

Board of Assessors
Meeting: July 11, 2011
Wayland Town Building

Meeting called to order by Chair Jayson Brodie at 7:25 pm

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

Public comment: No public in attendance

Minutes: Minutes of June 20, 2011 were deferred

Correspondence: None

Documents Requiring BoA Signature: Excise Abatements for June 2011 \$6,524.40
Exemptions June 2011 \$30,391.08

Motion made to Extend the Vision contract provision of completing Phase 1 from August 31, 2011 to September 30, 2011 at no cost. Motion seconded. Vote taken and passed unanimously, 3-0. Action was taken to maximize entry rate of properties after the end of summer and more residents would be home and accessible.

Office status - presented by E. Brideau. (see attached report)

- Full Measure and List – as of June 16th Vision had a 61% entry rate or 850 parcels
as of June 29th Vision had completed exterior measurement
of 1000 parcels
Average change for parcels with 10-19% decrease = \$63,216
Average change for parcels with 11-22% increase = \$66,300
- ATB – to date 12 ATB filings for FY11, of which 5 were filed late at ATB and
M Lanza will be filing Motions for Dismissal.
Two additional abatement applications have until July 25th to apply to ATB
- FY12 Revaluation – Residential Single Family File is ready for BoA review in
office, time to be coordinated with Ellen.
Vision's quote to prepare and send public disclosure (impact
notices) for file prep, printing and postage for FY12 of
\$6,000 was found to be acceptable.
- Department Staffing- Dana Velluti has given her two week notice, her last day will
be July 20. Dana's time in the assessing department was
a valuable asset to the department. E. Brideau will keep
the BoA posted as to any potential replacements.

Open Meeting Law – “A Request for Comment on Proposed Regulations” handout from Attorney General Martha Coakley, was distributed to board members for their review. Chair Brodie will place the topic on the agenda for further discussion at next BoA meeting. Fred Turkington has asked for BoA response by August 12. (Documents will be mailed to board members B Cummings and Z Ventress.)

FY12 Certification - 2010 Single Family Sales, Preliminary Summary by Land Use and Preliminary Vision Table Change History spreadsheets were distributed to board members for review and discussion. Analysis is still being conducted in preparation for final submission to DoR's review. FY10 to FY11 sales indicated a decrease in value by 4% compared to the first 5 months of Calendar year 2011 which have reflected a flat market. Time was spent reviewing the documents with E Brideau and an overview of the method of analysis was given. Additional review is welcomed from the BoA with questions to be passed along to E Brideau prior to next week's BoA meeting on Tuesday, July 19th. The median Assessment to Sales ratio indicates a value of .95, well within the allowable DoR range of 90 to 110. M Upton raised the possibility of increasing the value to .96 or .97 to help reduce the tax rate impact. However, further discussion centered on the responsibility of the BoA to equitably assess all properties based on sales with traceability back to the data. The ultimate tax rate setting is based on voting taking place at Town Meeting and how the voting of 500 +/- residents affects the tax implications for 5,000 +/- residents.

Commercial land schedules are currently being reviewed by Vision's Mike Tarello and Director Ellen Brideau. As a result, economic and functional obsolescences are being reviewed indepth and closer traceability to Marshall Swift cost tables is being achieved.

Board Concerns: S Rufo shared her experience of \$5.00 being charged in the City of Boston for their property record cards, compared to Wayland's 50 cents.
M Upton requested info for FY12 be sent to BoA members in advance.
However, at this time in the process, the data is continually being analyzed, updated, and evolving and to make sure the information is the most current as it is being reviewed by all BoA members it is best to prepare the data for distribution just before the BoA meeting as it is time sensitive.

The chair set next meeting for July 19, 2011 at 7:15 pm and the board voted unanimously to adjourn at 8:45 pm.

Respectfully submitted,


Susan Rufo

Assessing Department

Monthly Recap of Office Activity

Full Measure and List

- ❖ As of June 29th Vision completed the measuring of 1000 parcels.
As of June 16th they had a 61% entry rate.

A review of the parcels indicated the following results:

Total Value of Phase 1 dropped 2% (8.3 million)
 Largest decrease = 19%, Largest increase = 20%
 Decrease of 10-19% = 12 parcels
 Decrease of 6-10% = 54 parcels
 Decrease of 1-5% = 715 parcels
 No Change = 58 parcels
 Increase of 1-5% = 99 parcels
 Increase of 6-10% = 25 parcels
 Increase of 11-20% = 6 parcels

Average change for parcels with 10 – 19% decrease = \$63,216
 Average change for parcels with 11 – 22% increase = \$66,300

YR BLT	% of Group	% Decreased	% Increased	% No Chng
Pre - 1930	20	79	15	6
1930-1959	42	85	10	5
1960-1989	30	81	13	6
1990-new	8	60	27	13
STYLE	% of Group	% Decreased	% Increased	% No Chng
Bungalow	4	79	18	3
Cape	16	71	20	9
Colonial	25	78	15	7
Contemporary	4	75	19	6
Conventional	11	77	19	4
Multi-Family	3	90	7	3
Raised Ranch	11	89	7	4
Ranch	19	93	5	2
Split Level	7	82	6	12

- ❖ Vision will resume their callback activities with letters to property owners during the first week of September.

ATB

- ❖ To date the department has received notification of 12 filings for FY11.
- ❖ 2 additional abatement applications have until July 25th to apply with the ATB.
- ❖ 5 of the FY'11 ATB applications were filed late at the ATB – M. Lanza will be filing Motions for Dismissal
- ❖ ATB decision on 8 Forty Acres Drive found for Appellee

FY'12 Revaluation

- ❖ Single Family – Residential File is ready for BOA review in the office- please contact Ellen to schedule a time
- ❖ Vision's quote to prepare and send public disclosure (impact notices) is approximately \$6,000 (file prep, printing and postage)

Department - Staffing

- ❖ Dana Velluti has given her two week notice. We wish Dana well in her new endeavor.

2010 Single Family Sales



Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Old Value	New Value	ASR	Old to New
1/8/2010	52	197	14	CAULFIELD RD	101	476,000	432,100	428,100	0.9	1.01
1/13/2010	38	36	9	COLE RD	101	438,400	498,900	477,100	1.09	1.05
1/15/2010	24	106	23	MILLBROOK RD	101	308,000	325,400	279,000	0.91	1.17
1/15/2010	49	5	6	WAYLAND HILLS RD	101	575,000	542,700	532,500	0.93	1.02
1/19/2010	3	40	23	CAMPBELL RD	101	565,000	544,700	541,200	0.96	1.01
1/25/2010	30	50	17	PINEBROOK RD	101	555,000	538,800	525,900	0.95	1.02
1/28/2010	18	13	6	GLEZEN LN	101	650,000	624,500	626,900	0.96	1.00
2/12/2010	14	41	50	GLEZEN LN	101	2,875,000	2,746,600	2,768,700	0.96	0.99
2/19/2010	24	86	156	BOSTON POST RD	101	485,000	338,600	469,100	0.97	0.72
3/12/2010	51C	83	10	GRACE RD	101	480,000	356,500	404,400	0.84	0.88
3/17/2010	45	19	148	WOODRIDGE RD	101	597,000	627,100	584,100	0.98	1.07
3/25/2010	47C	40	17	PINE NEEDLE RD	101	616,100	534,100	529,900	0.86	1.01
3/26/2010	41	005I	308	STONEBRIDGE RD	101	647,500	643,400	630,300	0.97	1.02
3/26/2010	51C	61	26	PARKLAND DR	101	430,000	408,400	418,600	0.97	0.98
3/26/2010	52	192	43	SCHOOL ST	101	340,000	391,300	411,300	1.21	0.95
4/16/2010	51D	60	37	WINTER ST	101	325,000	324,900	369,300	1.14	0.88
4/26/2010	25	33	2	HAYWARD RD	101	567,105	486,200	514,400	0.91	0.95
4/28/2010	44	129	10	COUNTRY CORNERS RD	101	650,000	563,200	607,300	0.93	0.93
4/29/2010	44	61	55	WOODRIDGE RD	101	684,000	668,600	688,700	1.01	0.97
4/30/2010	47D	24	1	DORAN RD	101	600,000	547,900	529,900	0.88	1.03
5/3/2010	4	77	8	SANDY HILL RD	101	895,000	824,800	816,400	0.91	1.01
5/3/2010	52	35	36	DEAN RD	101	351,000	337,400	345,400	0.98	0.98
5/6/2010	24	107	20	MILLBROOK RD	101	515,000	406,800	466,000	0.9	0.87
5/11/2010	52	174	4	SCHOOL ST	101	310,000	294,500	293,100	0.95	1.00
5/12/2010	46D	140	226	WEST PLAIN ST	101	523,000	505,800	489,800	0.94	1.03
5/19/2010	18	8	86	OLD SUDBURY RD	101	460,000	375,400	427,800	0.93	0.88
5/25/2010	14	12	103	GLEZEN LN	101	587,000	519,500	517,000	0.88	1.00
5/25/2010	30	62	81	BOSTON POST RD	101	715,000	707,100	678,600	0.95	1.04
5/27/2010	42C	12	19	WALLACE RD	101	545,000	542,700	530,800	0.97	1.02
5/28/2010	38	74	30	ROLLING LN	101	665,000	551,900	580,800	0.87	0.95
5/28/2010	43A	44	42	PEQUOT RD	101	545,000	477,500	508,100	0.93	0.94
5/28/2010	44	54	81	WOODRIDGE RD	101	1,185,000	1,067,500	1,075,900	0.91	0.99
5/28/2010	47B	89	20	PECK AVE	101	465,000	408,500	406,100	0.87	1.01
6/1/2010	55	002E	1	GRIFFIN CIR	101	635,000	633,700	627,900	0.99	1.01
6/3/2010	35	030D	187	RICE RD	101	1,262,500	1,199,300	1,219,400	0.97	0.98
6/11/2010	24	77	24	LEE RD	101	492,000	406,000	435,200	0.88	0.93
6/14/2010	23	77	27	BOW RD	101	1,250,000	1,284,000	1,283,500	1.03	1.00
6/15/2010	2	10	54	CAMPBELL RD	101	805,000	619,000	718,100	0.89	0.86
6/15/2010	52	62	4	SNAKE BROOK RD	101	660,000	600,200	588,600	0.89	1.02
6/18/2010	27	3	9	JEFFREY RD	101	600,000	550,700	604,000	1.01	0.91
6/22/2010	18	30	71	OLD SUDBURY RD	101	446,500	385,700	417,300	0.93	0.92
6/23/2010	19	70	78	CLAYPIT HILL RD	101	745,000	700,500	706,700	0.95	0.99
6/24/2010	51B	17	11	MELVILLE PL	101	526,300	492,400	489,100	0.93	1.01
6/25/2010	6	34	45	SHERMAN BRIDGE RD	101	980,000	833,600	921,300	0.94	0.90

2010 Single Family Sales

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Old Value	New Value	ASR	Old to New
6/25/2010	11	13	71	MOORE RD	101	625,000	558,200	592,500	0.95	0.94
6/25/2010	16	24	96	DRAPER RD	101	729,000	688,500	709,600	0.97	0.97
6/25/2010	38	107	16	ROLLING LN	101	412,000	410,600	407,500	0.99	1.01
6/25/2010	48	111	2	CARPENTER RD	101	410,000	425,300	421,600	1.03	1.01
6/28/2010	45	17	149	WOODRIDGE RD	101	775,900	700,600	761,700	0.98	0.92
6/29/2010	3	010A	189	OXBOW RD	101	625,000	610,100	618,800	0.99	0.99
6/29/2010	4	32	32	RED BARN RD	101	353,500	406,500	439,500	1.24	0.92
6/30/2010	16	21	84	DRAPER RD	101	1,175,000	1,085,400	1,118,000	0.95	0.97
6/30/2010	24	164	17	GLEN RD	101	550,000	496,400	509,500	0.93	0.97
6/30/2010	25	38	10	SYLVAN WAY	101	495,000	448,900	453,100	0.92	0.99
6/30/2010	49	34	54	CLUBHOUSE LN	101	956,475	883,400	882,900	0.92	1.00
6/30/2010	50	58	9	LAKE RD	101	285,000	256,200	283,500	0.99	0.90
6/30/2010	55	25	11	CORMANS LN	101	580,000	591,300	564,700	0.97	1.05
7/2/2010	30	68	105	BOSTON POST RD	101	905,000	909,900	891,600	0.99	1.02
7/2/2010	53	21	29	OAK ST	101	335,000	327,600	319,600	0.95	1.03
7/9/2010	17	23	97	OLD SUDBURY RD	101	587,000	497,400	568,800	0.97	0.87
7/9/2010	38	148	15	CAMERON RD	101	570,000	568,200	565,900	0.99	1.00
7/14/2010	5	29	131	LINCOLN RD	101	1,485,000	1,299,500	1,392,100	0.94	0.93
7/27/2010	45	34	15	SMOKEY HILL RD	101	739,900	697,700	677,400	0.92	1.03
7/28/2010	47B	5	15	BAYFIELD RD	101	383,000	374,600	376,200	0.98	1.00
7/28/2010	51B	62	78	EAST PLAIN ST	101	298,000	278,500	279,100	0.94	1.00
7/29/2010	25	94	133	PLAIN RD	101	470,000	504,400	508,900	1.08	0.99
7/29/2010	42B	28	63	STONEBRIDGE RD	101	330,000	337,900	339,900	1.03	0.99
7/29/2010	43A	55	28	RICE SPRING LN	101	430,000	416,000	418,300	0.97	0.99
7/30/2010	14	45	70	GLEZEN LN	101	891,500	827,300	809,800	0.91	1.02
7/30/2010	38	90	23	ROLLING LN	101	453,000	416,200	419,300	0.93	0.99
7/30/2010	55	13	106	COMMONWEALTH RD	101	462,500	443,200	440,200	0.95	1.01
8/2/2010	42B	68	312	OLD CONNECTICUT PATH	101	307,500	305,600	273,700	0.89	1.12
8/5/2010	7	6	230	CONCORD RD	101	479,650	473,400	464,000	0.97	1.02
8/8/2010	20	57	34	DECATUR LN	101	900,000	915,500	878,600	0.98	1.04
8/10/2010	24	3	2	WINTHROP TER	101	504,225	478,400	485,300	0.96	0.99
8/11/2010	43A	4	296	OLD CONNECTICUT PATH	101	345,000	334,100	328,400	0.95	1.02
8/17/2010	30	86	96	BOSTON POST RD	101	339,000	298,300	303,600	0.9	0.98
8/17/2010	52	190	30	SCHOOL ST	101	549,500	543,800	530,900	0.97	1.02
8/18/2010	34	47	27	FORTY ACRES DR	101	735,000	698,800	668,600	0.91	1.05
8/20/2010	24	10	2	BENNETT RD	101	1,600,000	1,597,400	1,584,000	0.99	1.01
8/23/2010	7	51	29	MARSHALL TER	101	672,500	598,800	652,900	0.97	0.92
8/24/2010	34	43	171	OLD CONNECTICUT PATH	101	865,500	830,300	845,800	0.98	0.98
8/26/2010	4	8	39	RED BARN RD	101	600,000	574,600	579,000	0.97	0.99
8/30/2010	51B	12	4	MELVILLE PL	101	328,000	303,700	302,800	0.92	1.00
8/31/2010	20	49	41	DECATUR LN	101	1,022,000	948,300	939,600	0.92	1.01
8/31/2010	23	97	30	COCHITUATE RD	101	305,000	305,500	278,700	0.91	1.10
9/16/2010	43B	20	7	GOODMAN LN	101	499,000	419,700	458,100	0.92	0.92
9/17/2010	14	35	59	GLEZEN LN	101	567,500	465,700	500,400	0.88	0.93

2010 Single Family Sales

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Old Value	New Value	ASR	Old to New
9/23/2010	48	89	40	LOKER ST	101	500,000	498,100	493,300	0.99	1.01
9/24/2010	16	072A	14	WILDWOOD RD	101	911,500	924,800	880,700	0.97	1.05
9/27/2010	10	41	20	SEDGEMEADOW RD	101	700,000	695,500	689,200	0.98	1.01
9/29/2010	52	137	5	TIMBER LN	101	725,000	563,200	612,600	0.84	0.92
9/30/2010	7	12	250	CONCORD RD	101	431,500	444,900	440,000	1.02	1.01
9/30/2010	38	163	10	CAMERON RD	101	600,000	522,300	561,900	0.94	0.93
9/30/2010	46D	49	41	CASTLE GATE RD	101	440,000	425,800	423,700	0.96	1.00
9/30/2010	47C	8	42	MATHEWS DR	101	750,000	742,500	722,400	0.96	1.03
9/30/2010	48	156	11	GREGORY LN	101	569,000	538,400	528,000	0.93	1.02
10/5/2010	44	104	19	BLACK OAK RD	101	769,000	736,500	728,800	0.95	1.01
10/7/2010	38	46	25	DAVELIN RD	101	355,000	368,600	371,200	1.05	0.99
10/12/2010	14	32	67	GLEZEN LN	101	374,000	372,800	356,100	0.95	1.05
10/13/2010	47C	029A	55	KNOLLWOOD LN	101	727,500	670,900	668,900	0.92	1.00
10/15/2010	1	38	30	HAMPSHIRE RD	101	550,000	532,200	521,000	0.95	1.02
10/15/2010	10	25	7	SEDGEMEADOW RD	101	630,250	601,600	603,100	0.96	1.00
10/15/2010	44	103	15	BLACK OAK RD	101	548,000	546,900	549,200	1	1.00
10/27/2010	30	52	8	PINEBROOK RD	101	540,000	553,000	544,900	1.01	1.01
10/27/2010	38	18	8	DAVELIN RD	101	500,000	453,900	423,000	0.85	1.07
10/27/2010	50	47	53	LAKE RD	101	392,500	324,400	330,100	0.84	0.98
10/28/2010	29	60	8	WINTHROP TER	101	570,000	535,900	544,600	0.96	0.98
10/28/2010	47D	36	31	JOYCE RD	101	499,000	440,600	454,700	0.91	0.97
10/28/2010	48	69	105	SCHOOL ST	101	500,000	471,500	476,200	0.95	0.99
10/29/2010	48	126	12	BROOKS RD	101	425,000	440,200	436,600	1.03	1.01
10/29/2010	53	15	24	OAK ST	101	352,500	354,400	368,000	1.04	0.96
11/2/2010	10	53	62	MOORE RD	101	625,000	568,300	569,500	0.91	1.00
11/2/2010	20	55	26	DECATUR LN	101	906,000	955,000	948,200	1.05	1.01
11/12/2010	24	8	18	WINTHROP RD	101	917,000	850,500	857,000	0.93	0.99
11/22/2010	14	25	9	ORCHARD LN	101	694,000	665,100	664,400	0.96	1.00
11/22/2010	50	89	15	PARKRIDGE RD	101	284,100	306,700	292,000	1.03	1.05
12/17/2010	27	10	20	JEFFREY RD	101	510,000	526,800	520,500	1.02	1.01
12/21/2010	48	35	107	LOKER ST	101	430,000	480,700	452,600	1.05	1.06
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Request for Comment on Proposed Regulations

Division of Open Government
Proposed Amendments to 940 CMR 29.00:
Remote Participation in Meetings of Public Bodies
Issued: June 29, 2011

The Attorney General is pleased to announce proposed regulations authorizing remote participation in public meetings in certain circumstances. These regulations, if finally adopted, will allow municipalities to authorize remote participation for local public bodies, and will allow remote participation for county, district, regional, and state public bodies to be authorized by those bodies (or in limited cases by other officials).

Members of public bodies will be allowed to participate in meetings remotely only for certain reasons, and only where those reasons make physical attendance unreasonably difficult. The Attorney General continues to believe that all members of public bodies should participate in meetings through physical attendance. The quality of participation by members of public bodies is greatly reduced when they participate remotely. The Open Meeting Law still requires a quorum of the public body to be physically present at a meeting where members are participating remotely.

Please be aware that the amendments to 940 CMR 29.00 are proposed, but are not effective until the regulation amendment process is complete. **Remote participation by members of public bodies in meetings of those bodies continues to be prohibited at this time.**

Pursuant to the Open Meeting Law, G.L. c. 30A, § 20(d), the Attorney General:

may by regulation... authorize remote participation by members of a public body not present at the meeting location; provided, however, that the absent members and all persons present at the meeting location are clearly audible to each other; and provided further, that a quorum of the body, including the chair, are present at the meeting location.

The Attorney General requested public comment on August 31, 2010 on the issue of remote participation in meetings by members of public bodies. The Attorney General received a number of comments from members of public bodies and members of the public during the comment period that ended on October 1, 2010.

After review of these comments and careful consideration of the policy goals of the Open Meeting Law, the Attorney General is filing proposed amendments to 940 CMR 29.00: Open Meetings, to include regulations permitting members of public bodies to participate remotely in meetings in certain circumstances.

The Attorney General will hold a public hearing on the proposed regulations pursuant to G.L. c. 30A, § 2. The hearing will be held at One Ashburton Place, 21st Floor, Boston, Mass., on September 6, 2011, from 4:00 p.m. to 6:00 p.m.. Copies of the proposed amendments to the regulations may be found at www.mass.gov/ago/openmeeting or obtained at One Ashburton Place, 20th Floor, Boston, Mass.

The public is also encouraged to submit written comments on the proposed regulations. Comments should be limited to the proposed regulations only. Please direct comments to Amy Nable, Director, Division of Open Government, Office of the Attorney General, One Ashburton Place, 20th Floor, Boston, MA 02108 or by sending comments by email to openmeeting@state.ma.us. **Comments should be submitted by September 6, 2011.**

[Proposed Regulations 940 CMR 29.00 \(PDF\)](#)

29.02: Definitions

Remote Participation means participation by a member of a public body in a meeting of that public body, simultaneously with the physical meeting, where the member is not physically present at the meeting.

District Public Body means a public body with jurisdiction covering two or more municipalities.

29.10: Remote Participation

The Attorney General strongly encourages members of public bodies to physically attend meetings whenever possible; however, remote participation shall be permitted subject to the following procedures and restrictions:

- (1) Adoption of Remote Participation Remote participation in meetings of public bodies is not permitted unless the practice has been adopted as follows:
 - a. Local Public Bodies. The City Council or Board of Selectmen, or the equivalent form of government vested with authority to act on behalf of a municipality, must, by a simple majority, vote to allow remote participation, in accordance with the requirements of these regulations, with that vote applying to all subsequent meetings of all public bodies in that municipality.
 - b. Regional or district public bodies. The regional or district public body must, by a simple majority, vote to allow remote participation, in accordance with the requirements of these regulations, with that vote applying to all subsequent meetings of that public body and its committees.
 - c. Regional school districts. The regional school district committee must, by a simple majority, vote to allow remote participation, in accordance with the requirements of these regulations, with that vote applying to all subsequent meetings of that public body and its committees.
 - d. County Public Bodies. The county commissioners must, by a simple majority, vote to allow remote participation, in accordance with the requirements of these regulations, with that vote applying to all subsequent meetings of all county public bodies.
 - e. For State Public Bodies. Prior to the use of remote participation by any state public body, the appointing authority for the majority of the members of the public body must approve (or if there is no such appointing authority, the state public body must, by a simple majority, vote to allow) remote participation in accordance with the requirements of these regulations, with that vote applying to all subsequent meetings of that public body and its committees.
- (2) Minimum Requirements for Remote Participation
 - a. Members of a public body who are participating remotely and all persons present at the meeting location must be clearly audible to each other;

- b. A quorum of the body, including the chair or, in the chair's absence, the person authorized to chair the meeting, if any, must be physically present at the meeting location, as required by M.G.L. c. 30A, § 20(d);
- c. Except as provided in 940 CMR 29.10(3)(v), members of public bodies who participate remotely in accordance with these regulations may vote and shall not be deemed absent for the purposes of M.G.L. c. 39, § 23D.

(3) Permissible Reasons for Remote Participation

- a. If remote participation has been adopted in accordance with 940 CMR 29.10(1), members of public bodies shall be permitted to remotely participate in meetings, in accordance with the procedures described in 940 CMR 29.10(5), if the chair or, in the chair's absence, the person chairing the meeting determines that one or more of the following makes attendance in person unreasonably difficult:
 - i. Personal illness;
 - ii. Personal disability;
 - iii. Emergency;
 - iv. Military service; or
 - v. Geographic distance for members seeking to participate remotely in a meeting of a district, regional or state public body. Members of a local public body may participate remotely but will be deemed absent from the meeting and may not vote.

(4) Technology

- a. The following are approved methods of remote participation: telephone or internet enabled audio conferencing; or telephone, internet, or satellite enabled video conferencing; provided that regardless of the method(s) chosen, all participants are clearly audible to one another. Participation by electronic means other than these approved methods is not permitted. Accommodations must be made for public body members who require TTY service, video relay service, or other forms of adaptive telecommunications.
- b. If remote participation has been adopted in accordance with 940 CMR 29.10(1), individual public bodies shall have discretion to determine which of the approved methods members may use.
- c. Public bodies may decide how to address technical difficulties that arise as a result of utilizing remote participation, but are encouraged, wherever possible, to suspend discussion while reasonable efforts are made to correct any problem that interferes with a remote participant's ability to hear or be heard clearly by physically present members and members of the public in attendance. If technical difficulties result in a remote participant being disconnected from the meeting, that fact and the time at which the disconnection occurred shall be noted in the meeting minutes.
- d. The amount and source of payment for the costs of remote participation will be determined by the applicable adopting authority identified in 940 CMR 29.10(1).

(5) Procedures for Remote Participation

- a. Members of public bodies wishing to utilize remote participation must notify the chair or person chairing the meeting of their desire to do so and the reason for their request within a reasonable period of time prior to the meeting.
- b. Where multiple members of a public body have expressed a desire to utilize remote participation at the same meeting, and approving all requests would interfere with the body's ability to assemble a physical quorum as required by M.G.L. c. 30A, § 20(d), the chair or person chairing the meeting shall determine which request(s) to approve.
- c. If one or more members of a public body are participating in a meeting remotely, the chair shall state at the start of the meeting the name of any member who is participating remotely, which reason(s) under 940 CMR 29.10(3)(a) is being cited for each member's remote participation and, if the reason is geographic distance, the member's physical location. This information shall be recorded in the meeting minutes.
- d. If a public body legally enters executive session, any member participating remotely may participate in the executive session, but must state at the beginning of the session that no other individuals are present and/or able to hear the discussion at his or her location, unless the presence of such individuals has been approved by a vote of the public body.
- e. If one or more members of a public body is participating in a meeting remotely, all votes taken during the meeting must be by roll call vote.
- f. When feasible, the chair of the public body shall distribute to remote participants, in advance of the meeting, copies of any documents or exhibits that he or she reasonably anticipates will be used during the meeting. If used during the meeting, such documents shall be part of the official record of the meeting, and shall be listed in the meeting minutes and retained in accordance with M.G.L. c. 30A, § 22.

Summary by Land Use
WAYLAI MA

Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	119	619,197	588,279	0.95	555,000	521,000	0.95	0.03	4.69%	0.95
102	25	663,788	635,868	0.96	500,000	515,400	0.95	0.03	4.17%	0.96
104	1	365,000	347,600	0.95	365,000	347,600	0.95	0.00	0.00%	0.95
		625,132	594,824	0.95	550,000	520,500	0.95	0.03	4.57%	0.95

For BOA review
7/11/11

Style	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01 Ranch	18	432,200	418,267	0.97	406,500	406,000	0.96	0.04	5.56%	0.97
02 Split-Level	8	489,750	474,150	0.99	450,500	432,350	0.97	0.06	7.99%	0.97
03 Colonial	39	830,879	788,223	0.95	739,900	679,900	0.95	0.02	2.91%	0.95
04 Cape Cod	30	506,662	480,317	0.95	500,000	476,650	0.95	0.04	5.82%	0.95
05 Bungalow	2	296,500	281,250	0.95	296,500	281,250	0.95	0.04	4.21%	0.95
06 Conventional	6	521,167	494,250	0.95	544,750	518,800	0.94	0.02	2.66%	0.95
07 Contemporary	9	755,556	710,944	0.94	725,000	589,300	0.92	0.06	6.16%	0.94
08 Raised Ranch	7	551,807	515,214	0.94	569,000	521,000	0.95	0.02	2.86%	0.93
09 Two Family	1	365,000	347,600	0.95	365,000	347,600	0.95	0.00	0.00%	0.95
45 Townhouse-Avg	1	475,000	447,000	0.94	475,000	447,000	0.94	0.00	0.00%	0.94
55 Condominium	24	671,654	643,738	0.96	596,250	560,800	0.95	0.03	4.30%	0.96
		625,132	594,824	0.95	550,000	520,500	0.95	0.03	4.57%	0.95

Summary by Actual Year Built
 WAYLAI MA

07/11/2011

AYBGroup	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	Median COD	Weighted Average
0-1940	17	678,147	648,559	0.95	515,000	466,000	0.95	0.02	2.79%	0.96
1940-1950	10	536,183	495,590	0.92	535,665	499,850	0.94	0.04	5.00%	0.92
1950-1955	26	440,327	421,788	0.97	434,950	420,650	0.94	0.04	7.69%	0.96
1955-1960	24	597,948	574,167	0.96	608,050	555,350	0.96	0.04	4.60%	0.96
1960-1970	22	611,528	579,614	0.95	570,000	546,900	0.95	0.03	3.06%	0.95
1970-2011	46	750,020	712,393	0.95	728,250	678,000	0.95	0.03	3.96%	0.95
		625,132	594,824	0.95	550,000	520,500	0.95	0.03	4.57%	0.95

Site Index	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Mean Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	Median COD	Weighted Average
3	6	1,035,000	989,667	0.95	1,150,000	1,070,150	0.94	0.01	2.13%	0.96
4	3	513,000	480,533	0.93	485,000	459,400	0.95	0.00	1.75%	0.94
5	9	377,683	354,456	0.94	345,000	328,400	0.92	0.03	3.26%	0.94
6	56	528,539	500,096	0.95	488,500	462,050	0.95	0.03	5.06%	0.95
7	44	579,958	555,816	0.97	552,500	518,800	0.95	0.04	5.81%	0.96
8	19	829,717	786,463	0.95	745,000	709,600	0.95	0.02	2.49%	0.95
L	5	1,322,900	1,278,920	0.97	911,500	929,300	0.96	0.01	3.12%	0.97
Q	1	523,000	489,800	0.94	523,000	489,800	0.94	0.00	0.00%	0.94
	2	738,750	695,650	0.94	738,750	695,650	0.94	0.02	2.13%	0.94
		625,132	594,824	0.95	550,000	520,500	0.95	0.03	4.57%	0.95

Sale Price Quartile	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Mean SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	Median COD	Weighted Average
1	35	353,677	350,246	0.99	345,000	339,900	0.97	0.05	6.89%	0.99
2	38	493,189	465,642	0.94	493,500	461,700	0.94	0.03	4.14%	0.94
3	35	626,542	585,163	0.93	625,000	582,300	0.95	0.03	3.91%	0.93
4	37	1,016,089	967,995	0.95	905,000	871,100	0.95	0.03	3.04%	0.95
		625,132	594,824	0.95	550,000	520,500	0.95	0.03	4.57%	0.95

Land Area	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
00.00-0.33 AC	41	538,459	510,766	0.95	460,000	420,000	0.94	0.03	4.98%	0.95
00.33-0.5 AC	21	464,433	439,748	0.95	460,000	421,600	0.94	0.05	5.98%	0.95
00.50-1 AC	41	589,712	551,154	0.94	570,000	530,800	0.93	0.03	3.72%	0.93
01.00-1.4 AC	26	776,673	751,000	0.98	697,000	659,850	0.96	0.03	4.49%	0.97
01.40-999999 AC	16	902,656	871,881	0.97	757,000	704,200	0.97	0.02	2.90%	0.97
		625,132	594,824	0.95	550,000	520,500	0.95	0.03	4.57%	0.95

Building Size	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
0 - 2000	34	373,785	360,915	0.97	353,000	356,350	0.95	0.04	6.47%	0.97
2000 - 2500	39	490,866	466,364	0.95	499,000	468,800	0.94	0.03	4.69%	0.95
2500 - 3000	20	595,188	572,845	0.96	611,000	576,450	0.97	0.02	3.04%	0.96
3000 - 4000	35	763,700	711,614	0.93	735,000	706,700	0.94	0.03	3.40%	0.93
4000 - 999999	17	1,185,787	1,142,753	0.96	1,150,000	1,060,800	0.97	0.03	3.70%	0.96
		625,132	594,824	0.95	550,000	520,500	0.95	0.03	4.57%	0.95

Sale Date Half	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Mean Sale Price	Median Appraised	Median A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2010, H 1	69	649,649	615,523	0.95	575,000	529,900	0.95	0.03	4.97%	0.95			
2010, H 2	76	602,873	576,032	0.96	525,000	517,350	0.95	0.03	4.20%	0.96			
	625,132	594,824	550,000	0.95	0.03	4.57%	0.95	0.03	4.57%	0.95			

Residential Grade	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Mean Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
10	8	981,875	940,525	0.96	1,137,500	1,060,900	0.94	0.01	2.13%	0.96
2	1	2,875,000	2,768,700	0.96	2,875,000	2,768,700	0.96	0.00	0.00%	0.96
3	3	322,000	307,233	0.95	328,000	302,800	0.92	0.01	4.35%	0.95
4	40	422,746	404,078	0.96	418,500	411,450	0.95	0.04	6.45%	0.96
5	45	584,816	552,980	0.95	580,000	549,200	0.95	0.03	4.00%	0.95
6	15	663,960	623,193	0.94	700,000	668,900	0.93	0.02	3.08%	0.94
7	27	692,969	659,919	0.96	715,000	678,600	0.95	0.03	4.48%	0.95
8	4	1,158,000	1,113,475	0.96	1,115,000	1,102,400	0.94	0.00	2.66%	0.96
	2	1,210,000	1,184,050	0.97	1,210,000	1,184,050	0.97	0.02	1.55%	0.98
	625,132	594,824	594,824	0.95	550,000	520,500	0.95	0.03	4.57%	0.95

Sale Date Quarter	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2010, Q 1	18	693,222	662,861	0.96	560,000	524,100	0.95	0.02	5.09%	0.96
2010, Q 2	51	634,270	598,816	0.95	587,000	530,800	0.94	0.03	4.92%	0.94
2010, Q 3	48	621,447	590,848	0.95	526,862	504,650	0.95	0.03	3.90%	0.95
2010, Q 4	28	571,030	550,632	0.97	525,000	520,750	0.95	0.04	4.70%	0.96
	625,132	594,824	550,000	0.95	520,500	520,500	0.95	0.03	4.57%	0.95

Summary by Sale Price Half
 WAYLAND MA

07/11

Sale Price Half	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	73	426,300	410,315	0.97	440,000	420,000	0.95	0.04	5.65%	0.96
2	72	826,725	781,896	0.94	729,000	684,300	0.95	0.03	3.46%	0.95
		625,132	594,824	0.95	550,000	520,500	0.95	0.03	4.57%	0.95

2010 Single Family Sales

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Old Value	New Value	ASR	Old to New
1/8/2010	52	197	14	CAULFIELD RD	101	476,000	432,100	428,100	0.9	1.01
1/13/2010	38	36	9	COLE RD	101	438,400	498,900	477,100	1.09	1.05
1/15/2010	24	106	23	MILLBROOK RD	101	308,000	325,400	279,000	0.91	1.17
1/15/2010	49	5	6	WAYLAND HILLS RD	101	575,000	542,700	532,500	0.93	1.02
1/19/2010	3	40	23	CAMPBELL RD	101	565,000	544,700	541,200	0.96	1.01
1/25/2010	30	50	17	PINEBROOK RD	101	555,000	538,800	525,900	0.95	1.02
1/28/2010	18	13	6	GLEZEN LN	101	650,000	624,500	626,900	0.96	1.00
2/12/2010	14	41	50	GLEZEN LN	101	2,875,000	2,746,600	2,768,700	0.96	0.99
2/19/2010	24	86	156	BOSTON POST RD	101	485,000	338,600	469,100	0.97	0.72
3/12/2010	51C	83	10	GRACE RD	101	480,000	356,500	404,400	0.84	0.88
3/17/2010	45	19	148	WOODRIDGE RD	101	597,000	627,100	584,100	0.98	1.07
3/25/2010	47C	40	17	PINE NEEDLE RD	101	616,100	534,100	529,900	0.86	1.01
3/26/2010	41	005I	308	STONEBRIDGE RD	101	647,500	643,400	630,300	0.97	1.02
3/26/2010	51C	61	26	PARKLAND DR	101	430,000	408,400	418,600	0.97	0.98
3/26/2010	52	192	43	SCHOOL ST	101	340,000	391,300	411,300	1.21	0.95
4/16/2010	51D	60	37	WINTER ST	101	325,000	324,900	369,300	1.14	0.88
4/26/2010	25	33	2	HAYWARD RD	101	567,105	486,200	514,400	0.91	0.95
4/28/2010	44	129	10	COUNTRY CORNERS RD	101	650,000	563,200	607,300	0.93	0.93
4/29/2010	44	61	55	WOODRIDGE RD	101	684,000	668,600	688,700	1.01	0.97
4/30/2010	47D	24	1	DORAN RD	101	600,000	547,900	529,900	0.88	1.03
5/3/2010	4	77	8	SANDY HILL RD	101	895,000	824,800	816,400	0.91	1.01
5/3/2010	52	35	36	DEAN RD	101	351,000	337,400	345,400	0.98	0.98
5/6/2010	24	107	20	MILLBROOK RD	101	515,000	406,800	466,000	0.9	0.87
5/11/2010	52	174	4	SCHOOL ST	101	310,000	294,500	293,100	0.95	1.00
5/12/2010	46D	140	226	WEST PLAIN ST	101	523,000	505,800	489,800	0.94	1.03
5/19/2010	18	8	86	OLD SUDBURY RD	101	460,000	375,400	427,800	0.93	0.88
5/25/2010	14	12	103	GLEZEN LN	101	587,000	519,500	517,000	0.88	1.00
5/25/2010	30	62	81	BOSTON POST RD	101	715,000	707,100	678,600	0.95	1.04
5/27/2010	42C	12	19	WALLACE RD	101	545,000	542,700	530,800	0.97	1.02
5/28/2010	38	74	30	ROLLING LN	101	665,000	551,900	580,800	0.87	0.95
5/28/2010	43A	44	42	PEQUOT RD	101	545,000	477,500	508,100	0.93	0.94
5/28/2010	44	54	81	WOODRIDGE RD	101	1,185,000	1,067,500	1,075,900	0.91	0.99
5/28/2010	47B	89	20	PECK AVE	101	465,000	408,500	406,100	0.87	1.01
6/1/2010	55	002E	1	GRIFFIN CIR	101	635,000	633,700	627,900	0.99	1.01
6/3/2010	35	030D	187	RICE RD	101	1,262,500	1,199,300	1,219,400	0.97	0.98
6/11/2010	24	77	24	LEE RD	101	492,000	406,000	435,200	0.88	0.93
6/14/2010	23	77	27	BOW RD	101	1,250,000	1,284,000	1,283,500	1.03	1.00
6/15/2010	2	10	54	CAMPBELL RD	101	805,000	619,000	718,100	0.89	0.86
6/15/2010	52	62	4	SNAKE BROOK RD	101	660,000	600,200	588,600	0.89	1.02
6/18/2010	27	3	9	JEFFREY RD	101	600,000	550,700	604,000	1.01	0.91
6/22/2010	18	30	71	OLD SUDBURY RD	101	446,500	385,700	417,300	0.93	0.92
6/23/2010	19	70	78	CLAYPIT HILL RD	101	745,000	700,500	706,700	0.95	0.99
6/24/2010	51B	17	11	MELVILLE PL	101	526,300	492,400	489,100	0.93	1.01
6/25/2010	6	34	45	SHERMAN BRIDGE RD	101	980,000	833,600	921,300	0.94	0.90

2010 Single Family Sales

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Old Value	New Value	ASR	Old to New
6/25/2010	11	13	71	MOORE RD	101	625,000	558,200	592,500	0.95	0.94
6/25/2010	16	24	96	DRAPER RD	101	729,000	688,500	709,600	0.97	0.97
6/25/2010	38	107	16	ROLLING LN	101	412,000	410,600	407,500	0.99	1.01
6/25/2010	48	111	2	CARPENTER RD	101	410,000	425,300	421,600	1.03	1.01
6/28/2010	45	17	149	WOODRIDGE RD	101	775,900	700,600	761,700	0.98	0.92
6/29/2010	3	010A	189	OXBOW RD	101	625,000	610,100	618,800	0.99	0.99
6/29/2010	4	32	32	RED BARN RD	101	353,500	406,500	439,500	1.24	0.92
6/30/2010	16	21	84	DRAPER RD	101	1,175,000	1,085,400	1,118,000	0.95	0.97
6/30/2010	24	164	17	GLEN RD	101	550,000	496,400	509,500	0.93	0.97
6/30/2010	25	38	10	SYLVAN WAY	101	495,000	448,900	453,100	0.92	0.99
6/30/2010	49	34	54	CLUBHOUSE LN	101	956,475	883,400	882,900	0.92	1.00
6/30/2010	50	58	9	LAKE RD	101	285,000	256,200	283,500	0.99	0.90
6/30/2010	55	25	11	CORMANS LN	101	580,000	591,300	564,700	0.97	1.05
7/2/2010	30	68	105	BOSTON POST RD	101	905,000	909,900	891,600	0.99	1.02
7/2/2010	53	21	29	OAK ST	101	335,000	327,600	319,600	0.95	1.03
7/9/2010	17	23	97	OLD SUDBURY RD	101	587,000	497,400	568,800	0.97	0.87
7/9/2010	38	148	15	CAMERON RD	101	570,000	568,200	565,900	0.99	1.00
7/14/2010	5	29	131	LINCOLN RD	101	1,485,000	1,299,500	1,392,100	0.94	0.93
7/27/2010	45	34	15	SMOKEY HILL RD	101	739,900	697,700	677,400	0.92	1.03
7/28/2010	47B	5	15	BAYFIELD RD	101	383,000	374,600	376,200	0.98	1.00
7/28/2010	51B	62	78	EAST PLAIN ST	101	298,000	278,500	279,100	0.94	1.00
7/29/2010	25	94	133	PLAIN RD	101	470,000	504,400	508,900	1.08	0.99
7/29/2010	42B	28	63	STONEBRIDGE RD	101	330,000	337,900	339,900	1.03	0.99
7/29/2010	43A	55	28	RICE SPRING LN	101	430,000	416,000	418,300	0.97	0.99
7/30/2010	14	45	70	GLEZEN LN	101	891,500	827,300	809,800	0.91	1.02
7/30/2010	38	90	23	ROLLING LN	101	453,000	416,200	419,300	0.93	0.99
7/30/2010	55	13	106	COMMONWEALTH RD	101	462,500	443,200	440,200	0.95	1.01
8/2/2010	42B	68	312	OLD CONNECTICUT PATH	101	307,500	305,600	273,700	0.89	1.12
8/5/2010	7	6	230	CONCORD RD	101	479,650	473,400	464,000	0.97	1.02
8/8/2010	20	57	34	DECATUR LN	101	900,000	915,500	878,600	0.98	1.04
8/10/2010	24	3	2	WINTHROP TER	101	504,225	478,400	485,300	0.96	0.99
8/11/2010	43A	4	296	OLD CONNECTICUT PATH	101	345,000	334,100	328,400	0.95	1.02
8/17/2010	30	86	96	BOSTON POST RD	101	339,000	298,300	303,600	0.9	0.98
8/17/2010	52	190	30	SCHOOL ST	101	549,500	543,800	530,900	0.97	1.02
8/18/2010	34	47	27	FORTY ACRES DR	101	735,000	698,800	668,600	0.91	1.05
8/20/2010	24	10	2	BENNETT RD	101	1,600,000	1,597,400	1,584,000	0.99	1.01
8/23/2010	7	51	29	MARSHALL TER	101	672,500	598,800	652,900	0.97	0.92
8/24/2010	34	43	171	OLD CONNECTICUT PATH	101	865,500	830,300	845,800	0.98	0.98
8/26/2010	4	8	39	RED BARN RD	101	600,000	574,600	579,000	0.97	0.99
8/30/2010	51B	12	4	MELVILLE PL	101	328,000	303,700	302,800	0.92	1.00
8/31/2010	20	49	41	DECATUR LN	101	1,022,000	948,300	939,600	0.92	1.01
8/31/2010	23	97	30	COCHITUATE RD	101	305,000	305,500	278,700	0.91	1.10
9/16/2010	43B	20	7	GOODMAN LN	101	499,000	419,700	458,100	0.92	0.92
9/17/2010	14	35	59	GLEZEN LN	101	567,500	465,700	500,400	0.88	0.93

2010 Single Family Sales

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Old Value	New Value	ASR	Old to New
9/23/2010	48	89	40	LOKER ST	101	500,000	498,100	493,300	0.99	1.01
9/24/2010	16	072A	14	WILDWOOD RD	101	911,500	924,800	880,700	0.97	1.05
9/27/2010	10	41	20	SEDGEMEADOW RD	101	700,000	695,500	689,200	0.98	1.01
9/29/2010	52	137	5	TIMBER LN	101	725,000	563,200	612,600	0.84	0.92
9/30/2010	7	12	250	CONCORD RD	101	431,500	444,900	440,000	1.02	1.01
9/30/2010	38	163	10	CAMERON RD	101	600,000	522,300	561,900	0.94	0.93
9/30/2010	46D	49	41	CASTLE GATE RD	101	440,000	425,800	423,700	0.96	1.00
9/30/2010	47C	8	42	MATHEWS DR	101	750,000	742,500	722,400	0.96	1.03
9/30/2010	48	156	11	GREGORY LN	101	569,000	538,400	528,000	0.93	1.02
10/5/2010	44	104	19	BLACK OAK RD	101	769,000	736,500	728,800	0.95	1.01
10/7/2010	38	46	25	DAVELIN RD	101	355,000	368,600	371,200	1.05	0.99
10/12/2010	14	32	67	GLEZEN LN	101	374,000	372,800	356,100	0.95	1.05
10/13/2010	47C	029A	55	KNOLLWOOD LN	101	727,500	670,900	668,900	0.92	1.00
10/15/2010	1	38	30	HAMPSHIRE RD	101	550,000	532,200	521,000	0.95	1.02
10/15/2010	10	25	7	SEDGEMEADOW RD	101	630,250	601,600	603,100	0.96	1.00
10/15/2010	44	103	15	BLACK OAK RD	101	548,000	546,900	549,200	1	1.00
10/27/2010	30	52	8	PINEBROOK RD	101	540,000	553,000	544,900	1.01	1.01
10/27/2010	38	18	8	DAVELIN RD	101	500,000	453,900	423,000	0.85	1.07
10/27/2010	50	47	53	LAKE RD	101	392,500	324,400	330,100	0.84	0.98
10/28/2010	29	60	8	WINTHROP TER	101	570,000	535,900	544,600	0.96	0.98
10/28/2010	47D	36	31	JOYCE RD	101	499,000	440,600	454,700	0.91	0.97
10/28/2010	48	69	105	SCHOOL ST	101	500,000	471,500	476,200	0.95	0.99
10/29/2010	48	126	12	BROOKS RD	101	425,000	440,200	436,600	1.03	1.01
10/29/2010	53	15	24	OAK ST	101	352,500	354,400	368,000	1.04	0.96
11/2/2010	10	53	62	MOORE RD	101	625,000	568,300	569,500	0.91	1.00
11/2/2010	20	55	26	DECATUR LN	101	906,000	955,000	948,200	1.05	1.01
11/12/2010	24	8	18	WINTHROP RD	101	917,000	850,500	857,000	0.93	0.99
11/22/2010	14	25	9	ORCHARD LN	101	694,000	665,100	664,400	0.96	1.00
11/22/2010	50	89	15	PARKRIDGE RD	101	284,100	306,700	292,000	1.03	1.05
12/17/2010	27	10	20	JEFFREY RD	101	510,000	526,800	520,500	1.02	1.01
12/21/2010	48	35	107	LOKER ST	101	430,000	480,700	452,600	1.05	1.06
								Median	0.95	

Town of Wayfair

FY12 - BOA review questions

Question	From	Response	By
Conventional style houses represent 7.3% of the houses. However of the 30 houses with reductions of 10% or greater, 40% of them are conventional style.	Jayson Brodie	For 2010 we had 6 Conventional Sales - the median is at \$4	E. Bricdeau
Can we show sales that validate the above?		Conventional Style homes did have a decrease per sq. ft. from the analysis on cost tables.	E. Bricdeau
Oak Street is 5. are you ok with that? I agree the sales seem ok, but it is a pretty busy street.	Molly Upton	Sales on Oak Street support a SI of 5	E. Bricdeau
15 Bayfield was a bank sale, pretty sure.	Molly Upton	A review of the deed and MLS supported this sale as an arms length transaction.	E. Bricdeau
I think we should consider getting the P and L's closer together. We skipped last year, but they are still far apart.	Molly Upton	Market data does not support this change	E. Bricdeau
42 Matthews isn't a Q (steep slope)		Additional review of this property supports it being SI as a Q - the property is situated in a cove type portion of the pond that doesn't afford it the views that SI P properties have.	E. Bricdeau
this may bring into question whether the P index should be lowered.	Molly Upton	This is topic for BOA discussion.	E. Bricdeau
L 1 lake rd terrace in 09 was a leardown, and it sold for well above assessment. 475 vs fy 11 416,800 and fy 10 450.	Molly Upton	Further review of 1 Lake Road Terrace indicates this property should be coded out as it has had a physical change since the date of sale.	E. Bricdeau
226 west plain in 10 sold for \$523 vs. 505 assessment and that's one of the few on a less desirable street.	Molly Upton	226 West Plain St has an ASR of 96.5% - which is higher than the median for FY'12	E. Bricdeau
Sherman Bridge might need a higher SI -- it is 5. see the sales	Molly Upton	The FY'11 values are only presented for review purposes. The FY'12 proposed values support the SI of Sherman Bridge Rd.	E. Bricdeau
24 sherman bridge in 08 sold for 925 vs. 814.4 in 11 and 742,100 in fy 10	Molly Upton		E. Bricdeau
45 sherman bridge in 10 sold for 980 vs fy11 of 833	Molly Upton		E. Bricdeau
Why are some sales assessments less in fy 12 than either the sale, as well as fy 11 and fy 10?			E. Bricdeau
eg. 70 glezen and 108 glezen and 41 decatur and 27 forty acres (is that the one that gave some land away?)	Molly Upton	The proposed FY'12 assessments are reflective of the market and within DOR standards with a median of 95. Half of the Sales for Calendar year 2010 will be under 95 and half will be over.	E. Bricdeau
Given that prices yielded up pretty well in '10, often in the middle between fy 11 and the higher fy 10, doesn't that argue that we could/should use a slightly higher % than 95% of value?	Molly Upton	27 Forty Acres conveyed the same land area as the original parcel.	E. Bricdeau
	Molly Upton	This is topic for BOA discussion.	E. Bricdeau

Iteration	LUB/DIC	Affected CAMA Table	Description	Factor	Before Change Curve	Value	Factor	After Change Curve	Category	Class	Description	Count	AS Ratio	AS COD
			Initial ASR statistics								Assessment Ratio Summary			
1	6/8/2011										101 All 101 Class	123	0.96	5.25%
											102 All 102 Class	26	0.93	6.91%
									SALE PRICE		Quartile 1	37	0.98	7.20%
									QUARTILE:		Quartile 2	39	0.95	5.24%
											Quartile 3	38	0.95	4.52%
									SALE		Quartile 4	37	0.93	4.88%
									DATE:		2010, 1Q	21	0.95	7.67%
											2010, 2Q	49	0.93	5.38%
											2010, 3Q	49	0.97	3.93%
											2010, 4Q	32	0.96	6.32%
									STYLE:		101 RANCH	20	0.95	7.21%
											101 SPLIT LEVEL	8	0.97	6.57%
											101 COLONIAL	42	0.95	4.39%
											101 CAPE COD	30	0.95	5.89%
											101 BUNGALOW	2	0.90	0.56%
											101 CONVENTIONAL	7	0.99	3.32%
											101 CONTEMPORARY	8	0.94	5.69%
											101 RAISED RANCH	7	0.96	2.38%
									AYB:		0-1900	8	0.96	2.73%
											1900-1930	8	0.96	4.95%
											1930-1940	2	0.94	2.66%
											1940 - 1950	11	0.95	5.74%
											1950-1960	51	0.95	6.36%
											1960 - 1970	22	0.96	3.13%
											1970-1980	10	0.93	7.10%
											1980 - 1990	13	0.96	7.29%
											1990-2000	7	0.95	4.51%
											2000+	19	0.93	6.28%
									BLDG SIZE:		1000-1500sf	11	0.93	5.87%
											1500-2000sf	24	0.96	8.33%
											2000-2500sf	39	0.96	4.83%
											2500-3000sf	21	0.96	4.51%
											3000-4000sf	35	0.94	4.65%
											4000-5000sf	11	0.96	4.30%
											5000-10000sf	9	0.96	7.41%
											10000-20000sf	1	0.81	0.00%
											0.10 - 0.25 acre	8	0.94	3.06%
											0.25 - 0.33 acre	12	0.99	6.90%
											0.33 - 0.50 acre	18	0.95	4.97%
											0.50 - 1 acre	43	0.94	4.38%
											1.0 - 3 acres	41	0.97	5.46%
											3.0 - 5 acres	4	0.95	2.89%
											>10.0 acres	1	0.81	0.00%
									Grade		2	0.93	6.09%	
											3	0.95	6.18%	
											4	0.96	4.37%	
											5	0.96	5.02%	
											6	0.94	7.03%	
											7	0.95	5.26%	
											8	0.01	10.00%	
											9	0.81	0.00%	
											10	0.96	0.00%	
									Site Index		3	0.95	4.21%	
											4	0.96	3.65%	
											5	0.94	6.63%	
											6	0.96	5.89%	
											7	0.94	2.69%	
											8	0.99	8.37%	
											L	0.97	0.00%	
											Q	0.96	3.65%	

Iteration	Date	L/B/D/C	Affected CAMA Table	Description	Factor	Before Change Curve	Value	After Change Curve	Value	Statistics	Assessment Ratio Summary	Count	A/S Ratio	A/S COD
2	6/8/2011		Building	a) Implemented Remedial Ratings										
					Code	Description	Coefficient							
					01	Cosmetic	-0.050			101 All 101 Class	123	0.96	5.28%	
					02	Minor	-0.100			102 All 102 Class	26	0.93	6.91%	
					03	Moderate	-0.200			Quartile 1	37	0.98	7.34%	
					04	Major	-0.500			Quartile 2	39	0.95	5.32%	
					05	Total	-0.750			Quartile 3	38	0.96	4.50%	
										Quartile 4	37	0.93	4.91%	
										SALE	21	0.95	7.72%	
										DATE:	49	0.93	5.35%	
										2010, 3Q	49	0.97	4.04%	
										2010, 4Q	32	0.96	6.28%	
										101 RANCH	20	0.95	7.47%	
										101 SPLIT LEVEL	8	0.97	6.44%	
										101 COLONIAL	42	0.96	4.44%	
										101 CAPE COD	30	0.96	5.87%	
										101 BUNGALOW	2	0.91	0.55%	
										101 CONVENTIONAL	7	0.99	3.46%	
										101 TEMPORARY	8	0.94	5.59%	
										101 RAISED RANCH	7	0.96	1.93%	
										0-1900	8	0.96	2.99%	
										1900-1930	8	0.97	4.90%	
										1930-1940	2	0.94	2.66%	
										1940-1950	11	0.95	6.03%	
										1950-1960	51	0.96	6.41%	
										1960-1970	22	0.96	2.94%	
										1970-1980	10	0.93	7.31%	
										1980-1990	13	0.96	7.21%	
										1990-2000	7	0.95	4.36%	
										2000+	19	0.93	6.28%	
										BLDG SIZE:	11	0.93	5.67%	
										1000-1500sf	24	0.96	8.42%	
										1500-2000sf	39	0.96	4.89%	
										2000-2500sf	21	0.96	4.46%	
										2500-3000sf	35	0.94	4.74%	
										3000-4000sf	11	0.93	4.11%	
										4000-5000sf	9	0.96	7.52%	
										5000-10000sf	1	0.82	0.00%	
										10000-20000sf	8	0.94	3.19%	
										0.10 - 0.25 acre	12	0.99	6.90%	
										0.25 - 0.33 acre	18	0.95	4.85%	
										0.33 - 0.50 acre	43	0.94	4.64%	
										0.50 - 1 acre	41	0.97	5.58%	
										1.0 - 3 acres	4	0.96	3.39%	
										3.0 - 5 acres	1	0.82	0.00%	
										>10.0 acres	2	0.93	6.09%	
										Grade	3	0.95	6.29%	
											3	0.95	4.30%	
											4	0.96	4.09%	
											5	0.96	7.07%	
											6	0.95	5.26%	
											7	1.00	10.00%	
											8	0.82	0.00%	
											9	0.96	0.00%	
											10	0.94	4.61%	
											3	0.94	3.65%	
											4	0.94	6.63%	
											5	0.96	5.96%	
											6	0.95	2.66%	
											7	1.00	8.43%	
											8	0.95	0.00%	
											1	0.95	3.12%	

*Other
with
potential
to
be
added
to
the
curve*

1.05

1.00

111.72

117.31

LAND AREA

Grade

Site Index

Iteration	Date	LR/ID/C	Affected CAMA Table	Description	Factor	Before Change Curve	Value	After Change Curve	Value	Statistics	Assessment Ratio Summary	Count	AIS Ratio	AIS COD
3	6/13/2011	L	Land Curve	a) updated residential	111.72	1000		117.31	1000	101 All 101 Class	119	0.95	4.69%	
4	7/5/2011			land curve	33.52	5000		35.2	5000	102 All 102 Class	25	0.95	4.17%	
					19.55	10000		20.53	10000	Sale Price	35	0.97	6.89%	
					14.09	15000		14.79	15000	Quartile 1	38	0.94	4.14%	
					11.97	20000		12.57	20000	Quartile 2	35	0.95	3.91%	
					8.78	30000		9.22	30000	Quartile 3	37	0.95	3.04%	
					7	40000		7.35	40000	Quartile 4	69	0.95	4.97%	
					5.02	50000		5.27	50000	Sale Date	76	0.95	4.20%	
										2010_2H	18	0.96	5.56%	
										Style	8	0.97	7.99%	
										RANCH	39	0.95	2.91%	
										SPLIT LEVEL	30	0.95	5.82%	
										COLONIAL	2	0.95	4.21%	
										CAPE COD	6	0.94	2.66%	
										BUNGALOW	9	0.92	6.16%	
										CONVENTIONAL	7	0.95	2.85%	
										CONTEMPORARY	17	0.95	2.79%	
										RAISED RANCH	10	0.94	5.00%	
										0-1940	26	0.94	7.69%	
										1940-1950	24	0.96	4.60%	
										1950-1955	22	0.95	3.06%	
										1955-1960	46	0.95	3.96%	
										1960-1970	34	0.95	6.47%	
										1970-2011	39	0.94	4.69%	
										Bldg Size	20	0.97	3.04%	
										0-2000sf	35	0.94	3.40%	
										2000-2500sf	17	0.97	3.70%	
										2500-3000sf	41	0.94	4.98%	
										3000-4000sf	21	0.94	5.98%	
										4000-9999sf	41	0.93	3.72%	
										Lot Size	26	0.96	4.49%	
										00.00-0.33 ac	41	0.93	3.72%	
										.33-.5 ac	26	0.97	2.90%	
										1.4-99999 ac	16	0.97	2.90%	
										50-1 ac	3	0.92	4.35%	
										1-1.4 ac	3	0.95	1.75%	
										GRADE	4	0.92	3.26%	
											3	0.95	6.45%	
											4	0.95	4.00%	
											4	0.95	4.00%	
											5	0.93	3.08%	
											6	0.95	4.48%	
											7	0.94	2.66%	
											8	0.97	1.55%	
											10	0.96	0.00%	
											3	0.95	1.75%	
											4	0.92	3.26%	
											5	0.95	5.06%	
											6	0.95	5.81%	
											7	0.95	2.49%	
											8	0.96	3.12%	
											1	0.94	0.00%	
											2	0.94	2.13%	
											Q			

7/5/11 - Final Review of Sales resulted in 1 additional sale added and 5 removed for building activity and/or additional sales information