

**Town of Wayland  
Board of Assessors  
Monday December 2, 2013**

Vice-Chair J. Brodie called the meeting to order at 7:15pm since the Chair was unable to attend the meeting due to illness. The Director was unable to attend the meeting due to bereavement time.

**In attendance:** Vice-Chair J. Brodie, M. Upton, D. Hill, Assistant Assessor D. Ellis and Administrative Assessor J. Marchant

**Minutes:** The minutes of October 28<sup>th</sup> and November 18<sup>th</sup> were reviewed by the board.

D. Hill moved to accept the minutes of October 28<sup>th</sup> as presented. M. Upton seconded.

Vote Unanimous

D. Hill moved to accept the minutes of November 18<sup>th</sup> as amended. M. Upton seconded.

Vote Unanimous

**Documents for BOA signature:**

2013 Warrant for vehicle excise fifth commitment \$30,234.72

The BOA approved by signature to impose a \$250 fee to the 38 commercial properties that failed to file their FY '14 Form of List.

**FY '15 Overlay Forecast:**

J. Brodie explained some of the logistics of the overlay budget cycle to D. Hill. The working papers were handed out to the board for review and discussion.

M. Upton discussed her thoughts for the FY'15 overlay. She stated that FY'15 is a reval year and since the department just finished a full list and measure, there should be fewer abatements.

M. Upton suggested an overlay amount for FY'15 of \$750,000-\$800,000 based on data she researched including:

-Telecom

-Potential appraiser fees for abatements for commercial properties.

-Unpaid taxes

-Abatements

J. Brodie mentioned to D. Hill that the preliminary number the BOA presented to the Finance Committee was \$1,200,000. J. Brodie commented on his own research stating that his figures are similar in range with M. Upton's numbers, but no details were discussed.

The board discussed their opinions, reviewed the data sheet given (see attached) and will vote on the FY'15 Overlay Forecast at a future meeting.

The board will review the FY'14 data prior to presenting the actual FY'14 overlay number for the tax recap sheet.

**FY '14 Interim Valuation Update:**

DOR Status- J. Brodie stated that Wayland Sales and New Growth have been accepted by the state.

Tax Recap draft- J. Brodie explained to D. Hill the pages of the tax recap sheets and which departments fill them out. The board reviewed the FY'14 draft tax recap sheet. \$600,000 is currently allotted for overlay. The board needs to determine if that figure should change.

**Tax Classification Hearing:**

The board reviewed and discussed the draft presentation.

**Open Space Classification:**

M. Upton discussed her reservations regarding the presentation to the Selectman at the classification hearing of how chapter land would be affected by a commercial tax rate if that tax rate option is voted by the selectmen. She believes it is not clear that the difference would be minimal. She also raised the issue on whether there is a place for an Open Space classification.

D. Hill added that he felt that the difference in the tax bill from a residential rate to a split tax rate/ commercial rate would be insignificant to a chapter land property owner because the chapter land discount is so large.

**Topics not reasonably anticipated by the Chair 48 hours in advance:**

None

**Thoughts and Concerns of the BOA:**

D. Hill stated that changes to a home can occur after the assessor has inspected the property. He further inquired if there are any procedures in place to account for this instance. J. Brodie explained that if no building permit was pulled for work being done on a home, there is currently no procedure in place to follow up with that property. For a procedure to be put in place, the board would need to agree that it could be implemented fairly and consistently and then vote the procedure into practice. D. Hill was encouraged to draft a procedure for discussion at a future board meeting.

**Public Comment:**

None.

**Next meeting:** The next BOA meeting is planned for Monday December 9<sup>th</sup> prior to the classification hearing. J. Brodie will have a discussion with the Chair to determine the time.

D. Hill moved to adjourn the meeting at 8:41pm. M. Upton seconded. Vote Unanimous

Respectfully submitted,  
Jessica Marchant

YEAR 2013

ASSESSORS WARRANT TO COLLECTOR  
**MOTOR VEHICLE AND TRAILER EXCISE**  
*FIFTH* COMMITMENT 2013-06

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 **THIRTY THOUSAND TWO HUNDRED THIRTY FOUR DOLLARS AND SEVENTY TWO CENTS.** (\$30,234.72)

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 December 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 2 day of December, 2013

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Board of Assessors  
Of Wayland

FISCAL YEAR 2013

NOTICE OF **SIXTH** COMMITMENT 2013

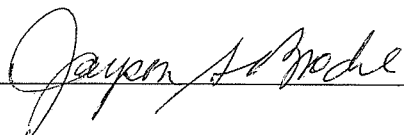
The Commonwealth of Massachusetts  
The Town of Wayland  
Office of the Board of Assessors

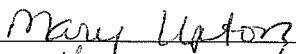
To: Town Accountant/Finance Director

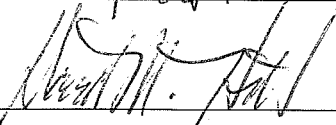
You are hereby notified that a **Commitment**, as shown below, has this day been made by the Board of Assessors to Paul W. Keating Jr. the Collector of taxes.

TAX	AMOUNT OF COMMITMENT
<b>MOTOR VEHICLE EXCISE</b> .....	<b>\$30,234.72</b>
<b>2013-06 COMMITMENT</b>	
<b>PERSONAL PROPERTY TAX</b> .....	<b>\$0.00</b>
<b>REAL ESTATE TAX</b> .....	<b>\$0.00</b>
<b>CONSERVATION PRESERVATION ACT TAX</b> .....	<b>\$0.00</b>
<b>OMITTED ASSESSMENT</b>	
<b>REAL ESTATE TAX</b> .....	<b>\$0.00</b>
<b>PERSONAL PROPERTY</b> .....	<b>\$0.00</b>
<b>ALL SPECIAL ASSESSMENTS</b>	

Board of Assessors  
Wayland, MA 01778

  
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DATE: 12/2 2013

**Audit Control Report For Fiscal Year 2013 MVX  
For Dates 11/22/2013 Through 11/22/2013**

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**Tax**

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Beginning Balance (End of Day Balance on 11/21/2013)	\$44,031.72
(+) Additional Debits 11/22/2013 - 11/22/2013	\$30,234.72
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	\$74,266.44
End of Day Balance on 11/22/2013	\$74,266.44

**EXCISE**

Due Dates as of 11/20/2013

Excise	Billing				Demands				Warrant		Mark Registry	
	#bills	amount	billing date	due date	#bills	amount	demand	demand due	#bills	amt		sent
2012-1	11239	1,516,965.00	1/30/2012	3/1/2012	1025	118,299.54	4/25/2012	5/11/2012	535	75,664.83	5/31/2012	11/2/2012
2012-2	602	209,695.48	3/16/2012	4/16/2012	127	33,651.82	5/18/2012	5/30/2012	53	10,830.38	9/10/2012	12/27/2012
2012-3	462	129,625.45	5/21/2012	6/21/2012	85	17,335.86	7/11/2012	8/13/2012	38	5,183.42	11/15/2012	12/27/2012
2012-4	424	94,946.80	8/10/2012	9/10/2012	71	8,533.55	10/18/2012	11/5/2012	27	1,561.18	12/5/2012	4/17/2013
2012-5	334	51,880.63	9/25/2012	10/25/2012	71	7,872.41	11/13/2012	12/13/2012	21	1,388.42	1/15/2013	4/17/2013
2012-6	292	29,878.08	11/21/2012	12/21/2012	55	4,739.76	1/17/2013	2/19/2013	20	1,383.90	8/29/2013	
2012-7	288	14,176.61	1/18/2013	2/19/2013	46	1,489.04	4/1/2013	4/16/2013	15	761.14	8/29/2013	
2012-8	6	495.63	4/1/2013	5/20/2013	0	none	none	none	n/a	n/a	n/a	
2012-99	15	2,816.25	6/15/2012	7/16/2012	1	829.73	8/10/2012	9/10/2012	1	852.08	12/5/2012	
2013-01	11302	1,576,890.00	2/1/2013	3/1/2013	919	120,729.29	5/17/2013	6/17/2013	503	67,978.67	8/5/2013	
2013-02	577	247,079.34	4/1/2013	5/1/2013	92	25,049.01	6/3/2013	6/17/2013	42	9,927.62	8/29/2013	
2013-03	574	167,958.16	6/7/2013	7/8/2013	108	15,930.23	8/7/2013	8/23/2013	46	6,594.57	11/8/2013	
2013-04	368	79,250.19	8/2/2013	9/3/2013	54	7,449.62	10/15/2013	10/30/2013				
2013-05	439	69,957.39	9/30/2013	10/30/2013	67	9,293.90	11/22/2013	12/9/2013				
2013-06	302	30,234.72	11/22/2013	12/23/2013								
2013-99	9	1,061.25	7/3/2013	8/5/2013	0	n/a	n/a	n/a				



**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

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**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN BRIDEAU, DIRECTOR OF ASSESSING *EB*  
**SUBJECT:** NON-FILERS OF FY 2104 INCOME & EXPENSE FORMS  
**DATE:** 10/28/2013

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The attached list of 38 commercial properties failed to file their FY 2104 income and expense form with the Board of Assessors.

Massachusetts General Law Section 38D of Chapter 59 provides: Written Return of Information to Determine Valuation of Real Property

A board of assessors may request the owner or lessee of any real property to make a written return under oath within *sixty days* containing such information as may reasonably be required by it to determine the actual fair cash valuation of such property.

Failure of an owner or lessee of real property to comply with such request within 60 days after it has been made by the board of assessors shall be automatic grounds for dismissal of a filing at the appellate tax board. The appellate tax board and the county commissioners shall not grant extensions for the purposes of extending the filing requirements unless the applicant was unable to comply with such request for reasons beyond his control or unless he attempted to comply in good faith. If any owner or lessee of real property in a return made under this section makes any statement which he knows to be false in a material particular, such false statement shall bar him from any statutory appeal under this chapter.

If an owner or lessee of Class one, residential (e.g. apartment) property fails to submit the information within the time and in the form prescribed, the owner shall be assessed an additional penalty for the next ensuing tax year in the amount of **\$50** but only if the board of assessors informed the owner or lessee that failure to submit such information would result in the penalty.

If an owner or lessee of Class three, commercial or Class four, industrial property fails to submit the information within the time and in the form prescribed, the owner or lessee shall be assessed an additional penalty for the next ensuing tax year in the amount of **\$250** but only if the board of assessors informed the owner or lessee that failure to so submit such information would result in the penalty.

The Assessing Department sent the original request on February 23<sup>rd</sup>, 2013 and a second request on May 15<sup>th</sup>, 2013.

Property Class Type	Map Lot	Location	Owner	Co-Owner	Mailing Address	Town	ST	Zip
3	13	121 OLD SUDBURY RD	WAYLAND QUIRK ASSOCIATES LIMITED	PARTNERSHIP	121 OLD SUDBURY RD	WAYLAND	MA	01778
3	21	534 BOSTON POST RD	WATERS EUGENIA B TRUSTEE	GLASS CARTER IV TRUSTEE	231 DESIMONE DR	MARLBORO	MA	01752
3	21	524 BOSTON POST RD	LONGFELLOW ASSOCIATES		524 BOSTON POST ROAD	WAYLAND	MA	01778
3	23	277 BOSTON POST RD	PARSONS REALTY CO INC		50 WOODBRIDGE RD	YORK	ME	03909
3	23	297 BOSTON POST RD	MEHREZ HENRI/ISSAC O AND	VITTIMBERGA FRANK TRUSTEES	87 SHERMAN ST	BELMONT	MA	02478
3	23	356 BOSTON POST RD	356 BOSTON POST RD LLC		356 BOSTON POST RD	WAYLAND	MA	01778
3	23	338 BOSTON POST RD	SONYA T STARMER TRUSTEE	334-338 BOSTON POST ROAD NOMINEE	25 ORCHARD RD	NATICK	MA	01760
3	23	334 BOSTON POST RD	SONYA T STARMER TRUSTEE	334-338 BOSTON POST ROAD NOMINEE	25 ORCHARD RD	NATICK	MA	01760
3	23	300 BOSTON POST RD	POISSON FRANCIS J TRUSTEE	WAYLAND POWER REALTY TRUST	300 BOSTON POST RD	WAYLAND	MA	01778
3	23	292 BOSTON POST RD	WEBSTER ANN TRUSTEE OF	262-292 BOSTON POST RD R T	194 SIMON WILLARD RD	CONCORD	MA	01742
3	23	268 BOSTON POST RD	SHEPARD MARK		6 PLAIN ROAD	WAYLAND	MA	01778
3	23	262 BOSTON POST RD	WEBSTER, ANN & JULIE CHAPMAN TRUSTEE O	F 262-292 BOSTON POST RD R T	PO BOX 702	SCITUATE	MA	02066
3	23	234 BOSTON POST RD	BOSTON POST LIMITED PARTNERSHIP		32 BLACKMER RD	SUDBURY	MA	01776
3	23	19 PELHAM ISLAND RD	REO REALTY LLC	KAREN LAROCHE	556 MASS AVE	ACTON	MA	01720
3	23	13 PELHAM ISLAND RD	13 PELHAM ISLAND ROAD LLC		13 PELHAM ISLAND RD	WAYLAND	MA	01778
3	23	21 COCHITUATE RD	OLDE COLLINS MARKET LLC	%AMUSTER	PO BOX 920536	NEEDHAM	MA	02492
3	23	231 BOSTON POST RD	231 BOSTON POST RD LLC		231 BOSTON POST RD	WAYLAND	MA	01778
3	23	241 BOSTON POST RD	241 BOSTON POST RD LLC		241 BOSTON POST RD SUITE	WAYLAND	MA	01778
3	23	311 BOSTON POST RD	WAYLAND 311 POST LLC		175 GREAT RD STE 100	BEDFORD	MA	01730
3	25	44 BOSTON POST RD	RECCO JOHN JR TRUSTEE	COE REALTY TRUST-BOSTON POST R	P O BOX 96	NEWTON UPPER FALLS	MA	02464
3	29	129 BOSTON POST RD	THEMELI SEAN TRUSTEE	DEVLIN MICHAEL JOHN TRUSTEE	PO BOX 6185	HOLLISTON	MA	01746
3	30	55 BOSTON POST RD	HAMLEN DEVENS H TRUSTEE	HAMLEN REALTY TRUST/ THE COACH	284 NEWBURY ST	BOSTON	MA	02115
3	30	75 BOSTON POST RD	MATHANSON STEPHAN M TRUSTEE	AQUEDUCT REALTY TRUST	16 OLD CONNECTICUT PATH	WAYLAND	MA	01778
3	30	115 BOSTON POST RD	MAHONEY'S GARDEN CENTERS LLC		242 CAMBRIDGE ST	WINCHESTER	MA	01890
3	52	285 COMMONWEALTH R	SUNRISE ASSISTED LIVING, INC	RC#63171.SUNRISE OF WAYLAND	7900 WEST PARK DR	MCLEAN	VA	22102
3	52	308 COMMONWEALTH R	MEL'S PLAZA CORPORATION		308 COMMONWEALTH ROAD	WAYLAND	MA	01778
3	42B	330 OLD CONNECTICUT P	LAVIN ROBERT TRUSTEE	HAVAN REALTY TRUST	330 OLD CONNECTICUT PATH	WAYLAND	MA	01778
3	42B	328 OLD CONNECTICUT P	LAVIN ROBERT TRUSTEE	STONEBRIDGE REALTY TRUST	328 OLD CONNECTICUT PATH	WAYLAND	MA	01778
3	47A	20 CREST RD	SULIVAN DENNIS TRUSTEE	SUL-CON REALTY TRUST	20 CREST RD	WAYLAND	MA	01778
3	51A	39 WEST PLAIN ST	39 WEST PLAIN STREET LLC		29 PEMBERTON RD	WAYLAND	MA	01778
3	51B	14 WEST PLAIN ST	HOWLEE LIMITED LIABILITY CO		14 WEST PLAIN ST	WAYLAND	MA	01778
3	51B	116 MAIN ST	MICHALOPOULOS DINO TRUSTEE	NICOLAS MICHALOPOULOS TRUST	403 EDMANDS RD	FRAMINGHAM	MA	01701
3	51C	56 PEMBERTON RD	BRYANT JOHN C	BRYANT LORRAINE	56 PEMBERTON RD	WAYLAND	MA	01778
3	51D	35 MAIN ST	MAIN STREET PROPERTY INC		PO BOX 486	HOPKINTON	MA	01748
3	51D	44 MAIN ST	COCHITUATE COMMONS LLC		217 WEST CENTRAL ST	NATICK	MA	01760
3	51D	115 MAIN ST	MICHALOPOULOS, DINO, TRUSTEE	NICOLAS MICHALOPOULOS TRST	403 EDMANDS RD	FRAMINGHAM	MA	01701
1	51D	111 MAIN ST	MABARDY MICHAEL		PO BOX 6254	NATICK	MA	01760
3	51D	188 COMMONWEALTH R	COMMONWEALTH AVENUE LLC		188 COMMONWEALTH RD	WAYLAND	MA	01778

*Joseph A. Brode* 1/22/13  
*Gregory Weston*  
*David M. Fitch*



**WORKING PAPERS**

**STEPS TO DETERMINE FY'15 OVERLAY FORECAST (see note 9)**

line #	\$ in FY06	\$ in FY09	\$ in FY12	ave of 3 "reval" years	\$ in FY11	\$ in FY12	\$ in FY13	ave of last 3 years	FY'15 preliminary forecast by Assessors	FY'15 tentative forecast by Assessors	FY'15 final forecast by Assessors
Initial Allowance for Overlay	387,629	1,039,311	1,206,447	877,796	1,676,988	1,206,447	973,215	1,285,550			
1. Abatements	344,294	792,628	123,130	420,017	310,297	123,130	89,128	174,195			
2. Abatements-granted	221,000	337,146	84,157	214,101	32,678	84,157	33,376	50,070			
3. Total Abatement-ATB initial liability (note 1)	322,343	385,800	60,000	246,314	392,800	60,000	36,500	163,133			
3a. Abatement-ATB initial liability (w/o Telecom)	314,843	200,400	50,000	191,414	236,900	50,000	15,000	104,300			
3b. Abatement-ATB initial liability (Telecom only)	7,500	165,200	1,000	57,900	154,000	1,000	21,500	58,833			
4. Abatement-other liability (note 2)	0	1,768	66,311	22,693	17,785	66,311	187,344	90,480			
5. Abatement-other (note 3)											
6. subtotal-abatements	543,343	704,514	210,468	486,108	443,363	210,468	257,220	303,684			
7. Exemptions-statutory	83,082	85,539	70,882	79,838	78,319	70,882	55,910	68,704			
8. Exemptions-CB	70,157	90,871	140,663	100,564	136,733	140,663	116,871	131,422			
8a. number of CB applications (note 4)					147	150	126				
9. subtotal-exemptions	153,220	176,410	211,545	180,391	216,032	211,544	172,781	200,126			
10. Certain taxes (note 5)	0	0	0	0	0	0	0	0			
11. Preliminary FY'15 OVERLAY Forecast (note 6)											
12. Tentative FY'15 OVERLAY Forecast (note 6)											
13. Tax Rate Rounding (not to exceed) (note 7)											15,000
14. Final FY'15 OVERLAY Forecast											

\* avg w/o Telecom

notes:

1. assume greatest difference between applicable assessment and taxpayer's estimated value noted on abatement form or for ATB or other documentation
2. "uncollected taxes" (real and personal property) excluding those secured by tax title. Review to IGR - 11-101
3. any significant assessment factor known to the Assessors
4. Property Owners can apply for FY2013 CB match until 12/31/13
5. Certain taxes that are budgeted elsewhere.
6. Line 6 plus line 9 - voted on \_\_\_\_\_
7. include sufficient funds to allow rounding of tax rate (per \$1,000) to whole penny. This requirement driven by DOR software used in "recap" preparation.
8. All data as of 11/01/13
9. Forecast for FY'15 budgeting purposes only

**WORKING PAPERS**

**THE COMMONWEALTH OF MASSACHUSETTS  
DEPARTMENT OF REVENUE  
TAX RATE RECAPITULATION**

FISCAL 2014

**OF  
WAYLAND  
City / Town / District**

**I. TAX RATE SUMMARY**

Ia. Total amount to be raised (from IIe)	\$	<u>78,574,822.64</u>
Ib. Total estimated receipts and other revenue sources (from IIIe)		<u>24,015,765.00</u>
Ic. Tax levy (Ia minus Ib)	\$	<u>54,559,057.64</u>
Id. Distribution of Tax Rates and levies		

CLASS	(b) Levy percentage (from LA - 5)	(c) IC above times each percent in col (b)	(d) Valuation by class (from LA - 5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	94.4831%	51,549,088.99	2,813,813,895	18.32	51,549,070.56
Net of Exempt					0.00
Open Space	0.0000%	0.00	0		0.00
Commercial	4.0331%	2,200,421.35	120,110,205	18.32	2,200,418.96
Net of Exempt					0.00
Industrial	0.1518%	82,820.65	4,521,200	18.32	82,828.38
<b>SUBTOTAL</b>	98.6680%		2,938,445,300		53,832,317.90
Personal	1.3320%	726,726.65	39,669,200	18.32	726,739.74
<b>TOTAL</b>	100.0000%		2,978,114,500		54,559,057.64

Board of Assessors of **WAYLAND**  
City / Town / District

MUST EQUAL IC

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

**Do Not Write Below This Line --- For Department of Revenue Use Only**

Reviewed By Andrew Nelson  
Date :  
Approved :  
Director of Accounts

TAX RATE RECAPITULATION

FISCAL 2014

WAYLAND

City / Town / District

**II. Amounts to be raised**

IIa. Appropriations (col.(b) through col.(e) from page 4)

\$ 77,788,065.00

IIb. Other amounts to be raised

- 1. Amounts certified for tax title purposes
- 2. Debt and interest charges not included on page 4
- 3. Final court judgements
- 4. Total overlay deficits of prior years
- 5. Total cherry sheet offsets (see cherry sheet 1-ER)
- 6. Revenue deficits
- 7. Offset receipts deficits Ch. 44, Sec. 53E
- 8. Authorized Deferral of Teachers' Pay
- 9. Snow and ice deficit Ch. 44, Sec. 31D
- 10. Other (specify on separate letter)

0.00
0.00
0.00
0.00
25,796.00
0.00
0.00
0.00
0.00
0.00

TOTAL IIb (Total lines 1 through 10)

25,796.00

IIc. State and county cherry sheet charges (C.S. 1-EC)

159,180.00

IId. Allowance for abatements and exemptions (overlay)

601,781.64

IIe. Total amount to be raised (Total IIa through IId)

\$ 78,574,822.64

**III. Estimated receipts and other revenue sources**

IIIa. Estimated receipts - State

- 1. Cherry sheet estimated receipts (C.S. 1-ER Total)
- 2. Massachusetts school building authority payments

\$ 4,217,719.00
65,466.00

TOTAL IIIa

4,283,185.00

IIIb. Estimated receipts - Local

- 1. Local receipts not allocated (page 3, col.(b), Line 24)
- 2. Offset Receipts (Schedule A-1)
- 3. Enterprise Funds (Schedule A-2)
- 4. Community Preservation Funds (See Schedule A-4)

4,175,000.00
0.00
5,407,185.00
2,637,000.00

TOTAL IIIb

12,219,185.00

IIIc. Revenue sources appropriated for particular purposes

- 1. Free cash (page 4, col.(c))
- 2. Other available funds (page 4, col.(d))

2,845,100.00
3,418,295.00

TOTAL IIIc

6,263,395.00

IIId. Other revenue sources appropriated specifically to reduce the tax rate

- 1a. Free cash..appropriated on or before June 30, 2013
- b. Free cash..appropriated on or after July 1, 2013
- 2. Municipal light source
- 3. Teachers' pay deferral
- 4. Other source : Overlay per Fall Town Meeting

0.00
900,000.00
0.00
0.00
350,000.00

TOTAL IIId

1,250,000.00

IIIe. Total estimated receipts and other revenue sources

(Total IIIa through IIId)

\$ 24,015,765.00

**IV. Summary of total amount to be raised and total receipts from all sources**

- a. Total amount to be raised (from IIe)
- b. Total estimated receipts and other revenue sources (from IIIe)
- c. Total real and personal property tax levy (from Ic)
- d. Total receipts from all sources (total IVb plus IVc)

\$ 78,574,822.64
\$ 24,015,765.00
\$ 54,559,057.64
\$ 78,574,822.64

LOCAL RECEIPTS NOT ALLOCATED \*

TAX RATE RECAPITULATION

WAYLAND

City/Town/District

	(a) Actual Receipts Fiscal 2013	(b) Estimated Receipts Fiscal 2014
==> 1 MOTOR VEHICLE EXCISE	2,046,279.00	2,025,000.00
2 OTHER EXCISE		
==> a.Meals	173,988.00	150,000.00
==> b.Room	0.00	0.00
==> c.Other	0.00	0.00
==> 3 PENALTIES AND INTEREST ON TAXES AND EXCISES	216,711.00	200,000.00
==> 4 PAYMENTS IN LIEU OF TAXES	23,913.00	30,000.00
5 CHARGES FOR SERVICES - WATER	0.00	0.00
6 CHARGES FOR SERVICES - SEWER	0.00	0.00
7 CHARGES FOR SERVICES - HOSPITAL	0.00	0.00
8 CHARGES FOR SERVICES - SOLID WASTE FEES	0.00	0.00
9 OTHER CHARGES FOR SERVICES	0.00	0.00
10 FEES	537,884.00	600,000.00
11 RENTALS	0.00	0.00
12 DEPARTMENTAL REVENUE - SCHOOLS	0.00	0.00
13 DEPARTMENTAL REVENUE - LIBRARIES	0.00	0.00
14 DEPARTMENTAL REVENUE - CEMETERIES	0.00	0.00
15 DEPARTMENTAL REVENUE - RECREATION	0.00	0.00
16 OTHER DEPARTMENTAL REVENUE	0.00	0.00
17 LICENSES AND PERMITS	1,006,114.00	995,000.00
18 SPECIAL ASSESSMENTS	16,167.00	5,000.00
==> 19 FINES AND FORFEITS	81,911.00	75,000.00
==> 20 INVESTMENT INCOME	96,832.00	95,000.00
==> 21 MEDICAID REIMBURSEMENT	0.00	0.00
==> 22 MISCELLANEOUS RECURRING (PLEASE SPECIFY)	0.00	0.00
23 MISCELLANEOUS NON-RECURRING (PLEASE SPECIFY)	0.00	0.00
<b>24 TOTALS</b>	<b>\$ 4,199,799.00</b>	<b>\$ 4,175,000.00</b>

I hereby certify that the actual receipts as shown in column (a) are, to the best of my knowledge correct and complete, and I further certify that I have examined the entries made on page 4 of the Fiscal 2014 tax rate recapitulation form by the City, Town or District Clerk and hereby acknowledge that such entries correctly reflect the appropriations made and the sources from which such appropriations are to be met.

\* Do not include receipts in columns (a) or (b) that were voted by the City / Town / District Council or Town Meeting as offset receipts on Schedule A-1, enterprise funds on Schedule A-2, or revolving funds on Schedule A-3. Written documentation should be submitted to support increases / decreases of estimated receipts to actual receipts.

==> Written documentation should be submitted to support increases/ decreases of FY 2013 estimated receipts to FY2014 estimated

**CERTIFICATION OF APPROPRIATIONS AND SOURCES OF FUNDING**

**TAX RATE RECAPITULATION**

**WAYLAND**

**FISCAL 2014**

City / Town / District

APPROPRIATIONS							AUTHORIZATIONS	
City / Town Council or Town Meeting Dates	FY*	(a)  Total Appropriations of Each Meeting	(b) **  From Raise and Appropriate	(c)  From Free Cash See B-1	(d)  From Other Available Funds See B-2	(e)  From Offset Receipts (See A-1), Enterprise Funds (See A-2), or Community Preservation Fund (See A-4)	MEMO ONLY	
							(f) ***  Revolving Funds (See A-3)	(g)  Borrowing Authorization
04/04/2013	2013	200,000.00	0.00	165,000.00	0.00	35,000.00	0.00	0.00
04/04/2013	2014	67,975,062.00	63,010,485.00	2,500,000.00	2,464,577.00	0.00	1,000,000.00	0.00
04/04/2013	2014	4,277,185.00	0.00	0.00	0.00	4,277,185.00	0.00	0.00
04/04/2013	2014	2,025,000.00	470,000.00	180,000.00	280,000.00	1,095,000.00	0.00	2,475,000.00
04/04/2013	2014	0.00	0.00	0.00	0.00	0.00	0.00	0.00
04/04/2013	2014	120,000.00	0.00	0.00	0.00	120,000.00	0.00	0.00
04/04/2013	2014	92,000.00	0.00	0.00	0.00	92,000.00	0.00	0.00
04/04/2013	2014	100.00	0.00	100.00	0.00	0.00	0.00	0.00
04/04/2013	2014	98,534.00	0.00	0.00	98,534.00	0.00	0.00	0.00
11/20/2013	2014	575,184.00 ✓	0.00	0.00	575,184.00	0.00	0.00	12,124,816.00
11/20/2013	2014	2,400,000.00 ✓	0.00	0.00	0.00	2,400,000.00 ✓	0.00	0.00
11/20/2013	2014	25,000.00 ✓	0.00	0.00	0.00	25,000.00	0.00	0.00
<b>Totals</b>		77,788,065.00	63,480,485.00	2,845,100.00	3,418,295.00	8,044,185.00		
		Must Equal Cols. (b) thru (e)						



**Town of Wayland  
Fiscal Year 2014  
Tax Classification Hearing**

**BOARD OF SELECTMEN  
DECEMBER 9<sup>TH</sup>, 2013**

**PREPARED BY:  
BOARD OF ASSESSORS  
SUSAN RUFO, CHAIR  
JAYSON BRODIE, VICE CHAIR  
MOLLY UPTON  
ZACHARIAH VENTRESS  
DAVID HILL  
ELLEN BRIDEAU, DIRECTOR OF ASSESSING**

- The purpose of the public classification hearing is for the Board of Selectmen to determine the percentage share of the tax levy that each class of property will pay.
- The Board of Selectmen must determine the residential factor.
- The residential factor is used by the assessors to determine the tax levy paid by each class of property and calculate the tax rate.

- This year residential and commercial values increased slightly.
- Property values are driven by the sales market.
- Overall, residential single family homes increased for the first time in several years.
- The average residential single family assessment increased from \$588,500 to \$598,700, an increase of 1.73%.

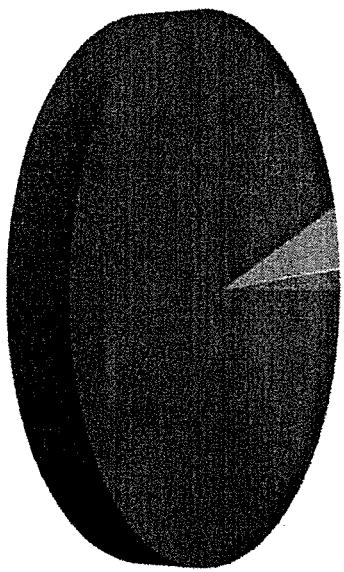


Commercial, Industrial and Personal Property (CIP) values have increased.

This year there is a slight shift from Residential to CIP.

	Residential	CIP
Fiscal Year 2013	94.7525%	5.2475%
Fiscal Year 2014	94.4831%	5.5169%
Shift	-0.2694%	0.2694%

# PROPERTY CLASSIFICATION



- Residential (RES)
- Commercial (CIP)
- Industrial (CIP)
- Personal Property (CIP)

Class	Value	Percentage by Property Type	Total Percentage by Property Class
Residential (RES)	2,813,813,895	94.4831%	94.4831% (RES)
Open Space	0	0.00000%	
Commercial (CIP)	120,110,205	4.0331%	5.5169% (CIP)
Industrial (CIP)	4,521,200	0.1518%	
Personal Property (CIP)	39,669,200	1.3320%	
Total	2,978,114,500	100.00000%	100.00000%

- New Growth was certified at \$44,139,064 in Assessed Value, or \$789,648 in Tax Levy Growth.
- The majority of new growth in residential was a result of the Condominiums at Wayland Meadows and Post Road Village.
- Fiscal Year 2014 will be the first year that some new growth is realized from the Wayland Town Center, primarily in the form of personal property.
- Utility companies personal property continues to be large contributors of new growth with \$4,468,680 in Assessed Value.

- The options presented for consideration are:
  - Selection of a Minimum Residential Factor
  - Selection of a discount for Open Space
  - Granting of a Residential and/or Small Commercial Exemption

- The minimum residential factor for the Town of Wayland for Fiscal Year 2014 is 97.0805, as defined by the Department of Revenue\*.
- A residential factor of ~~100~~<sup>increases</sup> will result in the taxation of all property at the same rate (single tax rate).
- A residential factor of less than 100 increases the share of the levy raised by commercial, industrial and personal property (CIP) owners and reduces the share paid by residential property owners (split tax rate).

\*SOURCE: DEPARTMENT OF REVENUE IA5 – CLASSIFICATION

CIP Shift	Residential Factor	Residential Share Percentage	CIP Share Percentage	Residential Tax Rate per Thousand	CIP Tax Rate Per Thousand
1.00	100.000	94.4831%	5.5169%	\$18.32	\$18.32
1.10	99.4161	93.9314%	6.0686%	\$18.21	\$20.15
1.20	98.8322	93.3797%	6.6203%	\$18.11	\$21.98
1.30	98.2483	92.828%	7.172%	\$18.00	\$23.82
1.40	97.6644	92.2763%	7.7237%	\$17.89	\$25.65
1.50	97.0805	91.7246%	8.2754%	\$17.79	\$27.48

Please see Exhibit A for shift options in 1% increments.

CIP Shift	Res Factor	Residential Tax Rate	Example Single Family Assessment	Example Single Family Assessment	Average Single Family Assessment	Example Single Family Assessment	Example Single Family Assessment
1.00	100	18.32	\$5,496.00	\$7,328.00	\$10,968.18	\$14,656.00	\$18,320.00
1.10	99,4161	18.21	\$5,463.00	\$7,284.00	\$10,902.33	\$14,568.00	\$18,210.00
	\$Diff	-0.11	(\$33.00)	(\$44.00)	(\$65.86)	(\$88.00)	(\$110.00)
1.20	98,8322	18.11	\$5,433.00	\$7,244.00	\$10,842.46	\$14,488.00	\$18,110.00
	\$Diff	-0.21	(\$63.00)	(\$84.00)	(\$125.73)	(\$168.00)	(\$210.00)
1.30	98,2483	18.00	\$5,400.00	\$7,200.00	\$10,776.60	\$14,400.00	\$18,000.00
	\$Diff	-0.32	(\$96.00)	(\$128.00)	(\$191.58)	(\$256.00)	(\$320.00)
1.40	97,6644	17.89	\$5,367.00	\$7,156.00	\$10,710.74	\$14,312.00	\$17,890.00
	\$Diff	-0.43	(\$129.00)	(\$172.00)	(\$257.44)	(\$344.00)	(\$430.00)
1.50	97,0805	17.79	\$5,337.00	\$7,116.00	\$10,650.87	\$14,232.00	\$17,790.00
	\$Diff	-0.53	(\$159.00)	(\$212.00)	(\$317.31)	(\$424.00)	(\$530.00)

CIP Shift	CIP Tax Rate	Example Commercial Assessment \$400,000	Example Commercial Assessment \$600,000	Average Commercial Assessment \$970,500	Example Commercial Assessment \$1,200,000	Example Commercial Assessment \$1,500,000
1.00	18.32	\$7,328.00	\$10,992.00	\$17,779.56	\$21,984.00	\$27,480.00
1.10	20.15	\$8,060.00	\$12,090.00	\$19,555.58	\$24,180.00	\$30,225.00
\$ Difference	1.83	\$732.00	\$1,098.00	\$1,776.02	\$2,196.00	\$2,745.00
1.20	21.98	\$8,792.00	\$13,188.00	\$21,331.59	\$26,376.00	\$32,970.00
\$ Difference	3.66	\$1,464.00	\$2,196.00	\$3,552.03	\$4,392.00	\$5,490.00
1.30	23.82	\$9,528.00	\$14,292.00	\$23,117.31	\$28,584.00	\$35,730.00
\$ Difference	5.50	\$2,200.00	\$3,300.00	\$5,337.75	\$6,600.00	\$8,250.00
1.40	25.65	\$10,260.00	\$15,390.00	\$24,893.33	\$30,780.00	\$38,475.00
\$ Difference	7.33	\$2,932.00	\$4,398.00	\$7,113.77	\$8,796.00	\$10,995.00
1.50	27.48	\$10,992.00	\$16,488.00	\$26,669.34	\$32,976.00	\$41,220.00
\$ Difference	9.16	\$3,664.00	\$5,496.00	\$8,889.78	\$10,992.00	\$13,740.00



Peer Municipalities	Residential % of Total Value	CIP % of Total Value	R/O % of Total Levy	CIP % of Total Levy	CIP Shift	Residential Tax Rate	CIP Tax Rate
Carlisle	98.0	2.0	98.05	1.95	1.0	17.68	17.68
Cohasset	93.0	7.0	92.97	7.03	1.0	12.20	12.20
Concord	90.7	9.3	90.68	9.32	1.0	14.07	14.07
Lincoln	96.2	3.8	95.10	4.90	1.30	14.23	18.72
Lynnfield	91.5	8.5	90.78	9.22	1.09	14.82	16.29
Manchester By The Sea	93.4	6.6	93.41	6.59	1.0	10.51	10.51
Marshfield	92.4	7.6	92.41	7.59	1.0	12.21	12.21
Medfield	94.2	5.8	94.18	5.82	1.0	15.73	15.73
Milton	95.8	4.2	93.74	6.26	1.50	14.70	22.54
Sharon	92.1	7.9	92.07	7.93	1.0	20.45	20.45
Sudbury	92.9	7.1	90.95	9.05	1.28	17.99	23.52
Wayland	94.8	5.2	94.75	5.25	1.0	17.89	17.89
Weston	95.1	4.9	95.10	4.90	1.0	12.40	12.40
Neighboring Municipalities	Residential % of Total Value	CIP % of Total Value	R/O % of Total Levy	CIP % of Total Levy	CIP Shift	Residential Tax Rate	CIP Tax Rate
Prancingham	76.8	23.2	59.62	40.38	1.74	17.84	39.98
Natick	76.7	23.3	76.72	23.28	1.0	14.34	14.34
Wellesley	88.0	12.0	88.01	11.99	1.0	11.70	11.70

Source: MA DOR – Data Bank Reports

Open Space is defined in Massachusetts General Law as:

MGL Chapter 59 Sec. 2A (b) “Class two, open-space”, Land which is not otherwise classified and which is not taxable under provisions of chapters sixty-one, sixty-one A or sixty-one B, or taxable under a permanent conservation restriction, and land not held for the production of income but is maintained in an open or natural condition, which contributes significantly to the benefit and enjoyment of the public.”

- A maximum exemption of 25% may be adopted for all property that is classified as Open Space.
- The Assessors have not identified any property which meets the definition of Open Space according to the statute.

- **Residential Exemption**

The Board of Selectmen may adopt a maximum residential exemption of 20% It would apply to owner occupied residential properties.

The majority of Wayland's property owners meet the statutory requirements to qualify for the exemption.

A small percentage of homeowners and all vacant land owners will not receive the benefit

The intent of the Residential Exemption is to shift the tax burden to rental and vacation properties

- **Small Commercial Exemption**

The Board of Selectmen may adopt a small commercial exemption.

This exemption is for commercial parcels (property class three) occupied by businesses with an average annual employment of not more than ten people during the previous calendar year and with assessed values of less than one million dollars.

The Assessors have identified 19 business that meet the exemption criteria.

Selectmen can choose an exemption that reduces the taxable valuation of each eligible parcel by a percentage of up to 10%

Municipality	Residential Exemption Percentage
Malden	10
Somerset	10
Barnstable	20
Brookline	20
Chelsea	20
Everett	20
Nantucket	20
Tisbury	20
Waltham	20
Watertown	20
Boston	30
Cambridge	30
Somerville	30

Municipality	Small Commercial Exemption %
Auburn	10
Avon	10
Bellingham	10
Braintree	10
Dartmouth	10
New Ashford	10
Seekonk	10
Somerset	10
Westford	10
Wrentham	5

# What If ... Scenario Worksheet

Note: This table should be used for planning purposes only. Actual calculations may differ slightly due to rounding. For actual calculations, complete Recap.

CLASS	VALUE	PERCENTAGE	R & O %	Share Percentages										Levy Amounts										Estimated Tax Rates									
				CIP %	Com	Ind	PP	Total	Res	OS	Com	Ind	PP	Total	Res	OS	Com	Ind	PP	Total	Res	OS	Com	Ind	PP								
Residential	2,813,813,895	94.4831%	94.4831%	0	4.0331	0.1518	1.332	100	51,549,071	0	2,200,419	82,828	726,740	54,559,058	18.32	0	18.32	18.32	18.32	18.32	18.32	0	18.32	18.32	18.32	18.32							
Open Space	0	0.0000%	94.4831%	0	4.0734	0.1533	1.3453	100	51,518,971	0	2,222,423	83,657	734,007	54,559,058	18.31	0	18.50	18.50	18.50	18.50	18.50	0	18.50	18.50	18.50	18.50							
Commercial	120,110,205	4.0331%		0	4.1138	0.1549	1.3587	100	51,488,871	0	2,244,427	84,485	741,275	54,559,058	18.30	0	18.69	18.69	18.69	18.69	18.69	0	18.69	18.69	18.69	18.69							
Industrial	4,521,200	0.1518%		0	4.1541	0.1564	1.372	100	51,458,771	0	2,266,432	85,313	748,542	54,559,058	18.29	0	18.87	18.87	18.87	18.87	18.87	0	18.87	18.87	18.87	18.87							
Personal Prop	39,669,200	1.3320%		0	4.1944	0.1579	1.3853	100	51,428,671	0	2,288,436	86,142	755,809	54,559,058	18.28	0	19.05	19.05	19.05	19.05	19.05	0	19.05	19.05	19.05	19.05							
Total	2,978,114,500	100.0000%		0	4.2348	0.1594	1.3986	100	51,398,572	0	2,310,440	86,970	763,077	54,559,058	18.27	0	19.24	19.24	19.24	19.24	19.24	0	19.24	19.24	19.24	19.24							
CLASSIFICATION OPTIONS																																	
0 Residential Exempt																																	
0 Small Commercial Exemption																																	
LEVY																																	
54,559,058 Estimated Levy																																	
18.32 Single Tax Rate																																	
CIP Shift																																	
1	100	94.4831	0	4.0331	0.1518	1.332	100	51,549,071	0	2,200,419	82,828	726,740	54,559,058	18.32	0	18.32	18.32	18.32	18.32	18.32	0	18.32	18.32	18.32	18.32								
1.01	99,9416	94.4279	0	4.0734	0.1533	1.3453	100	51,518,971	0	2,222,423	83,657	734,007	54,559,058	18.31	0	18.50	18.50	18.50	18.50	18.50	0	18.50	18.50	18.50	18.50								
1.02	99,8832	94.3727	0	4.1138	0.1549	1.3587	100	51,488,871	0	2,244,427	84,485	741,275	54,559,058	18.30	0	18.69	18.69	18.69	18.69	18.69	0	18.69	18.69	18.69	18.69								
1.03	99,8248	94.3176	0	4.1541	0.1564	1.372	100	51,458,771	0	2,266,432	85,313	748,542	54,559,058	18.29	0	18.87	18.87	18.87	18.87	18.87	0	18.87	18.87	18.87	18.87								
1.04	99,7664	94.2624	0	4.1944	0.1579	1.3853	100	51,428,671	0	2,288,436	86,142	755,809	54,559,058	18.28	0	19.05	19.05	19.05	19.05	19.05	0	19.05	19.05	19.05	19.05								
1.05	99,708	94.2072	0	4.2348	0.1594	1.3986	100	51,398,572	0	2,310,440	86,970	763,077	54,559,058	18.27	0	19.24	19.24	19.24	19.24	19.24	0	19.24	19.24	19.24	19.24								
1.06	99,6497	94.1521	0	4.2751	0.1609	1.4119	100	51,368,472	0	2,332,444	87,798	770,344	54,559,058	18.26	0	19.42	19.42	19.42	19.42	19.42	0	19.42	19.42	19.42	19.42								
1.07	99,5913	94.0969	0	4.3154	0.1624	1.4253	100	51,338,372	0	2,354,448	88,626	777,612	54,559,058	18.25	0	19.60	19.60	19.60	19.60	19.60	0	19.60	19.60	19.60	19.60								
1.08	99,5329	94.0417	0	4.3557	0.164	1.4386	100	51,308,272	0	2,376,452	89,455	784,879	54,559,058	18.23	0	19.79	19.79	19.79	19.79	19.79	0	19.79	19.79	19.79	19.79								
1.09	99,4745	93.9865	0	4.3961	0.1655	1.4519	100	51,278,172	0	2,398,457	90,283	792,146	54,559,058	18.22	0	19.97	19.97	19.97	19.97	19.97	0	19.97	19.97	19.97	19.97								
1.1	99,4161	93.9314	0	4.4364	0.167	1.4652	100	51,248,072	0	2,420,461	91,111	799,414	54,559,058	18.21	0	20.15	20.15	20.15	20.15	20.15	0	20.15	20.15	20.15	20.15								
1.11	99,3577	93.8762	0	4.4767	0.1685	1.4785	100	51,217,972	0	2,442,465	91,940	806,681	54,559,058	18.20	0	20.34	20.34	20.34	20.34	20.34	0	20.34	20.34	20.34	20.34								
1.12	99,2993	93.821	0	4.5171	0.17	1.4919	100	51,187,872	0	2,464,469	92,768	813,949	54,559,058	18.19	0	20.52	20.52	20.52	20.52	20.52	0	20.52	20.52	20.52	20.52								
1.13	99,2409	93.7659	0	4.5574	0.1716	1.5052	100	51,157,773	0	2,486,473	93,596	821,216	54,559,058	18.18	0	20.70	20.70	20.70	20.70	20.70	0	20.70	20.70	20.70	20.70								
1.14	99,1825	93.7107	0	4.5977	0.1731	1.5185	100	51,127,673	0	2,508,478	94,424	828,483	54,559,058	18.17	0	20.88	20.88	20.88	20.88	20.88	0	20.88	20.88	20.88	20.88								
1.15	99,1241	93.6555	0	4.6381	0.1746	1.5318	100	51,097,573	0	2,530,482	95,253	835,751	54,559,058	18.16	0	21.07	21.07	21.07	21.07	21.07	0	21.07	21.07	21.07	21.07								

CIP Shift	Res Factor	Res	Share Percentages					Levy Amounts					Estimated Tax Rates					
			O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1.16	99.0657	93.6004	0	4.6784	0.1761	1.5451	100	51,067,473	0	2,552,486	96,081	843,018	54,559,058	18.15	0	21.25	21.25	21.25
1.17	99.0074	93.5452	0	4.7187	0.1776	1.5585	100	51,037,373	0	2,574,490	96,909	850,286	54,559,058	18.14	0	21.43	21.43	21.43
1.18	98.949	93.49	0	4.7591	0.1791	1.5718	100	51,007,273	0	2,596,494	97,787	857,533	54,559,058	18.13	0	21.62	21.62	21.62
1.19	98.8906	93.4348	0	4.7994	0.1807	1.5851	100	50,977,173	0	2,618,499	98,566	864,820	54,559,058	18.12	0	21.80	21.80	21.80
1.2	98.8322	93.3797	0	4.8397	0.1822	1.5984	100	50,947,073	0	2,640,503	99,394	872,088	54,559,058	18.11	0	21.98	21.98	21.98
1.21	98.7738	93.3245	0	4.88	0.1837	1.6117	100	50,916,974	0	2,662,507	100,222	879,355	54,559,058	18.10	0	22.17	22.17	22.17
1.22	98.7154	93.2693	0	4.9204	0.1852	1.6251	100	50,886,874	0	2,684,511	101,051	886,622	54,559,058	18.08	0	22.35	22.35	22.35
1.23	98.657	93.2142	0	4.9607	0.1867	1.6384	100	50,856,774	0	2,706,515	101,879	893,890	54,559,058	18.07	0	22.53	22.53	22.53
1.24	98.5986	93.159	0	5.001	0.1882	1.6517	100	50,826,674	0	2,728,520	102,707	901,157	54,559,058	18.06	0	22.72	22.72	22.72
1.25	98.5402	93.1038	0	5.0414	0.1898	1.665	100	50,796,574	0	2,750,524	103,535	908,425	54,559,058	18.05	0	22.90	22.90	22.90
1.26	98.4818	93.0487	0	5.0817	0.1913	1.6784	100	50,766,474	0	2,772,528	104,364	915,692	54,559,058	18.04	0	23.08	23.08	23.08
1.27	98.4235	92.9935	0	5.122	0.1928	1.6917	100	50,736,374	0	2,794,532	105,192	922,959	54,559,058	18.03	0	23.27	23.27	23.27
1.28	98.3651	92.9383	0	5.1624	0.1943	1.705	100	50,706,275	0	2,816,536	106,020	930,227	54,559,058	18.02	0	23.45	23.45	23.45
1.29	98.3067	92.8832	0	5.2027	0.1958	1.7183	100	50,676,175	0	2,838,540	106,849	937,494	54,559,058	18.01	0	23.63	23.63	23.63
1.3	98.2483	92.828	0	5.243	0.1974	1.7316	100	50,646,075	0	2,860,545	107,677	944,762	54,559,058	18.00	0	23.82	23.82	23.82
1.31	98.1899	92.7728	0	5.2834	0.1989	1.745	100	50,615,975	0	2,882,549	108,505	952,029	54,559,058	17.99	0	24.00	24.00	24.00
1.32	98.1315	92.7176	0	5.3237	0.2004	1.7583	100	50,585,875	0	2,904,553	109,333	959,296	54,559,058	17.98	0	24.18	24.18	24.18
1.33	98.0731	92.6625	0	5.364	0.2019	1.7716	100	50,555,775	0	2,926,557	110,162	966,564	54,559,058	17.97	0	24.37	24.37	24.37
1.34	98.0147	92.6073	0	5.4043	0.2034	1.7849	100	50,525,675	0	2,948,561	110,990	973,831	54,559,058	17.96	0	24.55	24.55	24.55
1.35	97.9563	92.5521	0	5.4447	0.2049	1.7982	100	50,495,575	0	2,970,566	111,818	981,099	54,559,058	17.95	0	24.73	24.73	24.73
1.36	97.8979	92.497	0	5.485	0.2065	1.8116	100	50,465,476	0	2,992,570	112,647	988,366	54,559,058	17.93	0	24.92	24.92	24.92
1.37	97.8395	92.4418	0	5.5253	0.208	1.8249	100	50,435,376	0	3,014,574	113,475	995,633	54,559,058	17.92	0	25.10	25.10	25.10
1.38	97.7812	92.3866	0	5.5657	0.2095	1.8382	100	50,405,276	0	3,036,578	114,303	1,002,901	54,559,058	17.91	0	25.28	25.28	25.28
1.39	97.7228	92.3315	0	5.606	0.211	1.8515	100	50,375,176	0	3,058,582	115,131	1,010,168	54,559,058	17.90	0	25.46	25.46	25.46
1.4	97.6644	92.2763	0	5.6463	0.2125	1.8648	100	50,345,076	0	3,080,587	115,960	1,017,436	54,559,058	17.89	0	25.65	25.65	25.65
1.41	97.606	92.2211	0	5.6867	0.2141	1.8782	100	50,314,976	0	3,102,591	116,788	1,024,703	54,559,058	17.88	0	25.83	25.83	25.83
1.42	97.5476	92.166	0	5.727	0.2156	1.8915	100	50,284,876	0	3,124,595	117,616	1,031,970	54,559,058	17.87	0	26.01	26.01	26.01
1.43	97.4892	92.1108	0	5.7673	0.2171	1.9048	100	50,254,776	0	3,146,599	118,445	1,039,238	54,559,058	17.86	0	26.20	26.20	26.20
1.44	97.4308	92.0556	0	5.8077	0.2186	1.9181	100	50,224,677	0	3,168,603	119,273	1,046,505	54,559,058	17.85	0	26.38	26.38	26.38
1.45	97.3724	92.0004	0	5.848	0.2201	1.9314	100	50,194,577	0	3,190,608	120,101	1,053,773	54,559,058	17.84	0	26.56	26.56	26.56
1.46	97.314	91.9453	0	5.8883	0.2216	1.9448	100	50,164,477	0	3,212,612	120,929	1,061,040	54,559,058	17.83	0	26.75	26.75	26.75
1.47	97.2556	91.8901	0	5.9287	0.2232	1.9581	100	50,134,377	0	3,234,616	121,758	1,068,307	54,559,058	17.82	0	26.93	26.93	26.93
1.48	97.1972	91.8349	0	5.969	0.2247	1.9714	100	50,104,277	0	3,256,620	122,586	1,075,575	54,559,058	17.81	0	27.11	27.11	27.11
1.49	97.1389	91.7798	0	6.0093	0.2262	1.9847	100	50,074,177	0	3,278,624	123,414	1,082,842	54,559,058	17.80	0	27.30	27.30	27.30
1.5	97.0805	91.7246	0	6.0496	0.2277	1.998	100	50,044,077	0	3,300,628	124,243	1,090,110	54,559,058	17.79	0	27.48	27.48	27.48

Source: DLS Gateway LAS Options

**DEPARTMENT OF REVENUE  
MINIMUM RESIDENTIAL FACTOR COMPUTATION  
FOR FY 2014**

**WAYLAND**  
City / Town / District

A	B	C	
Class	Full and Fair Cash Valuation	Percentage Share	
1. Residential	2,813,813,895	94.4831%	94.4831%
2. Open Space	0	0.0000%	
3. Commercial	120,110,205	4.0331%	5.5169%
4. Industrial	4,521,200	0.1518%	
5. Personal Property	39,669,200	1.3320%	
<b>TOTALS</b>	<b>2,978,114,500</b>	<b>100.0000%</b>	

Maximum Share of Levy for Classes Three, Four and Personal Property :      150%      X      5.5169%      =      8.2754%

Lines 3C + 4C + 5C      =      Max % Share

Minimum Share of Levy for Classes One and Two :      100%      -      8.2754%      =      91.7247%

Max % Share      =      Min % Share

Minimum Residential Factor (MRF)      91.7247%      /      94.4831%      =      97.0805%

Min % Share      =      Lines 1C + 2C

Minimum Residential Factor

MINIMUM RESIDENTIAL FACTOR      97.0805%  
LA7 (6-96)

Chapter 58, Section 1A mandates a minimum residential factor of not less than 65 percent.



presented by m. Upton

**EXHIBIT A: ALTERNATIVE TAX RATE SCENARIOS FOR FY2014**

FY2013-FY2014 Change in Levy Limit and Values			
	FY2013	FY2014	% CHANGE
Maximum Allowable Levy Limit	\$141,639,397	\$148,761,313	5.03%
Tax Levy (FY13 actual, and FY14 levy limit)	\$141,585,863	\$148,761,313	5.07%
Residential Valuation	\$7,196,488,310	\$7,411,620,000	2.99%
Comm + Indl + PP Valuation	\$1,111,468,450	\$1,134,037,350	2.03%
Total Valuation	\$8,307,956,760	\$8,545,657,350	2.86%
Residential Tax Rate	\$15.20	T.B.D.	T.B.D.
Comm/Indl/PP Tax Rate	\$28.97	T.B.D.	T.B.D.

Factors Affecting Determination of FY2014 Levy Limit		
FY2013 Maximum Allowable Levy Limit	\$141,639,397	N/A
Amended FY13 New Growth	\$0	0.00%
Proposition 2 1/2 increment	\$3,386,008	2.39%
New Growth	\$3,017,335	2.13%
Override	\$0	0.00%
Debt Exclusion Increment	718,573	0.51%
FY2014 Maximum Allowable Levy Limit	\$148,761,313	5.03%

Percentage differs because the 5.07% change is based on the FY13 actual levy and the 5.03% change is based on the FY13 levy limit.

FACTOR		% SHARE OF LEVY		TAX LEVY		TAX RATE		% LEVY CHNG: FY13 TO FY14		COMMENTS
C-I-P	RESID	C-I-P	RES	C-I-P	RESID	C-I-P	RESID	C-I-P	RESID	
1.000	1.000	13.27%	86.73%	\$ 19,741,124	\$ 129,020,188	\$17.41	\$17.41	-38.69%	17.95%	SINGLE TAX RATE
1.050	0.992	13.93%	86.07%	\$ 20,728,181	\$ 128,033,132	\$18.28	\$17.27	-35.63%	17.05%	
1.100	0.985	14.60%	85.40%	\$ 21,715,237	\$ 127,046,076	\$19.15	\$17.14	-32.56%	16.14%	
1.150	0.977	15.26%	84.74%	\$ 22,702,293	\$ 126,059,020	\$20.02	\$17.01	-29.49%	15.24%	
1.200	0.969	15.92%	84.08%	\$ 23,689,349	\$ 125,071,964	\$20.89	\$16.88	-26.43%	14.34%	
1.250	0.962	16.59%	83.41%	\$ 24,676,406	\$ 124,084,907	\$21.76	\$16.74	-23.36%	13.44%	
1.300	0.954	17.25%	82.75%	\$ 25,663,462	\$ 123,097,851	\$22.63	\$16.61	-20.30%	12.53%	
1.350	0.946	17.91%	82.09%	\$ 26,650,518	\$ 122,110,795	\$23.50	\$16.48	-17.23%	11.63%	
1.400	0.939	18.58%	81.42%	\$ 27,637,574	\$ 121,123,739	\$24.37	\$16.34	-14.17%	10.73%	
1.450	0.931	19.24%	80.76%	\$ 28,624,630	\$ 120,136,682	\$25.24	\$16.21	-11.10%	9.83%	
1.500	0.923	19.91%	80.09%	\$ 29,611,687	\$ 119,149,626	\$26.11	\$16.08	-8.04%	8.93%	
1.550	0.916	20.57%	79.43%	\$ 30,598,743	\$ 118,162,570	\$26.98	\$15.94	-4.97%	8.02%	
1.560	0.914	20.70%	79.30%	\$ 30,796,154	\$ 117,965,159	\$27.16	\$15.92	-4.36%	7.84%	
1.570	0.913	20.83%	79.17%	\$ 30,993,565	\$ 117,767,748	\$27.33	\$15.89	-3.74%	7.66%	
1.580	0.911	20.97%	79.03%	\$ 31,190,977	\$ 117,570,336	\$27.50	\$15.86	-3.13%	7.48%	
1.590	0.910	21.10%	78.90%	\$ 31,388,388	\$ 117,372,925	\$27.68	\$15.84	-2.52%	7.30%	
1.600	0.908	21.23%	78.77%	\$ 31,585,799	\$ 117,175,514	\$27.85	\$15.81	-1.91%	7.12%	
1.610	0.907	21.37%	78.63%	\$ 31,783,210	\$ 116,978,103	\$28.03	\$15.78	-1.29%	6.94%	
1.620	0.905	21.50%	78.50%	\$ 31,980,622	\$ 116,780,691	\$28.20	\$15.76	-0.68%	6.76%	
1.630	0.904	21.63%	78.37%	\$ 32,178,033	\$ 116,583,280	\$28.37	\$15.73	-0.07%	6.58%	
1.640	0.902	21.76%	78.24%	\$ 32,375,444	\$ 116,385,869	\$28.55	\$15.70	0.55%	6.40%	
1.650	0.901	21.90%	78.10%	\$ 32,572,855	\$ 116,188,458	\$28.72	\$15.68	1.16%	6.22%	
1.660	0.899	22.03%	77.97%	\$ 32,770,267	\$ 115,991,046	\$28.90	\$15.65	1.77%	6.04%	
1.670	0.897	22.16%	77.84%	\$ 32,967,678	\$ 115,793,635	\$29.07	\$15.62	2.39%	5.86%	
1.680	0.896	22.29%	77.71%	\$ 33,165,089	\$ 115,596,224	\$29.25	\$15.60	3.00%	5.68%	
1.690	0.894	22.43%	77.57%	\$ 33,362,500	\$ 115,398,813	\$29.42	\$15.57	3.61%	5.50%	
1.700	0.893	22.56%	77.44%	\$ 33,559,912	\$ 115,201,401	\$29.59	\$15.54	4.23%	5.32%	
1.710	0.891	22.69%	77.31%	\$ 33,757,323	\$ 115,003,990	\$29.77	\$15.52	4.84%	5.14%	
1.720	0.890	22.82%	77.18%	\$ 33,954,734	\$ 114,806,579	\$29.94	\$15.49	5.45%	4.95%	
1.730	0.888	22.96%	77.04%	\$ 34,152,145	\$ 114,609,168	\$30.12	\$15.46	6.07%	4.77%	
1.740	0.887	23.09%	76.91%	\$ 34,349,557	\$ 114,411,756	\$30.29	\$15.44	6.68%	4.59%	
1.750	0.885	23.22%	76.78%	\$ 34,546,968	\$ 114,214,345	\$30.46	\$15.41	7.29%	4.41%	FY14 MAX SHIFT

## EXHIBIT B: HISTORICAL LEVY SUMMARY

FY	MAXIMUM LEVY	RES VALUE	CIP VALUE	TOTAL VALUE	RESIDENTIAL		CIP		CIP FACTOR
					% VALUE	%LEVY	% VALUE	%LEVY	
1982	\$25,840,699	\$981,805,500	\$260,146,400	\$1,241,951,900	79.05%	72.07%	20.95%	27.93%	1.43
1983	\$27,069,102	\$990,919,800	\$276,376,600	\$1,267,296,400	78.19%	71.06%	21.81%	28.94%	1.33
1984	\$28,022,798	\$997,961,400	\$296,494,700	\$1,294,456,100	77.10%	69.73%	22.90%	30.27%	1.32
1985	\$29,632,914	\$1,007,078,700	\$301,942,600	\$1,309,021,300	76.93%	68.88%	23.07%	31.12%	1.32
1986	\$31,019,098	\$1,020,964,400	\$317,326,500	\$1,338,290,900	76.29%	68.76%	23.71%	31.24%	1.32
1987	\$33,153,338	\$2,235,803,100	\$666,024,100	\$2,901,827,200	77.05%	67.03%	22.95%	32.97%	1.44
1988	\$34,836,855	\$2,255,006,000	\$674,748,700	\$2,929,754,700	76.97%	66.81%	23.03%	33.19%	1.44
1989	\$37,264,901	\$2,301,575,500	\$673,074,254	\$2,974,649,754	77.37%	67.26%	22.63%	32.75%	1.45
1990	\$40,392,000	\$2,928,897,300	\$843,484,600	\$3,772,381,900	77.64%	66.71%	22.36%	33.29%	1.49
1991	\$42,322,992	\$2,620,862,100	\$586,620,600	\$3,207,482,700	81.71%	69.14%	18.29%	30.86%	1.69
1992	\$43,474,747	\$2,519,321,000	\$532,077,800	\$3,051,398,800	82.56%	70.86%	17.44%	29.14%	1.67
1993	\$47,365,952	\$2,574,645,700	\$460,616,200	\$3,035,261,900	84.82%	74.14%	15.18%	25.86%	1.70
1994	\$48,686,562	\$2,633,197,000	\$420,527,200	\$3,053,724,200	86.23%	76.59%	13.77%	23.41%	1.70
1995	\$50,261,924	\$2,801,492,000	\$415,545,200	\$3,217,037,200	87.08%	78.04%	12.92%	21.96%	1.70
1996	\$53,185,783	\$2,975,007,040	\$433,858,760	\$3,408,865,800	87.27%	78.36%	12.73%	21.64%	1.70
1997	\$54,713,901	\$3,099,278,410	\$445,558,740	\$3,544,837,150	87.43%	78.63%	12.57%	21.37%	1.70
1998	\$56,940,636	\$3,300,687,100	\$494,410,360	\$3,795,097,460	86.97%	77.85%	13.03%	22.15%	1.70
1999	\$58,891,464	\$3,523,737,000	\$565,977,160	\$4,089,714,160	86.16%	76.47%	13.84%	23.53%	1.70
2000	\$61,263,839	\$3,761,567,000	\$744,710,290	\$4,506,277,290	83.47%	75.21%	16.53%	24.79%	1.50
2001	\$68,753,066	\$4,200,706,000	\$814,607,290	\$5,015,313,290	83.76%	74.01%	16.24%	25.99%	1.60
2002	\$72,024,765	\$4,706,431,500	\$911,710,050	\$5,618,141,550	83.77%	73.71%	16.23%	26.29%	1.62
2003	\$75,793,067	\$5,186,133,750	\$897,438,810	\$6,083,572,560	85.25%	74.92%	14.75%	25.08%	1.70
2004	\$82,109,040	\$6,018,408,000	\$892,768,060	\$6,911,176,060	87.08%	76.75%	12.92%	23.25%	1.80
2005	\$91,165,834	\$6,275,351,000	\$870,816,360	\$7,146,167,360	87.81%	78.07%	12.19%	21.93%	1.80
2006	\$94,751,711	\$6,823,275,250	\$862,993,280	\$7,686,268,530	88.77%	80.01%	11.23%	19.99%	1.78
2007	\$101,074,790	\$7,135,277,500	\$923,957,080	\$8,059,234,580	88.54%	80.05%	11.46%	19.95%	1.74
2008	\$110,222,125	\$6,945,049,000	\$984,115,350	\$7,929,164,350	87.59%	78.90%	12.42%	21.10%	1.70
2009	\$116,338,164	\$6,991,353,500	\$1,042,254,630	\$8,033,608,130	87.03%	77.95%	12.97%	22.05%	1.70
2010	\$121,725,000	\$6,896,447,750	\$995,142,860	\$7,891,590,610	87.39%	77.72%	12.61%	22.28%	1.70
2011	\$127,955,723	\$6,953,985,750	\$1,019,733,440	\$7,973,719,190	87.21%	77.59%	12.79%	22.41%	1.70
2012	\$134,337,548	\$6,974,904,000	\$1,051,783,320	\$8,026,687,320	86.90%	77.72%	13.10%	22.28%	1.70
2013	\$141,639,397	\$7,196,488,310	\$1,111,468,450	\$8,307,956,760	86.62%	77.26%	13.38%	22.74%	1.70
2014	\$148,761,313	\$7,411,620,000	\$1,134,037,350	\$8,545,657,350	86.73%	TBD	13.27%	TBD	TBD