

Town of Wayland
Board of Assessors
Tuesday, November 5, 2013

The meeting was called to order at 7:25 pm by the chair, Susan Rufo.

In attendance: Chair S. Rufo, Vice-Chair J. Brodie, M. Upton, and Director E. Brideau

Minutes: The minutes of October 28 were deferred.

FY14 Interim Valuation:

The director updated the board on the results of the preliminary FY'14 valuation impact notices:

- a. The impact notices generated 46 hearings
- b. Approximately 20 first time field inspections were completed
- c. Four of the 44 Lake Cochituate properties requested hearings:
 - a) Focused on properties with lake views from high plateaus.
 - b) Concentrated on Fuller and McGuire
 - c) Reviewed topography on these types of properties.
 - d) Seven properties merited adjustment based on topography and data corrections
 - e) Owners being notified

The board acknowledged the very positive effort by the entire staff in providing a high level of customer support during the interim valuation process.

DOR Report Documentation for entrance into DOR Gateway system:

- a. LA3: Interim Year/Adjustments (Sales): The Director presented the 2012 sales report for 2012 for Single Family Residences and Condo plus the 2011/2012 sales report for all other categories.
- b. LA4: Assessment/Classification Report FY2014.
- c. LA13: Tax Base Levy Growth FY2014. New growth identified as \$44,139,064.

The board reviewed and discussed the details of each document. The Director informed the board that Z. Ventress had reviewed the documents prior to the meeting and supported their approval. J. Brodie then moved and S. Rufo seconded a motion to approve the LA3, LA4 and LA13 documents by signature with specific note that all recap sheets are considered preliminary and subject to change based on DOR review and approval. Motion approved unanimously.

Topics not reasonably anticipated by the Chair 48 hours in advance of the meeting: None

Thoughts and Concerns from BoA members.

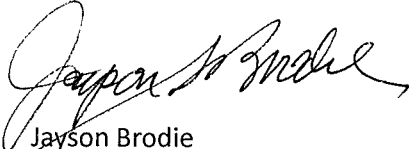
S. Rufo requested an update on construction plans at Lee's Farm and Barton Nursing Home.

Open Public Comment: None

The Chair announced that the next meeting would be called for 7:15 pm on November 18, 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

MASSACHUSETTS DEPARTMENT OF REVENUE

DIVISION OF LOCAL SERVICES

ASSESSMENT/CLASSIFICATION REPORT FY2014

WAYLAND

City/Town/District

as of January 1, 2013

PROPERTY TYPE	ACCT/ PARCEL COUNT	CLASS 1 Residential Assessed Value	CLASS 2 Open Space Assessed Value	CLASS 3 Commercial Assessed Value	CLASS 4 Industrial Assessed Value	CLASS 5 Personal Property Assessed Value
101	4,053	2,426,447,600				
102	591	283,776,000				
MISC 103,109	31	28,854,800				
104	46	18,674,500				
105	5	3,209,800				
111-125	6	20,133,900				
130-32,106	240	29,251,200				
200-231	0		0			
300-393	116			112,572,600		
400-452	6				4,521,200	
CH 61 LAND	0		0	0		
CH 61A LAND	6		0	49,900		
CH 61B LAND	11		0	2,259,800		
012-043	17	3,466,095	0	5,227,905	0	
501	118					1,625,600
502	135					6,635,200
503	0					0
504,550-2	3					19,773,300
505	7					9,435,300
506	1					1,701,200
508	6					498,600
TOTALS	5,398	2,813,813,895	0	120,110,205	4,521,200	39,669,200
REAL AND PERSONAL PROPERTY TOTAL VALUE						2,978,114,500
EXEMPT VALUE						214,298,600

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

Jayson V. Mahle
Mary R. Upton
Laura M. Ruffo
Leah M. Ventresca 11/5/2013

TAX BASE LEVY GROWTH FY 2014 - LA13

Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	[A] FY 2013 VALUE BY CLASS (Committed/LA4)	No.	[B] FY 2013 REVISED & OMITTED VALUES	No.	[C] ABATEMENT VALUES	No.	[D] OTHER ADJUSTMENT VALUES	[E] FY 2013 ADJ VALUE BASE
RESIDENTIAL								
SINGLE FAMILY (101)	2,377,661,000	0	0	13	724,300	12	3,854,200	2,380,790,900
CONDOMINIUM (102)	271,878,600	0	0	1	26,500	16	1,044,500	272,896,600
TWO & THREE FAMILY (104 & 105)	22,770,800	0	0	0	0	2	-962,100	21,808,700
MULTI - FAMILY (111-125)	17,934,600	0	0	0	0	1	-1,044,500	16,890,100
VACANT LAND (130-132 & 106)	32,859,800	0	0	1	666,200	15	-5,042,400	27,151,200
ALL OTHERS (103, 109, 012-018)	31,877,961	0	0	1	408,000	1	491,100	31,961,061
TOTAL RESIDENTIAL	2,754,982,761	0	0	16	1,825,000	47	-1,659,200	2,751,498,561
OPENSACE	0	0	0	0	0	0	0	0
OPEN SPACE - CHAPTER 61, 61A, 61B	0	0	0	0	0	0	0	0
TOTAL OPEN SPACE	0	0	0	0	0	0	0	0
COMMERCIAL	108,348,539	0	0	0	0	0	0	108,348,539
COMMERCIAL - CHAPTER 61, 61A, 61B	2,277,600	0	0	1	22,500	0	0	2,255,100
TOTAL COMMERCIAL	110,626,139	0	0	1	22,500	0	0	110,603,639
INDUSTRIAL	4,476,700	0	0	0	0	0	0	4,476,700
PERSONAL PROPERTY	37,471,110							
TOTAL REAL & PERSONAL	2,907,556,710							

Actual ()
 Pro Forma ()

TAX BASE LEVY GROWTH FY 2014 - LA13

Retain documentation for 5 years in case of DOR audit

PROPERTY CLASS	REVAL %	[F] + or - REVAL ADJUSTMENT VALUES	[G] TOTAL ADJUSTED VALUE BASE	[H] FY 2014 PROPOSED VALUES	[I] NEW GROWTH VALUATION	[J] PRIOR YEAR TAX RATE	[K] TAX LEVY GROWTH
RESIDENTIAL							
SINGLE FAMILY (101)	0.01125	26,795,100	2,407,586,000	2,426,447,600	18,861,600		
CONDOMINIUM (102)	0.00839	2,290,100	275,186,700	283,776,000	8,589,300		
TWO & THREE FAMILY (104 & 105)	0.00347	75,600	21,884,300	21,884,300	0		
MULTI - FAMILY (111-125)	0.01548	261,400	17,151,500	20,133,900	2,982,400		
VACANT LAND (130-132 & 106)	0.02507	680,700	27,831,900	29,251,200	1,419,300		
ALL OTHERS (103, 109, 012-018)	0.00229	73,300	32,034,361	32,320,895	286,534		
TOTAL RESIDENTIAL	0.01097	30,176,200	2,781,674,761	2,813,813,895	32,139,134	17.89	574,969
OPENSACE	0.00000	0	0	0	0		
OPEN SPACE - CHAPTER 61, 61A, 61B	0.00000	0	0	0	0		
TOTAL OPEN SPACE	0.00000	0	0	0	0	0.00	0
COMMERCIAL	0.03406	3,690,366	112,038,905	117,800,505	5,761,600		
COMMERCIAL - CHAPTER 61, 61A, 61B	0.02421	54,600	2,309,700	2,309,700	0		
TOTAL COMMERCIAL	0.03386	3,744,966	114,348,605	120,110,205	5,761,600	17.89	103,075
INDUSTRIAL	0.00000	0	4,476,700	4,521,200	44,500	17.89	796
PERSONAL PROPERTY				39,669,200	6,193,830	17.89	110,808
TOTAL REAL & PERSONAL				2,978,114,500	44,139,064		789,648

For Review & Signature 11/5/2013
Susan J. Ruffo
Mary R. Upton
Jessica K. Smith

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

Actual ()
Pro Forma ()

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LA-13 (1997)

Date : 11/5/2013 6:07 pm

MASSACHUSETTS DEPARTMENT OF REVENUE

City/Town : WAYLAND

Sign & Submit LA3 Interim Year Adj. Report FY 2014

Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Sale Price	Assessed Value	Cr Yr	Pr Yr	Cr Yr	ASR	TT Sales	Pr Yr	Cr Yr	Cr Yr	TA Code	Appraisal	Comment		
								Code	Nal		Value	Value	Code	Nal			ASR	ASR	ASR	Yr	Yr	Yr	Flag	Review
02/01/2011	51B_073	FINNERTY GERARD ESTATE	150 MAIN STREET LLC	150		MAIN ST	326			1,137,500	1,130,300					1,137,500	0.99	0.99	0.99	0.99	0.99	0.99		
03/02/2011	23_013	STACKS HERBERT J	311 BOSTON POST RD LLC	311		BOSTON POST RD	340			340,000	336,300					340,000	0.99	0.99	0.99	0.99	0.99	0.99		
03/17/2011	21_007	LEWIS DOUGLAS R TR	LEWIS DENIS AND MARIE TRUSTEES	534		RIVER RD	392	A		1,953,150	22,000					1,953,150	0.01	0.01	0.01	0.01	0.01	0.01		
03/22/2011	50_081	WATKINS DAVID V AND LILLIAN V	CARR JOHN	67		EDGEWOOD RD	130	O		400,000	453,400					400,000	1.13	1.13	1.13	1.13	1.13	1.13		
06/27/2011	51A_079	YU ANYAN	BRAINERD DANIEL	24		MITCHELL ST	104			374,900	361,700					374,900	0.97	0.97	0.97	0.97	0.97	0.97		
07/15/2011	51A_094	SABA PHILIP	RAGAZZI CLAUDIO	53		WEST PLAIN ST	104	A		544,000	510,400					544,000	0.94	0.94	0.94	0.94	0.94	0.94		
11/17/2011	34_006A	MCARTHUR NETILIA TRUSTEE	NANFELDT JEFFREY R	134		OLD CONNECTIC	130	A	O	1,050,000	233,100					1,050,000	0.22	0.22	0.22	0.22	0.22	0.22		
01/03/2012	04_068	EDMONSON STEVEN A T E	COPELAND KRIS A	3		YORK RD	101			685,000	699,400					685,000	1.02	1.02	1.02	1.02	1.02	1.02		
01/04/2012	46D_052	FEDERAL NATIONAL ASSOCIATION	FAROOQUI HASAN	29		CASTLE GATE RD	101	L	S	80,000	208,500					80,000	2.61	2.61	2.61	2.61	2.61	2.61		
01/06/2012	40_044B	CROFTON KEVIN T AND CAMILLA D	EBERT BARBARA BACHELLER TRUSTEE	1		CHRISTINA	102			450,000	422,300					450,000	0.94	0.94	0.94	0.94	0.94	0.94		
01/12/2012	07_016	REARDON WILLIAM F JR P	SHUPE JOHN P	12		SHERMAN BRIDGE RD	101			650,000	656,100					650,000	1.01	1.01	1.01	1.01	1.01	1.01		
01/13/2012	44_069	MILLER GREG MICHAEL	MILLER GREG MICHAEL	38		HIGH ROCK RD	101			1,250,000	1,119,900					1,250,000	0.90	0.90	0.90	0.90	0.90	0.90		
01/13/2012	45_046B	GALLAGHER MONA L	KAPLAN DAVID	4		INDIAN DAWN	102	A		300,000	369,400					300,000	1.23	1.23	1.23	1.23	1.23	1.23		

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Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Sale Price	Pr Yr Assessed Value	Cr Yr Assessed Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Cr Yr Pr Yr AV/ TSP	Cr Yr AV/	TA Code	Appraisal Review Comment
03/20/2012	47A__054	SULIVAN DENNIS TRUSTEE	COCHITUATE REALTY NOMINEE TRUST	20		CREST RD	326 J U			250,000	406,700	406,700	250,000	1.63	1.63	1.63	1.63		
03/26/2012	04__055__	MODEL MITCHELL L	SCHILP DONALD E	42		OXBOW RD	101			745,000	786,900	786,900	745,000	1.06	1.06	1.06	1.06		
03/27/2012	43B__030	HOWELL CARLA A	MASCARI ADAM	6		GOODMAN LN	101			489,900	472,100	472,100	489,900	0.96	0.96	0.96	0.96		
03/28/2012	24__150__	NICHOLAS DONALD L	SCHUB CHRISTOPHER A	4		PLAINVIEW RD	101			1,050,000	1,047,200	1,047,200	1,050,000	1.00	1.00	1.00	1.00		
03/29/2012	38__149__	TZE THONG YUNG WEN LEE CHIEN TRS	DESILETS DAVID C	11		CAMERON RD	101 A O			435,000	526,300	526,300	435,000	1.21	1.21	1.21	1.21		
03/30/2012	11__064__	FOWLER CHRISTOPHER	GREBLIKAS FERIANDAS	142		GLEZEN LN	101 O			625,000	605,600	605,600	625,000	0.97	0.97	0.97	0.97		
03/30/2012	45__062A	COLEMAN MARTIN J JR TRUSTEE	BOWDEN II KENNETH T	13		COLTSWAY	102 A			395,250	408,500	408,500	395,250	1.03	1.03	1.03	1.03		
03/30/2012	40__067A	RESIDENTIAL RE FUNDING LLC	REINHERZ RALPH	1301		MAGNOLIA DR	102 S			520,000	676,700	676,700	520,000	1.30	1.30	1.30	1.30		
03/30/2012	51B__016	HERBERT LORNA M	RAMCHANDR AN ANOOP RAJ NAIR	12		MELVILLE PL	101 H			523,000	523,700	523,700	523,000	1.00	1.00	1.00	1.00		
03/30/2012	40__067A	LEVY JAMES R AND BONNIE T E	RESIDENTIAL RE FUNDING LLC	1301		MAGNOLIA DR	102 L			520,000	676,700	676,700	520,000	1.30	1.30	1.30	1.30		
03/30/2012	29__006__	O SHEA ALICE M	ARCHOVIS LLC	12		FORTY ACRES DR	101 O			550,000	729,200	729,200	550,000	1.33	1.33	1.33	1.33		
04/02/2012	14__028__	COLSON ALAN RICHARD	URELL LAURA A	22		TRAINING FIELD RD	101			637,333	637,000	637,000	637,333	1.00	1.00	1.00	1.00		
04/03/2012	53__032A	KILCKSTEIN ADELE TRUSTEE	SYLIVETSKY AMY GOODMAN	212		WILLOWBR OOK DR	102			580,000	544,800	544,800	580,000	0.94	0.94	0.94	0.94		

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Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr Cr Yr	Sale Price	Pr Yr Assessed Value	Cr Yr Assessed Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Pr Yr AV/ TSP	Cr Yr AV/ TSP	Cr TA Code	Appraisal Comment
04/04/2012	18__092E	LINGLEY LANE LLP	IRWIN DERECK M	23		SAGE HILL RD	101 V G		1,437,913	1,354,500	1,354,500	1,437,913	0.94	0.94	0.94	0.94		
04/09/2012	26__003_	RAPCHUCK JOANNE	MAAS MAUREENN	269		PELHAM ISLAND RD	101 G		635,000	351,100	351,100	635,000	0.55	0.55	0.55	0.55		
04/10/2012	40__018C	THE FIELD AT MAINSTONE	ELISABETH W CORMER FAMILY TRUST	617		HAYFIELD LN	102		985,000	954,400	954,400	985,000	0.97	0.97	0.97	0.97		
04/13/2012	23__144_	WAYLAND MEADOWS LTD PARTNERSHIP	HOFFMAN BARBARA	2		HASTINGS WAY	102		689,900	685,700	685,700	689,900	0.99	0.99	0.99	0.99		
04/13/2012	02__003_	SMITH LINDA JOHNSTON	OXBOW DEVELOPMEN T GROUP LLC	61		CAMPBELL RD	101 A O		412,000	515,400	515,400	412,000	1.25	1.25	1.25	1.25		
04/17/2012	05__006_	MACKENZIE MURDOCK J	PATEL SANJIV TRUSTEE	67		WALTHAM RD	132 G		500,000	18,900	18,900	500,000	0.04	0.04	0.04	0.04		
04/17/2012	30__091_	DREHER GEORGE R	NEW WAMPUM REALTY LLC	5		WHITE RD	101 R		349,000	908,800	908,800	349,000	2.60	2.60	2.60	2.60		
04/18/2012	04__119_	LITCHFIELD ALAN	HICKS ERIN P	18		CATHERINE S FARM RD	101		1,082,500	1,088,900	1,088,900	1,082,500	1.01	1.01	1.01	1.01		
04/18/2012	23__089_	HICKS ERIN P	BROWN MICHAEL	23		CONCORD RD	101		570,000	525,900	525,900	570,000	0.92	0.92	0.92	0.92		
04/18/2012	52__048_	BALBONI RICHARD J	BRUNO ABNER	66		DEAN RD	101 N		322,000	308,700	308,700	322,000	0.96	0.96	0.96	0.96		
04/19/2012	23__143_	WAYLAND MEADOWS LTD PARTNERSHIP	YAMARTINO STEPHEN JAMES	4		HASTINGS WAY	102		549,900	596,000	596,000	549,900	1.08	1.08	1.08	1.08		
04/20/2012	45__099E	SCHULMAN ALAN J	WITKIN KENNETH J	17		PICKWICK WAY	102		585,000	518,800	518,800	585,000	0.89	0.89	0.89	0.89		
04/23/2012	42B__075	RAPKIN AMY	BORER LINDA	5		INDIAN RD	101		282,500	300,900	300,900	282,500	1.07	1.07	1.07	1.07		
04/25/2012	45__077B	YACOBIAN ARA K	ROBBINS ALAN H	47		HILLSIDE DR	102		465,000	447,300	447,300	465,000	0.96	0.96	0.96	0.96		

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Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr Nal	Cr Yr Nal	Sale Price	Assessed Value	Pr Yr Value	Cr Yr Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Pr Yr AV/ TSP	Cr Yr AV/ TSP	Cr Yr Flag	TA Code	Appraisal Comment	
04/26/2012	03__052__	ONE URATO COLLEGE LLC NADIA	URATO NADIA	180		OXBOW RD	109 L S	1,894,700	1,894,700	1,780,000	1,894,700	1,894,700	1,894,700	1,780,000	1.06	1.06	1.06	1.06	1.06		1.06	
04/27/2012	52__089__	SHUBIN ALAN J	KUNNEL JOSEPH	45		DEAN RD	101	381,800	381,800	402,500	381,800	381,800	381,800	402,500	0.95	0.95	0.95	0.95	0.95		0.95	
04/27/2012	49__054__	NURNBERGER ZILEMBO MATTHIAS M	ZILEMBO MARK J	35		RICE RD	101	599,000	599,000	630,000	599,000	599,000	599,000	630,000	0.95	0.95	0.95	0.95	0.95		0.95	
04/27/2012	24__144__	BLADES RICHARD RICHARD G LYNN	DESMOND ROBERT J	52		PLAIN RD	101	636,400	636,400	740,000	636,400	636,400	636,400	740,000	0.86	0.86	0.86	0.86	0.86		0.86	
04/30/2012	11__047__	FELIPE CHRISTIAN A	NECHIPURENK138 O ERIN AND PAUL TRUSTEES			DRAPER RD	101	781,600	781,600	736,188	781,600	781,600	781,600	736,188	1.06	1.06	1.06	1.06	1.06		1.06	
04/30/2012	04__057__	TONS ELIZABETH	PHAM PHUONG	53		CAMPBELL RD	101	491,500	491,500	518,000	491,500	491,500	491,500	518,000	0.95	0.95	0.95	0.95	0.95		0.95	
04/30/2012	33__023L__	PASCAL SANDRA	DASH MARA	6		GREEN WAY	102	273,300	273,300	290,000	273,300	273,300	273,300	290,000	0.94	0.94	0.94	0.94	0.94		0.94	
05/01/2012	12__033__	HOULBERG ANDREW S AND MARGARET A	SHAHERLY JOCELYN D	244		GLEZEN LN	101	800,800	800,800	849,000	800,800	800,800	800,800	849,000	0.94	0.94	0.94	0.94	0.94		0.94	
05/01/2012	19__042__	CONDON ROBERT J TRUSTEE	O CONNOR MARY L	10		ADAMS LN	101	679,600	679,600	674,400	679,600	679,600	679,600	674,400	1.01	1.01	1.01	1.01	1.01		1.01	
05/01/2012	45__076D__	PERLMAN EDWARD F	TRIMBY LYNN D	43		HILLSIDE DR	102	494,300	494,300	520,000	494,300	494,300	494,300	520,000	0.95	0.95	0.95	0.95	0.95		0.95	
05/01/2012	52__208F__	WAYLAND GARDENS LLC	XU RISHENG	10		DECOLORES DR	102 O	421,500	421,500	434,000	421,500	421,500	421,500	434,000	0.97	0.97	0.97	0.97	0.97		0.97	
05/04/2012	32__006__	HONAN JOSEPH C	MUNKENBECK6 MATTHEW VEITH	6		ERWIN RD	101	522,000	522,000	533,000	522,000	522,000	522,000	533,000	0.98	0.98	0.98	0.98	0.98		0.98	
05/07/2012	51B__025__	CORSINI III RUSSELL V	BERMINGHAM83 KIRSTEN A	83		EAST PLAIN ST	101	357,500	357,500	435,000	357,500	357,500	357,500	435,000	0.82	0.82	0.82	0.82	0.82		0.82	
05/11/2012	25__067__	NAPPI RONALD	MURAWSKI MICHAEL E	26		WHITE RD	101 A	509,300	509,300	640,000	509,300	509,300	509,300	640,000	0.80	0.80	0.80	0.80	0.80		0.80	

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05/16/2012	45__097C	PALMER PATRICIA	FRENCH DEBORAH S	52		PICKWICK WAY	102			299,000	363,100		363,100	299,000	1.21	1.21	1.21	1.21	1.21			1.21
05/18/2012	19__081B	TERRA HOLDINGS LLC	NASH DEVELOPMEN T CORPORATIO N	14		HIDDEN SPRINGS LN	101 G R			700,000	1,806,500		1,806,500	700,000	2.58	2.58	2.58	2.58	2.58			2.58
05/18/2012	15__027_	LEONE MADELINE K	HEILMAN BRADLEY D	99		CONCORD RD	101			724,000	604,300		604,300	724,000	0.84	0.84	0.84	0.84	0.84			0.84
05/18/2012	19__081B	NASH DEVELOPMEN T CORPORATIO N	VANSLETTE DAVID J	14		HIDDEN SPRINGS LN	101 G			1,800,000	1,806,500		1,806,500	1,800,000	1.00	1.00	1.00	1.00	1.00			1.00
05/20/2012	45__072A	FIRST DAVID R	MAUER PAMELA F	1		HILLSIDE DR	102			515,000	491,100		491,100	515,000	0.95	0.95	0.95	0.95	0.95			0.95
05/24/2012	51B__089	LUPIS ALFRED	PENROSE JOHN ROWAN	163		MAIN ST	105 A			562,500	522,600		522,600	562,500	0.93	0.93	0.93	0.93	0.93			0.93
05/25/2012	52__013_	AM TRUST REOI, LLC	BOSTON GENERAL PROPERTIES LLC	8		HAVEN LN	101 L S			164,000	305,600		305,600	164,000	1.86	1.86	1.86	1.86	1.86			1.86
05/25/2012	45__095C	HILL LUCKY	LUCAS MARGERY MARIE	40		PICKWICK WAY	102			501,000	453,200		453,200	501,000	0.91	0.91	0.91	0.91	0.91			0.91
05/25/2012	19__059_	WEINTRAUB LEWIS AND JOAN TRSTS	ORR JAMES F III TRUSTEE	29		ADAMS LN	101			774,600	771,400		771,400	774,600	1.00	1.00	1.00	1.00	1.00			1.00
05/25/2012	43D__027	DEMARTINI KATHLEEN TRUSTEE	EBERLE JEFFREY L	19		PEQUOT RD	101 A			865,000	788,800		788,800	865,000	0.91	0.91	0.91	0.91	0.91			0.91
05/25/2012	27__013_	LAJOIE JANE L	BROTHERSTO NE DEVELOPMEN T LLC	155		PELHAM ISLAND RD	101 P			400,000	469,500		469,500	400,000	1.17	1.17	1.17	1.17	1.17			1.17
05/29/2012	01__002_	KOSSACK KENNETH A	BARANTSEV SERGEY	7		PESCE DR	101			1,024,000	1,038,800		1,038,800	1,024,000	1.01	1.01	1.01	1.01	1.01			1.01

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05/29/2012	28__026_	MOON RODERICK H AND HEIDI B	XUE WENIL	3		JEFFREY RD 101	101			965,300	964,700	964,700	965,300	1.00	1.00	1.00	1.00		
05/30/2012	43C__033	ZICKO ANDREW G.	WIJOWSKI MICHAEL J	69		MAIDEN LN 101	101			350,000	359,900	359,900	350,000	1.03	1.03	1.03	1.03		
05/30/2012	43A__010	COADY JOHN DENNIS AND NANCY MAY TRUSTEES	TRUBETSKAY A VIACHESLAV TRUSTEES	38		CEDAR CREST RD	101 A			390,000	382,600	382,600	390,000	0.98	0.98	0.98	0.98		
05/30/2012	51D__003	DESMOND ROBERT	SORENSEN GEORGE III	225		COMMONWE ALTH RD	101 F			435,000	363,900	363,900	435,000	0.84	0.84	0.84	0.84		
05/31/2012	45__056_	SANDBANK LISA	CHAUNG SHIH MIN	4		STEEPLETIRE E	102			323,000	319,400	319,400	323,000	0.99	0.99	0.99	0.99		
05/31/2012	47A__061	CASAVANT ROGER F	PIERCE JAMES	88		DUDLEY RD 106	106 O			135,000	211,300	211,300	135,000	1.57	1.57	1.57	1.57		
05/31/2012	44__112_	MOON KENNETH A	HICKLIN JOSEPH F	9		RESERVOIR RD	101			500,000	529,600	529,600	500,000	1.06	1.06	1.06	1.06		
06/01/2012	44__068_	ROWE PATRICIA A	WRENTMORE CRAIG D	34		HIGH ROCK RD	101 O			452,000	518,400	518,400	452,000	1.15	1.15	1.15	1.15		
06/04/2012	42D__067	ALLEN CAROLE S	KELLY BRIAN J	4		HEMLOCK RD	101 H			328,000	292,800	292,800	328,000	0.89	0.89	0.89	0.89		
06/04/2012	45__098A	PORTER JACK D AND ROSE S TRSTS	DUTTON ROBERT W	1		PICKWICK WAY	102			559,000	508,600	508,600	559,000	0.91	0.91	0.91	0.91		
06/04/2012	02__014_	BROWNE VIRGINIA S	OXBOW DEVELOPMEN T GROUP LLC	76		OXBOW RD 130	130 O			200,000	301,700	301,700	200,000	1.51	1.51	1.51	1.51		
06/06/2012	38__159_	MONTAGUE LUCILLE J	DEGRENIER CALEBJ	10		CHARENA RD	101			567,200	504,800	504,800	567,200	0.89	0.89	0.89	0.89		
06/08/2012	23__141_	WAYLAND MEADOWS LTD PARTNERSHIP	SORBO THOMAS P	8		HASTINGS WAY	102			609,900	587,700	587,700	609,900	0.96	0.96	0.96	0.96		
06/08/2012	33__023N	GILLESPIE GEORGIA K	NECHIPURENK O PAUL	6		GREEN WAY	102			270,000	280,700	280,700	270,000	1.04	1.04	1.04	1.04		

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06/12/2012	40__036B	MCMULLIN DAVID ADAMS JR TRUSTEE	CLARK PRESTON R	4		ESSEX	102			372,500	376,300	376,300	372,500	1.01	1.01	1.01	1.01		
06/14/2012	51D__052	FEDERAL HOME LOAN MTG CORPORATIO N	CHIRAYATH SAM	14		SOUTH ST	101	L	S	285,111	368,900	368,900	285,111	1.29	1.29	1.29	1.29		
06/15/2012	10__060__	RICH CHRISTOPHER	SUTTON ANDREW P	3		SPRUCE TREE LN	101			839,000	722,400	722,400	839,000	0.86	0.86	0.86	0.86		
06/15/2012	18__036__	BURKIN MICHAEL J TRUSTEE	HABER CORSINI SARA MINDY	47		OLD SUDBURY	101	T		615,000	638,200	638,200	615,000	1.04	1.04	1.04	1.04		
06/15/2012	52__208J	WAYLAND GARDENS LLC	COLE JERALD	17		DECOLORES DR	102	O		450,000	431,200	431,200	450,000	0.96	0.96	0.96	0.96		
06/19/2012	14__044__	RACIOPPI JEANNE	MALGARI MATT	66		GLEZEN LN	101	O		1,295,000	1,210,200	1,210,200	1,295,000	0.94	0.94	0.94	0.94		
06/20/2012	52__153__	LEVENSON ROBERT H J T	ANDERSON CHRISTOPHER S	377		COMMONWE ALTHRD	101	A		495,000	530,800	530,800	495,000	1.07	1.07	1.07	1.07		
06/20/2012	01__005__	COLWELL PAMELA	GOULD BRYAN	121		OXBOW RD	101		O	458,000	520,800	520,800	458,000	1.14	1.14	1.14	1.14		
06/21/2012	52__208L	WAYLAND GARDENS LLC	PEI XIAOHONG	19		DECOLORES DR	102	O		462,500	451,500	451,500	462,500	0.98	0.98	0.98	0.98		
06/21/2012	51B__045	RAND DAVID M	SACCHETTI ANDREW J	41		LEARY ST	101			589,000	507,600	507,600	589,000	0.86	0.86	0.86	0.86		
06/21/2012	23__125	WAYLAND MEADOWS LTD PARTNERSHIP	MACNAMARA ANTOINETTE B	19		HASTINGS WAY	102			609,900	587,700	587,700	609,900	0.96	0.96	0.96	0.96		
06/21/2012	40__055A	ROSENFELD NORMAN S	QUINBY STEPHANIE F	101		DAHLIA DR	102			590,000	612,500	612,500	590,000	1.04	1.04	1.04	1.04		
06/22/2012	52__135	MCCAULEY JAMES E	BERGERON JEFFREY R	9		TIMBER LN	101			439,000	395,400	395,400	439,000	0.90	0.90	0.90	0.90		

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06/22/2012	30__064__	NATHANSON STEPHAN M D LLC TRUSTEE	GOLDENWOOD LLC	75		BOSTON POST RD	340	410,600	410,600	460,000	410,600	410,600	460,000	0.89	0.89	0.89	0.89				
06/22/2012	44__043__	RUPP MICHAEL T E	GOLD KENNETH J	21		BARNEY HILL RD	101	738,800	738,800	825,000	738,800	738,800	825,000	0.90	0.90	0.90	0.90				
06/22/2012	04__055A__	NELSON ELLEN E	SINGER DAVID	38		OXBOW RD	101 A	895,900	895,900	962,500	895,900	895,900	962,500	0.93	0.93	0.93	0.93				
06/26/2012	48__142__	DRAKE HARRY W AND JENNIFER TRSTS	MAO MAI	21		AQUEDUCT RD	101	442,100	442,100	470,000	442,100	442,100	470,000	0.94	0.94	0.94	0.94				
06/26/2012	48__135__	HYDE LISA D	LAGOR CHARLES	34		BROOKS RD	101	447,600	447,600	525,000	447,600	447,600	525,000	0.85	0.85	0.85	0.85				
06/26/2012	39__026__	ARMSTRONG SCOTT A	LEI QUIBO	22		DEER RUN	101	747,200	747,200	760,000	747,200	747,200	760,000	0.98	0.98	0.98	0.98				
06/27/2012	45__055B__	PRATT PATRICIA A	FINE HENRY S 6	6		STEEPLETRE E	102	413,200	413,200	423,300	413,200	413,200	423,300	0.98	0.98	0.98	0.98				
06/27/2012	49A__052__	CASTELLUCCI PAUL R	LYONS ROBERT J JR	40		RICE SPRING LN	101	305,800	305,800	285,000	305,800	305,800	285,000	1.07	1.07	1.07	1.07				
06/28/2012	51B__074__	FULLER JONATHAN	150 MAIN ST LLC	160		MAIN ST	101	256,800	256,800	360,000	256,800	256,800	360,000	0.71	0.71	0.71	0.71				
06/28/2012	35__001B__	SULLIVAN JANE M	MESSERMAN LYNDA S. V.	18		ASTRA	102	360,300	360,300	428,000	360,300	360,300	428,000	0.84	0.84	0.84	0.84				
06/28/2012	44__034__	MAUER HENRY D AND PAMELA F TRSTS	CRIBBEN THOMAS E	20		BARNEY HILL RD	101	695,300	695,300	742,000	695,300	695,300	742,000	0.94	0.94	0.94	0.94				
06/29/2012	46B__031__	MCGREENERY THOMAS F	LONG JAMES P TRUSTEE	124		LAKE SHORE DR	101	129,500	129,500	125,000	129,500	129,500	125,000	1.04	1.04	1.04	1.04				Common private financing holding mortgage for abutting parcel sales to two different buyers.

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06/29/2012	46B__032	MCGREENERY ZAZZARA THOMAS F	MCGREENERY ZAZZARA TOM TRUSTEE 122 LAKESHORE DR RLT	122		LAKESHORE DR	101	118,800	118,800	N	125,000	118,800	118,800	118,800	125,000	0.95	0.95	0.95	0.95	0.95			Common private financing holding mortgage for abutting parcel sales to two different buyers.
06/29/2012	48__095_	FIRST PARISH WAYLAND	SPLAINE ERIN E	28		RICE RD	101	338,200	338,200	K U	330,000	338,200	338,200	330,000	330,000	1.03	1.03	1.03	1.03	1.03			
06/29/2012	29__047_	HARRISON BRIAN R T E	FULLER KRISTEN B	152		BOSTON POST RD	101	409,100	409,100		453,000	409,100	409,100	453,000	453,000	0.90	0.90	0.90	0.90	0.90			
06/29/2012	30__061_	FGL THOMAS 1953 TRUST	SEVIGNY JONATHAN	24		OLD CONNECTIC	101	532,700	532,700		507,000	532,700	532,700	507,000	507,000	1.05	1.05	1.05	1.05	1.05			
06/29/2012	46A__005 A_	JAMESTOWN DEVELOPMEN T LLC	CHRISTENSEN JILL L	480		OLD CONNECTIC	101	722,600	722,600		745,000	722,600	722,600	745,000	745,000	0.97	0.97	0.97	0.97	0.97			
06/29/2012	51C__028	IRVING NANCY SPEAR	CHOI JOSEPH SU	34		BRADFORD ST	101	422,300	422,300		488,650	422,300	422,300	488,650	488,650	0.86	0.86	0.86	0.86	0.86			
07/02/2012	04__112_	WIEGAND ROGER C MILBURN PHYLLIS JEAN TR	HARRISON BRIAN R	39		YORK RD	101	863,700	863,700		855,500	863,700	863,700	855,500	855,500	1.01	1.01	1.01	1.01	1.01			
07/02/2012	47B__076	BORGESON EDWARD H	ELLIOT MATTHEW C	11		PECK AVE	101	518,700	518,700		593,350	518,700	518,700	593,350	593,350	0.87	0.87	0.87	0.87	0.87			
07/02/2012	18__092L_	SAGE HILL LLC	DAWSON LORI	7		SAGE HILL RD	102 B	514,600	514,600		602,000	514,600	514,600	602,000	602,000	0.86	0.86	0.86	0.86	0.86			
07/02/2012	52__054_	FLAHERTY III RICHARD G	PILKONS SANDRA C	21		SNAKE BROOK RD	101	510,300	510,300		525,000	510,300	510,300	525,000	525,000	0.97	0.97	0.97	0.97	0.97			
07/03/2012	18__092H	SAGE HILL LLC	ALI MIR M	9		SAGE HILL RD	102 B W	177,700	177,700		177,700	177,700	177,700	177,700	177,700	1.00	1.00	1.00	1.00	1.00			
07/06/2012	47D__054	SCHNEIDER STEVEN F	CALL KATHERINE M	40		JOYCE RD	101	555,200	555,200		635,000	555,200	555,200	635,000	635,000	0.87	0.87	0.87	0.87	0.87			
07/06/2012	48__020_	PARENT DALE G AND JOANN W TRSTS	CHISLETT GORDON M	24		COUNTRY CORNERS	101	586,300	586,300		555,000	586,300	586,300	555,000	555,000	1.06	1.06	1.06	1.06	1.06			

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07/09/2012	30__057E	GENTILUCCI ANN MARIE TRUSTEE	FURLONG SCOTE	4		DAIRY FARM LN	101			1,140,000	1,115,000	1,115,000	1,140,000	0.98	0.98	0.98	0.98			
07/10/2012	46D__106	TODD DERRICK J	MILES AMANDA	192		WEST PLAIN ST	101			449,900	346,200	346,200	449,900	0.77	0.77	0.77	0.77			
07/11/2012	38__065_	ST JEAN MARK A	SMITH JONATHAN G	10		OLD FARM CIR	101	U		875,000	667,400	667,400	875,000	0.76	0.76	0.76	0.76			
07/11/2012	25__077_	HOLLIS JAY S	HAMELINE JESSICA	3		SYLVAN WAY	101			540,000	462,700	462,700	540,000	0.86	0.86	0.86	0.86			
07/11/2012	07__009_	OCONNOR STEPHEN J JT	ANGELOV CHRISTO G	242		CONCORD RD	101			550,000	513,500	513,500	550,000	0.93	0.93	0.93	0.93			
07/11/2012	07__023A	ATHANAS MICHAEL J	CHERASSKY ALEXANDER Y	9		ALPINE RD	101			478,000	492,500	492,500	478,000	1.03	1.03	1.03	1.03			
07/12/2012	50__079C	LENTZ ROBERT L	MITTELSTEAD T	93		LAKE RD TER	101			1,510,000	1,350,400	1,350,400	1,510,000	0.89	0.89	0.89	0.89			
07/12/2012	50__029_	HEPPNER PAUL O G	TROGOLO MICHAEL	14		LAKE RD	101			450,050	404,300	404,300	450,050	0.90	0.90	0.90	0.90			
07/12/2012	16__013_	PRAGUE HELEN E	MCFARLANE STEPHEN B	53		SEARS RD	101			1,185,000	1,071,000	1,071,000	1,185,000	0.90	0.90	0.90	0.90			
07/12/2012	51A__068	MITTELSTEAD T	YOUNG BRADFORD E	11		BENT AVE	101			700,000	640,300	640,300	700,000	0.92	0.92	0.92	0.92			
07/16/2012	45__094D	SHERLOCK MARCIA	GARBER OLGA	32		PICKWICK WAY	102			332,000	363,300	363,300	332,000	1.09	1.09	1.09	1.09			
07/18/2012	11__072_	ZANE RICHARD D	TODD DERRICK	160		GLEZEN LN	101	V		1,225,000	1,050,700	1,050,700	1,225,000	0.86	0.86	0.86	0.86			
07/18/2012	08__016_	BUSCH SUSAN E	BRATTON CHRISTOPHER A	75		LINCOLN RD	101	A		875,000	991,300	991,300	875,000	1.13	1.13	1.13	1.13			
07/18/2012	40__043A	DAVIS EDWARD C	HERMAN NAOMI B	5		CHRISTINA	102	R		429,900	408,900	408,900	429,900	0.95	0.95	0.95	0.95			

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07/18/2012	11__073A	ZANE RICHARD D AND MARGARET S MURPHY	TODD DERRICK	162		GLEZEN LN HILL RD	132 T V	22,900	22,900	1,225,000	22,900	22,900	1,225,000	0.02	0.02	0.02	0.02				
07/19/2012	40__046_	MATKOVICH ELSPETH EBERLIN	CAO JAMES	1		TURKEY HILL RD	102	288,100	288,100	278,000	288,100	288,100	278,000	1.04	1.04	1.04	1.04				
07/19/2012	19__023_	PEDERSEN JOHN	DOOLITTLE PETER	91		CLAYPIT HILL RD	101	1,620,300	1,620,300	1,605,000	1,620,300	1,620,300	1,605,000	1.01	1.01	1.01	1.01				
07/23/2012	43B__044	ANDERSON WERNER MARCIA	KAROL MICHELE B	16		HAPPY HOLLOW RD	101 A	480,300	480,300	500,000	480,300	480,300	500,000	0.96	0.96	0.96	0.96				
07/24/2012	52__208M	WAYLAND GARDENS LLC	FLYNN KEVIN	20		DECOLORES DR	102 O	426,500	426,500	472,425	426,500	426,500	472,425	0.90	0.90	0.90	0.90				
07/26/2012	45__009_	MCGUIRE JOHN L	LING GERALD H	70		RICE RD	101 O	454,900	454,900	475,000	454,900	454,900	475,000	0.96	0.96	0.96	0.96				
07/26/2012	30__062B	GLOVSKY ROBERT J	XUE QI	18		OLD CONNECTIC	101 A	871,500	871,500	830,000	871,500	871,500	830,000	1.05	1.05	1.05	1.05				
07/27/2012	47B__065	BLOMGREN JOHN M TRUSTEE	279 MAIN ST LLC	279		MAIN ST	101	582,800	582,800	575,000	582,800	582,800	575,000	1.01	1.01	1.01	1.01				
07/30/2012	51B__088	CRIBBEN THOMAS E	COLLETT RICHARD	167		MAIN ST	101	477,800	477,800	542,000	477,800	477,800	542,000	0.88	0.88	0.88	0.88				
07/30/2012	52__198_	GAGNEY RICHARD A JR	GAGNEY KATHRYN B	11		CAULFIELD RD	101 A	491,300	491,300	187,500	491,300	491,300	187,500	2.62	2.62	2.62	2.62				
07/31/2012	44__045_	TRIMBY ROSS L	HIEBERT JOHN C	15		BARNEY HILL RD	101	638,200	638,200	634,000	638,200	638,200	634,000	1.01	1.01	1.01	1.01				
07/31/2012	38__030_	SLAYTON MARSHA W	CARBUNARI ALEXANDRIA	6		COLE RD	101	474,900	474,900	465,000	474,900	474,900	465,000	1.02	1.02	1.02	1.02				
07/31/2012	30__011A	LANGAN, WILLIAM P	CALDERON HAROLD N	4		WESTWAY RD	101	580,200	580,200	633,000	580,200	580,200	633,000	0.92	0.92	0.92	0.92				
07/31/2012	24__158_	ORLOV GEORGE M	LARSEN CHARLES D	4		LINGLEY LN	101	1,105,300	1,105,300	1,250,000	1,105,300	1,105,300	1,250,000	0.88	0.88	0.88	0.88				

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07/31/2012	18__041_	FIRST PARISH IN WAYLAND	SAWYER KENNETH	16		ORCHARD LN	101	K	K	85,000	479,100	479,100	85,000	5.64	5.64	5.64	5.64		
07/31/2012	19__069_	HIEBERT JOHN C	ORLOV GEORGE M	74		CLAYPIT HILL RD	101			915,000	847,800	847,800	915,000	0.93	0.93	0.93	0.93		
08/01/2012	46D__014	MARY F. THORNE	GUSTY ELISABETH	8		ADELAIDE AVE	101	O	O	185,000	326,500	326,500	185,000	1.77	1.77	1.77	1.77		
08/01/2012	51A__091	MARTINO PHILIP M TR	ZENOWICH BRIAN	9		MITCHELL ST	101	O	O	320,000	357,200	357,200	320,000	1.12	1.12	1.12	1.12		
08/01/2012	45__081B	MARKS JUDITH E	TANSKI MARY L	71		HILLSIDE DR	102			369,000	311,500	311,500	369,000	0.84	0.84	0.84	0.84		
08/01/2012	48__032_	OZKAYA OSMAN O	PEPREZANA M	48		COUNTRY CORNERS	101			596,000	533,800	533,800	596,000	0.90	0.90	0.90	0.90		
08/02/2012	47B__047	FOSTER JOHN A	KROCHMAL JONATHAN S	16		LAKEVIEW RD	101			445,000	378,200	378,200	445,000	0.85	0.85	0.85	0.85		
08/03/2012	33__021_	TANEJA DEEPAK	NATSIS MICHAEL	16		GREEN WAY	102			785,000	685,600	685,600	785,000	0.87	0.87	0.87	0.87		
08/03/2012	43D__030	GREENLEAF DAVID O	SHAH JINAL	11		PEQUOT RD	101			463,000	425,400	425,400	463,000	0.92	0.92	0.92	0.92		
08/06/2012	25__104A	KATES BRADLEY L AND ALLISON H	RUSSELL LEONARD	1		JOEL S WAY	101			900,000	894,700	894,700	900,000	0.99	0.99	0.99	0.99		
08/10/2012	24__128_	COHN JONATHAN M AND MARY LOUISE MAH	NEW WAMPUM REALTY LLC	22		PLAIN RD	101	O	O	403,000	859,800	774,000	403,000	2.13	1.92	2.13	1.92		
08/10/2012	23__146_	HEAFITZ LEWIS	COVAL GOLDSMITH SHERRIE E	38		HASTINGS WAY	102			599,000	549,300	549,300	599,000	0.92	0.92	0.92	0.92		
08/10/2012	34__002_	CROMWELL KATHERINE S TRUSTEE	FRIELING ROBERT T	4		WINDY HILL LN	101			1,500,000	1,497,700	1,497,700	1,500,000	1.00	1.00	1.00	1.00		
08/10/2012	42D__103	PLAYER JOHN C	CHAMBERS MEREDITH A	62		SYCAMORE RD	101			197,500	220,300	220,300	197,500	1.12	1.12	1.12	1.12		
08/10/2012	47A__081	HAUCK ANTHONY A	JACOBUS BRYDIE	97		DUDLEY RD	101			380,000	335,100	335,100	380,000	0.88	0.88	0.88	0.88		

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08/10/2012	47C__044 E_	FRIELING ROBERT T	CALLINI ANTHONY P	5		GENNARO CIR	101	919,000	743,900	743,900	743,900	743,900	919,000	0.81	0.81	0.81	0.81	0.81	0.81	
08/13/2012	52__208K	WAYLAND GARDENS LLC	BISWAS PARTHA	18		DECOLORES DR	102 O	445,000	398,100	398,100	398,100	398,100	445,000	0.90	0.90	0.90	0.90	0.90	0.90	
08/15/2012	05__024_	FLEMING MARIE E	YANG JIE	108		LINCOLN RD	101	1,420,000	1,484,900	1,484,900	1,484,900	1,484,900	1,420,000	1.05	1.05	1.05	1.05	1.05	1.05	
08/15/2012	48__034_	VOLK JAN F	KASDORF MARK C	54		COUNTRY CORNERS	101	760,000	712,000	712,000	712,000	712,000	760,000	0.94	0.94	0.94	0.94	0.94	0.94	
08/15/2012	47B__008	KASDORF MARK C AND CHERILYN T E	ZIVYON ARI	18		BAYFIELD RD	101 H	519,000	461,500	461,500	461,500	461,500	519,000	0.89	0.89	0.89	0.89	0.89	0.89	
08/15/2012	30__088_	DIAMOND MICHELE L	URTZ JESSE	6		WHITE RD	101	420,000	443,100	443,100	443,100	443,100	420,000	1.06	1.06	1.06	1.06	1.06	1.06	
08/16/2012	39__014_	KAMENY STUART M	THORNFELDT BRIAN P	47		SHAW DR	101	648,000	609,700	609,700	609,700	609,700	648,000	0.94	0.94	0.94	0.94	0.94	0.94	
08/17/2012	40__028B	BROGAN JEAN C	KELSO JEFFREY M	2		BRANDYWY NE	102	350,000	355,100	355,100	355,100	355,100	350,000	1.02	1.02	1.02	1.02	1.02	1.02	
08/17/2012	42D__089	CARLL LINDA W	NEWMAN JAMES D	3		RUSSELL RD	101	350,000	344,000	344,000	344,000	344,000	350,000	0.98	0.98	0.98	0.98	0.98	0.98	
08/20/2012	55__010	CRIMMINS JOHN T AND LORID T E	MABE DAVID T	15		PEMBERTON RD	101 O	995,000	971,100	971,100	971,100	971,100	995,000	0.98	0.98	0.98	0.98	0.98	0.98	
08/23/2012	51A__064	LU ZHENGLIANG TRUSTEE	KANNAN GANESH	2		BENT AVE	101	435,000	413,600	413,600	413,600	413,600	435,000	0.95	0.95	0.95	0.95	0.95	0.95	
08/24/2012	46B__057	WOOD GRANT E	MA JUN	7		RICHARD RD	101	403,000	394,600	394,600	394,600	394,600	403,000	0.98	0.98	0.98	0.98	0.98	0.98	
08/27/2012	47C__036	ROSSI DAMIAN D	TOMASSINI PAUL M	10		PINE NEEDLE RD	101	487,500	404,300	404,300	404,300	404,300	487,500	0.83	0.83	0.83	0.83	0.83	0.83	
08/28/2012	51B__084	GALVIN DEBORAH J	WALSH BENJAMIN H	192		MAIN ST	101	375,000	398,800	398,800	398,800	398,800	375,000	1.06	1.06	1.06	1.06	1.06	1.06	
08/29/2012	36C__023 A_	GU FENG	WANG QI	10		RIVER VIEW CIR	101	568,000	464,800	464,800	464,800	464,800	568,000	0.82	0.82	0.82	0.82	0.82	0.82	

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08/29/2012	47A__053	FEDERAL HOME LOAN MORTGAGE CORPORATIO N	NANCY TODD	18		CREST RD	101	L	S				159,000	225,200	225,200	159,000	1.42	1.42	1.42	1.42				1.42	1.42	
08/30/2012	45__061_	MCCORMICK SEAN S AND ANNE K T E	GIORDANO	14		COLTSWAY	102	A					429,000	379,500	379,500	429,000	0.89	0.89	0.89	0.89				0.89	0.89	
08/30/2012	50__027_	BERGIN THOMAS F JR	BARNETT JONATHAN D	128		WEST PLAIN ST	101						556,500	515,300	515,300	556,500	0.93	0.93	0.93	0.93				0.93	0.93	
09/04/2012	11__040_	BERKLEY FORREST	JAMES T RICH	34		LINCOLN RD	109	N	O				3,250,000	2,254,600	2,254,600	3,250,000	0.69	0.69	0.69	0.69				0.69	0.69	
09/04/2012	11__090_	CICCOLO RAYMOND J TRUSTEE	DIROBERTO MATTHEW	4		DYLAN S CR	101						1,250,000	1,290,000	1,290,000	1,250,000	1.03	1.03	1.03	1.03				1.03	1.03	
09/04/2012	47C__010	PAIGE ROBERT A K	BOISSY DEAN	31		MATHEWS DR	109						342,500	334,800	334,800	342,500	0.98	0.98	0.98	0.98				0.98	0.98	
09/05/2012	43A__031	WYNER R MARYANN TRUSTEE	WYNER ADAM	13		GARDEN PATH	101						527,000	483,900	483,900	527,000	0.92	0.92	0.92	0.92				0.92	0.92	
09/10/2012	23__142_	WAYLAND MEADOWS LTD PARTNERSHIP	DOYLE ANNE	6		HASTINGS WAY	102						159,900	159,900	159,900	159,900	1.00	1.00	1.00	1.00				1.00	1.00	
09/12/2012	29__048_	BONGIORNO PAUL A, ANTHONY J, ROBERT L	NORTHBRIDG E WAYLAND ASSISTED LIVING LLC	134		BOSTON POST RD	125	A	O				1,850,000	4,226,000	4,226,000	1,850,000	2.28	2.28	2.28	2.28				2.28	2.28	
09/14/2012	33__023K	HALE SAMUEL N M	FAIGEN SEMA	6		GREEN WAY	102						280,000	267,700	267,700	280,000	0.96	0.96	0.96	0.96				0.96	0.96	
09/14/2012	38__121_	SMITH GEOFFREY E.	EMSLIE CHRISTOPHER T	39		RICE SPRING LN	101						475,000	522,600	522,600	475,000	1.10	1.10	1.10	1.10				1.10	1.10	
09/14/2012	50__045_	FOWLER GORDON S	BROOKS GORDON	95		LAKE RD TER	101						1,200,000	808,400	808,400	1,200,000	0.67	0.67	0.67	0.67				0.67	0.67	
09/18/2012	47A__076	BROWN JANICE	OLGETREE JAMES	113		DUDLEY RD	101	J	T				210,000	208,300	208,300	210,000	0.99	0.99	0.99	0.99				0.99	0.99	

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09/18/2012	35__005A	PLUNKETT LINDA J	MARKS JUDITH E	10		ASTRA	102	333,700	333,700	410,000	333,700	333,700	333,700	410,000	0.81	0.81	0.81	0.81				0.81
09/19/2012	15__011_	SAILOR MARCIA K	ROSENBERG JONATHAN B	133		GLEZEN LN	101	516,800	516,800	600,000	516,800	516,800	516,800	600,000	0.86	0.86	0.86	0.86				0.86
09/20/2012	18__092B	LINGLEY LANE LLP	CHASEN ALLAN	26		SAGE HILL RD	101 V	1,399,600	1,399,600	1,500,000	1,399,600	1,399,600	1,399,600	1,500,000	0.93	0.93	0.93	0.93				0.93
09/21/2012	42B__046	RIPLEY MICHAEL W	NG ALBERT Y	37		HIGHGATE RD	101	425,600	425,600	475,000	425,600	425,600	425,600	475,000	0.90	0.90	0.90	0.90				0.90
09/21/2012	51A__018	MULLALLY STEPHEN P	PUCKETT JASON M	12		PLEASANT ST	101	366,700	366,700	338,500	366,700	366,700	366,700	338,500	1.08	1.08	1.08	1.08				1.08
09/24/2012	26__004_	RAPCHUCK JOANNE	MAAS MAUREEN	269		PELHAM ISLAND RD	132 V	4,500	4,500	635,000	4,500	4,500	4,500	635,000	0.01	0.01	0.01	0.01				0.01
09/25/2012	24__039_	CUNNINGHAM PETER M	LU MINGLIANG	172		BOSTON POST RD	101 N	332,300	332,300	250,000	332,300	332,300	332,300	250,000	1.33	1.33	1.33	1.33				1.33
09/26/2012	51A__095	CONNOLLY DAVID P	CONNOLLY DAVID P	45		WEST PLAIN ST	104 A A	391,800	391,800	16,000	391,800	391,800	391,800	16,000	24.49	24.49	24.49	24.49				24.49
09/27/2012	11__078_	SIMPSON SCOTT E AND AILEEN M	KEARNEY KEITH	21		HAZELBRO OK LN	101	746,400	746,400	820,000	746,400	746,400	746,400	820,000	0.91	0.91	0.91	0.91				0.91
09/27/2012	35__017_	YOUNG CHUNG	NAUGHTON AMY B	145		BUCKSKIN DR	101 A	895,800	895,800	900,000	895,800	895,800	895,800	900,000	1.00	1.00	1.00	1.00				1.00
09/28/2012	42D__084	TOWN OF WAYLAND	BARTON DAVID	52		HAWTHORN E RD	930 E	19,400	19,400	20,000	19,400	19,400	19,400	20,000	0.97	0.97	0.97	0.97				0.97
09/28/2012	03__057_	SCHIFF JOAN L	LIU WENLEI L	196		OXBOW RD	101	543,200	543,200	525,000	543,200	543,200	543,200	525,000	1.04	1.04	1.04	1.04				1.04
09/28/2012	16__030_	COHEN MATTHEW	BELL ANTHONY ERIC	105		DRAPER RD	101	784,200	784,200	810,000	784,200	784,200	784,200	810,000	0.97	0.97	0.97	0.97				0.97
10/01/2012	46B__002 A_	NORIAN DIANA	WILLIAMS GLENN J	2		ALICE DR	101	910,800	910,800	962,000	910,800	910,800	910,800	962,000	0.95	0.95	0.95	0.95				0.95

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10/01/2012	50__040__	O BRIEN TIMOTHY R	HAGGETT PAMELA C	11		LAKE RD TER	101			1,022,000	926,400	926,400	1,022,000	0.91	0.91	0.91	0.91				
10/05/2012	42D__046__	TRESCA ROBERT TRUSTEE	MAJESKI NICHOLAS C	32		PINERIDGE RD	101 A			332,000	307,300	307,300	332,000	0.93	0.93	0.93	0.93				
10/11/2012	25__069__	BLOM STURE R AND JEFFREY C TRUSTEES	BLOM JEFFREY C	23		SYLVAN WAY	101 A A			350,000	430,100	430,100	350,000	1.23	1.23	1.23	1.23				
10/12/2012	30__061A__	ROOSEVELT JONATHAN	30 OLD CONNECTICUT PATH LLC	30		OLD CONNECTICUT	101 P			400,000	988,000	1,272,600	400,000	2.47	3.18	2.47	3.18				
10/12/2012	34__017__	MITCHELL DONALD K	MOHEBAN DANIEL	26		FOREST HILL RD	101			1,050,000	1,057,300	1,057,300	1,050,000	1.01	1.01	1.01	1.01				
10/17/2012	43A__053__	MIX ARTHUR E TRUSTEE	32 RICE SPRING ROAD LLC	32		RICE SPRING LN	101 A O			305,000	461,500	461,500	305,000	1.51	1.51	1.51	1.51				
10/26/2012	41__005__	CHENG FENG	GALBI DUANE	190		STONEBRID GE RD	101			665,000	624,100	624,100	665,000	0.94	0.94	0.94	0.94				
10/26/2012	46D__059__	MIGDAL JOSHUS NICHOLAS T E	KENERSON JESSICA L	18		LODGE RD	101			379,000	340,200	340,200	379,000	0.90	0.90	0.90	0.90				
10/30/2012	50__048__	FREEBERSYS ER WILLIAM T	MISKIN MAIA J	45		LAKE RD	101			414,511	373,300	373,300	414,511	0.90	0.90	0.90	0.90				
11/01/2012	47B__074__	MACDONALD JAMES G MACLEAN NEIL TRSTS	RODIGO JASON	140		SCHOOL ST	101			818,000	867,200	867,200	818,000	1.06	1.06	1.06	1.06				
11/02/2012	45__064A__	SOHN CAROL D	LERNER LAURA	89		HILLSIDE DR	102 A			531,750	449,000	449,000	531,750	0.84	0.84	0.84	0.84				
11/02/2012	51D__031__	MCCARTHY BRIAN D	MCCARTHY KELLY P	8		DAMON ST	104 A			360,000	380,300	380,300	360,000	1.06	1.06	1.06	1.06				
11/05/2012	46D__075__	O TOOLE WILLIAM J	MIGDAL JODHUA	6		BOGREN LN	101			620,000	595,700	595,700	620,000	0.96	0.96	0.96	0.96				
11/08/2012	04__039__	CAMERON GEORGIA TRUSTEE	LOGAN WILLIAM	50		RED BARN RD	101 A O			307,000	416,200	416,200	307,000	1.36	1.36	1.36	1.36				

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											Value	Value	Value	Value	ASR	ASR	ASR	ASR	Yr	Yr	Flag	Review
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11/28/2012	46D_040	ALTREUTER DAVID H AND JENNIFER O T C	JAMES O NEIL	177		WEST PLAIN ST	101 A			476,000	388,400	383,500	383,500	476,000	0.82	0.81	0.82	0.81	0.82	0.81		
11/28/2012	50_076_	KELSOE KENNETH M	24 ESTES STREET LLC	20		PARKRIDGE RD	132 V			245,000	41,300	41,300	41,300	245,000	0.17	0.17	0.17	0.17	0.17	0.17		
11/28/2012	50_077_	KELSOE KENNETH M	24 ESTES STREET LLC	20		PARKRIDGE RD	101 V			245,000	549,600	549,600	549,600	245,000	2.24	2.24	2.24	2.24	2.24	2.24		
11/29/2012	04_115_	ESSI VERNON P JR	YATES ADAM	27		YORK RD	101			985,000	1,045,900	1,045,900	1,045,900	985,000	1.06	1.06	1.06	1.06	1.06	1.06		
11/29/2012	42D_029	NG MICHAEL	SPENCER ANTHONY	7		CASTLE RD	101			395,000	411,400	411,400	411,400	395,000	1.04	1.04	1.04	1.04	1.04	1.04		
11/30/2012	24_151_	GARDENCREST T APARTMENTS	BARBERRY HOMES LLC	50		MICHAEL RD	932 P			1,050,000	577,400	577,400	577,400	1,050,000	0.55	0.55	0.55	0.55	0.55	0.55		
11/30/2012	46B_036	ROTTENBERG RACHEL L DAVID I	GRIFFIN TAMARA E KOLZ	102		LAKESHORE DR	101 U			400,000	372,400	372,400	372,400	400,000	0.93	0.93	0.93	0.93	0.93	0.93		
12/03/2012	36C_021	FOTI, MICHAEL L. AND	SHI XIANG	16		OAK HILL RD	101 O			293,000	449,700	449,700	449,700	293,000	1.54	1.54	1.54	1.54	1.54	1.54		
12/04/2012	38_160_	ROSENTHAL STEVEN M	SHAW WILLIAM H	16		CHARENA RD	101			565,000	575,200	575,200	575,200	565,000	1.02	1.02	1.02	1.02	1.02	1.02		
12/05/2012	23_158_	WAYLAND MEADOWS LTD PARTNERSHIP	ESTRADA CARLOS F	21		RIVER ROCK WAY	102			747,721	721,000	721,000	721,000	747,721	0.96	0.96	0.96	0.96	0.96	0.96		
12/07/2012	10_002_	JACOBS HARRY L AND PHYLLIS J	ROULEAU GUY	63		MOORE RD	101 A			390,000	429,900	429,900	429,900	390,000	1.10	1.10	1.10	1.10	1.10	1.10		
12/07/2012	23_151_	WAYLAND MEADOWS LTD PARTNERSHIP	STERN LESLIE	5		RIVER ROCK WAY	102			572,400	547,200	547,200	547,200	572,400	0.96	0.96	0.96	0.96	0.96	0.96		
12/07/2012	42B_049	DONG YONG	WEINER EVAN	9		HOLBROOK RD	101			542,000	471,300	471,300	471,300	542,000	0.87	0.87	0.87	0.87	0.87	0.87		

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12/07/2012	23__152_	WAYLAND MEADOWS LTD PARTNERSHIP	BERESZNIEMI 7 CZ RONALD	7		RIVER ROCK WAY	102			699,000	669,400	669,400	699,000	0.96	0.96	0.96	0.96		
12/11/2012	45__047A	KANT CHARLOTTE	SEAVER PATRICIA J	2		INDIAN DAWN	102			334,000	306,800	306,800	334,000	0.92	0.92	0.92	0.92		
12/11/2012	43B__006	BONNEY LINDA H	DOHERTY JAMES M AND ELAINE L	3		RICE SPRING LN	101			500,000	511,000	511,000	500,000	1.02	1.02	1.02	1.02		
12/12/2012	23__160_	WAYLAND MEADOWS LTD PARTNERSHIP	KAPLAN TRACY	25		RIVER ROCK WAY	102	W		159,900	159,900	159,900	159,900	1.00	1.00	1.00	1.00		
12/14/2012	02__018_	H LOUISE MURPHY	SIMMONS SCOTT R	85		OXBOW RD	101			510,000	522,800	522,800	510,000	1.03	1.03	1.03	1.03		
12/14/2012	23__149_	WAYLAND MEADOWS LTD PARTNERSHIP	MAIMON JEFFREY	1		RIVER ROCK WAY	102			659,900	610,200	610,200	659,900	0.93	0.93	0.93	0.93		
12/14/2012	39__042B	GOODWIN KIM L	KEEGAN MITCHELL	188		COCHITUAT ERD	101			980,000	1,020,700	1,020,700	980,000	1.04	1.04	1.04	1.04		
12/20/2012	15__060_	CHERTAVIAN LEYON JR	MCLACHLAN GLEN	7		SQUIRREL HILL RD	101			875,000	873,200	873,200	875,000	1.00	1.00	1.00	1.00		
12/20/2012	51B__055	BOULDING CHRISTINE	HORWITZ CATHERINE H	44		EAST PLAIN ST	101			590,000	505,500	505,500	590,000	0.86	0.86	0.86	0.86		
12/20/2012	51D__047	LAFLEUR RYAN J	ROSENBLATT DANIEL G	16		WILLARD ST	102			329,000	288,400	288,400	329,000	0.88	0.88	0.88	0.88		
12/21/2012	42D__025	GANNON MICHAEL S	QUINN DARRYL J	12		CASTLE RD	101			380,000	380,200	380,200	380,000	1.00	1.00	1.00	1.00		
12/27/2012	23__150_	WAYLAND MEADOWS LTD PARTNERSHIP	ROMCEVICH PETER L	3		RIVER ROCK WAY	102	W		159,900	159,900	159,900	159,900	1.00	1.00	1.00	1.00		
12/28/2012	34__006A	NANFELDT JEFFREY R	JOYCE JOHN M	134		OLD CONNECTIC	130	O		246,000	233,100	233,100	246,000	0.95	0.95	0.95	0.95		

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Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Sale Price	Assessed Value	P-Yr Value	Cr Yr Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Pr Yr AV/	Cr Yr AV/	TA Code	Flag	Review	Appraisal Comment	
																							Code
12/28/2012	52__191__	WEGENER RALPHE AND ELAINE B TRSTS	BAKER ROBERT	36		SCHOOL ST	101			288,000	286,500	286,500	286,500	288,000	1.00	1.00	1.00	1.00					1.00
12/28/2012	40__069A	LUNDGREN JANICE G	SARIKOS MARIA PIA	1501		WISTERIA WAY	102			669,600	616,200	616,200	616,200	669,600	0.92	0.92	0.92	0.92					0.92
12/31/2012	30__091__	NEW WAMPUM REALTY LLC	CINCOTTA STEPHEN J	5		WHITE RD	101	V		930,916	908,800	908,800	908,800	930,916	0.98	0.98	0.98	0.98					0.98
12/31/2012	42D__036	WELLS FARGO N.A. TRUSTEE	GRANDVIEW REALTY TRUST	35		PILGRIM PATH	101	L	S	276,900	578,700	578,700	578,700	276,900	2.09	2.09	2.09	2.09					2.09
12/31/2012	23__012__	MEHREZ HENRISSAC O AND	WAYLAND MZL LLC	297		BOSTON POST RD	323			6,300,000	4,300,200	4,300,200	4,300,200	6,300,000	0.68	0.68	0.68	0.68					0.68

Ellen M Bricéau, Director, Wayland, 508-358-3788

11/6/2013 12:58 PM

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(Assessors)

(Date)

(Comments)

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Sale Date	Parcel ID	Seller	Buyer	St Num	St Alpha	St Name	Use Code	Pr Yr	Cr Yr	Sale Price	Pr Yr Assessed Value	Cr Yr Assessed Value	TT Sales	Pr Yr ASR	Cr Yr ASR	Pr Yr AV/ TSP	Cr Yr AV/ TSP	Cr TA Code	Appraisal Comment
12/02/2011	52__211A	O CONNOR DOREEN J AND JOHN M SR TRUSTEES	ARAKCHEEV SERGEI	5		LOKER ST	101			720,000	703,500	703,000	720,000	0.98	0.98	0.98	0.98		
12/09/2011	45__095B	HAUSER ELLEN L AND DAVID F TRUSTEES	KAPLAN MIRIAM	38		PICKWICK WAY	102			442,000	469,100	435,700	442,000	1.06	0.99	1.06	0.99		
12/09/2011	38__004_	LONGLEY ALICE H	HAROLD WILLION	212		COCHITUAT ERD	101	L	L	380,000	570,800	566,300	380,000	1.50	1.49	1.50	1.49		
12/09/2011	23__135_	WAYLAND MEADOWS LTD PARTNERSHIP	CARRARA MARIE	30		HASTINGS WAY	102	W	W	159,900	346,000	159,900	159,900	2.16	1.00	2.16	1.00		
12/12/2011	38__004_	HAROLD WILLION	LONGLEY ALICE H	212		COCHITUAT ERD	101	S	S	400,000	570,800	566,300	400,000	1.43	1.42	1.43	1.42		
12/15/2011	42B__030	THOMPSON FLORENCE O	MORRISON MICAH	49		STONEBRID GE RD	101			435,000	491,400	491,400	435,000	1.13	1.13	1.13	1.13		
12/15/2011	23__140_	WAYLAND MEADOWS LTD PARTNERSHIP	BACON JOAN M	10		HASTINGS WAY	102	O	O	679,900	12,000	647,900	679,900	0.02	0.95	0.02	0.95		
12/16/2011	04__089_	WALKER MARGHERITA L	CORMIER RICHARD J AND LITCFIELD ALAN TRUS	11		WALTHAM RD	130	O	O	467,500	449,700	339,000	467,500	0.96	0.73	0.96	0.73		
12/16/2011	23__137_	WAYLAND MEADOWS LTD PARTNERSHIP	TASHJIAN ROXANNE TRUSTEE	16		HASTINGS WAY	102	O	O	609,900	12,000	555,300	609,900	0.02	0.91	0.02	0.91		
12/18/2011	40__023C	THE FIELD AT MAINSTONE	MIREL RICHARD D	514		HAYFIELD LN	102			985,000	959,400	956,600	985,000	0.97	0.97	0.97	0.97		
12/21/2011	48__099A	CHASEN ALLAN S T/C	HUA SHUI HUANG	6		THOMPSON ST	101			829,000	810,400	814,400	829,000	0.98	0.98	0.98	0.98		
12/28/2011	32__007_	STOUT TIMOTHY M	BOATWRIGHT DAVID J	8		ERWIN RD	101			850,000	776,000	765,500	850,000	0.91	0.90	0.91	0.90		
12/29/2011	46D__033	MAHLOWITZ DAVID TR	BERGERON LAURIES A	219		LAKE SHORE DR	101	O	O	285,000	271,900	510,000	265,000	1.03	1.93	1.03	1.93		

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12/30/2011	35_009A	KOMICH KIRILL T/E	PERAZA MARJORIE	2		ASTRA	102			429,000	347,500	368,100	429,000	0.81	0.81	0.86	0.81	0.86	0.81			0.86	

Ellen M Birdeau, Director, Wayland, 508-358-3788

11/6/2012 11:13 AM

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(Assessors)

(Date)

(Comments)

Jasper Brodie 11/26/12
Marilyn Upton
Jessica Pufe