

**Wayland Board of Assessors  
Monday, September 12, 2016**

Attendees: Chair- S. Rufo, Vice Chair- J. Brodie, Z. Ventress, C. Kane, Director of Assessing E. Brideau and Administrative Assessor J. Marchant

**Meeting called to order**

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

**Review of minutes from August 22<sup>nd</sup>, 2016**

**J. Brodie moved to approve the minutes of August 22<sup>nd</sup> as submitted. C. Kane seconded.**

**Vote: All in favor**

**Enter into Executive Session:**

Pursuant to MGL Chapter 30A, Section 21(a)(3) to review and consider for approval and potential release the Executive Session minutes of August 22<sup>nd</sup>, 2016 relative to the discussion of strategy with respect to Pending Appellate Tax Board Cases for 46 Cedar Crest and 4 Meadow View Rd.

**At 7:21pm, 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 Executive Session minutes of August 22<sup>nd</sup>, 2016 relative to the discussion of strategy with respect to Pending Appellate Tax Board Cases for 46 Cedar Crest and 4 Meadow View Rd. J. Brodie seconded.**

The Chair declared that a public discussion relative to the executive session minutes of August 22<sup>nd</sup>, 2016 may have a detrimental effect on the litigating position of the Town.

Roll Call Vote: J. Brodie-yes, C. Kane-yes, S. Rufo-yes

The chair invited attendance by Director E. Brideau and Administrative Assessor J. Marchant

The chair stated the board will reconvene in open session in approximately 10 minutes for the purpose of returning to open session.

**Reconvene in Open Session**

The board reconvened in open session at 7:26pm. S. Rufo stated while in executive session, the board voted to approve the executive session minutes of August 22<sup>nd</sup>, and to not release them to the public at this time.

Z. Ventress arrived to the meeting at this time.

**Appellate Tax Board Cases- Appeals Court Decision for 59 Old Sudbury Rd**

Director Brideau met with Attorney Lanza and he explained that the State Supreme Court has their own timeline for hearing cases. There is usually a 30-day response so we should hear something by the end of September/ mid- October.

**FY17 Interim Update-BOA Review of FY17 Residential Valuation / Office Timeline**

Director Brideau reported the changes to the tables that M. Tarello adjusted.

*Items in bold include agenda items as posted, motions and votes.*

Director Brideau has reviewed the sales reports again and examined the outliers. She found some inconsistent grading that she would like to update. Also, there are a couple of specific spots in town where the site indexes could be adjusted, but it could use another year of data before doing so.

J. Brodie stated that the BOA historically only makes certain changes during reval years, but with the new format of a 5-year certification, that practice may need to be altered. He further explained some research he has done with the sales report and some numbers he has come up with.

Director Brideau explained the reasons for specific anomalies in the report as the board members asked about them and the board members reviewed and discussed all of the data presented.

Director Brideau explained to the board that sending out impact notices in letter form costs \$5500.00 so she looked into postcards and they will cost \$450.00 plus postage. She is also planning on getting the information to the residents through the town website, by sending an email blast to those who are signed up for it and putting the information in the Town Crier. The timeline is to mail the postcards out on September 21<sup>st</sup> and hold the hearings from September 26<sup>th</sup> to the 30<sup>th</sup>.

Z. Ventress left the meeting at this time.

#### **Director Update**

##### **1. Assistant Assessor Position**

Director Brideau and John Senchyshyn have looked through the resumes- there are over 15. They plan to conduct six interviews. The board will meet with the top few applicants, so a board meeting will be needed for that.

##### **2. FY18 Budget**

Director Brideau reviewed the spreadsheet with the board. She was asked to submit the budget and meet with John Senchyshyn, Nan Balmer and Brian Keveny later this week.

##### **3. Capital Budget Close Out- Assessors Full List and Measure**

There is still \$20,000 in the Full List and Measure budget that should be released.

**J. Brodie moved to close out the Assessors Capitol budget for the Full List and Measure. C. Kane seconded. Vote: All in favor**

#### **Old Business**

##### **1. Draft policy BOA notification to other boards regarding issues identified during field inspections**

This item was tabled.

##### **2. Status of Habitat for Humanity deed issue**

A memo was drafted and given to the BOS and read at their meeting.

#### **Correspondence**

The Finance Committee Chair provided liaison assignments and a reminder to provide detailed estimates for any expenditure of town money in FY17.

#### **Documents for BOA Signature (review)**

##### **Circuit Breaker Applications**

**The board accepted the Director's recommendation to approve by signature the one Circuit Breaker application that has been reviewed and meets the criteria.**

The board signed their approval.

*Items in bold include agenda items as posted, motions and votes.*

**Excise Warrant and Commitment**

None

The board signed an Excise Abatement Rescindtion for \$12.50

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

None

**Thoughts and Concerns from BOA members**

None

**Public Comment**

None

**Next Meeting:**

Tentatively September 26<sup>th</sup>

**Meeting Adjourned**

**J. Brodie moved to adjourn at 8:44pm. S. Rufo seconded. Vote: All in favor**

Respectfully submitted,

Jessica Marchant



## **Wayland Assessing Department**

**Fiscal Year 2017**

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**Interim Assessment Review**

**2015 Qualified Sales Report by Land Use (LUC)**

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Proposed Assessment	ASR
5/28/2015	51D	71	178	COMMONWEALTH RD	35	790,000	733,100	0.93
1/6/2015	48	108	27	BROOKS RD	101	805,000	783,700	0.97
1/6/2015	14	014A	2	COBBLESTONE CIR	101	1,390,000	1,324,000	0.95
1/7/2015	47D	32	6	KEITH RD	101	422,000	466,300	1.1
1/9/2015	51C	5	29	DAMON ST	101	360,000	395,800	1.1
1/22/2015	18	73	7	HOLIDAY RD	101	530,000	533,400	1.01
1/23/2015	38	16	215	OLD CONNECTICUT PATH	101	550,000	511,000	0.93
1/23/2015	35	030X	25	COVERED BRIDGE LN	101	1,380,900	1,328,400	0.96
1/30/2015	15	58	19	SQUIRREL HILL RD	101	1,010,000	799,400	0.79
1/30/2015	48	61	78	LOKER ST	101	689,250	688,400	1
2/5/2015	18	45	36	ORCHARD LN	101	608,500	569,700	0.94
2/5/2015	56	26	25	LANGDON RD	101	585,000	454,800	0.78
2/13/2015	47A	78	107	DUDLEY RD	101	1,175,000	1,124,700	0.96
2/20/2015	4	077B	2	SANDY HILL RD	101	1,020,000	976,900	0.96
2/20/2015	48	77	22	AQUEDUCT RD	101	579,000	516,500	0.89
2/20/2015	51B	60	62	EAST PLAIN ST	101	372,500	374,500	1.01
2/23/2015	7	33	8	TALLY HO LN	101	728,000	615,800	0.85
2/27/2015	28	9	44	JEFFREY RD	101	580,000	630,800	1.09
3/3/2015	44	94	80	WOODRIDGE RD	101	949,000	850,400	0.9
3/6/2015	36C	38	84	RIVER VIEW CIR	101	300,000	321,100	1.07
3/17/2015	49	53	39	RICE RD	101	613,000	614,000	1
3/20/2015	19	49	30	THREE PONDS RD	101	1,050,000	1,156,200	1.1
3/23/2015	24	35	10	MORSE RD	101	467,500	434,200	0.93
3/25/2015	47B	065A	281	MAIN ST	101	950,000	961,300	1.01
3/30/2015	15	3	112	GLEZEN LN	101	864,500	755,700	0.87
3/31/2015	36C	024A	20	RIVER VIEW CIR	101	455,000	463,100	1.02
4/8/2015	7	43	1	GRAYBIRCH LN	101	385,000	426,500	1.11
4/9/2015	43D	22	28	PEQUOT RD	101	550,000	575,500	1.05
4/15/2015	5	22	115	LINCOLN RD	101	1,895,000	1,757,700	0.93
4/15/2015	7	25	17	SHERMAN BRIDGE RD	101	569,000	485,900	0.85
4/16/2015	36C	5	8	MEADOW VIEW RD	101	649,000	599,100	0.92
4/17/2015	35	030E	181	RICE RD	101	1,705,000	1,694,200	0.99
4/27/2015	35	12	139	BUCKSKIN DR	101	1,700,000	1,714,800	1.01
4/28/2015	18	36	47	OLD SUDBURY RD	101	680,000	693,500	1.02
4/30/2015	4	59	6	YORK RD	101	515,000	521,900	1.01
4/30/2015	32	005A	180	PELHAM ISLAND RD	101	575,000	502,600	0.87
5/1/2015	51D	90	236	COMMONWEALTH RD	101	451,000	456,800	1.01
5/7/2015	42B	40	4	HIGHGATE RD	101	710,000	598,300	0.84
5/12/2015	1	43	35	WILLIAMS RD	101	1,300,000	1,089,200	0.84

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Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Proposed Assessment	ASR
5/15/2015	31	1	270	PELHAM ISLAND RD	101	820,000	721,200	0.88
5/15/2015	11	090E	3	DYLAN'S CR	101	1,430,000	1,412,400	0.99
5/16/2015	4	20	19	RED BARN RD	101	644,000	537,800	0.84
5/18/2015	30	80	110	BOSTON POST RD	101	417,500	404,000	0.97
5/29/2015	11	78	21	HAZELBROOK LN	101	939,000	823,500	0.88
6/1/2015	4	43	300	CONCORD RD	101	660,000	587,000	0.89
6/2/2015	4	80	1	OXBOW RD	101	595,000	602,400	1.01
6/2/2015	51C	58	18	PARKLAND DR	101	803,500	700,000	0.87
6/3/2015	20	044A	4	ROWAN FIELD RD	101	1,399,000	1,431,600	1.02
6/3/2015	42D	56	68	LAKESHORE DR	101	650,000	557,900	0.86
6/3/2015	50	47	53	LAKE RD	101	505,000	431,900	0.86
6/12/2015	46B	74	5	EMERSON RD	101	454,000	426,400	0.94
6/15/2015	46D	130	27	EDGEWOOD RD	101	772,000	692,800	0.9
6/15/2015	56	12	18	HEARTHSTONE CIR	101	740,000	624,600	0.84
6/18/2015	11	37	8	LINCOLN RD	101	855,000	807,300	0.94
6/18/2015	11	62	153	GLEZEN LN	101	900,000	840,400	0.93
6/19/2015	3	19	168	OXBOW RD	101	725,000	685,200	0.95
6/19/2015	43A	11	21	CEDAR CREST RD	101	640,000	580,500	0.91
6/19/2015	44	37	36	BARNEY HILL RD	101	709,000	674,100	0.95
6/22/2015	1	002E	9	PESCE DR	101	1,162,500	1,059,200	0.91
6/22/2015	46D	61	10	LODGE RD	101	611,000	504,300	0.83
6/23/2015	4	119	18	CATHERINE'S FARM RD	101	1,419,150	1,346,000	0.95
6/23/2015	43B	21	9	GOODMAN LN	101	945,500	844,000	0.89
6/25/2015	30	46	1	HIGHFIELDS RD	101	958,000	1,002,700	1.05
6/26/2015	25	94	133	PLAIN RD	101	590,000	574,400	0.97
6/29/2015	19	41	6	ADAMS LN	101	1,185,000	1,000,900	0.84
6/29/2015	52	126	12	DEAN RD	101	485,000	449,600	0.93
7/1/2015	41	005H	304	STONEBRIDGE RD	101	765,000	654,900	0.86
7/2/2015	52	16	7	HAVEN LN	101	495,000	442,500	0.89
7/10/2015	51D	064A	9	WILLARD ST	101	813,500	697,800	0.86
7/14/2015	47B	43	17	LAKEVIEW RD	101	529,000	454,500	0.86
7/15/2015	23	62	5	OLD SUDBURY RD	101	889,000	810,600	0.91
7/15/2015	44	44	19	BARNEY HILL RD	101	850,000	786,700	0.93
7/15/2015	51A	49	30	FULLER RD	101	425,000	407,900	0.96
7/16/2015	18	52	49	ORCHARD LN	101	659,500	612,200	0.93
7/17/2015	11	13	71	MOORE RD	101	750,000	720,300	0.96
7/17/2015	46D	91	10	RIDGEFIELD RD	101	456,000	449,000	0.98
7/17/2015	51B	5	2	LAWRENCE RD	101	389,000	373,700	0.96
7/24/2015	7	6	230	CONCORD RD	101	595,108	559,400	0.94
7/24/2015	11	93	155	CONCORD RD	101	525,000	495,000	0.94
7/27/2015	4	089A	10	SUMMER LN	101	1,665,000	1,664,500	1
7/29/2015	14	3	102	CONCORD RD	101	695,000	582,000	0.84

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7/29/2015	42D	132	15	WOODLAND RD	101	351,000	300,100	0.85
7/30/2015	18	77	3	EAST RD	101	747,820	592,800	0.79
7/31/2015	20	22	27	DRAPER RD	101	950,000	888,100	0.93
7/31/2015	52	103	10	OLD TAVERN RD	101	850,000	767,900	0.9
8/3/2015	4	055H	28	YORK RD	101	1,100,000	1,035,200	0.94
8/3/2015	42B	55	20	HIGHGATE RD	101	582,000	508,900	0.87
8/4/2015	19	027A	69	CLAYPIT HILL RD	101	1,152,000	1,152,400	1
8/4/2015	35	030S	27	COVERED BRIDGE LN	101	1,559,900	1,421,200	0.91
8/5/2015	4	13	11	GRAYBIRCH LN	101	655,000	573,900	0.88
8/7/2015	24	94	207	BOSTON POST RD	101	400,000	391,500	0.98
8/10/2015	48	31	46	COUNTRY CORNERS RD	101	760,000	727,600	0.96
8/11/2015	11	69	7	FOLSOMS POND RD	101	1,100,000	1,023,700	0.93
8/13/2015	4	100	18	MARSHALL TER	101	755,000	677,000	0.9
8/14/2015	6	30	55	SHERMAN BRIDGE RD	101	692,000	601,400	0.87
8/14/2015	12	3	123	DRAPER RD	101	1,029,200	839,400	0.82
8/14/2015	24	162	25	GLEN RD	101	1,275,000	1,179,600	0.93
8/14/2015	39	33	29	SHAW DR	101	760,000	781,600	1.03
8/14/2015	43B	30	6	GOODMAN LN	101	710,000	615,200	0.87
8/14/2015	47D	2	221	MAIN ST	101	669,000	620,900	0.93
8/14/2015	51D	6	211	COMMONWEALTH RD	101	405,000	397,000	0.98
8/14/2015	53	21	29	OAK ST	101	449,000	374,000	0.83
8/17/2015	44	20	23	BROOK TRAIL RD	101	825,000	799,500	0.97
8/19/2015	52	209	344	COMMONWEALTH RD	101	1,049,000	1,010,900	0.96
8/20/2015	16	10	65	SEARS RD	101	2,470,000	2,560,000	1.04
8/20/2015	20	63	56	DRAPER RD	101	900,000	872,700	0.97
8/24/2015	48	62	84	LOKER ST	101	929,000	848,100	0.91
8/25/2015	42B	25	9	ANTHONY RD	101	565,900	534,300	0.94
8/26/2015	14	28	22	TRAINING FIELD RD	101	803,000	760,800	0.95
8/26/2015	18	30	71	OLD SUDBURY RD	101	518,500	453,600	0.87
8/26/2015	38	24	30	DAVELIN RD	101	539,500	478,500	0.89
8/27/2015	4	110	45	YORK RD	101	1,249,000	1,187,400	0.95
8/27/2015	7	17	18	SHERMAN BRIDGE RD	101	595,000	597,500	1
8/27/2015	12	2	127	DRAPER RD	101	710,000	689,800	0.97
8/28/2015	19	80	3	DECATUR LN	101	985,000	908,100	0.92
8/28/2015	30	90	12	WHITE RD	101	692,000	608,500	0.88
8/28/2015	38	164	14	CAMERON RD	101	755,000	643,300	0.85
8/31/2015	43D	18	14	PEQUOT RD	101	595,000	541,000	0.91
9/1/2015	29	32	90	OLD CONNECTICUT PATH	101	885,000	809,600	0.91
9/2/2015	4	11	15	GRAYBIRCH LN	101	590,000	532,100	0.9
9/2/2015	15	63	78	SEARS RD	101	847,600	843,400	1
9/10/2015	52	200	7	CAULFIELD RD	101	700,000	578,000	0.83
9/15/2015	14	32	67	GLEZEN LN	101	716,900	629,000	0.88

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Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Proposed Assessment	ASR
9/25/2015	34	8	120	OLD CONNECTICUT PATH	101	945,000	917,400	0.97
9/25/2015	48	33	50	COUNTRY CORNERS RD	101	751,000	708,800	0.94
9/29/2015	47B	81	39	PECK AVE	101	770,000	757,600	0.98
9/30/2015	20	50	33	DECATUR LN	101	965,000	915,300	0.95
10/1/2015	49	52	5	WAYLAND HILLS RD	101	735,500	687,300	0.93
10/9/2015	24	161	45	PLAIN RD	101	705,000	733,400	1.04
10/9/2015	43B	20	7	GOODMAN LN	101	578,000	534,100	0.92
10/15/2015	42C	5	34	WALLACE RD	101	730,500	626,600	0.86
10/16/2015	47B	26	21	SUNSET RD	101	474,000	412,100	0.87
10/21/2015	30	9	127	BUCKSKIN DR	101	1,600,000	1,419,000	0.89
10/30/2015	19	039C	40	CLAYPIT HILL RD	101	1,387,000	1,329,700	0.96
10/30/2015	42D	99	22	HAWTHORNE RD	101	526,900	493,400	0.94
10/30/2015	46D	59	18	LODGE RD	101	446,500	430,800	0.96
10/30/2015	50	54	23	LAKE RD	101	410,000	364,900	0.89
10/30/2015	52	191	36	SCHOOL ST	101	412,500	391,800	0.95
11/3/2015	27	13	155	PELHAM ISLAND RD	101	1,145,000	1,075,500	0.94
11/9/2015	24	133	36	PLAIN RD	101	975,000	863,900	0.89
11/9/2015	39	34	33	SHAW DR	101	849,000	752,000	0.89
11/10/2015	44	28	18	COUNTRY CORNERS RD	101	635,000	680,800	1.07
11/17/2015	24	165	4	MICHAEL RD	101	700,000	644,600	0.92
11/17/2015	45	6	83	RICE RD	101	1,032,500	885,900	0.86
11/18/2015	53	1	18	OAK ST	101	472,000	447,300	0.95
11/20/2015	41	3	234	STONEBRIDGE RD	101	421,000	425,600	1.01
11/20/2015	43B	40	19	HAPPY HOLLOW RD	101	610,000	565,000	0.93
12/1/2015	7	15	10	SHERMAN BRIDGE RD	101	605,000	599,900	0.99
12/1/2015	25	50	18	LUNDY LN	101	644,000	663,100	1.03
12/11/2015	19	46	12	THREE PONDS RD	101	649,000	622,200	0.96
12/11/2015	47B	61	4	SPENCER CIR	101	938,750	893,000	0.95
12/14/2015	46D	122	50	EDGEWOOD RD	101	337,000	375,800	1.12
12/16/2015	11	16	9	LEWIS PATH	101	1,342,500	1,237,500	0.92
12/21/2015	42B	50	5	HOLBROOK RD	101	592,000	549,700	0.93
12/22/2015	36C	12	19	MEADOW VIEW RD	101	574,000	552,600	0.96
12/22/2015	50	16	8	AMEY RD	101	676,500	570,500	0.84
12/23/2015	51C	56	70	PEMBERTON RD	101	710,000	627,200	0.88
12/30/2015	16	56	25	OLD WESTON RD	101	1,029,000	1,020,000	0.99
12/31/2015	46B	45	2	CHESTNUT RD	101	269,000	311,800	1.16
1/29/2015	40	035B	6	ESSEX	102	484,000	456,800	0.94
1/29/2015	23	165	1	LILLIAN WAY	102	841,001	786,600	0.94
1/30/2015	23	169	5	LILLIAN WAY	102	828,815	778,700	0.94
2/6/2015	35	001C	17	ASTRA	102	434,500	424,600	0.98
2/17/2015	23	168	4	LILLIAN WAY	102	806,265	752,500	0.93
2/20/2015	45	58	1	STEEPLETREE	102	485,000	408,500	0.84



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3/9/2015	40	043C	3	CHRISTINA	102	525,000	490,600	0.93
3/13/2015	40	062A	801	WISTERIA WAY	102	679,900	630,200	0.93
3/17/2015	29	041D	9	WADSWORTH LN	102	719,000	669,900	0.93
3/17/2015	23	172	8	LILLIAN WAY	102	739,900	689,000	0.93
3/20/2015	45	113B	28	CUTTING CROSS WAY	102	619,000	580,600	0.94
4/17/2015	40	020A	203	HAYFIELD LN	102	1,187,500	1,139,100	0.96
4/28/2015	23	177	15	LILLIAN WAY	102	739,900	719,600	0.97
4/29/2015	40	034A	10	ESSEX	102	433,000	395,300	0.91
5/4/2015	23	174	10	LILLIAN WAY	102	859,900	801,300	0.93
5/15/2015	45	098D	7	PICKWICK WAY	102	519,000	486,400	0.94
5/15/2015	23	167	3	LILLIAN WAY	102	718,500	682,000	0.95
5/18/2015	23	175	11	LILLIAN WAY	102	761,250	734,400	0.96
5/28/2015	35	6	6	ASTRA	102	420,600	386,000	0.92
5/28/2015	45	065A	6	COLTSWAY	102	510,000	518,400	1.02
5/29/2015	23	176	12	LILLIAN WAY	102	952,500	822,600	0.86
6/4/2015	45	071D	18	HILLSIDE DR	102	576,000	509,400	0.88
6/10/2015	23	131	31	HASTINGS WAY	102	702,500	652,300	0.93
6/12/2015	23	171	7	LILLIAN WAY	102	810,000	794,700	0.98
6/18/2015	23	185	23	LILLIAN WAY	102	774,900	719,600	0.93
6/19/2015	23	170	6	LILLIAN WAY	102	827,310	779,100	0.94
6/24/2015	23	181	19	LILLIAN WAY	102	750,000	704,000	0.94
6/26/2015	53	027D	110	WILLOWBROOK DR	102	595,000	538,000	0.9
6/30/2015	23	183	21	LILLIAN WAY	102	700,000	661,100	0.94
7/1/2015	23	179	17	LILLIAN WAY	102	747,900	717,500	0.96
7/2/2015	40	063A	901	WISTERIA WAY	102	839,900	770,900	0.92
7/10/2015	23	187	25	LILLIAN WAY	102	845,600	790,800	0.94
7/15/2015	45	038A	8	LAKESPUR	102	539,000	495,500	0.92
7/17/2015	40	060A	601	WISTERIA WAY	102	685,000	673,100	0.98
7/31/2015	35	004A	12	ASTRA	102	419,900	408,800	0.97
7/31/2015	40	071D	1704	BAYBERRY LN	102	675,000	680,000	1.01
8/8/2015	45	093C	20	PICKWICK WAY	102	440,000	450,100	1.02
8/10/2015	45	045A	9	INDIAN DAWN	102	492,000	495,300	1.01
8/11/2015	45	37	9	LAKESPUR	102	497,000	479,300	0.96
8/12/2015	40	057D	304	DAHLIA DR	102	800,000	721,300	0.9
8/14/2015	23	189	27	LILLIAN WAY	102	776,450	733,200	0.94
8/31/2015	40	064E	1005	WISTERIA WAY	102	750,000	683,700	0.91
9/4/2015	40	057C	303	DAHLIA DR	102	855,000	845,500	0.99
9/9/2015	23	197	35	LILLIAN WAY	102	779,022	764,500	0.98
9/10/2015	40	070E	1605	WISTERIA WAY	102	695,000	666,100	0.96
9/17/2015	23	180	16	LILLIAN WAY	102	900,550	860,300	0.96
9/18/2015	45	071C	16	HILLSIDE DR	102	460,000	421,900	0.92
9/18/2015	23	178	14	LILLIAN WAY	102	953,000	843,700	0.89

BOARD OF ASSESSOR REVIEW  
SEPT. 12, 2016

Sale Date	Map	Lot	No.	Street	LUC	Sale Price	Proposed Assessment	ASR
9/21/2015	40	028B	2	BRANDYWYNE	102	385,000	406,400	1.06
9/25/2015	45	042A	16	INDIAN DAWN	102	538,000	475,600	0.88
9/30/2015	23	193	31	LILLIAN WAY	102	739,900	719,600	0.97
10/2/2015	23	195	33	LILLIAN WAY	102	758,850	732,000	0.96
10/15/2015	53	030A	204	WILLOWBROOK DR	102	525,000	583,800	1.11
10/16/2015	23	191	29	LILLIAN WAY	102	807,877	778,900	0.96
10/20/2015	23	182	18	LILLIAN WAY	102	920,000	858,100	0.93
11/6/2015	53	034C	304	WILLOWBROOK DR	102	592,000	501,800	0.85
11/6/2015	23	188	24	LILLIAN WAY	102	919,010	820,100	0.89
11/13/2015	23	205	43	LILLIAN WAY	102	789,900	781,700	0.99
11/16/2015	40	32	4	FOX HOLLOW	102	542,000	504,200	0.93
11/18/2015	23	128	25	HASTINGS WAY	102	663,000	611,000	0.92
11/19/2015	35	005A	10	ASTRA	102	420,000	390,500	0.93
11/25/2015	23	203	41	LILLIAN WAY	102	839,242	787,900	0.94
12/2/2015	33	023L	6	GREEN WAY	102	324,800	283,500	0.87
12/22/2015	45	094C	30	PICKWICK WAY	102	520,000	499,400	0.96
12/23/2015	23	184	20	LILLIAN WAY	102	975,676	822,300	0.84
12/28/2015	33	023Q	6	GREEN WAY	102	295,000	282,300	0.96
12/31/2015	33	023I	6	GREEN WAY	102	295,000	287,200	0.97
9/21/2015	23	27	298	BOSTON POST RD	322	335,000	330,700	0.99
8/11/2015	23	52	400	BOSTON POST RD	323	28,000,000	23,360,900	0.83

# Sales Ratio Study

Study Time Period – 1/1/2015 through 12/31/2015

Property Class	101	102	104*	105*	109, Misc.*	111- 112*	106/130- 132*	300*	400*
FY2017 # of Parcels	4074	648	45	6	34	7	204	113	5
Use Prior FY Assessed Values									
# Arms-Length Sales	159	67	1	N/A	2	N/A	N/A	5	N/A
Prior Median ASR	0.91	.94	68	N/A	.91	N/A	N/A	.89	N/A
COD	6.95	4.24	-	N/A	3.85	N/A	N/A	9.21	N/A
Use Proposed FY Assessed Values									
# Arms-Length Sales	158	67	N/A	N/A	2	N/A	N/A	4	N/A
Prior Median ASR	.94	0.94	N/A	N/A	.93	N/A	N/A	92	N/A
COD	5.84	3.48	N/A	N/A	4.84	N/A	N/A	4.89	N/A

\*TWO YEARS OF SALES

## WAYLAND INTERIM 2017

I met with Mike Tarello from Vision Government Solutions on Wednesday, August 24<sup>th</sup>.

1. Reviewed starting tables and Ratio reports
2. Changed Depreciation by 1 year
3. Land Curve adjusted up 2% overall; Excess Land indicated no change
4. Adjusted the following Building Tables:

Style	FY'16 Factor	FY'17 Factor
Ranch	105.00	105.00
Split-Level	112.00	118.00
Colonial	112.00	117.00
Cape Cod	111.00	122.00
Bungalow	102.00	102.00
Conventional	120.00	122.00
Contemporary	114.00	112.00
Raised Ranch	111.00	106.00
Two Family	96.00	102.00
Three Family	99.00	105.00
Townhouse-Avg	195.00	194.00
Condominium	194.00	194.00

5. Condominiums Complex Factors Adjusted:

Condominium Complexes	FY'16 Factor	FY'17 Factor
Turkey Hill	1.13	1.16
Stonebridge	0.94	0.95
Hillside	1.1	1.05
Cutting Cross	0.95	0.99
Glen Oak	0.75	0.75
Willowbrook	0.92	0.97
The Meadows	0.91	0.91
6 Greenway	0.82	0.76
Green Way	0.61	0.61
Fields Mainstone	0.97	0.93
Wayland Gardens	0.75	0.75
Wayland Commons	0.72	0.77
Post Rd Village	1.16	1.1
River Trail Place		0.92

6. Moved rates to main file
7. Recalculated file and checked error log
8. Ran new LA4 and A800
9. Staff reviewed old to new report

## **WAYLAND INTERIM 2017**

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

1. Town Line border property review
2. 40B property valuation update per L. Rust review

### **Next steps:**

1. Board completes review
2. Impact notices mailed to property owners – target date  
September 21st
3. Staff meets with property owners – September 26<sup>th</sup> through  
October 7<sup>th</sup>
4. Staff presents findings - October 24<sup>th</sup>
5. Begin DOR reporting October 25<sup>th</sup>
6. Classification Hearing – November 21st

Summary by Land Use  
WAYLAND, MA

09/12/2016

2015 Sales

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	158	785,752	735,701	0.94	709,500	629,900	0.94	0.05	5.84%	0.94
		785,752	735,701	0.94	709,500	629,900	0.94	0.05	5.84%	0.94

**Summary by Land Use and Site Index  
WAYLAND, MA**

09/12/2016

Land Use Code	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
101	3	2	408,750	397,750	0.97	408,750	397,750	0.97	0.01	0.52%	0.97
101	4	13	642,239	609,731	0.95	595,108	559,400	0.94	0.04	4.66%	0.95
101	5	62	618,066	566,660	0.92	583,500	537,650	0.92	0.05	6.57%	0.92
101	6	29	693,609	646,228	0.94	700,000	630,800	0.93	0.05	6.38%	0.93
101	7	36	1,074,226	1,015,411	0.95	989,000	947,150	0.95	0.03	4.18%	0.95
101	8	13	1,175,258	1,131,931	0.96	1,010,000	915,300	0.95	0.04	5.99%	0.96
101	L	1	772,000	692,800	0.90	772,000	692,800	0.90	0.00	0.00%	0.90
101	P	2	912,500	841,300	0.91	912,500	841,300	0.91	0.05	5.49%	0.92
			785,752	735,701	0.94	709,500	629,900	0.94	0.04	5.84%	0.94

Summary by Land Use and Style  
WAYLAND, MA

09/12/2016

2015

Land Use Code	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
101	Garage	29	550,629	526,200	0.96	550,000	521,900	0.95	0.06	6.82%	0.96
101	Split Level	14	714,014	648,114	0.91	705,000	610,650	0.93	0.02	3.99%	0.91
101	Colonial	60	1,001,134	938,292	0.93	933,875	844,250	0.94	0.05	5.34%	0.94
101	Cape	29	686,786	642,617	0.93	692,000	601,400	0.92	0.04	5.62%	0.94
101	Bungalow	3	483,000	467,867	0.99	472,000	447,300	0.95	0.04	7.37%	0.97
101	Contemporary	7	584,571	542,686	0.94	650,000	557,900	0.95	0.05	4.96%	0.93
101	Contemporary	6	1,074,583	1,010,800	0.95	991,250	887,000	0.95	0.02	4.74%	0.94
101	Ranch	10	621,111	570,680	0.94	590,054	546,400	0.94	0.06	8.62%	0.92
101	Ranch	10	785,752	735,701	0.94	709,500	629,900	0.94	0.05	5.84%	0.94



# Summary by Land Use and Residential Grade WAYLAND, MA

09/12/2016

2015

Land Use Code	Residential Grade	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	1	3	357,333	348,933	0.98	351,000	321,100	1.01	0.06	7.26%	0.98
101	2	4	377,500	395,800	1.06	363,000	374,750	1.06	0.08	7.31%	1.05
101	3	47	546,432	498,149	0.92	529,000	485,900	0.90	0.04	6.17%	0.91
101	4	52	701,242	654,548	0.94	709,500	649,750	0.94	0.05	5.65%	0.93
101	5	16	867,081	782,962	0.90	892,500	816,550	0.91	0.03	4.67%	0.90
101	6	17	1,038,485	981,924	0.95	1,020,000	1,000,900	0.95	0.04	5.02%	0.95
101	7	11	1,283,423	1,215,345	0.95	1,342,500	1,237,500	0.95	0.02	2.49%	0.95
101	8	6	1,568,300	1,542,450	0.98	1,612,450	1,548,050	1.00	0.02	2.83%	0.98
101	9	2	2,182,500	2,158,850	0.98	2,182,500	2,158,850	0.98	0.05	5.61%	0.99
			785,752	735,701	0.94	709,500	629,900	0.94	0.04	5.84%	0.94

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

09/12/2016

2016

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	132	809,666	756,467	0.93	715,000	601,000	0.91	0.06	9.30%	0.93
		809,666	756,467	0.93	715,000	601,000	0.91	0.06	9.30%	0.93

Summary by Land Use  
WAYLAND, MA

09/12/2016

Ads Sale

Land Use Code	Count	Mean Sale Price	Mean Appraised A/S Ratio	Mean Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average	
102 CONDO	67	671,654	631,927	0.94	702,500	673,100	0.94	0.02	3.48%	0.94
		671,654	631,927	0.94	702,500	673,100	0.94	0.02	3.48%	0.94

**Summary by Land Use and Condo Complex  
WAYLAND, MA**

09/12/2016

2015 *Soler*

Land Use Code	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
102	05 Turkey Hill	9	451,556	429,244	0.95	433,000	408,800	0.93	0.01	3.11%	0.95
102	06 Stonebridge	6	510,167	478,767	0.94	503,500	487,300	0.94	0.06	6.21%	0.94
102	07 The Hills	5	503,000	473,440	0.94	519,000	486,400	0.94	0.02	3.83%	0.94
102	08 Cutting Grass	1	619,000	580,600	0.94	619,000	580,600	0.94	0.00	0.00%	0.94
102	10 Willowbrook	3	570,667	541,200	0.95	592,000	538,000	0.90	0.05	9.63%	0.95
102	11 The Meadows	8	747,475	708,850	0.95	722,500	681,850	0.94	0.03	3.72%	0.95
102	12 Le Greenway	3	304,933	284,333	0.93	295,000	283,500	0.96	0.01	3.47%	0.93
102	14 The Fields	1	1,187,500	1,139,100	0.96	1,187,500	1,139,100	0.96	0.00	0.00%	0.96
102	22 Mayland Comm.	2	682,750	631,650	0.93	682,750	631,650	0.93	0.00	0.54%	0.93
102	23 Post 20 Village	1	719,000	669,900	0.93	719,000	669,900	0.93	0.00	0.00%	0.93
102	25 River Trail	28	816,544	765,564	0.94	807,071	778,800	0.94	0.01	2.39%	0.94
102			671,654	631,927	0.94	702,500	673,100	0.94	0.02	3.48%	0.94

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

09/12/2016

2016

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	46	734,619	644,761	0.88	756,062	701,450	0.88	0.04	5.83%	0.88
		734,619	644,761	0.88	756,063	701,450	0.88	0.04	5.83%	0.88

Summary by Land Use and Condo Complex  
WAYLAND, MA

09/12/2016

2016

Land Use Code	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
102	05 Turner Hill	1	300,000	322,500	1.07	300,000	322,500	1.07	0.00	0.00%	1.08
102	06 Stonebridge	3	452,250	378,967	0.84	418,000	379,400	0.81	0.02	4.94%	0.84
102	07 The Hills	3	647,833	522,533	0.82	682,500	492,500	0.88	0.01	8.33%	0.81
102	10 Willowbrook	3	676,000	583,467	0.86	683,000	582,600	0.85	0.00	1.57%	0.86
102	11 The Meadows	7	764,143	671,914	0.88	750,000	700,000	0.88	0.05	4.22%	0.88
102	12 In Greenway	4	320,250	277,700	0.87	325,000	276,400	0.88	0.03	4.55%	0.87
102	14 The Fields	1	1,090,000	908,900	0.83	1,090,000	908,900	0.83	0.00	0.00%	0.83
102	17 16 Willard St	1	342,000	312,400	0.91	342,000	312,400	0.91	0.00	0.00%	0.91
102	21 School St	1	325,000	314,700	0.97	325,000	314,700	0.97	0.00	0.00%	0.97
102	22 Wayland Comm.	2	813,500	742,500	0.91	813,500	742,500	0.91	0.00	0.55%	0.91
102	23 Post Rd Village	2	707,500	641,200	0.91	707,500	641,200	0.91	0.07	7.14%	0.91
102	25 River Trail Pl	13	875,314	746,754	0.86	884,100	732,400	0.86	0.05	4.38%	0.85
102	27 Covered Bridge	1	1,406,200	1,322,100	0.94	1,406,200	1,322,100	0.94	0.00	0.00%	0.94
102	29	1	1,580,000	1,473,600	0.93	1,580,000	1,473,600	0.93	0.00	0.00%	0.93
102	31 - Craftman Village	3	789,982	753,500	0.95	780,000	742,700	0.95	0.01	1.05%	0.95
102			734,619	644,761	0.88	756,063	701,450	0.88	0.02	5.83%	0.88

sale_date	parcel_id	seller	buyer	st_num	st_alpha	st_name	prop_type	nal_code	sale_price	assessment	proposed	as_ratio	outlier
#####	46B_045	JAKOBSON	MARKS RIC	2		CHESTNUT	101		269,000	309,900	311,800	1.16	
3/6/2015	36C_038	BARNACLE	AHERN SEA	84		RIVER VIEW	101		300,000	319,700	321,100	1.07	
#####	46D_122	YZHEN CH	CASTRELLI	50		EDGEWOO	101		337,000	387,500	375,800	1.12	
#####	42D_132	MURPHY N	DWYER MA	15		WOODLAN	101		351,000	295,500	300,100	0.85	
1/9/2015	51C_005	SMALL RO	ZEROLA FR	29		DAMON ST	101		360,000	407,600	395,800	1.1	
#####	51B_060	BELL DAVID	LOPEZ RAU	62		EAST PLAIN	101		372,500	367,600	374,500	1.01	
4/8/2015	07_043	ROCKWELL	FAGAN MA	1		GRAYBIRCH	101		385,000	416,100	426,500	1.11	
#####	51B_005	LINDQUIST	ZEDOWER	2		LAWRENCE	101		389,000	349,800	373,700	0.96	
8/7/2015	24_094	WANG JU	HABIB DIN	207		BOSTON P	101		400,000	323,600	391,500	0.98	
#####	51D_006	CHEENENK	ABEL BREN	211		COMMON	101		405,000	390,000	397,000	0.98	
#####	50_054	NELSON HE	HERIGSTAD	23		LAKE RD	101		410,000	357,700	364,900	0.89	
#####	52_191	BAKER RO	SIAGEL NIC	36		SCHOOL ST	101		412,500	317,100	391,800	0.95	
#####	30_080	LATORRE E	FITZPATRIC	110		BOSTON P	101		417,500	383,300	404,000	0.97	
#####	41_003	LOCE DAV	HOGG PETE	234		STONEBRID	101		421,000	401,500	425,600	1.01	
1/7/2015	47D_032	LUCENTA C	PIERCE JER	6		KEITH RD	101		422,000	464,000	466,300	1.1	
#####	51A_049	KNOWLTO	HERRON C	30		FULLER RD	101		425,000	390,400	407,900	0.96	
#####	46D_059	KENERSON	FITZPATRIC	18		LODGE RD	101		446,500	388,600	430,800	0.96	
#####	53_021	BARROWS	HASAN JAH	29		OAK ST	101		449,000	354,400	374,000	0.83	
5/1/2015	51D_090	HOLMES I	YEGIAZARY	236		COMMON	101		451,000	450,900	456,800	1.01	
#####	46B_074	HELLMUTH	KIRAKOS SI	5		EMERSON	101		454,000	419,700	426,400	0.94	
#####	36C_024	BROWN IL	OLIVIO ADC	20		RIVER VIEW	101		455,000	457,500	463,100	1.02	
#####	46D_091	WALSH SA	GOSELIN J	10		RIDGEFIELD	101		456,000	383,400	449,000	0.98	
#####	24_035	OLSHEWIT	O'BRIEN TI	10		MORSE RD	101		467,500	410,100	434,200	0.93	
#####	53_001	STEVENS	FEINER JAC	18		OAK ST	101		472,000	442,100	447,300	0.95	
#####	47B_026	ROWE ALE	SOETJOKO	21		SUNSET RD	101		474,000	409,000	412,100	0.87	
#####	52_126	LUDWIG O	MA SIDNEY	12		DEAN RD	101		485,000	436,600	449,600	0.93	
7/2/2015	52_016	ZHANG YIN	AHMED AL	7		HAVEN LN	101		495,000	419,900	442,500	0.89	
6/3/2015	50_047	CONNORS	GREEN BEN	53		LAKE RD	101		505,000	368,300	431,900	0.86	
#####	04_059	LOFTIS CH	KOHL JILLIA	6		YORK RD	101		515,000	530,100	521,900	1.01	
#####	18_030	BLACKBUR	MCCANNA	71		OLD SUBUR	101		518,500	439,800	453,600	0.87	
#####	11_093	WILLIAMS	LUSKY GAR	155		CONCORD	101		525,000	488,800	495,000	0.94	
#####	42D_099	HJORTH SE	RIVERA-GA	22		HAWTHOR	101		526,900	453,100	493,400	0.94	
#####	47B_043	CINTOLO N	TALANIAN	17		LAKEVIEW	101		529,000	447,600	454,500	0.86	
#####	18_073	SIFANTUS	DASH MAN	7		HOLIDAY R	101		530,000	535,400	533,400	1.01	
#####	38_024	PULEO NIC	DATAR RAH	30		DAVELIN R	101		539,500	472,400	478,500	0.89	
#####	38_016	STEVENSO	SPELMAN I	215		OLD CONN	101		550,000	481,300	511,000	0.93	

sale_date	parcel_id	seller	buyer	st_num	st_alpha	st_name	prop_type	nal_code	sale_price	assessment	proposed	as_ratio	outlier
4/9/2015	43D_022	JACOBUS N	CHISHOLM	28		PEQUOT RI	101		550,000	568,600	575,500	1.05	
#####	42B_025	BAIM MAR	LEBLANC B	9		ANTHONY	101		565,900	509,800	534,300	0.94	
#####												0.96	
#####	07_025	DENTICO N	GUNASEL	17		SHERMAN	101		569,000	459,300	485,900	0.85	
#####	36C_012	QUINN WILL	URREA CLA	19		MEADOW	101		574,000	531,600	552,600	0.96	
#####	32_005A	DREXLER P	KENNARD	180		PELHAM IS	101		575,000	496,200	502,600	0.87	
#####	43B_020	KUSZPIT K	SILVERMAN	7		GOODMAN	101		578,000	508,000	534,100	0.92	
#####	48_077	ONEIL SEA	BRANDE RI	22		AQUEDUC	101		579,000	519,500	516,500	0.89	
#####	28_009	LEVITAN M	BUTERA LE	44		JEFFREY RD	101		580,000	623,600	630,800	1.09	
8/3/2015	42B_055	FISKE JEFF	BERKOWIT	20		HIGHGATE	101		582,000	507,500	508,900	0.87	
2/5/2015	56_026	BURKE KEY	KELLY EOIC	25		LANGDON	101		585,000	427,900	454,800	0.78	
#####	25_094	CAPRON SI	PAZOLLIER	133		PLAIN RD	101		590,000	517,400	574,400	0.97	
9/2/2015	04_011	LEVEN STE	WALTERS C	15		GRAYBIRCH	101		590,000	525,900	532,100	0.9	
#####	42B_050	MOTTLA P	OMAN ALE	5		HOLBROOK	101		592,000	531,200	549,700	0.93	
6/2/2015	04_080	EDINGTON	MURPHY P	1		OXBOW RD	101		595,000	529,800	602,400	1.01	
#####	07_017	MOORE SH	SHIFRIN AL	18		SHERMAN	101		595,000	582,400	597,500	1	
#####	43D_018	PINTER LES	LEE HYO CH	14		PEQUOT RI	101		595,000	534,800	541,000	0.91	
#####	07_006	LIU CHUAN	CHAITANYA	230		CONCORD	101		595,108	571,700	559,400	0.94	
#####	07_015	RIDOUT TH	BARBERA C	10		SHERMAN	101		605,000	552,700	599,900	0.99	
2/5/2015	18_045	HARRIS RUI	JAMES JENI	36		ORCHARD	101		608,500	555,000	569,700	0.94	
#####	43B_040	HOES MAR	SHARIS NIC	19		HAPPY HOI	101		610,000	478,700	565,000	0.93	
#####	46D_061	SALSBERG	LYONS TOD	10		LODGE RD	101		611,000	489,500	504,300	0.83	
#####	49_053	DISALVO N	KURSON CC	39		RICE RD	101		613,000	607,200	614,000	1	
#####	44_028	ANTONELL	CALDAS JO	18		COUNTRY	101		635,000	690,600	680,800	1.07	
#####	43A_011	HENRY AD	PESELMAN	21		CEDAR CRE	101		640,000	574,300	580,500	0.91	
#####	04_020	CHUSED KI	LEGESSE BI	19		RED BARN	101		644,000	523,400	537,800	0.84	
#####	25_050	ADAMS M	PALSHO CH	18		LUNDY LN	101		644,000	649,300	663,100	1.03	
#####	36C_005	CHEN ZHAO	BARRETT K	8		MEADOW	101		649,000	576,000	599,100	0.92	
#####	19_046	MARSHALL	FITTS CLAR	12		THREE PON	101		649,000	686,700	622,200	0.96	
6/3/2015	42D_056	YAZIJIAN H	KHOUW LA	68		LAKE SHOR	101		650,000	547,600	557,900	0.86	
8/5/2015	04_013	CHOI PETEL	LV WEN	11		GRAYBIRCH	101		655,000	516,500	573,900	0.88	
#####	18_052	GRAVES JO	CLARK WIL	49		ORCHARD	101		659,500	611,700	612,200	0.93	
6/1/2015	04_043	SHEHU JON	GOMEZ-GA	300		CONCORD	101		660,000	559,400	587,000	0.89	
#####	47D_002	SIMMONS	CHEN YE	221		MAIN ST	101		669,000	602,200	620,900	0.93	
#####	50_016	BLEUER JOI	DERANMAN	8		AMEY RD	101		676,500	481,300	570,500	0.84	



sale_date	parcel_id	seller	buyer	st_num	st_alpha	st_name	prop_type	nal_code	sale_price	assessment	proposed	as_ratio	outlier
#####	18_036_	HABER-CO	LAPP CARR	47		OLD SUDB	101		680,000	708,000	693,500	1.02	
#####	48_061_	GIUDICE P	MIZRAHI P	78		LOKER ST	101		689,250	681,500	688,400	1	
#####	06_030_	PELSUE KU	TERREN RC	55		SHERMAN	101		692,000	575,100	601,400	0.87	
#####	30_090_	COHANE C	MALEE WIL	12		WHITE RD	101		692,000	590,500	608,500	0.88	
#####	14_003_	SCOTT AM	UNIT 1 TRU	102		CONCORD	101		695,000	564,700	582,000	0.84	
#####	52_200_	CONWAY R	SANSONE C	7		CAULFIELD	101		700,000	559,600	578,000	0.83	
#####	24_165_	DADARRIA	GUBINAS	4		MICHAEL R	101		700,000	636,700	644,600	0.92	
#####	24_161_	POPKO, PE	ANGELOS D	45		PLAIN RD	101		705,000	651,000	733,400	1.04	
#####	44_037_	MORRISON	SONDEY M	36		BARNEY HI	101		709,000	682,900	674,100	0.95	
5/7/2015	42B_040_	MCDONAL	CONNORS	4		HIGHGATE	101		710,000	588,900	598,300	0.84	
#####	43B_030_	MASCARI A	DRAKE GEC	6		GOODMAN	101		710,000	609,000	615,200	0.87	
#####	12_002_	LUND WILL	DRAPER RD	127		DRAPER RD	101		710,000	683,800	689,800	0.97	
#####	51C_056_	EYES OF TH	LUTZ BRET	70		PEMBERTC	101		710,000	517,400	627,200	0.88	
#####	14_032_	LOVELESS	IMENKE JAF	67		GLEZEN LN	101		716,900	547,600	629,000	0.88	
#####	03_019_	BRUNELLE	GIBBONS J	168		OXBOW RD	101		725,000	694,600	685,200	0.95	
#####	07_033_	DAWE ROB	CHOUHDHU	8		TALLY HO I	101		728,000	609,600	615,800	0.85	
#####	42C_005_	CARNEY G	TOM LI STE	34		WALLACE F	101		730,500	589,100	626,600	0.86	
#####	49_052_	BURRER G	MONTES P	5		WAYLAND	101		735,500	665,600	687,300	0.93	
#####	56_012_	ROSEN MA	GRAY MICH	18		HEARTHST	101		740,000	606,100	624,600	0.84	
#####	18_077_	WANG MIN	YANG JING	3		EAST RD	101		747,820	552,000	592,800	0.79	
#####	11_013_	KHOUW LA	HOPPS MIC	71		MOORE RD	101		750,000	694,800	720,300	0.96	
#####	48_033_	TOOMBS E	CHENG YAI	50		COUNTRY C	101		751,000	700,500	708,800	0.94	
#####	04_100_	PIERCE GA	FENN MICH	18		MARSHALL	101		755,000	650,400	677,000	0.9	
#####	38_164_	SIRACUSA	HARRINGT	14		CAMERON	101		755,000	625,000	643,300	0.85	
#####	48_031_	ROSTLER D	COPPOLA C	46		COUNTRY C	101		760,000	765,800	727,600	0.96	
#####	39_033_	ROBERT M	MASCARI A	29		SHAW DR	101		760,000	760,300	781,600	1.03	
7/1/2015	41_005H	COHN LEW	LIU CHUAN	304		STONEBRID	101		765,000	642,600	654,900	0.86	
#####	47B_081_	FUXIANG P	LIU RUI	39		PECK AVE	101		770,000	745,100	757,600	0.98	
#####	46D_130	HELMAN M	NORVILLE I	27		EDGEWOO	101		772,000	680,200	692,800	0.9	
#####	14_028_	URELL LAU	LEONARD I	22		TRAINING I	101		803,000	724,200	760,800	0.95	
6/2/2015	51C_058	DALE PAUL	SIMMONS	18		PARKLAND	101		803,500	674,400	700,000	0.87	
1/6/2015	48_108_	ZHANG YI	& WELJING AN	27		BROOKS RT	101		805,000	828,800	783,700	0.97	
#####	51D_064	REGISTER N	WILKIE GO	9		WILLARD S	101		813,500	676,600	697,800	0.86	
#####	31_001_	MUNFORD	CAPUTA PE	270		PELHAM IS	101		820,000	671,000	721,200	0.88	

sale_date	parcel_id	seller	buyer	st_num	st_alpha	st_name	prop_type	nal_code	sale_price	assessment	proposed	as_ratio	outlier
#####	44_020	BOSCHETT	LIU HENGLI	23		BROOK TR	101		825,000	765,800	799,500	0.97	
9/2/2015	15_063	KEBABIAN	LOVELESS	78		SEARS RD	101		847,600	833,500	843,400	1	
#####	39_034	STORER DA	MEYERS NA	33		SHAW DR	101		849,000	782,500	752,000	0.89	
#####	44_044	RISEMAN F	BUTLER JA	19		BARNEY HI	101		850,000	785,400	786,700	0.93	
#####	52_103	AIDALA R	SPENCER D	10		OLD TAVER	101		850,000	737,600	767,900	0.9	
#####	11_037	LEANDER S	ANDERSON	8		LINCOLN R	101		855,000	788,900	807,300	0.94	
#####	15_003	KELLAM LA	BEGG NIKC	112		GLEZEN LN	101		864,500	732,600	755,700	0.87	
9/1/2015	29_032	BROCK JAS	LANDMAN	90		OLD CONN	101		885,000	803,100	809,600	0.91	
#####	23_062	VOLMAN D	BLACKBUR	5		OLD SUDBR	101		889,000	713,500	810,600	0.91	
#####	11_062	STREHLE P	CAMPANA	153		GLEZEN LN	101		900,000	818,800	840,400	0.93	
#####	20_063	PRICE MIC	GREENE JO	56		DRAPER RD	101		900,000	872,700	872,700	0.97	
#####	48_062	MURPHY T	KAUFMAN	84		LOKER ST	101		929,000	821,000	848,100	0.91	
#####	47B_061	CHAET PAU	D'AMICO C	4		SPENCER C	101		938,750	897,400	893,000	0.95	
#####	11_078	KEARNEY K	DUDDA KEV	21		HAZELBRO	101		939,000	815,900	823,500	0.88	
#####	34_008	LUTZ ESTH	OLSEN MIC	120		OLD CONN	101		945,000	912,800	917,400	0.97	
#####	43B_021	LOCONZOL	BABINEAU	9		GOODMAN	101		945,500	786,100	844,000	0.89	
3/3/2015	44_094	BARNIS TIM	FRANCOUF	80		WOODRIDG	101		949,000	769,500	850,400	0.9	
#####	47B_065A	PULLAN IA	STEWART A	281		MAIN ST	101		950,000	934,800	961,300	1.01	
#####	20_022	ROWAN D	MEAD JOH	27		DRAPER RD	101		950,000	807,800	888,100	0.93	
#####	30_046	HIGHFIELD	MORRISON	1		HIGHFIELD	101		958,000	1,000,100	1,002,700	1.05	
#####	20_050	MEIMARIS	LUCAS JON	33		DECATUR I	101		965,000	900,500	915,300	0.95	
#####	24_133	PEGRAM C	ORZECZOV	36		PLAIN RD	101		975,000	618,400	863,900	0.89	
#####	19_080	MEAD JOH	SCHAMBER	3		DECATUR I	101		985,000	904,700	908,100	0.92	
#####	15_058	POYDAR HI	WRIGHT JE	19		SQUIRREL	101		1,010,000	814,200	799,400	0.79	
#####	04_077B	OCONNOR	LAI JIN	2		SANDY HIL	101		1,020,000	969,900	976,900	0.96	
#####	16_056	YOUNG DE	BOYLE DAV	25		OLD WEST	101		1,029,000	916,600	1,020,000	0.99	
#####	12_003	SUAREZ FE	MELVIN DA	123		DRAPER RD	101		1,029,200	836,100	839,400	0.82	
#####	45_006	BUTLER CH	FRAU PATR	83		RICE RD	101		1,032,500	864,300	885,900	0.86	
#####	52_209	MORRELL Q	ZHOU WEN	344		COMMON	101		1,049,000	837,500	1,010,900	0.96	
#####	19_049	CORNU TH	NELSON RC	30		THREE PON	101		1,050,000	1,150,100	1,156,200	1.1	
8/3/2015	04_055H	SCHAEFER	TREMBLY N	28		YORK RD	101		1,100,000	1,016,500	1,035,200	0.94	
#####	11_069	GILBERT J	ASHEN HUA	7		FOLSOMS I	101		1,100,000	1,002,200	1,023,700	0.93	
#####	27_013	BROTHERS	MATTHEW	155		PELHAM IS	101		1,145,000	919,500	1,075,500	0.94	
8/4/2015	19_027A	BELL DOUG	CHAVES AL	69		CLAYPT HIL	101		1,152,000	1,105,800	1,152,400	1	



Description/ Vendor	FY 18	FY 17 - Budgeted	FY 17 Expended YTD	FY 17 Remaining	FY 16 - Budgeted	FY 16 Expended	FY 15 Budgeted	FY 15 Expended	FY 15 Remaining	FY 14 - Budgeted	FY 14 - Expended
4 FTE - Salaries	259,626.00	259,626.00			244,460.00	252,898.28	243,090.00	243,751.31	60,091.95	259,510.00	259,932.34
	259,626.00	259,626.00	44,958.60	214,767.40	244,460.00						
Vision - FY 16 Intern	5,000.00	5,500.00			5,000.00		34,000.00				
RIC - FY 16 Intern	6,400.00	6,400.00			6,400.00		34,000.00				
ATB - Valuation Support	500.00	6,400.00			20,000.00		34,000.00				
	11,900.00	11,900.00		11,900.00	31,400.00	11,400.00	34,000.00	15,663.79	23,359.21	30,000.00	29,559.30
Vision - 5850.00											
Vision Web - 2950.00											
Vendor Data Bridge - 1200											
RIC - 1000.00											
ESB - 1100.00											
To IT Dept Budget (32,100.00)											
Marshall & Swift	1,200.00	1,200.00			1,200.00		25,800.00	25,387.75	2,032.25	32,450.00	32,567.28
MIS	550.00	550.00			550.00		5,000.00				
ATB - Support	10,000.00	13,500.00			15,000.00		10,000.00				
Impact Notices	5,500.00	5,000.00			5,000.00		3,500.00				
PDF's of Property Record Cards	200.00	20,250.00			21,750.00	18,856.53	25,800.00	25,387.75	2,032.25	32,450.00	32,567.28
	17,450.00										
Conference	4,000.00	4,000.00			4,000.00		4,000.00				
Certification Courses	5,000.00	5,000.00			5,000.00		5,000.00				
1 day Forums	1,000.00	1,000.00			1,000.00		1,000.00				
	10,000.00	10,000.00	981.00	9,019.00	10,000.00	8,330.53	10,000.00	7,992.97	4,009.45	10,000.00	9,874.26
Mileage	4,500.00	5,000.00			5,000.00		3,500.00				
	4,500.00	5,000.00	574.94	4,425.16	5,000.00	4,621.52	3,500.00	2,840.45	2,067.44	3,500.00	4,966.94
Dues & Designations	1,700.00	2,000.00			1,700.00		1,500.00				
	1,700.00	2,000.00	300.00	1,700.00	1,700.00	1,502.00	1,500.00	1,477.00	199.00	1,500.00	1,699.50
Clothing Allowance - Contractual	1,150.00	1,150.00			1,050.00		1,050.00				
Office Supplies	1,950.00	1,950.00	548.35	2,550.64	3,000.00	2,778.27	3,000.00	3,025.33	1,739.18	3,000.00	1,705.38
	3,100.00	3,100.00			3,100.00		3,000.00				
	308,276.00	311,876.00	47,283.79	244,362.20	317,310.00	300,387.83	320,890.00	300,138.60	93,518.48	318,960.00	319,300.60