

Board of Assessors
Meeting: October 2, 2012
Wayland Town Building

Meeting called to order at 7:10pm by Chair Bruce Cummings

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

Minutes:

J. Brodie moved to approve the minutes of June 24th as amended. Z. Ventress 2nd.

Approved unanimously 5-0.

J. Brodie moved to approve the minutes of August 13th. Z. Ventress 2nd.

Approved unanimously 5-0.

Correspondence and Documents for BoA Signature:

Correspondence:

Director Brideau presented a letter from the state informing the board that MassGIS has awarded a contract to Cartographic Associates to create and enhance digital mapping of Wayland's local tax parcels.

Director Brideau shared an article from Wayland Town Crier about the Assessing Department by Michael Patterson of Claypit Hill Rd.

Director Brideau presented a dues notice from MAAO and asked who, on the board, wishes to participate. J. Brodie and S. Rufo confirmed that they wish to continue.

Director Brideau presented emails from Mike Lowery. The first is dated 8/25/12 and addresses assessing practices regarding home septic systems. Director Brideau confirmed that failed septic systems would negatively impact a properties assessment and would require documentation and notice from the Health Department. Discussion ensued regarding Title 5.

The second email is dated 9/24/12 and addresses the condition of Lakeshore Drive with regards to the maintenance of the road. Director Brideau confirmed that the assessor's data base reflects the sales of houses on all types of roads.

Documents presented by Director Brideau for board review and consideration:

Warrants and Commitments

Warrants and Commitments presented to and signed by the board included:

Motor Vehicle Excise:	\$2,281.88
FY '12 Exemption- August 2012	\$3,920.00

Release of Ownership information for GIS database

Discussion ensued regarding the pros and cons of having ownership information searchable by name in the GIS system. The BoA requested that the departments that are asking for these permissions provide to the BoA a written explanation of their reasons for requesting this.

Full List and Measure

Director Brideau reported that the project is scheduled to resume October 9th with 2 new data collectors from Vision.

Preliminary Overlay Surplus review- Surplus release

FY' 10 – There are still pending ATB cases. \$70,935.30 dollars are not earmarked at this time and could be released.

FY'11- There are still pending ATB cases. \$419,586.14 dollars are not earmarked at this time and could be released.

Discussion ensued. J. Brodie moved that for FY '10 the BoA transfer \$45,000 from Excess Overlay to Overlay Reserve Surplus. Z. Ventress 2nd. **Vote: Unanimous 5-0**

J. Brodie moved for FY'11 the BoA transfer \$300,000 from Excess Overlay to Overlay Reserve Surplus. Z. Ventress 2nd. **Vote: Unanimous 5-0**

Overlay Forecast for FY'14

Discussion ensued regarding how much Overlay to budget for FY'14. J. Brodie moved that the FY'14 overlay forecast be set at \$850,000. M. Upton 2nd. **Vote: Unanimous 5-0**

FY'13 Interim Valuation Review

2011 Sales review and Directors' recommendations for Valuation Model

See attached interim assessment review.

Director Brideau presented the recommended changes to assessments based on sale information. The BoA provided conditional approval pending BoA individual review.

Oct 3- Oct 11 is board review opportunity.

Establish Timeline for Impact Notices and DOR Reporting

J. Brodie asked about town line properties and why they are reported on every year. Director Brideau confirmed this is to ensure the final value meets state standards.

40B properties historically have been assessed by using the town wide median ASR. Director Brideau sought clarification with the DOR and determined that the deed rate has to be used.

Next steps: once BoA approval is complete, the impact notices will be mailed Oct 26.

Property owners will have from Oct 29- Nov 2 to meet with staff.

Staff will present the findings to BoA on Nov 5 for final approval.

DOR reporting begins Nov 6.

Classification hearing is tentatively set for Dec 3.

New Growth

See attached new growth estimates.

New growth is estimated currently at \$684,628.00.

Executive Session – ATB cases

B. Cummings moved to go into executive session at 8:14pm to discuss ATB. Roll Call: Bruce, Jayson, Molly, Susan, Zach.

B. Cummings moved to come out of executive session at 8:23pm. Roll call- Zach, Susan, Molly, Jayson, Bruce.

Topics Not Reasonably Anticipated by Chair 48 Hours in Advance of Meeting, if any: None

Thoughts and Concerns of BoA:

J. Brodie asked about a maps / deeds project that was done by Jesse Morgan. Based on his research, has that information been updated?

Director Brideau responded that yes, that info was updated. Additionally, Jessica just researched outlying map issues and discovered that we are down to 8 Town -owned properties with issues. The rest are settled.

J. Brodie also asked if draft minutes can come out to the board sooner. Yes, the BoA and Director Brideau all agree and the draft minutes will come out to the board sooner in the future.

M. Upton - inquired if time adjustments were considered. Director Brideau clarified that for FY' 13 time adjustments will not be used.

Public Comment:

None.

The next BoA meeting is scheduled to be held on Nov 5 or sooner if there is a need based on board feedback regarding individual reviews of the assessments.

Meeting Adjourned: J. Brodie moved to adjourn at 8:30pm. M. Upton 2nd. **Vote: Unanimous 5-0**

Respectfully Submitted,
Jessica Marchant

BOA Executive Session Oct 2, 2012 – ATB cases

B. Cummings moves to go into executive session at 8:14pm to discuss ATB.

Roll Call: B. Cummings, J. Brodie, M. Upton, S. Rufo, Z. Ventress.

Director Brideau reports the new details of the case to the BoA. It's the TelCom case and Wayland lost. It went to the SJC. The decision was that Wayland (any town) should not have been assessing properties with poles and lines over public ways before 2010.

Wayland owes for FY' 09 \$129,814.10 plus interest at 8%.

DOR is telling the town to hold off and wait, but this case is done. If we keep waiting, we will increase what we owe in interest.

Director Brideau is requesting authorization from the board to pay what is owed.

M. Upton moved to pay the settlement. Z. Ventress 2nd. **Vote: Unanimous**

B. Cummings moves to come out of executive session at 8:23pm.

Roll call- Z. Ventress, S. Rufo, M. Upton, J. Brodie, B. Cummings.

Wayland Board of Assessors adopt new service model

By Susan L. Wagner/Staff Writer

GateHouse News Service

Posted Aug 16, 2012 @ 03:17 PM

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[Leifer: CVS and Cochituate Village](#)

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[Tour Taylor Swift's Nashville Home for Sale HGTV FrontDoor](#)

[Hobo nickels sell for \\$170,000 Coin World](#)

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WAYLAND — Several years ago, the Wayland assessors' office was in trouble.

Members of the Board of Assessors – all volunteers – were sometimes called in to take on jobs the professional staff had been hired to do.

Office operations were three to four times as expensive as in peer towns.

And in 2009, nearly 400 abatements were filed, almost one for every 10 properties in the community. This was down just slightly from 429 in 2006, the previous revaluation year.

This has all changed. Now there is an all-new professional staff available to help residents during Town Building hours. A new service model focuses on explaining assessments and processes to taxpayers and answering their questions as soon as possible. And in 2012, only 71 abatements have been filed, a record low for a revaluation year.

The turnaround came about as a result of a number of efforts by the Board of Selectmen, Finance Committee, and – most of all – the Board of Assessors themselves.

When he joined the Board of Assessors in 2008, Bruce Cummings, the current chair, said he got wind of issues dating back to the late 1990s.

“Some efforts were made at that time to address the situation,” he said, “including the establishment of an Assessment Review Committee in 1999. Later, several town meetings voted additional bylaws around how the office should operate. But the problems and issues continued.”

By 2007, the situation was such that the Board of Selectmen and the Finance Committee, Cummings said, decided there needed to be a review of the people, processes and performance of the assessors' office.

Regional Resources Group (RRG), a consulting firm, was hired for the job in the fall of 2008. In early 2009, they issued their “report card” on key assessment skills – property valuation (D); math skills, mapping and legal descriptions, and the ability to use a computerized system for valuation (all C); assessment law (B).

It was only in the areas of motor vehicle excise and statutory exemptions that the clerical staff made it into “A” territory.

The office employees might attempt to respond to taxpayers “in a more friendly and non-threatening way,” said RRG president Harald Scheid in his report, while noting that “this is a very beleaguered staff, and I feel very badly for them.”

The Board of Assessors, Cummings said, “embraced this is an opportunity to identify those areas where we needed improvement and to regain the trust of the town.”

Under Ellen Brideau, the new professional assessor hired to head up the office, the service model is now taxpayer focused.

“Rather than promoting abatements, each of which costs from \$1,000 to \$2,000 to process,” Cummings said, “the staff is taking the time to personally walk through the assessments and the process. These are mathematical models, and they can be very complex. But the goal is to give the taxpayers a better understanding so that they will walk out feeling, based on the explanation they have received, that their assessment is a fair one.”

In an attempt to regain trust, the office is engaged in “full list and measure,” a process where they attempt to go through the valuation and attributes of every property in town every three years.

“The better information we have to make up the statistical model,” Cummings said, “the better the output.”

Other measures of the success of the overhaul are the fact that new sales inspections are above target, subcontracting costs incurred by the office are down 65 percent, and new growth (from new construction or additions to existing properties) is the highest it has been in five years.

The future looks promising, Cummings said. “We’ve had a great deal of cooperation in our efforts to inspect properties. We’re saving the town money. Not only are our expenses down, but efficiencies are up. And we expect this to be the situation for a very long time to come.”

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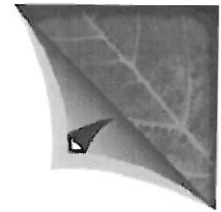
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Letter: Remarkable turnaround of Wayland assessors' office

By Michael Patterson
GateHouse News Service

Posted Sep 01, 2012 @ 07:03 PM

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WAYLAND — TO THE EDITOR:

I was pleased to see Susan Wagner's article concerning the Wayland assessors' office ("Department makes a turnaround," Aug. 16).

Thanks to a lot of effort and good sense by the assessors' office, property taxpayers are no longer seen as adversaries and residents are now able to obtain quick, accurate and helpful answers to their questions.

Changing the operation of the office from one that caused great frustration and, at times, anger, to one that provides helpful, courteous, and most importantly, accurate responses could not have been an easy task.

But the changes have been successful as evidenced by, among other things, the significant drop in abatement requests from 429 in 2006 (a revaluation year) to a reported 71 in 2012 (also a revaluation year).

As a former member of the Assessment Valuation and Study Committee, I have watched the transformation of the assessors' office from one that was generally hostile to taxpayers to a very professional office focused on serving the town and the taxpayers.

This turnaround has been remarkable and Ellen Brideau and her staff deserve high praise. — **Michael Patterson, Claypit Hill Road**

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Brideau, Ellen

From: Mike Lowery <lowery.mike@gmail.com>
Sent: Saturday, August 25, 2012 8:39 AM
To: Molly Upton
Cc: Brideau, Ellen
Subject: Wayland Assessing Practices - septic system

Molly,

A home's septic system, and its condition & location is a major determiner of its value and ability to be sold.

None of this information seems to be presently used - or is at least not shown in the Vision Appraisal database.

Would the Board of Assessors consider including this information in future assessing practices?

Mike Lowery
(for himself)

120 Lakeshore Drive
Cochituate, MA 01778
508-397-8828

Brideau, Ellen

From: Brideau, Ellen
Sent: Tuesday, September 25, 2012 8:40 AM
To: 'Mike Lowery (lowery.mike@gmail.com)'
Subject: FW: Condition of Lakeshore Drive - day of Dudley Pond Run.
Attachments: image.png

Good morning Mike-

To clarify that maintenance is being accounted for – yes, the model accounts for this.
Ellen

From: Mike Lowery [mailto:lowery.mike@gmail.com]
Sent: Monday, September 24, 2012 9:44 PM
To: Brideau, Ellen
Cc: Molly Upton
Subject: Fwd: Condition of Lakeshore Drive - day of Dudley Pond Run.

Thank you Ellen.

Unless I miss my guess then, homeowners on private ways may be paying taxes on the very streets used by the public but not maintained by the town.

I wasn't asking if the *condition* of Lakeshore Drive was taken into account by the 'I' and 'C' factors; I was asking if *maintenance being the responsibility of the homeowner* was taken into account.

Could you clarify that please?

Thanks,
Mike Lowery (for himself)

120 Lakeshore Drive
Cochituate, MA 01778
508-397-8828

----- Forwarded message -----

From: **Brideau, Ellen** <ebrideau@wayland.ma.us>
Date: Mon, Sep 24, 2012 at 7:32 PM
Subject: RE: Condition of Lakeshore Drive - day of Dudley Pond Run.
To: "Alias, SWQC" <lowery.mike@gmail.com>
Cc: "Brideau, Ellen" <ebrideau@wayland.ma.us>

Good evening Mike-

I will be sure to pass this email onto the BOA during correspondence at their next meeting.

The answers to your questions are very complex and I would prefer to review them in person with you. I've recapped short responses below and at your convenience would like to schedule a time to meet with you.

Sincerely-
Ellen

From: Mike Lowery [lowery.mike@gmail.com]
Sent: Monday, September 24, 2012 3:05 PM
To: Brideau, Ellen; Molly Upton
Cc: Turkington, Frederic; Karen Lowery
Subject: Fwd: Condition of Lakeshore Drive - day of Dudley Pond Run.

(Please distribute to Board of Assessors)

Ellen,

After a weekend of DO-IT-YOURSELF DPW work (see email below) I would like to confirm my belief that Wayland's assessing formulas do not consider whether or not a property is on a private or public way. ***This is incorrect - all factors impacting a properties market value are considered. We review sales annually to determine whether or not to adjust the site index factors and/or land condition factors.***

This can be a very significant cost factor to the home owner - who must bear the costs of paving, retaining walls, and drainage improvements (if mandated by the Conservation Commission.) The town does provide plowing, minor repairs, and catch basin cleanings in private roads.

To the best of my knowledge citizens along these streets are required to allow access to the driving and walking public. Thus the citizens on private ways are bearing a cost not born by those on public ways. (Perhaps we should collect a toll?)

From your FY 2012 Assessment Information:

[cid:ii_139f9a40a4a01588]

QUESTIONS:

1. Does the total property area on which assessment is based include land to the center of the roadway? ***The total property area assessed is based on what is recorded in the deed of the property.***
2. Do the towns assessment formulas ascribe any value difference in the "I" or "C" factors to being on a public vs private way? ***In FY'12 the factors developed for a site index addressed the influences on market value that impacted the property. Properties along Lakeshore Drive have a site index that reflects being on Dudley Pond as well as the impact of a poor road. The sales show what a person is willing to pay to have the benefit of access to the pond along with negatives of access to the property. In some areas homeowners prefer not to have a road improved to restrict speed and volume of traffic. So a poorly maintained road may not be a negative.***

I note that 22. ST. INX Street Index is not used by Wayland. Is it used by other towns to recognize differences in value from being on a private vs public way? ***I don't know how other towns use this index. The valuation model that is used in Wayland was reviewed indepth by the Department of Revenue during our last revaluation (FY'12) The model addresses land influences within site indexes and land condition factors.***

Thank you,
Mike Lowery

120 Lakeshore Drive
Cochituate, MA 01778
508-397-8828

----- Forwarded message -----

From: Mike Lowery <lowery.mike@gmail.com<mailto:lowery.mike@gmail.com>>
Date: Mon, Sep 24, 2012 at 2:41 PM
Subject: Condition of Lakeshore Drive - day of Dudley Pond Run.
To: Linwood Bradford <jolinbrad@gmail.com<mailto:jolinbrad@gmail.com>>, Robert Goldsmith
<bobg1940@gmail.com<mailto:bobg1940@gmail.com>>, Tom Largy
<thomas.largy@verizon.net<mailto:thomas.largy@verizon.net>>, Toni Moores
<tonimoores@verizon.net<mailto:tonimoores@verizon.net>>
Cc: Don Ouellette <douellette@wayland.ma.us<mailto:douellette@wayland.ma.us>>, "Kadlik, Stephen"
<skadlik@wayland.ma.us<mailto:skadlik@wayland.ma.us>>, Sarkis Sarkasian
<ssarkisian@wayland.ma.us<mailto:ssarkisian@wayland.ma.us>>, Brian Monahan
<BMonahan@wayland.ma.us<mailto:BMonahan@wayland.ma.us>>, Bob Smith
<dpa12us@yahoo.com<mailto:dpa12us@yahoo.com>>

Saturday and Sunday DPA members cleaned the DPA Run Lakeshore Drive route with leaf blowers, brooms, and shovels -- from 133 Lakeshore (Mansion Beech) to 74 Lakeshore

Of interest:

- * 122 Lakeshore - water in road, failed drain
- * 89 Lakeshore - mud and rocks and water over drain (construction filter), inadequate runoff controls
- * 74 Lakeshore - large pile of sand and rocks washed over 1/2 road for 30' - on new paving, clogged drain

During the morning of the 23rd, we had about 1/10" of rain. 122 Lakeshore failed catch basin totally clogged (after cleaning this spring).

Water was still standing at 4pm.

122 Lakeshore (aka Lake McGreenery)<https://picasaweb.google.com/lh/photo/-st9-CN8edA_A8JQaU6UOSJDrGEdQQ6YNHrZgfrk0FE?feat=directlink>

89 Lakeshore (silt accumulation from construction site)<<https://picasaweb.google.com/lh/photo/f2QoY1qkkK9cZHEYu8EsLiJDrGEdQQ6YNHrZgfrk0FE?feat=directlink>>

-Mike Lowery
for himself

120 Lakeshore Drive
Cochituate, MA 01778
508-397-8828<tel:508-397-8828>



Wayland Assessing Department

Fiscal Year 2013

Interim Assessment Review

2011 Qualified Sales Report by Land Use (LUC)

Sale Date	Parcel ID	No.	Street	LUC	Sale Price	FY'12 Assessed Value	FY'13 Proposed Assessment	ASR
1/3/2011	51D__001_	235	COMMONWEALTH RD	101	725,000	771,700	703,500	0.97
1/13/2011	25__093_	7	OLD VINEYARD WAY	101	1,135,000	1,105,100	1,056,700	0.93
2/1/2011	47C__059A_	17	COTTAGE RD	101	520,000	535,500	513,900	0.99
2/1/2011	50__055_	21	LAKE RD	101	544,900	517,200	519,600	0.95
2/4/2011	46D__068_	171	WEST PLAIN ST	101	244,000	221,000	244,100	1
2/14/2011	36C__039_	81	RIVER VIEW CIR	101	439,000	407,600	409,500	0.93
2/16/2011	50__023_	11	AMEY RD	101	443,800	472,900	466,100	1.05
2/18/2011	52__070_	26	SNAKE BROOK RD	101	480,000	483,900	480,700	1
2/25/2011	53__001_	18	OAK ST	101	434,500	372,900	373,500	0.86
2/28/2011	52__018_	3	HAVEN LN	101	466,000	424,200	424,800	0.91
3/22/2011	23__103A_	10	BRACKETT RD	101	739,000	734,600	735,100	0.99
3/23/2011	16__036_	85	HIGHLAND CIR	101	822,500	849,600	836,000	1.02
3/23/2011	23__077A_	25	BOW RD	101	525,000	416,000	482,000	0.92
3/28/2011	49__007_	16	WAYLAND HILLS RD	101	745,000	638,800	632,800	0.85
4/1/2011	16__062_	20	OLD WESTON RD	101	835,000	881,900	854,100	1.02
4/15/2011	16__025_	100	DRAPER RD	101	721,000	699,800	684,200	0.95
4/15/2011	39__002_	20	BLACK OAK RD	101	700,000	693,600	677,700	0.97
4/19/2011	36C__064_	7	RIVER VIEW CIR	101	323,000	295,800	310,200	0.96
4/21/2011	11__059_	163	GLEZEN LN	101	424,500	414,100	408,200	0.96
4/29/2011	38__093_	17	ROLLING LN	101	481,000	481,800	478,300	0.99
5/2/2011	07__025_	17	SHERMAN BRIDGE RD	101	430,000	401,400	399,500	0.93
5/2/2011	44__069_	38	HIGH ROCK RD	101	1,248,000	1,092,600	1,094,100	0.88
5/2/2011	46D__110_	206	WEST PLAIN ST	101	328,000	281,200	281,200	0.86
5/9/2011	42B__057_	26	HIGHGATE RD	101	485,000	415,200	415,200	0.86
5/13/2011	46D__007_	205	WEST PLAIN ST	101	572,000	531,700	539,200	0.94
5/13/2011	47C__017_	43	BENT AVE	101	509,000	415,500	436,100	0.86
5/13/2011	51B__077_	8	KING ST	101	350,000	301,200	321,000	0.92
5/14/2011	52__187_	102	EAST PLAIN ST	101	290,000	249,400	248,800	0.86
5/16/2011	27__008_	29	JEFFREY RD	101	465,000	527,500	525,900	1.13
5/16/2011	44__088_	52	WOODRIDGE RD	101	1,295,000	1,143,800	1,081,300	0.83
5/17/2011	48__013A_	12	WAYBRIDGE LN	101	910,000	958,000	907,600	1
5/18/2011	15__029_	14	MELLEN LN	101	830,000	861,500	820,400	0.99
5/24/2011	44__116A_	136	WOODRIDGE RD	101	889,000	991,300	922,300	1.04
5/25/2011	47C__034_	14	PINE NEEDLE RD	101	562,000	545,900	551,300	0.98
5/25/2011	52__083_	10	BALD ROCK RD	101	615,000	522,300	523,700	0.85
5/27/2011	34__033_	22	SHAW DR	101	712,500	702,800	720,300	1.01
5/27/2011	47A__039_	30	LAKEVIEW RD	101	270,000	263,300	263,300	0.98
6/1/2011	23__083_	9	BOW RD	101	515,400	475,600	475,600	0.92
6/10/2011	11__062_	153	GLEZEN LN	101	765,000	771,300	770,000	1.01

Sales Cont.

Sale Date	Parcel ID	No.	Street	LUC	Sale Price	FY'12 Assessed Value	FY'13 Proposed Assessment	ASR
6/10/2011	48__123__	6	BROOKS RD	101	429,000	413,600	412,400	0.96
6/13/2011	24__035__	10	MORSE RD	101	320,000	312,300	350,600	1.1
6/15/2011	10__044__	10	SEDGEMEADOW RD	101	634,000	581,600	604,600	0.95
6/15/2011	24__138__	9	PARMENTER RD	101	724,000	650,200	632,300	0.87
6/15/2011	24__159__	51	PLAIN RD	101	1,335,000	1,362,900	1,314,700	0.98
6/15/2011	44__027__	14	COUNTRY CORNERS RD	101	865,000	891,800	884,900	1.02
6/15/2011	46D__087__	164	WEST PLAIN ST	101	311,000	326,200	324,400	1.04
6/24/2011	38__095__	11	ROLLING LN	101	490,000	560,400	534,700	1.09
6/24/2011	52__009__	8	TIMBER LN	101	564,000	522,200	521,200	0.92
6/28/2011	50__024A__	9	AMEY RD	101	620,000	591,400	580,100	0.94
6/29/2011	03__049__	140	OXBOW RD	101	550,000	533,400	535,600	0.97
6/30/2011	01__019__	47	GROVE ST	101	800,000	754,800	771,600	0.96
6/30/2011	51C__071__	19	PARKLAND DR	101	395,000	363,400	363,400	0.92
6/30/2011	52__028__	7	EDEN RD	101	478,000	454,200	452,000	0.95
6/30/2011	52__199__	9	CAULFIELD RD	101	791,300	795,900	795,300	1.01
6/30/2011	24__158C__	10	LINGLEY LN	101	1,250,000	1,313,700	1,257,000	1.01
7/1/2011	38__099__	3	ROLLING LN	101	586,000	511,100	513,200	0.88
7/8/2011	11__079__	17	HAZELBROOK LN	101	850,000	689,900	697,600	0.82
7/11/2011	20__002__	35	SEARS RD	101	990,000	1,020,700	989,400	1
7/11/2011	48__100E__	11	LOKER ST	101	615,000	619,000	619,000	1.01
7/18/2011	48__103__	47	AQUEDUCT RD	101	492,000	424,500	424,500	0.86
7/20/2011	12__008__	61	HIGHLAND CIR	101	829,500	835,400	812,100	0.98
7/21/2011	29__016__	49	FORTY ACRES DR	101	790,000	671,800	687,600	0.87
7/28/2011	52__145__	7	OAK ST	101	388,000	366,700	367,800	0.95
7/29/2011	37__024__	37	OAK HILL RD	101	534,000	470,700	468,800	0.88
7/29/2011	49__026__	18	CLUBHOUSE LN	101	822,000	740,400	744,200	0.91
8/1/2011	04__118__	14	CATHERINE'S FARM RD	101	1,150,000	1,050,400	1,029,600	0.9
8/1/2011	30__006__	13	WHISPERING LN	101	1,100,000	1,310,100	1,178,300	1.07
8/1/2011	44__029__	22	COUNTRY CORNERS RD	101	481,500	533,000	515,200	1.07
8/5/2011	19__026__	75	CLAYPIT HILL RD	101	1,050,000	968,200	946,900	0.9
8/5/2011	52__069__	22	SNAKE BROOK RD	101	487,000	430,800	453,000	0.93
8/10/2011	11__022__	18	HICKORY HILL RD	101	590,000	574,600	573,300	0.97
8/11/2011	28__011__	34	JEFFREY RD	101	465,500	432,200	430,300	0.92
8/12/2011	30__010__	26	WHISPERING LN	101	1,009,000	1,004,200	984,200	0.98
8/12/2011	38__019__	12	DAVELIN RD	101	631,740	511,800	530,600	0.84
8/15/2011	44__065__	12	HIGH ROCK RD	101	900,000	987,100	973,500	1.08
8/18/2011	38__067__	9	OLD FARM CIR	101	445,000	452,500	450,000	1.01
8/19/2011	07__040__	4	GRAYBIRCH LN	101	745,000	750,500	747,900	1
8/22/2011	11__005__	158	CONCORD RD	101	350,000	346,000	344,400	0.98
8/24/2011	49__048__	1	CLUBHOUSE LN	101	560,000	525,800	525,800	0.94

Sales Cont.

Sale Date	Parcel ID	No.	Street	LUC	Sale Price	FY'12 Assessed Value	FY'13 Proposed Assessment	ASR
8/26/2011	44_107_	10	BLACK OAK RD	101	650,000	672,500	653,100	1
8/26/2011	46B_006_	459	OLD CONN PATH	101	386,500	358,700	357,500	0.92
8/31/2011	42B_028_	63	STONEBRIDGE RD	101	360,000	340,200	333,600	0.93
9/1/2011	18_091_	37	CONCORD RD	101	690,000	633,900	628,800	0.91
9/9/2011	07_054_	281	CONCORD RD	101	504,000	478,000	472,800	0.94
9/9/2011	38_150_	7	CAMERON RD	101	730,000	725,600	732,300	1
9/12/2011	48_039_	81	LOKER ST	101	500,000	500,500	482,700	0.97
9/18/2011	44_087_	46	WOODRIDGE RD	101	699,000	660,600	649,200	0.93
9/22/2011	51A_015_	5	PLEASANT ST	101	265,000	259,600	259,300	0.98
9/23/2011	18_023A_	2	BARLEY LN	101	1,140,000	1,275,900	1,197,900	1.05
9/27/2011	39_034_	33	SHAW DR	101	700,000	760,700	672,000	0.96
9/28/2011	43A_021_	291	OLD CONN PATH	101	555,000	478,600	468,500	0.84
9/28/2011	47B_073_	154	SCHOOL ST	101	1,010,000	933,400	943,200	0.93
9/29/2011	15_008_	143	GLEZEN LN	101	880,000	847,200	836,400	0.95
9/30/2011	01_002D_	10	PESCE DR	101	918,000	944,800	892,800	0.97
9/30/2011	04_082_	319	CONCORD RD	101	437,500	472,900	469,700	1.07
10/7/2011	17_001_	92	OLD SUDBURY RD	101	387,000	387,500	365,700	0.94
10/11/2011	03_010A_	189	OXBOW RD	101	618,000	612,900	620,800	1
10/11/2011	38_045_	27	DAVELIN RD	101	558,000	520,600	552,200	0.99
10/19/2011	52_139_	19	OAK ST	101	374,000	377,700	377,700	1.01
11/17/2011	25_018_	50	RICH VALLEY RD	101	565,000	564,200	565,300	1
11/17/2011	36C_007_	12	MEADOW VIEW RD	101	556,000	526,000	523,400	0.94
11/18/2011	27_007_	25	JEFFREY RD	101	485,000	521,200	524,700	1.08
11/28/2011	52_045_	60	DEAN RD	101	315,000	345,800	340,500	1.08
12/1/2011	38_138_	14	CLARENCE RD	101	553,500	591,100	585,300	1.06
12/1/2011	14_029G_	6	PHEASANT RUN	101	1,330,000	1,714,600	1,557,100	1.17
12/2/2011	46D_053_	25	CASTLE GATE RD	101	300,000	250,100	268,900	0.9
12/2/2011	52_211A_	5	LOKER ST	101	720,000	703,500	703,000	0.98
12/15/2011	42B_030_	49	STONEBRIDGE RD	101	435,000	491,400	491,400	1.13
12/21/2011	48_099A_	6	THOMPSON ST	101	829,000	810,400	814,400	0.98
12/28/2011	32_007_	8	ERWIN RD	101	850,000	776,000	765,500	0.9
2/4/2011	45_096A_	42	PICKWICK WAY	102	475,000	450,400	439,000	0.92
2/16/2011	45_085E_	107	HILLSIDE DR	102	475,000	460,300	442,800	0.93
2/18/2011	23_146_	38	HASTINGS WAY	102	539,000	519,400	531,300	0.99
2/23/2011	23_129_	27	HASTINGS WAY	102	790,056	750,100	719,000	0.91
2/25/2011	53_034B_	303	WILLOWBROOK DR	102	551,000	556,600	536,900	0.97
2/28/2011	23_128_	25	HASTINGS WAY	102	539,900	529,700	530,000	0.98
3/3/2011	01_054_	307	TROUT BROOK RD	102	166,822	156,600	156,600	0.94
3/11/2011	45_051A_	15	STEEPLETREE	102	470,000	448,500	441,200	0.94
3/11/2011	53_029C_	202	WILLOWBROOK DR	102	549,900	533,000	522,300	0.95

Sales Cont.

Sale Date	Parcel ID	No.	Street	LUC	Sale Price	FY'12 Assessed Value	FY'13 Proposed Assessment	ASR
3/18/2011	40__070B__	1602	WISTERIA WAY	102	841,500	770,900	734,700	0.87
3/31/2011	33__023A__	6	GREEN WAY	102	280,000	261,100	258,200	0.92
5/13/2011	53__037B__	315	WILLOWBROOK DR	102	649,900	619,900	608,200	0.94
5/20/2011	23__126__	21	HASTINGS WAY	102	589,900	562,600	555,900	0.94
5/27/2011	53__026B__	104	WILLOWBROOK DR	102	559,000	525,500	506,900	0.91
6/12/2011	52__208E__	8	DECOLORES DR	102	425,000	421,400	401,100	0.94
6/16/2011	40__044A__	2	CHRISTINA	102	445,000	332,000	417,100	0.94
6/17/2011	33__020__	18	GREEN WAY	102	760,000	690,100	736,500	0.97
6/24/2011	52__208B__	5	DECOLORES DR	102	475,000	447,100	425,600	0.9
6/28/2011	23__130__	29	HASTINGS WAY	102	589,900	571,400	555,900	0.94
6/29/2011	53__034D__	305	WILLOWBROOK DR	102	673,000	572,100	644,800	0.96
7/1/2011	23__131__	31	HASTINGS WAY	102	580,785	562,800	568,000	0.98
7/20/2011	45__094E__	34	PICKWICK WAY	102	584,900	510,800	497,800	0.85
7/27/2011	40__027D__	5	BRANDYWYNE	102	450,000	373,200	409,500	0.91
8/11/2011	23__148__	34	HASTINGS WAY	102	589,900	585,600	579,300	0.98
8/12/2011	23__134__	32	HASTINGS WAY	102	659,900	468,000	648,600	0.98
8/19/2011	40__023A__	512	HAYFIELD LN	102	985,000	959,900	957,100	0.97
9/8/2011	45__077B__	47	HILLSIDE DR	102	449,800	424,100	425,000	0.94
9/13/2011	33__023U__	6	GREEN WAY	102	292,000	281,600	278,500	0.95
9/22/2011	52__208B__	5	DECOLORES DR	102	415,000	447,100	425,600	1.03
9/23/2011	45__097E__	56	PICKWICK WAY	102	595,000	509,800	496,900	0.84
9/23/2011	40__067E__	1305	MAGNOLIA DR	102	820,000	827,400	780,500	0.95
9/27/2011	40__018A__	615	HAYFIELD LN	102	985,000	593,500	954,500	0.97
9/30/2011	23__136__	28	HASTINGS WAY	102	609,900	279,400	563,600	0.92
10/3/2011	23__133__	35	HASTINGS WAY	102	659,900	583,500	648,600	0.98
10/14/2011	40__058B__	402	DAHLIA DR	102	730,000	715,900	698,800	0.96
10/21/2011	45__075C__	31	HILLSIDE DR	102	473,500	463,900	460,800	0.97
11/17/2011	23__139__	12	HASTINGS WAY	102	556,458	12,000	530,000	0.95
12/5/2011	45__095B__	38	PICKWICK WAY	102	442,000	469,100	435,700	0.99
12/15/2011	23__140__	10	HASTINGS WAY	102	679,900	12,000	648,600	0.95
12/16/2011	23__137__	16	HASTINGS WAY	102	609,900	12,000	555,900	0.91
12/18/2011	40__023C__	514	HAYFIELD LN	102	985,000	959,400	956,700	0.97
12/30/2011	35__009A__	2	ASTRA	102	429,000	347,500	389,000	0.91
6/27/2011	51A__079__	24	MITCHELL ST	104	374,900	367,900	368,600	0.98
7/15/2011	51A__094__	53	WEST PLAIN ST	104	544,000	495,500	495,500	0.91
3/22/2011	50__081__	67	EDGEWOOD RD	130	400,000	342,800	376,000	0.94
6/29/2011	30__061A__	30	OLD CONN PATH	130	408,000	394,700	378,900	0.93
2/1/2011	51B__073__	150	MAIN ST	326	1,137,500	1,424,400	1,130,300	0.99
3/2/2011	23__013__	311	BOSTON POST RD	340	340,000	336,300	336,300	0.99

Sales Ratio Study

Study Time Period – 1/1/2010 through 12/31/2011

Property Class	101	102	104	105	109, Misc.	111- 112	106/130- 132	300	400
FY2013 # of Parcels	4040	573	48	6	31	6	247	101	9
Use Prior FY Assessed Values									
# Arms-Length Sales	108	40	3	N/A	N/A	N/A	2	2	N/A
Prior Median ASR	0.97	0.97	0.97	N/A	N/A	N/A	91	99	N/A
COD	6.21	3.79	2.41	N/A	N/A	N/A	6.04	0	N/A
Use Proposed FY Assessed Values									
# Arms-Length Sales	108	40	3	N/A	N/A	N/A	2	2	N/A
Prior Median ASR	0.96	0.95	0.95	N/A	N/A	N/A	93	99	N/A
COD	5.81	3.05	3.68	N/A	N/A	N/A	0.54	0	N/A

WAYLAND INTERIM 2013

I met with Mike Tarello from Vision Government Solutions on Monday, September 17th.

1. Reviewed starting tables and Ratio reports
2. Changed Depreciation by 1 year
3. Changed Site Index Factors:

Site Index	FY'12 Factor	FY'13 Factor
8	1.35	1.3
7	1.25	1.2
L	1.55	1.7

4. Changed Grade Factors:

Grade	FY'12 Factor	FY'13 Factor
7	0.90	0.80
8	1.25	1.15
9	1.75	1.60
10	2.00	1.85
11	2.30	2.10

5. Land Curve and Excess Land indicated no change
6. Adjusted Colonial Base Rate from 99 to 97
7. Added value adjustments for Kitchen and Bath Styles

Code	Description	Co-efficient
01	Below Avg.	-0.01
02	Avg./Original	0.00
03	Remodeled	0.01
04	Custom Remodel	0.02

8. Condominiums – Adjusted Base Rate from 190 to 185
9. Townhouse – Adjusted Base Rate from 200 to 190
10. Adjusted complex unit factors for Wayland Commons (22)
 - a. Cochituate & Wayland End from 1.15 to 1.10
11. Adjusted Complex factors for:
 - a. Turkey Hill from 1.00 to 1.11
 - b. The Meadows from .94 to .92
 - c. 6 Greenway from .77 to .79
12. Moved rates to main file
13. Recalculated file and checked error log
14. Ran new LA4 and A800
15. Staff reviewed old to new report

WAYLAND INTERIM 2013

Additional items for Staff to complete:

1. Town Line border property review
2. 40B property review

Next steps:

1. Board completes review
2. Impact notices mailed to property owners – target date October 27th
3. Staff meets with property owners – October 29th through November 2nd
4. Staff presents findings - November 5th
5. Begin DOR reporting November 6th
6. Classification Hearing – December 3rd

Fiscal Year 13 New Growth Estimate

PROPERTY CLASS	NEW GROWTH VALUATION	PRIOR YEAR TAX RATE	TAX LEVY GROWTH
RESIDENTIAL:			
Single Family (101)	17,488,600		
Condominium (102)	10,724,100		
Two & Three Family (104 & 105)	68,800		
Multi - Family (111 - 125)	1,845,900		
Vacant Land (130 - 132 & 106)	0		
All Others (103, 109, Res mixed use)	128,864		
TOTAL RESIDENTIAL	30,256,264	19.01	\$575,172
Commercial	878,096		
Commercial - Chapter 61, 61A, 61B	0		
TOTAL COMMERCIAL	878,096	19.01	\$16,693
INDUSTRIAL	0	19.01	\$0
PERSONAL PROPERTY	4,879,689	19.01	\$92,763
TOTAL REAL & PERSONAL	2,895,424,840		\$684,628

Growth breakdown by Property Class:

- Single Family = 118 properties
- Condominiums = 29 properties
- Two & Three Family = 2 properties
- Multi – Family = 2 properties
- All Others Residential = 1 property
- Commercial = 11 properties