

Board of Assessors  
Meeting: July 21, 2014

Wayland Town Building

Meeting called to order by Chair Susan Rufo at 7:21 pm

Present: Members: Susan Rufo, Chair; Jayson Brodie, Vice-chair; Zach Ventress and Molly Upton

Staff: Director Ellen Brideau

Minutes: J. Brodie moved to accept the BOA minutes of June 20, 2014 as amended. S. Rufo seconded. The vote passed with S. Rufo, J. Brodie and M. Upton in favor. Z. Ventress abstained due to not being in attendance at meeting

Correspondence: Director notified the Board that two additional FY'15 ATB filings had been received for Telecom cases and one FY'14 Real Estate filing.

Documents for BOA signature:

Warrants/Commitments

FY 14 Supplemental RE Tax: \$42,382.35

FY 14 Supplemental CPA: \$635.74

Month End Reports:

FY 14 Exemptions for June: \$18,303.77

FY 14 RE Abatements for June: \$23,150.14

June 2014 – Excise Abatement: \$7,566.48

Circuit Breaker Applications:

Director Brideau recommended the board approve the three circuit breaker applications that have been reviewed and meet the criteria. J. Brodie moved to accept the director's recommendation to approve the three applications by signature. Z. Ventress, seconded. Board members approved by signature.

Director Brideau reviewed the MDM-1 State Report, a report required to be filed annually with the DOR recapping exemptions granted for the Fiscal Year. In years past this form required BOA signature. Director Brideau advised the Board that it no longer requires their signature and that she will be filing it on behalf of the Town for State reimbursement. Total Exemptions granted including Tax deferrals was 58 and tax dollars abated on Exemptions equaled \$130,081.62.

FY 15 Certification Status Update: Director E. Brideau reviewed the attached BOA – Assessment Review document. Director E. Brideau explained that she will email all BOA members the working file of FY15 proposed assessments of Single Family properties to begin their review. BOA members are to use the emailed worksheet to record questions and forward them to Director Brideau and Chair Rufo. Director Brideau will research any questions or concerns.

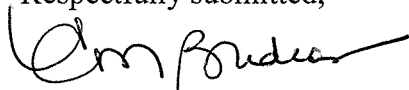
Topics not anticipated by Chair: Chair S. Rufo advised that due to BOA members availability and Director Brideau's attendance at MAAO Summer School the next meeting would tentatively be held on August 11<sup>th</sup>.

Thoughts and Concerns from BOA members: None

Public Comment: None

Meeting Adjourned: Chair S. Rufo adjourned the meeting at 8:10 pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ellen M. Brideau", with a long horizontal flourish extending to the right.

Ellen M. Brideau  
Director of Assessing

**REAL ESTATE ASSESSORS WARRANT TO COLLECTOR**

COMMONWEALTH OF MASSACHUSETTS

**WAYLAND  
OFFICE OF THE BOARD OF ASSESSORS**

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

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on *REAL ESTATE* as therein set forth, with interest, the sum total of such list being ***FORTY TWO THOUSAND THREE HUNDRED EIGHTY TWO DOLLARS AND THIRTY FIVE CENTS (\$42,382.35)***, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on *REAL ESTATE* situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

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

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

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

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

Given under our hands this 21<sup>st</sup> day of July 2014.

*Susan H. Reifs*  
.....  
*Mary R. Upton*  
.....  
*Fredrick S. Newton*  
.....  
*Joseph A. Madole*  
.....

**Board of Assessors of Wayland**

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This Form Approved by Commission of Revenue

**REAL ESTATE ASSESSORS WARRANT TO COLLECTOR**

COMMONWEALTH OF MASSACHUSETTS

**WAYLAND**

**OFFICE OF THE BOARD OF ASSESSORS**

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

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on *REAL ESTATE* as therein set forth, with interest, the sum total of such list being **SIX HUNDRED THIRTY FIVE DOLLARS AND SEVENTY FOUR CENTS (\$635.74)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on *REAL ESTATE* situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

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

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

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

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

Given under our hands this 21<sup>st</sup> day of July 2014.

*Susan M. Ruff* .....

*Mary R. Upton* .....

*Fredrick B. Newton* .....

*Joseph P. Bradley* .....

**Board of Assessors of Wayland**

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This Form Approved by Commission of Revenue

FISCAL YEAR 2014

**NOTICE OF COMMITMENT 2014 – SUPPLEMENTAL**

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.

<b>TAX</b>	<b>AMOUNT OF COMMITMENT</b>
PERSONAL PROPERTY TAX .....	\$ 0.00
<b>REAL ESTATE TAX .....</b>	<b>\$ 42,382.35</b>
<b>COMMUNITY PRESERVATION ACT TAX.....</b>	<b>\$ 635.74</b>
OMITTED ASSESSMENT	
REAL ESTATE TAX .....	\$ 0.00
PERSONAL PROPERTY .....	\$ 0.00
ALL SPECIAL ASSESSMENTS	
I/E FINE .....	\$ 0.00
WATER LIEN .....	\$ 0.00
STR BETTERMENT .....	\$ 0.00
TITLE V BETTERMENT .....	\$ 0.00

Board of Assessors  
Wayland

*Susan M. Ruff*  
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*Mary R. Upton*  
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*Laura Ann S. Venturi*  
\_\_\_\_\_  
*Jayson S. Brodie*  
\_\_\_\_\_

Date: *July 31, 2014*  
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**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF WAYLAND  
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR  
TREASURER/COLLECTOR

RE: LEVY OF FISCAL 2014 EXEMPTION  
DUE IN THE MONTH OF JUNE 2014

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
CIRCUIT BREAKER	18	\$18,303.77
<b>TOTAL EXEMPTIONS</b>	<b>18</b>	<b>\$18,303.77</b>

You are hereby notified that taxes were abated/exempted, as specified in the above schedule, to the aggregate amount of **EIGHTEEN THOUSAND THREE HUNDRED THREE DOLLARS AND SEVENTY SEVEN CENTS.**

Susan W. Quins  
Mary R. Upton  
Fredrick S. Venturo  
Joseph M. Brodie

BOARD OF ASSESSORS  
WAYLAND

Date: July 21, 2014

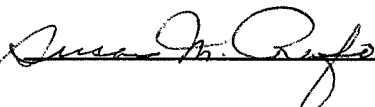


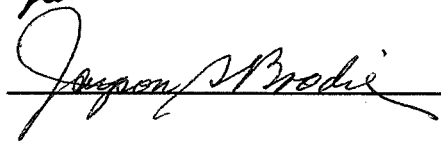
**COMMONWEALTH OF MASSACHUSETTS  
TOWN OF WAYLAND  
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR  
TREASURER/COLLECTOR

RE: LEVY OF FISCAL 2014 RE ABATEMENT  
DUE IN THE MONTH OF JUNE 2014

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
RE ABATEMENT	1	\$ 22,808.02
CPA		\$ 342.12
<b>TOTAL</b>	<b>1</b>	<b>\$ 23,150.14</b>

You are hereby notified that taxes were **abated**, as specified in the above schedule, to the aggregate amount **TWENTY THREE THOUSAND ONE HUNDRED FIFTY DOLLARS AND FOURTEEN CENTS**

BOARD OF ASSESSORS  
WAYLAND

Date: July 21, 2014

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

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR  
TREASURER/COLLECTOR

RE: **EXCISE ABATEMENT**  
DUE IN THE MONTH OF JUNE 2014

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
60A (2014)	53	\$7,566.48
TOTAL	53	<b>\$7,566.48</b>

You are hereby notified that excise taxes were abated, as specified in the above schedule, to the aggregated amount of **SEVEN THOUSAND FIVE HUNDRED SIXTY SIX DOLLARS AND FORTY EIGHT CENTS**

*[Handwritten Signature]*  
 \_\_\_\_\_  
*Mary R. Upton*  
 \_\_\_\_\_  
*Fred Smith*  
 \_\_\_\_\_  
*Jayson*  
 \_\_\_\_\_

BOARD OF ASSESSORS  
WAYLAND

Date: *July 21, 2014*





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

**OFFICE STAFF**

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

**BOARD OF ASSESSORS**

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

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**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN BRIDEAU, DIRECTOR OF ASSESSING *Ellen*  
**SUBJECT:** FY'14 CIRCUIT BREAKER APPLICATIONS  
**DATE:** 7/21/2014

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I have reviewed the following three Circuit Breaker applications and recommend approval:

Map/Lot	Address	Name
046B-035A	106 Lakeshore Dr	Boelter, Alice
045-043A	14 Indian Dawn	Campbell, Mary Rose
038-013	201 Old Connecticut Path	Landis, Judith C

*Susan M. Rufo*  
*Mary R. Upton*  
*Zachariah L. Ventress*  
*Jayson M. Brodie*

7-21-2014



## **Wayland Assessing Department**

**Fiscal Year 2015 - Certification**

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**BOA – Assessment Review**

## Sales Ratio Study – Statistics Recap

Study Time Period – 1/1/2013 through 12/31/2013

Property Class	101	102	104	105	109, Misc.	111- 112	106/130- 132
FY2014 # of Parcels	4053	591	46	5	31	6	240
Use Prior FY Assessed Values							
# Arms-Length Sales	168	40	1	N/A	3	N/A	1
Prior Median ASR	0.87	0.93	0.85	N/A	.93	N/A	1.13
COD	9.16	6.91	0	N/A	4.66	N/A	0
Use Proposed FY Assessed Values							
# Arms-Length Sales	168	40	1	N/A	3	N/A	1
Proposed Median ASR	0.94	0.93	0.85	N/A	.93	N/A	1.13
COD	8.76	7.1	0	N/A	4.66	N/A	0

2013 Calendar – Qualified Sales report attached. (This report is subject to change during certification review)

## WAYLAND CERTIFICATION 2015

I met with Mike Tarello from Vision Government Solutions on April 15<sup>th</sup>, 2014

1. Reviewed starting tables and Ratio reports
2. Changed Depreciation by 1 year
3. Site Index Factors indicated no change warranted.
4. Adjusted Residential Land Curve Area (s.f.):

Area (S.F)	FY'14 Price	FY'15 Price
1000	117.31	129.04
5000	35.20	38.72
10000	20.53	22.58
15000	14.79	16.29
20000	12.57	13.83
30000	9.22	10.14
40000	7.35	8.09
60000	5.27	5.80

5. Excess Land increased from 25,000 per ac to 27,500.
  - a. No support exists for adding the Site Index Factor to land line 2
6. Adjusted Dwelling Style Base Rates:

Building Style	FY'14 Rate	FY'15 Rate
Ranch	87	105
Split Level	92	109
Raised Ranch	92	105
Contemporary	97	107
Bungalow	87	103
Cape	95	104
Colonial	100	103
Conventional	105	112
Estate	135	145

7. Kitchen and Bath Styles co-efficient indicated no change
8. Field Review began with the new rates in June and was completed July 10<sup>th</sup>.
9. Data Entry is in process with more than 85% complete
10. Staff is reviewing old to new report pre-table changes for any variances of 5% or \$20,000 +/-
11. Moved rates to main file
12. Recalculated file and checked error log
13. Ran new LA4 and A800
14. BOA to review residential file

15. Mike Tarello will return on July 30<sup>th</sup> to finalize database changes

## **WAYLAND CERTIFICATION - 2015**

DOR completed Data Quality Study on July 8<sup>th</sup> – see attached report along with E. Brideau notes in response to their findings.

### **Additional items for Staff to complete:**

1. Review 2014 Sales - trends
2. Finalize New Growth
3. Town Line border property review
4. 40B property review
5. Chapter and Farm Land Values review
6. Land Condition Factor review

### **Next steps:**

1. Board completes review by August 25<sup>th</sup>
2. E. Brideau and M. Tarello to meet with DOR on Sept. 8<sup>th</sup>
3. Receive preliminary certification from DOR – target date October 10<sup>th</sup>
4. Impact notices mailed to property owners – target date October 20<sup>th</sup>
5. Staff meets with property owners – October 22<sup>nd</sup> through November 5<sup>th</sup>
6. E. Brideau presents findings to BOA - November 10<sup>th</sup>
7. DOR Reporting for Tax Rate – November 17<sup>th</sup>
8. Classification Hearing – December 1<sup>st</sup>

2013 Qualified Sales Report by Land Use (LUC)

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Proposed FY'15 Assessment	ASR
9/15/2013	1	25	15	GROVE ST	101	690,000	658,900	0.95
11/27/2013	1	31	10	HAMPSHIRE RD	101	792,500	798,000	1.01
12/30/2013	4	14	9	GRAYBIRCH LN	101	682,000	598,600	0.88
11/5/2013	4	23	12	RED BARN RD	101	769,000	652,900	0.85
8/29/2013	4	31	28	RED BARN RD	101	527,500	543,300	1.03
11/15/2013	4	60	8	YORK RD	101	594,000	683,700	1.15
1/11/2013	4	74	33	OXBOW RD	101	440,000	487,700	1.11
6/18/2013	4	96	4	MARSHALL TER	101	640,000	605,100	0.95
7/25/2013	4	089A	10	SUMMER LN	101	1,500,000	1,587,100	1.06
3/21/2013	6	31	53	SHERMAN BRIDGE RD	101	520,000	541,300	1.04
3/29/2013	7	24	19	SHERMAN BRIDGE RD	101	1,011,100	1,011,700	1.00
12/5/2013	7	36	7	RED BARN RD	101	575,000	548,300	0.95
6/27/2013	7	53	23	MARSHALL TER	101	705,000	629,100	0.89
1/18/2013	7	057J	267	CONCORD RD	101	760,000	682,300	0.90
12/11/2013	8	5	59	LINCOLN RD	101	930,000	873,700	0.94
5/22/2013	10	27	68	SEDGEMEADOW RD	101	675,000	667,300	0.99
8/15/2013	10	38	30	SEDGEMEADOW RD	101	625,000	593,600	0.95
7/31/2013	10	67	8	WAYSIDE RD	101	782,500	695,800	0.89
8/30/2013	11	4	156	CONCORD RD	101	510,000	516,400	1.01
11/26/2013	11	64	142	GLEZEN LN	101	800,000	723,400	0.90
11/8/2013	11	66	4	FOLSOMS POND RD	101	2,000,000	2,097,400	1.05
8/9/2013	11	70	5	FOLSOMS POND RD	101	1,150,000	1,040,700	0.90
6/24/2013	11	076D	29	HAZELBROOK LN	101	1,100,000	995,300	0.90
11/7/2013	11	090B	6	DYLAN'S CR	101	1,215,697	1,334,000	1.10
6/27/2013	12	14	48	HIGHLAND CIR	101	1,220,000	1,132,400	0.93
6/28/2013	12	37	229	GLEZEN LN	101	840,000	762,400	0.91
8/2/2013	14	34	61	GLEZEN LN	101	612,000	522,200	0.85
3/26/2013	14	029A	1	PHEASANT RUN	101	1,496,516	1,562,300	1.04
8/12/2013	15	41	51	THREE PONDS RD	101	775,000	823,500	1.06
7/1/2013	15	48	6	SEARS RD	101	785,000	823,000	1.05
11/22/2013	15	54	6	SQUIRREL HILL RD	101	1,025,000	973,000	0.95
7/31/2013	16	4	54	SEARS RD	101	1,162,500	949,200	0.82
5/13/2013	16	54	25	HIGHLAND CIR	101	830,000	876,700	1.06
9/13/2013	16	57	29	OLD WESTON RD	101	1,166,000	1,126,200	0.97
8/2/2013	16	66	8	WEBSTER LN	101	1,285,000	1,154,300	0.90
5/31/2013	18	8	86	OLD SUDBURY RD	101	505,000	468,400	0.93
8/30/2013	18	9	88	OLD SUDBURY RD	101	507,000	466,200	0.92
12/31/2013	18	10	91	OLD SUDBURY RD	101	800,000	810,900	1.01
5/13/2013	18	17	18	GLEZEN LN	101	760,000	690,700	0.91
12/17/2013	18	84	63	CONCORD RD	101	385,000	475,600	1.24
1/18/2013	18	85	57	CONCORD RD	101	385,000	487,500	1.27
2/25/2013	18	91	37	CONCORD RD	101	681,500	655,700	0.96
8/15/2013	18	023I	5	SADDLE LN	101	1,985,000	1,759,000	0.89
8/7/2013	19	54	15	THREE PONDS RD	101	875,000	880,800	1.01
8/9/2013	19	68	70	CLAYPIT HILL RD	101	893,250	845,500	0.95

2013 Qualified Sales Report by Land Use (LUC)

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Proposed FY'15 Assessment	ASR
5/17/2013	20	37	23	COOLIDGE RD	101	844,000	755,900	0.90
7/30/2013	23	65	10	CONCORD RD	101	675,000	627,800	0.93
6/13/2013	23	66	20	CONCORD RD	101	575,000	562,300	0.98
3/15/2013	23	97	30	COCHITUATE RD	101	555,000	569,700	1.03
8/28/2013	23	113	221	BOSTON POST RD	101	950,000	895,100	0.94
6/25/2013	24	19	7	BENNETT RD	101	699,000	584,000	0.84
12/23/2013	24	31	176	BOSTON POST RD	101	480,000	429,000	0.89
7/9/2013	24	37	7	MORSE RD	101	619,600	512,700	0.83
9/4/2013	24	40	168	BOSTON POST RD	101	545,000	418,800	0.77
9/30/2013	24	95	209	BOSTON POST RD	101	425,000	334,800	0.79
10/16/2013	24	128	22	PLAIN RD	101	999,900	895,200	0.90
8/9/2013	24	140	42	PLAIN RD	101	602,500	513,100	0.85
4/30/2013	24	092A	183	BOSTON POST RD	101	1,090,000	1,133,700	1.04
8/1/2013	25	11	34	RICH VALLEY RD	101	750,000	670,500	0.89
8/29/2013	25	45	5	LUNDY LN	101	582,000	499,700	0.86
6/26/2013	25	56	21	WHITE RD	101	706,000	543,000	0.77
6/7/2013	25	65	22	WHITE RD	101	565,000	516,800	0.91
7/31/2013	25	70	21	SYLVAN WAY	101	640,000	557,500	0.87
8/22/2013	25	90	6	FIELDS LN	101	799,000	874,500	1.09
4/17/2013	25	106	156	PLAIN RD	101	955,000	892,500	0.93
10/31/2013	25	110	14	BIGELOW RD	101	840,000	716,500	0.85
7/2/2013	25	050A	22	LUNDY LN	101	999,000	1,003,500	1.00
7/11/2013	27	7	25	JEFFREY RD	101	554,000	600,300	1.08
8/12/2013	27	16	171	PELHAM ISLAND RD	101	720,000	653,500	0.91
6/10/2013	29	6	12	FORTY ACRES DR	101	852,000	775,800	0.91
5/22/2013	29	29	2	CART PATH	101	855,000	885,100	1.04
7/31/2013	29	36	78	OLD CONNECTICUT PATH	101	1,110,000	1,067,800	0.96
1/23/2013	29	37	74	OLD CONNECTICUT PATH	101	2,100,000	2,183,500	1.04
1/31/2013	29	043A	53	FORTY ACRES DR	101	1,262,500	1,226,500	0.97
8/18/2013	30	54	18	PINEBROOK RD	101	1,032,500	859,000	0.83
12/19/2013	34	33	22	SHAW DR	101	800,000	792,100	0.99
8/14/2013	35	030I	237	RICE RD	101	1,245,000	1,205,600	0.97
5/28/2013	37	9	29	HIGHGATE RD	101	612,050	528,100	0.86
1/7/2013	37	24	37	OAK HILL RD	101	475,000	492,900	1.04
6/25/2013	38	11	197	OLD CONNECTICUT PATH	101	622,000	538,000	0.86
8/20/2013	38	28	5	COLE RD	101	770,000	648,900	0.84
11/1/2013	38	64	8	OLD FARM CIR	101	660,000	611,700	0.93
8/30/2013	38	108	21	OLD FARM RD	101	686,000	614,000	0.90
5/29/2013	38	121	39	RICE SPRING LN	101	527,600	533,600	1.01
8/23/2013	38	158	11	CHARENA RD	101	535,000	593,200	1.11
10/31/2013	38	176	222	OLD CONNECTICUT PATH	101	654,700	653,300	1.00
9/10/2013	38	118H	261	OLD CONNECTICUT PATH	101	714,000	736,800	1.03
7/12/2013	39	12	15	FOX MEADOW LN	101	733,400	683,000	0.93
12/23/2013	39	21	7	BRIDLE PATH	101	857,500	750,600	0.88
9/26/2013	39	24	8	BRIDLE PATH	101	1,110,000	981,400	0.88

2013 Qualified Sales Report by Land Use (LUC)

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Proposed FY'15 Assessment	ASR
7/3/2013	39	32	25	SHAW DR	101	768,000	729,600	0.95
5/29/2013	39	36	24	FOX MEADOW LN	101	1,233,000	1,316,600	1.07
11/1/2013	39	031B	26	SHAW DR	101	480,000	641,600	1.34
11/27/2013	40	4	132	RICE RD	101	360,000	369,500	1.03
7/25/2013	44	46	9	BARNEY HILL RD	101	1,150,000	1,023,600	0.89
7/15/2013	48	18	31	COUNTRY CORNERS RD	101	860,000	844,900	0.98
8/6/2013	48	154	10	GREGORY LN	101	630,000	545,200	0.87
1/11/2013	49	1	55	RICE RD	101	775,000	809,100	1.04
6/18/2013	49	56	31	RICE RD	101	1,085,000	1,126,900	1.04
4/4/2013	50	7	3	GAGE RD	101	260,300	313,300	1.20
8/9/2013	50	42	5	LAKE RD TER	101	695,000	772,900	1.11
9/6/2013	50	77	20	PARKRIDGE RD	101	715,975	670,300	0.94
3/14/2013	52	12	6	HAVEN LN	101	445,000	474,000	1.07
2/28/2013	52	69	22	SNAKE BROOK RD	101	525,000	502,400	0.96
8/9/2013	52	96	17	OLD TAVERN RD	101	678,500	497,600	0.73
3/20/2013	52	144	9	OAK ST	101	396,000	469,000	1.18
8/30/2013	52	162	275	COMMONWEALTH RD	101	850,000	837,100	0.98
8/12/2013	52	180	13	POLLOCK RD	101	385,000	419,300	1.09
8/15/2013	52	212	374	COMMONWEALTH RD	101	680,000	623,200	0.92
6/19/2013	52	209C	17	CAULFIELD RD	101	728,000	723,800	0.99
7/30/2013	53	2	20	OAK ST	101	399,900	389,900	0.97
8/14/2013	53	22	27	OAK ST	101	470,000	414,900	0.88
12/18/2013	55	002H	7	GRIFFIN CIR	101	553,000	568,700	1.03
10/17/2013	56	1	24	LANGDON RD	101	680,000	519,800	0.76
12/18/2013	56	016A	100	PINE ST	101	900,000	822,400	0.91
8/16/2013	36C	4	6	MEADOW VIEW RD	101	539,000	553,600	1.03
8/15/2013	36C	11	39	OAK HILL RD	101	567,500	565,100	1.00
11/18/2013	36C	61	26	OVERLOOK RD	101	850,000	761,200	0.90
2/22/2013	42B	1	307	OLD CONNECTICUT PATH	101	339,000	360,300	1.06
6/28/2013	42B	48	11	HOLBROOK RD	101	538,000	525,400	0.98
8/22/2013	42B	57	26	HIGHGATE RD	101	528,550	461,600	0.87
5/15/2013	42D	2	357	OLD CONNECTICUT PATH	101	306,000	288,100	0.94
8/8/2013	42D	17	9	WALLACE RD	101	373,000	362,400	0.97
9/16/2013	42D	36	35	PILGRIM PATH	101	551,450	557,800	1.01
4/1/2013	42D	39	26	PINERIDGE RD	101	315,000	297,900	0.95
3/12/2013	42D	41	56	WOODLAND RD	101	650,000	665,800	1.02
7/30/2013	42D	93	15	EMERSON RD	101	482,000	447,800	0.93
3/13/2013	42D	98	18	HAWTHORNE RD	101	342,000	341,400	1.00
10/21/2013	42D	104	64	SYCAMORE RD	101	404,000	361,400	0.89
3/4/2013	42D	132	15	WOODLAND RD	101	320,000	289,500	0.90
4/30/2013	42D	139	30	PILGRIM PATH	101	576,000	454,900	0.79
8/19/2013	43A	19	301	OLD CONNECTICUT PATH	101	552,000	508,300	0.92
1/31/2013	43A	21	291	OLD CONNECTICUT PATH	101	570,770	550,000	0.96
5/2/2013	43A	37	34	MAIDEN LN	101	570,000	517,400	0.91
6/2/2013	43A	48	49	PEQUOT RD	101	550,000	529,300	0.96



## 2013 Qualified Sales Report by Land Use (LUC)

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Proposed FY'15 Assessment	ASR
7/1/2013	43A	49	1	JUNIPER LN	101	535,000	511,100	0.96
4/23/2013	43A	53	32	RICE SPRING LN	101	552,000	526,100	0.95
10/7/2013	43A	54	30	RICE SPRING LN	101	617,000	609,700	0.99
7/1/2013	43B	20	7	GOODMAN LN	101	522,500	495,200	0.95
7/31/2013	43C	9	20	PARK LN	101	585,000	488,200	0.83
10/1/2013	43C	54	11	WAMPUM PATH	101	480,000	417,500	0.87
5/7/2013	43D	4	260	COCHITUATE RD	101	568,000	573,600	1.01
11/26/2013	43D	9	280	COCHITUATE RD	101	555,000	510,700	0.92
7/3/2013	43D	33	1	PEQUOT RD	101	669,000	601,300	0.90
5/20/2013	46B	002B	6	ALICE DR	101	1,050,000	1,001,500	0.95
7/18/2013	46D	6	209	WEST PLAIN ST	101	422,500	354,500	0.84
7/31/2013	46D	31	223	LAKESHORE DR	101	540,000	491,000	0.91
4/12/2013	46D	37	7	ADELAIDE AVE	101	421,000	402,200	0.96
7/26/2013	46D	63	6	LODGE RD	101	521,580	461,400	0.88
5/24/2013	46D	74	4	BOGREN LN	101	555,000	601,200	1.08
4/25/2013	46D	86	160	WEST PLAIN ST	101	581,800	545,400	0.94
9/20/2013	47B	20	282	MAIN ST	101	325,000	353,600	1.09
11/19/2013	47B	30	20	SUNSET RD	101	460,000	430,800	0.94
5/8/2013	47B	32	10	SUNSET RD	101	299,000	339,700	1.14
10/31/2013	47B	44	21	LAKEVIEW RD	101	419,000	454,900	1.09
5/30/2013	47B	50	6	LAKEVIEW RD	101	261,000	233,900	0.90
5/17/2013	47B	65	279	MAIN ST	101	681,000	594,800	0.87
7/31/2013	47C	18	51	BENT AVE	101	527,000	417,900	0.79
8/30/2013	51B	40	28	LEARY ST	101	387,000	383,800	0.99
8/19/2013	51B	63	84	EAST PLAIN ST	101	696,500	651,700	0.94
7/22/2013	51C	1	22	DAMON ST	101	597,000	515,000	0.86
2/22/2013	51C	11	20	HARRISON ST	101	790,000	769,500	0.97
12/13/2013	51C	65	10	CHARLES ST	101	542,500	427,900	0.79
5/3/2013	51D	6	211	COMMONWEALTH RD	101	390,000	341,000	0.87
8/21/2013	51D	8	14	FRENCH AVE	101	405,000	366,800	0.91
1/7/2013	51D	10	24	FRENCH AVE	101	380,000	390,200	1.03
8/29/2013	51D	77	13	WINTER ST	101	346,400	295,000	0.85
4/22/2013	51D	90	236	COMMONWEALTH RD	101	351,000	449,500	1.28
11/1/2013	23	128	25	HASTINGS WAY	102	629,000	557,300	0.89
1/24/2013	23	153	9	RIVER ROCK WAY	102	759,500	747,200	0.98
1/18/2013	23	155	15	RIVER ROCK WAY	102	629,000	632,800	1.01
3/7/2013	23	156	17	RIVER ROCK WAY	102	749,000	710,000	0.95
3/14/2013	23	157	19	RIVER ROCK WAY	102	710,982	705,700	0.99
6/20/2013	23	162	18	RIVER ROCK WAY	102	679,950	796,400	1.17
9/11/2013	23	164	14	RIVER ROCK WAY	102	654,750	674,900	1.03
7/16/2013	29	041E	11	WADSWORTH LN	102	685,000	803,500	1.17
4/12/2013	29	041G	17	WADSWORTH LN	102	711,250	768,700	1.08
3/26/2013	29	041N	19	WADSWORTH LN	102	635,000	653,100	1.03
7/22/2013	33	7	3	GREEN WAY	102	910,000	904,900	0.99
4/12/2013	33	023D	6	GREEN WAY	102	285,500	263,200	0.92

2013 Qualified Sales Report by Land Use (LUC)

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Proposed FY'15 Assessment	ASR
9/30/2013	33	023S	6	GREEN WAY	102	315,000	267,100	0.85
7/16/2013	40	32	4	FOX HOLLOW	102	433,775	376,000	0.87
11/26/2013	40	023B	513	HAYFIELD LN	102	850,000	897,900	1.06
7/22/2013	40	036B	4	ESSEX	102	435,000	367,100	0.84
8/26/2013	40	045A	8	CHRISTINA	102	410,000	381,500	0.93
6/27/2013	40	054B	8	STEEPLETREE	102	423,500	381,100	0.90
9/8/2013	40	070D	1604	WISTERIA WAY	102	698,500	585,200	0.84
6/25/2013	40	071C	1703	BAYBERRY LN	102	613,000	486,200	0.79
12/31/2013	40	072C	1803	WISTERIA WAY	102	617,000	708,100	
12/2/2013	45	58	1	STEEPLETREE	102	420,800	382,000	0.91
8/27/2013	45	042A	16	INDIAN DAWN	102	495,000	449,200	0.91
10/28/2013	45	045C	7	INDIAN DAWN	102	398,000	356,200	0.89
8/30/2013	45	045D	6	INDIAN DAWN	102	409,000	387,600	0.95
8/16/2013	45	046B	4	INDIAN DAWN	102	370,000	360,400	0.97
6/5/2013	45	050C	16	STEEPLETREE	102	430,000	343,000	0.80
12/5/2013	45	071B	14	HILLSIDE DR	102	480,900	430,300	0.89
4/22/2013	45	074B	21	HILLSIDE DR	102	336,538	316,600	0.94
7/31/2013	45	081A	69	HILLSIDE DR	102	600,000	476,400	0.79
3/29/2013	45	083D	87	HILLSIDE DR	102	489,000	455,400	0.93
4/16/2013	45	085A	99	HILLSIDE DR	102	448,000	420,200	0.94
6/17/2013	45	088C	131	HILLSIDE DR	102	570,000	490,500	0.86
1/31/2013	45	093D	22	PICKWICK WAY	102	462,500	424,600	0.92
4/10/2013	45	093E	24	PICKWICK WAY	102	570,000	502,100	0.88
9/25/2013	45	098D	7	PICKWICK WAY	102	480,000	438,300	0.91
3/27/2013	45	102B	7	GLEN OAK DR	102	750,000	718,900	0.96
4/29/2013	45	115B	40	CUTTING CROSS WAY	102	620,000	576,200	0.93
9/8/2013	53	029C	202	WILLOWBROOK DR	102	595,000	516,700	0.87
7/24/2013	53	032C	214	WILLOWBROOK DR	102	590,000	616,700	1.05
11/4/2013	53	036A	310	WILLOWBROOK DR	102	610,000	594,700	0.97
12/18/2013	23	052G	0	ANDREW AVE	104	2,450,000	3,041,400	1.24
10/18/2013	51D	13	21	FRENCH AVE	104	465,500	421,500	0.91
12/19/2013	18	28	75	OLD SUDBURY RD	109	1,550,000	1,383,100	0.89
7/15/2013	25	85	173	PLAIN RD	109	1,010,000	1,035,000	1.02
8/1/2013	47B	70	163	SCHOOL ST	109	979,000	911,100	0.93
12/12/2013	23	45	25	COCHITUATE RD	322	189,000	108,800	0.58
2/12/2013	23	29	286	BOSTON POST RD	340	689,888	582,500	0.84

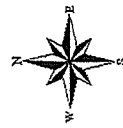
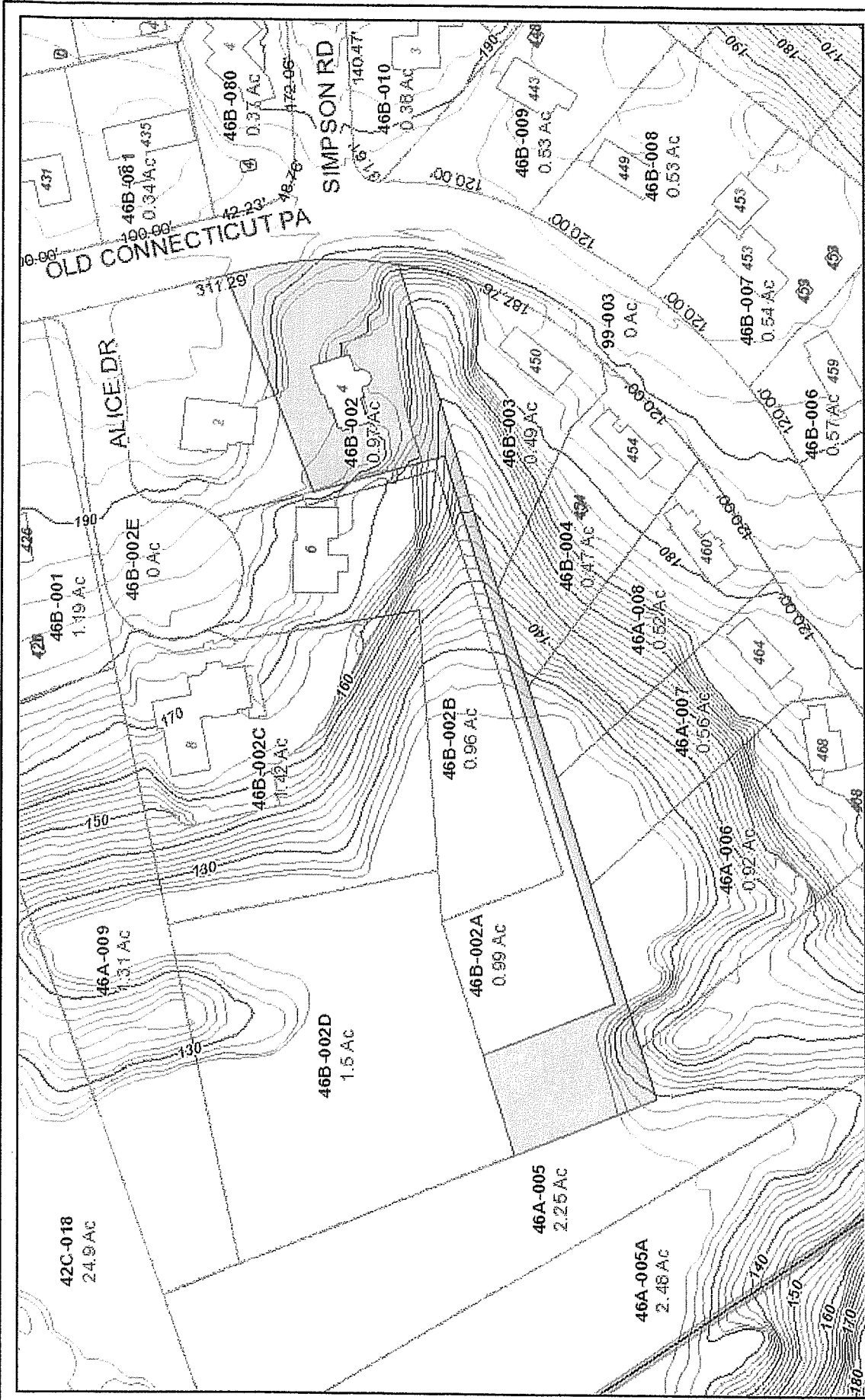
FY'15 Proposed Assessed Values - Old to New Report - Draft

Map	Lot	Location	LUC	FY 14 Assessed Value	Proposed FY15 Assessed Value	Ratio	Difference
1	2	7 PESCE DR	1010	1,038,800	1,095,500	0.05	56,700
1	3	112 OXBOW RD	1010	676,700	718,600	0.06	41,900
1	4	118 OXBOW RD	1010	686,200	719,300	0.05	33,100
1	5	121 OXBOW RD	1010	520,800	592,200	0.14	71,400
1	6	8 GROVE ST	1010	616,500	678,400	0.1	61,900
1	8	26 GROVE ST	1010	666,900	709,600	0.06	42,700
1	9	28 GROVE ST	1010	609,500	652,000	0.07	42,500
1	10	30 GROVE ST	1010	625,500	668,300	0.07	42,800
1	12	34 GROVE ST	1010	528,500	587,900	0.11	59,400
1	13	38 GROVE ST	1010	541,000	600,800	0.11	59,800
1	18	52 GROVE ST	1010	677,800	718,100	0.06	40,300
1	19	47 GROVE ST	1010	777,700	867,200	0.12	89,500
1	20	41 GROVE ST	1010	718,100	859,600	0.2	141,500
1	21	35 GROVE ST	1010	693,300	771,400	0.11	78,100
1	22	33 GROVE ST	1010	661,900	705,500	0.07	43,600
1	23	29 GROVE ST	1010	586,700	663,700	0.13	77,000
1	24	25 GROVE ST	1010	632,200	721,000	0.14	88,800
1	25	15 GROVE ST	1010	616,400	658,900	0.07	42,500
1	26	11 GROVE ST	1010	651,800	683,300	0.05	31,500
1	27	7 GROVE ST	1010	771,500	861,300	0.12	89,800
1	28	3 GROVE ST	1010	634,500	657,000	0.04	22,500
1	29	113 OXBOW RD	1010	624,800	663,500	0.06	38,700
1	30	4 HAMPSHIRE RD	1010	547,400	608,400	0.11	61,000
1	31	10 HAMPSHIRE RD	1010	664,400	798,000	0.2	133,600
1	32	14 HAMPSHIRE RD	1010	587,900	669,000	0.14	81,100
1	33	16 HAMPSHIRE RD	1010	587,100	674,600	0.15	87,500
1	34	20 HAMPSHIRE RD	1010	586,100	666,600	0.14	80,500
1	35	22 HAMPSHIRE RD	1010	558,900	631,700	0.13	72,800
1	36	26 HAMPSHIRE RD	1010	525,300	583,100	0.11	57,800
1	37	28 HAMPSHIRE RD	1010	599,500	641,900	0.07	42,400
1	38	30 HAMPSHIRE RD	1010	538,100	618,400	0.15	80,300
1	40	32 HAMPSHIRE RD	1010	742,600	788,500	0.06	45,900
1	41	36 HAMPSHIRE RD	1010	548,500	608,900	0.11	60,400
1	42	40 HAMPSHIRE RD	1010	680,500	726,000	0.07	45,500
1	43	35 WILLIAMS RD	1010	978,700	1,043,100	0.07	64,400
1	44	19 HAMPSHIRE RD	1010	575,200	653,500	0.14	78,300
1	45	11 HAMPSHIRE RD	1010	657,300	700,800	0.07	43,500
1	46	3 HAMPSHIRE RD	1010	597,300	665,400	0.11	68,100
1	002A	3 PESCE DR	1010	876,800	917,300	0.05	40,500
1	002B	2 PESCE DR	1010	861,800	847,500	-0.02	-14,300
1	002C	6 PESCE DR	1010	913,200	953,900	0.04	40,700
1	002D	10 PESCE DR	1010	891,200	938,300	0.05	47,100
1	002E	9 PESCE DR	1010	959,700	1,007,100	0.05	47,400
1	043A	25 HAMPSHIRE RD	1010	682,500	730,100	0.07	47,600

Map	Lot	No.	Street Name	LUC	Sale Date	Sale Price	Val Code	Land Area in Acres	Sit lck	Cndtn	Notes	Proposed Assessed Land Value	Style	Grade	AYB	EYB	Depr. Code	BDR	FB	HB	SF	Proposed Assessed Improvements	Proposed Assessed Total Value
11	31	4	ACORN LN	1010	11/4/1997			0.9885	6	1		360700	Split-Level	4	1967	1998	G	4	2	1	2742	312600	673300
11	32	6	ACORN LN	1010	8/20/2002			0.9988	6	1		360700	Raised Ranch	4	1965	2006	VG	5	4		2461	371600	732300
11	33	7	ACORN LN	1010	10/31/1986			0.9988	6	1		360700	Colonial	4	1964	1989	A	4	2	1	2192	248100	608800
19	41	6	ADAMS LN	1010	3/3/1998			1.9474	8	1		468100	Colonial	6	1957	1996	G	5	3	1	3503	501500	969600
19	64	7	ADAMS LN	1010	11/24/1981			1.0882	8	1		432400	Ranch	4	1959	1996	G	3	2		2068	278300	710700
19	42	10	ADAMS LN	1010	10/22/2012		1A	1.3874	8	1		452700	Cape Cod	4	1956	1998	G	4	2		2205	319200	771900
19	63	11	ADAMS LN	1010	7/30/2009	910000	0	1.0990	8	1		432000	Ranch	5	1955	2004	VG	4	1		4278	614600	1047800
19	43	14	ADAMS LN	1010	5/30/2003			1.3874	8	1		452700	Colonial	4	1956	1996	G	4	2		2800	309600	762300
19	62	17	ADAMS LN	1010	1/17/1991			1.3874	8	1		452700	Cape Cod	5	1956	2006	VG	5	3	1	4643	643000	1095700
19	44	18	ADAMS LN	1010	7/16/2014	1120000	0	1.3874	8	1		452700	Cape Cod	5	1961	2006	VG	4	3		2792	528000	980700
19	61	21	ADAMS LN	1010	11/20/2001			1.3874	8	1		452700	Ranch	4	1956	1969	F	4	2		1568	352500	805200
19	57	24	ADAMS LN	1010	9/25/1998			1.3874	8	1		452700	Colonial	5	1959	1996	G	4	2		2665	352500	805200
19	60	25	ADAMS LN	1010	5/25/2007	800000	10	1.6474	8	1		459800	Colonial	5	1958	1989	A	4	2		2402	315000	748000
19	59	29	ADAMS LN	1010	5/25/2012	774600		1.9074	8	1		467000	Colonial	5	1957	1996	G	4	2		2514	356800	823800
19	58	30	ADAMS LN	1010	7/25/2007		1A	1.3774	8	1		452400	Split-Level	5	1963	1996	G	4	3	1	3517	569900	1023900
460	37	7	ADELAIDE AVE	1010	4/12/2013	421000	0	0.4112	5	1		263000	Cape Cod	3	1920	1974	A	2	2		1728	139200	402200
460	14	8	ADELAIDE AVE	1010	8/1/2012	185000	10	0.3668	5	1		250400	Colonial	4	1936	2009	E	2	1		1895	220500	470900
460	36	13	ADELAIDE AVE	1010	4/4/2006		1A	0.5165	5	1		283500	Cape Cod	3	1947	1993	G	3	2		2046	233600	517100
460	15	14	ADELAIDE AVE	1010	8/21/2003			0.3444	5	1		244100	Cape Cod	4	1948	1993	G	3	2		2634	292200	536300
460	16	16	ADELAIDE AVE	1010	3/23/1992			0.5860	5	1		244100	Cape Cod	4	1948	1993	G	3	2		2634	292200	536300
460	35	17	ADELAIDE AVE	1010	5/1/2009	456900	0	0.1894	5	1		214500	Colonial	3	1940	1989	G	2	1		1449	134300	348800
44	16	7	ALDEN RD	1010	7/27/2007	690000	0	1.1647	7	1		404000	Raised Ranch	4	1961	1989	A	3	2		1456	235900	639900
44	4	8	ALDEN RD	1010	9/13/2002			0.9291	7	1		389000	Cape Cod	4	1961	1989	A	3	3	1	2281	260700	649700
44	15	11	ALDEN RD	1010	11/24/1981			1.6774	7	1		425900	Colonial	4	1958	1996	G	6	2	1	3330	322200	748100
44	9	16	ALDEN RD	1010	4/30/2001			0.9255	7	1		388800	Colonial	4	1962	1996	G	4	2		2442	283800	672600
44	10	19	ALDEN RD	1010	3/28/2013		1A	0.8722	7	1		383600	Cape Cod	4	1962	2006	VG	5	3	1	3209	412800	796400
48	56	20	ALDEN RD	1010	4/30/1996			0.9185	7	1		388300	Colonial	4	1964	1996	G	4	2		2362	287400	675700
48	52	21	ALDEN RD	1010	5/29/2003			0.9240	7	1		388700	Split-Level	4	1962	1989	A	4	2		2478	303900	692600
48	57	24	ALDEN RD	1010	11/16/2005	675000	0	1.1531	7	1		403300	Split-Level	4	1963	1996	G	4	2		2089	316400	719700
48	51	25	ALDEN RD	1010	4/17/1996			1.1195	7	1		401200	Raised Ranch	4	1963	2006	VG	4	2		2094	313900	715100
48	49	27	ALDEN RD	1010	11/17/1993			1.1576	7	1	0.95 ROW	383400	Raised Ranch	4	1965	1998	G	4	3		1802	278100	661500
48	50	31	ALDEN RD	1010	8/19/2004	747000	0	1.1190	7	1	0.95 TOPOGRAPHY	381100	Contemporary	4	1965	1999	A	4	2		1768	284300	665400
48	48	37	ALDEN RD	1010	12/28/2000			0.9486	7	1	0.95 ROW	370700	Contemporary	4	1964	1996	G	3	2		1630	264500	635200
43C	17	17	ALGONQUIN PATH	1010	5/22/2002			0.1371	5	1		198800	Ranch	3	1955	1984	A	3	1		1125	133700	333500
43C	16	21	ALGONQUIN PATH	1010	5/17/1994			0.1837	5	1		212900	Colonial	3	1930	1984	G	2	2		1518	146900	359800
43C	11	22	ALGONQUIN PATH	1010	1/4/1995			0.2984	5	1		236800	Conventional	3	1920	1984	G	2	2		1860	173600	410400
43C	14	27	ALGONQUIN PATH	1010	7/10/2000			3.8574	5	1		409400	Colonial	4	2006	2007	A	4	3		2606	330200	739600
46B	002A	2	ALICE DR	1010	10/1/2012	962000	0	0.9937	7	1	0.95 SHAPE	373500	Colonial	6	2005	2006	A	4	3	1	3582	567600	941100
46B	002B	6	ALICE DR	1010	8/20/2004	425000	1P	0.9717	7	1	0.8 SHAPE	313400	Colonial	6	2005	2006	A	3	2		1284	465000	778400
46B	002C	8	ALICE DR	1010	5/20/2013	1050000	0	0.9629	7	1		391200	Colonial	6	2005	2006	A	4	3	1	3554	610300	1001500
7	023A	9	ALPINE RD	1010	7/9/2001			1.4174	7	1		418600	Colonial	6	2007	2008	A	5	4	1	4294	895300	1313900
6	2	23	ALPINE RD	1010	7/11/2012	478000	0	0.9821	5	1		327000	Raised Ranch	3	1972	1998	G	4	2		1392	219200	546200
6	4	26	ALPINE RD	1010	2/20/1985			0.8499	5	1		317800	Ranch	2	1938	2002	VG	1	1		904	84500	402300
6	1	27	ALPINE RD	1010	5/25/2012		1A	0.9614	5	1		325900	Split-Level	3	1953	2004	VG	4	2		2219	252900	578800
6	5	28	ALPINE RD	1010	6/28/2007		1A	3.3674	5	1		397300	Colonial	3	1950	1993	G	2	3		2186	213700	611000
6	6	29	ALPINE RD	1010	2/27/1991			0.9637	5	1		326000	Conventional	3	1865	1974	A	3	2		2056	189300	515300
6	9	35	ALPINE RD	1010	3/26/1998			0.7598	5	1		310200	Ranch	2	1940	1959	F	3	1		1384	72400	382600

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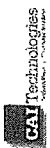
PID	Location	DOR notes	Findings
46B-0024	Alice Drive	has .80 discount on prime for shape? Is this large a discount warranted?	Findings yes - lot is has large portion unuseable - see map
23-11	289 Boston Post Road	341 use. Has 5% linc. For size?	MT to review
23-31	268 Boston Post Road	334 use has 20% ext.obs?	MT to review
23-29	286 Boston Post Road	340 use has 15% ext. obs?	UC is for unfinished RRM area still unfinished
29-29	2 Cart Path	still has 72% UC? Should remove now.	Reviewed - area ok to field work
29-29A	4 Cart Path	check area over garage on sketch.	Lists as FGR with finish - FGR8
23-66	20 Concord Road	m/s says there is a new heated 2 story barn. I don't see it on card?	Reviewed to wetland map - ok
18-86	53 Concord Road	85% wetland on prime, 50% wetland on rear? Large discount. No others w/disc on street.	Grade chngd from 4 to 5
52-212	374 Commonwealth Road	grade could be low.	Only countertop and new appliances over old cabinets - condition of dwelling VG
20-37	23 Coolidge Road	kitchen style listed as avg/original but m/s says updated kitchen with granite counters.	Typical of many RR in Town - Gazebo is listed as FOP
48-18	31 Country Corners Road	style listed as raised ranch but seems more like contemp. MLS has cabana and gazebo but I don't see it on card?	Common house design for Wayland - it is a split level
48-19	27 Country Corners Road	check sketch on deck area over garage.	Deck area listed correctly on sketch
46D-113	20 Edgewood Road	listed as avg cond (60% good overall) Has recent permits.	Unable to complete interior = cond to good
51D-13	21 French Avenue	check grade. Could be low.	Grade chngd from 3 to 4
11-64	142 Glezen Lane	kitchen listed as avg/original but m/s says updated kitchen. Avg overall cond?	Inspection = avg cond/new counter over old cabinets
43B-20	7 Goodman Lane	check grade, could be low. Had a \$185k permit in 2006.	Grade consistent for a Cape with additions
43B-21	9 Goodman Lane	check grade and kitchen, bath ratings. Could be low.	ok - no update etc on dwelling
51B-34	11 Hammond Road	m/s says remodeled. Kit listed as remod and overall at good but baths at avg/original? Why no Mass pike adjust. U	Baths not updated - not a direct pike abutter
52-12	6 Haven Lane	has 90% Mass Pike on land and 10% ext.obs. On bid? Why any on bldg?	Direct Pike abutter - condition factor being reviewed
52-14	10 Haven Lane	has 95% Mass Pike on land and 5% ext. obs on bldg? Not consistent and why any on bldg?	1 parcel from pike - factors being reviewed
52-13	8 Haven Lane	check grade. Style listed as bungalow but appears to be a ranch.	Changed to Ranch
42D-98	18 Hawthorne Road	m/s has 4.5 baths. Card has 3 full, 2 half.	New owner removed tub from 1 bath
11-76D	29 Hazelbrook Lane	giving 80% topo on 1st landline and 50% wetland on 2nd? Large adjustment, didn't see any other on street with st	Steep Topo plus large pond in rear - see map
11-77	25 Hazelbrook Lane	could grade be low? Also check BAS area attached to garage. Seems strange where it is isolated the way it is.	Corrected sketch
50-40	11 Lake Terrace	giving 90% cond fac for being across street from water but asr is very low. Others on street getting 80% cond fac.	NBHD needs land model review
46D-31	223 Lakeshore Drive	why is there a value flag override?	Left over from data conversion - property valued with tables - removed note
47B-49	10 Lakeview Road	card says RRM removed due to NVA but m/s says lower level playroom adds 600sf?	RRM finish is substandard = nva
51B-40	28 Leary Street	only property on street with a different neighborhood rating. This is S15 where all others are S16.	Corrected - vacant TOW parcel
25-46	6 Lundy Lane	card has 5 full baths, 2 half baths but m/s says 4 full baths with 2 half baths.	Unable to gain access for interior - corrected data to MLS
29-37	74 Old Connecticut Path	listed as split level but shouldn't it be called a colonial now?	PRC phot was from side - dwelling is a Split-level
29-35	82 Old Connecticut Path	listed as split but seems more like a colonial. M/s lists as garrison, colonial.	Front to back Split level
38-11	197 Old Connecticut Pat	check sketch. Looks to be missing BAS over BGR?	Corrected
38-120	269 Old Connecticut Pat	kitchen listed as avg/original but m/s says updated kitchen.	Corrected
38-108	21 Old Farm Road	front of card says renov kit but kitchen style listed as avg/original. M/s says granite and SS kitchen.	Only countertop and appliances over old cabinets
18-9	88 Old Sudbury Road	listed as split level but is much more like colonial.	Front to back Split level - however, improvements = inc Grade
16-57	29 Old Weston Road	m/s says garage with staircase to developable loft area. Card has no loft area over garage.	Added UAT for area above FGR
27-16	171 Pelham Island Road	why 90% topo on 1st land line and 50% on 2nd? Property sold and has low asr.	Removed topo from LL1
35-301	237 Rice Road	95% easement on 1st land line necessary?	Consistent for NBHD - large portion of lot has perpetual easement for farmer to use as a file
30-45	249 Rice Road	looks like garage area being listed twice, once with FGR, and again with BGR?	Corrected
16-3	46 Sears Road	95% drain easement on 1st land line. Property sold and has low asr. Adjustment necessary?	Removed adjustment
25-70	21 Sylvan Way	95% adjustment on 1st land line for wetlands, necessary?	Yes - large pond on lot
25-71	17 Sylvan Way	kitchen and bath style listed as avg/original but m/s says both have been renovated. Has low asr.	Unable to complete interior = changed to remodeled
42D-133	115 Woodland Road	#141 Woodbridge shares driveway w/#139. #141 has 95% ROW on 1st landline, #139 has 90% wetlands only on 1	changed to 95 for ROW (ASR=96)
44-2	139 Woodbridge Road		



4 ALICE DR  
 Wayland, MA  
 1 Inch = 121 Feet  
 July 21, 2014

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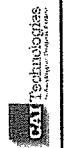


249 RICE RD  
Wayland, MA

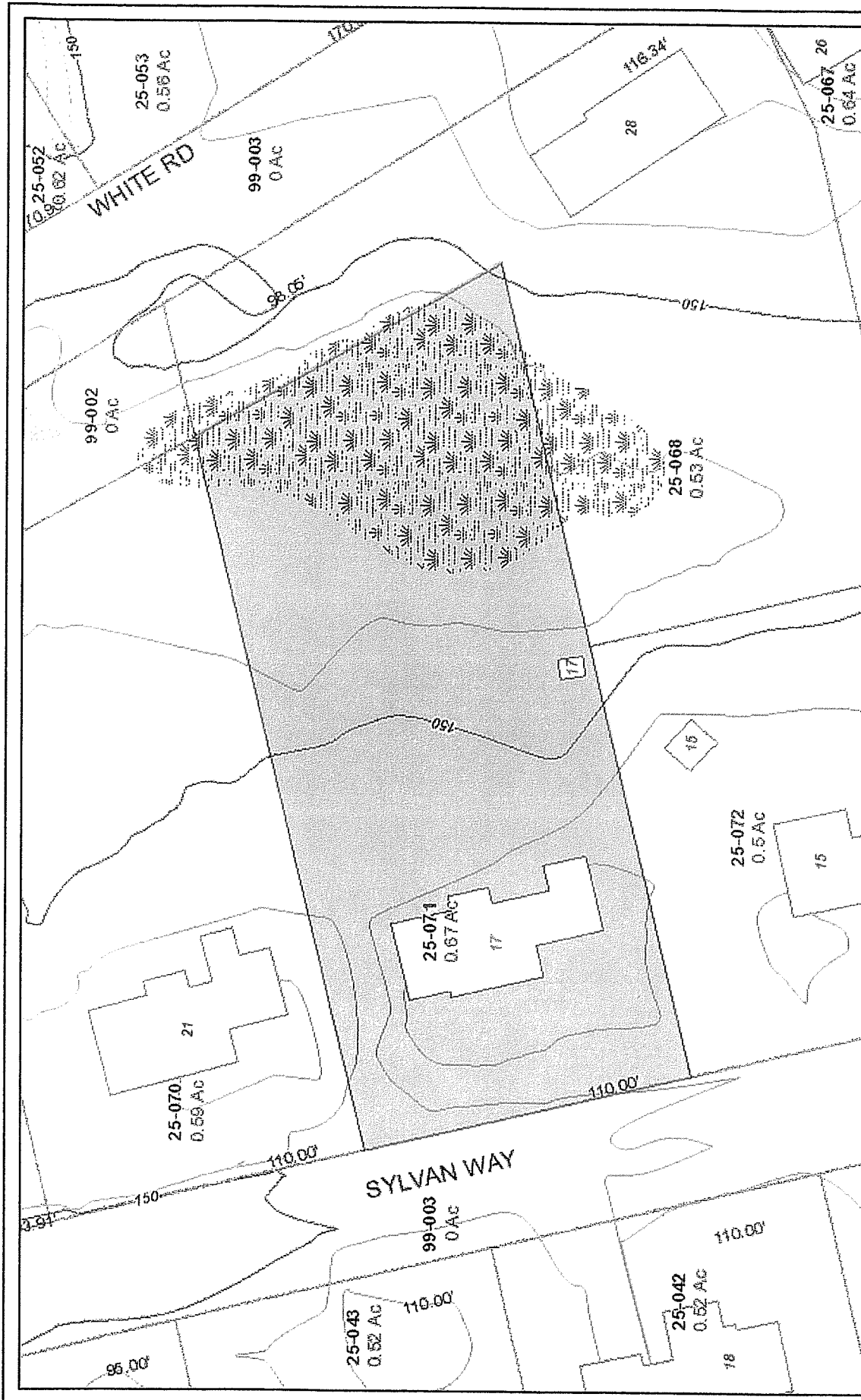
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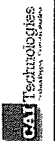


**17 SYLVAN WAY**  
**Wayland, MA**

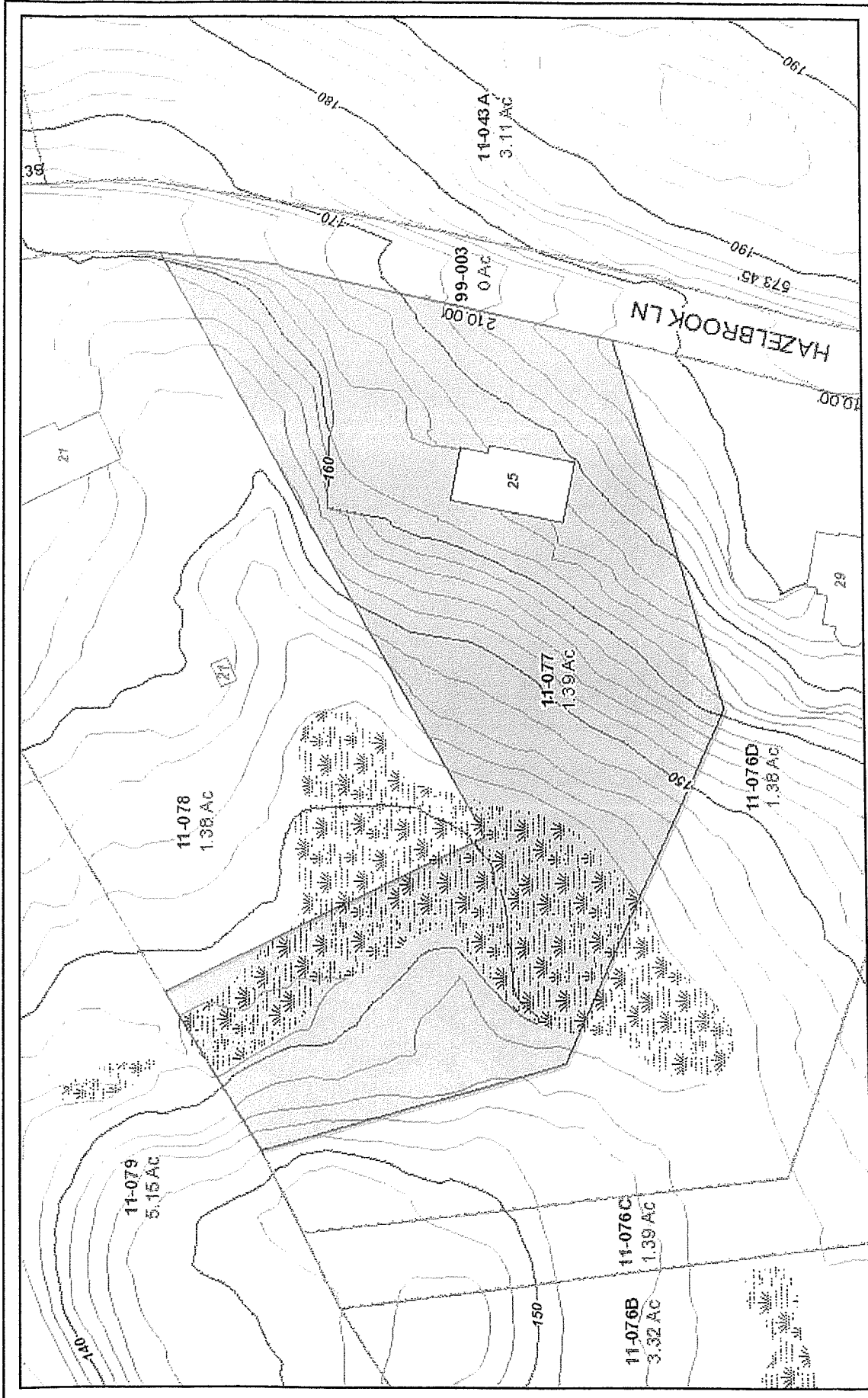
1 Inch = 47 Feet  
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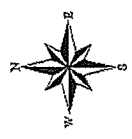






**25 HAZELBROOK LN**  
**Wayland, MA**

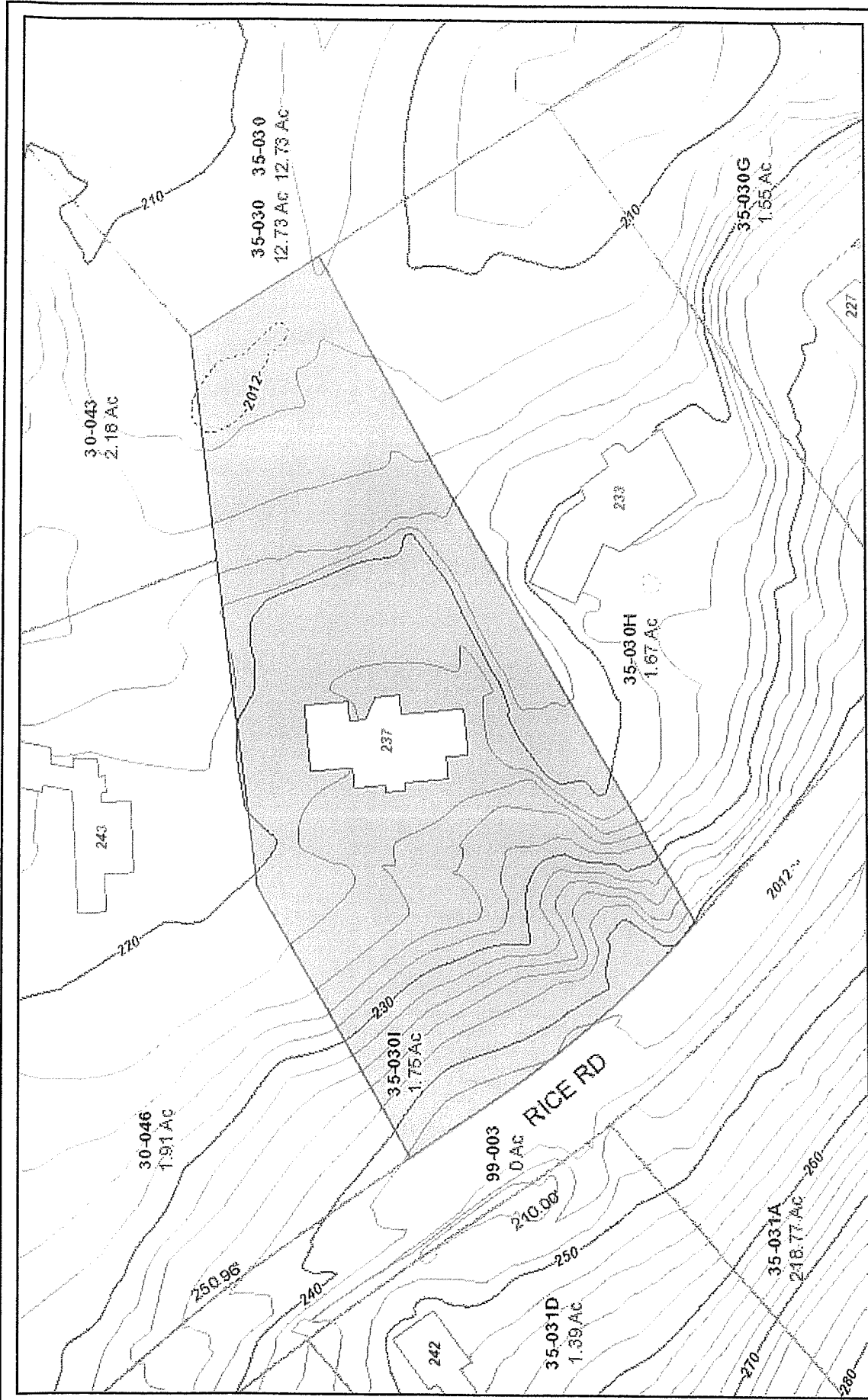
1 Inch = 67 Feet  
 July 18, 2014



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**237 RICE RD**  
**Wayland, MA**

1 Inch = 80 Feet  
 July 21, 2014

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