

Board of Assessors
Meeting: Monday November 26, 2012
Wayland Town Building

Meeting called to order at 7:00 by Susan Rufo

Present: Members: Vice-Chair Susan Rufo, Jayson Brodie, Molly Upton
 Staff: Director Ellen Brideau, Administrative Assessor Jessica Marchant
 Public: None

Director Brideau gave, to the board, the presentation that she will give to FinCom.

Meeting recessed at 7:15pm to convene with the Finance Committee.

Director Brideau gave an overview of the assessment process and answered questions posed by FinCom members.

BOA meeting resumed at 7:45pm

Minutes:

The BOA reviewed the minutes of November 5th.

M. Upton moved to approve the minutes of November 5th. J. Brodie 2nd. **Vote: Unanimous**

October 2nd Executive session minutes were reviewed and edits were suggested by the board.

J. Brodie moved to accept the October 2nd Executive session minutes as amended.

M. Upton 2nd. **Vote: Unanimous**

Correspondence and Documents for BOA Signature:

Correspondence:

The Board received a letter from the Town Surveyor. This item was discussed later in the meeting.

Month End Reports- The previously approved 2009 Verizon Personal Property Abatement was signed by the board.

Circuit Breaker Application

Director Brideau recommended the board approve the two circuit breaker applications presented that have been reviewed and meet the criteria. J. Brodie moved to accept the circuit breaker applications by signatures.

S. Rufo 2nd. Circuit breaker applications were signed by the board.

FY '14 Chapter Land applications

Director Brideau recommended the board approve the 36 applications for Chapter Land that have been reviewed and meet Chapter Land requirements. Everyone that applied last year has applied again, and no one new has applied.

J. Brodie moved to accept the recommendation of the Director for the FY '14 Chapter Land applications by signature. S. Rufo 2nd. The board signed off on the recommendation.

Department of Revenue Tax Recap documents:

- LA3-Sales
- LA4- Assessment Classification Report
- LA13- Levy Growth
- LA15- Interim Year Adjustment Report
- OL1-Overlay

All documents were signed by the board.

Request for release of ownership information for online access-Letter from Town Surveyor

A letter from the Town Surveyor was presented to the board. The purpose of the letter is to ask that when the GIS data is updated with property owner information, it be more easily accessible to town employees as well as the general public. Discussion ensued.

The decision was deferred to the December 10th meeting when more board members will be present.

Calendar review for year-end activities

The Classification Hearing with the Selectman will be held on December 10th.
Director Brideau, in conjunction with the finance department, is preparing the information now.

J. Brodie would like to review the presentation to the Selectman before the meeting. Director Brideau will have it ready by next week for BOA members to review in the office.

S. Rufo proposed to have a BoA meeting Monday December 3rd during the day. (3pm?) Emails will be exchanged to confirm the time.

Tax billing file deadlines

The Assessment data is due to the Tax Collector, Paul Keating by December 14th.

Staff vacations and office closings

Director Brideau will be on vacation portions of December.

On December 6th, the office will close part of the day for the staff to attend a meeting.

The Town building will be closed Tuesday, December 25 and Tuesday, January 1.

The Town building will close early (before 7pm) on Monday, December 24 and Monday, December 31. Specific time TBD.

Topics Not Reasonably Anticipated by Chair 48 Hours in Advance of Meeting, if any:

Director Brideau reported that Andrew Nelson of DOR came in to assist preparing for the Classification Hearing.

Mr. Nelson pointed out that Wayland has overlay deficits from prior years. (2004, 2005, 2006)

The total amount comes to \$4,466.33. He recommended that the board submit, with their Tax Recap forms, a letter to the DOR stating that they are aware of the deficit.

The board signed a letter to confirm they are aware of the deficit.

Thoughts and Concerns of BOA:

None

Public Comment:

None

The next BOA meeting will be held on Monday, December 2nd- time TBD

Meeting Adjourned:

J. Brodie moved to adjourn at 8:39pm. M. Upton 2nd. **Vote: Unanimous**

Respectfully Submitted,

Jessica Marchant

Memorandum

To: Ellen Brideau, Assistant Assessor
CC: Board of Assessor's, Board of Selectmen, Fred Turkington
From: Alf Berry, Town Surveyor, Wayland, MA
Date: 11/08/12
Re: GIS ownership information

Ellen,

For quite some time now, our department has been in the position of addressing many requests for ownership information through the Town's online GIS. The requests have come from both the general public as well as other departments. Several departments need to access this information on a daily basis. The problem is that anyone using the GIS cannot easily access it without some type of inside knowledge and several additional steps. One of those steps requires one to have the knowledge to access the Middlesex County Registry of Deeds website which on a good day is what I call "user difficult". As a result, our department spends far too much time being a "help desk" for people when the information is there but is not easily accessible.

The simple solution is to allow access to the information when we update the GIS data. After all, it is public information. Making it unnecessarily difficult to access serves no purpose other than to subject staff to an ever more demanding and frustrated public. I know of no other town that has the policy of suppressing ownership information through its GIS. It protects no one and leads to frustration and wasted time.

If you have any questions, let me know.

Alf Berry

Town Surveyor



Town of Wayland
41 COCHITUATE ROAD
WAYLAND MASSACHUSETTS 01778
www.wayland.ma.us TEL. 508-358-3788

OFFICE STAFF

Ellen M. Brideau, MAA Director of Assessing
Bruce A. Morgan, Assistant Assessor
Dana Velluti, Administrative Assessor
Savitri Ramgoolam, Department Assistant

BOARD OF ASSESSORS

Jayson S. Brodie, Chairman
Susan M. Rufo, Vice Chairwoman
Bruce Cummings
Molly Upton
Zachariah L. Ventress

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: CIRCUIT BREAKER APPLICATIONS
DATE: 11/26/2012

I have reviewed the following Circuit Breaker Applications and recommend approval:

Map/Lot	No.	Street	Last Name	First Name
03-029	24	GROVE ST	MORRISSEY	JAMES & GAIL
14-050	58	SEDGEMEADOW RD	KRETZ	SANDRA

J. Brodie 11/29/12
Mary Upton
Susan Rufo



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Zachariah L. Ventress

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FY 14 CHAPTER LAND
DATE: 11/26/2012

I have reviewed the 36 Chapter Land Applications for Fiscal Year 2014 and recommend approval.

Map	Lot	Property	Owner
4	78	5 OXBOW RD	SLISKI ALAN PAUL
6	36	39 SHERMAN BRIDGE RD	STOTZ DOUGLAS B
7	45	48 LINCOLN RD	CATLIN WILLIAM H TR
7	045B	56 LINCOLN RD	CATLIN WILLIAM H TR
8	2	61 LINCOLN RD	HANEY ANNE W GILSON
11	40	34 LINCOLN RD	BERKLEY FORREST
11	43	22 HAZELBROOK LN	BEARD JOHN E
11	81	21 LINCOLN RD	SHIMIZU KENJI
11	84	193 CONCORD RD	RIGOLI RICHARD C
11	084B	195 CONCORD RD	DOWNS JEANNE F
12	31	228 GLEZEN LN	WAYLAND SWIM & TENNIS CLUB
12	39	215 GLEZEN LN	JACQUES WILLIAM E
13	1	121 OLD SUDBURY RD	WAYLAND QUIRK ASSOCIATES LIMITED
15	28	12 CLAYPIT HILL RD	PATTERSON MICHAEL BURR
17	6	124 OLD SUDBURY RD	WAYLAND QUIRK ASSOCIATES LTD PARTNERSHIP
18	37	49 OLD SUDBURY RD	BURKIN J. MICHAEL TRUSTEE
18	38	49 OLD SUDBURY RD	BURKIN MICHAEL J TR
18	035A	21 BOW RD REAR	TRAQUINA ROBIN R
18	035B	53 OLD SUDBURY RD	BURKIN MICHAEL J TRUSTEE
18	037A	49 OLD SUDBURY RD	TRAQUINA ROBIN R
19	32	37 CLAYPIT HILL RD	LEWIS CLIFFORD W

11/26/2012

19	33	33 CLAYPIT HILL RD	LEWIS CLIFFORD W
19	38	12 CLAYPIT HILL RD	PATTERSON MICHAEL BURR
19	028A	CLAYPIT HILL RD	LEWIS CLIFFORD W
19	039D	12 CLAYPIT HILL RD	PATTERSON MICHAEL BURR
20	29	117 PLAIN RD	SMITH ALAN EDWARD
23	4	99 PELHAM ISLAND RD	SKEHAN TIMOTHY TRUSTEE
23	15	397 BOSTON POST RD	RUSSELL'S GREENHOUSES
23	16	376 BOSTON POST RD	RUSSELLS GREENHOUSES &
28	031A	101 PELHAM ISLAND RD	SKEHAN TIMOTHY TRUSTEE
29	5	103 COCHITUATE RD	MARSHALL ROBERT TRUSTEE
		43 OLD CONNECTICUT	
30	38	PATH	KILBURN JANET T L/E
35	030A	205 RICE RD	VALONE LISA HANNA
		87 OLD CONNECTICUT	
35	031A	PATH	HAMLEN MM/MOONEY ME TRUSTEES
35	031E	0 FOREST HILL RD	HAMLEN MARGERY M
40	16	1 CURLING LN	BROOMSTONES INC

Jayson A. Broder 11/26/12
Mary Lipton
Jason Ruff

MASSACHUSETTS DEPARTMENT OF REVENUE

City/Town: WYLAND

Sign & Submit LA3 Interim Year Adj. Report FY 2013

Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Nal	Code	Sale Price	Assessed Value	Pr Yr	Cr Yr	Assessed Value	TT Sales	Pr Yr	Cr Yr	ASR	Pr Yr	Cr Yr	TSP	Cr Yr	Pr Yr	Cr Yr	AV	Flag	Review	Appraisal	Comment						
																																TA	Code				
03/09/2010	23_014_	RUSSELL SAMUEL L AND POLLY W TRSTS	CVS MA 1874 LLC	325		BOSTON POST RD	322	V	V			1,160,000	2,496,700	2,496,700	1,160,000	2,496,700	1,160,000	2,19	2,15	2,15	2,19	2,19	2,15	2,19	2,15	2,19	2,15	2,19	2,15	2,19	2,15	2,19	2,15	2,19			
05/27/2010	23_114_	GWOZDZ RONALD TRUSTEE	231 BOSTON POST RD LLC	231		BOSTON POST RD	340	O	O			550,000	483,300	483,300	550,000	483,300	550,000	0.88	0.99	0.99	0.88	0.88	0.99	0.88	0.99	0.88	0.99	0.88	0.99	0.88	0.99	0.88	0.99	0.88	0.99		
05/28/2010	42D_059	CAMPANA ROBERT L	ARCHAMBAU LT GAYLE M	76		LAKESHORE DR	106	V	V			263,500	40,700	40,700	263,500	40,700	263,500	0.15	0.14	0.14	0.15	0.15	0.14	0.15	0.14	0.15	0.14	0.15	0.14	0.15	0.14	0.15	0.14	0.15	0.14		
06/24/2010	18_092G	GREGORIAN JUDITH T	LINGLEY LANE LLP	7		SAGE HILL RD	130	V	V			2,200,000	223,900	223,900	2,200,000	223,900	2,200,000	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	
06/24/2010	18_092_	GREGORIAN JUDITH T	LINGLEY LANE LLP	38		CONCORD RD	132	V	V			2,200,000	8,800	8,800	2,200,000	8,800	2,200,000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
07/12/2010	43B_003	SALTER MICHAEL W	DENINGER PAUL	231		COCHITUAT ERD	131	V	V			680,000	122,000	122,000	680,000	122,000	680,000	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	
07/20/2010	08_012_	WATTS ROBERT H	HAZELBROO K RT	87		LINCOLN RD	130	T	T			1,100,900	915,900	915,900	1,100,900	915,900	1,100,900	0.83	0.08	0.08	0.83	0.08	0.08	0.83	0.08	0.08	0.83	0.08	0.08	0.83	0.08	0.08	0.83	0.08	0.08	0.83	0.08
07/20/2010	08_012A	N/A	HAZEL BROOK REALTY TRUST	81		LINCOLN RD	130	T	T			1,100,000	0	0	1,100,000	0	1,100,000	0.00	0.42	0.42	0.00	0.42	0.42	0.00	0.42	0.42	0.00	0.42	0.42	0.00	0.42	0.42	0.00	0.42	0.42	0.00	0.42
07/23/2010	53_019A	BRANDON RESIDENTIAL CENTER INC	PAN AGEN	0		OAK ST	132	K	K			445,900	23,100	23,100	445,900	23,100	445,900	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05
09/30/2010	23_020_	CONCORD OIL COMPANY, INC.	356 BOSTON POST RD LLC	356		BOSTON POST RD	331	O	O			775,000	610,600	610,600	775,000	610,600	775,000	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79
10/05/2010	51C_018	BRESLOW DONALD H	DELVECCHIO SAMUEL	18		SHAWMUT AVE	104					365,000	353,400	353,400	365,000	353,400	365,000	0.97	0.96	0.96	0.97	0.96	0.96	0.97	0.96	0.96	0.97	0.96	0.96	0.97	0.96	0.96	0.97	0.96	0.96	0.97	0.96
11/09/2010	49_065_	WARE FREDERICK A JR	PAOLINI ANGELO D	417		COMMONWEALTH RD	132	G	G			40,000	18,200	18,200	40,000	18,200	40,000	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46
12/13/2010	51A_096	NUGENT ARTHUR J III	39 WEST PLAIN STREET LLC	39		WEST PLAIN ST	322	O	O			215,000	287,400	287,400	215,000	287,400	215,000	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34

Sign & Submit LA3 Int Tax Adj. Report FY 2013

Sale Date	Parcel ID	Seller	Buyer	SI	St	SI	St	Use Code	Pr Yr	Cr Yr	Sale Price	Pr Yr Assessed Value	Cr Yr Assessed Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Pr Yr AVI	Cr Yr AVI	Cr TA Code	Yr Flag	Appraisal Review	Comment	
																							Num Alpha
01/03/2011	51D__001	LINGLEY LANE LLP	LIKERMAN ALEXANDER AND TATYANA	235		COMMONWE	ALTH RD	101			725,000	771,700	691,000	725,000	1.06	0.95	1.06	0.95					
01/11/2011	44__136__	CARAPEZZA LUKE AND SCHULZ RITA	WILSON HAROLD	30		BROOK TRAIL RD		101 S			468,000	594,700	629,600	468,000	1.27	1.35	1.27	1.35					
01/13/2011	25__093__	BOYCE JAYSON	LIVINGSTON EHRlich	7		OLD VINEYARD		101			1,135,000	1,105,100	1,036,100	1,135,000	0.97	0.91	0.97	0.91					
02/01/2011	50__055__	MCGOVERN JOHN S III	BIRD KAREN S	21		LAKE RD		101			544,900	517,200	519,600	544,900	0.95	0.95	0.95	0.95					
02/01/2011	47C__059 A	ARSENAULT RONALD J	HARTFORD JONATHAN A	17		COTTAGE RD		101			520,000	535,500	513,900	520,000	1.03	0.99	1.03	0.99					
02/01/2011	51B__073	FINNERTY GERARD ESTATE	150 MAIN STREET LLC	150		MAIN ST		326			1,137,500	1,424,400	1,130,300	1,137,500	1.25	0.99	1.25	0.99					
02/02/2011	43C__063	MILLER HARRISON C	ROBSON KIMBERLY A	17		MAYFLOWE R PATH		101 V			275,000	291,800	398,100	275,000	1.06	1.45	1.06	1.45					
02/04/2011	45__096A	GLYNN ADRIANA W	CRABTREE MARCIA L	42		PICKWICK WAY		102			475,000	450,400	439,000	475,000	0.95	0.92	0.95	0.92					
02/04/2011	46D__068	WALKER MARK J AND JANE TRS	SUN SARA	171		WEST PLAIN ST		101			244,000	221,000	244,100	244,000	0.91	1.00	0.91	1.00					
02/14/2011	36C__039	SMITH ROBIN	MACIORAKO WSKILISA A	81		RIVER VIEW CIR		101			439,000	407,600	409,500	439,000	0.93	0.93	0.93	0.93					
02/16/2011	45__085E	SCHLEGEL NILES M	TURNBULL MARILYN	107		HILLSIDE DR		102			475,000	460,300	443,100	475,000	0.97	0.93	0.97	0.93					
02/16/2011	50__023__	SHIRLEY E MACDOUGAL K	BOCK DARRIN K	11		AMEY RD		101			443,800	472,900	466,100	443,800	1.07	1.05	1.07	1.05					
02/18/2011	52__070__	SPOONER MARCA	CICARELLI PAUL J	26		SNAKE BROOK RD		101			480,000	483,900	480,700	480,000	1.01	1.00	1.01	1.01					
02/18/2011	23__146__	WAYLAND MEADOWS LTD PARTNERSHIP	HEAFITZ LEWIS	38		HASTINGS WAY		102			539,000	519,400	531,300	539,000	0.96	0.99	0.96	0.99					

Sign & Submit LA3 Int Year Adj. Report FY 2013

Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Code	Code	Sale Price	Pr Yr Value	Assessed Value	Cr Yr Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Cr Yr AV/	Cr Yr TSP	Cr Yr AV/	Cr Yr Flag	Cr Yr Review	Cr Yr Code	Cr Yr Appraisal	Cr Yr Comment		
03/22/2011	23__103A	SHOCKETT JON D TRUSTEE	DAYE MAUREEN W	10		BRACKETT RD	101					739,000	734,600	722,500	739,000	0.99	0.98	0.99	0.98	0.99	0.98							
03/23/2011	16__036	CLOSE RICHARD N	HASTINGS JEREMY R	85		HIGHLAND CIR	101					822,500	849,600	838,000	822,500	1.03	1.02	1.03	1.03	1.03	1.02							
03/23/2011	23__077A	WALTON ANN W	HILL DANIEL C	25		BOWRD	101					525,000	416,000	482,000	525,000	0.79	0.92	0.79	0.92	0.79	0.92							
03/28/2011	49__007__	BASS MYRON T/C	KOTZAMPALT IRIS PAUL V	16		WAYLAND HILLS RD	101					745,000	638,800	632,800	745,000	0.86	0.85	0.86	0.85	0.86	0.85							
03/31/2011	11__062	FARACA PAULA JR AND TINA V	N. P. DODGE JR TRUSTEE	153		GLEZEN LN	101	R	R			870,000	771,300	757,600	870,000	0.89	0.87	0.89	0.87	0.89	0.87							
03/31/2011	23__053__	DRAPER MARIAN	FINLAYSON ALEXANDER R	39		OLD SUDBURY	101	O	O			309,000	310,500	362,100	309,000	1.01	1.17	1.01	1.01	1.01	1.17							
03/31/2011	33__023A	WEILER ROBERT K	LUBASH IVAN	6		GREEN WAY	102					280,000	261,100	258,200	280,000	0.93	0.92	0.93	0.93	0.93	0.92							
04/01/2011	16__062	RIEDERS ARTHUR T AND BERNICE TRUSTEES	THALER SHARI	20		OLD WESTON RD	101					835,000	881,900	854,100	835,000	1.06	1.02	1.06	1.06	1.06	1.02							
04/01/2011	23__147__	WAYLAND MEADOWS LTD PARTNERSHIP	MILES DENISE	36		HASTINGS WAY	102	W	W			159,900	159,900	159,900	159,900	1.00	1.00	1.00	1.00	1.00	1.00							
04/05/2011	45__073E	RESILIENT INVESTMENTS LLC	MACGREGOR REBECCA RUTH	17		HILLSIDE DR	102	S	S			409,000	459,700	451,900	409,000	1.12	1.11	1.12	1.12	1.12	1.11							
04/15/2011	16__025	DIKEMAN PETER J	WALTERS SCOTT	100		DRAPER RD	101					721,000	699,800	684,200	721,000	0.97	0.95	0.97	0.97	0.97	0.95							
04/15/2011	39__002	JENKINS DAVID H	TENNEY SARAH G	20		BLACK OAK RD	101					700,000	693,600	677,700	700,000	0.99	0.97	0.99	0.99	0.99	0.97							
04/15/2011	36C__058	HSBC BANK USA TRUSTEE	YEE DOOEY THOMAS	16		OVERLOOK RD	101	S	S			360,000	371,300	371,300	360,000	1.03	1.03	1.03	1.03	1.03	1.03							
04/19/2011	36C__064	GASBARRO BRIAN T	LEE DORIS M	7		RIVER VIEW CIR	101					323,000	295,800	310,200	323,000	0.92	0.96	0.92	0.96	0.92	0.96							

Sign & Submit LA3 Int Year Adj. Report FY 2013

Sale Date	Parcel ID	Seller	Buyer	SI Num Alpha	SI St	St Name	Use Code	Pr Yr	Cr Yr	Sale Price	Pr Yr Assessed Value	Cr Yr Assessed Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Pr Yr AV/ TSP	Cr Yr AV/ TSP	Cr TA Code	Appraisal Comment
04/21/2011	11__059__	ROGERS ALBERT F	EVANGELIST A MICHAEL W	163		GLEZEN LN	101			424,500	414,100	408,200	424,500	0.98	0.96	0.98	0.96		
04/21/2011	38__071__	YOUNG MARJORIE	DOUGLAS MICHAEL J	20		OLD FARM RD	101	O	O	375,000	380,600	410,000	375,000	1.02	1.09	1.02	1.09		
04/29/2011	38__093__	WERNER EVELYN M	RAMPERSAD SHIVA	17		ROLLING LN	101			481,000	481,800	478,300	481,000	1.00	0.99	1.00	0.99		
04/29/2011	38__016__	MACDONALD CHERYL M	STEVENSON CHERYL	215		OLD CONNECTIC	101	U	U	521,000	429,200	432,900	521,000	0.82	0.83	0.82	0.83		
04/29/2011	43D__002__	MARION DONALD W	HASELTINE MARK	35		HIGH ROCK RD	101	O	O	712,500	694,000	594,800	712,500	0.97	0.84	0.97	0.84		
05/02/2011	07__025__	SPAULDING JASON R T/E	DENTICO MAUD	17		SHERMAN BRIDGE RD	101			430,000	401,400	399,500	430,000	0.93	0.93	0.93	0.93		
05/02/2011	44__069__	VALONE JAMES W	MILLER GREG	38		HIGH ROCK RD	101			1,248,000	1,092,600	1,094,100	1,248,000	0.88	0.88	0.88	0.88		
05/02/2011	46D__110__	LEWIS SETH D AND KERRY T/E	SULLIVAN WALTER R	206		WEST PLAIN ST	101			328,000	281,200	281,200	328,000	0.86	0.86	0.86	0.86		
05/03/2011	18__092F__	LINGLEY LANE LLP	CROMWELL RICHARD H	21		SAGE HILL RD	101	O	O	450,000	297,500	1,229,800	450,000	0.66	2.73	0.66	2.73		
05/05/2011	23__127__	WAYLAND MEADOWS LTD	GANCHIN VADIM	23		HASTINGS WAY	102	W	W	159,900	159,900	159,900	159,900	1.00	1.00	1.00	1.00		
05/09/2011	42B__057__	MALECKI MICHAEL	NAJARIAN MEGAN K	26		HIGHGATE RD	101			485,000	415,200	415,200	485,000	0.86	0.86	0.86	0.86		
05/13/2011	46D__007__	WILSON HAROLD	BELL BRIAN M	205		WEST PLAIN ST	101			572,000	531,700	539,200	572,000	0.93	0.94	0.93	0.94		
05/13/2011	47C__017__	O BRIEN JOHN J III T/E	LANGE STEPHEN	43		BENT AVE	101			509,000	415,500	436,100	509,000	0.82	0.86	0.82	0.86		
05/13/2011	51B__077__	BEGER MEREDITH	DOYLE JASON J	8		KING ST	101			350,000	301,200	321,000	350,000	0.86	0.92	0.86	0.92		
05/13/2011	53__037B__	HOLBROOK C HAGNON MICHELLE T/E	MACFADYEN RICHARD J JR	315		WILLOWBROOK DR	102			649,900	619,900	608,200	649,900	0.95	0.94	0.95	0.94		
05/14/2011	52__187__	BOWMAN DEAN	CHEN LING	102		EAST PLAIN ST	101			290,000	249,400	248,800	290,000	0.86	0.86	0.86	0.86		

Sign & Submit LA3 In. Year Adj. Report FY 2013

Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Sale Price	Assessed Value	Pr Yr	Cr Yr	TT Sales	Pr Yr	Cr Yr	ASR	Pr Yr	Cr Yr	TSP	AV/	Cr Yr	Pr Yr	Cr Yr	TA Code	Appraisal Comment	
																											Code
06/10/2011	52_013_	DESILVA CONCALVES	AM TRUST REO I, LLC	8		HAVEN LN	101 L L			260,000	296,300			260,000			1.14			1.15	1.14	1.14			1.15		
06/12/2011	52_208E	WAYLAND GARDENS LLC	KAMKARI KAMRAN	8		DECOLORES DR	102			425,000	421,400			425,000			0.99			0.94	0.99	0.99			0.94		
06/13/2011	24_035_	GONSALVES AND MARGARET	OLSHIEWITZ SCOTT	10		MORSE RD	101			320,000	312,300			320,000			0.98			1.10	0.98	1.10			1.10		
06/15/2011	10_044_	RICHARDSON NANCY	BREWARD MATTHEW E	10		SEDGEMEA DOW RD	101			634,000	581,600			634,000			0.92			0.95	0.92	0.95			0.95		
06/15/2011	46D_087	FORTUNATO ANTHONY L/E	FOGARTY DANIEL	164		WEST PLAIN ST	101			311,000	326,200			311,000			1.05			1.04	1.05	1.04			1.04		
06/15/2011	24_138_	NASHAWATY GEORGE M TR D	COOK BRIAN	9		PARMENTER RD	101			724,000	650,200			724,000			0.90			0.87	0.90	0.87			0.87		
06/15/2011	24_159_	OLSTEIN RICHARD L AND LISBETH ASHLEY TRUST	MALKIN ROBERT G	51		PLAIN RD	101			1,335,000	1,362,900			1,335,000			1.02			0.97	1.02	0.97			0.97		
06/15/2011	44_027_	DOYLE LYNN A	JOHNSON MARGOT	14		COUNTRY CORNERS	101			865,000	891,800			865,000			1.03			1.02	1.03	1.02			1.02		
06/16/2011	40_044A	MIKEMAYER MARIA	MCMANUS PAUL	2		CHRISTINA	102			445,000	332,000			445,000			0.75			0.89	0.75	0.89			0.89		
06/17/2011	33_020_	SHIRKEY BARBARA J	DYROFF MARTIN C	18		GREEN WAY	102			760,000	690,100			760,000			0.91			0.97	0.91	0.97			0.97		
06/24/2011	38_095_	DEBORAH AND DAVID PADDOCK TRUSTEES	FLATLEY JOHN A	11		ROLLING LN	101			490,000	560,400			490,000			1.14			1.09	1.14	1.09			1.09		
06/24/2011	52_208B	WAYLAND GARDENS LLC	NEW WAMPUM REALTY LLC	5		DECOLORES DR	102 R R			475,000	447,100			475,000			0.94			0.90	0.94	0.90			0.90		
06/24/2011	52_009_	MCHUGH MEGHAN T/C	MCDONALD E. ROBERT III	8		TIMBER LN	101			564,000	522,200			564,000			0.93			0.92	0.93	0.92			0.92		

Sign & Submit LA3 Int. Tax Adj. Report FY 2013

Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Sale Price	Pr Yr Assessed Value	Cr Yr Assessed Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Pr Yr AV	Cr Yr AV	Cr Yr TSP	TA Code	Appraisal Comment
06/27/2011	51A_079	YU ANYAN	BRAINERD DANIEL	24		MITCHELL ST	104			374,900	367,900	368,600	374,900	0.98	0.98	0.98	0.98	0.98		
06/28/2011	50_024A	ERDEKIAN JAMES A	BOURIEV LEONID	9		AMEY RD	101			620,000	591,400	580,100	620,000	0.95	0.94	0.95	0.94	0.95		
06/28/2011	23_130_130	WAYLAND MEADOWS LTD PARTNERSHIP	LEBRUN MICHAEL N	29		HASTINGS WAY	102			589,900	571,400	558,300	589,900	0.97	0.94	0.97	0.94	0.97		
06/29/2011	63_034D	RESTREPO ROBLEDO AND ANGELA	GHTATTAS RAMY	305		WILLOWBR OOK DR	102			673,000	572,100	644,800	673,000	0.85	0.96	0.85	0.85	0.96		
06/29/2011	03_049	GITTEN MICHAEL S AND LEWIS C YNTHIA TRSTE	RAIHILL RICHARD B	140		OXBOWRD	101			560,000	533,400	535,600	550,000	0.97	0.97	0.97	0.97	0.97		
06/29/2011	30_061A	FGL THOMAS 1953 TRUST	ROOSEVELT JONATHAN	30		OLD CONNECTIC	130			408,000	394,700	378,900	408,000	0.97	0.93	0.97	0.93	0.97		
06/30/2011	01_019	JACOBSON ALAN M	CHIN THOMAS P	47		GROVE ST	101			800,000	754,800	771,600	800,000	0.94	0.97	0.94	0.94	0.97		
06/30/2011	51C_071	RASKIN CHARLES H	LI DANYANG	19		PARKLAND DR	101			395,000	363,400	363,400	395,000	0.92	0.92	0.92	0.92	0.92		
06/30/2011	52_199	HAYES ANN MARIET JOY	ALAMGIR JOY	9		CAULFIELD RD	101			791,300	795,900	795,300	791,300	1.01	1.01	1.01	1.01	1.01		
06/30/2011	52_028	LEUNG ALBERT S	WILLIAMS BRETR	7		EDEN RD	101			478,000	454,200	452,000	478,000	0.95	0.95	0.95	0.95	0.95		
06/30/2011	24_158C	STAITI SANDRA J	KATES BRADLEY L	10		LINGLEY LN	101			1,250,000	1,313,700	1,231,400	1,250,000	1.05	0.99	1.05	0.99	1.05		
07/01/2011	38_099	SONDHI MANU	HAYES ANN MARIET	3		ROLLING LN	101			586,000	511,100	513,200	586,000	0.87	0.88	0.87	0.88	0.87		
07/01/2011	47A_072	US NATIONAL BANK ASSOCIATION LLC	ELIZABETH BASNIGHT	123		DUDLEY RD	101 S S			210,199	277,700	277,300	210,199	1.32	1.32	1.32	1.32	1.32		
07/01/2011	23_131	WAYLAND MEADOWS LTD PARTNERSHIP	DAISY RICHARDE	31		HASTINGS WAY	102			580,785	562,800	568,000	580,785	0.97	0.98	0.97	0.98	0.97		

Sign & Submit LA3 Int. Far Adj. Report FY 2013

Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Sale Price	Assessed Value		Cr Yr	TT Sales	Pr Yr	Cr Yr	Pr Yr	Cr Yr	Cr Yr	TA Code	Appraisal Comment	
											Code	Nat										Value
09/30/2011	04_082_	SONG LEIJUN T/E	PICARIELLO MARK C	319		CONCORD RD	101			437,500	472,900	441,500		437,500	1.08	1.01	1.08	1.01				
09/30/2011	38_044_	ACORN ALLOCATION S LLC	QURESHI ASIM	29		DAVELIN RD	101 S	S		825,500	824,900	819,100		825,500	1.00	0.99	1.00	0.99				
09/30/2011	23_136_	WAYLAND MEADOWS LTD PARTNERSHIP	DUFFY JOAN M TRUSTEE	28		HASTINGS WAY	102	O		609,900	279,400	562,900		609,900	0.46	0.92	0.46	0.92				
10/03/2011	23_133_	WAYLAND MEADOWS LTD PARTNERSHIP	WHINSTON PE 35 RRY ROSELIND	35		HASTINGS WAY	102			659,900	583,500	647,900		659,900	0.88	0.98	0.88	0.98				
10/07/2011	03_048_	KAFALAS JAMES A AND LEYANA L TRUSTEES	ARNOLD RYAN P	136		OXBOW RD	101	O		330,000	400,700	420,600		330,000	1.21	1.28	1.21	1.28				
10/07/2011	17_001_	KIESMAN WILLIAM F	COOMBS ADAM	92		OLD SUDBURY	101			387,000	387,500	365,700		387,000	1.00	0.95	1.00	0.95				
10/11/2011	03_010A	GITTLEMAN DEAN A	KEMP ERIC D	189		OXBOW RD	101			618,000	612,900	620,800		618,000	0.99	1.01	0.99	1.01				
10/11/2011	38_045_	TALENTINO, KAREN A.	POWELL STEPHEN G	27		DAVELIN RD	101			558,000	520,600	552,200		558,000	0.93	0.99	0.93	0.99				
10/13/2011	24_022_	REBECCA H POOLE	TRAN TOMMY T	6		D ANGELO RD	101	U		302,000	343,600	343,600		302,000	1.14	1.14	1.14	1.14				
10/14/2011	40_058B	ROWEN FRANCES J	PERLMAN EDWARD F	402		DAHLIA DR	102			730,000	715,900	698,800		730,000	0.98	0.96	0.98	0.96				
10/19/2011	24_096_	LUPO ROBERT N	WILKINS ADRIAN	213		BOSTON POST RD	101	Q		565,000	505,200	505,200		565,000	0.89	0.89	0.89	0.89				
10/19/2011	52_139_	LITSCH CARL T/E	MOMBOURQU ETTIE MARC V	19		OAK ST	101			374,000	377,700	377,700		374,000	1.01	1.01	1.01	1.01				
10/21/2011	45_075C	DOWNER BRETT A AND ELLEN	WINTLE THOMAS D	31		HILLSIDE DR	102			473,500	463,900	460,700		473,500	0.98	0.97	0.98	0.97				
10/28/2011	52_073_	TRAN THAM HENRY JR	AA REAL ESTATE ENTERPRISE LLC	61		DEAN RD	101	O		209,800	365,100	392,700		209,800	1.74	1.87	1.74	1.87				

Sign & Submit LA3 In: Year Adj. Report FY 2013

Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Sale Price	Pr Yr Assessed Value	Cr Yr Assessed Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Pr Yr AV	Cr Yr AV	TA Code	Appraisal Comment
12/02/2011	52__211A	O CONNOR DOREEN J AND JOHN M SR TRUSTEES	ARAKCHEEV SERGEI	5		LOKER ST	101			720,000	703,500	703,000	720,000	0.98	0.98	0.98	0.98		
12/05/2011	45__065B	HAUSER ELLEN LAND DAVID F TRUSTEES	KAPLAN MIRIAM	38		PICKWICK WAY	102			442,000	469,100	435,700	442,000	1.06	0.99	1.06	0.99		
12/09/2011	38__004_	LONGLEY ALICE H	HAROLD WILLION	212		COCHITUAT ERD	101 L	L		380,000	570,800	566,300	380,000	1.50	1.49	1.50	1.49		
12/09/2011	23__135_	WAYLAND MEADOWS LTD PARTNERSHIP	CARRARA MARIE	30		HASTINGS WAY	102 W	W		159,900	346,000	159,900	159,900	2.16	1.00	2.16	1.00		
12/12/2011	38__004_	HAROLD WILLION	LONGLEY ALICE H	212		COCHITUAT ERD	101 S	S		400,000	570,800	566,300	400,000	1.43	1.42	1.43	1.42		
12/15/2011	42B__030	THOMPSON FLORENCE O	MORRISON MICAH	49		STONEBRID GERD	101			435,000	491,400	491,400	435,000	1.13	1.13	1.13	1.13		
12/15/2011	23__140_	WAYLAND MEADOWS LTD PARTNERSHIP	BACON JOAN M	10		HASTINGS WAY	102 O	O		679,900	12,000	647,900	679,900	0.02	0.95	0.02	0.95		
12/16/2011	04__089_	WALKER MARGHERITA L	CORMIER RICHARD J AND LITCHFIELD ALAN TRUS	11		WALTHAM RD	130 O	O		467,500	449,700	339,000	467,500	0.96	0.73	0.96	0.73		
12/16/2011	23__137_	WAYLAND MEADOWS LTD PARTNERSHIP	TASHJIAN ROXANNE TRUSTEE	16		HASTINGS WAY	102 O	O		609,900	12,000	555,300	609,900	0.02	0.91	0.02	0.91		
12/18/2011	40__023C	THE FIELDAT MAINSTONE	MIREL RICHARD D	514		HAYFIELD LN	102			965,000	959,400	956,600	985,000	0.97	0.97	0.97	0.97		
12/21/2011	48__099A	CHASEN ALLAN S T/C	HUA SHUI HUANG	6		THOMPSON ST	101			829,000	810,400	814,400	829,000	0.98	0.98	0.98	0.98		
12/28/2011	32__007_	STOUT TIMOTHY M	BOATWRIGHT DAVID J	8		ERWIN RD	101			850,000	776,000	765,500	850,000	0.91	0.90	0.91	0.90		
12/29/2011	46D__033	MAHLOWITZ DAVID TR	BERGERON LAURIES A	219		LAKESHORE DR	101 O	O		265,000	271,900	510,000	265,000	1.03	1.93	1.03	1.93		

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Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Sale Price	Pr Yr Assessed Value	Cr Yr Assessed Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Pr Yr AV/ TSP	Cr Yr AV/ TSP	TA Code	Flag	Review	Appraisal Comment	
12/30/2011	35__009A	KOMICH KIRILL T/E	PERAZA MARJORIE	2		ASTRA	102			429,000	347,500	368,100	429,000	0.81	0.86	0.81	0.81					0.86

Ellen M. Bideau, Director, Wavland, 508-358-3788

11/6/2012 11:13 AM

I am authorized by the Board of Assessors to sign on their behalf. Original signatures on file...

(Assessor)

(Date)

(Comments)

Jayson V. Bode 11/26/12
Patricia Upton
Susan Page

MASSACHUSETTS DEPARTMENT OF REVENUE

DIVISION OF LOCAL SERVICES

ASSESSMENT/CLASSIFICATION REPORT FY2013

WAYLAND

City/Town/District

as of January 1, 2012

PROPERTY TYPE	ACCT/ PARCEL COUNT	CLASS 1 Residential Assessed Value	CLASS 2 Open Space Assessed Value	CLASS 3 Commercial Assessed Value	CLASS 4 Industrial Assessed Value	CLASS 5 Personal Property Assessed Value
101	4,040	2,377,661,000				
102	573	271,878,600				
MISC 103,109	31	28,868,600				
104	48	19,385,100				
105	5	3,385,700				
111-125	7	17,934,600				
130-32,106	247	32,859,800				
200-231	0		0			
300-393	104			104,499,600		
400-452	6				4,476,700	
CH 61 LAND	0		0	0		
CH 61A LAND	6		0	49,900		
CH 61B LAND	11		0	2,227,700		
012-043	15	3,009,361	0	3,848,939	0	
501	113					1,501,000
502	134					5,467,610
	0					0
,550-2	3					19,436,300
505	7					9,017,200
506	1					1,581,100
508	6					467,900
TOTALS	5,357	2,754,982,761	0	110,626,139	4,476,700	37,471,110
REAL AND PERSONAL PROPERTY TOTAL VALUE						2,907,556,710
EXEMPT VALUE						227,487,100

NOTE : The information has not been Approved and is subject to change.

Submitted by: Board of Assessors

Ellen M Briedau, Director, Wayland, 509-358-3788
(Board of Assessors)

11/6/2012 2:38 PM
(Date)

I am authorized by the Board of Assessors to sign on their behalf. Original signa
(Comments)

Jayson Brodie 11/26/12
Mary Upton
Susan Ruffo

TAX BASE LEVY GROWTH FY 2013 - LA13

Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	[A] FY 2012 VALUE BY CLASS (Committed/LA4) No.	[B] FY 2012 REVISED & OMITTED VALUES No.	[C] ABATEMENT VALUES No.	[D] OTHER ADJUSTMENT VALUES	[E] FY 2012 ADJ VALUE BASE
RESIDENTIAL					
SINGLE FAMILY (101)	2,394,144,300	0	4,434,730	3,844,600	2,393,554,170
CONDOMINIUM (102)	267,501,300	0	393,500	-48,000	267,059,800
TWO & THREE FAMILY (104 & 105)	23,215,600	0	0	-442,200	22,773,400
MULTI - FAMILY (111-125)	15,719,600	0	0	1,681,700	17,401,300
VACANT LAND (130-132 & 106)	33,550,800	0	786,600	-724,700	32,039,500
ALL OTHERS (103, 109, 012-018)	35,732,297	0	0	-3,026,100	32,706,197
TOTAL RESIDENTIAL	2,769,863,897	0	5,614,830	1,285,300	2,765,534,367
OPENSOURCE	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0
COMMERCIAL	85,303,803	0	352,100	23,422,800	108,374,503
COMMERCIAL - CHAPTER 61, 61A, 61B	2,337,300	0	0	0	2,337,300
TOTAL COMMERCIAL	87,641,103	0	352,100	23,422,800	110,711,803
INDUSTRIAL	27,914,000	0	0	-23,430,500	4,483,500
PERSONAL PROPERTY	34,844,000				
TOTAL REAL & PERSONAL	2,920,263,000				

TAX BASE LEVY GROWTH FY 2013 - LA 13

Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] FY 2013 PROPOSED VALUES	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL							
SINGLE FAMILY (101)	-0.01395	-33,381,770	2,360,172,400	2,377,661,000	17,488,600		
CONDOMINIUM (102)	-0.02211	-5,905,300	261,154,500	271,878,600	10,724,100		
TWO & THREE FAMILY (104 & 105)	-0.00314	-71,400	22,702,000	22,770,800	68,800		
MULTI - FAMILY (111-125)	-0.00238	-41,500	17,359,800	17,934,600	574,800		
VACANT LAND (130-132 & 106)	-0.00101	-32,300	32,007,200	32,859,800	852,600		
ALL OTHERS (103, 109, 012-018)	-0.02532	-828,236	31,877,961	31,877,961	0		
TOTAL RESIDENTIAL	-0.01456	-40,260,506	2,725,273,861	2,754,982,761	29,708,900	19.01	564,766
OPENSOURCE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL	-0.01315	-1,424,764	106,949,739	108,348,539	1,398,800		
COMMERCIAL - CHAPTER 61, 61A, 61B	-0.02554	-59,700	2,277,600	2,277,600	0		
TOTAL COMMERCIAL	-0.01341	-1,484,464	109,227,339	110,626,139	1,398,800	19.01	26,591
INDUSTRIAL	-0.00152	-6,800	4,476,700	4,476,700	0	19.01	0
PERSONAL PROPERTY				37,471,110	4,879,689	19.01	92,763
TOTAL REAL & PERSONAL				2,907,556,710	35,987,389		684,120

Actual ()
 Pro Forma ()

User Comments: For FY 2013, one Industrial property (valued at \$23,4822) was submitted and it's use changed to Commercial.

NOTE : The information has not been Approved and is subject to change.

Ellen M. Bideau, Director, Wavland, 508-358-3788, assessors signature

11/17/2012 4:10 PM date

I am authorized by the Board of Assessors to submit this form on their behalf. Original signatures on file. (comments)

Janet Broder 11/26/12
Mary R. Upton
Susan Rife

Property Class	101	102	109, Misc	104	105	111-112	130-132	300's	400's
Current Year # of Parcels	4,040	573	31	48	5	7	247	104	6
Use Prior FY Assessed Values									
Total # of Sales > \$1000	139	50	0	3	0	0	12	6	0
# Arms-Length Sales	110	37	0	3	0	0	2	2	0
Prior Median ASR	0.97	0.95	0.00	0.97	0.00	0.00	0.91	1.12	0.00
C O D	6.93	6.23	0.00	2.43	0.00	0.00	6.05	11.74	0.00
Use Current FY Assessed Values									
Total # of Sales > \$1000	139	50	0	3	0	0	12	6	0
# Arms-Length Sales	110	41	0	3	0	0	2	2	0
% AL Sales/Parcels	2.7%	7.2%	0.0%	6.3%	0.0%	0.0%	0.8%	1.9%	0.0%
Current Median ASR	0.96	0.95	0.00	0.96	0.00	0.00	0.93	0.99	0.00
C O D	5.59	3.10	0.00	2.51	0.00	0.00	0.61	0.23	0.00
% Change of Median ASR's	-1.0%	-0.4%	0.0%	-0.7%	0.0%	0.0%	2.4%	-11.6%	0.0%

* Statistical study results must conform to requirements as outlined in the "Guidelines to a Minimum Reassessment Program", section III B.
 ** Median & COD values are displayed to two places of decimals.

Commercial & Industrial

Have properties been adjusted? Yes No

If adjusted, did you change: Capitalization rates Rent schedules Vacancy rates

Land values Building costs recalibrated Depreciated tables

Other adjustments (explain):

NOTE: The information has not been Approved and is subject to change.

We, the undersigned, have reviewed all classes of property and agree that in our judgment valuation adjustments result in fair and equitable assessments both within and between classes of property. Sufficient documentation has been developed to support valuation adjustments and will be retained for 5 years.

Submitted by Board of Assessors :

Ellen M. Bideau, Director, Weyland, 508-358-3788
Assessor's Signature

11/16/2012 2:41 PM
Date

I am authorized by the Board of Assessors to sign on their behalf. Original
(Comments)

Jaydon A. Broder 11/26/12
Mary Upton
Sharon Ruffo

BUREAU OF ACCOUNTS
SCHEDULE OL-1
OVERLAY WORKSHEET FOR FISCAL 2013

City / Town / District WAYLAND

	A. FY2012	B. FY2011	C. FY2010	PRIOR YEARS	TOTAL
1. Overlay raised per recap	1,206,448.00	1,676,988.88	1,106,753.54		
2. Overlay deficits raised	0.00	0.00	0.00		
3. Less-total abatements and exemptions charged through 06/30/2012	281,678.56	261,072.46	337,486.37		
4. Less-amount transferred to overlay surplus if any	0.00	750,000.00	500,000.00		
5. Totals - should equal FY2012 balance sheet	924,769.44	665,916.42	269,267.17	154,454.64	2,014,407.67

Potential additional liability (TB Cases)	60,000.00	185,000.00	178,000.00	145,000.00	568,000.00
7. Total potential liability (add 3+6)	341,678.56	446,072.46	515,486.37		

NOTE : The information is preliminary and is subject to change.

Eileen M. Brideau, Director, Wayland, 508-358-3788
(Assessor)

11/20/2012 11:00 AM
(Date)

I am authorized by the Board of Assessors to submit this form on their behalf. Original signat...
(Comments)

Jayson M. Mink 11/26/12
Mary Upton
Dustin Ruff



Town of Wayland
41 COCHITUATE ROAD
WAYLAND MASSACHUSETTS 01778
www.wayland.ma.us TEL. 508-358-3788

OFFICE STAFF

Ellen M. Brideau, MAA Director Assessing
Denise Ellis, Assistant Assessor
Jessica Marchant, Administrative Assessor
Savitri Ramgoolam, Department Assistant

BOARD OF ASSESSORS

Bruce Cummings, Chairman
Susan Rufo, Vice Chairperson
Jayson Brodie
Molly Upton
Zachariah L. Ventress

November 26, 2012

Andrew S. Nelson
DOR/DLS
Bureau of Accounts
67 Millbrook St
Worcester, MA 01606

Re: FY 2013 Tax Recap
Overlay Deficits of Prior Years

Dear Mr. Nelson,

This is to advise you that overlay deficit reported on page 2 of the Fiscal Year 2013 Tax Rate Recapitulation form is a result of funds abated for outstanding uncollectable personal property tax for Fiscal Year 2003 in the amount of \$707.56, Fiscal Year 2004 in the amount of \$3,242.14 and Fiscal Year 2005 in the amount of \$516.63 for a total of \$4,466.33.

The Board of Assessors voted, on September 6, 2011, to abate these outstanding taxes.

Sincerely,

Board of Assessors
Town of Wayland

Susan Rufo
Jayson Brodie
Molly Upton

Paul W. Keating, Jr.
Treasurer/Collector

Town of Wayland



41 COCHITUATE ROAD
WAYLAND MASSACHUSETTS 01778

www.wayland.ma.us TEL. 508-358-3633 FAX:508-358-4175

September 2, 2011

TO: Ellen Brideau and Board of Assessors

FROM: Paul W. Keating, Jr.

RE: Request for Personal Property Abatements

Please abate the following list of personal property taxes. I certify under oath that these outstanding taxes cannot be collected due to death, absence, insolvency, bankruptcy or other inability of the person assessed to pay.

Thank you.

#1999	854.07 +
#2002	584.43 +
#2003	707.56 ✓+
#2004	3,242.14 ✓+
#2005	516.63 ✓+
#2006	393.58 ✓+
#2007	628.48 ✓+
#2008	1,049.45 ✓+
009	439.30
2010	1,045.00
	1,534.74 ✓+
	9,511.08 +

4466.33

Approved by BOA
vote 9/6/11

545

FROM:	SUSAN SHAW - FINANCE DEPT		
DATE:	9/30/11		
SUBJECT:	TRANSFER		
PLEASE MAKE THE FOLLOWING TRANSFER:			
ACCOUNTS TO BE CHARGED OR FUNDS REDUCED (DEBIT):			
<u>ORG</u>	<u>OBJECT</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
10	35931	FD BAL-UNPROV ABATE/EXEMPT	516.63
10	35931	FD BAL-UNPROV ABATE/EXEMPT	3,242.14
10	35931	FD BAL-UNPROV ABATE/EXEMPT	707.56
ACCOUNTS TO BE INCREASED (CREDIT):			
<u>ORG</u>	<u>OBJECT</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
10	35901	UNDESIGNATED FUND BALANCE	4,466.33
EXPLANATION:	RECORD OVERLAY DEFICIT		
SUBMITTED BY:			
DEPARTMENT HEAD			DATE