</u>	<u>\$ 4,310,991</u>
Total Levy	\$ 56,128,013	\$ 56,128,013

TAX RATE EXAMPLES

Using as an example, the Fiscal Year 2011 average single family (101's) residential property assessment of \$592,800 and the Fiscal Year 2011 average commercial (300's) assessment of \$782,000. The average tax bills would be as follows:

	<u>Uniform</u>	<u>Split with 1.50 factor</u>
RESIDENTIAL	\$11,471	\$11,162
CIP*	\$15,132	\$22,701

*CIP = Commercial, Industrial, Personal Property. Please note that CIP also includes Chapter Land and Mixed Use Parcels

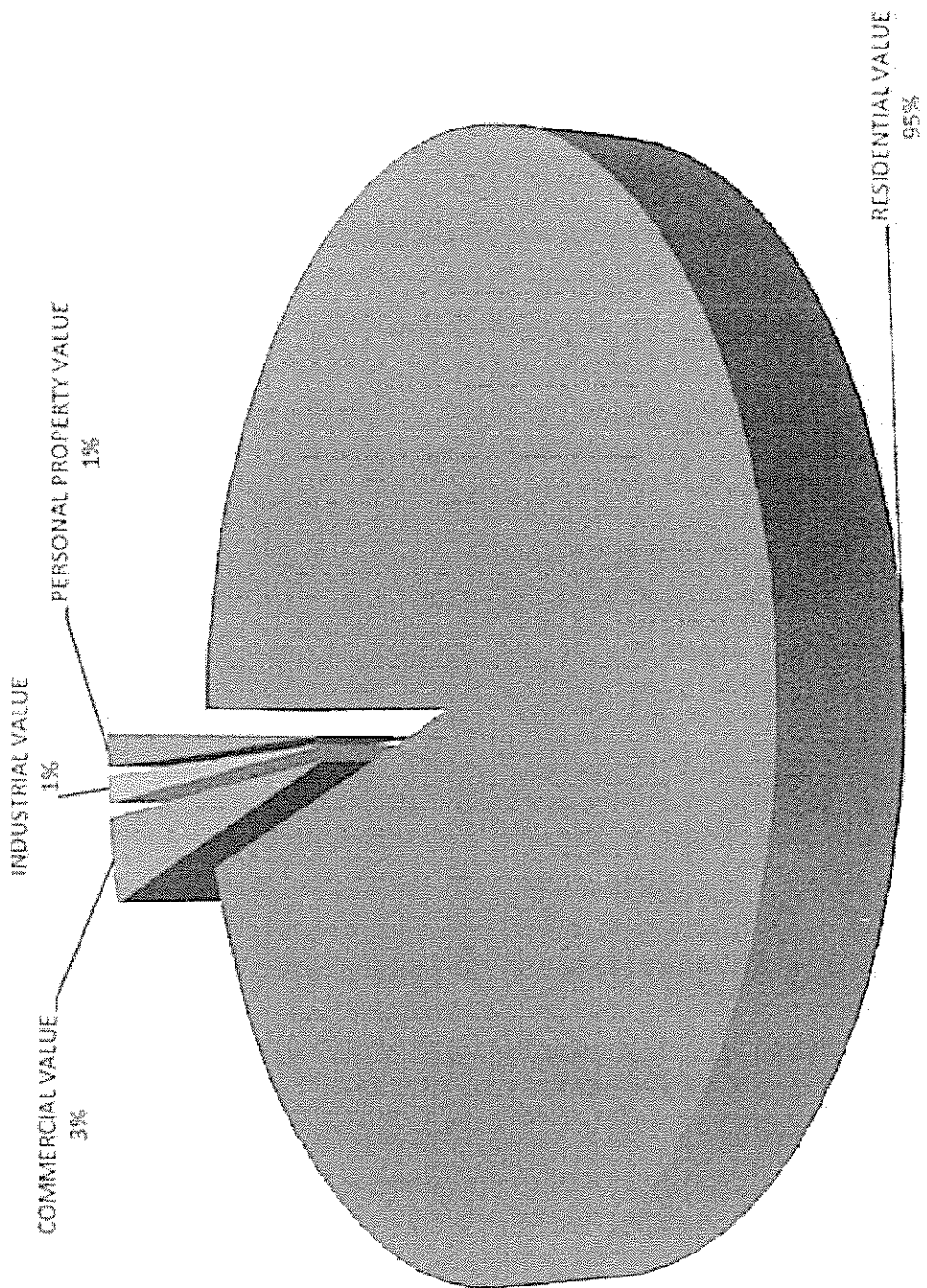
Fiscal Year 2011 Total Values by Property Type*

Updated November 2010

Property Type	Parcel Count	Residential Value	Commercial Value	Industrial Value	Personal Property Value
Single Family	4032	2,390,269,800			
Condominiums	528	252,931,800			
Multiple Houses on one Lot	33	34,012,900			
Two Family	46	18,485,200			
Three Family	7	4,111,600			
Apartments (4+ units)	6	15,612,400			
Vacant Land	257	32,375,500			
Commercial	101		78,982,910		
Chapter Lands	17		2,454,500		
Mixed Use - Res & Comm	19	4,346,487	5,374,703		
Industrial	8			27,757,500	
Personal Property	259				33,957,200
TOTALS	5313	2,752,145,687	86,812,113	27,757,500	33,957,200
Total Value All Taxable Properties					2,900,672,500

* PENDING DOR APPROVAL

Taxable Value by Class Fiscal Year 2011



TAXABLE VALUE BY CLASS FISCAL YEARS 2009 - 2011

	RESIDENTIAL	COMMERCIAL	INDUSTRIAL	PERSONAL	TOTAL VALUE	% CHANGE OF TOTAL VALUE FROM PRIOR YEAR	TAX RATE
	VALUE	VALUE	VALUE	PROPERTY VALUE			
FY 2009*	3,001,442,241	96,907,059	29,505,700	33,509,820	3,161,364,820	n/a	16.37
FY 2010	2,871,312,611	89,028,689	28,549,000	31,827,990	3,020,718,290	-4.50%	17.78
FY 2011	2,752,145,687	86,812,113	27,757,500	33,957,200	2,900,672,500	-4.00%	19.35
Total % change FY 2009 to FY 2011:						-8.20%	

The percent change reflects the overall value change for the town. Individual properties have been adjusted by the Fiscal Year 2011 Interim update of assessments. The majority of properties will see a decrease, but will experience varying percent changes in value based on the individual property characteristics.

* FY 2009 = Last Certification Year Conducted. Next Certification Year is FY 2012.
 FY 2011 = Pending DOR Approval