

**Wayland Board of Assessors  
Monday July 20, 2015**

Attendees: J. Brodie, Chair S. Rufo, Z. Ventress, C. Kane, D. Hill, Director E. Brideau and Administrative Assessor J. Marchant

S. Rufo called the meeting to order at 7:17pm.

**Review of minutes from May 4<sup>th</sup>, & June 15<sup>th</sup>, July 13<sup>th</sup>, 2015**

**Reconfirm vote of minutes from April 21<sup>st</sup>**

April 21- the previous vote of approval of these minutes was not valid as a quorum did not vote. It was further clarified that a board member does not need to be present at a meeting to vote on the approval of minutes if they choose to do so. **D. Hill moved and Z. Ventress seconded to approve the minutes of April 21<sup>st</sup>. C. Kane, Z. Ventress and D. Hill voted in favor. J. Brodie and S. Rufo abstained. The motion passed.**

May 4 -the board reviewed the minutes. **J. Brodie moved and Z. Ventress seconded to approve the minutes of May 4<sup>th</sup>. Vote: unanimous in favor**

June 15- the board reviewed the minutes. **Z. Ventress moved and J. Brodie seconded to approve the minutes as submitted. Vote: unanimous in favor**

July 13- the board reviewed the minutes. **D. Hill moved and Z. Ventress seconded to approve the minutes as amended. Vote: unanimous in favor**

**Enter into Executive Session:**

**1)Pursuant to MGL Chapter 30A, Section 21(a)(3) to review and consider for approval and potential release the following Executive Session Minutes of July 13th, 2015 relative to the discussion of strategy with respect to Pending Appellate Tax Board Cases: a. MCI WorldCom Network Services b. MCI Communications Services c. Verizon New England Inc.**

**2)Pursuant to MGL Chapter 30A, Section 21(a)(1)to discuss the Open Meeting Law Complaint by George H. Harris dated June 23, 2015.**

**At 7:32pm, S. Rufo moved to enter into Executive Session pursuant to MGL Chapter 30A, Section 21(a)(3) to review and consider for approval and potential release the following Executive Session Minutes of July 13th, 2015 relative to the discussion of strategy with respect to Pending Appellate Tax Board Cases: a. MCI WorldCom Network Services b. MCI Communications Services c. Verizon New England Inc. J. Brodie seconded.**

The chair declared that a public discussion of the pending telecommunication appellate tax board case minutes might have a detrimental effect on the town.

The Board will reconvene in open session after this executive session.

Roll call vote: C. Kane-yes, Z. Ventress-yes, J. Brodie-yes, D. Hill-yes, S. Rufo-yes

The board reconvened in open session at 7:44pm.

**At 7:45pm, J. Brodie moved that the BOA enter into executive session pursuant to MGL Chapter 30A, Section 21(a)(1) to discuss the Open Meeting Law Complaint by George H. Harris dated June 23, 2015. Z. Ventress seconded.**

D. Hill asked if it was confirmed that the BOA should go into executive session for this purpose. Yes, S. Rufo confirmed that it is upon the advice of Town Counsel that the board enters executive session for this discussion.

The chair declared that on the advice of Town Counsel, this Executive Session is necessary for the Board to discuss the Open Meeting Law complaint.

The Board will reconvene in open session after this executive session.

Roll call vote: C. Kane-yes, Z. Ventress-yes, J. Brodie-yes, D. Hill-yes, S. Rufo-yes

The chair invited attendance by Director of Assessing E. Brideau and Administrative Assessor J. Marchant to both executive sessions.

The board returned to open session at 8:03pm.

#### **Update from Director on discussion with Town Counsel regarding land use department restrictions on real estate.**

Director Brideau met with town counsel. The BOA has no authority or requirements regarding deed restrictions and no obligation to report on them. The responsibility to monitor and enforce deed restrictions rests with the board that placed the restriction.

J. Brodie stated that a common complaint from residents is that some residents don't pay their fair share. Director Brideau stated that the assessor's records reflect what the data collector sees when they are at the property regardless of any deed restrictions the assessors may or may not know about. The assessors aim to be as accurate as possible. Therefore, people are paying taxes based on what they have on their property. An example of this occurred this week when a resident of Fuller rd. contacted the office. They want to place their property on the market, but there is a discrepancy with documents in other departments. A 4<sup>th</sup> bedroom was added in the 1970s, but the building department couldn't find the permit and the health department thought the owner still had 3 bedrooms. In the assessor's records, we found the historic information that proves it has been 4 bedrooms since then and even located the building permit number that shows when it changed. The homeowner was very grateful. The board of health is now giving the assessors deed restrictions so they can be attached to the digital records for informational purposes.

#### **2014 Sales review**

Director Brideau handed out sale information packets to the board so they can take them home to review them. She highlighted that she currently has 120 sales, the median is at .91 and there's a COD of 6.74%. After the board reviews this information, the next step is to give guidance to Director Brideau to meet the statistical requirements. M. Tarello is coming on August 11<sup>th</sup>. The goal is for him to make table changes that will be brought back to the board.

S. Rufo stated August 17<sup>th</sup> is the goal to submit to the Department of Revenue.

Director Brideau also handed out condo sales packets to the board for the same review process.

#### **Correspondence**

None

**Documents for BOA Signature  
Circuit Breaker Application(s)**

Director Brideau recommended two circuit breaker applications for approval. They 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 presented. C. Kane seconded.** The board signed their approval.

Director Brideau recommended one circuit breaker application for denial that doesn't meet the criteria because the documents weren't complete. The board signed their denial.

2015-04 Excise Warrant and Commitment Four \$97,000.31

**Topics not reasonably anticipated by the Chair 48 hours in advance of Meeting, if any**  
None

**Thoughts and Concerns from BOA members**

J. Brodie asked if there was an update from the BOS since receiving the solar memo from the BOA. Director Brideau stated it is on the BOS agenda for Monday July 27<sup>th</sup>.

**Public Comment**  
None

**Next meeting:**

While the board discussed when the next meeting will occur, Director Brideau clarified the timeline regarding the sales information. The board needs to decide which direction to go, then M. Tarello will adjust the tables, then the board will see what happens to the data after the tables have been adjusted. They would then confirm that the data is where it should be, or make further adjustments.

The next BOA meeting is scheduled for August 10<sup>th</sup>

**Meeting Adjourned**

**J. Brodie moved to adjourn at 8:30pm. C. Kane seconded. Vote: Unanimous in favor**

Respectfully submitted,  
Jessica Marchant

**Summary by Land Use  
WAYLAND, MA**

07/16/2015

Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101 SINGLE FAMILY	120	791,407	711,902	0.91	692,000	605,100	0.91	0.05	6.74%	0.90
		791,407	711,902	0.91	692,000	605,100	0.91	0.05	6.74%	0.90

Parcel Detail by Land Use  
WAYLAND, MA

07/16/2015

Intrnl ID	Land Use Code	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
8520	101	SINGLE FAMIL 55//019//	5 STANTON ST	1010	1010	1,554	134	30	9/19/2014	575,000	372,100	0.65	1.55	0.26
8430	101	SINGLE FAMIL 53//010//	11 VALLEY VIEW RD	1010	1010	1,680	64	21	7/31/2014	510,000	371,100	0.73	1.37	0.18
6379	101	SINGLE FAMIL 43C//009//	20 PARK LN	1010	1010	1,648	89	5	6/25/2014	649,000	488,200	0.75	1.33	0.16
8326	101	SINGLE FAMIL 52//125//	10 DEAN RD	1010	1010	1,999	59	21	6/18/2014	689,000	522,000	0.76	1.32	0.15
6376	101	SINGLE FAMIL 43C//005//	12 PARK LN	1010	1010	2,911	86	15	8/1/2014	705,000	549,600	0.78	1.28	0.13
6240	101	SINGLE FAMIL 42D//130//	21 WOODLAND RD	1010	1010	1,017	84	30	9/5/2014	337,500	265,600	0.79	1.27	0.12
8115	101	SINGLE FAMIL 51C//073//	14 GRACE RD	1010	1010	2,319	59	30	5/21/2014	531,000	419,800	0.79	1.26	0.12
4188	101	SINGLE FAMIL 15//002//	141 CONCORD RD	1010	1010	2,418	64	21	6/20/2014	625,000	494,200	0.79	1.26	0.12
7506	101	SINGLE FAMIL 48//015//	46 BARNEY HILL RD	1010	1010	2,565	51	8	6/30/2014	870,000	693,000	0.80	1.26	0.12
100080	101	SINGLE FAMIL 19//081F//	21 HIDDEN SPRINGS LN	1010	1010	6,677	0	0	12/1/2014	2,476,500	1,973,700	0.80	1.25	0.11
3926	101	SINGLE FAMIL 10//058//	11 SPRUCE TREE LN	1010	1010	3,641	47	16	7/18/2014	885,000	707,500	0.80	1.25	0.11
7582	101	SINGLE FAMIL 48//089//	40 LOKER ST	1010	1010	2,645	53	8	3/21/2014	725,000	583,900	0.81	1.24	0.10
3447	101	SINGLE FAMIL 01//047F//	1 KELLEY LANE	1010	1010	4,059	20	14	6/3/2014	1,141,000	921,700	0.81	1.24	0.10
4301	101	SINGLE FAMIL 16//034//	8 HIGHLAND CIR	1010	1010	3,749	51	18	7/2/2014	1,120,000	905,900	0.81	1.24	0.10
4294	101	SINGLE FAMIL 16//027//	108 DRAPER RD	1010	1010	3,634	52	18	12/17/2014	1,000,000	811,400	0.81	1.23	0.10
5835	101	SINGLE FAMIL 39//004//	36 WOODRIDGE RD	1010	1010	4,312	54	18	6/16/2014	1,095,000	902,800	0.82	1.21	0.09
6957	101	SINGLE FAMIL 46B//046//	3 CHESTNUT RD	1010	1010	2,513	0	0	12/16/2014	610,000	504,000	0.83	1.21	0.08
4615	101	SINGLE FAMIL 20//016//	1 WILDWOOD RD	1010	1010	6,970	0	0	11/14/2014	2,150,000	1,785,400	0.83	1.20	0.08
3647	101	SINGLE FAMIL 04//083//	317 CONCORD RD	1010	1010	1,904	54	25	6/27/2014	560,000	465,100	0.83	1.20	0.08
4619	101	SINGLE FAMIL 20//019//	18 AUDUBON RD	1010	1010	7,831	42	5	6/12/2014	2,796,400	2,326,900	0.83	1.20	0.08
4051	101	SINGLE FAMIL 11//096//	145 CONCORD RD	1010	1010	3,259	61	10	7/18/2014	672,000	559,300	0.83	1.20	0.08
6924	101	SINGLE FAMIL 46B//013//	11 SIMPSON RD	1010	1010	2,985	57	18	11/21/2014	709,475	593,300	0.84	1.20	0.07
3652	101	SINGLE FAMIL 04//088//	12 WALTHAM RD	1010	1010	2,688	46	22	8/28/2014	667,000	558,800	0.84	1.19	0.07
7164	101	SINGLE FAMIL 47A//020//	17 CREST RD	1010	1010	970	94	15	6/19/2014	285,000	239,200	0.84	1.19	0.07
7106	101	SINGLE FAMIL 46D//102//	7 RIDGEFIELD RD	1010	1010	2,313	46	16	8/28/2014	585,000	491,900	0.84	1.19	0.07
4146	101	SINGLE FAMIL 14//045//	70 GLEZEN LN	1010	1010	3,255	37	15	7/31/2014	972,000	819,500	0.84	1.19	0.07
5288	101	SINGLE FAMIL 30//050//	17 PINEBROOK RD	1010	1010	1,932	89	40	8/19/2014	625,000	527,700	0.84	1.18	0.07
7867	101	SINGLE FAMIL 51A//014//	7 PLEASANT ST	1010	1010	1,642	144	40	3/11/2014	385,000	325,300	0.84	1.18	0.07
7872	101	SINGLE FAMIL 51A//019//	16 PLEASANT ST	1010	1010	2,614	144	15	11/20/2014	725,000	613,000	0.85	1.18	0.06
4907	101	SINGLE FAMIL 24//130//	30 PLAIN RD	1010	1010	2,167	68	10	8/4/2014	735,000	622,900	0.85	1.18	0.06

**Parcel Detail by Land Use  
WAYLAND, MA**

07/16/2015

Intrnl ID	Land Use Code	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
8125	101	SINGLE FAMIL 51C//083//	10 GRACE RD	1010	1010	2,244	60	10	9/23/2014	560,000	474,900	0.85	1.18	0.06
6289	101	SINGLE FAMIL 43A//035//	25 GARDEN PATH	1010	1010	2,847	41	16	8/4/2014	668,000	572,700	0.86	1.17	0.05
5678	101	SINGLE FAMIL 38//042//	33 DAVELIN RD	1010	1010	3,277	61	30	11/25/2014	706,000	605,500	0.86	1.17	0.05
6029	101	SINGLE FAMIL 42B//005//	4 PNERIDGE RD	1010	1010	3,670	23	14	1/16/2014	728,000	626,100	0.86	1.16	0.05
8093	101	SINGLE FAMIL 51C//052//	15 SHAWMUT AVE EXT	1010	1010	2,208	94	5	4/26/2014	589,875	508,600	0.86	1.16	0.05
6479	101	SINGLE FAMIL 43D//019//	18 PEQUOT RD	1010	1010	2,419	59	30	8/12/2014	592,000	514,400	0.87	1.15	0.04
3921	101	SINGLE FAMIL 10//053//	62 MOORE RD	1010	1010	2,559	49	25	8/20/2014	698,000	607,700	0.87	1.15	0.04
7400	101	SINGLE FAMIL 47C//044G//	6 GENNARO CIR	1010	1010	3,951	28	7	11/4/2014	864,000	756,400	0.88	1.14	0.03
3864	101	SINGLE FAMIL 08//014//	79 LINCOLN RD	1010	1010	3,431	47	5	7/25/2014	1,300,000	1,139,500	0.88	1.14	0.03
5814	101	SINGLE FAMIL 38//163//	10 CAMERON RD	1010	1010	2,003	51	8	2/21/2014	695,000	610,800	0.88	1.14	0.03
3602	101	SINGLE FAMIL 04//055F//	36 YORK RD	1010	1010	5,002	19	7	6/16/2014	1,300,000	1,142,600	0.88	1.14	0.03
5267	101	SINGLE FAMIL 30//034//	10 BLOSSOM LN	1010	1010	3,872	21	12	9/30/2014	978,500	860,500	0.88	1.14	0.03
4507	101	SINGLE FAMIL 19//010//	8 LONGFELLOW RD	1010	1010	3,121	46	22	4/30/2014	737,000	648,800	0.88	1.14	0.03
6076	101	SINGLE FAMIL 42B//053//	10 HIGHLGATE RD	1010	1010	1,863	57	25	12/5/2014	539,000	476,400	0.88	1.13	0.03
8890	101	SINGLE FAMIL 35//030//	225 RICE RD	1010	1010	7,231	0	0	8/20/2014	2,350,000	2,080,100	0.89	1.13	0.02
5890	101	SINGLE FAMIL 39//046//	15 WOODRIDGE RD	1010	1010	4,911	35	5	6/11/2014	1,325,000	1,174,000	0.89	1.13	0.02
6504	101	SINGLE FAMIL 44//005//	6 BREWSTER RD	1010	1010	3,107	51	25	1/31/2014	745,000	662,500	0.89	1.12	0.02
4792	101	SINGLE FAMIL 24//019B//	5 BENNETT RD	1010	1010	4,096	0	0	9/26/2014	1,025,000	911,500	0.89	1.12	0.02
3917	101	SINGLE FAMIL 10//049//	52 MOORE RD	1010	1010	2,645	57	8	11/5/2014	713,000	634,100	0.89	1.12	0.02
7476	101	SINGLE FAMIL 47D//053//	36 JOYCE RD	1010	1010	2,176	48	22	12/3/2014	589,000	524,800	0.89	1.12	0.02
3465	101	SINGLE FAMIL 02//014//	76 OXBOW RD	1010	1010	4,756	0	0	10/3/2014	1,250,000	1,114,800	0.89	1.12	0.02
7072	101	SINGLE FAMIL 46D//070//	163 WEST PLAIN ST	1010	1010	2,270	81	40	3/31/2014	465,000	415,700	0.89	1.12	0.02
4317	101	SINGLE FAMIL 16//050//	9 JERICHO LN	1010	1010	4,063	49	8	9/12/2014	1,040,000	931,000	0.90	1.12	0.01
7100	101	SINGLE FAMIL 46D//097//	9 PARKRIDGE RD	1010	1010	3,579	0	0	6/27/2014	902,812	809,000	0.90	1.12	0.01
4535	101	SINGLE FAMIL 19//032A//	41 CLAYPIT HILL RD	1010	1010	6,399	20	5	10/14/2014	1,575,000	1,412,300	0.90	1.12	0.01
6111	101	SINGLE FAMIL 42C//010//	23 WALLACE RD	1010	1010	3,087	84	15	7/10/2014	630,000	565,600	0.90	1.11	0.01
4160	101	SINGLE FAMIL 14//050//	58 SEDGEMEADOW RD	1010	1010	2,510	54	8	7/17/2014	717,900	647,800	0.90	1.11	0.01
5391	101	SINGLE FAMIL 33//005//	163 COCHITUATE RD	1010	1010	1,678	58	18	6/19/2014	504,000	456,200	0.91	1.10	0.00
100062	101	SINGLE FAMIL 11//016A//	15 LEWIS PATH	1010	1010	6,200	8	7	11/20/2014	1,465,000	1,326,100	0.91	1.10	0.00
5481	101	SINGLE FAMIL 35//029//	131 BUCKSKIN DR	1010	1010	5,698	36	15	6/16/2014	1,360,000	1,231,800	0.91	1.10	0.00
4728	101	SINGLE FAMIL 23//077//	27 BOW RD	1010	1010	5,784	114	5	1/31/2014	1,460,000	1,330,700	0.91	1.10	0.00

**Parcel Detail by Land Use  
WAYLAND, MA**

07/16/2015

trnl ID	Land Use Code	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
1095	101	SINGLE FAMIL 12//041//	197 GLEZEN LN	1010	1010	5,696	59	10	11/14/2014	1,190,000	1,085,800	0.91	1.10	0.00
1610	101	SINGLE FAMIL 37//015//	30 OAK HILL RD	1010	1010	3,186	47	8	6/18/2014	700,000	641,900	0.92	1.09	0.01
1809	101	SINGLE FAMIL 14//029C//	5 PHEASANT RUN	1010	1010	5,933	14	12	1/27/2014	1,400,000	1,284,400	0.92	1.09	0.01
1716	101	SINGLE FAMIL 49//028//	22 CLUBHOUSE LN	1010	1010	2,559	51	18	6/30/2014	679,000	623,000	0.92	1.09	0.01
1444	101	SINGLE FAMIL 47D//022//	15 DORAN RD	1010	1010	1,716	37	15	7/15/2014	465,000	426,700	0.92	1.09	0.01
1627	101	SINGLE FAMIL 44//123//	101 WOODRIDGE RD	1010	1010	1,570	59	55	4/10/2014	529,000	485,700	0.92	1.09	0.01
1132	101	SINGLE FAMIL 14//033//	65 GLEZEN LN	1010	1010	2,327	64	30	8/22/2014	535,000	492,000	0.92	1.09	0.01
1203	101	SINGLE FAMIL 42D//090//	14 EMERSON RD	1010	1010	1,570	60	30	10/15/2014	427,500	393,700	0.92	1.09	0.01
1674	101	SINGLE FAMIL 04//108//	283 CONCORD RD	1010	1010	1,858	85	40	8/28/2014	474,000	437,700	0.92	1.08	0.01
1480	101	SINGLE FAMIL 43D//020//	22 PEQUOT RD	1010	1010	2,380	60	10	8/18/2014	699,000	645,500	0.92	1.08	0.01
1791	101	SINGLE FAMIL 24//019A//	201 BOSTON POST RD	1010	1010	3,562	0	0	9/17/2014	799,900	739,000	0.92	1.08	0.01
1058	101	SINGLE FAMIL 42B//035//	27 STONEBRIDGE RD	1010	1010	2,009	62	21	4/25/2014	504,000	467,100	0.93	1.08	0.02
1295	101	SINGLE FAMIL 43A//041//	52 PEQUOT RD	1010	1010	2,355	60	30	6/18/2014	556,000	517,700	0.93	1.07	0.02
1509	101	SINGLE FAMIL 19//012//	5 LONGFELLOW RD	1010	1010	2,897	46	22	5/1/2014	726,000	679,300	0.94	1.07	0.03
1715	101	SINGLE FAMIL 05//027//	132 LINCOLN RD	1010	1010	2,924	46	22	6/23/2014	705,000	659,900	0.94	1.07	0.03
1842	101	SINGLE FAMIL 07//058D//	229 CONCORD RD	1010	1010	3,832	20	14	1/17/2014	890,000	834,000	0.94	1.07	0.03
1969	101	SINGLE FAMIL 46B//058//	9 RICHARD RD	1010	1010	1,470	60	21	8/13/2014	425,000	398,500	0.94	1.07	0.03
1603	101	SINGLE FAMIL 48//100D//	15 LOKER ST	1010	1010	3,098	28	13	6/30/2014	835,000	784,100	0.94	1.06	0.03
1409	101	SINGLE FAMIL 52//209C//	17 CAULFIELD RD	1010	1010	3,384	20	14	5/29/2014	765,000	719,200	0.94	1.06	0.03
903	101	SINGLE FAMIL 51A//048//	26 FULLER RD	1010	1010	1,868	66	30	1/30/2014	426,000	401,600	0.94	1.06	0.03
1490	101	SINGLE FAMIL 48//001//	129 SCHOOL ST	1010	1010	1,962	50	25	9/12/2014	610,000	575,200	0.94	1.06	0.03
00348	101	SINGLE FAMIL 25//090A//	4 FIELDS LN	1010	1010	5,330	0	0	7/22/2014	1,469,390	1,391,800	0.95	1.06	0.04
404	101	SINGLE FAMIL 18//020//	24 GLEZEN LN	1010	1010	2,028	80	15	1/24/2014	625,000	592,000	0.95	1.06	0.04
692	101	SINGLE FAMIL 49//005//	6 WAYLAND HILLS RD	1010	1010	2,604	52	25	7/23/2014	606,200	575,000	0.95	1.05	0.04
1236	101	SINGLE FAMIL 42D//126//	35 WOODLAND RD	1010	1010	1,373	74	25	3/31/2014	428,000	406,300	0.95	1.05	0.04
1696	101	SINGLE FAMIL 38//059//	8 OLD FARM RD	1010	1010	3,212	61	21	8/27/2014	624,240	592,600	0.95	1.05	0.04
00158	101	SINGLE FAMIL 35//030M//	10 COVERED BRIDGE LN	1010	1010	5,527	0	0	11/18/2014	1,425,000	1,355,500	0.95	1.05	0.04
423	101	SINGLE FAMIL 34//029//	147 OLD CONNECTICUT P	1010	1010	3,055	49	25	6/28/2014	731,525	696,500	0.95	1.05	0.04
580	101	SINGLE FAMIL 04//039//	50 RED BARN RD	1010	1010	3,806	59	5	4/25/2014	856,000	816,100	0.95	1.05	0.04
501	101	SINGLE FAMIL 44//002//	139 WOODRIDGE RD	1010	1010	2,114	55	25	5/22/2014	633,000	604,700	0.96	1.05	0.05
250	101	SINGLE FAMIL 47B//017//	12 DUDLEY RD	1010	1010	1,104	99	15	5/29/2014	312,000	298,600	0.96	1.04	0.05

Parcel Detail by Land Use  
WAYLAND, MA

07/16/2015

Intrnl ID	Land Use Code	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
5637	101	SINGLE FAMIL 38//006//	181 COCHITUATE RD	1010	1010	2,613	73	25	9/12/2014	580,000	555,900	0.96	1.04	0.05
7041	101	SINGLE FAMIL 46D//039//	181 WEST PLAIN ST	1010	1010	1,079	84	30	8/28/2014	310,000	297,700	0.96	1.04	0.05
7959	101	SINGLE FAMIL 51B//009//	3 WILLOW LN	1010	1010	1,248	63	21	12/29/2014	350,000	337,600	0.96	1.04	0.05
100452	101	SINGLE FAMIL 47B//065A//	281 MAIN ST	1010	1010	3,815	0	0	6/13/2014	953,000	919,900	0.97	1.04	0.06
6028	101	SINGLE FAMIL 42B//004//	323 OLD CONNECTICUT P	1010	1010	1,648	59	30	6/2/2014	405,000	391,500	0.97	1.03	0.06
4553	101	SINGLE FAMIL 19//044//	18 ADAMS LN	1010	1010	3,351	53	8	7/16/2014	1,120,000	1,083,100	0.97	1.03	0.06
5520	101	SINGLE FAMIL 36C//006//	10 MEADOW VIEW RD	1010	1010	2,412	48	8	10/27/2014	589,000	571,500	0.97	1.03	0.06
5685	101	SINGLE FAMIL 38//049//	15 DAVELIN RD	1010	1010	2,384	62	30	1/30/2014	508,000	494,200	0.97	1.03	0.06
6148	101	SINGLE FAMIL 42D//032//	364 OLD CONNECTICUT P	1010	1010	1,561	60	30	8/27/2014	415,000	403,900	0.97	1.03	0.06
4702	101	SINGLE FAMIL 23//051//	10 OLD SUDBURY RD	1010	1010	3,784	244	5	10/29/2014	940,000	915,000	0.97	1.03	0.06
4738	101	SINGLE FAMIL 23//086//	31 CONCORD RD	1010	1010	1,824	61	21	10/29/2014	510,000	501,000	0.98	1.02	0.07
5878	101	SINGLE FAMIL 39//041//	194 COCHITUATE RD	1010	1010	4,247	99	15	7/2/2014	795,000	784,700	0.99	1.01	0.08
3488	101	SINGLE FAMIL 03//012//	183 OXBOW RD	1010	1010	1,396	60	30	5/1/2014	431,875	426,600	0.99	1.01	0.08
7928	101	SINGLE FAMIL 51A//073//	73 WEST PLAIN ST	1010	1010	1,035	103	30	1/17/2014	250,000	248,800	1.00	1.00	0.09
4074	101	SINGLE FAMIL 12//024//	214 GLEZEN LN	1010	1010	2,214	55	25	3/31/2014	590,000	588,600	1.00	1.00	0.09
7064	101	SINGLE FAMIL 46D//062//	8 LODGE RD	1010	1010	974	94	30	12/11/2014	317,500	316,900	1.00	1.00	0.09
6598	101	SINGLE FAMIL 44//095//	84 WOODRIDGE RD	1010	1010	2,876	57	18	12/12/2014	689,000	689,000	1.00	1.00	0.09
5536	101	SINGLE FAMIL 36C//020//	20 OAK HILL RD	1010	1010	2,072	36	15	6/9/2014	506,000	506,800	1.00	1.00	0.09
3557	101	SINGLE FAMIL 04//018//	25 RED BARN RD	1010	1010	1,494	60	30	11/24/2014	422,000	428,000	1.01	0.99	0.10
5548	101	SINGLE FAMIL 36C//030//	36 RIVER VIEW CIR	1010	1010	1,728	74	35	1/30/2014	350,000	356,200	1.02	0.98	0.11
5299	101	SINGLE FAMIL 30//057B//	50 OLD CONNECTICUT PA	1010	1010	6,938	23	14	8/28/2014	1,300,000	1,359,600	1.05	0.96	0.14
3653	101	SINGLE FAMIL 04//089//	6 SUMMER LN	1010	1010	5,432	1	0	2/28/2014	1,310,000	1,376,900	1.05	0.95	0.14
5761	101	SINGLE FAMIL 38//118F//	1 NOLAN FARM RD	1010	1010	4,075	28	16	8/8/2014	770,000	810,800	1.05	0.95	0.14
3942	101	SINGLE FAMIL 111//003//	152 CONCORD RD	1010	1010	1,631	65	30	11/7/2014	390,500	411,800	1.05	0.95	0.14
5425	101	SINGLE FAMIL 34//030A//	10 SHAW DR	1010	1010	4,951	29	18	5/30/2014	856,250	904,800	1.06	0.95	0.15
6039	101	SINGLE FAMIL 42B//015//	22 STONEBRIDGE RD	1010	1010	2,654	62	21	3/7/2014	585,000	625,700	1.07	0.93	0.16
6619	101	SINGLE FAMIL 44//116//	12 RESERVOIR RD	1010	1010	3,425	48	16	9/12/2014	720,000	772,300	1.07	0.93	0.16
3897	101	SINGLE FAMIL 10//029//	55 SEDGEMEADOW RD	1010	1010	1,817	54	25	8/29/2014	472,000	540,600	1.15	0.87	0.24



**Summary by Sale Date**  
**WAYLAND, MA**

07/16/2015

Sale Date Quarter	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2014, Q 1	18	698,056	653,539	0.94	607,500	590,300	0.94	0.05	5.97%	0.94
2014, Q 2	35	789,821	702,494	0.90	700,000	641,900	0.92	0.04	6.27%	0.89
2014, Q 3	42	765,182	689,052	0.90	670,000	575,100	0.90	0.05	7.43%	0.90
2014, Q 4	25	904,899	805,480	0.91	709,475	613,000	0.90	0.06	6.13%	0.89
		791,407	711,902	0.91	692,000	605,100	0.91	0.05	6.74%	0.90

**Summary by Sale Price Quartile  
WAYLAND, MA**

07/16/2015

Sale Price Quartile	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	30	421,529	395,680	0.94	426,750	405,100	0.95	0.04	6.18%	0.94
2	30	610,877	540,787	0.89	608,100	541,800	0.89	0.06	7.60%	0.89
3	30	760,235	688,367	0.90	729,762	661,200	0.90	0.04	6.26%	0.91
4	30	1,372,987	1,222,773	0.90	1,300,000	1,141,050	0.89	0.04	5.32%	0.89
		<b>791,407</b>	<b>711,902</b>	<b>0.91</b>	<b>692,000</b>	<b>605,100</b>	<b>0.91</b>	<b>0.05</b>	<b>6.74%</b>	<b>0.90</b>

**Summary by Sale Price Half  
WAYLAND, MA**

07/16/2015

Sale Price Half	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	60	516,203	468,233	0.91	533,000	486,950	0.93	0.06	7.26%	0.91
2	60	1,066,611	955,570	0.90	896,406	817,800	0.89	0.05	5.82%	0.90
		791,407	711,902	0.91	692,000	605,100	0.91	0.05	6.74%	0.90

**Summary by Site Index  
WAYLAND, MA**

07/16/2015

Site Index	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	1	799,900	739,000	0.92	799,900	739,000	0.92	0.00	0.00%	0.92
	16	553,031	516,150	0.94	507,000	460,650	0.96	0.03	5.27%	0.93
	42	605,216	537,762	0.89	580,000	497,950	0.89	0.05	7.65%	0.89
	33	767,840	699,191	0.91	713,000	622,900	0.92	0.03	5.34%	0.91
	20	1,057,989	967,080	0.92	935,000	857,100	0.91	0.04	7.20%	0.91
	8	1,675,362	1,428,738	0.87	1,350,000	1,211,950	0.85	0.04	5.88%	0.85
	<b>791,407</b>		<b>711,902</b>	<b>0.91</b>	<b>692,000</b>	<b>605,100</b>	<b>0.91</b>	<b>0.04</b>	<b>6.74%</b>	<b>0.90</b>

**Parcel Detail by Site Index  
WAYLAND, MA**

07/16/2015

Trnl ID	Site Index	MBLU	Location	Land Nbhhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
791	3	24//019A//	201 BOSTON POST RD	1010	1010	3,562	0	0	9/17/2014	799,900	739,000	0.92	1.08	0.00
188	4	15//002//	141 CONCORD RD	1010	1010	2,418	64	21	6/20/2014	625,000	494,200	0.79	1.26	0.17
647	4	04//083//	317 CONCORD RD	1010	1010	1,904	54	25	6/27/2014	560,000	465,100	0.83	1.20	0.13
051	4	11//096//	145 CONCORD RD	1010	1010	3,259	61	10	7/18/2014	672,000	559,300	0.83	1.20	0.13
072	4	46D//070//	163 WEST PLAIN ST	1010	1010	2,270	81	40	3/31/2014	465,000	415,700	0.89	1.12	0.07
391	4	33//005//	163 COCHITUATE RD	1010	1010	1,678	58	18	6/19/2014	504,000	456,200	0.91	1.10	0.05
574	4	04//108//	283 CONCORD RD	1010	1010	1,858	85	40	8/28/2014	474,000	437,700	0.92	1.08	0.04
537	4	38//006//	181 COCHITUATE RD	1010	1010	2,613	73	25	9/12/2014	580,000	555,900	0.96	1.04	0.00
041	4	46D//039//	181 WEST PLAIN ST	1010	1010	1,079	84	30	8/28/2014	310,000	297,700	0.96	1.04	0.00
00452	4	47B//065A//	281 MAIN ST	1010	1010	3,815	0	0	6/13/2014	953,000	919,900	0.97	1.04	0.01
028	4	42B//004//	323 OLD CONNECTICUT P.	1010	1010	1,648	59	30	6/22/2014	405,000	391,500	0.97	1.03	0.01
148	4	42D//032//	364 OLD CONNECTICUT P	1010	1010	1,561	60	30	8/27/2014	415,000	403,900	0.97	1.03	0.01
702	4	23//051//	10 OLD SUDBURY RD	1010	1010	3,784	244	5	10/29/2014	940,000	915,000	0.97	1.03	0.01
738	4	23//086//	31 CONCORD RD	1010	1010	1,824	61	21	10/29/2014	510,000	501,000	0.98	1.02	0.02
378	4	39//041//	194 COCHITUATE RD	1010	1010	4,247	99	15	7/22/2014	795,000	784,700	0.99	1.01	0.03
028	4	51A//073//	73 WEST PLAIN ST	1010	1010	1,035	103	30	1/17/2014	250,000	248,800	1.00	1.00	0.04
042	4	11//003//	152 CONCORD RD	1010	1010	1,631	65	30	11/7/2014	390,500	411,800	1.05	0.95	0.09
520	5	55//019//	5 STANTON ST	1010	1010	1,554	134	30	9/19/2014	575,000	372,100	0.65	1.55	0.24
130	5	53//010//	11 VALLEY VIEW RD	1010	1010	1,680	64	21	7/31/2014	510,000	371,100	0.73	1.37	0.16
379	5	43C//009//	20 PARK LN	1010	1010	1,648	89	5	6/25/2014	649,000	488,200	0.75	1.33	0.14
326	5	52//125//	10 DEAN RD	1010	1010	1,999	59	21	6/18/2014	689,000	522,000	0.76	1.32	0.13
376	5	43C//005//	12 PARK LN	1010	1010	2,911	86	15	8/1/2014	705,000	549,600	0.78	1.28	0.11
240	5	42D//130//	21 WOODLAND RD	1010	1010	1,017	84	30	9/5/2014	337,500	265,600	0.79	1.27	0.10
115	5	51C//073//	14 GRACE RD	1010	1010	2,319	59	30	5/21/2014	531,000	419,800	0.79	1.26	0.10
057	5	46B//046//	3 CHESTNUT RD	1010	1010	2,513	0	0	12/16/2014	610,000	504,000	0.83	1.21	0.06
552	5	04//088//	12 WALTHAM RD	1010	1010	2,688	46	22	8/28/2014	667,000	558,800	0.84	1.19	0.05
164	5	47A//020//	17 CREST RD	1010	1010	970	94	15	6/19/2014	285,000	239,200	0.84	1.19	0.05
106	5	46D//102//	7 RIDGEFIELD RD	1010	1010	2,313	46	16	8/28/2014	585,000	491,900	0.84	1.19	0.05
067	5	51A//014//	7 PLEASANT ST	1010	1010	1,642	144	40	3/11/2014	385,000	325,300	0.84	1.18	0.05

**Parcel Detail by Site Index  
WAYLAND, MA**

07/16/2015

ntnl ID	Site Index	MBLU	Location	Land Nhd	Use Code	EFF Area	Age	EFF Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
7872	5	51A//019//	16 PLEASANT ST	1010	1010	2,614	144	15	11/20/2014	725,000	613,000	0.85	1.18	0.04
8125	5	51C//083//	10 GRACE RD	1010	1010	2,244	60	10	9/23/2014	560,000	474,900	0.85	1.18	0.04
5289	5	43A//035//	25 GARDEN PATH	1010	1010	2,847	41	16	8/4/2014	668,000	572,700	0.86	1.17	0.03
5029	5	42B//005//	4 PINE RIDGE RD	1010	1010	3,670	23	14	1/16/2014	728,000	626,100	0.86	1.16	0.03
8093	5	51C//052//	15 SHAWMUT AVE EXT	1010	1010	2,208	94	5	4/26/2014	589,875	508,600	0.86	1.16	0.03
5479	5	43D//019//	18 PEQUOT RD	1010	1010	2,419	59	30	8/12/2014	592,000	514,400	0.87	1.15	0.02
7400	5	47C//044G//	6 GENNARO CIR	1010	1010	3,951	28	7	11/4/2014	864,000	756,400	0.88	1.14	0.01
5076	5	42B//053//	10 HIGHGATE RD	1010	1010	1,863	57	25	12/5/2014	539,000	476,400	0.88	1.13	0.01
3465	5	02//014//	76 OXBOW RD	1010	1010	4,756	0	0	10/3/2014	1,250,000	1,114,800	0.89	1.12	0.00
7100	5	46D//097//	9 PARKRIDGE RD	1010	1010	3,579	0	0	6/27/2014	902,812	809,000	0.90	1.12	0.01
5111	5	42C//010//	23 WALLACE RD	1010	1010	3,087	84	15	7/10/2014	630,000	565,600	0.90	1.11	0.01
4728	5	23//077//	27 BOW RD	1010	1010	5,784	114	5	1/31/2014	1,460,000	1,330,700	0.91	1.10	0.02
5610	5	37//015//	30 OAK HILL RD	1010	1010	3,186	47	8	6/18/2014	700,000	641,900	0.92	1.09	0.03
7444	5	47D//022//	15 DORAN RD	1010	1010	1,716	37	15	7/15/2014	465,000	426,700	0.92	1.09	0.03
5203	5	42D//090//	14 EMERSON RD	1010	1010	1,570	60	30	10/15/2014	427,500	393,700	0.92	1.09	0.03
5480	5	43D//020//	22 PEQUOT RD	1010	1010	2,380	60	10	8/18/2014	699,000	645,500	0.92	1.08	0.03
5058	5	42B//035//	27 STONEBRIDGE RD	1010	1010	2,009	62	21	4/25/2014	504,000	467,100	0.93	1.08	0.04
5295	5	43A//041//	52 PEQUOT RD	1010	1010	2,355	60	30	6/18/2014	556,000	517,700	0.93	1.07	0.04
5969	5	46B//058//	9 RICHARD RD	1010	1010	1,470	60	21	8/13/2014	425,000	398,500	0.94	1.07	0.05
7903	5	51A//048//	26 FULLER RD	1010	1010	1,868	66	30	1/30/2014	426,000	401,600	0.94	1.06	0.05
5236	5	42D//126//	35 WOODLAND RD	1010	1010	1,373	74	25	3/31/2014	428,000	406,300	0.95	1.05	0.06
7250	5	47B//017//	12 DUDLEY RD	1010	1010	1,104	99	15	5/29/2014	312,000	298,600	0.96	1.04	0.07
7959	5	51B//009//	3 WILLOW LN	1010	1010	1,248	63	21	12/29/2014	350,000	337,600	0.96	1.04	0.07
5520	5	36C//006//	10 MEADOW VIEW RD	1010	1010	2,412	48	8	10/27/2014	589,000	571,500	0.97	1.03	0.08
3488	5	03//012//	183 OXBOW RD	1010	1010	1,396	60	30	5/1/2014	431,875	426,600	0.99	1.01	0.10
7064	5	46D//062//	8 LODGE RD	1010	1010	974	94	30	12/11/2014	317,500	316,900	1.00	1.00	0.11
5536	5	36C//020//	20 OAK HILL RD	1010	1010	2,072	36	15	6/9/2014	506,000	506,800	1.00	1.00	0.11
5548	5	36C//030//	36 RIVER VIEW CIR	1010	1010	1,728	74	35	1/30/2014	350,000	356,200	1.02	0.98	0.13
3653	5	04//089//	6 SUMMER LN	1010	1010	5,432	1	0	2/28/2014	1,310,000	1,376,900	1.05	0.95	0.16
5039	5	42B//015//	22 STONEBRIDGE RD	1010	1010	2,654	62	21	3/7/2014	585,000	625,700	1.07	0.93	0.18

**Parcel Detail by Site Index  
WAYLAND, MA**

07/16/2015

Trnl ID	Site Index	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
326	6	10//058//	11 SPRUCE TREE LN	1010	1010	3,641	47	16	7/18/2014	885,000	707,500	0.80	1.25	0.12
582	6	48//089//	40 LOKER ST	1010	1010	2,645	53	8	3/21/2014	725,000	583,900	0.81	1.24	0.11
324	6	46B//013//	11 SIMPSON RD	1010	1010	2,985	57	18	11/21/2014	709,475	593,300	0.84	1.20	0.08
146	6	14//045//	70 GLEZEN LN	1010	1010	3,255	37	15	7/31/2014	972,000	819,500	0.84	1.19	0.08
288	6	30//050//	17 PINEBROOK RD	1010	1010	1,932	89	40	8/19/2014	625,000	527,700	0.84	1.18	0.08
307	6	24//130//	30 PLAIN RD	1010	1010	2,167	68	10	8/4/2014	735,000	622,900	0.85	1.18	0.07
578	6	38//042//	33 DAVELIN RD	1010	1010	3,277	61	30	11/25/2014	706,000	605,500	0.86	1.17	0.06
321	6	10//053//	62 MOORE RD	1010	1010	2,539	49	25	8/20/2014	698,000	607,700	0.87	1.15	0.05
314	6	38//163//	10 CAMERON RD	1010	1010	2,003	51	8	2/21/2014	695,000	610,800	0.88	1.14	0.04
267	6	30//034//	10 BLOSSOM LN	1010	1010	3,872	21	12	9/30/2014	978,500	860,500	0.88	1.14	0.04
507	6	19//010//	8 LONGFELLOW RD	1010	1010	3,121	46	22	4/30/2014	737,000	648,800	0.88	1.14	0.04
792	6	24//019B//	5 BENNETT RD	1010	1010	4,096	0	0	9/26/2014	1,025,000	911,500	0.89	1.12	0.03
317	6	10//049//	52 MOORE RD	1010	1010	2,645	57	8	11/5/2014	713,000	634,100	0.89	1.12	0.03
176	6	47D//053//	36 JOYCE RD	1010	1010	2,176	48	22	12/3/2014	589,000	524,800	0.89	1.12	0.03
160	6	14//050//	58 SEDGEMEADOW RD	1010	1010	2,510	54	8	7/17/2014	717,900	647,800	0.90	1.11	0.02
395	6	12//041//	197 GLEZEN LN	1010	1010	5,696	59	10	11/14/2014	1,190,000	1,085,800	0.91	1.10	0.01
716	6	49//028//	22 CLUBHOUSE LN	1010	1010	2,559	51	18	6/30/2014	679,000	623,000	0.92	1.09	0.00
132	6	14//033//	65 GLEZEN LN	1010	1010	2,327	64	30	8/22/2014	535,000	492,000	0.92	1.09	0.00
509	6	19//012//	5 LONGFELLOW RD	1010	1010	2,897	46	22	5/1/2014	726,000	679,300	0.94	1.07	0.02
342	6	07//058D//	229 CONCORD RD	1010	1010	3,832	20	14	1/17/2014	890,000	834,000	0.94	1.07	0.02
503	6	48//100D//	15 LOKER ST	1010	1010	3,098	28	13	6/30/2014	835,000	784,100	0.94	1.06	0.02
109	6	52//209C//	17 CAULFIELD RD	1010	1010	3,384	20	14	5/29/2014	765,000	719,200	0.94	1.06	0.02
190	6	48//001//	129 SCHOOL ST	1010	1010	1,962	50	25	9/12/2014	610,000	575,200	0.94	1.06	0.02
30348	6	25//090A//	4 FIELDS LN	1010	1010	5,330	0	0	7/22/2014	1,469,390	1,391,800	0.95	1.06	0.03
104	6	18//020//	24 GLEZEN LN	1010	1010	2,028	80	15	1/24/2014	625,000	592,000	0.95	1.06	0.03
592	6	49//005//	6 WAYLAND HILLS RD	1010	1010	2,604	52	25	7/23/2014	606,200	575,000	0.95	1.05	0.03
596	6	38//059//	8 OLD FARM RD	1010	1010	3,212	61	21	8/27/2014	624,240	592,600	0.95	1.05	0.03
30158	6	35//030M//	10 COVERED BRIDGE LN	1010	1010	5,527	0	0	11/18/2014	1,425,000	1,355,500	0.95	1.05	0.03
380	6	04//039//	50 RED BARN RD	1010	1010	3,806	59	5	4/25/2014	856,000	816,100	0.95	1.05	0.03
385	6	38//049//	15 DAVELIN RD	1010	1010	2,384	62	30	1/30/2014	508,000	494,200	0.97	1.03	0.05
174	6	12//024//	214 GLEZEN LN	1010	1010	2,214	55	25	3/31/2014	590,000	588,600	1.00	1.00	0.08

Parcel Detail by Site Index  
WAYLAND, MA

07/16/2015

Internal ID	Site Index	MBLU	Location	Land Nbhhd	Use Code	Eff Area	Age	EFF Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
3557	6	04//018//	25 RED BARN RD	1010	1010	1,494	60	30	11/24/2014	422,000	428,000	1.01	0.99	0.09
3897	6	10//029//	55 SEDGEMEADOW RD	1010	1010	1,817	54	25	8/29/2014	472,000	540,600	1.15	0.87	0.23
7506	7	48//015//	46 BARNEY HILL RD	1010	1010	2,565	51	8	6/30/2014	870,000	693,000	0.80	1.26	0.11
3447	7	01//047F//	1 KELLEY LANE	1010	1010	4,059	20	14	6/3/2014	1,141,000	921,700	0.81	1.24	0.10
4294	7	16//027//	108 DRAPER RD	1010	1010	3,634	52	18	12/17/2014	1,000,000	811,400	0.81	1.23	0.10
5835	7	39//004//	36 WOODRIDGE RD	1010	1010	4,312	54	18	6/16/2014	1,095,000	902,800	0.82	1.21	0.09
3602	7	04//055F//	36 YORK RD	1010	1010	5,002	19	7	6/16/2014	1,300,000	1,142,600	0.88	1.14	0.03
8890	7	35//030//	225 RICE RD	1010	1010	7,231	0	0	8/20/2014	2,350,000	2,080,100	0.89	1.13	0.02
5890	7	39//046//	15 WOODRIDGE RD	1010	1010	4,911	35	5	6/11/2014	1,325,000	1,174,000	0.89	1.13	0.02
6504	7	44//005//	6 BREWSTER RD	1010	1010	3,107	51	25	1/31/2014	745,000	662,500	0.89	1.12	0.02
4535	7	19//032A//	41 CLAYPT HILL RD	1010	1010	6,399	20	5	10/14/2014	1,575,000	1,412,300	0.90	1.12	0.01
100062	7	11//016A//	15 LEWIS PATH	1010	1010	6,200	8	7	11/20/2014	1,465,000	1,326,100	0.91	1.10	0.00
5481	7	35//029//	131 BUCKSKIN DR	1010	1010	5,698	36	15	6/16/2014	1,360,000	1,231,800	0.91	1.10	0.00
6627	7	44//123//	101 WOODRIDGE RD	1010	1010	1,570	59	55	4/10/2014	529,000	485,700	0.92	1.09	0.01
3715	7	05//027//	132 LINCOLN RD	1010	1010	2,924	46	22	6/23/2014	705,000	659,900	0.94	1.07	0.03
5423	7	34//029//	147 OLD CONNECTICUT P	1010	1010	3,055	49	25	6/28/2014	731,525	696,500	0.95	1.05	0.04
6501	7	44//002//	139 WOODRIDGE RD	1010	1010	2,114	55	25	5/22/2014	633,000	604,700	0.96	1.05	0.05
6598	7	44//095//	84 WOODRIDGE RD	1010	1010	2,876	57	18	12/12/2014	689,000	689,000	1.00	1.00	0.09
5299	7	30//057B//	50 OLD CONNECTICUT PA	1010	1010	6,938	23	14	8/28/2014	1,300,000	1,359,600	1.05	0.96	0.14
5761	7	38//118F//	1 NOLAN FARM RD	1010	1010	4,075	28	16	8/8/2014	770,000	810,800	1.05	0.95	0.14
5425	7	34//030A//	10 SHAW DR	1010	1010	4,951	29	18	5/30/2014	856,250	904,800	1.06	0.95	0.15
6619	7	44//116//	12 RESERVOIR RD	1010	1010	3,425	48	16	9/12/2014	720,000	772,300	1.07	0.93	0.16
100080	8	19//081F//	21 HIDDEN SPRINGS LN	1010	1010	6,677	0	0	12/1/2014	2,476,500	1,973,700	0.80	1.25	0.05
4301	8	16//034//	8 HIGHLAND CIR	1010	1010	3,749	51	18	7/2/2014	1,120,000	905,900	0.81	1.24	0.04
4615	8	20//016//	1 WILDWOOD RD	1010	1010	6,970	0	0	11/14/2014	2,150,000	1,785,400	0.83	1.20	0.02
4619	8	20//019//	18 AUDUBON RD	1010	1010	7,831	42	5	6/12/2014	2,796,400	2,326,900	0.83	1.20	0.02
3864	8	08//014//	79 LINCOLN RD	1010	1010	3,431	47	5	7/25/2014	1,300,000	1,139,500	0.88	1.14	0.03
4317	8	16//050//	9 JERICHO LN	1010	1010	4,063	49	8	9/12/2014	1,040,000	931,000	0.90	1.12	0.05
8809	8	14//029C//	5 PHEASANT RUN	1010	1010	5,933	14	12	1/27/2014	1,400,000	1,284,400	0.92	1.09	0.07



**Parcel Detail by Site Index  
WAYLAND, MA**

07/16/2015

Item ID	Site Index	MBLU	Location	Land Use Code	Area	Age	EFF Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
.553	8	19//044//	18 ADAMS LN	1010	3,351	53	8	7/16/2014	1,120,000	1,083,100	0.97	1.03	0.12

**Summary by Style  
WAYLAND, MA**

07/16/2015

Style	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
01 Ranch	8	454,297	431,812	0.95	429,688	427,300	0.97	0.03	3.61%	0.95
02 Split-Level	7	650,714	601,971	0.93	689,000	605,500	0.92	0.05	5.43%	0.93
03 Colonial	53	1,039,164	927,987	0.90	885,000	816,100	0.90	0.05	6.00%	0.89
04 Cape Cod	24	638,646	584,825	0.92	588,500	509,200	0.92	0.05	6.88%	0.92
05 Bungalow	6	302,000	277,800	0.92	311,000	281,650	0.96	0.04	6.42%	0.92
06 Conventional	6	591,479	472,483	0.80	607,438	498,400	0.84	0.01	6.15%	0.80
07 Contemporary	5	699,695	597,500	0.86	695,000	593,300	0.86	0.02	3.95%	0.85
08 Raised Ranch	11	683,355	641,055	0.95	610,000	575,200	0.92	0.03	6.32%	0.94
		<b>791,407</b>	<b>711,902</b>	<b>0.91</b>	<b>692,000</b>	<b>605,100</b>	<b>0.91</b>	<b>0.04</b>	<b>6.74%</b>	<b>0.90</b>

Parcel Detail by Style  
WAYLAND, MA

07/16/2015

trnl ID	Style	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
1125	01	51C//083//	10 GRACE RD	1010	1010	2,244	60	10	9/23/2014	560,000	474,900	0.85	1.18	0.12
1203	01	42D//090//	14 EMERSON RD	1010	1010	1,570	60	30	10/15/2014	427,500	393,700	0.92	1.09	0.05
1969	01	46B//058//	9 RICHARD RD	1010	1010	1,470	60	21	8/13/2014	425,000	398,500	0.94	1.07	0.03
1959	01	51B//009//	3 WILLOW LN	1010	1010	1,248	63	21	12/29/2014	350,000	337,600	0.96	1.04	0.01
1685	01	38//049//	15 DAVELIN RD	1010	1010	2,384	62	30	1/30/2014	508,000	494,200	0.97	1.03	0.00
1738	01	23//086//	31 CONCORD RD	1010	1010	1,824	61	21	10/29/2014	510,000	501,000	0.98	1.02	0.01
1488	01	03//012//	183 OXBOW RD	1010	1010	1,396	60	30	5/1/2014	431,875	426,600	0.99	1.01	0.02
1557	01	04//018//	25 RED BARN RD	1010	1010	1,494	60	30	11/24/2014	422,000	428,000	1.01	0.99	0.04
1678	02	38//042//	33 DAVELIN RD	1010	1010	3,277	61	30	11/25/2014	706,000	605,500	0.86	1.17	0.06
1921	02	10//053//	62 MOORE RD	1010	1010	2,539	49	25	8/20/2014	698,000	607,700	0.87	1.15	0.05
1076	02	42B//053//	10 HIGHLGATE RD	1010	1010	1,863	57	25	12/5/2014	539,000	476,400	0.88	1.13	0.04
1610	02	37//015//	30 OAK HILL RD	1010	1010	3,186	47	8	6/18/2014	700,000	641,900	0.92	1.09	0.00
1501	02	44//002//	139 WOODRIDGE RD	1010	1010	2,114	55	25	5/22/2014	633,000	604,700	0.96	1.05	0.04
1074	02	12//024//	214 GLEZEN LN	1010	1010	2,214	55	25	3/31/2014	590,000	588,600	1.00	1.00	0.08
1598	02	44//095//	84 WOODRIDGE RD	1010	1010	2,876	57	18	12/12/2014	689,000	689,000	1.00	1.00	0.08
1326	03	52//125//	10 DEAN RD	1010	1010	1,999	59	21	6/18/2014	689,000	522,000	0.76	1.32	0.14
1376	03	43C//005//	12 PARK LN	1010	1010	2,911	86	15	8/1/2014	705,000	549,600	0.78	1.28	0.12
1115	03	51C//073//	14 GRACE RD	1010	1010	2,319	59	30	5/21/2014	531,000	419,800	0.79	1.26	0.11
1188	03	15//002//	141 CONCORD RD	1010	1010	2,418	64	21	6/20/2014	625,000	494,200	0.79	1.26	0.11
00080	03	19//081F//	21 HIDDEN SPRINGS LN	1010	1010	6,677	0	0	12/1/2014	2,476,500	1,973,700	0.80	1.25	0.10
926	03	10//058//	11 SPRUCE TREE LN	1010	1010	3,641	47	16	7/18/2014	885,000	707,500	0.80	1.25	0.10
447	03	01//047F//	1 KELLEY LANE	1010	1010	4,059	20	14	6/3/2014	1,141,000	921,700	0.81	1.24	0.09
301	03	16//034//	8 HIGHLAND CIR	1010	1010	3,749	51	18	7/2/2014	1,120,000	905,900	0.81	1.24	0.09
835	03	39//004//	36 WOODRIDGE RD	1010	1010	4,312	54	18	6/16/2014	1,095,000	902,800	0.82	1.21	0.08
615	03	20//016//	1 WILDWOOD RD	1010	1010	6,970	0	0	11/14/2014	2,150,000	1,785,400	0.83	1.20	0.07
647	03	04//083//	317 CONCORD RD	1010	1010	1,904	54	25	6/27/2014	560,000	465,100	0.83	1.20	0.07
619	03	20//019//	18 AUDUBON RD	1010	1010	7,831	42	5	6/12/2014	2,796,400	2,326,900	0.83	1.20	0.07
652	03	04//088//	12 WALTHAM RD	1010	1010	2,688	46	22	8/28/2014	667,000	558,800	0.84	1.19	0.06
146	03	14//045//	70 GLEZEN LN	1010	1010	3,255	37	15	7/31/2014	972,000	819,500	0.84	1.19	0.06

**Parcel Detail by Style  
WAYLAND, MA**

07/16/2015

Intrnl ID	Style	MBLJU	Location	Land Nhbhd	Use Code	EFF Area	EFF Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
6029	03	42B//005//	4 PINERIDGE RD	1010	1010	3,670	23	1/16/2014	728,000	626,100	0.86	1.16	0.04
7400	03	47C//044G//	6 GENNARO CIR	1010	1010	3,951	28	11/4/2014	864,000	756,400	0.88	1.14	0.02
3602	03	04//055F//	36 YORK RD	1010	1010	5,002	19	6/16/2014	1,300,000	1,142,600	0.88	1.14	0.02
5267	03	30//034//	10 BLOSSOM LN	1010	1010	3,872	21	9/30/2014	978,500	860,500	0.88	1.14	0.02
4507	03	19//010//	8 LONGFELLOW RD	1010	1010	3,121	46	4/30/2014	737,000	648,800	0.88	1.14	0.02
8890	03	35//030J//	225 RICE RD	1010	1010	7,231	0	8/20/2014	2,350,000	2,080,100	0.89	1.13	0.01
5890	03	39//046//	15 WOODRIDGE RD	1010	1010	4,911	35	6/11/2014	1,325,000	1,174,000	0.89	1.13	0.01
4792	03	24//019B//	5 BENNETT RD	1010	1010	4,096	0	9/26/2014	1,025,000	911,500	0.89	1.12	0.01
3465	03	02//014//	76 OXBOW RD	1010	1010	4,756	0	10/3/2014	1,250,000	1,114,800	0.89	1.12	0.01
7072	03	46D//070//	163 WEST PLAIN ST	1010	1010	2,270	81	3/31/2014	465,000	415,700	0.89	1.12	0.01
4317	03	16//050//	9 JERICHO LN	1010	1010	4,063	49	9/12/2014	1,040,000	931,000	0.90	1.12	0.00
7100	03	46D//097//	9 PARKRIDGE RD	1010	1010	3,579	0	6/27/2014	902,812	809,000	0.90	1.12	0.00
4535	03	19//032A//	41 CLAYPT HILL RD	1010	1010	6,399	20	5/10/4/2014	1,575,000	1,412,300	0.90	1.12	0.00
6111	03	42C//010//	23 WALLAGE RD	1010	1010	3,087	84	7/10/2014	630,000	565,600	0.90	1.11	0.00
100062	03	11//016A//	15 LEWIS PATH	1010	1010	6,200	8	11/20/2014	1,465,000	1,326,100	0.91	1.10	0.01
5481	03	35//029//	131 BUCKSKIN DR	1010	1010	5,698	36	15/6/16/2014	1,360,000	1,231,800	0.91	1.10	0.01
4728	03	23//077//	27 BOW RD	1010	1010	5,784	114	5/13/12/2014	1,460,000	1,330,700	0.91	1.10	0.01
4095	03	12//041//	197 GLEZEN LN	1010	1010	5,696	59	10/11/4/2014	1,190,000	1,085,800	0.91	1.10	0.01
8809	03	14//029C//	5 PHEASANT RUN	1010	1010	5,933	14	12/1/27/2014	1,400,000	1,284,400	0.92	1.09	0.02
7444	03	47D//022//	15 DORAN RD	1010	1010	1,716	37	7/15/2014	465,000	426,700	0.92	1.09	0.02
4791	03	24//019A//	201 BOSTON POST RD	1010	1010	3,562	0	9/17/2014	799,900	739,000	0.92	1.08	0.02
3715	03	05//027//	132 LINCOLN RD	1010	1010	2,924	46	22/6/23/2014	705,000	659,900	0.94	1.07	0.04
7603	03	48//100D//	15 LOKER ST	1010	1010	3,098	28	13/6/30/2014	835,000	784,100	0.94	1.06	0.04
8409	03	52//209C//	17 CAULFIELD RD	1010	1010	3,384	20	14/5/29/2014	765,000	719,200	0.94	1.06	0.04
100348	03	25//090A//	4 FIELDS LN	1010	1010	5,330	0	7/22/2014	1,469,390	1,391,800	0.95	1.06	0.05
4404	03	18//020//	24 GLEZEN LN	1010	1010	2,028	80	15/1/24/2014	625,000	592,000	0.95	1.06	0.05
7692	03	49//005//	6 WAYLAND HILLS RD	1010	1010	2,604	52	25/7/23/2014	606,200	575,000	0.95	1.05	0.05
5696	03	38//059//	8 OLD FARM RD	1010	1010	3,212	61	21/8/27/2014	624,240	592,600	0.95	1.05	0.05
100158	03	35//030M//	10 COVERED BRIDGE LN	1010	1010	5,527	0	11/1/8/2014	1,425,000	1,355,500	0.95	1.05	0.05
5423	03	34//029//	147 OLD CONNECTICUT P	1010	1010	3,055	49	25/6/28/2014	731,525	696,500	0.95	1.05	0.05
3580	03	04//039//	50 RED BARN RD	1010	1010	3,806	59	5/4/25/2014	856,000	816,100	0.95	1.05	0.05

Parcel Detail by Style  
WAYLAND, MA

07/16/2015

Trnl ID	Style	MBLU	Location	Land Nbhhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
1430	04	53//010//	11 VALLEY VIEW RD	1010	1010	1,680	64	21	7/31/2014	510,000	371,100	0.73	1.37	0.19
1582	04	48//089//	40 LOKER ST	1010	1010	2,645	53	8	3/21/2014	725,000	583,900	0.81	1.24	0.11
1294	04	16//027//	108 DRAPER RD	1010	1010	3,634	52	18	12/17/2014	1,000,000	811,400	0.81	1.23	0.11
1957	04	46B//046//	3 CHESTNUT RD	1010	1010	2,513	0	0	12/16/2014	610,000	504,000	0.83	1.21	0.09
1051	04	11//096//	145 CONCORD RD	1010	1010	3,259	61	10	7/18/2014	672,000	559,300	0.83	1.20	0.09
907	04	24//130//	30 PLAIN RD	1010	1010	2,167	68	10	8/4/2014	735,000	622,900	0.85	1.18	0.07
1479	04	43D//019//	18 PEQUOT RD	1010	1010	2,419	59	30	8/12/2014	592,000	514,400	0.87	1.15	0.05
504	04	44//005//	6 BREWSTER RD	1010	1010	3,107	51	25	1/31/2014	745,000	662,500	0.89	1.12	0.03
917	04	10//049//	52 MOORE RD	1010	1010	2,645	57	8	11/5/2014	713,000	634,100	0.89	1.12	0.03
391	04	33//005//	163 COCHITUATE RD	1010	1010	1,678	58	18	6/19/2014	504,000	456,200	0.91	1.10	0.01
132	04	14//033//	65 GLEZEN LN	1010	1010	2,327	64	30	8/22/2014	535,000	492,000	0.92	1.09	0.00
674	04	04//108//	283 CONCORD RD	1010	1010	1,858	85	40	8/28/2014	474,000	437,700	0.92	1.08	0.00
1480	04	43D//020//	22 PEQUOT RD	1010	1010	2,380	60	10	8/18/2014	699,000	645,500	0.92	1.08	0.00
1058	04	42B//035//	27 STONEBRIDGE RD	1010	1010	2,009	62	21	4/25/2014	504,000	467,100	0.93	1.08	0.01
842	04	07//058D//	229 CONCORD RD	1010	1010	3,832	20	14	1/17/2014	890,000	834,000	0.94	1.07	0.02
903	04	51A//048//	26 FULLER RD	1010	1010	1,868	66	30	1/30/2014	426,000	401,600	0.94	1.06	0.02
236	04	42D//126//	35 WOODLAND RD	1010	1010	1,373	74	25	3/31/2014	428,000	406,300	0.95	1.05	0.03
028	04	42B//004//	323 OLD CONNECTICUT P	1010	1010	1,648	59	30	6/2/2014	405,000	391,500	0.97	1.03	0.05
553	04	19//044//	18 ADAMS LN	1010	1010	3,351	53	8	7/16/2014	1,120,000	1,083,100	0.97	1.03	0.05
148	04	42D//032//	364 OLD CONNECTICUT P	1010	1010	1,561	60	30	8/27/2014	415,000	403,900	0.97	1.03	0.05
548	04	36C//030//	36 RIVER VIEW CIR	1010	1010	1,728	74	35	1/30/2014	350,000	356,200	1.02	0.98	0.10
299	04	30//057B//	50 OLD CONNECTICUT PA	1010	1010	6,938	23	14	8/28/2014	1,300,000	1,359,600	1.05	0.96	0.13

Parcel Detail by Style  
WAYLAND, MA

07/16/2015

ntrnl ID	Style	MBLU	Location	Land Use Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
3942	04	Cape Cod	152 CONCORD RD	1010	1010	1,631	65	30	11/7/2014	390,500	411,800	1.05	0.95	0.13
6039	04	Cape Cod	22 STONEBRIDGE RD	1010	1010	2,654	62	21	3/7/2014	585,000	625,700	1.07	0.93	0.15
6240	05	Bungalow	21 WOODLAND RD	1010	1010	1,017	84	30	9/5/2014	337,500	265,600	0.79	1.27	0.17
7164	05	Bungalow	17 CREST RD	1010	1010	970	94	15	6/19/2014	285,000	239,200	0.84	1.19	0.12
7250	05	Bungalow	12 DUDLEY RD	1010	1010	1,104	99	15	5/29/2014	312,000	298,600	0.96	1.04	0.00
7041	05	Bungalow	181 WEST PLAIN ST	1010	1010	1,079	84	30	8/28/2014	310,000	297,700	0.96	1.04	0.00
7928	05	Bungalow	73 WEST PLAIN ST	1010	1010	1,035	103	30	1/17/2014	250,000	248,800	1.00	1.00	0.04
7064	05	Bungalow	8 LODGE RD	1010	1010	974	94	30	12/11/2014	317,500	316,900	1.00	1.00	0.04
8520	06	Conventional	5 STANTON ST	1010	1010	1,554	134	30	9/19/2014	575,000	372,100	0.65	1.55	0.19
6379	06	Conventional	20 PARK LN	1010	1010	1,648	89	5	6/25/2014	649,000	488,200	0.75	1.33	0.09
5288	06	Conventional	17 PINEBROOK RD	1010	1010	1,932	89	40	8/19/2014	625,000	527,700	0.84	1.18	0.00
7867	06	Conventional	7 PLEASANT ST	1010	1010	1,642	144	40	3/11/2014	385,000	325,300	0.84	1.18	0.00
7872	06	Conventional	16 PLEASANT ST	1010	1010	2,614	144	15	11/20/2014	725,000	613,000	0.85	1.18	0.01
8093	06	Conventional	15 SHAWMUT AVE EXT	1010	1010	2,208	94	5	4/26/2014	589,875	508,600	0.86	1.16	0.02
7506	07	Contemporary	46 BARNEY HILL RD	1010	1010	2,565	51	8	6/30/2014	870,000	693,000	0.80	1.26	0.06
6924	07	Contemporary	11 SIMPSON RD	1010	1010	2,985	57	18	11/21/2014	709,475	593,300	0.84	1.20	0.02
6289	07	Contemporary	25 GARDEN PATH	1010	1010	2,847	41	16	8/4/2014	668,000	572,700	0.86	1.17	0.00
5814	07	Contemporary	10 CAMERON RD	1010	1010	2,003	51	8	2/21/2014	695,000	610,800	0.88	1.14	0.02
5295	07	Contemporary	52 PEQUOT RD	1010	1010	2,355	60	30	6/18/2014	556,000	517,700	0.93	1.07	0.07
7106	08	Raised Ranch	7 RIDGEFIELD RD	1010	1010	2,313	46	16	8/28/2014	585,000	491,900	0.84	1.19	0.08
3864	08	Raised Ranch	79 LINCOLN RD	1010	1010	3,431	47	5	7/25/2014	1,300,000	1,139,500	0.88	1.14	0.04
7476	08	Raised Ranch	36 JOYCE RD	1010	1010	2,176	48	22	12/3/2014	589,000	524,800	0.89	1.12	0.03
4160	08	Raised Ranch	58 SEDGEMEADOW RD	1010	1010	2,510	54	8	7/17/2014	717,900	647,800	0.90	1.11	0.02
7716	08	Raised Ranch	22 CLUBHOUSE LN	1010	1010	2,559	51	18	6/30/2014	679,000	623,000	0.92	1.09	0.00
5627	08	Raised Ranch	101 WOODRIDGE RD	1010	1010	1,570	59	55	4/10/2014	529,000	485,700	0.92	1.09	0.00
1509	08	Raised Ranch	5 LONGFELLOW RD	1010	1010	2,897	46	22	5/1/2014	726,000	679,300	0.94	1.07	0.02
7490	08	Raised Ranch	129 SCHOOL ST	1010	1010	1,962	50	25	9/12/2014	610,000	575,200	0.94	1.06	0.02
5520	08	Raised Ranch	10 MEADOW VIEW RD	1010	1010	2,412	48	8	10/27/2014	589,000	571,500	0.97	1.03	0.05

*Parcel Detail by Style*  
**WAYLAND, MA**

07/16/2015

trnl ID	Style	MBLU	Location	Land Nbhhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
619	08	Raised Ranch	44//116//		1010	3,425	48	16	9/12/2014	720,000	772,300	1.07	0.93	0.15
897	08	Raised Ranch	10//029//		1010	1,817	54	25	8/29/2014	472,000	540,600	1.15	0.87	0.23

## Summary by Building Size WAYLAND, MA

07/16/2015

Building Size	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
500 - 1000	2	301,250	278,050	0.92	301,250	278,050	0.92	0.08	8.70%	0.92
1000 - 1500	9	362,931	345,300	0.95	350,000	337,600	0.96	0.02	3.70%	0.95
1500 - 2000	21	500,476	444,271	0.90	504,000	437,700	0.92	0.06	9.06%	0.89
2000 - 2500	20	585,594	527,905	0.90	589,000	511,500	0.91	0.05	5.71%	0.90
2500 - 3000	18	687,699	609,206	0.89	701,500	610,350	0.88	0.05	6.88%	0.89
3000 - 4000	26	852,884	768,892	0.90	845,500	764,350	0.90	0.04	5.43%	0.90
4000 - 5000	9	1,033,028	939,567	0.92	1,040,000	911,500	0.89	0.07	7.37%	0.91
5000 - 10000	15	1,668,486	1,497,573	0.91	1,460,000	1,359,600	0.91	0.03	5.13%	0.90
		<b>791,407</b>	<b>711,902</b>	<b>0.91</b>	<b>692,000</b>	<b>605,100</b>	<b>0.91</b>	<b>0.04</b>	<b>6.74%</b>	<b>0.90</b>



**Summary by Actual Year Built  
WAYLAND, MA**

07/16/2015

AYBGroup	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median SalePrice	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
-1-1900	4	656,250	556,350	0.83	650,000	492,550	0.85	0.06	9.71%	0.85
900-1930	11	587,489	520,973	0.90	589,875	488,200	0.91	0.07	7.99%	0.89
930-1940	5	473,500	427,320	0.90	465,000	415,700	0.90	0.05	5.11%	0.90
940-1950	6	484,917	459,117	0.96	427,000	409,050	0.95	0.04	5.09%	0.95
950-1960	33	582,882	530,506	0.91	556,000	494,200	0.92	0.05	6.29%	0.91
960-1970	28	774,558	689,696	0.90	718,950	648,300	0.89	0.05	6.62%	0.89
970-1980	7	1,156,057	1,008,343	0.89	972,000	819,500	0.89	0.03	4.82%	0.87
980-1990	4	831,312	814,025	0.98	845,625	797,450	1.00	0.06	7.25%	0.98
990-2000	8	1,084,688	984,500	0.91	1,059,750	891,100	0.89	0.04	5.62%	0.91
000-2014	14	1,399,043	1,255,150	0.91	1,355,000	1,305,250	0.90	0.04	5.08%	0.90
		791,407	711,902	0.91	692,000	605,100	0.91	0.05	6.74%	0.90

**Summary by Land Use**  
**WAYLAND, MA**

07/17/2015

Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
102 CONDO	36	619,579	571,356	0.92	595,500	521,100	0.93	0.05	5.97%	0.92
		619,579	571,356	0.92	595,500	521,100	0.93	0.05	5.97%	0.92

*Parcel Detail by Land Use  
WAYLAND, MA*

07/17/2015

Intrnl ID	Land Use Code	MBLU	Location	Land Use Code	Nbhd	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
6803	102 CONDO	45//086A//	68 PICKWICK WAY	1020		2,469	26	13	2/28/2014	618,000	491,200	0.79	1.26	0.14
6761	102 CONDO	45//074D//	25 HILLSIDE DR	1020		2,525	28	16	9/30/2014	605,000	491,000	0.81	1.23	0.12
100339	102 CONDO	29//041K//	19 WADSWORTH LN #203	1020		1,571	1	0	2/28/2014	490,000	398,800	0.81	1.23	0.12
100340	102 CONDO	29//041J//	19 WADSWORTH LN #202	1020		1,571	1	0	4/2/2014	487,500	398,600	0.82	1.22	0.11
6710	102 CONDO	45//051A//	15 STEEPLTREE	1020		2,219	35	20	10/24/2014	540,000	444,000	0.82	1.22	0.11
6851	102 CONDO	45//097D//	54 PICKWICK WAY	1020		1,929	25	16	4/18/2014	511,000	425,400	0.83	1.20	0.10
6821	102 CONDO	45//090B//	34 HILLSIDE DR	1020		1,953	25	16	7/24/2014	525,000	442,300	0.84	1.19	0.09
100247	102 CONDO	23//139//	12 HASTINGS WAY	1020		2,994	3	1	6/30/2014	630,000	535,700	0.85	1.18	0.08
8826	102 CONDO	33//023B//	6 GREEN WAY #102	1020		1,420	14	11	8/20/2014	325,000	277,300	0.85	1.17	0.08
8477	102 CONDO	53//034B//	303 WILLOWBROOK DR	1020		2,321	17	12	7/17/2014	585,000	506,500	0.87	1.15	0.06
100331	102 CONDO	29//041C//	7 WADSWORTH LN	1020		2,221	1	0	4/4/2014	619,000	536,900	0.87	1.15	0.06
5927	102 CONDO	40//033A//	3 FOX HOLLOW	1020		1,977	36	20	11/24/2014	433,800	383,500	0.88	1.13	0.05
8749	102 CONDO	40//067C//	1303 MAGNOLIA DR	1020		2,650	15	12	8/15/2014	640,000	569,100	0.89	1.12	0.04
100034	102 CONDO	40//022A//	409 HAYFIELD LN	1020		3,928	8	6	6/26/2014	1,150,000	1,023,100	0.89	1.12	0.04
5924	102 CONDO	40//031A//	6 FOX HOLLOW	1020		1,990	36	15	5/30/2014	460,000	417,900	0.91	1.10	0.02
8768	102 CONDO	40//060C//	603 WISTERIA WAY	1020		2,752	16	12	2/24/2014	640,000	587,000	0.92	1.09	0.01
100032	102 CONDO	40//020B//	204 HAYFIELD LN	1020		4,125	8	6	1/23/2014	1,150,000	1,064,000	0.93	1.08	0.00
100335	102 CONDO	29//041O//	19 WADSWORTH LN #303	1020		2,256	1	0	6/18/2014	639,000	592,900	0.93	1.08	0.00
100022	102 CONDO	40//017B//	101 HAYFIELD LN	1020		4,179	8	6	4/17/2014	1,160,000	1,078,100	0.93	1.08	0.00
6831	102 CONDO	45//092D//	14 PICKWICK WAY	1020		2,784	25	13	5/30/2014	596,000	555,000	0.93	1.07	0.00
6716	102 CONDO	45//055C//	5 STEEPLTREE	1020		2,129	35	15	12/17/2014	472,900	441,900	0.93	1.07	0.00
5919	102 CONDO	40//030A//	11 FOX HOLLOW	1020		2,255	36	8	9/28/2014	535,125	501,600	0.94	1.07	0.01
5910	102 CONDO	40//025C//	9 BRANDYWYNE	1020		1,848	36	20	10/8/2014	389,000	364,800	0.94	1.07	0.01
100005	102 CONDO	40//023B//	513 HAYFIELD LN	1020		3,267	3	1	12/1/2014	970,000	916,700	0.95	1.06	0.02
5982	102 CONDO	40//059B//	502 DAHLIA DR	1020		2,565	16	12	10/1/2014	586,000	554,500	0.95	1.06	0.02
5946	102 CONDO	40//041A//	3 DAYBREAK	1020		1,842	36	20	2/21/2014	385,000	364,500	0.95	1.06	0.02
8840	102 CONDO	33//023P//	6 GREEN WAY #208	1020		1,511	14	11	7/23/2014	307,000	292,300	0.95	1.05	0.02
6683	102 CONDO	45//039A//	5 LAKESPUR	1020		2,239	36	20	12/17/2014	443,500	422,700	0.95	1.05	0.02
8736	102 CONDO	40//064A//	1001 WISTERIA WAY	1020		3,658	15	12	9/15/2014	780,000	744,400	0.95	1.05	0.02
100608	102 CONDO	23//173//	9 LILLIAN WAY	1020		3,235	0	0	11/21/2014	849,900	828,000	0.97	1.03	0.04

**Parcel Detail by Land Use  
WAYLAND, MA**

07/17/2015

Intrnl ID	Land Use Code	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
100330	102	CONDO	29//041D//		9 WADSWORTH LN	2,918	1	0	5/9/2014	679,000	665,700	0.98	1.02	0.05
8498	102	CONDO	55//002D//		92 D COMMONWEALTH R	1,701	27	16	12/29/2014	360,000	353,900	0.98	1.02	0.05
8452	102	CONDO	53//026D//		106 WILLOWBROOK DR	2,888	17	11	3/19/2014	610,000	607,200	1.00	1.00	0.07
8457	102	CONDO	53//028A//		111 WILLOWBROOK DR	2,937	17	12	6/13/2014	595,000	593,500	1.00	1.00	0.07
8793	102	CONDO	40//072A//		1801 WISTERIA WAY	3,979	14	11	2/7/2014	772,500	809,200	1.05	0.95	0.12
6868	102	CONDO	45//104A//		13 GLEN OAK DR	4,689	25	7	4/29/2014	765,625	889,600	1.16	0.86	0.23

## Summary by Condo Complex WAYLAND, MA

07/17/2015

Condo Complex	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
02 92COMMONWE/	1	360,000	353,900	0.98	360,000	353,900	0.98	0.00	0.00%	0.98
05 TURKEY HILL	5	440,585	406,460	0.92	433,800	383,500	0.94	0.01	2.13%	0.92
06 STONEBRIDGE	3	485,467	436,200	0.90	472,900	441,900	0.93	0.02	4.66%	0.90
07 HILLSIDE	5	571,000	480,980	0.84	596,000	491,000	0.83	0.02	4.10%	0.84
09 GLEN OAK	1	765,625	889,600	1.16	765,625	889,600	1.16	0.00	0.00%	1.16
10 WILLOWBROOK	3	596,667	569,067	0.95	595,000	593,500	1.00	0.00	4.33%	0.95
11 THE MEADOWS	5	683,700	652,840	0.95	640,000	587,000	0.95	0.03	4.00%	0.95
12 6 GREENWAY	2	316,000	284,800	0.90	316,000	284,800	0.90	0.05	5.56%	0.90
14 FLD MAINSTON	4	1,107,500	1,020,475	0.92	1,150,000	1,043,550	0.93	0.01	1.61%	0.92
22 WAYLAND COM	1	630,000	535,700	0.85	630,000	535,700	0.85	0.00	0.00%	0.85
23 POST RD VLGE	5	582,900	518,580	0.88	619,000	536,900	0.87	0.06	6.44%	0.89
25 RIVER TRAIL PL	1	849,900	828,000	0.97	849,900	828,000	0.97	0.00	0.00%	0.97
		<b>619,579</b>	<b>571,356</b>	<b>0.92</b>	<b>595,500</b>	<b>521,100</b>	<b>0.93</b>	<b>0.02</b>	<b>5.97%</b>	<b>0.92</b>

**Parcel Detail by Condo Complex  
WAYLAND, MA**

07/17/2015

ntnl ID	Condo Complex	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
8498	02	92COMMONW/55//002D//	92 D COMMONWEALTH R	1020	1020	1,701	27	16	12/29/2014	360,000	353,900	0.98	1.02	0.00
5927	05	TURKEY HILL 40//033A//	3 FOX HOLLOW	1020	1020	1,977	36	20	11/24/2014	433,800	383,500	0.88	1.13	0.06
5924	05	TURKEY HILL 40//031A//	6 FOX HOLLOW	1020	1020	1,990	36	15	5/30/2014	460,000	417,900	0.91	1.10	0.03
5919	05	TURKEY HILL 40//030A//	11 FOX HOLLOW	1020	1020	2,255	36	8	9/28/2014	535,125	501,600	0.94	1.07	0.00
5910	05	TURKEY HILL 40//025C//	9 BRANDYWYNE	1020	1020	1,848	36	20	10/8/2014	389,000	364,800	0.94	1.07	0.00
5946	05	TURKEY HILL 40//041A//	3 DAYBREAK	1020	1020	1,842	36	20	2/21/2014	385,000	364,500	0.95	1.06	0.01
6710	06	STONEBRIDGE 45//051A//	15 STEEPLTREE	1020	1020	2,219	35	20	10/24/2014	540,000	444,000	0.82	1.22	0.11
6716	06	STONEBRIDGE 45//055C//	5 STEEPLTREE	1020	1020	2,129	35	15	12/17/2014	472,900	441,900	0.93	1.07	0.00
6683	06	STONEBRIDGE 45//039A//	5 LAKESPUR	1020	1020	2,239	36	20	12/17/2014	443,500	422,700	0.95	1.05	0.02
6803	07	HILLSIDE 45//086A//	68 PICKWICK WAY	1020	1020	2,469	26	13	2/28/2014	618,000	491,200	0.79	1.26	0.04
6761	07	HILLSIDE 45//074D//	25 HILLSIDE DR	1020	1020	2,525	28	16	9/30/2014	605,000	491,000	0.81	1.23	0.02
6851	07	HILLSIDE 45//097D//	54 PICKWICK WAY	1020	1020	1,929	25	16	4/18/2014	511,000	425,400	0.83	1.20	0.00
6821	07	HILLSIDE 45//090B//	34 HILLSIDE DR	1020	1020	1,953	25	16	7/24/2014	525,000	442,300	0.84	1.19	0.01
6831	07	HILLSIDE 45//092D//	14 PICKWICK WAY	1020	1020	2,784	25	13	5/30/2014	596,000	555,000	0.93	1.07	0.10
6868	09	GLEN OAK 45//104A//	13 GLEN OAK DR	1020	1020	4,689	25	7	4/29/2014	765,625	889,600	1.16	0.86	0.00
8477	10	WILLOWBROC 53//034B//	303 WILLOWBROOK DR	1020	1020	2,321	17	12	7/17/2014	585,000	506,500	0.87	1.15	0.13
8452	10	WILLOWBROC 53//026D//	106 WILLOWBROOK DR	1020	1020	2,888	17	11	3/19/2014	610,000	607,200	1.00	1.00	0.00
8457	10	WILLOWBROC 53//028A//	111 WILLOWBROOK DR	1020	1020	2,937	17	12	6/13/2014	595,000	593,500	1.00	1.00	0.00
8749	11	THE MEADOW 40//067C//	1303 MAGNOLIA DR	1020	1020	2,650	15	12	8/15/2014	640,000	569,100	0.89	1.12	0.06
8768	11	THE MEADOW 40//060C//	603 WISTERIA WAY	1020	1020	2,752	16	12	2/24/2014	640,000	587,000	0.92	1.09	0.03
5982	11	THE MEADOW 40//059B//	502 DAHLIA DR	1020	1020	2,565	16	12	10/1/2014	586,000	554,500	0.95	1.06	0.00
8736	11	THE MEADOW 40//064A//	1001 WISTERIA WAY	1020	1020	3,658	15	12	9/15/2014	780,000	744,400	0.95	1.05	0.00
8793	11	THE MEADOW 40//072A//	1801 WISTERIA WAY	1020	1020	3,979	14	11	2/7/2014	772,500	809,200	1.05	0.95	0.10
8826	12	6 GREENWAY 33//023B//	6 GREEN WAY #102	1020	1020	1,420	14	11	8/20/2014	325,000	277,300	0.85	1.17	0.05
8840	12	6 GREENWAY 33//023P//	6 GREEN WAY #208	1020	1020	1,511	14	11	7/23/2014	307,000	292,300	0.95	1.05	0.05

**Parcel Detail by Condo Complex**  
**WAYLAND, MA**

07/17/2015

Intrnl ID	Condo Complex	MBLJU	Location	Land Nhbhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
100034	14	FLD MAINSTO 40//022A//	409 HAYFIELD LN		1020	3,928	8	6	6/26/2014	1,150,000	1,023,100	0.89	1.12	0.04
100032	14	FLD MAINSTO 40//020B//	204 HAYFIELD LN		1020	4,125	8	6	1/23/2014	1,150,000	1,064,000	0.93	1.08	0.00
100022	14	FLD MAINSTO 40//017B//	101 HAYFIELD LN		1020	4,179	8	6	4/17/2014	1,160,000	1,078,100	0.93	1.08	0.00
100005	14	FLD MAINSTO 40//023B//	513 HAYFIELD LN		1020	3,267	3	1	12/1/2014	970,000	916,700	0.95	1.06	0.02
100247	22	WAYLAND CO 23//139//	12 HASTINGS WAY		1020	2,994	3	1	6/30/2014	630,000	535,700	0.85	1.18	0.00
100339	23	POST RD VLG 29//041K//	19 WADSWORTH LN #203		1020	1,571	1	0	2/28/2014	490,000	398,800	0.81	1.23	0.06
100340	23	POST RD VLG 29//041J//	19 WADSWORTH LN #202		1020	1,571	1	0	4/2/2014	487,500	398,600	0.82	1.22	0.05
100331	23	POST RD VLG 29//041C//	7 WADSWORTH LN		1020	2,221	1	0	4/4/2014	619,000	536,900	0.87	1.15	0.00
100335	23	POST RD VLG 29//041O//	19 WADSWORTH LN #303		1020	2,256	1	0	6/18/2014	639,000	592,900	0.93	1.08	0.06
100330	23	POST RD VLG 29//041D//	9 WADSWORTH LN		1020	2,918	1	0	5/9/2014	679,000	665,700	0.98	1.02	0.11
100608	25	RIVER TRAIL 123//173//	9 LILLIAN WAY		1020	3,235	0	0	11/21/2014	849,900	828,000	0.97	1.03	0.00

**Summary by Sale Date**  
**WAYLAND, MA**

07/17/2015

Sale Date Quarter	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
2014, Q 1	7	666,500	617,414	0.92	618,000	587,000	0.93	0.07	7.37%	0.93
2014, Q 2	12	691,010	642,700	0.92	624,500	573,950	0.92	0.06	6.88%	0.93
2014, Q 3	8	537,766	478,062	0.89	560,062	496,300	0.88	0.05	5.11%	0.89
2014, Q 4	9	560,567	523,333	0.93	472,900	441,900	0.95	0.02	3.27%	0.93
		<b>619,579</b>	<b>571,356</b>	<b>0.92</b>	<b>595,500</b>	<b>521,100</b>	<b>0.93</b>	<b>0.04</b>	<b>5.97%</b>	<b>0.92</b>



**Summary by Sale Price Quartile  
WAYLAND, MA**

07/17/2015

Sale Price Quartile	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	9	397,356	368,756	0.93	389,000	364,800	0.94	0.01	3.07%	0.93
2	9	539,403	473,911	0.88	535,125	444,000	0.84	0.03	6.35%	0.88
3	9	621,889	551,778	0.89	619,000	555,000	0.89	0.04	5.74%	0.89
4	9	919,669	890,978	0.98	849,900	889,600	0.95	0.02	5.38%	0.97
		<b>619,579</b>	<b>571,356</b>	<b>0.92</b>	<b>595,500</b>	<b>521,100</b>	<b>0.93</b>	<b>0.03</b>	<b>5.97%</b>	<b>0.92</b>

## Summary by Building Size WAYLAND, MA

07/17/2015

Building Size	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1000 - 1500	1	325,000	277,300	0.85	325,000	277,300	0.85	0.00	0.00%	0.85
1500 - 2000	10	434,830	384,200	0.89	446,900	391,050	0.90	0.05	6.11%	0.88
2000 - 2500	8	556,566	492,212	0.89	562,500	496,400	0.90	0.04	5.56%	0.88
2500 - 3000	9	620,111	573,189	0.92	610,000	569,100	0.93	0.05	5.50%	0.92
3000 - 4000	5	904,480	864,280	0.96	849,900	828,000	0.95	0.02	3.79%	0.96
4000 - 5000	3	1,025,208	1,010,567	1.01	1,150,000	1,064,000	0.93	0.00	8.24%	0.99
		<b>619,579</b>	<b>571,356</b>	<b>0.92</b>	<b>595,500</b>	<b>521,100</b>	<b>0.93</b>	<b>0.04</b>	<b>5.97%</b>	<b>0.92</b>

**Summary by Actual Year Built  
WAYLAND, MA**

07/17/2015

AYBGroup	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1970-1980	8	457,416	417,612	0.92	451,750	420,300	0.94	0.01	3.19%	0.91
1980-1990	7	568,661	521,200	0.91	596,000	491,000	0.84	0.05	10.88%	0.92
1990-2000	7	633,714	594,600	0.94	610,000	587,000	0.95	0.05	4.06%	0.94
2000-2014	14	730,636	672,664	0.91	659,000	629,300	0.93	0.05	5.68%	0.92
		619,579	571,356	0.92	595,500	521,100	0.93	0.04	5.97%	0.92



**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  
 Zachariah L. Ventress  
 David Hill  
 Cheryl Kane

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**MEMO**

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**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN BRIDEAU, DIRECTOR OF ASSESSING  
**SUBJECT:** CIRCUIT BREAKER MATCH  
**DATE:** 7/20/2015

*CBM*

I have reviewed the following two (2) Circuit Breaker Match (CB) applications and recommend approval.

CB Match:

Map/Lot	Last Name	First Name	No.	Street
38-013	Landis	Judith	201	Old Connecticut Path
06-005	Alford	James A	28	Alpine Rd

*Susan M. Rufo* 7/20/2015  
*David M. Hill*  
*Jayson V. Brodie*  
*Zachariah L. Ventress*  
*Cheryl Kane*

ASSESSORS WARRANT TO COLLECTOR  
**MOTOR VEHICLE AND TRAILER EXCISE**  
FOURTH COMMITMENT 2015-04

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

To .....Zoe Pierce.....Collector of Taxes for  
.....**Wayland**.....In the County of .....**Middlesex**...

Greeting:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the excise list herewith committed to you the amount of the MOTOR VEHICLE AND TRAILER EXCISE assessed to each such person for the privilege of registration, as therein set forth, with interest, the sum total of such list being **NINETY SEVEN THOUSAND AND THIRTY ONE CENTS.** (\$97,000.31)

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

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before December 31 of the current year.

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

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

Given under our hands this 20<sup>th</sup> day of July, 2015

*[Handwritten signatures: Susan J. Goff, David M. Hill, Joseph A. Bradle, Elizabeth J. Newton, Cheryl Kane]*

Board of Assessors  
Of Wayland

FISCAL YEAR 2016 (calendar year 2015 excise)

NOTICE OF **FOURTH** COMMITMENT 2015

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

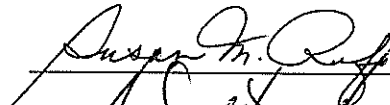
To: Town Accountant/Finance Director


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

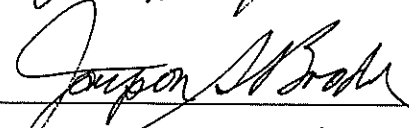
TAX	AMOUNT OF COMMITMENT
<b>MOTOR VEHICLE EXCISE .....</b>	<b>\$97,000.31</b>
<b>2015-04 COMMITMENT</b>	
<b>PERSONAL PROPERTY TAX .....</b>	<b>\$0.00</b>
<b>REAL ESTATE TAX .....</b>	<b>\$0.00</b>
<b>CONSERVATION PRESERVATION ACT TAX.....</b>	<b>\$0.00</b>
<b>OMITTED ASSESSMENT</b>	
<b>REAL ESTATE TAX .....</b>	<b>\$0.00</b>
<b>PERSONAL PROPERTY .....</b>	<b>\$0.00</b>


**ALL SPECIAL ASSESSMENTS**

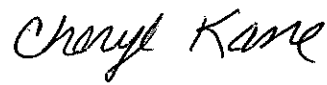
Board of Assessors  
Wayland, MA 01778

  
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DATE: 7/20/ 2015

**Audit Control Report For Fiscal Year 2015 MVX  
For Dates 7/20/2015 Through 7/20/2015**

*Note that future debits  
posted after 7/20/2015 are  
included in this report.*

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**Tax**

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<b>Beginning Balance (End of Day Balance on 7/19/2015)</b>	<b>\$100,282.31</b>
<b>(+) Additional Debits 7/20/2015 - 7/20/2015</b>	<b>\$0.00</b>
	<hr/>
	<b>\$100,282.31</b>
<b>End of Day Balance on 7/20/2015</b>	<b>\$100,282.31</b>
<b>Future Debits</b>	<b>\$97,000.31</b>

## Ramgoolam, Savitri

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**From:** Larry Sabean <lsabean@kelleyryan.com>  
**Sent:** Thursday, July 16, 2015 2:04 PM  
**To:** Cincotta, Cynthia  
**Cc:** Ramgoolam, Savitri  
**Subject:** new excise  
**Attachments:** 1181504.dat

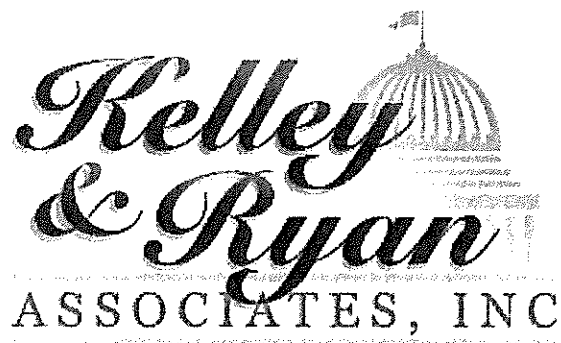
Cindy,

Here is the file for 2015-04. Let me know when you want it mailed.

Larry

2015-04	414 bills	\$ 97,000.31
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Laurence Sabean  
Production Manager  
508-478-1218 ext 322



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