

**Wayland Board of Assessors
Wayland Town Building- Assessing Office
41 Cochituate Rd Wayland MA
Monday, October 24, 2016**

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

Meeting called to order

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

Director Brideau introduced the new Assistant Assessor, Don Clarke, to the board members.

Review of minutes from September 12 and October 13, 2016

J. Brodie moved to approve the minutes of September 12th as submitted. Z. Ventress seconded.

All in favor

Z. Ventress moved to approve the minutes of October 13th as submitted. J. Brodie seconded.

All in favor with S. Rufo abstaining

FY17 Interim Valuation

Director Update- Informal Hearings

The director stated there were 36 hearings- 13 of which were informational only. Three hearings resulted in no change and 19 resulted in inspections and data corrections. One inspection resulted in an increased value.

Gateway Documentation Submissions

LA3-Sales

Sales for single family homes have a COD of 5.57 and an ASR of 94

Sales for condos have a COD of 5.5 and an ASR of 94

Sales for multi-family homes have a COD of 4.59 and an ASR of 94

Commercial sales have a COD of 3.86

J. Brodie moved for the BOA to grant authority to the Director to enter FY17 assessment data into the gateway system. Z. Ventress seconded. All in favor

LA13-New Growth

This form shows the tax levy growth. It is affected when properties change uses, are sold to non-profits or are added or taken off the books. There was about \$800,000 in new growth for fiscal 2016.

LA4-Town Values

This form is a recap of all values in town.

The board signed all of the forms necessary.

Director Update-New Municipal Laws- Impact on Assessing
Deferred

Overlay- Final FY17 Overlay Vote
Deferred

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

Correspondence

- A notice of filing at the ATB was received in the office today for 116 Lincoln Rd
- One of the selectman sent an email to the Director and the Chair asking them to write and submit an article

Documents for BOA Signature (review)**Circuit Breaker Applications**

Deferred

FY17 I&E Fines

J. Brodie moved to approve FY17 I&E Fines for non- filers. Z. Ventress seconded. All in favor
The board signed off on submitting the 29 fines to the Tax Collector for the third quarter bills.

Chapter Land Applications

Deferred

Chapter Land Liens

Deferred

Excise Warrant and Commitment

None

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

None

Thoughts and Concerns from BOA members

After attending the DOR session, J. Brodie thinks because we are going to a four and then five year span for reval, we need something to control what happens during those five years. We can't wait for certification years to change parameters like neighborhoods like we used to. We should have policy that addresses our goals for the 5-year period so we know what our methods will be. This topic is something to think about and address at another time.

Public Comment

No public in attendance

Next Meeting:Tentatively Nov 7th**Meeting Adjourned****Z. Ventress moved to adjourn at 7:47pm. J. Brodie seconded. All in favor**

Respectfully submitted,
Jessica Marchant



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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

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: NON FILERS FOR I&E FINES – FY ~~2016~~ 2017 *ENB*
CC: Z. PIERCE, TREASURER/COLLECTOR
DATE: 9/29/2016

The following twenty nine properties failed to file their FY 2016 Income and Expense statements as required by MA GL Section 38D of Chapter 59 and are subject to the \$250 non filing fee.

Map	Lot	Location	Map	Lot	Location
23	20	356 BOSTON POST RD	51D	39	115 MAIN ST
51D	21	35 MAIN ST	42B	13	330 OLD CONN PATH
23	10	277 BOSTON POST RD	51B	71	15 EAST PLAIN ST
23	013A	311 BOSTON POST RD	21	10	524 BOSTON POST RD
52	160	285 COMMONWEALTH RD	23	31	268 BOSTON POST RD
33	1	10 GREEN WAY	23	33	262 BOSTON POST RD
51D	78	188 COMMONWEALTH RD			
23	19	364 BOSTON POST RD			
23	45	25 COCHITUATE RD			
42B	14	328 OLD CONN PATH			
51B	33	14 WEST PLAIN ST			
23	6	73 PELHAM ISLAND RD			
21	6	534 BOSTON POST RD			
23	21	338 BOSTON POST RD			
30	94	78 BOSTON POST RD			
23	26	300 BOSTON POST RD			
51D	24	44 MAIN ST			
23	22	334 BOSTON POST RD			
23	40	234 BOSTON POST RD			
23	41	19 PELHAM ISLAND RD			
25	79	44 BOSTON POST RD			
30	71	115 BOSTON POST RD			
51B	031B	116 MAIN ST			

Susan M. Rufo 10/24/16
Jayson M Brodie
Zachariah L Ventress

Brideau, Ellen

From: Mary Antes <mantes2@verizon.net>
Sent: Saturday, October 22, 2016 10:08 PM
To: Brideau, Ellen; 'Susan Rufo'
Cc: OBrien, Katelyn
Subject: PR Article from the Assessors

Hi Ellen and Susan,

As you may know, the town is trying to get more positive articles into the Crier and other media. I'm writing to ask whether you might be willing to write an article for layman about tax classification that could be published after the tax classification hearing with the Selectmen. You always have a very informative handout that you might be able to tweak for the paper and other media outlets. Katelyn O'Brien will submit the article to all the sources, including the town's Facebook page.

Let Katelyn or me know if you have any questions.

Thanks,

Mary Antes

ASSESSMENT/CLASSIFICATION REPORT as of January 1, 2016
Fiscal Year 2017

Property Type	Parcel Count	Class1 Residential	Class2 Open Space	Class3 Commercial	Class4 Industrial	Class5 Pers Prop
101	4,073	2,813,212,200				
102	648	352,173,900				
MISC 103,109	34	37,613,100				
104	45	21,084,800				
105	6	4,352,200				
111-125	7	30,183,900				
130-32,106	205	20,730,300				
200-231	0		0			
300-393	115			116,228,400		
400-442	5				4,275,000	
450-452	0					0
CH 61 LAND	0	0	0	0		
CH 61A LAND	1	6	0	56,300		
CH 61B LAND	8	11	0	2,377,700		
012-043	19	3,518,262	0	7,170,738	0	
501	129					3,331,300
502	129					7,122,100
503	0					0
504	3					23,718,500
505	7					7,533,200
506	1					2,086,200
508	4					370,800
550-552	0					0
TOTALS	5,456	3,282,868,662	0	125,833,138	4,275,000	44,162,100
Real and Personal Property Total Value						3,457,138,900
Exempt Parcel Count & Value						463 288,728,600

For CH 61, 61A and 61B Land: enter the mixed use parcel count in the left-hand box, and enter the 100% Chapter land parcel count in the right-hand box.

Signatures

Board of Assessors

Ellen M Brideau, Director , Wayland , ebrideau@wayland.ma.us 508-358-3658 | 10/24/2016 8:24 PM

Comment: I am authorized to sign on behalf of the Board of Assessors. BOA signatures on file.

Comments

No comments to display.

NOTE : The information was Approved on 10/27/2016