

**Town of Wayland
Board of Assessors
Monday November 10, 2014**

Attendees: Chair S. Rufo, J. Brodie, D. Hill, M. Upton, Director E. Brideau, Assistant Assessor D. Ellis and Administrative Assessor J. Marchant

Meeting called to order

S. Rufo called the meeting to order at 7:38pm following a review period where board members individually looked over assessment documents from the hearings.

Review of Minutes from October 20, 2014

D. Hill moved to approve the minutes of October 20th as submitted. J. Brodie seconded.
Vote: Three in favor. M. Upton abstained.

A member of the public joined the meeting at this time.

FY15 Certification

Update and taxpayer review

Director Brideau stated there were 153 hearings and 228 properties were reviewed as a result of those hearings. Out of the 228 properties reviewed, only 38 properties did not require a change.

The most common reason for a change in value occurred from an adjustment to the condition of a home. A full field review had been done. With the field review, homes were estimated from the exterior and the condition was changed if the exterior inspection called for it and if the assessor had not been inside the home in many years. Many of the homes' conditions were brought back down following the interior inspections that occurred during the public review period.

S. Rufo asked for the board to pose their questions at this time.

J. Brodie asked what trends became apparent.

The majority of the changes were due to a change in the condition factor. Two items of concern were brought up by residents: the Mass Pike and Dudley Pond near a cross street.

It was determined by review that the properties on Dean Rd, Oak St and Valley View went up disproportionately to other properties in town because their Mass Pike factors were taken away in addition to the overall town increase. Director Brideau has put the factor back on the Pike homes at a lower level.

J. Brodie stated that historically, there are not a lot of sales on the Pike. Director Brideau agreed. At Dudley pond there were no sales to support going back to a higher adjustment.

D. Hill asked if any of the adjustments made were due to temporary changes at a property.

Director Brideau replied that a condo complex was changed to an 'under construction' status and that will come off next year when the work is complete.

Director Brideau stated that there was one residential property on Valley View Rd whose value increased based on the review. The rest of the values were decreased. There was also one vacant land lot from the Town Center that went up in value.

M. Upton asked about the value of a property that she believes is too low.

Director Brideau responded that it is in a lawsuit against the owner and against the town, it is uninhabitable, and the lot has steep topography.

S. Rufo mentioned that there were a lot of calls at the end of the review period and staff informed the residents that their next recourse is the abatement process in January.

D. Hill asked what the next steps are.

The state needs to finalize the new values. We should have final approval in the next couple of weeks.

The office will send letters to property owners that had changes to inform them of the new assessment.

DOR Report Documentation for BOA Signature

LA10: Assessment Adjustment List

This document lists the properties with a change of more than 10% in value from preliminary assessment to new assessment. J. Brodie moved that the LA 10: Assessment Adjustment List presented by the director be approved by signature. D. Hill seconded. Vote: Unanimous

J. Brodie moved that the Director be authorized to enter data into the Gateway system on behalf of the BOA. D. Hill seconded. Vote: Unanimous

Public Comment

J. Rose of 46 Cedar Crest Rd

J. Rose stated that review of his property card during hearings revealed that his home has two bedrooms and 31 bathrooms. He attended the meeting as a concerned citizen. There are lots of number codes on the property record card and he assumed the 31 was a code. He didn't realize that he has been taxed on 31 bathrooms for the past three years. He couldn't believe there is no fail-safe that would catch a keystroke error like that. The timing of when the baths were added to his card occurred when he built an addition to his home so some extra taxes were expected at that time. He suggested that in the future, the office should sort the properties in excel in a few different ways such as by bedrooms or bathrooms to look for irregularities.

The property owner left the meeting at this time.

The board discussed the property of the owner who had presented to the board. Changes were made to the LA10 document.

J. Brodie moved that the LA10: Assessment Adjustment List be reconsidered and approved as amended. D. Hill seconded. Vote: Unanimous

LA4: Assessment/ Classification Report FY15

The board reviewed the document.

J. Brodie moved that the LA4: Assessment/ Classification Report FY15 be approved by signature.

M. Upton seconded. Vote: Unanimous.

LA13: Tax Base Levy Growth FY15

This document will need to be adjusted. The board members will come into the office this week to sign the revised document.

FY15 Tax Recap/ Classification Hearing

December 1st is the plan for the classification hearing. S. Rufo asked to have a copy of last year’s classification hearing presentation emailed to the board members for review in preparation for constructing this year’s presentation.

Director Brideau stated that the Finance Director has sent documents to the Town Clerk. The Town Clerk and Director of Assessing will meet on Wednesday. Most likely, there will not be a need for a BOA meeting on November 17th, but possibly November 24th.

Correspondence

None

Documents for BOA signature

Motor Vehicle Excise Abatement	October	\$88.65
Motor Vehicle Excise Abatement	October	\$995.23

Director Brideau recommended the board approve the two circuit breaker applications presented that have been reviewed and meet the criteria. J. Brodie moved to accept the director’s recommendation and approve by signature the two circuit breaker applications. M. Upton seconded. The board signed their approval.

Topics not reasonably anticipated by the Chair 48 hours in advance of Meeting, if any

None

Thoughts and Concerns from BOA members

D. Hill reminded the board that they need to go back into executive session at some point to approve the minutes.

S. Rufo thanked the staff for their work. She also stated that the limited amount of time given to the public for the review was not decided by this office, but by the timeline the office was under due to state approvals. Also, the hearings are not required by town by-law, but are done as a courtesy for the town.

Next meeting

The next meeting will be determined after the state has finalized the values.

Meeting Adjourned

J. Brodie moved to adjourn the meeting at 8:44pm. D. Hill seconded. Vote: Unanimous

Respectfully submitted,
Jessica Marchant


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

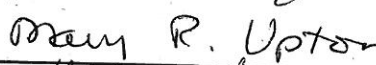
TO: TOWN ACCOUNTANT/FINANCE DIRECTOR
TREASURER/COLLECTOR


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

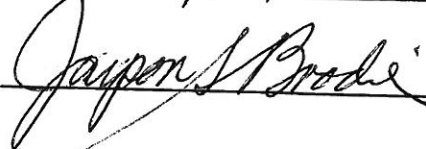
<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
60A (2012)	2	\$88.65
TOTAL	2	\$88.65

You are hereby notified that excise taxes were abated, as specified in the above schedule, to the aggregated amount of EIGHTY EIGHT DOLLARS AND SIXTY FIVE CENTS









BOARD OF ASSESSORS
WAYLAND

Date: November 10, 2014

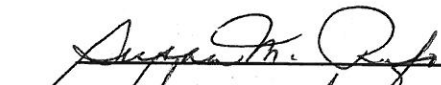


**COMMONWEALTH OF MASSACHUSETTS
TOWN OF WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**

TO: TOWN ACCOUNTANT/FINANCE DIRECTOR
TREASURER/COLLECTOR

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

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
60A	20	\$995.23
	TOTAL	\$995.23

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

BOARD OF ASSESSORS
WAYLAND

Date: November 10, 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 Assessing
Denise Ellis, Assistant Assessor
Jessica Marchant, Administrative Assessor
Savitri Ramgoolam, Department Assistant

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

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FISCAL YEAR 2014 CIRCUIT BREAKER APPLICATIONS
DATE: 11/10/14

The following two circuit breaker applications have been reviewed and are recommended for approval.

PAR ID	LAST NAME	FIRST	NUMBER	ADDRESS
052-019	LLOYD	ANTHONY	1	HAVEN LN
048-084	LARESEN	EDWIN	40	AQUEDUCT RD

Jayson Brodie
Susan M. Rufo
Molly R. Upton
Zachariah L. Ventress

11/10/2014