

Board of Assessors
Meeting: May 9, 2011
Wayland Town Building

Meeting called to order by Chair Jayson Brodie at 7:24 pm

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

Public comment: Steve Catalanotto

Minutes: Minutes of April 25, 2011 were approved by vote 4-0

Office status - presented by E. Brideau.

- Office Activities: Recap March and April (see attached)
- Correspondence:
 - None
- Requiring board approval/sign-off: Upon the recommendation of the Director, the BoA took the following action:
 - Exemptions statutory previously voted on and approved for April 2011
\$78,493.15
 - Excise Abatements previously voted on and approved for April 2011
\$3,289.73MDM -1 Report: Tax Dollars Abated \$136,060.94
State Reimbursement \$ 27,860.50
Supplemental billings voted on and approved for following properties:
52 High Rock Road, 14 Quincy Road, 325 Boston Post Road = \$38,372.83
- ATB: Exposure for potential filings for FY11 abatement decisions through July 24, 2011
- Full List and Measure: Director presented status and progress on FLM. Planned inspections of 1000 properties by June 30, 2011, seems to be attainable goal at this time. Further discussion by board of addressing properties where access is not available will be explored at next meeting.
- FY12 Certification: 309 Total Sales are currently being reviewed and qualified per the DOR guidelines. In preliminary review, 123 single family homes were found to be qualified, but are still undergoing department review.

Board Concerns: Exploring possibilities of a future warrant article addressing consistency of submission dates for all taxpayer application filings to ease confusion and streamline process for residents.
Further discussion of overlay and potential releases. Prior discussion and board vote to revisit overlay topic in September after fiscal year closed and status of pending ATB cases was reviewed.
Discussion of state changes in CB (Circuit Breaker) applications and Town Counsel's opinion that Wayland's by-law takes precedence.

The chair set next meeting for May 31, 2011 at 7:15 pm and the board voted unanimously to adjourn at 8:40 pm.

Respectfully submitted

Susan Rufo

Permit	Owner	Co-Owner	Mailing Address	Town	ST	Zip	No.	Address	Map	Lot	%Comp	CDR	Date CO Signed	Assmnt 1/1/2010	Value @ CO	Additional Assmnt	%Increase	Daily Tax Amount	# Days to 6/30/2011	Supplemental Assmnt	CPA
2009-0359	JOSHUA BEKENSTEIN	ANITA BEKENSTEIN	52 HIGH ROCK RD	WAYLAND	MA	01778	32	HIGH ROCK RD	44	73	100	20110011	1/19/2011	4011300	6190900	2179600	0.543364954	115.5486575	162	18718.88	280.78
2010-0341	JEANINE CONSTANTINE		14 QUINCY RD	WAYLAND	MA	01778	14	QUINCY RD	51C	055A	100	20100044	9/27/2010	451300	706200	254900	0.564812763	13.51319178	276	3729.64	55.94
2010-0151	CVS MA 1874 LLC	OCCUPANCY EXPENSE DEPT	ONE CVS DR	WOONSOCKET	RI	02895	325	BOSTON POST RD	23	14	100	20100057	11/19/2010	602700	1949700	1347000	2.21942758	71.40945205	723	15924.31	238.86
Total Assessment:																			38372.83	575.59	

BOARD OF ASSESSORS:

Gregory, is back 5/9/11
Mary O'Leary
Toddman's Neighbor
Diana M. Ruffo

PRELIMINARY REVIEW
2010 SALES

Sale Date	Map	Lot	No.	Street	LUC	NAL	Sale Price	FY'11 Assessed Value	Current Value	ASR	Notes:
1/4/2010	37	20	25	MEADOW VIEW RD	101	A		406,600	406,600		
1/8/2010	46D	140	226	WEST PLAIN ST	101	A		505,800	505,800		
1/8/2010	52	44	58	DEAN RD	101	A		323,400	321,100		
1/8/2010	52	197	14	CAULFIELD RD	101		476,000	432,100	432,100	0.91	
1/11/2010	24	107	20	MILLBROOK RD	101	A		406,800	461,900		
1/11/2010	42D	82	44	HAWTHORNE RD	101	U	135,000	227,900	227,900		
1/12/2010	40	060H	608	WISTERIA WAY	102	A		682,400	682,400		
1/13/2010	24	108	7	NOB HILL RD	101	A	100,150	385,500	385,500		
1/13/2010	11	64	142	GLEZEN LN	101	O	435,000	474,900	596,900		
1/13/2010	38	36	9	COLE RD	101		438,400	498,900	486,000	1.11	
1/15/2010	24	106	23	MILLBROOK RD	101		308,000	325,400	280,500	0.91	
1/15/2010	49	5	6	WAYLAND HILLS RD	101		575,000	542,700	543,600	0.95	
1/19/2010	1	27	7	GROVE ST	101	A		779,600	779,600		
1/19/2010	3	40	23	CAMPBELL RD	101		565,000	544,700	544,700	0.96	
1/20/2010	45	045D	6	INDIAN DAWN	102		405,000	342,200	352,400	0.87	
1/25/2010	30	50	17	PINEBROOK RD	101		555,000	538,800	533,200	0.96	
1/28/2010	18	13	6	GLEZEN LN	101		650,000	624,500	624,500	0.96	
1/28/2010	25	93	7	OLD VINEYARD WAY	101		1,050,000	1,206,300	1,283,900	1.22	
1/29/2010	45	107B	27	GLEN OAK DR	102	A		889,400	889,400		
1/29/2010	33	6	1	GREEN WAY	102	A		866,700	822,200		
1/29/2010	45	063B	9	COLTSWAY	102		399,900	473,300	473,300	1.18	
1/29/2010	33	6	1	GREEN WAY	102		885,000	866,700	822,200	0.93	
2/3/2010	38	35	11	COLE RD	101	A		663,300	663,300		
2/4/2010	44	72	50	HIGH ROCK RD	101	A		819,400	819,400		
2/4/2010	45	078B	53	HILLSIDE DR	102	A		496,500	496,500		
2/10/2010	48	95	28	RICE RD	101	K		346,700	346,700		
2/11/2010	45	078B	53	HILLSIDE DR	102	A		496,500	496,500		
2/12/2010	14	41	50	GLEZEN LN	101		2,875,000	2,746,600	2,746,600	0.96	
2/17/2010	46D	17	211	LAKESHORE DR	101	A		303,500	303,500		
2/17/2010	46D	017A	211	LAKESHORE DR	132	A		24,500	24,500		
2/18/2010	38	167	17	CLARENCE RD	101	A		634,100	634,100		
2/19/2010	24	86	156	BOSTON POST RD	101		485,000	338,600	460,000	0.95	
2/19/2010	52	44	58	DEAN RD	101		390,000	323,400	321,100	0.82	

PRELIMINARY REVIEW
2010 SALES

Sale Date	Map	Lot	No.	Street	LUC	NAL	Sale Price	FY'11 Assessed Value	Current Value	ASR	Notes:
2/24/2010	51B	89	163	MAIN ST	105	A		480,300	480,300		
2/25/2010	38	15	209	OLD CONNECTICUT PATH	101	A		715,600	715,600		
2/25/2010	38	015E	0	KLEMPNER RD	132	A		26,200	26,200		
3/3/2010	46B	58	9	RICHARD RD	101	A		343,000	343,000		
3/5/2010	40	017B	101	HAYFIELD LN	102		1,150,000	1,062,400	1,062,400	0.92	
3/9/2010	1	30	4	HAMPSHIRE RD	101	A		550,300	550,300		
3/9/2010	51A	94	53	WEST PLAIN ST	104	A		512,800	512,800		
3/9/2010	23	014A	325	BOSTON POST RD	132	V	1,160,000	309,200	309,200		
3/9/2010	23	14	325	BOSTON POST RD	322	V	1,160,000	602,700	1,949,700		
3/9/2010	23	014B	349	BOSTON POST RD	391	G	385,000	340,600	340,600		
3/10/2010	51D	77	13	WINTER ST	101	A		279,100	279,100		
3/12/2010	51C	83	10	GRACE RD	101		480,000	356,500	356,300	0.74	
3/17/2010	45	19	148	WOODRIDGE RD	101		597,000	627,100	571,600	0.96	
3/18/2010	5	022A	119	LINCOLN RD	101	A		2,106,700	2,106,700		
3/18/2010	3	52	180	OXBOW RD	109	A		2,554,200	2,554,200		
3/19/2010	46D	34	215	LAKESHORE DR	101	A		448,500	448,500		
3/25/2010	47C	40	17	PINE NEEDLE RD	101		616,100	534,100	534,100	0.87	
3/25/2010	45	080C	67	HILLSIDE DR	102	A		475,400	475,400		
3/26/2010	41	005I	308	STONEBRIDGE RD	101		647,500	643,400	643,900	0.99	
3/26/2010	51C	61	26	PARKLAND DR	101		430,000	408,400	409,200	0.95	
3/26/2010	52	192	43	SCHOOL ST	101		340,000	391,300	373,900	1.1	
3/26/2010	45	112C	24	CUTTING CROSS WAY	102	A		708,900	708,900		
3/29/2010	38	44	29	DAVELIN RD	101	H		828,300	828,300		
4/1/2010	40	065B	1102	WISTERIA WAY	102		692,500	590,900	590,900	0.85	
4/8/2010	45	115B	40	CUTTING CROSS WAY	102	A		627,700	627,700		
4/12/2010	52	111	32	OLD TAVERN RD	101	A		436,400	436,400		
4/15/2010	35	030G	227	RICE RD	101	N	1,091,000	1,616,700	1,442,800		Flip - purchased from speculator, no kitchen
4/15/2010	35	030G	227	RICE RD	101	S	865,000	1,616,700	1,442,800		
4/15/2010	40	021A	306	HAYFIELD LN	102		1,125,000	1,044,300	1,044,300	0.93	
4/16/2010	51D	60	37	WINTER ST	101		325,000	324,900	326,200	1	
4/18/2010	25	64	20	WHITE RD	101	A		512,800	512,800		
4/20/2010	20	59	42	DECATUR LN	101	A		926,500	926,500		

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4/26/2010	25	33	2	HAYWARD RD	101		567,105	486,200	516,700	0.91	
4/27/2010	47B	56	250	MAIN ST	101	A		309,700	309,700		
4/28/2010	36C	2	2	MEADOW VIEW RD	101	A		458,000	458,000		
4/28/2010	46D	7	205	WEST PLAIN ST	101	L	0	361,100	361,100		
4/28/2010	46D	7	205	WEST PLAIN ST	101	S	308,000	361,100	361,100		
4/28/2010	44	129	10	COUNTRY CORNERS RD	101		650,000	563,200	563,200	0.87	
4/29/2010	44	61	55	WOODRIDGE RD	101		684,000	668,600	668,600	0.98	
4/30/2010	45	060B	16	COLTSWAY	102		460,000	392,300	392,300	0.85	
5/3/2010	23	74	34	BOW RD	101	A		502,400	502,400		
5/3/2010	4	77	8	SANDY HILL RD	101		895,000	824,800	824,800	0.92	
5/3/2010	52	35	36	DEAN RD	101		351,000	337,400	337,400	0.96	
5/4/2010	51B	12	4	MELVILLE PL	101	L	288,000	303,700	303,700		
5/4/2010	40	070F	1606	WISTERIA WAY	102		825,000	725,700	725,700	0.88	
5/6/2010	24	107	20	MILLBROOK RD	101	A		406,800	461,900		
5/6/2010	24	107	20	MILLBROOK RD	101		515,000	406,800	461,900	0.9	
5/11/2010	38	107	16	ROLLING LN	101	A		410,600	410,600		
5/11/2010	51B	83	190	MAIN ST	101	A		311,000	311,000		
5/11/2010	47A	72	123	DUDLEY RD	101	L	220,000	547,200	547,200		
5/11/2010	52	174	4	SCHOOL ST	101		310,000	294,500	294,500	0.95	
5/11/2010	14	029A	1	PHEASANT RUN	130	A	425,000	417,800	417,800	0.98	
5/12/2010	46D	140	226	WEST PLAIN ST	101		523,000	505,800	505,800	0.97	
5/18/2010	19	027A	69	CLAYPIT HILL RD	101	A		1,053,000	1,053,000		
5/19/2010	18	8	86	OLD SUDBURY RD	101		460,000	375,400	416,100	0.9	
5/20/2010	12	3	123	DRAPER RD	101	A		741,000	741,000		
5/24/2010	44	123	101	WOODRIDGE RD	101	A		451,100	451,100		
5/24/2010	51A	38	7	PARKLAND DR	101	O	330,000	324,700	324,700		
5/25/2010	14	12	103	GLEZEN LN	101		587,000	519,500	522,100	0.89	
5/25/2010	30	62	81	BOSTON POST RD	101		715,000	707,100	707,100	0.99	
5/26/2010	42D	59	76	LAKESHORE DR	101	V	263,500	381,100	381,100		
5/27/2010	44	101	5	BLACK OAK RD	101	A		1,001,100	1,001,100		
5/27/2010	42C	12	19	WALLACE RD	101		545,000	542,700	542,800	1	
5/27/2010	23	114	231	BOSTON POST RD	340		550,000	402,600	402,600	0.73	
5/28/2010	38	74	30	ROLLING LN	101		665,000	551,900	592,300	0.89	

PRELIMINARY REVIEW
2010 SALES

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5/28/2010	43A	44	42	PEQUOT RD	101		545,000	477,500	504,800	0.93	
5/28/2010	44	54	81	WOODRIDGE RD	101		1,185,000	1,067,500	1,067,500	0.9	
5/28/2010	47B	89	20	PECK AVE	101		465,000	408,500	408,500	0.88	
5/28/2010	45	062C	11	COLTSWAY	102		440,000	352,400	362,800	0.82	
5/28/2010	33	023T	6	GREEN WAY	102		245,000	256,000	256,000	1.04	
5/28/2010	42D	059A	76	LAKESHORE DR	106	V	263,500	39,900	39,900		
6/1/2010	3	49	140	OXBOW RD	101	A		547,200	547,200		
6/1/2010	50	21	24	AMEY RD	101	A		507,200	507,200		
6/1/2010	55	002E	1	GRIFFIN CIR	101		635,000	633,700	633,700	1	
6/1/2010	45	083C	85	HILLSIDE DR	102	A		364,300	364,300		
6/1/2010	45	103A	9	GLEN OAK DR	102		820,000	750,600	750,600	0.92	
6/3/2010	35	030D	187	RICE RD	101		1,262,500	1,199,300	1,199,300	0.95	
6/7/2010	23	50	6	OLD SUDBURY RD	101	A		614,800	614,800		
6/10/2010	51B	12	4	MELVILLE PL	101	S	250,000	303,700	303,700		
6/11/2010	25	38	10	SYLVAN WAY	101	L		448,900	448,900		
6/11/2010	25	38	10	SYLVAN WAY	101	S	417,000	448,900	448,900		
6/11/2010	24	77	24	LEE RD	101		492,000	406,000	431,900	0.88	
6/14/2010	23	77	27	BOW RD	101		1,250,000	1,284,000	1,284,000	1.03	
6/15/2010	36C	31	42	RIVER VIEW CIR	101	O	179,000	255,100	308,800		
6/15/2010	2	10	54	CAMPBELL RD	101		805,000	619,000	665,900	0.83	
6/15/2010	52	62	4	SNAKE BROOK RD	101		660,000	600,200	600,200	0.91	
6/16/2010	25	48	12	LUNDY LN	101	A		443,400	443,400		
6/16/2010	29	59	3	WINTHROP PL	101	H		673,800	673,800		
6/16/2010	45	062B	12	COLTSWAY	102		475,000	404,100	404,100	0.85	
6/18/2010	34	22	12	FOREST HILL RD	101	S	612,500	595,600	595,600		
6/18/2010	27	3	9	JEFFREY RD	101		600,000	550,700	607,400	1.01	
6/22/2010	18	30	71	OLD SUDBURY RD	101		446,500	385,700	420,500	0.94	
6/23/2010	19	70	78	CLAYPIT HILL RD	101		745,000	700,500	700,500	0.94	
6/24/2010	43D	016B	8	PEQUOT RD	101	A		506,400	506,400		
6/24/2010	51B	17	11	MELVILLE PL	101		526,300	492,400	492,400	0.94	
6/25/2010	6	34	45	SHERMAN BRIDGE RD	101		980,000	833,600	956,300	0.98	
6/25/2010	11	13	71	MOORE RD	101		625,000	558,200	592,100	0.95	
6/25/2010	16	24	96	DRAPER RD	101		729,000	688,500	696,000	0.95	

PRELIMINARY REVIEW
2010 SALES

Sale Date	Map	Lot	No.	Street	LUC	NAL	Sale Price	FY'11 Assessed Value	Current Value	ASR	Notes:
6/25/2010	48	111	2	CARPENTER RD	101		410,000	425,300	425,300	1.04	
6/25/2010	33	023X	6	GREEN WAY	102		304,000	262,000	262,000	0.86	
6/28/2010	53	7	14	VALLEY VIEW RD	101 J		160,000	343,000	343,000		
6/28/2010	45	17	149	WOODRIDGE RD	101		775,900	700,600	700,600	0.9	
6/29/2010	3	010A	189	OXBOW RD	101		625,000	610,100	610,100	0.98	
6/29/2010	4	32	32	RED BARN RD	101		353,500	406,500	436,400	1.23	
6/30/2010	7	54	281	CONCORD RD	101 A			520,700	520,700		
6/30/2010	16	21	84	DRAPER RD	101		1,175,000	1,085,400	1,089,500	0.93	
6/30/2010	24	164	17	GLEN RD	101		550,000	496,400	496,400	0.9	
6/30/2010	25	38	10	SYLVAN WAY	101		495,000	448,900	448,900	0.91	
6/30/2010	49	34	54	CLUBHOUSE LN	101		956,475	883,400	883,400	0.92	
6/30/2010	50	58	9	LAKE RD	101		285,000	256,200	256,200	0.9	
6/30/2010	55	25	11	CORMANS LN	101		580,000	591,300	591,300	1.02	
7/2/2010	30	68	105	BOSTON POST RD	101		905,000	909,900	899,900	0.99	
7/2/2010	53	21	29	OAK ST	101		335,000	327,600	327,600	0.98	
7/9/2010	17	23	97	OLD SUDBURY RD	101		587,000	497,400	568,300	0.97	
7/9/2010	38	148	15	CAMERON RD	101		570,000	568,200	568,200	1	
7/12/2010	43B	2	229	COCHITUATE RD	101 V		680,000	498,600	498,600		
7/12/2010	40	022B	410	HAYFIELD LN	102		1,150,000	1,132,800	1,132,800	0.99	
7/12/2010	43B	3	231	COCHITUATE RD	131 V		680,000	123,000	123,000		
7/14/2010	51A	63	101	WEST PLAIN ST	101 H			476,500	476,500		
7/14/2010	5	29	131	LINCOLN RD	101		1,485,000	1,299,500	1,299,500	0.88	
7/14/2010	52	208D	7	DECOLORES DR	102		475,000	589,400	464,200	0.98	
7/20/2010	8	12	87	LINCOLN RD	101 T		1,100,000	1,010,700	1,055,900		
7/21/2010	45	28	3	SMOKEY HILL RD	101 A			581,700	581,700		
7/26/2010	45	110B	10	CUTTING CROSS WAY	102 A			588,800	588,800		
7/26/2010	40	022C	411	HAYFIELD LN	102		1,150,000	1,044,700	1,044,700	0.91	
7/27/2010	45	34	15	SMOKEY HILL RD	101		739,900	697,700	693,700	0.94	
7/28/2010	47B	5	15	BAYFIELD RD	101		383,000	374,600	374,600	0.98	
7/28/2010	51B	62	78	EAST PLAIN ST	101		298,000	278,500	278,500	0.93	
7/29/2010	23	99	18	MILLBROOK RD	101 A			479,100	479,100		
7/29/2010	42B	28	63	STONEBRIDGE RD	101 O		330,000	337,900	337,900		
7/29/2010	25	94	133	PLAIN RD	101		470,000	504,400	504,400	1.07	

Sale Date	Map	Lot	No.	Street	LUC	NAL	Sale Price	FY'11 Assessed Value	Current Value	ASR	Notes:
7/29/2010	43A	55	28	RICE SPRING LN	101		430,000	416,000	416,000	0.97	
7/30/2010	14	45	70	GLEZEN LN	101		891,500	827,300	827,300	0.93	
7/30/2010	38	90	23	ROLLING LN	101		453,000	416,200	416,200	0.92	
7/30/2010	43C	9	20	PARK LN	101		260,000	282,100	282,100	1.09	
7/30/2010	55	13	106	COMMONWEALTH RD	101		462,500	443,200	443,200	0.96	
8/2/2010	30	062B	18	OLD CONNECTICUT PATH	101 A			907,500	907,500		
8/2/2010	42B	68	312	OLD CONNECTICUT PATH	101		307,500	305,600	305,600	0.99	
8/2/2010	45	092A	8	PICKWICK WAY	102		500,000	481,400	481,400	0.96	
8/3/2010	51C	34	33	PEMBERTON RD	101 A			326,400	326,400		
8/5/2010	7	6	230	CONCORD RD	101		479,650	473,400	473,400	0.99	
8/8/2010	20	57	34	DECATUR LN	101		900,000	915,500	891,900	0.99	
8/9/2010	51D	37	12	SHAWMUT AVE	101 A			582,000	582,000		
8/10/2010	24	3	2	WINTHROP TER	101		504,225	478,400	478,400	0.95	
8/11/2010	43A	4	296	OLD CONNECTICUT PATH	101		345,000	334,100	334,100	0.97	
8/16/2010	44	125	93	WOODRIDGE RD	101 A			564,600	564,600		
8/17/2010	30	86	96	BOSTON POST RD	101		339,000	298,300	293,200	0.86	
8/17/2010	52	190	30	SCHOOL ST	101		549,500	543,800	543,800	0.99	
8/18/2010	36C	58	16	OVERLOOK RD	101 L		410,000	432,800	379,400		
8/18/2010	34	47	27	FORTY ACRES DR	101		735,000	698,800	670,100	0.91	
8/20/2010	24	10	2	BENNETT RD	101		1,600,000	1,597,400	1,597,400	1	
8/20/2010	40	060G	607	WISTERIA WAY	102		729,000	695,000	695,000	0.95	
8/23/2010	7	51	29	MARSHALL TER	101		672,500	598,800	603,400	0.9	
8/24/2010	24	80	9	SPRINGHILL RD	101 A			425,000	425,000		
8/24/2010	34	43	171	OLD CONNECTICUT PATH	101		865,500	830,300	830,300	0.96	
8/25/2010	52	211A	5	LOKER ST	101 A			710,000	710,000		
8/25/2010	38	107	16	ROLLING LN	101		412,000	410,600	410,600	1	
8/26/2010	4	8	39	RED BARN RD	101		600,000	574,600	574,600	0.96	
8/27/2010	45	081B	71	HILLSIDE DR	102		341,700	292,900	292,900	0.86	
8/30/2010	46D	31	223	LAKESHORE DR	101 A			466,300	466,300		
8/30/2010	51B	12	4	MELVILLE PL	101		328,000	303,700	303,700	0.93	
8/31/2010	20	49	41	DECATUR LN	101		1,022,000	948,300	948,300	0.93	
8/31/2010	23	97	30	COCHITUATE RD	101		305,000	305,500	305,500	1	
8/31/2010	51D	65	7	MAPLE ST	104 A			399,800	399,800		

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Sale Date	Map	Lot	No.	Street	LUC	NAL	Sale Price	FY'11 Assessed Value	Current Value	ASR	Notes:
9/2/2010	42B	47	33	HIGHGATE RD	101	A		454,100	454,100		
9/2/2010	45	089A	22	HILLSIDE DR	102		448,000	475,500	475,500	1.06	
9/3/2010	23	74	34	BOW RD	101	A		502,400	502,400		
9/3/2010	23	74	34	BOW RD	101	A		502,400	502,400		
9/9/2010	14	037A	55	GLEZEN LN	132	A	1	21,000	21,000		
9/10/2010	40	045A	8	CHRISTINA	102	A		353,500	353,500		
9/16/2010	43B	20	7	GOODMAN LN	101		499,000	419,700	468,200	0.94	
9/17/2010	25	67	26	WHITE RD	101	A		489,400	489,400		
9/17/2010	14	35	59	GLEZEN LN	101		567,500	465,700	503,300	0.89	
9/20/2010	14	037B	1	PHEASANT RUN	132	A	1	800	800		
9/21/2010	52	43	56	DEAN RD	101	A		305,700	305,700		
9/21/2010	36C	46	51	RIVER VIEW CIR	101	S	136,500	255,000	255,000		
9/21/2010	45	083D	87	HILLSIDE DR	102		449,500	435,900	435,900	0.97	
9/22/2010	24	150F	5	FARMCREST LN	101	A		883,900	883,900		
9/22/2010	24	150F	5	FARMCREST LN	101	A		883,900	883,900		
9/23/2010	48	89	40	LOKER ST	101		500,000	498,100	498,100	1	
9/24/2010	47B	61	4	SPENCER CIR	101	A		863,900	863,900		
9/24/2010	16	072A	14	WILDWOOD RD	101		911,500	924,800	924,800	1.01	
9/27/2010	10	41	20	SEDGEMEADOW RD	101		700,000	695,500	695,500	0.99	
9/29/2010	51A	54	19	FULLER RD	101	A		319,300	319,300		
9/29/2010	52	137	5	TIMBER LN	101		725,000	563,200	563,200	0.78	
9/30/2010	7	12	250	CONCORD RD	101		431,500	444,900	444,900	1.03	
9/30/2010	38	163	10	CAMERON RD	101		600,000	522,300	551,300	0.92	
9/30/2010	46D	49	41	CASTLE GATE RD	101		440,000	425,800	425,800	0.97	
9/30/2010	47C	8	42	MATHEWS DR	101		750,000	742,500	742,500	0.99	
9/30/2010	48	156	11	GREGORY LN	101		569,000	538,400	538,400	0.95	
9/30/2010	23	20	356	BOSTON POST RD	332		775,000	535,200	552,700	0.69	
10/5/2010	43C	47	22	LAKESHORE DR	101	A		254,600	254,600		
10/5/2010	48	165	64	SCHOOL ST	101	H		456,700	456,700		
10/5/2010	44	104	19	BLACK OAK RD	101		769,000	736,500	736,500	0.96	
10/5/2010	51C	18	18	SHAWMUT AVE	104		365,000	349,000	343,500	0.94	
10/7/2010	38	46	25	DAVELIN RD	101		355,000	368,600	368,600	1.04	
10/7/2010	40	059F	506	DAHLIA DR	102	A		682,100	682,100		

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Sale Date	Map	Lot	No.	Street	LUC	INAL	Sale Price	FY'11 Assessed Value	Current Value	ASR	Notes:
10/8/2010	35	005C	8	ASTRA	102	A		381,800	381,800		
10/12/2010	14	32	67	GLEZEN LN	101		374,000	372,800	372,800	1	
10/13/2010	31	2	43	GRISCOM RD	101	A		563,800	563,800		
10/13/2010	47C	029A	55	KNOLLWOOD LN	101		727,500	670,900	670,900	0.92	
10/13/2010	45	110B	10	CUTTING CROSS WAY	102	A		588,800	588,800		
10/14/2010	52	178	2	POLLOCK RD	101	C		283,100	283,100		
10/14/2010	44	91	66	WOODRIDGE RD	101	A	250,000	666,200	666,200		
10/14/2010	18	94	44	CONCORD RD	906	K	410,000	268,100	218,100		
10/15/2010	1	38	30	HAMPSHIRE RD	101		550,000	532,200	532,200	0.97	
10/15/2010	10	25	7	SEDGEMEADOW RD	101		630,250	601,600	601,600	0.95	
10/15/2010	44	103	15	BLACK OAK RD	101		548,000	546,900	546,900	1	
10/15/2010	40	020C	205	HAYFIELD LN	102		1,160,000	1,121,500	1,121,500	0.97	
10/19/2010	43B	11	15	RICE SPRING LN	101	A		371,100	371,100		
10/19/2010	48	31	46	COUNTRY CORNERS RD	101	A		682,200	682,200		
10/19/2010	45	073E	17	HILLSIDE DR	102	S	347,000	466,500	469,200		
10/20/2010	18	40	12	ORCHARD LN	101	A		387,300	387,300		
10/25/2010	51D	14	19	FRENCH AVE	101	A		339,700	339,700		
10/25/2010	14	10	130	CONCORD RD	101	N	360,000	397,600	397,600		ESTATE SALE
10/26/2010	35	030G	227	RICE RD	101	A		1,616,700	1,442,800		
10/27/2010	38	135	2	CLARENCE RD	101	A		565,500	565,500		
10/27/2010	46D	120	44	EDGEWOOD RD	101	N	260,000	317,600	317,600		
10/27/2010	30	52	8	PINEBROOK RD	101		540,000	553,000	553,000	1.02	
10/27/2010	38	18	8	DAVELIN RD	101		500,000	453,900	453,900	0.91	
10/27/2010	50	47	53	LAKE RD	101		392,500	324,400	324,400	0.83	
10/28/2010	48	165	64	SCHOOL ST	101	F	1	456,700	456,700		
10/28/2010	29	60	8	WINTHROP TER	101		570,000	535,900	535,900	0.94	
10/28/2010	47D	36	31	JOYCE RD	101		499,000	440,600	453,900	0.91	
10/28/2010	48	69	105	SCHOOL ST	101		500,000	471,500	471,500	0.94	
10/29/2010	4	89	11	WALTHAM RD	101	A		473,500	473,500		
10/29/2010	20	50	33	DECATUR LN	101	A		844,400	844,400		
10/29/2010	48	126	12	BROOKS RD	101		425,000	440,200	440,200	1.04	
10/29/2010	53	15	24	OAK ST	101		352,500	354,400	354,400	1.01	
10/29/2010	40	069D	1504	WISTERIA WAY	102		810,000	775,000	775,000	0.96	

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Sale Date	Map	Lot	No.	Street	LUC	NAL	Sale Price	FY'11 Assessed Value	Current Value	ASR	Notes:
11/2/2010	10	53	62	MOORE RD	101		625,000	568,300	568,300	0.91	
11/2/2010	20	55	26	DECATUR LN	101		906,000	955,000	955,000	1.05	
11/3/2010	14	029B	3	PHEASANT RUN	101 A			1,059,100	1,059,100		
11/5/2010	15	41	51	THREE PONDS RD	101 A			734,800	734,800		
11/9/2010	43D	016A	6	PEQUOT RD	101 A			463,300	463,300		
11/12/2010	43B	48	2	HAPPY HOLLOW RD	101 A			434,800	434,800		
11/12/2010	24	8	18	WINTHROP RD	101		917,000	850,500	850,500	0.93	
11/15/2010	52	199	9	CAULFIELD RD	101 A			806,200	806,200		
11/15/2010	46D	120	44	EDGEWOOD RD	101 L		253,715	317,600	317,600		
11/16/2010	24	153	73	PLAIN RD	101 A			541,200	541,200		
11/16/2010	24	153	73	PLAIN RD	101 A			541,200	541,200		
11/18/2010	10	36	31	SEDGEMEADOW RD	101 A			833,500	833,500		
11/18/2010	14	10	130	CONCORD RD	101 A			397,600	397,600		
11/18/2010	46D	90	178	WEST PLAIN ST	101 A			275,800	275,800		
11/22/2010	14	25	9	ORCHARD LN	101		694,000	665,100	665,100	0.96	
11/22/2010	50	89	15	PARKRIDGE RD	101		284,100	306,700	290,800	1.02	
11/24/2010	53	034A	302	WILLOWBROOK DR	102 A			598,900	598,900		
11/24/2010	53	034A	302	WILLOWBROOK DR	102 A			598,900	598,900		
11/29/2010	37	1	4	ANTHONY RD	101 A			610,400	610,400		
11/30/2010	55	002C	92	COMMONWEALTH RD	102 A			353,000	353,000		
11/30/2010	55	002C	92	COMMONWEALTH RD	102 A			353,000	353,000		
12/1/2010	35	030A	205	RICE RD	109		3,910,000	2,935,800	2,935,800	0.75	
12/2/2010	29	043A	53	FORTY ACRES DR	101 A			1,236,900	1,236,900		
12/3/2010	43D	20	22	PEQUOT RD	101 A			490,200	490,200		
12/7/2010	43A	46	43	PEQUOT RD	101 A			389,300	389,300		
12/7/2010	50	73	7	MORRILL DR	101 A			355,200	355,200		
12/7/2010	50	073A	7	MORRILL DR	132 A			22,600	22,600		
12/8/2010	27	7	25	JEFFREY RD	101 A			517,000	517,000		
12/9/2010	14	29	7	PHEASANT RUN	101 U		560,000	608,400	623,800		
12/10/2010	16	33	93	DRAPER RD	101 A			764,000	764,000		
12/13/2010	6	31	53	SHERMAN BRIDGE RD	101 O		360,000	366,300	396,700		
12/13/2010	51A	96	39	WEST PLAIN ST	322 O		215,000	322,800	307,500		
12/14/2010	50	10	54	FULLER RD	101 A			263,200	263,200		

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Sale Date	Map	Lot	No.	Street	LUC	NAL	Sale Price	FY'11 Assessed Value	Current Value	ASR	Notes:
12/14/2010	20	033A	120	PLAIN RD	101	A		1,820,300	1,820,300		
12/15/2010	33	10	9	GREEN WAY	102		760,000	664,100	673,400	0.89	
12/15/2010	33	023J	6	GREEN WAY	102		310,000	262,000	262,000	0.85	
12/16/2010	45	26	6	LORING LN	101	A		617,000	617,000		
12/17/2010	39	17	7	DEER RUN	101	H		1,179,900	1,179,900		
12/17/2010	27	10	20	JEFFREY RD	101		510,000	526,800	516,700	1.01	
12/21/2010	15	47	23	THREE PONDS RD	101		625,000	760,600	759,500	1.22	
12/21/2010	48	35	107	LOKER ST	101		430,000	480,700	451,500	1.05	
12/22/2010	43B	54	226	COCHITUATE RD	101		626,500	673,400	556,700	0.89	
12/22/2010	45	099A	9	PICKWICK WAY	102		485,000	522,600	522,600	1.08	
12/23/2010	45	113B	28	CUTTING CROSS WAY	102	A		531,000	531,000		
12/28/2010	45	32	11	SMOKEY HILL RD	101		815,000	730,200	716,000	0.88	
12/31/2010	52	209F	348	COMMONWEALTH RD	101	A		529,500	525,100		