

Town of Wayland
Board of Assessors
Monday, August 12, 2013

The meeting was called to order at 7:15 pm by the chair, Susan Rufo.

In attendance: Chair S. Rufo, Vice-Chair J. Brodie, M. Upton, Z. Ventress and Director E. Brideau.
David Hill of Orchard Ln, Wayland was in attendance as an observer.

Minutes: J. Brodie moved to accept the minutes of June 10, 2013 as amended. M. Upton seconded. The vote was unanimous.

- Correspondence and Documents requiring BoA signature:
The following were unanimously approved by signature of the members of the board:
 1. FY'14 First quarter Preliminary tax commitment/warrant
 - a. Personal property - \$184,910.13
 - b. Community Preservation - \$172,494.33
 - c. Real Estate - \$13,970,970.09
 2. FY'13 Supplemental
 - a. Real Estate - \$1,251.32
 - b. Community Preservation - \$18.77
 3. FY'13 Real Estate abatement supplemental - \$626.12
 4. FY'13 Circuit Breaker –
 - a. 6 applications (see attached)
 - b. Month End Report – June 2013 - \$4,000
 - c. Board agreed not to consider application filed by estate based on understanding that tax relief intended for senior residents of Wayland.
 5. Motor Vehicle – Third commitment 2013-03 - \$167,958.16
 6. June, 2013 Excise abatement - \$2,392.20
 7. July, 2013 Excise abatement - \$12,906.82
 8. DLS Gateway form CP-1 – Community Surcharge Report for FY' 13
 9. DLS Gateway form MDM-1 – Statutory Exemption Report for FY'13

S. Rufo discussed the FY'14 preliminary warrant which included the 8.3% budget authorized at the spring Town Meeting and the revised procedure, reviewed with Collector, to ensure that future commitments/warrants are issued in sufficient time to allow preparation and mailing of applicable tax bills by Collector.

- Omitted/Revised Assessment:
M. Upton moved and J. Brodie seconded to rescind the vote of June 10, 2013 on the omitted/revised assessment for the property at 28 Rice Road, map 48, lot 95, which was prepared in error. Motion approved unanimously by signature.

- Department FY'15 budget:

S. Rufo to discuss with FinCom liaison the available options/recommendations to obtain the necessary funding for FY'15 revaluation. See meeting minutes for June 10, 2013.

- Appellate Tax Board pending cases:
E. Brideau reported on FY'13 cases appealed to ATB— no hearing dates set.
- Board authorized E. Brideau to prepare BoA submission for Annual Town Report (due 30 September, 2013).
- 2012 Single Family and Condominium Sales Review:
E. Brideau led discussion about direction of FY'14 values. All members asked questions and schedule for continued review/discussion was presented. Goal is to complete FY'14 assessment review with BoA approval in time for Classification Hearing with Selectmen prior to December 1.
- Monthly Office Activity Report: Deferred
- Topics not reasonably anticipated by the Chair 48 hours in advance of meeting: None
- Thoughts and Concerns from BoA members: None
- The Chair announced that the next meeting would be called for 7:15 pm on September 9, 2013.
- J. Brodie moved to adjourn the meeting at 8:15 pm. The motion was seconded by M. Upton and approved unanimously.

Respectfully submitted,

Jayson Brodie

FISCAL YEAR 2014

NOTICE OF COMMITMENT 2014 – FIRST QTR

The Commonwealth of Massachusetts
The Town of Wayland
Office of the Board of Assessors

To: Town Accountant/Finance Director

You are hereby notified that a **Commitment**, as shown below, has this day been made by the Board of Assessors to Paul W. Keating Jr. the Collector of taxes.

TAX	AMOUNT OF COMMITMENT
PERSONAL PROPERTY TAX	\$ 184,910.13
REAL ESTATE TAX	\$ 13,970,970.09
COMMUNITY PRESERVATION ACT TAX.....	\$ 172,494.33

OMITTED ASSESSMENT

REAL ESTATE TAX	\$ 0.00
PERSONAL PROPERTY	\$ 0.00

ALL SPECIAL ASSESSMENTS

Board of Assessors
Wayland

Susan M. Quigley

Mary Upton

Leah S. Venturo

Jasper M. Bradie

Date: August 12, 2013

REAL ESTATE ASSESSORS WARRANT TO COLLECTOR

COMMONWEALTH OF MASSACHUSETTS

**WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**

To: *Paul Keating Jr., Collector of Taxes, for Wayland, in the County of SOUTH MIDDLESEX,*
GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on **REAL ESTATE** as therein set forth, with interest, the sum total of such list being **THIRTEEN MILLION NINE HUNDRED SEVENTY THOUSAND, NINE HUNDRED SEVENTY DOLLARS and NINE CENT S(\$13,970,970.09)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **REAL ESTATE** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **PAUL KEATING JR.**, Treasurer of **WAYLAND**, or to his successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12TH day of AUGUST 2013.

Susan M. Ruffo
.....

Mary Upton
.....

Lodwick S. Venturo
.....

Joseph P. Rodi
.....

Board of Assessors of Wayland

.....

This Form Approved by Commission of Revenue

**Audit Control Report For Fiscal Year 2014 Real Estate
For Dates 6/28/2013 Through 7/1/2013**

tax

Beginning Balance (End of Day Balance on 6/27/2013)	\$0.00
(+) Additional Debits 6/28/2013 - 7/1/2013	<u>\$13,970,970.09</u>
	\$13,970,970.09
End of Day Balance on 7/1/2013	\$13,970,970.09

CPA(Community Preservation Act) ASSESSORS WARRANT TO COLLECTOR

COMMONWEALTH OF MASSACHUSETTS

WAYLAND

OFFICE OF THE BOARD OF ASSESSORS

To: *Paul Keating Jr., Collector of Taxes, for Wayland, in the County of SOUTH MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on **COMMUNITY PRESERVATION ACT** as therein set forth, with interest, the sum total of such list being **ONE HUNDRED SEVENTY TWO THOUSAND FOUR HUNDRED NINETY FOUR DOLLARS and THIRTY THREE CENTS (\$172,494.33)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **REAL ESTATE** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **PAUL KEATING JR.**, Treasurer of **WAYLAND**, or to his successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12th day of August, 2013.

Susan M. Ruffo
.....

Mary Upton
.....

Frederick S. Venturi
.....

..... **Board of Assessors of Wayland**

**Audit Control Report For Fiscal Year 2014 Real Estate
For Dates 6/28/2013 Through 7/1/2013**

PA

Beginning Balance (End of Day Balance on 6/27/2013)	\$0.00
(+) Additional Debits 6/28/2013 - 7/1/2013	\$172,494.33
	<hr/>
	\$172,494.33
End of Day Balance on 7/1/2013	\$172,494.33

PERSONAL PROPERTY ASSESSORS WARRANT TO COLLECTOR

COMMONWEALTH OF MASSACHUSETTS

**WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**

To: *Paul Keating Jr., Collector of Taxes, for Wayland, in the County of SOUTH MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on **PERSONAL PROPERTY** as therein set forth, with interest, the sum total of such list being **ONE HUNDRED EIGHTY FOUR THOUSAND NINE HUNDRED TEN DOLLARS and THIRTEEN CENTS (\$184,910.13)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **PERSONAL PROPERTY** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **PAUL KEATING JR.**, Treasurer of **WAYLAND**, or to his successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12TH day of August, 2013.

Susan J. Ruff
.....

Mary Upton
.....

Franklin S. Venturi
.....

Joseph A. Smith
.....

Board of Assessors of Wayland

Audit Control Report For Fiscal Year 2014 Personal Proper For Dates 6/28/2013 Through 7/1/2013

.ax

Beginning Balance (End of Day Balance on 6/27/2013)	\$0.00
(+) Additional Debits 6/28/2013 - 7/1/2013	\$184,910.13
	<hr/>
	\$184,910.13
End of Day Balance on 7/1/2013	\$184,910.13

FISCAL YEAR 2013

NOTICE OF COMMITMENT 2013 – **SUPPLEMENTAL TAX** (2)

The Commonwealth of Massachusetts
The Town of Wayland
Office of the Board of Assessors

To: Town Accountant/Finance Director

You are hereby notified that a **Commitment**, as shown below, has this day been made by the Board of Assessors to Paul W. Keating Jr. the Collector of taxes.

TAX	AMOUNT OF COMMITMENT
MOTOR VEHICLE EXCISE COMMITMENT	\$ 0.00
PERSONAL PROPERTY TAX	\$ 0.00
REAL ESTATE TAX	\$ 1,251.32
COMMUNITY PRESERVATION ACT TAX	\$ 18.77
OMITTED ASSESSMENT	
REAL ESTATE TAX	\$ 0.00
PERSONAL PROPERTY	\$ 0.00
ALL SPECIAL ASSESSMENTS	

Board of Assessors
Wayland

Jessie M. Cunha
Mary Keaton
Joseph J. Brodeur

Date: *August 13, 2013*

REAL ESTATE ASSESSORS WARRANT TO COLLECTOR

COMMONWEALTH OF MASSACHUSETTS

**WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**

To: *Paul Keating Jr., Collector of Taxes, for Wayland, in the County of SOUTH MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on **REAL ESTATE** as therein set forth, with interest, the sum total of such list being **ONE THOUSAND TWO HUNDRED FIFTY ONE DOLLARS AND THIRTY TWO CENTS (\$1,251.32)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **REAL ESTATE** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **PAUL KEATING JR.**, Treasurer of **WAYLAND**, or to his successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12th day of August 2013.

Susan M. Ruffo
.....

Mary Upton
.....

Jayson M. Madril
.....

..... **Board of Assessors of Wayland**

.....
This Form Approved by Commission of Revenue

REAL ESTATE ASSESSORS WARRANT TO COLLECTOR

COMMONWEALTH OF MASSACHUSETTS

**WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**

To: *Paul Keating Jr., Collector of Taxes, for Wayland, in the County of SOUTH MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on *REAL ESTATE* as therein set forth, with interest, the sum total of such list being ***EIGHTEEN DOLLARS AND SEVENTY SEVEN CENTS (\$18.77)***, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on *REAL ESTATE* situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **PAUL KEATING JR.**, Treasurer of **WAYLAND**, or to his successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12TH day of August 2013.

Juan M. Ruffo
.....

Mary Upton
.....

Jasper V. Brode
.....

..... **Board of Assessors of *Wayland***

.....

This Form Approved by Commission of Revenue

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR
TREASURER/COLLECTOR

RE: LEVY OF FISCAL 2013 RE ABATEMENT (SUPPLEMENTAL)
DUE IN THE MONTH OF JUNE 2013

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
RE ABATEMENT	1	\$ 616.87
CPA		\$ 9.25
	TOTAL	\$ 626.12

You are hereby notified that taxes were **abated**, as specified in the above schedule, to the aggregate amount **SIX HUNDRED TWENTY SIX DOLLARS AND TWELVE CENTS**

Susan M. Ruff

Mary Upton

Jayson B. Brooks

BOARD OF ASSESSORS
WAYLAND

Date: *August 12, 2013*

Abatement Report FY 2013 Real Estate From 6/1/2013 Through 6/28/2013

Abatement Date	VotedOnDate	Certificate #	Account #	Parcel Identifier	Location	Record Owner	Receivable	Amount
6/11/2013	6/10/2013	19	3025-S	030-029	15 WESTWAY RD	SCIACCA FRANK	Supplemental Tax	\$616.87
							Supplemental CPA	\$9.25
								\$626.12
Totals								
							1	
							Supplemental CPA	\$9.25
							Supplemental Tax	\$616.87
								\$626.12



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

Susan Rufo, Chairman
 Jayson Brodie, Vice Chair
 Molly Upton
 Zachariah L. Ventress

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FISCAL YEAR 2013 CIRCUIT BREAKER
DATE: 8/12/2013

The following six circuit breaker applications have been reviewed by the assessing department staff and are recommended for approval.

Last Name	First Name	No.	Street Address
Johnson	Benjamin	12	Winter St
Campbell	Mary	14	Indian Dawn
Hatch	Marilyn	33	Amey Rd
Landis	Judith	201	Old Connecticut Path
Akashian	Sandra	15	Pickwick Way
Morrisey	James	24	Grove St

Susan M. Rufo
Molly Upton
Jayson Brodie

8/12/2013

FISCAL YEAR 2013

NOTICE OF **THIRD** COMMITMENT 2013

The Commonwealth of Massachusetts
The Town of Wayland
Office of the Board of Assessors

To: Town Accountant/Finance Director

You are hereby notified that a **Commitment**, as shown below, has this day been made by the Board of Assessors to Paul W. Keating Jr. the Collector of taxes.

TAX	AMOUNT OF COMMITMENT
MOTOR VEHICLE EXCISE	\$ 167,958.16
2013-03 COMMITMENT	
PERSONAL PROPERTY TAX	\$0.00
REAL ESTATE TAX	\$0.00
CONSERVATION PRESERVATION ACT TAX	\$0.00
OMITTED ASSESSMENT	
REAL ESTATE TAX	\$0.00
PERSONAL PROPERTY	\$0.00

ALL SPECIAL ASSESSMENTS

Board of Assessors
Wayland, MA 01778

James M. O'Keefe

Mary Upton

James J. Brodeur

DATE: 8/12/ 2013

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR
TREASURER/COLLECTOR

RE: LEVY OF FISCAL 2013 EXEMPTION (CIRCUIT BREAKER)
DUE IN THE MONTH OF JUNE 2013

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
CIRCUIT BREAKER	4	\$4,000.00
TOTAL EXEMPTIONS	4	\$4,000.00

You are hereby notified that taxes were abated/exempted, as specified in the above schedule, to the aggregate amount of **FOUR THOUSAND DOLLARS AND NO CENTS.**

Susan M. Ruffo

Mary Upton

Jayce W. Breda

BOARD OF ASSESSORS
WAYLAND

Date: August 12, 2013

Exemption Summary Clause Report FY 2013 Real Estate From 6/1/2013 Through 6/28/2013

Clause	Exemption Date	Certificate #	Account #	Parcel Identifier	Location	Record Owner	Receivable	Amount
CB	6/11/2013	247	3625	046D-085	150 WEST PLAIN ST	RICHARDS JOSEPH E	Tax	\$1,000.00
								\$1,000.00
	6/11/2013	246	3554	045-109B	4 CUTTING CROSS WAY	RADER SALLEE M & THOMAS R TRSTS	Tax	\$1,000.00
								\$1,000.00
	6/11/2013	245	2943	043B-049	241 COCHITUATE RD	MEYER KIRK DREW	Tax	\$1,000.00
								\$1,000.00
	6/11/2013	244	727	052-036	38 DEAN RD	CHOUNARD JOANNE D	Tax	\$1,000.00
								\$1,000.00
Totals For Clause: CB							Tax	\$4,000.00

Totals 4 Tax \$4,000.00

\$4,000.00

YEAR 2013

ASSESSORS WARRANT TO COLLECTOR
MOTOR VEHICLE AND TRAILER EXCISE
~~FIRST~~ COMMITMENT 2013-03
~~THIRD~~

THE COMMONWEALTH OF MASSACHUSETTS
WAYLAND
OFFICE OF THE BOARD OF ASSESSORS

To**Paul W. Keating, Jr.**..... Collector of Taxes for

.....**Wayland**.....In the County of**Middlesex**...

Greeting:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the excise list herewith committed to you the amount of the MOTOR VEHICLE AND TRAILER EXCISE assessed to each such person for the privilege of registration, as therein set forth, with interest, the sum total of such list being **ONE HUNDRED SIXTY SEVEN THOUSAND NINE HUNDRED FIFTY EIGHT DOLLARS AND SIXTEEN CENTS.** (\$167,958.16)

And you are to pay over said taxes and interest to ...**Paul W. Keating, Jr.**....Treasurer of **Wayland**, or to his successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said excises and interest with your tax list and of your doings thereon at such times as the assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before
ember 31 of the current year.

And if a person refuses or neglects to pay his excise for fourteen days after demand, you shall issue a warrant to collect said excise including interest, charges and fees. If a person refuses or neglects to pay his excise after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said excise in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, and charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of this Commonwealth upon collectors of taxes.

Given under our hands this 12th day of August, 2013

.....*Susan M. Ruffo*.....
.....*Mary Upton*.....
.....*Jasper M. Wade*.....
.....
.....

Board of Assessors
Of Wayland

**Audit Control Report For Fiscal Year 2013 MVX
For Dates 6/1/2013 Through 6/28/2013**

*Note that future debits
posted after 6/28/2013 are
included in this report.*

ax

Beginning Balance (End of Day Balance on 5/31/2013)	\$101,797.34
(+) Additional Debits 6/1/2013 - 6/28/2013	\$167,958.16
	<u>\$269,755.50</u>
Transactions 6/1/2013 - 6/28/2013	
Net Abatement	
(-) Abatement	\$5,400.23
	<u>\$5,400.23</u>
Net Payment	
(+) Payment Reversal	(\$130.00)
(-) Payment	\$106,037.54
	<u>\$105,907.54</u>
Net Refund	
(+) Refund	(\$2,940.12)
	<u>(\$2,940.12)</u>
End of Day Balance on 6/28/2013	\$161,387.85
Future Debits	\$0.00

3

**Audit Control Report For Fiscal Year 2013 MVX
For Dates 6/1/2013 Through 6/28/2013**

*Note that future debits
posted after 6/28/2013 are
included in this report.*

emand

Beginning Balance (End of Day Balance on 5/31/2013)	\$10,725.00
(+) Additional Debits 6/1/2013 - 6/28/2013	\$1,380.00
	<hr/>
	\$12,105.00
Transactions 6/1/2013 - 6/28/2013	
Net Payment	
(+) Payment Reversal	(\$30.00)
(-) Credit Adjustment	\$120.00
(-) Payment	\$3,750.00
	<hr/>
	\$3,840.00
End of Day Balance on 6/28/2013	\$8,265.00
Future Debits	\$0.00

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR
TREASURER/COLLECTOR

RE: **EXCISE ABATEMENT**
DUE IN THE MONTH OF JUNE 2013

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
60A (2013)	24	\$2,392.20
	TOTAL	\$2,392.20

You are hereby notified that excise taxes were abated, as specified in the above schedule, to the aggregated amount of TWO THOUSAND THREE HUNDRED NINETY TWO DOLLARS AND TWENTY CENTS

Jesse M. Ruffo
Mary Upton
Jasper B. Brode

BOARD OF ASSESSORS
WAYLAND

Date: *August 12, 2013*

Abatement Report FY 2013 Motor Vehicle Excise From 6/1/2013 Through 6/30/2013

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
6/12/2013		60A	171	499	BARONE JOSEPH	191PW6	\$141.46
6/12/2013		60A	172	698	BERMAN HAL M	9344VR	\$30.63
6/12/2013		60A	173	1603	CHEN LIHREN	78VB91	\$52.08
6/12/2013		60A	174	2400	DEPHOURE NANCY W	DDDD	\$196.88
6/12/2013		60A	190	2832	ESTRADA DANIELLE P	791BT6	\$129.06
6/12/2013		60A	175	3695	GOULD DOROTHY C	1XNF80	\$30.83
6/12/2013		60A	191	12223	GOULD DOROTHY C	1476CW	\$26.25
6/12/2013		60A	176	3829	GROSSMAN SETH S	408XGP	\$52.50
6/12/2013		60A	185	3924	HAGOPIAN RUTH E	URARTU	\$62.81
6/12/2013		60A	177	4255	HESSAMFAR LORI A	82YW12	\$48.96
6/12/2013		Veterans Exempt	178	11678	HILDRETH LESLIE	DV158	\$515.63
6/12/2013		60A	182	4549	HOROWITZ CHRISTOPHER J	1383VS	\$33.13
6/12/2013		60A	192	5087	KARP JEFFREY	2JAC90	\$29.90
6/12/2013		60A	194	12368	MARONI DAVID L	1J8575	\$5.42
6/12/2013		60A	179	7410	NISSAN INFINITI LT	87NE59	\$60.00
6/12/2013		60A	180	7411	NISSAN INFINITI LT	422EZ7	\$75.00
6/12/2013		60A	181	7843	PEEBLES MARIANNE T	6143YF	\$45.21
6/12/2013		60A	193	9521	SOUTHARD WILLIAM G	618LD0	\$70.31
6/12/2013		60A	183	10163	TOYOTA MOTOR CREDIT CORP	418HF3	\$75.83
6/12/2013		60A	184	10376	VANSLETTE DAVID J	294PE7	\$497.92
6/12/2013		60A	186	10696	WAYE JEFFRY SHANNON	713CC9	\$102.08
6/12/2013		60A	187	10962	WESTCOTT RICHARD L	105WDW	\$42.50
6/12/2013		60A	188	12592	WILLIAMSON RUBY L	173EV6	\$34.27

Abatement Report FY 2013 Motor Vehicle Excise From 6/1/2013 Through 6/30/2013

Abatement Date	Voted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
6/12/2013		60A	189	11349	ZAFFETTI GLORIA NADEAU	GZ	\$33.54
Totals							\$2,392.20

**COMMONWEALTH OF MASSACHUSETTS
TOWN OF WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR
TREASURER/COLLECTOR

RE: **EXCISE ABATEMENT**
DUE IN THE MONTH OF JULY 2013

12,624.74 +
262.50 +
19.58 +
12,906.82 =
0.00

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
60A (2013)	62	\$12,624.74
60A (2012)	1	\$ 262.50
60A (2011)	1	\$ 19.58
	TOTAL	\$12,906.82

You are hereby notified that excise taxes were abated, as specified in the above schedule, to the aggregated amount of **TWELVE THOUSAND NINE HUNDRED SIX DOLLARS AND EIGHTY TWO CENTS**

Susan M. Ruffo

Mary Lupton

Jason B. Frodin

BOARD OF ASSESSORS
WAYLAND

Date: August 12, 2013

Abatement Report FY 2013 Motor Vehicle Excise From 7/1/2013 Through 7/31/2013

Abatement Date	Noted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
7/15/2013	60A	60A	196	220	ANDERSON DAVID C	9916RC	\$32.81
7/15/2013	60A	60A	197	221	ANDERSON DAVID C	1396WG	\$75.00
7/15/2013	60A	60A	198	380	BACHE DANIEL J	RW58DP	\$26.25
7/15/2013	60A	60A	199	495	BARNES TIMOTHY M	255RRS	\$38.75
7/31/2013	60A	60A	241	675	BERARDI ALBERT A	339FK5	\$60.73
7/15/2013	60A	60A	200	1313	CAMACHO VANDERICK J	5VZ340	\$124.90
7/31/2013	60A	60A	242	11542	CHOI KIM	923LM1	\$338.54
7/8/2013	60A	60A	195	1786	COHEN HOWARD W	35FM72	\$5.42
7/31/2013	60A	60A	243	1868	CONNELLY CAROLE B	TC78LR	\$321.25
7/31/2013	60A	60A	244	1936	CORNELL RICHARD J	939BZ7	\$40.83
7/15/2013	60A	60A	213	1966	COVAL-GOLDSMITH SHERRIE E	557JV5	\$56.88
7/15/2013	60A	60A	201	2044	CU LEASING CORP	KH2	\$298.44
7/15/2013	60A	60A	202	2480	DININIO PHYLLIS A	934JG9	\$27.50
7/15/2013	60A	60A	203	2584	DOYON DEBRA A	273AT4	\$53.96
7/15/2013	60A	60A	204	2775	ENERGY UNLIMITED OF N E INC	E29768	\$27.60
7/15/2013	Registry Error		205	12182	ESTRADA MARLON ESTUARDO	1EBH40	\$45.00
7/15/2013	60A	60A	206	2840	EVERTS LUCY R	136905	\$41.67
7/15/2013	60A	60A	207	2991	FINANCIAL SERVICES VEHICLE TRUST	324NK9	\$204.90
7/15/2013	60A	60A	208	3006	FINANCIAL SERVICES VEHICLE TRUST	6MD370	\$156.67
7/15/2013	60A	60A	233	2981	FINANCIAL SERVICES VEHICLE TRUST	81RD76	\$190.63
7/15/2013	60A	60A	209	3037	FINCH WILLIAM L	2768EC	\$22.60
7/15/2013	60A	60A	210	3444	GERLOVIN DINA	3412AP	\$194.69

Abatement Report FY 2013 Motor Vehicle Excise From 7/1/2013 Through 7/31/2013

Abatement Date	Noted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
7/15/2013		60A	211	3458	GIANG EDENIA E	8921JF	\$124.69
7/31/2013		60A	245	3823	GROSS ELIZABETH S	PD144	\$108.85
7/15/2013		60A	212	3925	HAGOPIAN VARANT	MD87	\$64.69
7/15/2013		60A	214	4185	HELMAN MARK A	US38ZM	\$56.88
7/31/2013		60A	246	4231	HERB CHAMBERS OF WAYLAND INC	172SF5	\$92.71
7/15/2013		60A	217	4395	HONDA LEASE TRUST	60MG14	\$91.88
7/31/2013		60A	247	4514	HONDA LEASE TRUST	321AW2	\$95.83
7/15/2013		60A	215	4515	HONDA LEASE TRUST	182DW2	\$71.25
7/15/2013		60A	216	4518	HONDA LEASE TRUST	729GD4	\$71.25
7/31/2013		60A	248	4388	HONDA LEASE TRUST	2EGV60	\$256.67
7/15/2013		60A	218	5427	KNOWLTON ERIC P	41HD56	\$62.50
7/15/2013		60A	219	5667	LARIONNE MARIE C	1847HD	\$28.65
7/15/2013		60A	220	5922	LI ANDY J	59FD16	\$80.21
7/31/2013		60A	249	6081	LOUTH ROBERT W	434GE7	\$81.35
7/15/2013		60A	222	6211	LYONS KRISTIN A	IC77EA	\$31.88
7/15/2013		60A	221	6210	LYONS KRISTIN A	56736	\$42.50
7/15/2013		60A	226	12360	MACPHERSON PETER C	833485	\$5.00
7/15/2013		60A	223	6341	MAHER NANCY R	VB9609	\$37.92
7/15/2013		60A	224	6522	MARTINO PHILLIP M	42SY54	\$38.65
7/31/2013		60A	250	6571	MAZA HECTOR A	13JF66	\$42.19
7/15/2013		60A	225	6594	MCCABE ANTONIA R	64CD13	\$56.15
7/15/2013		60A	227	12399	MITCHELL MICHAEL J	CA7644D	\$5,942.71
7/15/2013		Handicap	228	12400	MITCHELL SEAN M	HP56A	\$520.00
7/15/2013		60A	229	7119	MORRISSEY JAMES J JR	807TDB	\$50.83

Abatement Report FY 2013 Motor Vehicle Excise From 7/31/2013 Through 7/31/2013

Abatement Date	Noted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
7/15/2013	60A	230	7606	ONE HUNDRED TWO PLAZA INC	85069	\$97.71	
7/15/2013	60A	231	7784	PARTRIDGE ASSOCIATES INC	687EHJ	\$72.19	
7/15/2013	60A	232	8082	PORSCHE LEASING LTD	513GC4	\$148.75	
7/31/2013	60A	255	8293	RAVI RAMA	218DN7	\$60.00	
7/15/2013	60A	234	8769	SAFFARI SIMIN	64ZK08	\$42.50	
7/15/2013	60A	235	8787	SALERNO CHARLES M	959THW	\$27.50	
7/31/2013	60A	251	9095	SEBRING RICHARD S	RWB826	\$33.75	
7/31/2013	60A	252	9161	SHARRY THOMAS M	692PV9	\$11.46	
7/31/2013	60A	253	9642	STEINBERG RACHEL ESTHER	29DG94	\$43.75	
7/31/2013	60A	254	9737	STREHLE PAUL	384MT6	\$76.56	
7/31/2013	60A	256	9925	TETI ROSEMARIE	951KH6	\$34.38	
7/15/2013	60A	236	9969	THOMPSON LINDA K	5354FJ	\$24.06	
7/15/2013	60A	237	10244	TRIVERS THEODORE R	656SR4	\$796.25	
7/15/2013	60A	238	10377	VANSLETTE DAVID J	295PE7	\$114.58	
7/15/2013	60A	240	11364	ZANE RICHARD D	31PS47	\$505.21	
7/15/2013	60A	239	11363	ZANE RICHARD D	7902MT	\$95.83	
Totals						\$12,624.74	

Abatement Report FY 2012 Motor Vehicle Excise From 7/31/2013 Through 7/31/2013

Abatement Date	Effective Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
7/31/2013		60A	378	10401	VEHICLE ASSET UNIVERSAL LEASING TRUST	7DL790	\$262.50
Totals						1	\$262.50

Abatement Report FY 2011 Motor Vehicle Excise From 7/31/2013 Through 7/31/2013

Abatement Date	Noted On Date	Clause	Certificate #	Account #	Owner	Registration #	Amount
7/31/2013		60A	448	4323	HONDA LEASE TRUST	321AW2	\$19.58

Totals 1 **\$19.58**

Return by September 15 to:

Municipal Data Management/Technical Assistance Bureau
Division of Local Services
P.O. Box 9569
Boston MA 02114-9569

COMMUNITY PRESERVATION SURCHARGE REPORT

City/Town of WAYLAND

Fiscal Year Ended June 30, 2013

Surcharge % 1.50

Total Surcharge Committed to Collector for FY	<u>\$ 643,127.59</u>
Current Yr Surcharge Abatements/Exemptions	<u>\$ 6,468.67</u>
Prior Yr Surcharge Abatements/Exemptions	<u>\$0.00</u>
Net Surcharge Raised for FY	<u>\$636,658.92</u>

Completed by:

Am Paudyal - 8/12/13

Board of Assessors

8/12/2013

Auson M. Pufe
Mary Upton

Jayson B. Breda

*PDF
DORS -
Aug 12th
MTH*

MDM-1

**Jurisdiction: WAYLAND
Fiscal Year : 2013**

Clause		No. of Exemptions Granted	Tax Dollars Abated on Exemptions	State Reimbursement
17	Surviving Spouses, minors or persons 70 years or over	0	0.00	0.00
17C	Surviving Spouses, minors or persons 70 years or over	0	0.00	0.00
17C 1/2	Surviving Spouses, minors or persons 70 years or over	0	0.00	0.00
17D	Surviving Spouses, minors or persons 70 years or over	5	1,619.29	875.00
18	Hardship	1	2,750.00	0.00
18A	Deferred taxes	0	0.00	0.00
22(a-f)	Veterans	33	16,035.24	7,425.00
Para	Paraplegics & surviving spouses of paraplegics (G.L. 58 §8)	2	13,115.16	12,315.00
22A	Veterans & surviving spouses	2	2,624.12	1,150.00
22B	Veterans & surviving spouses	0	0.00	0.00
22C	Veterans & surviving spouses	0	0.00	0.00
22D	Surviving spouse	0	0.00	0.00
22E	Veterans & surviving spouses	4	4,723.18	3,300.00
37	Blind	7	4,005.91	612.50
37A	Blind	0	0.00	0.00
41	Certain elderly persons 70 years of age or over	0	0.00	
41B	Certain elderly persons 70 years of age or over	0	0.00	
41C	Certain elderly persons 70 years of age or over	12	11,037.75	
41C 1/2	Certain elderly persons 70 years of age or over	0	0.00	
41A	Deferred taxes -- persons 65 years or over	7	39,835.86	0.00
42	Surv. spouses of police officers/firefighters killed in the line of duty	0	0.00	0.00
43	Surv. minors of police officers/firefighters killed in the line of duty	0	0.00	0.00
50	Elderly housing (G.L. 59 §5)	0	0.00	0.00
52	Elderly persons water/sewer debt shift (G.L. 59 §5)	0	0.00	0.00
53	Septic system/cesspool (G.L. 59 §5)	0	0.00	0.00
56	Guardsmen and Reservists Deployed	0	0.00	0.00
57	Optional Senior Exemption	0	0.00	0.00
	TOTAL	73	95,746.51	25,677.50
	Chapter 73, §4, Acts of 1986, percentage adopted		0.00	

Susan M. Quigley
Mary Upton

8/12/2013

Jason A. Broder

Authority to Abate Under Chapter 58, section 8 - Paraplegic

Jurisdiction: WAYLAND
Fiscal Year: 2013

Name of Veteran or Surviving Spouse	Property Type	Total Tax Bill Amount	Clause 59, Sec 5, Clause 22	Amount Abated
Hildreth, Leslie	101	6,810.72	400.00	6,410.72
Stankiewicz, Jane	101	6,304.44	400.00	5,904.44

Signatures

(Assessor)

Susan M. Ruff 8/12/2013

Mary Upton

Joseph J. Boudier

(Comments)

Veterans Exemptions

Jurisdiction: WAYLAND
Fiscal Year: 2013

Name of Veteran or Surviving Spouse	Clause Applicable	Property Type	Date Deceased/ MIA Presumed Deceased	Clause 22D Applicants Only		Assessed Value Prior to Residential Exemption	Reimbursement Amount
				Total Tax Bill Amount			
Rockett, Maurice	22A	101		0.00		575.00	
McDougall, Frederick	22E	101		0.00		825.00	
Kawtowski, Joseph	22A	101		0.00		575.00	
Cohen, Fred	22E	101		0.00		825.00	
Marshall, David	22E	101		0.00		825.00	
Wellins, Henry	22E	101		0.00		825.00	

Signatures

A Susan M. Ruff 8/10/2013
Mary Upton
Joseph H. Brooke

(Comments)



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
Denise Ellis, Assistant Assessor
Jessica Marchant, Administrative Assessor
Savitri Ramgoolam, Department Assistant

BOARD OF ASSESSORS

Susan M. Rufo, Chair
Jayson S. Brodie, Vice Chair
Molly Upton
Zachariah L. Ventress


August 12, 2013

RESCISSION OF VOTE FOR OMITTED AND REVISED ASSESSMENT FOR FISCAL YEAR 2013

Wayland

The Board of Assessors hereby rescinds their vote from June 10th, 2013 on the omitted revised assessment for the property at 28 Rice Road, Map 48, Lot 95.

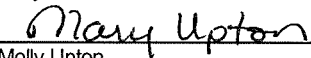
Board of Assessors



Susan M. Rufo, Chair



Jayson S. Brodie, Vice Chair



Molly Upton



Zachariah L. Ventress

Board of Assessors

Date: 8/12/13

WORKING PAPER

STEPS TO DETERMINE OVERLAY SURPLUS

line #	FY03	FY04	FY05	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13
1.	-	-	-	2,530.00	2,868.77	5,709.08	13,423.01	174,287.17	215,916.42	610,069.44	777,985.27
2.									16,296.60	73,561.62	768,380.77
3.											
4.	550.00	1,200.00	800.00	750.00	800.00	3,100.00	800.00	148,000.00	136,500.00	10,000.00	16,000.00
5.							1,767.63	2,381.18	3,554.71	4,931.13	5,289.34
7.	550.00	1,200.00	800.00	750.00	800.00	3,100.00	2,587.63	150,381.18	142,054.71	14,931.13	21,289.34
8.	(550.00)	(1,200.00)	(800.00)	1,780.00	2,868.77	2,809.08	12,623.01	26,287.17	61,119.82	526,507.82	(6,395.50)
9.											

notes:

1. verify agreement between accounting office records and assessor's records
2. excluding real property taxes secured by tax title
3. request data from Collector and verification that records agree with accounting office
4. assume greatest difference between applicable assessment and taxpayer's estimated value noted on abatement form or for ATB or other documentation
5. review with Collector for pending abatement requests
6. line 1 minus line 2 minus line 7
7. FY13 Circuit Breaker applications are processed through 12/31/13

Summary by Land Use Code
 WAYLAND, MA

08/09/2013

Land Use Code	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
101	161	673,906	630,598	0.94	575,000	527,700	0.94	0.06	7.76%	0.94
102	55	510,768	482,505	0.95	472,425	463,500	0.94	0.06	7.50%	0.94
104	1	360,000	380,300	1.06	360,000	380,300	1.06	0.00	0.00%	1.06
105	1	562,500	509,900	0.91	562,500	509,900	0.91	0.00	0.00%	0.91
109	2	1,061,250	1,095,650	1.01	1,061,250	1,095,650	1.01	0.04	4.46%	1.03
130	1	246,000	327,900	1.33	246,000	327,900	1.33	0.00	0.00%	1.33
		632,951	594,903	0.95	556,500	517,200	0.94	0.06	7.84%	0.94

Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Val Code	Land Area	SI	Land	Notes	Total Assessed Land Value	Style	Grade	AVB	EVB	BDR	FB	HB	SFLA	Total Assessed Improvements	Projected Assessment	ASR
1	2	7	PESCE DR	1010	5/29/2012	1,024,000	0	1.41	7	1		380,200	Colonial	6	1996	2001	4	3	2	4074	660,900	1,041,100	1.02
2	18	85	OXBOW RD	1010	12/14/2012	510,000	0	1.34	5	1		314,600	Colonial	4	1966	1990	4	1	1	1666	211,300	525,900	1.03
3	48	136	OXBOW RD	1010	11/20/2012	730,000	0	1.39	5	1		316,500	Contemporary	4	1963	2007	3	3	1600		309,400	625,900	0.86
3	57	196	OXBOW RD	1010	9/28/2012	525,000	0	1.03	5	1		299,300	Cape Cod	3	1954	1987	5	3	3134		241,500	540,800	1.03
4	55	42	OXBOW RD	1010	3/26/2012	745,000	0	0.92	5	1		294,100	Colonial	6	1995	2000	4	2	1	3302	494,500	788,600	1.06
4	57	53	CAMPBELL RD	1010	4/30/2012	518,000	0	1.79	5	1		326,500	Ranch	4	1966	1990	4	1	1	1600	160,200	486,700	0.94
4	68	3	YORK RD	1010	1/3/2012	685,000	0	1.38	7	1		379,400	Colonial	4	1967	1996	4	2	2	2951	324,800	704,200	1.03
4	115	27	YORK RD	1010	7/2/2012	855,500	0	1.55	7	1		381,500	Colonial	6	1998	2000	4	2	1	3121	483,900	865,400	1.01
4	119	18	CATHERINE'S FARM RD	1010	4/18/2012	1,082,500	0	9.81	7	1		484,800	Colonial	6	1997	2000	4	4	1	3288	563,200	1,048,000	1.06
4	055A	38	OXBOW RD	1010	6/22/2012	962,500	0	0.93	5	1		294,700	Colonial	8	2002	2003	5	5	1	5614	1,079,600	1,453,400	1.02
5	24	108	LINCOLN RD	1010	8/15/2012	1,420,000	0	1.28	7	1		373,800	Colonial	6	1996	2001	5	4	1	3722	603,300	898,000	0.93
7	9	242	CONCORD RD	1010	7/11/2012	550,000	0	1.54	4	1		272,800	Colonial	3	1954	1994	5	2	1	1932	218,600	491,400	0.89
8	023A	9	ALPINE RD	1010	7/18/2012	875,000	0	0.98	5	1		287,100	Raised Ranch	3	1972	1996	1	2	1	3992	154,700	451,900	0.95
8	16	75	LINCOLN RD	1010	7/18/2012	875,000	0	3.71	8	1		469,400	Contemporary	6	1979	1994	4	3	1	3650	505,900	975,300	1.11
10	2	63	MOORE RD	1010	12/7/2012	390,000	0	1.30	6	0.95	TOPOGRAPHY	326,700	Cape Cod	3	1953	1957	4	2	1	1432	102,200	428,900	1.10
10	60	3	SPRUCE TREE LN	1010	6/15/2012	839,000	0	0.96	6	1		325,400	Split-Level	5	1967	2004	4	3	1	2570	388,100	713,500	0.85
11	47	138	DRAPER RD	1010	4/30/2012	736,188	0	2.03	7	1		394,000	Colonial	5	1980	1994	4	3	1	3498	390,800	784,800	1.07
11	64	142	GLEZEN LN	1010	3/30/2012	625,000	0	1.39	6	1		348,000	Split-Level	3	1959	2004	4	2	1	2056	244,600	592,600	0.95
11	72	160	GLEZEN LN	1010	7/18/2012	1,225,000	0	1.62	6	1		353,800	Colonial	6	2004	2005	5	4	1	4032	699,400	1,053,200	0.86
11	78	21	HAZELBROOK LN	1010	9/27/2012	820,000	0	1.38	7	1		379,400	Colonial	5	1965	1996	4	2	1	2604	370,000	749,400	0.91
11	90	4	DYLAN'S CR	1010	9/4/2012	1,250,000	0	1.44	7	1		380,900	Colonial	7	2011	2012	4	3	1	4270	883,100	1,264,000	1.01
12	9	57	HIGHLAND CIR	1010	2/28/2012	1,158,000	0	1.92	8	1		424,600	Colonial	6	1965	2004	5	3	1	4306	621,400	1,046,000	0.90
14	23	244	GLEZEN LN	1010	5/1/2012	849,000	0	1.58	6	1		352,800	Colonial	6	1979	1998	4	2	1	3040	449,500	802,300	0.94
14	38	22	TRAINING FIELD RD	1010	4/2/2012	637,333	0	0.75	6	1		309,000	Cape Cod	5	1938	2000	3	2	1	2210	335,600	644,600	1.01
14	44	66	GLEZEN LN	1010	6/19/2012	1,295,000	0	1.86	6	1		359,800	Colonial	8	1803	1982	5	3	2	5488	826,300	1,186,100	0.92
15	11	133	GLEZEN LN	1010	9/19/2012	600,000	0	0.57	6	1		290,000	Cape Cod	3	1950	1991	3	2	1	2077	224,700	514,700	0.86
15	17	115	GLEZEN LN	1010	11/20/2012	430,000	0	0.81	6	1		314,400	Cape Cod	3	1951	1982	3	1	1	1553	136,700	451,100	1.05
15	27	99	CONCORD RD	1010	5/18/2012	724,000	0	2.28	4	1		291,300	Contemporary	5	1974	2004	3	2	1	1648	288,400	579,700	0.80
15	53	4	SQUIRREL HILL RD	1010	11/26/2012	1,025,000	0	1.46	8	1		413,100	Split-Level	5	1960	2004	4	3	1	3046	397,600	810,700	0.79
15	60	7	SQUIRREL HILL RD	1010	12/20/2012	875,000	0	1.39	8	1		411,400	Colonial	6	1960	1994	4	2	1	3570	463,300	874,700	1.00
16	13	53	SEARS RD	1010	7/12/2012	1,185,000	0	1.45	8	1		412,900	Colonial	7	1958	2004	4	2	1	3580	639,500	1,052,400	0.89
16	30	105	DRAPER RD	1010	9/28/2012	810,000	0	1.44	7	1		380,900	Split-Level	5	1962	1994	4	3	1	3925	397,300	778,200	0.96
18	36	47	OLD SUBURBY RD	1010	6/15/2012	615,000	0	1.17	4	1		260,400	Colonial	6	1780	1972	4	2	1	4358	363,600	624,000	1.01
18	092B	26	SAGE HILL RD	1010	9/20/2012	1,500,000	0	0.87	6	1		312,000	Colonial	8	2012	2012	4	3	1	4653	1,056,500	1,366,500	0.91
19	23	91	CLAYTIP HILL RD	1010	7/19/2012	1,605,000	0	1.37	7	1		378,800	Colonial	9	2006	2007	4	4	1	4296	1,207,000	1,585,800	0.99
19	42	10	ADAMS LN	1010	5/1/2012	674,400	0	1.39	8	1		411,400	Cape Cod	5	1956	1987	4	2	2	2205	275,500	686,900	1.02
19	59	29	ADAMS LN	1010	5/25/2012	774,600	0	1.91	8	1		424,400	Colonial	5	1957	1994	4	2	1	2514	349,900	774,300	1.00
19	69	74	CLAYTIP HILL RD	1010	7/31/2012	915,000	0	1.42	7	1		380,400	Colonial	5	1955	1994	4	3	3	3810	471,100	851,500	0.93
19	081B	14	HIDDEN SPRINGS LN	1010	5/18/2012	1,800,000	0	0.70	8	1		360,200	Colonial	9	2011	2012	5	5	2	4807	1,405,200	1,765,400	0.98
23	89	23	CONCORD RD	1010	4/18/2012	570,000	0	0.48	4	1		215,200	Colonial	5	1923	2007	3	2	1	1811	300,600	515,800	0.90
24	144	52	PLAIN RD	1010	4/27/2012	740,000	0	1.07	6	1		331,600	Colonial	4	1955	1994	3	2	1	2644	309,300	640,900	0.87
24	150	4	PLAINVIEW RD	1010	3/28/2012	1,050,000	0	1.00	7	1		357,700	Colonial	6	1994	2000	4	4	1	4539	691,900	1,049,500	1.00
24	158	4	LINGLEY LN	1010	7/31/2012	1,250,000	0	0.69	8	1		359,800	Colonial	7	2001	2002	4	4	1	4200	724,400	1,084,200	0.87
25	67	26	WHITE RD	1010	5/11/2012	640,000	0	0.64	6	0.95	WETLANDS	283,100	Cape Cod	4	1963	1987	4	2	1	2166	234,000	517,100	0.81
25	104A	3	SYLVAN WAY	1010	7/11/2012	540,000	0	0.48	6	1		279,000	Cape Cod	3	1951	1991	4	2	1	1686	181,900	460,900	0.85
26	5	266	PELHAM ISLAND RD	1010	8/6/2012	900,000	0	2.75	7	0.95	CONSERVATION RESTRICTION	369,100	Colonial	6	1999	2001	4	3	1	3260	527,500	896,600	1.00
28	26	3	JEFFREY RD	1010	5/29/2012	965,300	0	1.02	6	1		329,000	Colonial	6	2002	2003	5	3	1	4421	637,900	966,900	1.00
29	32	90	OLD CONNECTICUT PATH	1010	2/9/2012	750,000	0	2.11	7	1		397,700	Colonial	5	1962	1994	4	2	1	2419	327,700	725,400	0.97
29	47	152	BOSTON POST RD	1010	6/29/2012	455,000	0	0.48	3	1		177,700	Cape Cod	3	1950	1991	4	2	1	1707	178,800	356,500	0.79
29	49	143	BOSTON POST RD	1010	11/16/2012	370,000	0	0.44	3	1		172,300	Conventional	3	1940	1977	3	2	1	1755	167,100	339,400	0.82
29	029B	6	CART PATH	1010	3/15/2012	2,100,000	0	1.44	7	1		380,900	Colonial	9	2002	2003	5	6	3	6581	1,642,300	2,023,200	0.96
30	61	24	OLD CONNECTICUT PATH	1010	6/29/2012	507,000	0	1.41	7	1		380,200	Conventional	3	1890	1952	5	2	2	2291	152,500	532,700	1.05
30	81	108	BOSTON POST RD	1010	11/15/2012	44																	

Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Val Code	Land Area	SI	Land Cond	Notes	Total Assessed Land Value	Style	Grade	ATB	ETB	BDR	FB	HB	SFLA	Total Assessed Improvements	FY14 Projected Assessment	ASR
30	062B	18	OLD CONNECTICUT PATH	1010	7/26/2012	830,000	0	0.92	7	1		352,800	Colonial	6	1987	1999	4	3	2	3246	520,600	873,400	1.05
32	3	9	HEARD RD	1018	11/9/2012	783,500	0	0.92	5	1		294,000	Colonial	5	1971	1996	5	3	1	3308	400,400	694,400	0.89
33	6	6	ERWIN RD	1010	5/4/2012	533,000	0	0.96	5	1		295,900	Colonial	4	1977	1992	3	2	1	1960	229,400	525,300	0.99
34	2	4	WINDY HILL LN	1018	8/10/2012	1,500,000	0	1.72	6	1		356,300	Colonial	7	1873	2007	4	6	5	5758	1,109,700	1,466,000	0.98
34	17	26	FOREST HILL RD	1010	10/12/2012	1,050,000	0	2.18	7	1		399,400	Colonial	7	1961	2007	3	3	1	2907	640,000	1,039,400	0.99
35	17	145	BUCKSKIN DR	1010	9/27/2012	900,000	0	1.59	7	1		384,700	Colonial	6	1977	1992	6	3	1	3848	512,900	897,600	1.00
37	11	21	HIGHGATE RD	1010	3/16/2012	435,000	0	0.61	5	1		268,200	Split-Level	4	1957	1987	3	2	1	1770	197,600	465,800	1.07
38	30	6	COLE RD	1010	7/31/2012	465,000	0	0.59	6	1		292,300	Cape Cod	4	1951	1991	3	2	1	1724	227,000	519,300	1.12
38	50	11	DAVELIN RD	1010	1/17/2012	694,000	0	0.99	6	1		327,300	Cape Cod	4	1958	1987	4	3	2	3267	316,600	643,900	0.93
38	56	227	OLD CONNECTICUT PATH	1010	1/17/2012	470,000	0	0.48	4	1		215,600	Cape Cod	4	1958	1987	4	3	2	1844	219,500	435,100	0.93
38	65	10	OLD FARM CIR	1010	7/11/2012	875,000	0	0.91	6	1		322,800	Colonial	5	1952	1991	3	2	1	2586	347,500	670,300	0.77
38	159	10	CHARENA RD	1010	6/6/2012	567,200	0	0.92	6	1		323,400	Split-Level	3	1971	1990	3	3	1	1547	172,300	495,700	0.87
38	160	16	CHARENA RD	1010	12/4/2012	565,000	0	0.92	6	1		323,400	Colonial	4	1966	1996	4	1	2	2032	255,500	578,900	1.02
39	14	47	SHAW DR	1010	8/16/2012	648,000	0	2.11	7	1		397,700	Split-Level	4	1949	1982	3	2	1	2134	210,200	607,900	0.94
39	26	22	DEER RUN	1010	6/26/2012	760,000	0	2.01	7	1		395,200	Contemporary	5	1977	1997	4	2	1	2702	340,600	735,800	0.97
39	042B	188	COCHITUATE RD	1010	12/14/2012	980,000	0	2.21	4	1		289,600	Colonial	7	1993	2000	4	3	1	3893	695,000	984,600	1.00
41	5	190	STONEBRIDGE RD	1010	10/26/2012	665,000	0	0.92	5	1		294,000	Colonial	4	1997	2001	4	3	1	2430	335,200	629,200	0.95
44	34	20	BARNEY HILL RD	1010	6/28/2012	742,000	0	0.98	7	1		356,100	Raised Ranch	4	1964	1996	4	3	2	2814	336,300	692,400	0.93
44	43	21	BARNEY HILL RD	1010	6/22/2012	825,000	0	2.95	7	1		408,800	Raised Ranch	4	1963	2004	3	2	2	2526	327,100	735,900	0.89
44	45	15	BARNEY HILL RD	1010	7/31/2012	634,000	0	2.34	7	1		401,000	Split-Level	4	1960	1994	4	2	1	2147	235,100	636,100	1.00
44	69	38	HIGH ROCK RD	1010	1/13/2012	1,250,000	0	2.40	7	1		422,500	Split-Level	6	1963	2004	5	3	4	4140	701,900	1,094,100	0.88
44	112	9	RESERVOIR RD	1010	5/31/2012	500,000	0	3.68	7	1		422,500	Split-Level	3	1960	1967	4	1	1	1264	101,700	524,200	1.05
44	136	30	BROOK TRAIL RD	1010	1/30/2012	645,000	0	1.19	7	1		368,800	Cape Cod	4	1955	1994	4	2	2	2161	260,800	629,600	0.98
45	9	70	RICE RD	1010	7/26/2012	475,000	0	1.00	5	1		298,000	Ranch	3	1960	1994	2	1	1	1524	145,100	443,100	0.93
48	20	24	COUNTRY CORNERS RD	1010	7/16/2012	555,000	0	0.93	7	1		353,200	Raised Ranch	3	1956	2004	3	3	3	1536	222,200	575,400	1.04
48	32	48	COUNTRY CORNERS RD	1010	8/1/2012	596,000	0	0.75	7	1		337,100	Raised Ranch	3	1964	1996	3	2	1	1628	186,900	524,000	0.88
48	34	54	COUNTRY CORNERS RD	1010	8/15/2012	760,000	0	1.03	7	1		334,000	Split-Level	4	1955	2004	5	3	1	3712	374,700	708,700	0.93
48	54	16	BREWSTER RD	1010	1/31/2012	662,000	0	0.71	7	1		359,200	Contemporary	4	1968	1996	4	3	1	1540	269,700	628,900	0.95
48	63	90	LOKER ST	1010	1/17/2012	677,000	0	0.69	6	1		304,300	Raised Ranch	4	1964	1996	4	3	1	2180	253,800	558,100	0.82
48	95	28	RICE RD	1010	6/29/2012	330,000	0	0.66	5	1		273,500	Bungalow	1	1938	1977	3	1	1	1008	75,500	349,000	1.06
48	135	34	BROOKS RD	1010	6/26/2012	525,000	0	0.51	6	1		282,400	Raised Ranch	3	1961	1987	3	1	1	1480	156,800	439,200	0.84
48	142	21	JAQUEDUCT RD	1010	6/26/2012	470,000	0	0.46	6	1		276,900	Raised Ranch	3	1960	1994	3	1	1	1450	156,900	433,800	0.92
49	54	35	RICE RD	1010	4/27/2012	630,000	0	1.38	5	0.95	TOPOGRAPHY	300,300	Colonial	4	1972	1996	4	2	1	2678	303,000	603,300	0.96
50	27	128	WEST PLAIN ST	1010	8/30/2012	556,500	0	0.53	4	1		220,400	Conventional	4	1910	1982	3	1	1	1878	289,300	509,700	0.92
50	29	14	LAKE RD	1010	7/12/2012	450,050	0	0.46	5	1		251,400	Split-Level	3	1959	1987	3	3	1	1350	145,300	396,700	0.88
50	40	11	LAKE RD TER	1013	10/1/2012	1,022,000	0	0.81	L	1		486,500	Cape Cod	4	1988	1999	3	2	1	2607	307,500	794,000	0.78
50	45	95	LAKE RD TER	1013	9/14/2012	1,200,000	0	0.59	L	1		452,600	Ranch	4	1964	2007	4	3	1	1488	254,000	706,600	0.59
50	48	45	LAKE RD	1010	10/30/2012	414,511	0	0.41	5	1		237,600	Ranch	3	1950	1982	3	1	1	1692	125,300	362,900	0.88
50	079C	93	LAKE RD TER	1013	7/12/2012	1,510,000	0	0.57	L	1		448,100	Contemporary	7	1985	2007	5	4	3	3740	754,400	1,202,500	0.80
52	48	66	DEAN RD	1010	4/18/2012	322,000	0	0.60	5	0.8	MASS PIKE INFLUENCED	213,100	Ranch	3	1958	1967	3	1	1	1724	88,200	301,300	0.94
52	54	21	SNAKE BROOK RD	1010	7/2/2012	525,000	0	0.90	5	1		292,900	Colonial	3	1955	1994	4	1	1	1690	211,700	504,600	0.96
52	89	45	DEAN RD	1010	4/27/2012	402,500	0	0.55	5	0.95	MASS PIKE INFLUENCED	248,300	Ranch	3	1958	1994	3	1	1	1340	123,500	371,800	0.92
52	135	9	TIMBER LN	1010	6/22/2012	439,000	0	0.36	5	1		225,400	Cape Cod	4	1948	1982	4	2	1	1725	175,900	401,300	0.91
52	153	377	COMMONWEALTH RD	1010	6/20/2012	495,000	0	1.00	4	1		253,100	Cape Cod	4	1945	1982	4	3	3	3210	269,400	525,000	1.06
52	191	36	SCHOOL ST	1010	12/28/2012	288,000	0	0.31	5	0.95	WETLANDS	205,700	Conventional	1	1900	1972	3	1	1	1296	92,000	297,700	1.03
53	3	6	VALLEY VIEW RD	1010	1/18/2012	405,000	0	0.34	5	1		221,900	Split-Level	3	1964	1990	4	1	1	1610	137,700	559,600	0.89
55	10	15	PEMBERTON RD	1010	8/20/2012	995,000	0	0.40	5	1		236,000	Colonial	6	2007	2008	4	2	1	3214	615,800	851,800	0.86
36C	32	60	RIVER VIEW CIR	1010	3/19/2012	331,000	0	0.23	5	1		205,300	Ranch	3	1965	1996	3	1	1	960	114,500	319,800	0.97
36C	023A	243	STONEBRIDGE RD	1010	1/17/2012	420,000	0	0.57	5	1		263,500	Colonial	4	1970	1982	3	1	1	1671	171,700	435,200	1.04
42B	46	37	HIGHGATE RD	1010	8/29/2012	568,000	0	0.28	5	1		212,300	Colonial	4	1997	2000	4	2	1	2080	256,400	468,700	0.83
42B	75	5	INDIAN RD	1010	9/21/2012	475,000	0	0.47	5	1		252,100	Split-Level	4	1957	1994	3	2	1	1218	172,300	424,400	0.89
42D	6	391	OLD CONNECTICUT PATH	1010	1/18/2012	481,000	0	0.53	4	1		189,400	Ranch	3	1920	1997	2	2	1	1064	103,500	292,900	1.04
42D	25	12	CASTLE RD	1010	12/21/2012	380,000	0																

Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Val Code	Land Area	SI	Land Cond	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	Projected Assessment	ASR	
45A	10	38	CEDAR CREST RD	1010	5/30/2012	390,000	0	0.34	5	1		221,300	Ranch	3	1972	1990	3	2			1458	148,500	369,800	0.95
45A	31	13	GARDEN PATH	1010	9/5/2012	527,000	0	0.49	5	1		254,400	Raised Ranch	4	1975	1992	3	3			1990	227,600	482,000	0.91
43A	36	27	GARDEN PATH	1010	3/9/2012	540,000	0	0.46	5	1		251,500	Contemporary	4	1957	1987	3	2			1593	185,600	440,200	0.84
43B	6	3	RICE SPRING LN	1010	12/11/2012	500,000	0	0.53	5	1		258,900	Cape Cod	4	1950	1991	5	2			2191	261,000	519,900	1.02
43B	30	6	GOODMAN LN	1010	3/27/2012	489,900	0	0.78	5	1		283,400	Ranch	4	1953	1982	4	2			1861	182,300	465,700	0.95
43B	44	16	HAPPY HOLLOW RD	1010	7/23/2012	500,000	0	0.72	5	1		279,000	Cape Cod	4	1954	1987	4	2			1911	208,100	487,100	0.97
43C	33	69	MAIDEN LN	1010	5/30/2012	350,000	0	0.27	5	1		211,000	Ranch	3	1958	1987	3	2			1417	137,700	348,700	1.00
43D	27	19	PEQUOT RD	1010	5/25/2012	865,000	0	0.99	5	1		297,600	Colonial	6	2005	2006	4	2			3152	492,900	790,500	0.91
43D	30	11	PEQUOT RD	1010	8/9/2012	745,000	0	0.54	5	1		260,300	Ranch	3	1954	1987	3	2			1620	152,700	413,000	0.89
46A	005A	480	OLD CONNECTICUT PATH	1010	6/29/2012	745,000	0	2.48	4	0.9	TOPOGRAPHY	255,700	Colonial	5	2011	2012	4	2			3060	456,400	712,100	0.96
46B	31	124	LAKESHORE DR	1013	6/29/2012	125,000	0	0.07	Q	0.75	TEST W/ ADJ FOR ACCESS/SIZE	136,100	Cottage	1	1930	1972	1	1			425	18,700	154,800	1.24
46B	32	122	LAKESHORE DR	1013	6/29/2012	125,000	0	0.09	Q	0.75	TEST W/ ADJ FOR ACCESS/SIZE	116,900	Bungalow	1	1930	1952	2	1			556	25,400	142,300	1.14
46B	36	102	LAKESHORE DR	1013	11/30/2012	400,000	0	0.13	P	1		305,500	Ranch	3	1930	1972	2	2			955	62,800	368,300	0.92
46B	57	7	RICHARD RD	1010	8/24/2012	403,000	0	0.37	5	1		227,800	Ranch	3	1954	1987	4	2			2038	154,600	382,400	0.95
46B	002A	2	ALICE DR	1010	10/1/2012	962,000	0	0.99	7	1		357,200	Colonial	6	2005	2006	4	3			3582	555,600	912,800	0.95
46D	21	208	LAKESHORE DR	1013	1/31/2012	240,000	0	0.15	Q	1		230,500	Bungalow	1	1930	1972	2	1			544	44,200	274,700	1.14
46D	40	177	WEST PLAIN ST	1010	11/28/2012	476,000	0	0.35	5	1		222,100	Colonial	3	1915	1982	3	2			1740	161,900	384,000	0.81
46D	59	18	LODGE RD	1010	10/26/2012	379,000	0	0.35	5	1		222,900	Colonial	3	1930	1982	2	1			1286	114,000	336,900	0.89
46D	75	6	BOGREN LN	1010	11/5/2012	620,000	0	0.48	7	1		305,100	Colonial	5	1977	1992	4	2			1998	293,000	598,100	0.96
46D	106	192	WEST PLAIN ST	1010	7/10/2012	449,900	0	0.29	4	1		182,200	Cape Cod	3	1937	1987	3	2			1593	151,800	334,000	0.74
47A	81	97	DUDLEY RD	1013	8/2/2012	380,000	0	0.27	Q	1		264,400	Bungalow	3	1918	1982	2	1			906	83,900	348,300	0.92
47B	8	18	BAYFIELD RD	1010	8/15/2012	519,000	0	0.66	5	1		273,900	Ranch	3	1957	2004	3	2			1847	168,200	442,100	0.85
47B	18	10	DUDLEY RD	1010	11/16/2012	345,000	0	0.25	5	1		207,700	Cape Cod	3	1910	1972	3	1			1213	103,400	311,100	0.90
47B	47	16	LAKEVIEW RD	1010	8/2/2012	445,000	0	0.22	5	1		203,000	Cape Cod	3	1952	1991	4	2			1755	173,500	376,500	0.85
47B	65	279	MAIN ST	1010	5/17/2013	683,000	0	1.23	4	1		262,700	Conventional	4	1880	1997	3	2			2483	317,400	580,100	0.85
47B	74	140	SCHOOL ST	1018	11/1/2012	818,000	0	0.87	6	1		319,100	Colonial	6	1994	2000	3	5			2973	560,800	879,900	1.08
47B	76	11	PECK AVE	1010	7/2/2012	593,350	0	0.46	6	1		277,000	Colonial	4	1981	1998	4	2			2036	239,800	516,800	0.87
47C	36	10	PINE NEEDLE RD	1010	8/27/2012	487,500	0	0.46	5	1		251,800	Raised Ranch	3	1964	1990	3	2			1346	144,900	396,700	0.81
47C	044E	5	GENNARD CIR	1010	8/10/2012	919,000	0	0.57	5	1		283,500	Colonial	5	1983	2005	5	2			3116	484,200	747,700	0.81
47D	54	40	JOYCE RD	1010	7/16/2012	635,000	0	0.57	6	1		289,900	Colonial	4	1964	1990	4	2			2488	269,300	559,200	0.88
51A	18	12	PLEASANT ST	1010	9/21/2012	398,500	0	0.46	5	1		251,700	Ranch	3	1910	1972	2	2			1441	107,600	359,300	1.06
51A	64	2	BENT AVE	1010	8/23/2012	435,000	0	0.42	5	1		241,800	Raised Ranch	3	1972	1990	3	2			1442	163,300	405,100	0.93
51A	68	11	BENT AVE	1010	7/12/2012	700,000	0	0.73	5	1		279,400	Colonial	5	1993	2000	4	3			2307	364,000	643,400	0.92
51B	14	8	MELVILLE PL	1010	1/27/2012	349,500	0	0.23	5	1		205,600	Ranch	2	1951	2002	3	2			1216	98,700	304,300	0.87
51B	16	12	MELVILLE PL	1010	3/30/2012	523,000	0	0.25	4	1		261,300	Colonial	4	1981	1994	4	2			2304	266,400	527,700	1.01
51B	25	83	EAST PLAIN ST	1010	5/7/2012	435,000	0	0.25	4	1		176,800	Conventional	3	1922	1982	3	1			1575	170,300	347,100	0.80
51B	45	41	LEARY ST	1010	6/21/2012	589,000	0	0.30	5	1		215,500	Cape Cod	4	1948	2002	4	3			2580	301,600	517,700	0.88
51B	55	44	EAST PLAIN ST	1018	12/20/2012	590,000	0	0.56	4	1		223,100	Conventional	3	1820	1982	4	2			2599	269,300	492,400	0.83
51B	84	192	MAIN ST	1010	8/28/2012	375,000	0	0.80	4	1		242,300	Cape Cod	3	1956	1987	4	2			1458	140,900	383,200	1.02
51B	88	167	MAIN ST	1010	7/30/2012	542,000	0	0.33	4	1		186,800	Colonial	4	1940	2000	4	3			2230	281,600	468,400	0.86
51C	28	34	BRADFORD ST	1010	6/29/2012	488,650	0	0.28	5	1		212,300	Conventional	3	1851	1997	3	1			1689	210,000	422,300	0.86
51D	3	225	COMMONWEALTH RD	1010	5/30/2012	435,000	0	0.31	4	1		183,800	Conventional	3	1880	1982	3	2			1569	169,300	353,100	0.81
51D	49	27	WINTER ST	1010	1/31/2012	387,000	0	0.21	5	1		200,500	Conventional	3	1890	1982	3	1			1182	156,000	357,000	0.92

FY14 Wayland - Site Index Review																						
Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Land	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	FY14 Projected Assessment
29	47	152	BOSTON POST RD	1010	6/29/2012	453,000	0.79	0.48	3	1		177,700	Cape Cod	3	1950	1991	4	2	1	1707	178,800	356,500
29	49	143	BOSTON POST RD	1010	11/16/2012	370,000	0.92	0.44	3	1		172,500	Conventional	3	1940	1977	3	2	1	1755	167,100	399,400
30	81	108	BOSTON POST RD	1010	11/15/2012	449,000	0.79	0.53	3	1		181,300	Cape Cod	3	1974	1992	4	1	1	1723	172,100	353,400
					Median \$	449,000	0.79															
Site Index: 3																						
Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Land	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	FY14 Projected Assessment
7	9	242	CONCORD RD	1010	7/11/2012	550,000	0.89	1.54	4	1		272,800	Colonial	5	1954	1994	5	2	1	1932	218,600	491,400
15	27	99	CONCORD RD	1010	5/18/2012	724,000	0.80	2.28	4	1		291,300	Contemporary	5	1974	2004	3	2	1	1648	288,400	579,700
18	36	47	OLD SUDBURY RD	1010	6/15/2012	615,000	1.01	1.17	4	1		260,400	Colonial	6	1780	1972	4	2	1	4358	363,600	624,000
23	89	23	CONCORD RD	1010	4/18/2012	570,000	0.90	0.48	4	1		215,700	Colonial	5	1923	2007	3	2	1	1811	300,600	515,800
38	56	227	OLD CONNECTICUT PATH	1010	1/17/2012	470,000	0.93	0.48	4	1		215,600	Cape Cod	4	1958	1987	4	2	1	1844	219,500	435,100
39	042B	188	COCHITUATE RD	1010	12/14/2012	980,000	1.00	2.21	4	1		289,600	Colonial	7	1993	2000	4	3	1	3893	695,000	984,600
50	27	128	WEST PLAIN ST	1010	8/30/2012	556,500	0.92	0.53	4	1		220,400	Conventional	4	1910	1982	3	1	1	1878	289,300	509,700
52	153	377	COMMONWEALTH RD	1010	6/20/2012	495,000	1.06	1.00	4	1		253,100	Cape Cod	4	1945	1982	4	3	3	3210	271,900	525,000
42D	6	391	OLD CONNECTICUT PATH	1010	1/18/2012	481,000	1.03	0.53	4	1		220,700	Cape Cod	4	1928	1997	3	3	1	1883	274,600	495,300
46A	005A	480	OLD CONNECTICUT PATH	1010	6/29/2012	745,000	0.96	2.48	4	0.9	TOPOGRAPHY	255,700	Colonial	5	2011	2012	4	2	1	3060	456,400	712,100
46D	106	192	WEST PLAIN ST	1010	7/10/2012	449,900	0.74	0.29	4	1		182,200	Cape Cod	3	1937	1987	3	2	1	1593	151,800	334,000
47B	65	279	MAIN ST	1010	5/7/2013	681,000	0.85	1.23	4	1		262,700	Conventional	4	1880	1997	3	2	1	2483	317,400	580,100
51B	25	83	EAST PLAIN ST	1010	5/7/2012	435,000	0.80	0.25	4	1		176,800	Conventional	3	1922	1982	3	1	1	1575	170,300	347,100
51B	55	44	EAST PLAIN ST	1018	12/20/2012	590,000	0.83	0.56	4	1		223,100	Conventional	3	1820	1982	4	2	1	2599	269,300	492,400
51B	84	192	MAIN ST	1010	8/28/2012	375,000	1.02	0.80	4	1		242,300	Cape Cod	3	1956	1987	4	2	1	1458	140,900	383,200
51B	88	167	MAIN ST	1010	7/30/2012	542,000	0.86	0.33	4	1		186,800	Colonial	4	1940	2000	4	3	2	2230	281,600	468,400
51D	3	225	COMMONWEALTH RD	1010	5/30/2012	435,000	0.81	0.31	4	1		185,800	Conventional	3	1880	1982	3	2	1	1569	169,300	353,100
					Median \$	550,000	0.90															
Site Index: 5																						
Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Land	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	FY14 Projected Assessment
2	18	85	OXBOW RD	1010	12/14/2012	510,000	1.03	1.34	5	1		314,600	Colonial	4	1966	1990	4	1	1	1666	211,300	525,900
3	48	136	OXBOW RD	1010	11/20/2012	730,000	0.86	1.39	5	1		316,500	Contemporary	4	1963	2007	3	3	1	1600	309,400	625,900
3	57	196	OXBOW RD	1010	9/28/2012	525,000	1.03	1.03	5	1		299,300	Cape Cod	3	1954	1987	5	3	3	3134	241,500	540,800
4	55	42	OXBOW RD	1010	3/26/2012	745,000	1.06	0.92	5	1		294,100	Colonial	6	1995	2000	4	2	1	3302	494,500	788,600
4	57	53	CAMPBELL RD	1010	4/30/2012	518,000	0.94	1.79	5	1		326,500	Ranch	4	1966	1990	4	1	1	1600	160,200	486,700
4	055A	38	OXBOW RD	1010	6/22/2012	962,500	0.93	0.93	5	1		294,700	Colonial	6	1996	2001	5	4	1	3722	603,300	898,000
7	023A	9	ALPINE RD	1010	7/11/2012	478,000	0.95	0.98	5	1		297,100	Raised Ranch	3	1972	1996	1	2	1	1392	154,700	451,800
26	5	266	PELLHAM ISLAND RD	1010	3/9/2012	563,000	0.98	1.13	5	1		304,400	Colonial	4	1968	1990	4	2	1	2302	248,500	552,900
32	3	9	HEARD RD	1018	11/9/2012	783,500	0.89	0.92	5	1		294,000	Colonial	5	1971	1996	5	3	1	3308	400,400	694,400
32	6	6	FERWIN RD	1010	5/4/2012	533,000	0.99	0.96	5	1		295,900	Colonial	4	1977	1992	3	2	1	1960	229,400	525,300
37	11	21	HIGHGATE RD	1010	3/16/2012	485,000	1.07	0.61	5	1		266,200	Split-Level	4	1957	1987	3	2	1	1770	197,600	465,800
41	5	190	STONEBRIDGE RD	1010	10/26/2012	665,000	0.95	0.92	5	1		294,000	Colonial	4	1997	2001	4	1	1	2430	335,200	629,200
45	9	70	RICE RD	1010	7/26/2012	475,000	0.93	1.00	5	1		298,000	Ranch	3	1960	1994	2	1	1	1524	145,100	443,100
48	95	28	RICE RD	1010	6/29/2012	330,000	1.06	0.66	5	1		275,500	Bungalow	1	1938	1977	3	1	1	1008	75,500	349,000
49	54	35	RICE RD	1010	4/27/2012	630,000	0.96	1.38	5	0.95	TOPOGRAPHY	300,300	Colonial	4	1972	1996	4	2	1	2678	303,000	603,300
50	29	14	LAKE RD	1010	7/12/2012	450,050	0.88	0.46	5	1		251,400	Split-Level	3	1959	1987	3	3	1	1350	145,300	396,700
50	48	45	LAKE RD	1010	10/30/2012	414,511	0.88	0.41	5	1		237,600	Ranch	3	1930	1982	3	1	1	1692	125,300	362,900
52	48	66	DEAN RD	1010	4/18/2012	322,000	0.94	0.60	5	0.8												

Map	Lot No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Land Cond	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	FY'14 Projected Assessment																				
55	10	15 PEMBERTON RD	1010	8/20/2012	995,000	0.86	0.40	5	1		236,000	Colonial		6	2007	2008	4	2	1	3214	615,800	851,800																			
36C	32	60 RIVER VIEW CIR	1010	3/19/2012	331,000	0.97	0.23	5	1		205,300	Ranch		3	1965	1996	3	1		960	114,500	319,800																			
36C	67	243 STONEBRIDGE RD	1010	1/17/2012	420,000	1.04	0.57	5	1		263,500	Colonial		4	1790	1982	3	1		1671	171,700	435,200																			
36C	023A	10 RIVER VIEW CIR	1010	8/29/2012	568,000	0.83	0.28	5	1		212,300	Colonial		4	1997	2000	4	2		1208	256,400	468,700																			
42B	46	37 HIGHGATE RD	1010	9/21/2012	475,000	1.09	0.47	5	1		252,100	Split-Level		4	1957	1994	2	2		1218	172,300	424,400																			
42B	75	5 INDIAN RD	1010	4/23/2012	282,500	0.84	0.17	5	1		189,400	Ranch		3	1920	1997	2	2		1064	103,500	292,900																			
42D	25	12 CASTLE RD	1010	12/21/2012	380,000	0.99	0.23	5	1		204,700	Colonial		3	1965	1990	4	1		1590	170,700	375,400																			
42D	29	7 CASTLE RD	1010	11/29/2012	395,000	1.06	0.28	5	1		212,600	Conventional		4	1920	1982	3	2		1914	207,500	420,100																			
42D	67	4 HEMLOCK RD	1010	6/4/2012	328,000	0.83	0.17	5	0.9	TOPOGRAPHY	171,500	Cape Cod		2	1940	1977	3	1		1470	102,200	273,700																			
42D	89	3 RUSSELL RD	1010	8/17/2012	350,000	0.96	0.34	5	1		187,600	Bungalow		3	1954	1987	3	1		1432	112,800	334,700																			
42D	103	62 SYCAMORE RD	1010	8/10/2012	197,500	1.15	0.16	5	1		221,300	Ranch		3	1972	1990	3	2		693	38,900	226,500																			
43A	10	38 CEDAR CREST RD	1010	5/30/2012	390,000	0.95	0.34	5	1		254,400	Raised Ranch		4	1975	1992	3	3		1990	227,600	482,000																			
43A	31	13 GARDEN PATH	1010	9/5/2012	527,000	0.91	0.49	5	1		251,500	Contemporary		4	1957	1987	3	2		1593	185,600	440,200																			
43A	36	27 GARDEN PATH	1010	3/27/2012	489,900	0.82	0.46	5	1		258,900	Cape Cod		4	1950	1991	5	2		2191	261,000	519,900																			
43B	6	3 RICE SPRING LN	1010	12/11/2012	500,000	1.04	0.53	5	1		283,400	Ranch		4	1953	1982	4	2		1861	182,300	465,700																			
43B	30	6 GOODMAN LN	1010	7/23/2012	500,000	0.95	0.78	5	1		279,000	Cape Cod		4	1954	1987	4	2		1911	208,100	487,100																			
43B	44	16 HAPPY HOLLOW RD	1010	5/30/2012	350,000	1.00	0.27	5	1		211,000	Ranch		3	1958	1987	3	2		1417	137,700	348,700																			
43C	33	69 MAIDEN LN	1010	5/25/2012	865,000	0.91	0.99	5	1		297,600	Colonial		6	2005	2006	4	2		3152	492,900	790,500																			
43D	37	19 PEQUOT RD	1010	8/3/2012	463,000	0.89	0.54	5	1		260,300	Ranch		3	1954	1987	3	2		1620	152,700	382,400																			
43D	30	11 PEQUOT RD	1010	8/24/2012	403,000	0.95	0.37	5	1		227,800	Ranch		3	1954	1987	4	2		2038	154,600	382,400																			
46D	40	177 WEST PLAIN ST	1010	11/28/2012	476,000	0.81	0.35	5	1		222,100	Colonial		3	1915	1982	3	2		1740	161,900	384,000																			
46D	59	18 LODGE RD	1010	10/26/2012	379,000	0.89	0.35	5	1		222,900	Colonial		3	1990	1982	2	1		1286	114,000	336,900																			
47B	8	18 BAYFIELD RD	1010	8/15/2012	519,000	0.85	0.66	5	1		273,900	Ranch		3	1957	2004	3	2		1847	168,200	442,100																			
47B	18	40 DUDLEY RD	1010	11/16/2012	345,000	0.90	0.25	5	1		207,700	Cape Cod		3	1910	1972	3	1		1213	103,400	311,100																			
47B	47	16 LAKEVIEW RD	1010	8/2/2012	445,000	0.85	0.22	5	1		209,000	Cape Cod		3	1952	1991	4	2		1755	173,500	376,500																			
47C	36	10 PINE NEEDLE RD	1010	8/27/2012	487,500	0.81	0.46	5	1		251,800	Raised Ranch		3	1972	1990	3	2		1442	163,300	405,100																			
47C	044E	5 GENNARO CIR	1010	8/10/2012	919,000	0.81	0.57	5	1		268,500	Colonial		5	1983	2005	5	2		3116	484,200	747,700																			
51A	18	12 PLEASANT ST	1010	9/21/2012	338,500	1.06	0.46	5	1		251,700	Ranch		3	1910	1972	2	2		1441	107,600	359,300																			
51A	64	2 BENT AVE	1010	8/23/2012	435,000	0.93	0.42	5	1		241,800	Raised Ranch		3	1972	1990	3	2		1442	163,300	405,100																			
51A	68	11 BENT AVE	1010	7/12/2012	700,000	0.92	0.73	5	1		279,400	Colonial		5	1993	2000	4	3		2307	364,000	643,400																			
51B	14	8 MELVILLE PL	1010	1/27/2012	349,500	0.87	0.23	5	1		205,600	Ranch		2	1951	2002	3	2		1216	98,700	304,300																			
51B	16	12 MELVILLE PL	1010	3/30/2012	523,000	1.01	0.55	5	1		261,300	Colonial		4	1981	1994	4	2		2304	266,400	527,700																			
51B	45	41 LEARY ST	1010	6/21/2012	589,000	0.88	0.30	5	1		215,500	Cape Cod		4	1948	1991	4	3		2580	301,600	517,700																			
51C	28	34 BRADFORD ST	1010	6/29/2012	488,650	0.86	0.28	5	1		212,300	Conventional		3	1851	1997	3	1		1689	210,000	422,300																			
51D	49	27 WINTER ST	1010	1/31/2012	475,000	0.92	0.21	5	1		200,500	Conventional		3	1890	1982	3	1		1182	156,000	357,000																			
Median \$																						475,000	0.93																		
Site Index: 6																																									
Map	Lot No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Land Cond	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	FY'14 Projected Assessment																				
10	2	68 MOORE RD	1010	12/7/2012	390,000	1.10	1.30	6	0.95	TOPOGRAPHY	326,700	Cape Cod		3	1953	1957	4	2		1432	102,200	428,900																			
10	60	3 SPRUCE TREE LN	1010	6/15/2012	839,000	0.85	0.96	6	1		325,400	Split-Level		5	1967	2004	4	3		2570	388,100	713,500																			
11	64	142 GLEZEN LN	1010	3/30/2012	625,000	0.95	1.39	6	1		348,000	Split-Level		3	1959	2004	4	2		2056	244,600	592,600																			
11	72	160 GLEZEN LN	1010	7/18/2012	1,225,000	0.86	1.62	6	1		353,800	Colonial		6	2004	2005	5	4		4032	699,400	1,053,200																			
12	33	244 GLEZEN LN	1010	5/1/2012	849,000	0.94	1.58	6	1		352,800	Colonial		6	1979	1998	4	2		3040	449,500	802,300																			
14	44	66 GLEZEN LN	1010	6/19/2012	1,295,000	0.92	1.86	6	1		359,800	Colonial		8	1803	1982	5	3		5488	826,300	1,186,100																			
15	17	115 GLEZEN LN	1010	9/19/2012	600,000	0.86	0.57	6	1		290,000	Cape Cod		3	1950	1991	3	2		2077	224,700	541,700																			
18	092B	26 SAGE HILL RD	1010	11/20/2012	430,000	1.05	0.81	6	1		314,400	Cape Cod		3	1951	1982	3	1		1553	136,700	451,400																			
24	144	52 PLAIN RD	1010	9/20/2012	1,500,000	0.91	0.78	6	1		312,000	Colonial		8	2012	2012	4	3		4653	1,056,500	1,368,500																			
25	67	26 WHITE RD	1010	4/27/2012	740,000	0.87	1.07	6	1		331,600	Colonial		4	1955	1994	3	2		2644	309,300	640,900																			
28	26	3 SYLVAN WAY	1010	5/11/2012	640,000	0.81	0.64	6	0.95	WETLANDS	283,100	Cape Cod		4	1963	1987	4	2		2166	234,000	517,100																			
30	88	6 WHITE RD	1010	7/11/2012	540,000	0.85	0.48	6	1		279,000	Cape Cod		3	1951	1991	4	2		1686	181,900	460,900																			
30	011A	4 WESTWAY RD	1010	5/29/2012	965,300	1.00	1.02	6	1		329,000	Colonial		6	2002	2003	5	3		4421	637,900	966,900																			
30	048A	27 PINEBROOK RD	1010	8/15/2012	420,000	1.03	0.52	6	1		284,500	Ranch		3	1955	1994	3	2		1582	147,000	431,500																			
34	2	4 WINDY HILL LN	1018	7/31/2012	633,000	0.90	0.93	6	1		324,100	Ranch		4	1983	1998	3	2		1906	247,900	572,000																			
38	30	6 COLE RD	1010	2/16/2012	1,400,000	0.86	1.39	6	1		348,100	Colonial		6	1984	1999	4	2		4057	633,000	981,100																			
				8/10/2012	1,500,000	0.98	1.72	6	1		356,300	Colonial		7	1873	2007	4	6		5758	1,109,700	1,466,000																			
				7/31/2012	465,000	1.12	0.59	6	1		292,900	Cape Cod		4	1951	1991	3	2		1724	227,000	519,300																			

FY'14 Wayland - Style Review																						
Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Cond	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	FY'14 Projected Assessment
Style: Bungalow																						
47A	81	97	DUDLEY RD	1013	8/10/2012	380,000	0.92	0.29	4	1		264,400	Bungalow	3	1918	1982	2	1	906		83,900	348,300
42D	46	32	PINERIDGE RD	1010	10/5/2012	332,000	0.93	0.34	5	1		221,900	Bungalow	3	1934	1987	2	1	1064		86,200	310,100
48	95	28	RICE RD	1010	6/29/2012	330,000	1.06	0.66	5	1		273,500	Bungalow	1	1938	1977	3	1	1008		75,500	349,000
46B	32	122	LAKESHORE DR	1013	6/29/2012	125,000	1.14	0.03	Q	0.75	TEST W/ ADJ. FOR ACCESS/SIZE	116,900	Bungalow	1	1930	1952	2	1	556		25,400	142,300
46D	21	208	LAKESHORE DR	1013	1/31/2012	240,000	1.14	0.15	Q	1		230,500	Bungalow	1	1930	1972	2	1	544		44,200	274,700
42D	103	62	SYCAMORE RD	1010	8/10/2012	197,500	1.15	0.16	5	1		187,600	Bungalow	1	1920	1972	1	1	693		36,900	226,500
Style: Cape																						
46D	106	192	WEST PLAIN ST	1010	7/10/2012	449,900	0.74	0.29	4	1		182,200	Cape Cod	3	1937	1987	3	2	1593		151,800	334,000
50	40	11	LAKE RD TER	1013	10/1/2012	1,022,000	0.78	0.81	1	1		486,500	Cape Cod	4	1988	1999	3	2	2607		307,500	794,000
29	47	152	BOSTON POST RD	1010	6/29/2012	453,000	0.79	0.48	3	1		177,700	Cape Cod	3	1950	1991	4	2	1707		178,800	356,500
30	81	108	BOSTON POST RD	1010	11/15/2012	449,000	0.79	0.53	3	1		181,300	Cape Cod	3	1974	1992	4	1	1723		172,100	353,400
25	67	26	WHITE RD	1010	5/11/2012	640,000	0.81	0.64	6	0.95	WETLANDS	283,100	Cape Cod	4	1963	1987	4	2	2166		234,000	517,100
51B	45	41	LEARY ST	1010	6/21/2012	589,000	0.88	0.30	5	1		215,500	Cape Cod	4	1948	1991	4	3	2580		301,600	517,700
55	10	15	PEMBERTON RD	1010	8/20/2012	995,000	0.86	0.40	5	1		236,000	Colonial	6	2007	2008	4	2	13214		615,200	851,800
42D	67	4	HEMLOCK RD	1010	6/4/2012	328,000	0.83	0.17	5	0.9	TOPOGRAPHY	171,500	Cape Cod	2	1940	1977	3	1	1470		102,200	273,700
47B	47	16	LAKEVIEW RD	1010	8/2/2012	445,000	0.85	0.22	5	1		203,000	Cape Cod	3	1952	1991	4	2	1785		173,500	376,500
25	77	3	SYLVAN WAY	1010	7/11/2012	540,000	0.85	0.48	6	1		279,000	Cape Cod	3	1951	1991	4	2	1686		181,900	460,900
15	11	133	GLEZEN LN	1010	9/19/2012	600,000	0.86	0.57	6	1		290,000	Cape Cod	3	1950	1991	3	2	2077		224,700	514,700
47B	38	10	DUDLEY RD	1010	11/16/2012	345,000	0.90	0.25	5	1		207,700	Cape Cod	3	1910	1972	3	1	1213		103,400	311,100
52	135	9	TIMBER LN	1010	6/22/2012	439,000	0.91	0.36	5	1		225,400	Cape Cod	4	1948	1982	4	2	1725		175,900	401,300
38	56	227	OLD CONNECTICUT PATH	1010	1/17/2012	470,000	0.93	0.48	4	1		215,600	Cape Cod	4	1958	1987	4	2	1844		219,500	435,100
38	50	11	DAVELIN RD	1010	1/17/2012	694,000	0.93	0.99	6	1		327,300	Cape Cod	4	1950	1991	4	3	3267		316,600	643,900
43B	44	16	HAPPY HOLLOW RD	1010	7/23/2012	500,000	0.97	0.72	5	1		279,000	Cape Cod	4	1954	1987	4	2	1911		208,100	487,100
44	136	30	BROOK TRAIL RD	1010	1/30/2012	645,000	0.98	1.19	7	1		368,800	Cape Cod	4	1955	1994	4	2	2161		260,800	629,600
14	28	22	TRAINING FIELD RD	1010	4/2/2012	637,333	1.01	0.75	6	1		309,000	Cape Cod	5	1938	2000	3	2	2210		335,600	644,600
19	42	10	ADAMS LN	1010	5/1/2012	674,400	1.02	1.39	8	1		411,400	Cape Cod	5	1956	1987	4	2	2205		275,500	686,900
51B	84	192	MAIN ST	1010	8/28/2012	375,000	1.02	0.80	4	1		242,300	Cape Cod	3	1956	1987	4	2	1458		140,900	383,200
42D	6	391	OLD CONNECTICUT PATH	1010	1/18/2012	481,000	1.03	0.53	4	1		220,700	Cape Cod	4	1928	1997	3	3	1883		274,600	495,300
3	57	196	OXBOW RD	1010	9/28/2012	525,000	1.03	1.03	5	1		299,300	Cape Cod	3	1954	1987	5	3	3134		241,500	540,800
43B	6	3	SPRING LN	1010	12/11/2012	500,000	1.04	0.53	5	1		258,900	Cape Cod	4	1950	1991	5	2	2191		261,000	519,900
15	17	115	GLEZEN LN	1010	11/20/2012	430,000	1.05	0.81	6	1		314,400	Cape Cod	3	1951	1982	3	1	1553		136,700	451,100
52	153	377	COMMONWEALTH RD	1010	6/20/2012	495,000	1.06	1.00	4	1		253,100	Cape Cod	4	1945	1982	4	3	3210		271,900	525,000
10	2	69	MOORE RD	1010	12/7/2012	390,000	1.10	1.30	6	0.95	TOPOGRAPHY	326,700	Cape Cod	3	1953	1957	4	2	1432		102,200	428,900
38	30	6	COLE RD	1010	7/31/2012	465,000	1.12	0.59	6	1		292,300	Cape Cod	4	1951	1991	3	2	1724		227,000	519,300
Style: Colonial																						
38	65	10	OLD FARM CIR	1010	7/11/2012	875,000	0.77	0.91	6	1		322,800	Colonial	5	1952	1991	3	2	12586		347,500	670,300
46D	40	177	WEST PLAIN ST	1010	11/28/2012	476,000	0.81	0.51	5	1		222,100	Colonial	3	1915	1982	3	2	1740		161,900	384,000
47C	044E	5	GENNARO CIR	1010	8/10/2012	919,000	0.81	0.75	5	1		263,500	Colonial	5	1983	2005	5	2	3116		484,200	747,700
36C	023A	10	RIVER VIEW CIR	1010	8/29/2012	568,000	0.83	0.28	5	1		212,300	Colonial	4	1997	2000	4	2	12080		256,400	468,700
55	10	15	PEMBERTON RD	1010	8/20/2012	995,000	0.86	0.40	5	1		236,000	Colonial	6	2007	2008	4	2	13214		615,200	851,800
11	72	160	GLEZEN LN	1010	7/18/2012	1,225,000	0.86	1.62	6	1		353,800	Colonial	6	2004	2005	5	4	14032		699,400	1,033,200
30	048A	27	PINEBROOK RD	1010	2/16/2012	1,140,000	0.86	1.39	6	1		348,100	Colonial	6	1984	1999	4	2	4057		633,000	981,100
51B	88	167	MAIN ST	1010	7/30/2012	542,000	0.86	0.33	4	1		186,800	Colonial	4	1940	2000	4	3	2230		281,600	468,400
24	144	52	PLAIN RD	1010	4/27/2012	740,000	0.87	1.07	6	1		331,600	Colonial	4	1955	1994	3	2	12644		309,300	640,900
24	158	4	LINGLEY LN	1010	7/31/2012	1,250,000	0.87	0.69	8	1		359,800	Colonial	7	2001	2002	4	4	14200		724,400	1,084,200
47B	76	11	PECK AVE	1010	7/2/2012	593,350	0.87	0.46	6	1		277,000	Colonial	4	1981	1998	4	2	12036		239,800	516,800

Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Land Cond	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	Projected Assessment			
15	27	99	CONCORD RD	1010	5/18/2012	724,000	0.80	2.28	4	1		291,300	Contemporary		5	1974	2004	3	2	1	1648	288,400	579,700		
3	48	136	OXBOW RD	1010	11/20/2012	730,000	0.86	1.39	5	1		316,500	Contemporary		4	1963	2007	3	3	1	1600	309,400	625,900		
44	69	38	HIGH ROCK RD	1010	1/13/2012	1,250,000	0.88	2.40	7	1		392,200	Contemporary		6	1963	2004	5	4	3	4140	701,900	1,094,100		
48	54	16	BREWSTER RD	1010	1/31/2012	662,000	0.95	1.03	7	1		359,200	Contemporary		4	1968	1996	4	3	1	1540	269,700	628,900		
39	26	22	DEER RUN	1010	6/26/2012	760,000	0.97	2.01	7	1		395,200	Contemporary		5	1977	1997	4	2	1	2702	340,600	735,800		
8	16	75	LINCOLN RD	1010	7/18/2012	875,000	1.11	3.71	8	1		469,400	Contemporary		6	1979	1994	4	3	1	3650	505,900	975,300		
					Median \$	745,000	0.87																		
			Style: Conventional																						
Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Land Cond	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	Projected Assessment			
51B	25	83	EAST PLAIN ST	1010	5/7/2012	435,000	0.80	0.25	4	1		176,800	Conventional		3	1922	1982	3	1	1	1575	170,300	347,100		
51D	3	225	COMMONWEALTH RD	1010	5/30/2012	435,000	0.81	0.31	4	1		183,800	Conventional		3	1880	1982	3	2	1	1569	169,300	353,400		
51B	55	44	EAST PLAIN ST	1018	12/20/2012	590,000	0.83	0.56	4	1		223,100	Conventional		3	1870	1982	4	2	1	2599	269,300	492,400		
51D	49	27	WINTER ST	1010	1/31/2012	387,000	0.92	0.21	5	1		200,500	Conventional		3	1890	1982	3	1	1	1182	156,000	357,000		
47B	65	279	MAIN ST	1010	5/17/2013	681,000	0.85	1.23	4	1		262,700	Conventional		4	1880	1997	3	2	1	2483	317,400	580,100		
51C	28	34	BRADFORD ST	1010	6/29/2012	488,650	0.86	0.28	5	1		212,300	Conventional		3	1851	1997	3	1	1	1689	210,000	422,300		
50	27	128	WEST PLAIN ST	1010	8/30/2012	556,500	0.92	0.58	4	1		220,400	Conventional		4	1910	1982	3	1	1	1878	289,300	509,700		
29	49	143	BOSTON POST RD	1010	11/16/2012	370,000	0.92	0.44	3	1		172,300	Conventional		3	1940	1977	3	2	1	1755	167,100	339,400		
52	191	36	SCHOOL ST	1010	12/28/2012	288,000	1.03	0.31	5	0.95	WETLANDS	205,700	Conventional		1	1900	1972	3	1	1	1296	92,000	297,700		
30	61	24	OLD CONNECTICUT PATH	1010	6/29/2012	507,000	1.05	1.41	7	1		380,200	Conventional		3	1890	1952	5	2	2	2291	152,500	532,700		
47D	29	7	CASTLE RD	1010	11/29/2012	395,000	1.06	0.28	5	1		212,600	Conventional		4	1920	1982	3	2	1	1914	207,500	420,100		
					Median \$	435,000	0.92																		
			Style: Cottage																						
Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Land Cond	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	Projected Assessment			
46B	31	124	LAKESHORE DR	1013	6/29/2012	125,000	1.24	0.07	Q	0.75	TEST W/ ADJ FOR ACCESS/SIZE	136,100	Cottage		1	1930	1972	1	1	1	425	18,700	154,800		
			Style: Raised Ranch																						
Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Land Cond	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	Projected Assessment			
47C	36	10	PINE NEEDLE RD	1010	8/27/2012	487,500	0.81	0.46	5	1		251,800	Raised Ranch		3	1964	1990	3	2	1	1346	144,900	396,700		
48	63	90	LOKER ST	1010	1/17/2012	677,000	0.82	0.69	6	1		304,300	Raised Ranch		4	1964	1996	4	3	2	2180	253,800	558,100		
48	135	34	BROOKS RD	1010	6/26/2012	525,000	0.84	0.51	6	1		282,400	Raised Ranch		3	1961	1987	3	1	1	1480	156,800	439,200		
48	32	48	COUNTRY CORNERS RD	1010	8/1/2012	596,000	0.88	0.75	7	1		337,100	Raised Ranch		3	1964	1996	3	2	1	1628	186,900	524,000		
44	43	21	BARNEY HILL RD	1010	6/22/2012	825,000	0.89	2.95	7	1		408,800	Raised Ranch		4	1963	2004	3	2	2	2526	327,100	735,900		
45A	31	13	GARDEN PATH	1010	9/5/2012	527,000	0.91	0.49	5	1		254,400	Raised Ranch		4	1975	1992	3	3	1	1990	227,600	482,000		
48	142	21	AQUEDUCT RD	1010	6/26/2012	470,000	0.92	0.46	6	1		276,900	Raised Ranch		3	1960	1994	3	1	1	1450	156,900	433,800		
51A	64	2	BENT AVE	1010	8/23/2012	435,000	0.93	0.42	5	1		241,800	Raised Ranch		3	1972	1990	3	2	1	1442	163,300	405,100		
44	34	20	BARNEY HILL RD	1010	6/28/2012	742,000	0.93	0.98	7	1		356,100	Raised Ranch		4	1964	1996	4	3	2	2814	336,300	692,400		
7	023A	9	ALPINE RD	1010	7/11/2012	478,000	0.95	0.98	5	1		297,100	Raised Ranch		3	1972	1996	1	2	1	1392	154,700	451,800		
48	20	24	COUNTRY CORNERS RD	1010	7/6/2012	555,000	1.04	0.93	7	1		353,200	Raised Ranch		3	1956	2004	3	3	1	1536	222,200	575,400		
					Median \$	527,000	0.91																		
			Style: Ranch																						
Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Ratio	Land Area	SI	Land Cond	Notes	Total Assessed Land Value	Style	Grade	AYB	EYB	BDR	FB	HB	SFLA	Total Assessed Improvements	Projected Assessment			
50	45	95	LAKE RD TER	1013	9/14/2012	1,200,000	0.59	0.59	L	1		452,600	Ranch		4	1964	2007	4	3	1	1488	254,000	706,600		
47B	8	18	BAYFIELD RD	1010	8/15/2012	519,000	0.85	0.66	5	1		273,900	Ranch		3	1957	2004	3	2	1	1847	168,200	442,100		
51B	14	8	MELVILLE PL	1010	1/27/2012	349,500	0.87	0.23	5	1		205,600	Ranch		2	1951	2002	3	2	1	1216	98,700	304,300		
50	48	45	LAKE RD	1010	10/30/2012	414,511	0.88	0.41	5	1		237,600	Ranch		3	1930	1982	3	1	1	1692	125,900	362,900		
43D	30	11	PEQUOT RD	1010	8/3/2012	463,000	0.89	0.54	5	1		260,300	Ranch		3	1954	1987	3	2	1	1620	152,700	413,000		
30	011A	4	WESTWAY RD	1010	7/31/2012	633,000	0.90	0.93	6	1		324,100	Ranch		4	1983	1998	3	2	1	1906	247,900	572,000		
46B	36	102	LAKESHORE DR	1013	11/30/2012	400,000	0.92	0.13	P	1		305,500	Ranch		3	1930	1972	2	2	2	955	62,800	368,300		
52	89	45	DEAN RD	1010	4/27/2012	402,500	0.92	0.55	5	0.95	MASS PIKE INFLUENCED	248,300	Ranch		3	1958	1994	3	1	1	1340	123,500	371,800		
45	9	70	RICE RD	1010	7/26/2012	475,000	0.93	1.00	5	1		298,000	Ranch		3	1960	1994	2	1	1	1524	145,100	443,100		
52	48	66	DEAN RD	1010	4/18/2012	322,000	0.94	0.60	5	0.8	MASS PIKE INFLUENCED	213,100	Ranch		3	1958	1967	3	1	1	1724	88,200	301,300		

