

**Town of Wayland
Board of Assessors
Monday November 24, 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 7:16pm.

Review of Minutes from November 10, 2014

The board reviewed the minutes. D. Hill moved to approve the minutes of November 10th as amended. J. Brodie seconded. Vote: Unanimous

BOA Executive Session

Enter into Executive Session pursuant to MGL Chapter 30A, Section 21a (3) to review Executive Session Minutes of September 29, 2014

At 7:20pm, S. Rufo moved and D. Hill seconded to enter into executive session pursuant to MGL Chapter 30A, Section 21a(3) to review Executive Session Minutes of September 29, 2014.

The chair declared that a public discussion of the review of the minutes of September 29th would have a detrimental effect on the bargaining or litigating position of the Town.

Roll Call Vote: For: M. Upton, J. Brodie, D. Hill, S. Rufo. Against: None. Motion approved.

The chair invited attendance by E. Brideau Director of Assessing, D. Ellis Assistant Assessor and J. Marchant Administrative Assessor. The BOA will reconvene in open session in approximately 15 minutes.

The BOA returned to open session at 7:26pm.

D. Hill moved that the BOA approved executive session minutes while in executive session, but voted not to release the minutes at this time. M. Upton seconded. Vote: Unanimous

FY 15 Certification / Tax Recap

Director Update

Director Brideau informed the board that she has not received approval for new growth values yet. The classification hearing can still be held on December 1st. New growth doesn't affect the FY 15 tax rate.

Today she met with A. Nelson, field advisor from the state, and he reviewed our documents. He doesn't think we have to postpone the hearing, but if we don't have approval by then, the hearing may have to remain open to finalize the documents at a later time.

The field advisor will leave for vacation on December 8th. Because he approves Wayland's tax rate and recapitulation documentation, they must get finalized next week.

J. Brodie asked what the schedule is because of the short (holiday) week. Director Brideau stated that she would need to hear approval by Wednesday or else she wouldn't hear until Monday December 1st.

DOR Report Documentation for BOA Signature

LA13: Tax Base Levy Growth FY2015

Director Brideau asked for board signatures on the Amended Growth form LA 13-A. This document was generated from the Omitted /Revised documents that were filed earlier in the year. The board signed the document.

BOA review of Tax Recap Documentation- if available

Director Brideau handed out drafts of the Tax Recap Documentation and talked the board through the packet page by page.

J. Brodie asked if the sheet will be different next week. (Referring to page 1) This is the draft. Director Brideau clarified that these numbers are generated by the form and it populates by what the town has historically adopted in the past. Director Brideau showed the board a letter written by B. Keveny that certifies that pages A-1 through A-4 of the tax recap sheets are complete and that no revenue has been used on any other page of the tax recap.

The board reviewed the documents. Director Brideau said the goal is to have this posted to the website.

FY15 Classification

BOA review of Classification Hearing Presentation

Director Brideau handed out a draft document of the presentation for the board to review.

The board analyzed the document and made edits as necessary.

This document will be posted to the website as soon as possible Tuesday or Wednesday.

Overlay Review

FY16- forecast

The board will need to address the FY16 Overlay soon. Director Brideau provided an informational sheet with historical overlay numbers for the board to review as they consider FY16.

FY15- final vote

This topic was deferred until the final tax recap documents are complete.

Solar Tax Agreements

Director- informational overview

The town is looking into solar projects and Director Brideau wanted to update the BOA with what she knows. This will be addressed at a future meeting.

Correspondence

The findings of fact from the 2013 JCAM case were received. Director Brideau will email it to the board.

Documents for BOA Signature

Month End Reports

FY14 Circuit Breaker	November	\$2060.00
Excise Abatement (2012)	November	\$28.43
Excise Abatement (2014)	November	\$3132.08

Circuit Breaker Applications

Director Brideau recommended the board approve one circuit breaker application that has been reviewed and meets the criteria. J. Brodie moved to accept the director’s recommendation and approve by signature the circuit breaker application. 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

M. Upton asked what the time schedule is for getting things ready for people who want to do abatements. The online information seems cumbersome and needs more detailed information that the office publishes. Director Brideau uses canned reports from Vision uploaded to the website.

M. Upton believes the more information we can provide to the public may lead to more people understanding that they may not need to file an abatement.

Director Brideau is putting out everything that the system provides without recreating documents.

M. Upton would like this item to be on the agenda of a future meeting.

Public Comment

None

Next Meeting

December 1st and the agenda was posted earlier today.

Meeting Adjourned

D. Hill moved to adjourn at 8:41pm. J. Brodie seconded. Vote: Unanimous

Respectfully Submitted,

Jessica Marchant

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

FISCAL 2015

City / Town / District

I. TAX RATE SUMMARY

Ia. Total amount to be raised (from IIe)	\$	<u>79,347,938.29</u>
Ib. Total estimated receipts and other revenue sources (from IIIe)		<u>19,761,646.00</u>
Ic. Tax levy (Ia minus Ib)		
I d. Distribution of Tax Rates and levies	\$	<u>59,586,292.29</u>

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	94.9030%	56,549,178.97	3,074,997,622	18.39	56,549,206.27
Net of Exempt					0.00
Open Space	0.0000%	0.00	0		0.00
Commercial	3.7144%	2,213,273.24	120,350,478	18.39	2,213,245.29
Net of Exempt					0.00
Industrial	0.1395%	83,122.88	4,518,700	18.39	83,098.89
SUBTOTAL	98.7569%		3,199,866,800		58,845,550.45
Personal	1.2431%	740,717.20	40,279,600	18.39	740,741.84
TOTAL	100.0000%		3,240,146,400		59,586,292.29

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 2015

WAYLAND

City / Town / District

II. Amounts to be raised

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

\$ 78,245,962.00

Ilb. 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
30,335.00
0.00
0.00
0.00
0.00
0.00
0.00

TOTAL Ilb (Total lines 1 through 10)

30,335.00

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

122,112.00

Ild. Allowance for abatements and exemptions (overlay)

949,529.29

Ile. Total amount to be raised (Total Ila through Ild)

\$ 79,347,938.29

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
- TOTAL IIIa

\$ 4,581,007.00
0.00

4,581,007.00

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)
- TOTAL IIIb

4,180,404.00
0.00
4,901,461.00
845,000.00

9,926,865.00

IIIc. Revenue sources appropriated for particular purposes

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

2,115,442.00
3,138,332.00

5,253,774.00

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

- 1a. Free cash..appropriated on or before June 30, 2014
 - b. Free cash..appropriated on or after July 1, 2014
 - 2. Municipal light source
 - 3. Teachers' pay deferral
 - 4. Other source :
- TOTAL IIId

0.00
0.00
0.00
0.00
0.00

0.00

IIIe. Total estimated receipts and other revenue sources
(Total IIIa through IIId)

\$ 19,761,646.00

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

- a. Total amount to be raised (from Ile)
- 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)

\$ 79,347,938.29
\$ 19,761,646.00
\$ 59,586,292.29
\$ 79,347,938.29

LOCAL RECEIPTS NOT ALLOCATED *
TAX RATE RECAPITULATION

WAYLAND

City/Town/District

	(a) Actual Receipts Fiscal 2014	(b) Estimated Receipts Fiscal 2015
==> 1 MOTOR VEHICLE EXCISE	2,328,521.00	2,345,000.00
2 OTHER EXCISE		
==> a.Meals	209,834.00	200,000.00
==> b.Room	0.00	0.00
==> c.Other	0.00	0.00
==> 3 PENALTIES AND INTEREST ON TAXES AND EXCISES	163,911.00	185,000.00
==> 4 PAYMENTS IN LIEU OF TAXES	22,200.00	25,000.00
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	0.00	0.00
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	593,511.00	535,000.00
17 LICENSES AND PERMITS	687,589.00	700,000.00
18 SPECIAL ASSESSMENTS	16,190.00	10,000.00
==> 19 FINES AND FORFEITS	87,547.00	80,000.00
==> 20 INVESTMENT INCOME	96,888.00	95,000.00
==> 21 MEDICAID REIMBURSEMENT	0.00	0.00
==> 22 MISCELLANEOUS RECURRING (PLEASE SPECIFY)	5,404.00	5,404.00
23 MISCELLANEOUS NON-RECURRING (PLEASE SPECIFY)	0.00	0.00
24 TOTALS	\$ 4,211,595.00	\$ 4,180,404.00

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 2015 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 2014 estimated receipts to FY2015 estimated

CERTIFICATION OF APPROPRIATIONS AND SOURCES OF FUNDING

TAX RATE RECAPITULATION

WAYLAND

FISCAL 2015

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
04/03/2014	2014	232,500.00	0.00	232,500.00	0.00	0.00	0.00	0.00
04/03/2014	2015	218,848.00	0.00	218,848.00	0.00	0.00	0.00	0.00
04/03/2014	2015	594,833.00	0.00	0.00	594,833.00	0.00	0.00	0.00
04/03/2014	2015	36,330.00	0.00	0.00	36,330.00	0.00	0.00	0.00
04/03/2014	2015	249,094.00	0.00	249,094.00	0.00	0.00	0.00	0.00
04/03/2014	2015	88,400.00	88,400.00	0.00	0.00	0.00	0.00	0.00
04/03/2014	2015	70,303,157.00	66,997,327.00	1,000,000.00	2,305,830.00	0.00	1,000,000.00	0.00
04/03/2014	2015	4,126,461.00	0.00	0.00	0.00	4,126,461.00	0.00	0.00
04/07/2014	2015	1,500,000.00	160,000.00	415,000.00	150,000.00	775,000.00	0.00	6,741,320.00
04/07/2014	2015	51,339.00	0.00	0.00	51,339.00	0.00	0.00	0.00
04/08/2014	2015	180,000.00	0.00	0.00	0.00	180,000.00	0.00	0.00
04/08/2014	2015	500,000.00	0.00	0.00	0.00	500,000.00	0.00	0.00
04/08/2014	2015	15,000.00	0.00	0.00	0.00	15,000.00	0.00	0.00
04/08/2014	2015	150,000.00	0.00	0.00	0.00	150,000.00	0.00	0.00
Totals		78,245,962.00	67,245,727.00	2,115,442.00	3,138,332.00	5,746,461.00		
		Must Equal Cols. (b) thru (e)						

**BUREAU OF ACCOUNTS
SCHEDULE A-1 FOR FISCAL 2015
OFFSET RECEIPTS CH. 44 S . 53E**

WAYLAND
City OR Town

Description		(a) Actual Revenues Fiscal 2014	(b) Estimated Receipts* Fiscal 2015
1	Water	0.00	0.00
2	Sewer	0.00	0.00
3	Hospital	0.00	0.00
4	Nursing home	0.00	0.00
5	Recreation department	0.00	0.00
6	Airport	0.00	0.00
7		0.00	0.00
8		0.00	0.00
9		0.00	0.00
10		0.00	0.00
11		0.00	0.00
12	TOTAL	0.00	0.00

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

**BUREAU OF ACCOUNTS
SCHEDULE A-2
ENTERPRISE FUNDS CH. 44 S.53 F1/2 et al**

Fiscal Year 2015

WAYLAND
City / Town / District

A-2(1ST)

Type of enterprise fund/statutory reference

Fund Description : Wastewater

	(a) FY 2014 Actual Revenues	(b) FY 2015 Estimated Revenues	
1. Enterprise revenues & available funds			
User charges	\$679,305.00	\$654,905.00	*
Connection Fees	\$0.00	\$0.00	
Other departmental revenue	\$37,682.00	\$0.00	*
Investment income	\$825.00	\$0.00	*
Total revenues	\$717,812.00	\$654,905.00	
Retained earnings appropriated **	\$0.00	\$0.00	
Other enterprise available funds	\$0.00	\$0.00	
Specify	\$0.00	\$0.00	
Total current year revenues and available funds	\$717,812.00	\$654,905.00	
Retained earnings appropriated for PY costs **		\$0.00	
Other enterprise available funds for PY costs		\$0.00	
Total revenues and available funds for PY costs		\$0.00	To Recap pg 2
Total revenues and available funds	\$717,812.00	\$654,905.00	Part IIB, line 3

* Written documentation should be submitted to support increases/decreases of estimated to actual revenues.

** Retained earnings should be certified by the Director of Accounts prior to appropriation by town meeting / city council.

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

WAYLAND
City or Town

A-2(1ST)
Types of Enterprise Fund

Wastewater
Fund Description

2. Total costs appropriated

a. Costs appropriated in the enterprise fund

SAL & WAGES

\$0.00

EXPENSES

\$654,905.00

CAPITAL OUTLAY

\$0.00

RESERVE FUND

\$0.00

OTHER APPROP IN ENT. FUND

\$0.00

PY costs approp from retained earnings or other enterp available funds

\$0.00

(Must equal total part 1b)

Total costs appropriated in enterprise fund

\$654,905.00

2a

b. Costs appropriated in the general fund

HEALTH INSURANCE

\$0.00

PENSION

\$0.00

SHARED EMPLOYEES

\$0.00

SHARED FACILITY

\$0.00

OTHER2

\$0.00

OTHER3

\$0.00

Total costs appropriated in general fund

\$0.00

2b

Total costs

\$654,905.00

2a+2b

3. Calculation of subsidy (see instructions)

Revenue and available funds

\$654,905.00 (Part 1 col b)

Less : Total costs

\$654,905.00 (Part 2)

Less : Prior year deficit

\$0.00 (To Recap Pg 2)

(Negative represents subsidy)

\$0.00

4. Sources of funding for costs appropriated in the enterprise fund

a. Revenue and available funds

\$654,905.00 (To Recap Pg 4 col e)

b. Taxation

\$0.00

c. Free Cash

\$0.00

d. Non-enterprise Available Funds

\$0.00

Total sources of funding for costs appropriated in the enterprise fund.

\$654,905.00 (Must equal total part 2a)

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

**BUREAU OF ACCOUNTS
SCHEDULE A-2
ENTERPRISE FUNDS CH. 44 S.53 F1/2 et al**

Fiscal Year 2015

WAYLAND
City / Town / District

A-2(2ND)

Type of enterprise fund/statutory reference

Fund Description : Septage

	(a) FY 2014 Actual Revenues	(b) FY 2015 Estimated Revenues	
1. Enterprise revenues & available funds			
User charges	\$0.00	\$0.00	
Connection Fees	\$0.00	\$0.00	
Other departmental revenue	\$0.00	\$0.00	
Investment income	\$412.00	\$0.00	*
Total revenues	\$412.00	\$0.00	
Retained earnings appropriated **	\$0.00	\$39,502.00	
Other enterprise available funds	\$0.00	\$0.00	
Specify	\$0.00	\$0.00	
Total current year revenues and available funds	\$412.00	\$39,502.00	
Retained earnings appropriated for PY costs **	[REDACTED]	\$0.00	
Other enterprise available funds for PY costs	[REDACTED]	\$0.00	
Total revenues and available funds for PY costs	[REDACTED]	\$0.00	To Recap pg 2
Total revenues and available funds	\$412.00	\$39,502.00	Part IIB, line 3

* Written documentation should be submitted to support increases/decreases of estimated to actual revenues.

** Retained earnings should be certified by the Director of Accounts prior to appropriation by town meeting / city council.

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

WAYLAND
City or Town

A-2(2ND)
Types of Enterprise Fund

Septage
Fund Description

2. Total costs appropriated

a. Costs appropriated in the enterprise fund

SAL & WAGES

\$0.00

EXPENSES

\$39,502.00

CAPITAL OUTLAY

\$0.00

RESERVE FUND

\$0.00

OTHER APPROP IN ENT. FUND

\$0.00

PY costs approp from retained earnings or other enterp available funds

\$0.00

(Must equal total part 1b)

Total costs appropriated in enterprise fund

\$39,502.00

2a

b. Costs appropriated in the general fund

HEALTH INSURANCE

\$0.00

PENSION

\$0.00

SHARED EMPLOYEES

\$0.00

SHARED FACILITY

\$0.00

OTHER2

\$0.00

OTHER3

\$0.00

Total costs appropriated in general fund

\$0.00

2b

Total costs

\$39,502.00

2a+2b

3. Calculation of subsidy (see instructions)

Revenue and available funds

\$39,502.00

(Part 1 col b)

Less : Total costs

\$39,502.00

(Part 2)

Less : Prior year deficit

\$0.00

(To Recap Pg 2)

(Negative represents subsidy)

\$0.00

4. Sources of funding for costs appropriated in the enterprise fund

a. Revenue and available funds

\$39,502.00

(To Recap Pg 4 col e)

b. Taxation

\$0.00

c. Free Cash

\$0.00

d. Non-enterprise Available Funds

\$0.00

Total sources of funding for costs appropriated in the enterprise fund.

\$39,502.00

(Must equal total part 2a)

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

**BUREAU OF ACCOUNTS
SCHEDULE A-2
ENTERPRISE FUNDS CH. 44 S.53 F1/2 et al**

Fiscal Year 2015

WAYLAND

City / Town / District

A-2(3RD)

Type of enterprise fund/statutory reference

Fund Description : Water

	(a) FY 2014 Actual Revenues	(b) FY 2015 Estimated Revenues	
1. Enterprise revenues & available funds			
User charges	\$3,353,695.00	\$3,432,054.00	*
Connection Fees	\$0.00	\$0.00	
Other departmental revenue	\$40,184.00	\$0.00	*
Investment income	\$0.00	\$0.00	
Total revenues	\$3,393,879.00	\$3,432,054.00	
Retained earnings appropriated **	\$0.00	\$775,000.00	
Other enterprise available funds	\$0.00	\$0.00	
Specify Capital closeouts	\$429,597.00	\$0.00	
Total current year revenues and available funds	\$3,823,476.00	\$4,207,054.00	
Retained earnings appropriated for PY costs **	[REDACTED]	\$0.00	
Other enterprise available funds for PY costs	[REDACTED]	\$0.00	
Total revenues and available funds for PY costs	[REDACTED]	\$0.00	To Recap pg 2
Total revenues and available funds	\$3,823,476.00	\$4,207,054.00	Part IIB, line 3

* Written documentation should be submitted to support increases/decreases of estimated to actual revenues.

** Retained earnings should be certified by the Director of Accounts prior to appropriation by town meeting / city council.

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

WAYLAND
City or Town

A-2(3RD)
Types of Enterprise Fund

Water
Fund Description

2. Total costs appropriated

a. Costs appropriated in the enterprise fund

SAL & WAGES

\$713,880.00

EXPENSES

\$2,718,174.00

CAPITAL OUTLAY

\$775,000.00

RESERVE FUND

\$0.00

OTHER APPROP IN ENT. FUND

\$0.00

PY costs approp from retained earnings or other enterp available funds

\$0.00

(Must equal total part 1b)

Total costs appropriated in enterprise fund

\$4,207,054.00 2a

b. Costs appropriated in the general fund

HEALTH INSURANCE

\$0.00

PENSION

\$0.00

SHARED EMPLOYEES

\$0.00

SHARED FACILITY

\$0.00

OTHER2

\$0.00

OTHER3

\$0.00

Total costs appropriated in general fund

\$0.00 2b

Total costs

\$4,207,054.00 2a+2b

3. Calculation of subsidy (see instructions)

Revenue and available funds

\$4,207,054.00 (Part 1 col b)

Less : Total costs

\$4,207,054.00 (Part 2)

Less : Prior year deficit

\$0.00 (To Recap Pg 2)

(Negative represents subsidy)

\$0.00

4. Sources of funding for costs appropriated in the enterprise fund

a. Revenue and available funds

\$4,207,054.00 (To Recap Pg 4 col e)

b. Taxation

\$0.00

c. Free Cash

\$0.00

d. Non-enterprise Available Funds

\$0.00

Total sources of funding for costs appropriated in the enterprise fund.

\$4,207,054.00 (Must equal total part 2a)

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

**BUREAU OF ACCOUNTS
SCHEDULE A-3 FOR FISCAL 2015
REVOLVING FUNDS CH.44 S.53E1/2**

WAYLAND
City / Town / District

(A) Date of Vote	(B) Department Authorized to Spend	(C) Type of Receipts Credited	(D) FY2014 Actual Revenues	(E) FY2015 Receipts Authorized
04/03/2014	TRANSFER STATION	USER FEES	\$408,432.00	\$500,000.00
04/03/2014	RECREATION COMM	USER FEES	\$957,158.00	\$450,000.00
04/03/2014	COUNCIL ON AGING	USER FEES	\$37,444.00	\$50,000.00
TOTAL			\$1,403,034.00	\$1,000,000.00

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

* This amount must agree with page 4, column (f) of the Tax Rate and Pro Forma Recap forms. If the amount in column (e) is greater than the amount in column (d), additional documentation for the increase may be requested.

The total of all revolving funds pursuant to this law cannot exceed 10% of the prior fiscal year's tax levy. Each department's revolving fund cannot exceed 1% of the prior fiscal year's tax levy.

DRAFT

**BUREAU OF ACCOUNTS
SCHEDULE A-4
COMMUNITY PRESERVATION FUND CH. 44B**

WAYLAND

City or Town

Fiscal Year 2015

1. Annual Revenues and other available Funds	(A) FY 2014 Actual Revenues	(B) FY 2015 Estimated Revenues
Surcharge	\$687,031.00	\$510,599.00
State trust fund distribution	\$332,496.00	\$334,401.00
Other (i.e. Interest, OFS appropriated to the fund-CH44B 3-b1/2)	\$0.00	\$0.00
1A. Total Annual Revenues	\$1,019,527.00	\$845,000.00
Fund reserves and or balances voted at City/Town meeting(s)		\$0.00
Other		\$0.00
Total Revenues and Available Funds (To Recap, Part IIIB, Line 4)		\$845,000.00
2. Appropriations and Reservations		
Projects, Acquisitions, Debt service and Other		\$665,000.00
Administrative Expenses (5% or less of 1A - Total annual revenues)		\$0.00
Reservations (10% min of 1A - for each Reserve, if not voted within Appropriations)		\$180,000.00
Budgeted reserve to be appropriated		\$0.00
Prior Year Deficits		\$0.00
Total Appropriations and Reservations (To Recap, Page 4, Col e)		\$845,000.00
3. Other (unappropriated, unreserved) (To Recap, Part IIB, Line 10)		\$0.00
TOTAL Appropriations, Reservations and Other		\$845,000.00

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

BUREAU OF ACCOUNTS
SCHEDULE B-1
FREE CASH CERTIFICATION AND APPROPRIATION

Fiscal Year 2015

WAYLAND
City / Town / District

PART I

1. 7/1/2013 FREE CASH CERTIFICATION	\$	4,091,958.00
ADD:		
2. FREE CASH UPDATE		0.00
TOTAL		4,091,958.00
<i>SUBTRACT FREE CASH APPROPRIATED FROM THIS CERTIFICATION</i>		
3. FY 2014 RECAP		900,000.00
4. FY 2015 RECAP		2,115,442.00
BALANCE OF UNAPPROPRIATED FREE CASH	\$	1,076,516.00

PART II

1. 7/1/2014 FREE CASH CERTIFICATION	\$	6,384,312.00
ADD:		
2. FREE CASH UPDATE		0.00
TOTAL		6,384,312.00
<i>SUBTRACT FREE CASH APPROPRIATED FROM THIS CERTIFICATION</i>		
3. FY 2015 RECAP		0.00
BALANCE OF UNAPPROPRIATED FREE CASH	\$	6,384,312.00

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

**BUREAU OF ACCOUNTS
SCHEDULE B-2 FOR FISCAL 2015
SOURCES AND USES OF OTHER AVAILABLE FUNDS**

WAYLAND
City / Town / District

Date of Appropriation	Source of Fund	Use of Fund	Col. A Amount in Fund when Appropriation was made	Col. B Amount of Appropriation
4/1/14	Various Funds	OPEB		
4/1/14	Various Funds	OPEB	6,034,888.00	594,833.00
4/1/14	Water Enterprise	FY 15 Budget	5,440,055.00	36,330.00
4/1/14	Septage Enterprise	FY 15 Budget	3,653,667.00	348,583.00
4/1/14	Overlay	FY 15 Budget	184,045.00	39,502.00
4/1/14	Bond Premium	FY 15 Budget	665,000.00	665,000.00
4/1/14	Ambulance	FY 15 Budget	1,149,811.00	101,583.00
4/1/14	Transfer Station	FY 15 Budget	1,365,041.00	360,000.00
4/1/14	Recreation	FY 15 Budget	352,108.00	42,895.00
4/1/14	BASE	FY 15 Budget	236,789.00	88,027.00
4/1/14	TCW	FY 15 Budget	520,968.00	191,105.00
4/1/14	Food Service	FY 15 Budget	267,455.00	200,741.00
4/1/14	FDK	FY 15 Budget	259,660.00	225,017.00
4/1/14	Ambulance	Capital Project	113,075.00	43,377.00
4/1/14	Gift Account	New Trust Fund	1,005,041.00	150,000.00
			51,339.00	51,339.00
TOTAL				3,138,332.00

(Must equal Recap page 4 column d)

Column (A) must be greater than or equal to the amount of the appropriation in Column (B) at the time of the appropriation unless otherwise specified by general or special law.

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

**BUREAU OF ACCOUNTS
SCHEDULE OL-1
OVERLAY WORKSHEET FOR FISCAL 2015**

City / Town / District WAYLAND

	A. FY2014	B. FY2013	C. FY2012	PRIOR YEARS	TOTAL
1. Overlay raised per recap	614,726.80	973,215.21	1,206,448.00		
2. Overlay deficits raised	0.00	0.00	0.00		
3. Less-total abatements and exemptions charged through 06/30/2014	206,878.79	213,202.40	296,378.56		
4. Less-amount transferred to overlay surplus if any	0.00	500,000.00	775,000.00		
5. Totals - should equal FY2014 balance sheet	407,848.01	260,012.81	135,069.44	374,714.45	1,177,644.71

6. Potential additional liability (ATB Cases)

244,400.00	31,800.00	10,000.00	292,900.00	579,100.00
7. Total potential liability (add 3+6)	451,278.79	245,002.40	306,378.56	

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

**BUREAU OF ACCOUNTS
SCHEDULE DE-1
DEBT EXCLUSION FORM**

City / Town **WAYLAND**

Fiscal Year : 2015

(A) BALLOT VOTE	(B) PURPOSE(S) OF EXCLUSION VOTE	(C) DATE OF ORIGINAL ISSUANCE NOTE/BOND PER PURPOSE(S)	(D) TEMP OR PERM (T/P)	(E) FY2014 NET EXCLUDED DEBT SERVICE	(F) FY2014 GROSS DEBT SERVICE EXPENDED	(G) FY2015 GROSS DEBT SERVICE EXCLUDABLE	(H) REIMBURSEMENTS/ ADJUSTMENTS	(I) FY2015 NET EXCLUDED DEBT SERVICE
04/28/94	CONSERVATION	01/01/96	P	176,162.00	176,162.00	171,912.00	0.00	171,912.00
04/28/98	POLICE / FIRE STATION	01/01/99	P	338,218.00	338,218.00	325,900.00	0.00	325,900.00
04/25/00	CONSERVATION	02/01/01	P	107,510.00	107,510.00	102,650.00	0.00	102,650.00
04/28/98	SCH REMODELING	09/15/05	P	264,877.00	265,325.00	253,225.00	0.00	253,225.00
04/25/06	MULTI PURPOSE TOWN	01/15/07	P	105,995.00	105,995.00	103,195.00	0.00	103,195.00
04/29/07	MULTI PURPOSE TOWN	02/01/08	P	138,700.00	138,700.00	135,100.00	0.00	135,100.00
04/14/08	MULTI PURPOSE TOWN	02/01/09	P	239,494.00	239,494.00	156,331.00	0.00	156,331.00
11/17/09	HIGH SCHOOL	02/01/10	P	693,500.00	693,500.00	685,500.00	0.00	685,500.00
04/07/09	MULTI PURPOSE TOWN	02/01/10	P	213,350.00	213,350.00	204,450.00	0.00	204,450.00
11/17/09	HIGH SCHOOL	02/01/11	P	2,566,614.00	2,668,400.00	2,613,600.00	95,873.00	2,517,727.00
05/11/10	MULTI PURPOSE TOWN	02/01/11	P	359,750.00	359,750.00	106,350.00	0.00	106,350.00
04/10/11	MULTI PURPOSE TOWN	02/01/12	P	119,428.00	130,900.00	88,400.00	5,262.00	83,138.00

REIMBURSEMENTS: School Building Assistance, Library Construction Grants etc.
ADJUSTMENTS: Prior year interest not included, rate or term different than estimate

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

(Financial Officer)

(Date)

TOTAL

4,845,478.00

DRAFT

**DEPARTMENT OF REVENUE
MINIMUM RESIDENTIAL FACTOR COMPUTATION
FOR FY 2015**

WAYLAND
City / Town / District

A	B	C	
Class	Full and Fair Cash Valuation	Percentage Share	
1. Residential	3,074,997,622	94.9030%	94.9030%
2. Open Space	0	0.0000%	
3. Commercial	120,350,478	3.7144%	5.0970%
4. Industrial	4,518,700	0.1395%	
5. Personal Property	40,279,600	1.2431%	
TOTALS	3,240,146,400	100.0000%	

Maximum Share of Levy for Classes Three, Four and Personal Property :

$$150\% \times 5.0970\% = 7.6455\%$$

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

Minimum Share of Levy for Classes One and Two :

$$100\% - 7.6455\% = 92.3545\%$$

Max % Share
Min % Share

Minimum Residential Factor (MRF) :

$$92.3545\% \div 94.9030\% = 97.3146\%$$

Min % Share
Lines 1C + 2C
97.3146%

Minimum Residential Factor

MINIMUM RESIDENTIAL FACTOR LA7 (6-96) 97.3146%

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

DEPARTMENT OF REVENUE
BUREAU OF ACCOUNTS
CLASSIFICATION TAX ALLOCATION
WAYLAND

City / Town / District
Fiscal Year : 2015

Return to : Bureau of Accounts, Boston, Springfield, Worcester

1. The selected Residential Factor is ----- 1.000000

If you desire each class to maintain 100% of its full values tax share,
indicate a residential factor of "1" and go to question 3.

2. In computing your residential factor, was a discount granted to Open Space ?

Yes X No _____

If Yes, what is the percentage discount ? 1

3. Was a residential exemption adopted ?

Yes _____ No X

If Yes, please complete the following :

Class 1 Total Assessed Value	=	<u>3,074,997,622</u>	X	<u>0</u>	=	_____
Class 1 Total Parcel Count *		<u>0</u>		Selected Res. Exemption %		Residential Exemption

* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption 0

Net value to be exempted 0

4. Was a small commercial exemption adopted ?

Yes _____ No X

% Selected 0

If Yes, please complete the following :

No. of parcels eligible 0

Total value of parcels 0

Total value to be exempted _____

5. The following information was derived from the LA-7. Please indicate in column D percentages (accurate to 4 digits to the right of the decimal point) which result from your selected residential factor (If a residential factor of "1" has been selected you may leave Column D blank)

A	B	C	D
Class	Certified Full and Fair Cash Value Assessments	Percentage Full Value Shares of Total Tax Levy	New Percentage Shares of Total Tax Levy
Residential	3,074,997,622.00	94.9030 %	94.9030 %
Open Space	0.00	0.0000 %	0.0000 %
Commercial	120,350,478.00	3.7144 %	3.7144 %
Industrial	4,518,700.00	0.1395 %	0.1395 %
Personal Property	40,279,600.00	1.2431 %	1.2431 %
TOTAL	3,240,146,400.00	100.0000 %	100.0000 %

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

6. I hereby attest that notice was given to taxpayers that a public hearing on the issue of adopting the tax levy percentages for fiscal year 2015 would be held on (date), (time), at (place), by (describe type of notice).

City/Town/District Clerk

7. We hereby attest that on (date), (time), at (place) a public hearing on the issue of adopting the percentages for fiscal year 2015, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives at the hearing and that the percentages set forth above were duly adopted in public session on (date).

8. The LA-5 excess capacity is calculated as 6,850,123.71
We have been informed by the Assessors of excess levy capacity of 74,925,930

For cities : City Councilors, Aldermen, Mayor
For towns : Board of Selectmen
For districts : Prudential Committee or Commissioners

_____	_____	_____
	(Date)	(Comments)
_____	_____	_____
	(Date)	(Comments)
_____	_____	_____
	(Date)	(Comments)
_____	_____	_____
	(Date)	(Comments)
_____	_____	_____
	(Date)	(Comments)
_____	_____	_____
	(Date)	(Comments)



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

MEMO

TO: BOARD OF ASSESSORS
FROM: BRIAN KEVENY, DIRECTOR OF FINANCE
SUBJECT: TAX RECAP - FISCAL YEAR 2015
DATE: 11/24/14

Please be advised that I certify that the following pages of the tax recap are complete and that no revenue has been used on any other page of the tax recap.

Pages:

- A-1 Offset Receipts – N/A
- A-2 Enterprise Funds
- A-3 Revolving Funds
- A-4 CPA Funds



Town of Wayland Fiscal Year 2015 Tax Classification Hearing

BOARD OF SELECTMEN
DECEMBER 1ST, 2014

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

Purpose of this Hearing



- **To adopt the Town's Tax Policy by allocating or classifying the tax levy among the property types**

Action Required by Board of Selectmen



- The Board of Selectmen will vote tonight on how to adopt the Tax Rate Policy;
- As a single or uniform tax rate
- As a multiple or split tax rate
- To implement a Small Commercial Exemption
- To implement a Residential Exemption

Property Assessment Review



- This year residential values increased.
- Property values are driven by the sales market.
- Overall, the residential single family home sales continue to be strong.
- The average residential single family assessment increased from \$598,700 to \$655,200, an increase of 9.4%.

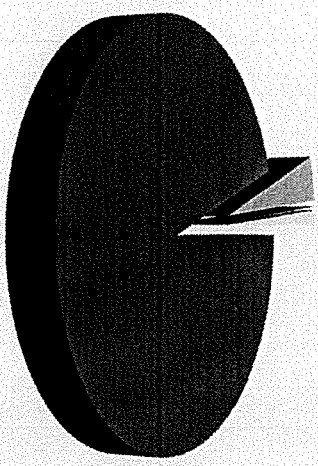
Property Assessment Review (continued)



Commercial, Industrial and Personal Property (CIP) values have not increased at the same rate. Therefore, this year there is a slight shift from CIP to Residential.

	Residential	CIP
Fiscal Year 2014	94.4831%	5.5169%
Fiscal Year 2015	94.9030%	5.097%
Shift	0.4199%	-0.4199%

Classification Percentages



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

Class	Value	Percentage by Total Percentage Property Type by Property Class
Residential (RES)	3,074,997,622	94.9030%
Open Space	0	0.0000%
Commercial (CIP)	120,350,478	3.7144%
Industrial (CIP)	4,518,710	0.1395%
Personal Property (CIP)	40,279,600	1.2431%
Total	3,240,146,400	100.0000%

} 94.9030% (RES)
 } 5.0970% (CIP)

New Growth



- New Growth was certified at \$ in Assessed Value, or \$ in Tax Levy Growth.
- New growth has fallen behind projections.
- Wayland is a Chapter 653 community, which means that construction activity is valued up to June 30th.
- Construction activity from June 30th, 2013 to June 30, 2014 was not as strong as prior years.
- As of June 30th, 2014 Wayland Town Center still had not received certificates of occupancy for Boston Sports Club, portions of the medical office building as well as portions of the original buildings.
- It is anticipated that residential category will continue to see the majority of growth in the upcoming years with the construction of condominiums at River Trail Place and Village Way as well as the Covered Bridge and Michael Road subdivisions.

Classification Alternatives



- 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

Selection of Minimum Residential Factor



- The minimum residential factor for the Town of Wayland for Fiscal Year 2014 is 97.3146, as defined by the Department of Revenue*.
- A residential factor of 1.00 will result in the taxation of all property at the same rate (single tax rate).
- A residential factor of less than 1.00 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 LA7 – Exhibit A: Minimum Residential Factor

Potential Impact of Shifting the Residential Factor

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%	\$18.33	\$18.33
1.10	99.4161	93.9314%	6.0686%	\$18.22	\$20.16
1.20	98.8322	93.3797%	6.6203%	\$18.12	\$22.00
1.30	98.2483	92.828%	7.172%	\$18.01	\$23.83
1.40	97.6644	92.2763%	7.7237%	\$17.90	\$25.66
1.50	97.0805	91.7246%	8.2754%	\$17.79	\$27.49

Please see Exhibit B (page 18-19) for shift options in 1% increments.

Fiscal Year 2015 Residential Tax Rate Options



CIP Shift	Res Factor	Residential Tax Rate	Example Single Family Assessment		Average Single Family Assessment	Example Single Family Assessment	
			Example Single Family Assessment	Example Single Family Assessment	Average Single Family Assessment	Example Single Family Assessment	Example Single Family Assessment
1	100	18.39	\$5,517.00	\$7,356.00	\$12,049.13	\$14,712.00	\$18,390.00
1.1	99.4629	18.29	\$5,487.00	\$7,316.00	\$11,983.61	\$14,632.00	\$18,290.00
	\$Diff	-0.10	(\$30.00)	(\$40.00)	(\$65.52)	(\$80.00)	(\$100.00)
1.2	98.9259	18.19	\$5,457.00	\$7,276.00	\$11,918.09	\$14,552.00	\$18,190.00
	\$Diff	-0.20	(\$60.00)	(\$80.00)	(\$131.04)	(\$160.00)	(\$200.00)
1.3	98.3888	18.09	\$5,427.00	\$7,236.00	\$11,852.57	\$14,472.00	\$18,090.00
	\$Diff	-0.30	(\$90.00)	(\$120.00)	(\$196.56)	(\$240.00)	(\$300.00)
1.4	97.8517	17.99	\$5,397.00	\$7,196.00	\$11,787.05	\$14,392.00	\$17,990.00
	\$Diff	-0.40	(\$120.00)	(\$160.00)	(\$262.08)	(\$320.00)	(\$400.00)
1.5	97.3147	17.90	\$5,370.00	\$7,160.00	\$11,728.08	\$14,320.00	\$17,900.00
	\$Diff	-0.49	(\$147.00)	(\$196.00)	(\$321.05)	(\$392.00)	(\$490.00)

Fiscal Year 2015 CIP Tax Rate Options



CIP Shift	CIP Tax Rate	Example Commercial Assessment	Example Commercial Assessment	Average Commercial Assessment	Example Commercial Assessment	Example Commercial Assessment
1	18.39	\$7,356.00	\$11,034.00	\$17,759.22	\$22,068.00	\$27,585.00
1.1	20.23	\$8,092.00	\$12,138.00	\$19,536.11	\$24,276.00	\$30,345.00
\$ Difference	1.84	\$736.00	\$1,104.00	\$1,776.89	\$2,208.00	\$2,760.00
1.2	22.07	\$8,828.00	\$13,242.00	\$21,313.00	\$26,484.00	\$33,105.00
\$ Difference	3.68	\$1,472.00	\$2,208.00	\$3,553.78	\$4,416.00	\$5,520.00
1.3	23.91	\$9,564.00	\$14,346.00	\$23,089.89	\$28,692.00	\$35,865.00
\$ Difference	5.52	\$2,208.00	\$3,312.00	\$5,330.66	\$6,624.00	\$8,280.00
1.4	17.99	\$7,196.00	\$10,794.00	\$17,372.94	\$21,588.00	\$26,985.00
\$ Difference	25.75	(\$160.00)	(\$240.00)	(\$386.28)	(\$480.00)	(\$600.00)
1.5	27.58	\$11,032.00	\$16,548.00	\$26,634.01	\$33,096.00	\$41,370.00
\$ Difference	9.19	\$3,676.00	\$5,514.00	\$8,874.78	\$11,028.00	\$13,785.00

Fiscal Year 2014 Tax Rate Comparison



Peer Municipalities	2014 Average Single Family Tax Bill	Residential Total Assessed Value	CIP Total Assessed Value	Total Assessed Value	R/O % of Total Value	CIP % of Total Value	Total Tax Levy	R/O % of Total Levy	CIP % of Total Levy	Residential Tax Rate	CIP Tax Rate
Cartisle	\$12,732	\$1,215,263,695	\$ 23,658,297	\$1,238,921,992	98.1	1.9	\$ 23,093,506	98.09	1.91	\$ 18.64	\$ 18.64
Cohasset	\$10,787	\$2,364,598,033	\$ 177,679,428	\$2,542,277,461	93.0	7.0	\$ 31,880,159	93.01	6.99	\$ 12.54	\$ 12.54
Concord	\$12,249	\$4,646,613,799	\$ 483,879,863	\$5,130,493,662	90.6	9.4	\$ 74,135,634	90.57	9.43	\$ 14.45	\$ 14.45
Lincoln	\$13,742	\$1,695,795,179	\$ 65,836,163	\$1,761,621,342	96.3	3.7	\$ 25,683,860	95.14	4.86	\$ 14.41	\$ 18.95
Lynnfield	\$ 7,810	\$2,166,450,901	\$ 219,750,765	\$2,386,201,666	90.8	9.2	\$ 35,644,145	89.77	10.23	\$ 14.77	\$ 16.59
Manchr By Sea	\$10,760	\$2,012,976,160	\$ 148,987,215	\$2,161,963,375	93.1	6.9	\$ 22,592,517	93.11	6.89	\$ 10.45	\$ 10.45
Marshfield	\$ 5,002	\$3,861,371,126	\$ 320,436,613	\$4,181,807,739	92.3	7.7	\$ 55,576,225	92.34	7.66	\$ 13.29	\$ 13.29
Medfield	\$ 9,182	\$2,155,966,406	\$ 130,236,023	\$2,286,202,429	94.3	5.7	\$ 36,853,582	94.30	5.70	\$ 16.12	\$ 16.12
Milton	\$ 7,740	\$4,207,459,904	\$ 177,925,684	\$4,385,385,588	95.9	4.1	\$ 67,156,777	93.91	6.09	\$ 14.99	\$ 22.97
Sharon	\$ 8,914	\$2,520,294,680	\$ 207,106,620	\$2,727,401,300	92.4	7.6	\$ 56,048,097	92.41	7.59	\$ 20.55	\$ 20.55
Sudbury	\$11,544	\$3,695,489,903	\$ 265,094,234	\$3,960,584,137	93.3	6.7	\$ 72,951,707	90.94	9.06	\$ 18.03	\$ 24.94
Wayland	\$10,974	\$2,813,813,895	\$ 164,300,605	\$2,978,114,500	94.5	5.5	\$ 54,588,839	94.48	5.52	\$ 18.33	\$ 18.33
Weston	\$17,832	\$5,082,551,510	\$ 258,376,690	\$5,340,928,200	95.2	4.8	\$ 67,990,017	95.16	4.84	\$ 12.73	\$ 12.73

Neighboring Municipalities	2014 Average Single Family Tax Bill	Residential Total Assessed Value	CIP Total Assessed Value	Total Assessed Value	R/O % of Total Value	CIP % of Total Value	Total Tax Levy	R/O % of Total Levy	CIP % of Total Levy	Residential Tax Rate	CIP Tax Rate
Frankingham	\$ 5,922	\$5,569,402,378	\$1,672,191,409	\$7,241,593,787	76.9	23.1	\$ 170,290,442	59.82	40.18	\$ 18.29	\$ 40.92
Natick	\$ 6,459	\$5,071,958,730	\$1,517,368,880	\$6,589,327,610	77.0	23.0	\$ 93,436,666	76.97	23.03	\$ 14.18	\$ 14.18
Wellesley	\$12,469	\$8,550,806,000	\$1,204,329,300	\$9,755,135,300	87.7	12.3	\$ 112,574,261	87.65	12.35	\$ 11.54	\$ 11.54

Source: MA DOR – Data Bank Reports

Selection of Open Space Discount



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.

Granting a Residential and/or Small Commercial Exemption



• 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 _____ 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%

Communities with Residential Exemption



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

Communities with Small Commercial Exemption



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 %
Residential	3,074,997,622	94.9030%	94.9030%
Open Space	0	0.0000%	94.9030%
Commercial	120,350,478	3.7144%	
Industrial	4,518,700	0.1395%	CIP %
Personal Prop	40,279,600	1.2431%	5.0970%
Total	3,240,146,400	100.0000%	

CLASSIFICATION OPTIONS

- 0 Residential Exempt
- 0 Small Commercial Exemption

LEVY

59,586,292 Estimated Levy
18.39 Single Tax Rate

CIP Shift	Res Factor	Share %				Levy Amounts						Estimated Tax Rates							
		Res	O S	Com	Ind	PP	CIP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP
1	100	94.903	0	3.7144	0.1395	1.2431	5.097	100	56,549,206	0	2,213,245	83,099	740,742	59,586,292	18.39	0	18.39	18.39	18.39
1.01	99.9463	94.8521	0	3.7515	0.1409	1.2556	5.148	100	56,518,835	0	2,235,378	83,930	748,149	59,586,292	18.38	0	18.57	18.57	18.57
1.02	99.8926	94.8011	0	3.7886	0.1422	1.268	5.1988	100	56,488,464	0	2,257,510	84,761	755,557	59,586,292	18.37	0	18.76	18.76	18.76
1.03	99.8389	94.7501	0	3.8258	0.1436	1.2804	5.2498	100	56,458,093	0	2,279,643	85,592	762,964	59,586,292	18.36	0	18.94	18.94	18.94
1.04	99.7852	94.6992	0	3.8629	0.145	1.2929	5.3008	100	56,427,723	0	2,301,775	86,423	770,372	59,586,292	18.35	0	19.13	19.13	19.13
1.05	99.7315	94.6482	0	3.9001	0.1464	1.3053	5.3518	100	56,397,352	0	2,323,908	87,254	777,779	59,586,292	18.34	0	19.31	19.31	19.31
1.06	99.6778	94.5972	0	3.9372	0.1478	1.3177	5.4027	100	56,366,981	0	2,346,040	88,085	785,186	59,586,292	18.33	0	19.49	19.49	19.49
1.07	99.6241	94.5463	0	3.9744	0.1492	1.3302	5.4538	100	56,336,610	0	2,368,172	88,916	792,594	59,586,292	18.32	0	19.68	19.68	19.68
1.08	99.5703	94.4953	0	4.0115	0.1506	1.3426	5.5047	100	56,306,239	0	2,390,305	89,747	800,001	59,586,292	18.31	0	19.86	19.86	19.86
1.09	99.5166	94.4443	0	4.0486	0.152	1.355	5.5556	100	56,275,868	0	2,412,437	90,578	807,409	59,586,292	18.3	0	20.05	20.05	20.05
1.1	99.4629	94.3934	0	4.0858	0.1534	1.3675	5.6067	100	56,245,497	0	2,434,570	91,409	814,816	59,586,292	18.29	0	20.23	20.23	20.23
1.11	99.4092	94.3424	0	4.1229	0.1548	1.3799	5.6576	100	56,215,127	0	2,456,702	92,240	822,223	59,586,292	18.28	0	20.41	20.41	20.41
1.12	99.3555	94.2914	0	4.1601	0.1562	1.3923	5.7086	100	56,184,756	0	2,478,835	93,071	829,631	59,586,292	18.27	0	20.6	20.6	20.6
1.13	99.3018	94.2404	0	4.1972	0.1576	1.4047	5.7595	100	56,154,385	0	2,500,967	93,902	837,038	59,586,292	18.26	0	20.78	20.78	20.78
1.14	99.2481	94.1895	0	4.2344	0.159	1.4172	5.8106	100	56,124,014	0	2,523,100	94,733	844,446	59,586,292	18.25	0	20.96	20.96	20.96
1.15	99.1944	94.1385	0	4.2715	0.1604	1.4296	5.8615	100	56,093,643	0	2,545,232	95,564	851,853	59,586,292	18.24	0	21.15	21.15	21.15
1.16	99.1407	94.0875	0	4.3086	0.1618	1.442	5.9124	100	56,063,272	0	2,567,365	96,395	859,261	59,586,292	18.23	0	21.33	21.33	21.33
1.17	99.087	94.0366	0	4.3458	0.1632	1.4545	5.9635	100	56,032,901	0	2,589,497	97,226	866,668	59,586,292	18.22	0	21.52	21.52	21.52
1.18	99.0333	93.9856	0	4.3829	0.1646	1.4669	6.0144	100	56,002,531	0	2,611,629	98,057	874,075	59,586,292	18.21	0	21.7	21.7	21.7
1.19	98.9796	93.9346	0	4.4201	0.166	1.4793	6.0654	100	55,972,160	0	2,633,762	98,888	881,483	59,586,292	18.2	0	21.88	21.88	21.88

CIP Shift	Res Factor	Share %						Levy Amounts						Estimated Tax Rates						
		Res	O S	Com	Ind	PP	CIP	Total	Res	O S	Com	Ind	PP	Total	Res	O S	Com	Ind	PP	
1.2	98.9259	93.8837	0	4.4572	0.1674	1.4918	6.1164	100	100	55,941,789	0	2,655,894	99,719	888,890	59,586,292	18.19	0	22.07	22.07	22.07
1.21	98.8722	93.8327	0	4.4944	0.1687	1.5042	6.1673	100	100	55,911,418	0	2,678,027	100,550	896,298	59,586,292	18.18	0	22.25	22.25	22.25
1.22	98.8184	93.7817	0	4.5315	0.1701	1.5166	6.2182	100	100	55,881,047	0	2,700,159	101,381	903,705	59,586,292	18.17	0	22.44	22.44	22.44
1.23	98.7647	93.7307	0	4.5687	0.1715	1.5291	6.2693	100	100	55,850,676	0	2,722,292	102,212	911,112	59,586,292	18.16	0	22.62	22.62	22.62
1.24	98.7111	93.6798	0	4.6058	0.1729	1.5415	6.3202	100	100	55,820,305	0	2,744,424	103,043	918,520	59,586,292	18.15	0	22.8	22.8	22.8
1.25	98.6573	93.6288	0	4.6429	0.1743	1.5539	6.3711	100	100	55,789,934	0	2,766,557	103,874	925,927	59,586,292	18.14	0	22.99	22.99	22.99
1.26	98.6036	93.5778	0	4.6801	0.1757	1.5664	6.4222	100	100	55,759,564	0	2,788,689	104,705	933,335	59,586,292	18.13	0	23.17	23.17	23.17
1.27	98.5499	93.5269	0	4.7172	0.1771	1.5788	6.4731	100	100	55,729,193	0	2,810,822	105,536	940,742	59,586,292	18.12	0	23.36	23.36	23.36
1.28	98.4962	93.4759	0	4.7544	0.1785	1.5912	6.5241	100	100	55,698,822	0	2,832,954	106,367	948,150	59,586,292	18.11	0	23.54	23.54	23.54
1.29	98.4425	93.4249	0	4.7915	0.1799	1.6037	6.5751	100	100	55,668,451	0	2,855,086	107,198	955,557	59,586,292	18.1	0	23.72	23.72	23.72
1.3	98.3888	93.374	0	4.8287	0.1813	1.6161	6.6261	100	100	55,638,080	0	2,877,219	108,029	962,964	59,586,292	18.09	0	23.91	23.91	23.91
1.31	98.3351	93.323	0	4.8658	0.1827	1.6285	6.677	100	100	55,607,709	0	2,899,351	108,860	970,372	59,586,292	18.08	0	24.09	24.09	24.09
1.32	98.2814	93.272	0	4.9029	0.1841	1.6409	6.7279	100	100	55,577,338	0	2,921,484	109,691	977,779	59,586,292	18.07	0	24.27	24.27	24.27
1.33	98.2277	93.2211	0	4.9401	0.1855	1.6534	6.779	100	100	55,546,968	0	2,943,616	110,522	985,187	59,586,292	18.06	0	24.46	24.46	24.46
1.34	98.174	93.1701	0	4.9772	0.1869	1.6658	6.8299	100	100	55,516,597	0	2,965,749	111,353	992,594	59,586,292	18.05	0	24.64	24.64	24.64
1.35	98.1203	93.1191	0	5.0144	0.1883	1.6782	6.8809	100	100	55,486,226	0	2,987,881	112,184	1,000,001	59,586,292	18.04	0	24.83	24.83	24.83
1.36	98.0665	93.0681	0	5.0515	0.1897	1.6907	6.9319	100	100	55,455,855	0	3,010,014	113,014	1,007,409	59,586,292	18.03	0	25.01	25.01	25.01
1.37	98.0128	93.0172	0	5.0887	0.1911	1.7031	6.9829	100	100	55,425,484	0	3,032,146	113,845	1,014,816	59,586,292	18.02	0	25.19	25.19	25.19
1.38	97.9591	92.9662	0	5.1258	0.1925	1.7155	7.0338	100	100	55,395,113	0	3,054,278	114,676	1,022,224	59,586,292	18.01	0	25.38	25.38	25.38
1.39	97.9054	92.9152	0	5.163	0.1938	1.728	7.0848	100	100	55,364,742	0	3,076,411	115,507	1,029,631	59,586,292	18	0	25.56	25.56	25.56
1.4	97.8517	92.8643	0	5.2001	0.1952	1.7404	7.1357	100	100	55,334,372	0	3,098,543	116,338	1,037,039	59,586,292	17.99	0	25.75	25.75	25.75
1.41	97.798	92.8133	0	5.2372	0.1966	1.7528	7.1866	100	100	55,304,001	0	3,120,676	117,169	1,044,446	59,586,292	17.99	0	25.93	25.93	25.93
1.42	97.7443	92.7623	0	5.2744	0.198	1.7653	7.2377	100	100	55,273,630	0	3,142,808	118,000	1,051,853	59,586,292	17.98	0	26.11	26.11	26.11
1.43	97.6906	92.7114	0	5.3115	0.1994	1.7777	7.2886	100	100	55,243,259	0	3,164,941	118,831	1,059,261	59,586,292	17.97	0	26.3	26.3	26.3
1.44	97.6369	92.6604	0	5.3487	0.2008	1.7901	7.3396	100	100	55,212,888	0	3,187,073	119,662	1,066,668	59,586,292	17.96	0	26.48	26.48	26.48
1.45	97.5832	92.6094	0	5.3858	0.2022	1.8026	7.3906	100	100	55,182,517	0	3,209,206	120,493	1,074,076	59,586,292	17.95	0	26.67	26.67	26.67
1.46	97.5295	92.5584	0	5.423	0.2036	1.815	7.4416	100	100	55,152,146	0	3,231,338	121,324	1,081,483	59,586,292	17.94	0	26.85	26.85	26.85
1.47	97.4758	92.5075	0	5.4601	0.205	1.8274	7.4925	100	100	55,121,776	0	3,253,471	122,155	1,088,891	59,586,292	17.93	0	27.03	27.03	27.03
1.48	97.4221	92.4565	0	5.4972	0.2064	1.8398	7.5434	100	100	55,091,405	0	3,275,603	122,986	1,096,298	59,586,292	17.92	0	27.22	27.22	27.22
1.49	97.3684	92.4055	0	5.5344	0.2078	1.8523	7.5945	100	100	55,061,034	0	3,297,735	123,817	1,103,705	59,586,292	17.91	0	27.4	27.4	27.4
1.5	97.3147	92.3546	0	5.5715	0.2092	1.8647	7.6454	100	100	55,030,663	0	3,319,868	124,648	1,111,113	59,586,292	17.9	0	27.58	27.58	27.58

STEPS TO DETERMINE FY'16 OVERLAY FORECAST (see note 9)

	\$ in FY'06	\$ in FY'09	\$ in FY'12	ave of 3 "reval" years	\$ in FY'12	\$ in FY'13	\$ in FY'14	ave of FY'12- FY'14 to date	FY'16 preliminary forecast by Assessors (using average of FY'12 to
Initial Allowance for Overlay Abatements	387,629	1,039,311	1,206,447		1,206,447	973,215	614,727	931,463	
Abatements-granted	221,000	337,146	84,157	214,101		33,376	31,036	49,523	
Total Abatement-ATB initial liability (note 1)	322,343	365,600	60,000	249,314		36,500	245,000	113,833	
Abatement-ATB initial liability (w/o Telecom)	314,843	200,400	59,000	191,414		15,000	32,000	35,333	
Abatement-ATB initial liability (Telecom only)	7,500	165,200	1,000	57,900		21,500	22,000	14,833	
Abatement-other liability (note 2)	0	1,768	78,827	26,865		72,738	497,290	199,972	
Abatement-other (note 3)								130,000	
subtotal-abatements	543,343	704,514	222,984	490,280		142,614	773,326	406,661	
Exemptions-statutory	83,062	85,539	70,882	79,828		55,910	57,769	61,520	
Exemptions-CB	70,157	90,871	140,663	100,564		117,366	127,882	128,637	
number of CB applications (note 4)						150	127	135	
subtotal-exemptions	153,220	176,410	211,545	180,391		173,276	185,650	190,157	
Certain taxes (note 5)	0	0	0	0				0	
Preliminary FY'16 OVERLAY Forecast									
Tax Rate Rounding (not to exceed) (note 7)									
Final FY'16 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 FY2014 CB match until 12/31/14
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. FY 14 CB data as of November 2014
9. Forecast for FY'16 budgeting purposes only

WORKING PAPERS

STEPS TO DETERMINE FY'16 OVERLAY FORECAST (see note 9)

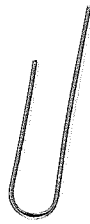
	\$ in FY'06	\$ in FY'09	\$ in FY'12	ave of 3 "reval" years	\$ in FY'12	\$ in FY'12	\$ in FY'13	\$ in FY'14	ave of FY'12- FY'14 to date	FY'16 preliminary forecast by Assessors (using average of FY'12 to
Initial Allowance for Overlay Abatements	387,629	1,039,311	1,206,447			1,206,447	973,215	614,727	931,463	
Abatements-granted	221,000	337,146	84,157	214,101		84,157	33,376	31,036	49,523	
Total Abatement-ATB initial liability (note 1)	322,343	365,600	60,000	249,314		60,000	36,500	245,000	113,833	
Abatement-ATB initial liability (w/o Telecom)	314,843	200,400	59,000	191,414		59,000	15,000	32,000	35,333	
Abatement-ATB initial liability (Telecom only)	7,500	165,200	1,000	57,900		1,000	21,500	22,000	14,833	
Abatement-other liability (note 2)	0	1,768	78,827	26,865		29,887	72,738	497,290	199,972	
Abatement-other (note 3)									130,000	
subtotal-abatements	543,343	704,514	222,984	490,280		174,044	142,614	773,326	406,661	
Exemptions-statutory	83,062	85,539	70,882	79,828		70,882	55,910	57,769	61,520	
Exemptions-CB	70,157	90,871	140,663	100,564		140,663	117,366	127,882	128,637	
number of CB applications (note 4)						150	127	135		
subtotal-exemptions	153,220	176,410	211,545	180,391		211,544	173,276	185,650	190,157	
Certain taxes (note 5)	0	0	0	0					0	
Preliminary FY'16 OVERLAY Forecast										
Tax Rate Rounding (not to exceed) (note 7)										
Final FY'16 OVERLAY Forecast										

* avg w/o Telecom

notes:

- assume greatest difference between applicable assessment and taxpayer's estimated value noted on abatement form or for ATB or other documentation
- "uncollected taxes" (real and personal property) excluding those secured by tax title. Review to IGR - 11-101
- any significant assessment factor known to the Assessors
- Property Owners can apply for FY2014 CB match until 12/31/14
- Certain taxes that are budgeted elsewhere.
- Line 6 plus line 9 - voted on _____
- 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.
- FY 14 CB data as of November 2014
- Forecast for FY'16 budgeting purposes only

WORKING PAPERS



**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 NOVEMBER 2014

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
CIRCUIT BREAKER	2	\$2,060.00
TOTAL EXEMPTIONS	2	\$2,060.00

You are hereby notified that taxes were abated/exempted, as specified in the above schedule, to the aggregate amount of **TWO THOUSAND SIXTY DOLLARS AND ZERO CENTS.**

A Susan M. Quigley
Mary R. Upton
James M. Miller
David W. Hill

BOARD OF ASSESSORS
WAYLAND

Date: *November 24, 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 NOVEMBER 2014

<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
60A (2012)	2	\$28.43
	TOTAL	\$28.43

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

Assessors

Mary R. Upton

Joyce St. Pierre

BOARD OF ASSESSORS
WAYLAND

Date: *November 24, 2014*



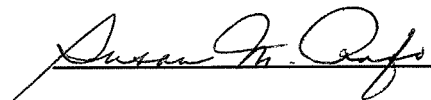
**COMMONWEALTH OF MASSACHUSETTS
TOWN OF WAYLAND
OFFICE OF THE BOARD OF ASSESSORS**


TO: TOWN ACCOUNTANT/FINANCE DIRECTOR
TREASURER/COLLECTOR

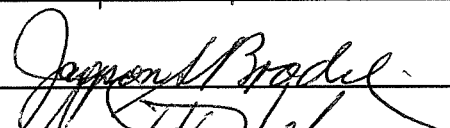
RE: **EXCISE ABATEMENT**
DUE IN THE MONTH OF NOVEMBER 2014

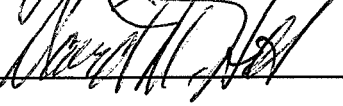
<u>TYPE/REASON</u>	<u>QUANTITY</u>	<u>TOTAL</u>
60A	32	\$3,132.08
	TOTAL	\$3,132.08

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









BOARD OF ASSESSORS
WAYLAND

Date: November 24, 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
David Hill

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: CIRCUIT BREAKER APPLICATIONS
DATE: 11/17/14

enb

I have reviewed the following circuit breaker application and recommend approval.

Map	Lot	Location	Owner
50	65	12 Morrill Dr	Charles Theodore

Susan M. Rufo
Molly R. Upton
Jayson S. Brodie
David M. Hill

11/24/2014