

Board of Assessors  
Meeting: January 30, 2012  
Wayland Town Building

Meeting called to order by Vice-Chair Susan Rufo at 7:15 pm

Present: Members: Susan Rufo, Vice-chair; Bruce Cummings, Molly Upton, Zachariah Ventress  
Staff: Director Ellen Brideau  
Public: David Hill, 54 Orchard Lane

Welcome extended to our visiting public Mr. Hill and offered him opportunity to make public comment. He declined any comment at this time. There was a brief discussion from board members again about the pro's and cons of having public comment at the beginning or end of the board's meeting. The majority of the board B Cummings, Z Ventress and S Rufo believe the value to be at the end of the meeting so the public could offer comments about the assessing business just addressed. M Upton believed that Public Comment should be held at the beginning of the meeting as other boards do.

Review of Minutes: Minutes of January 9, 2012, deferred to next meeting

Documents for Board Signature/Vote : Nine Statutory Exemptions Applications presented by Director Brideau for approval after review.

**B Cummings made motion to accept recommendation by Director Brideau to approve the nine Statutory Exemption applications, Seconded by M Upton - Vote unanimous by signature\***

One Statutory Exemption Application per Director Brideau did not meet the qualifications, which resulted in a denial. **Application signed as denial by board.\***

**35 CPA Exemption Applications** were reviewed and did meet qualifications, and were recommended for approval by of Director Brideau. **B Cummings made motion to accept Director's recommendation to approve 35 Exemption Applications, Seconded by M Upton Vote unanimous by signature\***

One CPA Exemption Application did not meet qualifications per review of Director Brideau and was recommended as denial. **Application signed as denial by board.\***

- Each board member has the opportunity to review each application before vote.

Monthly Activity Report/ Office Update: Director Brideau distributed a Recap of Office Activity (see attached) and spoke to the items identified on the report. A question was asked of the values established for the Circuit Breaker program by the Mass DoR, this year compared to last year by S Rufo. The 2012 maximum assessed property value is \$729,000, a decline from 2011's value of \$764,000. (The maximum assessed property value is the most a taxpayer's property can be valued at to qualify under the state's Circuit Breaker program.) The maximum tax credit a taxpayer can be eligible for is \$980.00, an increase of \$10.00 from 2011's tax credit of \$970.00.

Abatements: As of today, there were 46 abatement applications filed with the Assessing Office. The deadline for submission for abatement filings is this Wednesday, February 1st, at close of business or any abatement application received by mail with a February 1<sup>st</sup> postmark.

15 Abatement Applications were presented by Director Brideau after inspection and review, and her recommendation is for approval of the listed properties. **Z Ventress made a motion to accept the Director's recommendation of approval for the 15 listed abatement applications, Seconded by B Cummings. Vote unanimous by signature.\***

One Abatement Application was recommended for denial after review by Director Brideau. **Abatement signed as denial by board.\***

- Each board member has the opportunity to review each application before vote.

Director Brideau reviewed waterfront land values in response to questions raised on those values by board member M Upton. After a recap of the process that had been used and the review done by the board during the land valuation phase of the assessing process, M Upton had her concerns addressed.

FY13 Interim: The initial step in beginning the FY13 Interim review was begun with the list of the entire 156 sales that took place in Wayland during calendar year 2011. before they are certified as qualified sales per DoR guidelines. Sales that are bank sales, short sales, family sales, estate sales, tear-downs, building permits secured after sale are some examples of sales that the DoR does not list as qualified sales in the analysis used to establish FY13 values. The assessing staff will initiate a preliminary review of all 156 sales and refine this list to only qualified sales. Once their review is completed, all disqualified sales will receive a DoR designated code identifying the reason for their classification as an unqualified sale. The final report will then be submitted to the board for their review.

Full List and Measure Program: The anticipated start of the second phase of the Full List and Measure Program will begin earlier than expected due to the mild winter weather conditions. Coordination with Vision scheduling will determine the exact start date, and also dictate when the notification letters to homeowners will be sent.

M Upton's public relations piece related to the Full List and Measure was reviewed for final edits by the board and it will be distributed to the Town Crier, ENews, Patch, WVN, and the Assessor's website in an effort to encourage homeowner's cooperation in achieving the same high success rate as phase one. The press release will run in conjunction with the issuing of the notification to second phase homeowners.

Discussion also centered on the use of Vision in assisting with the commercial and exempt properties list and measuring. An inquiry made by Director Brideau found the cost to do so by Vision of \$5,000 to be very reasonable. The board was in full support of such an endeavor. **B Cummings made a motion to request an amendment to our Full List and Measure contract from Vision to also include listing and measuring of all commercial and exempt properties in town at a cost of \$5,000. Z Ventress seconded the motion. The Vote was unanimous and the motion carried. Director Brideau to contact Vision.**

Public Comment: Mr. Hill was offered an opportunity for public comment. He expressed his thanks and gratitude to the board for their work and efforts on the Town's behalf and voiced his acknowledgement that he was grateful to have stayed for the duration of the meeting to see the board's work/activity. He also praised Director Brideau's handling of the office and inquiries made to the office and the professionalism she demonstrated. She had earlier that day assisted Mr. Hill and he wanted to pass that along to the board and his thanks.

The next meeting is "to be determined" based on the activity of the office and number of abatement applications received and required board action. The Vice-Chair/Director will notify board members of a meeting date accordingly.

A motion to adjourn the meeting was made at 8:21 pm.

Respectfully submitted.

  
Susan Rufo

## Assessing Department

### Monthly Recap of Office Activity

#### Exemption Applications

- ❖ To date the Department has received 65 Statutory Exemption Applications and 35 CPA Exemption Applications - the deadline to apply is 3/30/12
- ❖ E. Brideau attended a meeting on the State Circuit Breaker hosted by the COA. The event was well attended and provided seniors with a good overview of the CB program and Town match.
- ❖ CB applications will be mailed to residents this week.

#### Office Activity

- ❖ The office staff has been busy assisting property owners with questions regarding the FY 12 assessments. Abatement applications are due by 2/1/12.
- ❖ All Personal Property Forms of List request for FY 13 have been mailed to business owners.

Wayland - 2011 Sales  
Pre-review 1/30/12

sale_date	parcel_id	st_num	st_name	prop_type_id	nal_code	sale_price	assessment_value	as_ratio	outlier
3/17/2011	42D_036_	35	PILGRIM PATH	101 L		410,465	508,600		
6/10/2011	52_013_	8	HAVEN LN	101 L		260,000	296,300		
7/15/2011	46D_052_	29	CASTLE GATE RD	101 L		238,941	217,900		
8/10/2011	47A_053_	18	CREST RD	101 L		175,000	283,100		
8/25/2011	51D_052_	14	SOUTH ST	101 L		240,227	358,500		
8/22/2011	38_172_	3	CHARENA RD	101 N		225,000	470,900		
9/9/2011	51B_014_	8	MELVILLE PL	101 N		155,000	236,400		
9/28/2011	45_083C_	85	HILLSIDE DR	102 N		280,000	348,800		
10/19/2011	24_096_	213	BOSTON POST RD	101 Q		565,000	505,200		
5/13/2011	46D_007_	205	WEST PLAIN ST	101 R		572,000	531,700		
9/23/2011	18_023A_	2	BARLEY LN	101 R		1,140,000	1,275,900		
1/11/2011	44_136_	30	BROOK TRAIL RD	101 S		468,000	594,700		
4/15/2011	36C_058_	16	OVERLOOK RD	101 S		360,000	371,300		
7/1/2011	47A_072_	123	DUDLEY RD	101 S		210,199	277,700		
9/30/2011	38_044_	29	DAVELIN RD	101 S		825,500	824,900		
12/2/2011	52_173_	268	COMMONWEALTH RD	101 S		197,418	306,100		
4/5/2011	45_073E_	17	HILLSIDE DR	102 S		409,000	459,700		
8/16/2011	51A_031_	5	MAGUIRE RD	101 U		315,000	283,800		
2/1/2011	47C_059A_	17	COTTAGE RD	101 V		520,000	535,500		
2/2/2011	43C_063_	17	MAYFLOWER PATH	101 V		275,000	291,800		
2/1/2011	47C_059_	17	COTTAGE RD	132 V		520,000	13,600		
2/3/2011	43C_063A_	17	MAYFLOWER PATH	132 V		275,000	19,000		
4/1/2011	23_147_	36	HASTINGS WAY	102 W		159,900	159,900		
5/5/2011	23_127_	23	HASTINGS WAY	102 W		159,900	159,900		
7/8/2011	23_132_	33	HASTINGS WAY	102 W		159,900	159,900		
11/9/2011	23_138_	14	HASTINGS WAY	102 W		159,900	12,000		
1/3/2011	51D_001_	235	COMMONWEALTH RD	101		725,000	771,700	1.06	
1/13/2011	25_093_	7	OLD VINEYARD WAY	101		1,135,000	1,105,100	0.97	
2/1/2011	50_055_	21	LAKE RD	101		544,900	517,200	0.95	
2/4/2011	46D_068_	171	WEST PLAIN ST	101		244,000	221,000	0.91	
2/14/2011	36C_039_	81	RIVER VIEW CIR	101		439,000	407,600	0.93	
2/16/2011	50_023_	11	AMEY RD	101		443,800	472,900	1.07	
2/18/2011	52_070_	26	SNAKE BROOK RD	101		480,000	483,900	1.01	

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sale_date	parcel_id	st_num	st_name	prop_type_id	nal_code	sale_price	assessment_value	as_ratio	outlier
2/25/2011	53_001	18	OAK ST	101		434,500	372,900	0.86	
2/28/2011	52_018	3	HAVEN LN	101		466,000	424,200	0.91	
3/14/2011	44_046	9	BARNEY HILL RD	101		300,000	483,900	1.61	
3/22/2011	23_103A	10	BRACKETT RD	101		739,000	734,600	0.99	
3/23/2011	16_036	85	HIGHLAND CIR	101		822,500	849,600	1.03	
3/23/2011	23_077A	25	BOW RD	101		525,000	416,000	0.79	
3/28/2011	49_007	16	WAYLAND HILLS RD	101		745,000	638,800	0.86	
3/31/2011	11_062	153	GLEZEN LN	101		870,000	771,300	0.89	
3/31/2011	23_053	39	OLD SUDBURY RD	101		309,000	310,500	1.00	
4/1/2011	16_062	20	OLD WESTON RD	101		835,000	881,900	1.06	
4/15/2011	16_025	100	DRAPER RD	101		721,000	699,800	0.97	
4/15/2011	39_002	20	BLACK OAK RD	101		700,000	693,600	0.99	
4/19/2011	36C_064	7	RIVER VIEW CIR	101		323,000	295,800	0.92	
4/21/2011	11_059	163	GLEZEN LN	101		424,500	414,100	0.98	
4/21/2011	38_071	20	OLD FARM RD	101		375,000	380,600	1.01	
4/29/2011	38_016	215	OLD CONNECTICUT PATH	101		521,000	429,200	0.82	
4/29/2011	38_093	17	ROLLING LN	101		481,000	481,800	1.00	
4/29/2011	43D_002	35	HIGH ROCK RD	101		712,500	694,000	0.97	
5/2/2011	07_025	17	SHERMAN BRIDGE RD	101		430,000	401,400	0.93	
5/2/2011	44_069	38	HIGH ROCK RD	101		1,248,000	1,092,600	0.88	
5/2/2011	46D_110	206	WEST PLAIN ST	101		328,000	281,200	0.86	
5/9/2011	42B_057	26	HIGHGATE RD	101		485,000	415,200	0.86	
5/13/2011	47C_017	43	BENT AVE	101		509,000	415,500	0.82	
5/13/2011	51B_077	8	KING ST	101		350,000	301,200	0.86	
5/14/2011	52_187	102	EAST PLAIN ST	101		290,000	249,400	0.86	
5/16/2011	27_008	29	JEFFREY RD	101		465,000	527,500	1.13	
5/16/2011	44_088	52	WOODRIDGE RD	101		1,295,000	1,143,800	0.88	
5/17/2011	48_013A	12	WAYBRIDGE LN	101		910,000	958,000	1.05	
5/18/2011	15_029	14	MELLEN LN	101		830,000	861,500	1.04	
5/24/2011	44_116A	136	WOODRIDGE RD	101		889,000	991,300	1.12	
5/25/2011	47C_034	14	PINE NEEDLE RD	101		562,000	545,900	0.97	
5/25/2011	52_083	10	BALD ROCK RD	101		615,000	522,300	0.85	
5/27/2011	34_033	22	SHAW DR	101		712,500	702,800	0.99	

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sale_date	parcel_id	st_num	st_name	prop_type_id	nal_code	sale_price	assessment_value	as_ratio	outlier
5/27/2011	47A_039_	30	LAKEVIEW RD	101		270,000	263,300	0.98	
6/1/2011	23_083_	9	BOW RD	101		515,400	475,600	0.92	
6/10/2011	11_062_	153	GLEZEN LN	101		765,000	771,300	1.01	
6/10/2011	48_123_	6	BROOKS RD	101		429,000	413,600	0.96	
6/13/2011	24_035_	10	MORSE RD	101		320,000	312,300	0.98	
6/15/2011	10_044_	10	SEDGEMEADOW RD	101		634,000	581,600	0.92	
6/15/2011	24_138_	9	PARMENTER RD	101		724,000	650,200	0.90	
6/15/2011	24_159_	51	PLAIN RD	101		1,335,000	1,362,900	1.02	
6/15/2011	44_027_	14	COUNTRY CORNERS RD	101		865,000	891,800	1.03	
6/15/2011	46D_087_	164	WEST PLAIN ST	101		311,000	326,200	1.05	
6/24/2011	38_095_	11	ROLLING LN	101		490,000	560,400	1.14	
6/24/2011	52_009_	8	TIMBER LN	101		564,000	522,200	0.93	
6/28/2011	50_024A_	9	AMEY RD	101		620,000	591,400	0.95	
6/29/2011	03_049_	140	OXBOW RD	101		550,000	533,400	0.97	
6/30/2011	01_019_	47	GROVE ST	101		800,000	754,800	0.94	
6/30/2011	51C_071_	19	PARKLAND DR	101		395,000	363,400	0.92	
6/30/2011	52_028_	7	EDEN RD	101		478,000	454,200	0.95	
6/30/2011	52_199_	9	CAULFIELD RD	101		791,300	795,900	1.01	
6/30/2011	24_158C_	10	LINGLEY LN	101		1,250,000	1,313,700	1.05	
7/1/2011	38_099_	3	ROLLING LN	101		586,000	511,100	0.87	
7/8/2011	11_079_	17	HAZELBROOK LN	101		850,000	689,900	0.81	
7/11/2011	20_002_	35	SEARS RD	101		990,000	1,020,700	1.03	
7/11/2011	48_100E_	11	LOKER ST	101		615,000	619,000	1.01	
7/18/2011	48_103_	47	AQUEDUCT RD	101		492,000	424,500	0.86	
7/20/2011	12_008_	61	HIGHLAND CIR	101		829,500	835,400	1.01	
7/21/2011	29_016_	49	FORTY ACRES DR	101		790,000	671,800	0.85	
7/28/2011	52_145_	7	OAK ST	101		388,000	366,700	0.95	
7/29/2011	37_024_	37	OAK HILL RD	101		534,000	470,700	0.88	
7/29/2011	49_026_	18	CLUBHOUSE LN	101		822,000	740,400	0.90	
8/1/2011	04_118_	14	CATHERINE'S FARM RD	101		1,150,000	1,050,400	0.91	
8/1/2011	30_006_	13	WHISPERING LN	101		1,100,000	1,310,100	1.19	
8/1/2011	44_029_	22	COUNTRY CORNERS RD	101		481,500	533,000	1.11	
8/5/2011	19_026_	75	CLAYPIT HILL RD	101		1,050,000	968,200	0.92	

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sale_date	parcel_id	st_num	st_name	prop_type_id	nal_code	sale_price	assessment_value	as_ratio	outlier
8/5/2011	52_069	22	SNAKE BROOK RD	101		487,000	430,800	0.88	
8/10/2011	11_022	18	HICKORY HILL RD	101		590,000	574,600	0.97	
8/11/2011	28_011	34	JEFFREY RD	101		465,500	432,200	0.93	
8/12/2011	30_010	26	WHISPERING LN	101		1,009,000	1,004,200	1.00	
8/12/2011	38_019	12	DAVELIN RD	101		631,740	511,800	0.81	
8/15/2011	44_065	12	HIGH ROCK RD	101		900,000	987,100	1.10	
8/18/2011	38_067	9	OLD FARM CIR	101		445,000	452,500	1.02	
8/19/2011	07_040	4	GRAYBIRCH LN	101		745,000	750,500	1.01	
8/22/2011	11_005	158	CONCORD RD	101		350,000	346,000	0.99	
8/26/2011	44_107	10	BLACK OAK RD	101		650,000	672,500	1.03	
8/26/2011	46B_006	459	OLD CONNECTICUT PATH	101		386,500	358,700	0.93	
8/31/2011	42B_028	63	STONEBRIDGE RD	101		360,000	340,200	0.95	
9/1/2011	18_091	37	CONCORD RD	101		690,000	633,900	0.92	
9/9/2011	07_054	281	CONCORD RD	101		504,000	478,000	0.95	
9/9/2011	38_150	7	CAMERON RD	101		730,000	725,600	0.99	
9/12/2011	48_039	81	LOKER ST	101		500,000	500,500	1.00	
9/18/2011	44_087	46	WOODRIDGE RD	101		699,000	660,600	0.95	
9/22/2011	51A_015	5	PLEASANT ST	101		265,000	259,600	0.98	
9/27/2011	39_034	33	SHAW DR	101		700,000	760,700	1.09	
9/28/2011	43A_021	291	OLD CONNECTICUT PATH	101		555,000	478,600	0.86	
9/28/2011	47B_073	154	SCHOOL ST	101		1,010,000	933,400	0.92	
9/29/2011	15_008	143	GLEZEN LN	101		880,000	847,200	0.96	
9/30/2011	01_002D	10	PESCE DR	101		918,000	944,800	1.03	
9/30/2011	04_082	319	CONCORD RD	101		437,500	472,900	1.08	
10/7/2011	03_048	136	OXBOW RD	101		330,000	400,700	1.21	
10/7/2011	17_001	92	OLD SUDBURY RD	101		387,000	387,500	1.00	
10/11/2011	03_010A	189	OXBOW RD	101		618,000	612,900	0.99	
10/11/2011	38_045	27	DAVELIN RD	101		558,000	520,600	0.93	
10/13/2011	24_022	6	D'ANGELO RD	101		302,000	343,600	1.14	
10/19/2011	52_139	19	OAK ST	101		374,000	377,700	1.01	
10/28/2011	52_073	61	DEAN RD	101		209,800	365,100	1.74	
11/17/2011	25_018	50	RICH VALLEY RD	101		565,000	564,200	1.00	
11/17/2011	34_006	140	OLD CONNECTICUT PATH	101		1,050,000	945,300	0.90	



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sale_date	parcel_id	st_num	st_name	prop_type_id	nal_code	sale_price	assessment_value	as_ratio	outlier
11/17/2011	36C_007_	12	MEADOW VIEW RD	101		556,000	526,000	0.95	
11/18/2011	27_007_	25	JEFFREY RD	101		485,000	521,200	1.07	
11/28/2011	52_045_	60	DEAN RD	101		315,000	345,800	1.10	
12/1/2011	38_138_	14	CLARENCE RD	101		553,500	591,100	1.07	
12/1/2011	14_029G_	6	PHEASANT RUN	101		1,330,000	1,714,600	1.29	
2/4/2011	45_096A_	42	PICKWICK WAY	102		475,000	450,400	0.95	
2/16/2011	45_085E_	107	HILLSIDE DR	102		475,000	460,300	0.97	
2/18/2011	23_146_	38	HASTINGS WAY	102		539,000	519,400	0.96	
2/23/2011	23_129_	27	HASTINGS WAY	102		790,056	750,100	0.95	
2/25/2011	53_034B_	303	WILLOWBROOK DR	102		551,000	556,600	1.01	
2/28/2011	23_128_	25	HASTINGS WAY	102		539,900	529,700	0.98	
3/3/2011	01_054_	307	TROUT BROOK RD	102		166,822	156,600	0.94	
3/11/2011	45_051A_	15	STEEPLETREE	102		470,000	448,500	0.95	
3/11/2011	53_029C_	202	WILLOWBROOK DR	102		549,900	533,000	0.97	
3/18/2011	40_070B_	1602	WISTERIA WAY	102		841,500	770,900	0.92	
3/31/2011	33_023A_	6	GREEN WAY	102		280,000	261,100	0.93	
5/13/2011	53_037B_	315	WILLOWBROOK DR	102		649,900	619,900	0.95	
5/20/2011	23_126_	21	HASTINGS WAY	102		589,900	562,600	0.95	
5/27/2011	53_026B_	104	WILLOWBROOK DR	102		559,000	525,500	0.94	
6/12/2011	52_208E_	8	DECOLORES DR	102		425,000	421,400	0.99	
6/16/2011	40_044A_	2	CHRISTINA	102		445,000	332,000	0.75	
6/17/2011	33_020_	18	GREEN WAY	102		760,000	690,100	0.91	
6/24/2011	52_208B_	5	DECOLORES DR	102		475,000	447,100	0.94	
6/28/2011	23_130_	29	HASTINGS WAY	102		589,900	571,400	0.97	
7/1/2011	23_131_	31	HASTINGS WAY	102		580,785	562,800	0.97	
7/20/2011	45_094E_	34	PICKWICK WAY	102		584,900	510,800	0.87	
7/27/2011	40_027D_	5	BRANDYWYNE	102		450,000	373,200	0.83	
8/11/2011	23_148_	34	HASTINGS WAY	102		589,900	585,600	0.99	
8/12/2011	23_134_	32	HASTINGS WAY	102		659,900	468,000	0.71	
8/19/2011	40_023A_	512	HAYFIELD LN	102		985,000	959,900	0.97	
9/8/2011	45_077B_	47	HILLSIDE DR	102		449,800	424,100	0.94	
9/13/2011	33_023U_	6	GREEN WAY	102		292,000	281,600	0.96	
9/22/2011	52_208B_	5	DECOLORES DR	102		415,000	447,100	1.08	

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9/23/2011	45_097E_	56	PICKWICK WAY	102		595,000	509,800	0.86	
9/23/2011	40_067E_	1305	MAGNOLIA DR	102		820,000	827,400	1.01	
9/27/2011	40_018A_	615	HAYFIELD LN	102		985,000	593,500	0.60	
9/30/2011	23_136_	28	HASTINGS WAY	102		609,900	279,400	0.46	
10/3/2011	23_133_	35	HASTINGS WAY	102		659,900	583,500	0.88	
10/14/2011	40_058B_	402	DAHLIA DR	102		730,000	715,900	0.98	
10/21/2011	45_075C_	31	HILLSIDE DR	102		473,500	463,900	0.98	
11/15/2011	45_106B_	23	GLEN OAK DR	102		1,047,500	1,037,900	0.99	
11/17/2011	23_139_	12	HASTINGS WAY	102		556,458	12,000	0.02	
6/27/2011	51A_079_	24	MITCHELL ST	104		374,900	367,900	0.98	
7/15/2011	51A_094_	53	WEST PLAIN ST	104		544,000	495,500	0.91	
3/14/2011	44_046A_	9	BARNEY HILL RD	130		300,000	375,400	1.25	
3/22/2011	50_081_	67	EDGEWOOD RD	130		400,000	342,800	0.86	
5/3/2011	18_092F_	21	SAGE HILL RD	130		450,000	297,500	0.66	
6/29/2011	30_061A_	30	OLD CONNECTICUT PATH	130		408,000	394,700	0.97	
2/1/2011	51B_073_	150	MAIN ST	326		1,137,500	1,424,400	1.25	
3/2/2011	23_013_	311	BOSTON POST RD	340		340,000	336,300	0.99	