

**TOWN OF WAYLAND
BOARD OF ASSESSORS
Monday March 14, 2016**

Attendees: Chair S. Rufo, J. Brodie, Z. Ventress, C. Kane, D. Hill, Assistant Assessor D. Ellis and Administrative Assessor J. Marchant

Director E. Brideau was unable to attend the meeting due to a family illness. Assistant Assessor D. Ellis, presented the reports and applications that had been prepared by Dir Brideau and acted in her place for the meeting.

S. Rufo called the meeting to order at 7:15pm. The board members and staff introduced themselves to the public in attendance.

Review of minutes from December 14th, 2015 and January 25th & February 11th, 2016

D. Hill moved and J. Brodie seconded to approve the minutes of December 14th as submitted. Vote unanimous with C. Kane abstaining.

C. Kane moved and Z. Ventress seconded to approve the minutes of January 25th as submitted. Vote: S. Rufo, C. Kane, Z. Ventress in favor with D. Hill and J. Brodie abstaining.

C. Kane moved and S. Rufo seconded to approve the minutes of February 11th as submitted. Vote: S. Rufo, Z. Ventress, D. Hill and C. Kane in favor with J. Brodie abstaining.

Public Comment:

The following members of the Wayland Rod and Gun Club were in attendance:

Jared Nedzel- 15 Pequot Rd	David Morton- Newton MA
David Kiklis- Framingham MA	Stephen Garanin- Sudbury MA
David Birkner- 233 Glezen Ln	Steven Kandrac- 87 Woodridge Rd
Peter Nottonson- Natick MA	Todd Henry- 12 Winthrop Ter
Darrell Wong- 6 Jeffrey Rd	Ted Halloran- 27 White Rd

Club member stated he's here to observe and support the Wayland Rod and Gun Club

Jared Nedzel- 15 Pequot Rd. said he's been a Wayland resident for 20 years and is a member of the club. He is disappointed in the BOA actions. He doesn't believe they did their homework ahead of time with this issue and are now not willing to listen and fix their mistakes.

Club member said the club has been here 80 years and the BOA is jeopardizing its existence. This issue is costing tens of thousands of dollars- and even more than that in the future to both the club and to the town.

Club member said the town may lose the charitable benefits that the club supplies.

S. Rufo explained the executive session process to the public, and invited any of the attendees the opportunity to speak prior to the BoA entering into executive session. Several members of the public then opted to state their thoughts and concerns.

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

David Kiklis- Framingham MA is a member of the club and said the BOA is jeopardizing its existence. If the club has to disband, the loss of the other things this group does might outweigh the gain in tax dollars that the town will receive. The tax dollars aren't that much.

Club member stated there's not much feasibility to subdivide and sell the land. The topography doesn't lend it itself to subdivision. There isn't value there.

Steven Kandrac- 87 Woodridge Rd asked the board to consider what the club members have to say. They were surprised by being taxed and don't have the money for it and are worried about losing the club.

David Birkner- 233 Glezen Ln said based on the sequence of events he has seen, and the information he received, the reasoning of why this is happening is wrong. If more homework had been done upfront on some of the "facts" it would have been better.

Club member suggested deferring the final decision until a back and forth discussion can be had between the club and the BOA to clear up the facts.

Enter into Executive Session: Pursuant to MGL Chapter 30A, Section 21(a)(3) to Discuss Strategy with Respect to potential litigation by Wayland Rod & Gun Club to Appellate Tax Board.

At 7:32pm, S. Rufo moved to enter into executive session to discuss strategy with respect to potential litigation between the Wayland Rod & Gun Club, Inc. and the Board. J. Brodie seconded.

The chair declared that an open meeting may have detrimental effect on the litigating position of the Board.

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

The Chair invited attendance by the Town Counsel, the Assistant Assessor and the Administrative Assessor.

The Chair stated the board will reconvene in open session following the discussion in approximately 15 minutes.

The board reconvened in open session at 8:07pm.

FY 16 Real Estate Abatement Update- BOA review

The Director had prepared 19 real estate abatements that she recommended for BOA approval. **J. Brodie moved to accept the Director's recommendation and approve the 19 real estate abatements. C. Kane seconded. Vote unanimous with D. Hill abstaining.**

The director had prepared 11 real estate abatements that she recommended for denial. **C. Kane moved and J. Brodie seconded to deny the 11 abatements by signature.**

Director Update

- Hear Report

This document was provided to the board members for review. S. Rufo stated she met with Director Brideau regarding this report and that it had been submitted. J. Brodie stated the means of publication for this report has changed. It is now posted to the website rather than printed.

The following 'Director Update' items were not discussed as the Director was not in attendance.

- Month End Reports
- Overlay Report

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

- Office Activity

Documents for BOA Signature (review)

Two Chapter land applications were presented and approved by board signature.

8:15pm: Z. Ventress left the meeting at this time.

The Director had prepared 42 Circuit Breaker applications that she recommended for BOA approval. **J. Brodie moved to accept the Director's recommendation and approve 42 Circuit Breaker applications for FY'16 by signature. C. Kane seconded.**

The Director had prepared seven statutory exemptions that she recommended for BOA approval. **J. Brodie moved to accept the Director's recommendation and approve seven statutory exemptions by signature. C. Kane seconded.**

The board acknowledged their receipt of the completed Valor Act timesheet of one resident.

The Director had prepared 63 Motor Vehicle Excise Abatement Applications that she recommended for BOA approval. **J. Brodie moved to accept the Director's recommendation and approve 63 Motor Vehicle Excise Abatement Applications by signature. C. Kane seconded.**

The Director had prepared 19 CPA exemptions that she recommended for BOA approval. **C. Kane moved to accept the Director's recommendation and approve 19 CPA exemptions by signature. J. Brodie seconded.**

The Director had prepared one CPA exemption that she recommended for BOA denial since the applicant didn't meet the criteria. Board members signed the denial.

The Director had prepared one Tax Deferral application that she recommended for BOA denial since the application lacked sufficient information. Board members signed the denial.

Correspondence

Letter from Wayland Rod & Gun Club from February 17, 2016

Letter from Will Hazel re: Verizon New England Inc. v. Commissioner of Revenue and cities and towns

A pre-trial conference will be held on March 22nd, 2016

FY 17 Interim Valuation

- Preliminary Timeline – This agenda item was tabled due to the Director's absence
- Vision Interim Update Proposal

The board reviewed the Vision proposal for services to assist with the interim update for FY'17. **J. Brodie moved to accept the Vison proposal for FY'17 interim support for \$5,000. C. Kane seconded.** The board signed their acceptance of the proposal.

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

Thoughts and Concerns from BOA members
None

Next Meeting: The recommendation from the Director is April 4th before town meeting

Meeting Adjourned

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

D. Hill moved to adjourn at 8:35pm. C. Kane seconded. Vote all in favor

Respectfully submitted,
Jessica Marchant

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



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

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING *amb*
SUBJECT: FY'16 ABATEMENT APPLICATIONS
DATE: 3/10/2016

I met with Susan Rufo and Jayson Brodie on March 9th to review abatements applications. The nineteen applications listed below are recommended for approval:

Map	Lot	No.	Location	Abated Value
3	12	183	Oxbow Rd	431,875
7	38	13	Tally Ho Ln	920,000
19	22	95	Claypit Hill Rd	2,026,000
23	179	17	Lillian Way	717,500
23	106B	38	Cochituate Rd	0
24	115	24	Millbrook Rd	527,500
25	59	11	White Rd	696,500
33	001N	190	Old Connecticut Path	2,565,900
39	30	42	Shaw Dr	1,211,800
52	171	258	Commonwealth Rd	424,700
55	3	100	Commonwealth Rd	507,200
36C	3	4	Meadow View Rd	381,100
36C	66	3	Shore Dr	370,200
36c	047A	0	River View Cir	0
36C	047B	45	River View Cir	0
46B	27	138	Lakeshore Dr	249,300
46D	8	203	West Plain St	298,900
51C	38	36	Pemberton Rd	732,600
51D	88	226	Commonwealth Rd	335,000

Cheryl Kane
Jayson Brodie 3/14/16
Susan M. Rufo
Zachariah L. Ventress

APPENDIX _: HEAR REPORTS

REPORT OF THE BOARD OF ASSESSORS

In accordance with section 19-8 of the Code of the Town of Wayland, a report for the Board of Assessors covering the last twelve months (proceeding February 26, 2016) is hereby submitted.

The Board members are Susan Rufo, Chair; Jayson Brodie, Vice Chair; Zachariah Ventress; David Hill and Cheryl Kane.

The Board submits the following:

1. Annual Report of calendar year 2015 property transfers.

168 Single Family parcels

66 Condominium parcels

1 Multi Family parcels

4 Land parcels

7 Commercial parcels

187 Family Title Transfers or Non-valid transfers

The data reported above is in the process of being validated and may be modified.

2. The following numbers have been reported related to abatement applications and Appellate Tax Board cases:

- a. The Board of Assessors logged in thirty four real estate applications by the filing deadline.
- b. As of February 26, 2016, three real estate abatements had been granted for FY'16.
- c. The average value of an abatement granted in FY'14 was \$1,187.02
- d. There were eleven filings with the Appellate Tax Board (ATB) in FY'15; two of which are for telecommunication accounts; one has been withdrawn by the appellant, the eight remaining are pending awaiting hearing date assignments by the ATB
- e. The following is a listing of cases and the decisions issued by the ATB since the last report of March 1, 2015.

Fiscal Year	Property	Assessed Value	ATB Decision
2014	12 Ellie Ln	\$1,996,700	Granted

3. The following data verification visits were extracted from the computer assisted mass appraisal database:

Total Property Visits: 2/24/15-2/26/16*		843			
Building Permits:			Sales:	Cyclical:	
Interior and Exterior	46	Interior and Exterior	54	Interior and Exterior	76
Exterior Only	84	Exterior Only	44	Exterior Only	245
Interior Only	38	Interior Only	37	Interior Only	78
Refusals	11	Refusals	4	No Show Appts	8
Total	179	Total	139	Total	407
Quality Control:			Abatements:	Informal Hearings:	
Interior and Exterior	27	Interior and Exterior	46	Interior and Exterior	20
Exterior Only	17	Total	46	Total	20
Interior Only	8				
Total	52				

*Please note that some of the data verification visits addressed several requirements in one visit, such as a property requiring a building permit visit may also have required a sales visit. One visit would have met both obligations of data verification. An exterior data verification visit represents a visit to the property by a representative of the Assessing Department. The representative measures and verifies the exterior components of the property and leaves a door hanger requesting that the property owner contact the office to schedule an appointment for an interior data verification visit.

2015 Arm's Length Sales Report *

Sale Date	Map	Lot	No.	Street Address	LUC	Sale Price	Sale Date	Map	Lot	No.	Street Address	LUC	Sale Price
1/6/15	48	108	27	BROOKS RD	101	805,000	3/20/15	19	49	30	THREE PONDS RD	101	1,050,000
1/6/15	14	014A	2	COBBLESTONE CIR	101	1,390,000	3/23/15	24	35	10	MORSE RD	101	467,500
1/7/15	47D	32	6	KEITH RD	101	422,000	3/25/15	47B	065A	281	MAIN ST	101	950,000
1/9/15	51C	5	29	DAMON ST	101	360,000	3/30/15	15	3	112	GLEZEN LN	101	864,500
1/16/15	51B	43	42	LEARY ST	101	376,000	3/31/15	36C	024A	20	RIVER VIEW CIR	101	455,000
1/22/15	18	73	7	HOLIDAY RD	101	530,000	4/8/15	7	43	1	GRAYBIRCH LN	101	385,000
1/23/15	35	030X	25	COVERED BRIDGE LN	101	1,380,900	4/9/15	43D	22	28	PEQUOT RD	101	550,000
1/23/15	35	030X	25	COVERED BRIDGE LN	101	1,380,900	4/15/15	5	22	115	LINCOLN RD	101	1,895,000
1/23/15	38	16	215	OLD CONN PATH	101	550,000	4/15/15	7	25	17	SHERMAN BRIG RD	101	569,000
1/29/15	40	035B	6	ESSEX	102	484,000	4/16/15	36C	5	8	MEADOW VIEW RD	101	649,000
1/29/15	23	165	1	LILLIAN WAY	102	841,001	4/17/15	40	020A	203	HAYFIELD LN	102	1,187,500
1/30/15	23	169	5	LILLIAN WAY	102	828,815	4/17/15	35	030E	181	RICE RD	101	1,705,000
1/30/15	48	61	78	LOKER ST	101	689,250	4/21/15	24	123A	31	PLAIN RD	130	275,000
1/30/15	15	58	19	SQUIRREL HILL RD	101	1,010,000	4/27/15	35	12	139	BUCKSKIN DR	101	1,700,000
2/5/15	56	26	25	LANGDON RD	101	585,000	4/28/15	23	177	15	LILLIAN WAY	102	739,900
2/5/15	18	45	36	ORCHARD LN	101	608,500	4/28/15	18	36	47	OLD SUDBURY RD	101	680,000
2/6/15	35	001C	17	ASTRA	102	434,500	4/29/15	40	034A	10	ESSEX	102	433,000
2/13/15	47A	78	107	DUDLEY RD	101	1,175,000	4/30/15	32	005A	180	PELHAM ISLAND RD	101	575,000
2/17/15	23	168	4	LILLIAN WAY	102	806,265	4/30/15	4	59	6	YORK RD	101	515,000
2/20/15	48	77	22	AQUEDUCT RD	101	579,000	5/1/15	51D	90	236	COMMONWLTH RD	101	451,000
2/20/15	51B	60	62	EAST PLAIN ST	101	372,500	5/4/15	23	174	10	LILLIAN WAY	102	859,900
2/20/15	4	077B	2	SANDY HILL RD	101	1,020,000	5/7/15	42B	40	4	HIGHGATE RD	101	710,000
2/20/15	45	58	1	STEEPLETREE	102	485,000	5/12/15	1	43	35	WILLIAMS RD	101	1,300,000
2/23/15	7	33	8	TALLY HO LN	101	728,000	5/14/15	47B	13	26	DUDLEY RD	101	237,000
2/27/15	28	9	44	JEFFREY RD	101	580,000	5/15/15	11	090E	3	DYLAN'S CR	101	1,430,000
3/3/15	44	94	80	WOODRIDGE RD	101	949,000	5/15/15	23	167	3	LILLIAN WAY	102	718,500
3/6/15	36C	38	84	RIVER VIEW CIR	101	300,000	5/15/15	31	1	270	PELHAM ISLAND RD	101	820,000
3/9/15	40	043C	3	CHRISTINA	102	525,000	5/15/15	45	098D	7	PICKWICK WAY	102	519,000
3/17/15	23	172	8	LILLIAN WAY	102	739,900	5/16/15	4	20	19	RED BARN RD	101	644,000
3/17/15	49	53	39	RICE RD	101	613,000	5/18/15	30	80	110	BOSTON POST RD	101	417,500
3/17/15	29	041D	9	WADSWORTH LN	102	719,000	5/18/15	23	175	11	LILLIAN WAY	102	761,250
3/20/15	45	113B	28	CUTTING CROSS WAY	102	619,000	5/18/15	8	012A	87	LINCOLN RD	130	920,000
3/20/15	39	35	41	SHAW DR	101	712,000	5/28/15	35	6	6	ASTRA	102	420,600

2015 Arm's Length Sales Report *

Sale Date	Map	Lot	No.	Street Address	LUC	Sale Price	Sale Date	Map	Lot	No.	Street Address	LUC	Sale Price
5/28/15	45	065A	6	COLTSWAY	102	510,000	7/2/15	40	063A	901	WISTERIA WAY	102	839,900
5/28/15	51D	71	178	COMMONWLTH RD	035	790,000	7/10/15	23	187	25	LILLIAN WAY	102	845,600
5/29/15	11	78	21	HAZELBROOK LN	101	939,000	7/10/15	51D	064A	9	WILLARD ST	101	813,500
5/29/15	23	176	12	LILLIAN WAY	102	952,500	7/14/15	47B	43	17	LAKEVIEW RD	101	529,000
6/1/15	4	43	300	CONCORD RD	101	660,000	7/15/15	44	44	19	BARNEY HILL RD	101	850,000
6/2/15	4	80	1	OXBOW RD	101	595,000	7/15/15	51A	49	30	FULLER RD	101	425,000
6/2/15	51C	58	18	PARKLAND DR	101	803,500	7/15/15	45	038A	8	LAKESPUR	102	539,000
6/3/15	50	47	53	LAKE RD	101	505,000	7/15/15	23	62	5	OLD SUDBURY RD	101	889,000
6/3/15	20	044A	4	ROWAN FIELD RD	101	1,399,000	7/16/15	18	52	49	ORCHARD LN	101	659,500
6/4/15	45	071D	18	HILLSIDE DR	102	576,000	7/17/15	51B	5	2	LAWRENCE RD	101	389,000
6/6/15	25	82	16	BOSTON POST RD	340	1,000,000	7/17/15	11	13	71	MOORE RD	101	750,000
6/8/15	47A	83	87	DUDLEY RD	101	250,000	7/17/15	46D	91	10	RIDGEFIELD RD	101	456,000
6/10/15	23	131	31	HASTINGS WAY	102	702,500	7/17/15	40	060A	601	WISTERIA WAY	102	685,000
6/12/15	46B	74	5	EMERSON RD	101	454,000	7/24/15	7	6	230	CONCORD RD	101	595,108
6/12/15	23	171	7	LILLIAN WAY	102	810,000	7/24/15	11	93	155	CONCORD RD	101	525,000
6/15/15	46D	130	27	EDGEWOOD RD	101	772,000	7/27/15	4	089A	10	SUMMER LN	101	1,665,000
6/15/15	19	40	10	FIDDLEHEAD LN	130	611,500	7/28/15	19	23	91	CLAYPIT HILL RD	101	1,577,000
6/15/15	56	12	18	HEARTHSTONE CIR	101	740,000	7/29/15	14	3	102	CONCORD RD	101	695,000
6/18/15	11	62	153	GLEZEN LN	101	900,000	7/29/15	42D	132	15	WOODLAND RD	101	351,000
6/18/15	23	185	23	LILLIAN WAY	102	774,900	7/30/15	18	77	3	EAST RD	101	747,820
6/18/15	11	37	8	LINCOLN RD	101	855,000	7/31/15	35	004A	12	ASTRA	102	419,900
6/19/15	44	37	36	BARNEY HILL RD	101	709,000	7/31/15	40	071D	1704	BAYBERRY LN	102	675,000
6/19/15	43A	11	21	CEDAR CREST RD	101	640,000	7/31/15	20	22	27	DRAPER RD	101	950,000
6/19/15	23	170	6	LILLIAN WAY	102	827,310	7/31/15	52	103	10	OLD TAVERN RD	101	850,000
6/19/15	3	19	168	OXBOW RD	101	725,000	8/3/15	42B	55	20	HIGHGATE RD	101	582,000
6/22/15	46D	61	10	LODGE RD	101	611,000	8/3/15	4	055H	28	YORK RD	101	1,100,000
6/22/15	1	002E	9	PESCE DR	101	1,162,500	8/4/15	19	027A	69	CLAYPIT HILL RD	101	1,152,000
6/23/15	4	119	18	CATHERINE FARM RD	101	1,419,150	8/4/15	35	030S	27	COVERED BRIDGE LN	101	1,559,900
6/23/15	43B	21	9	GOODMAN LN	101	945,500	8/5/15	4	13	11	GRAYBIRCH LN	101	655,000
6/24/15	23	181	19	LILLIAN WAY	102	750,000	8/7/15	24	94	207	BOSTON POST RD	101	400,000
6/25/15	30	46	1	HIGHFIELDS RD	101	958,000	8/7/15	42B	62	9	HIGHGATE RD	101	430,000
6/26/15	25	94	133	PLAIN RD	101	590,000	8/8/15	50	36	38	LAKE RD	101	370,000
6/26/15	53	027D	110	WILLOWBROOK DR	102	595,000	8/8/15	45	093C	20	PICKWICK WAY	102	440,000
6/29/15	19	41	6	ADAMS LN	101	1,185,000	8/10/15	48	31	46	COUNTRY CRNRS RD	101	760,000
6/29/15	52	126	12	DEAN RD	101	485,000	8/10/15	45	045A	9	INDIAN DAWN	102	492,000
6/30/15	23	183	21	LILLIAN WAY	102	700,000	8/11/15	23	52	400	BOSTON POST RD	323	28,000,000
7/1/15	23	179	17	LILLIAN WAY	102	747,900	8/11/15	11	69	7	FOLSOMS POND RD	101	1,100,000
7/1/15	41	005H	304	STONEBRIDGE RD	101	765,000	8/11/15	45	37	9	LAKESPUR	102	497,000
7/2/15	52	16	7	HAVEN LN	101	495,000	8/12/15	23	052E	0	ANDREW AVE	322	20,000,000

2015 Arm's Length Sales Report *

Sale Date	Map	Lot	No.	Street Address	LUC	Sale Price	Sale Date	Map	Lot	No.	Street Address	LUC	Sale Price
8/12/15	23	052C	440	BOSTON POST RD	342	20,000	9/18/15	45	071C	16	HILLSIDE DR	102	460,000
8/12/15	40	057D	304	DAHLIA DR	102	800,000	9/18/15	23	178	14	LILLIAN WAY	102	953,000
8/13/15	4	100	18	MARSHALL TER	101	755,000	9/21/15	23	27	298	BOSTON POST RD	322	335,000
8/14/15	51D	6	211	COMMONWLTH RD	101	405,000	9/21/15	40	028B	2	BRANDYWYNE	102	385,000
8/14/15	12	3	123	DRAPER RD	101	1,029,200	9/25/15	48	33	50	COUNTRY CRNRS RD	101	751,000
8/14/15	24	162	25	GLEN RD	101	1,275,000	9/25/15	45	042A	16	INDIAN DAWN	102	538,000
8/14/15	43B	30	6	GOODMAN LN	101	710,000	9/25/15	34	8	120	OLD CONN PATH	101	945,000
8/14/15	23	189	27	LILLIAN WAY	102	776,450	9/28/15	4	17	16	GRAYBIRCH LN	101	465,500
8/14/15	47D	2	221	MAIN ST	101	669,000	9/30/15	20	50	33	DECATUR LN	101	965,000
8/14/15	53	21	29	OAK ST	101	449,000	9/30/15	23	193	31	LILLIAN WAY	102	739,900
8/14/15	39	33	29	SHAW DR	101	760,000	10/1/15	49	52	5	WAYLAND HILLS RD	101	735,500
8/14/15	6	30	55	SHERMAN BRIDGE RD	101	692,000	10/2/15	23	195	33	LILLIAN WAY	102	758,850
8/17/15	44	20	23	BROOK TRAIL RD	101	825,000	10/9/15	43B	20	7	GOODMAN LN	101	578,000
8/19/15	52	209	344	COMMONWLTH RD	101	1,049,000	10/9/15	24	161	45	PLAIN RD	101	705,000
8/20/15	20	63	56	DRAPER RD	101	900,000	10/15/15	42C	5	34	WALLACE RD	101	730,500
8/20/15	16	10	65	SEARS RD	101	2,470,000	10/15/15	53	030A	204	WILLOWBROOK DR	102	525,000
8/24/15	48	62	84	LOKER ST	101	929,000	10/16/15	23	191	29	LILLIAN WAY	102	807,877
8/25/15	42B	25	9	ANTHONY RD	101	565,900	10/16/15	47B	26	21	SUNSET RD	101	474,000
8/26/15	38	24	30	DAVELIN RD	101	539,500	10/20/15	23	182	18	LILLIAN WAY	102	920,000
8/26/15	18	30	71	OLD SUDBURY RD	101	518,500	10/21/15	30	9	127	BUCKSKIN DR	101	1,600,000
8/26/15	14	28	22	TRAINING FIELD RD	101	803,000	10/30/15	19	039C	40	CLAYPIT HILL RD	101	1,387,000
8/27/15	12	2	127	DRAPER RD	101	710,000	10/30/15	42D	99	22	HAWTHORNE RD	101	526,900
8/27/15	7	17	18	SHERMAN BRIDGE RD	101	595,000	10/30/15	50	54	23	LAKE RD	101	410,000
8/27/15	4	110	45	YORK RD	101	1,249,000	10/30/15	46D	59	18	LODGE RD	101	446,500
8/28/15	38	164	14	CAMERON RD	101	755,000	10/30/15	52	191	36	SCHOOL ST	101	412,500
8/28/15	19	80	3	DECATUR LN	101	985,000	11/3/15	27	13	155	PELHAM ISLAND RD	101	1,145,000
8/28/15	30	90	12	WHITE RD	101	692,000	11/6/15	23	188	24	LILLIAN WAY	102	919,010
8/31/15	43D	18	14	PEQUOT RD	101	595,000	11/6/15	53	034C	304	WILLOWBROOK DR	102	592,000
8/31/15	40	064E	1005	WISTERIA WAY	102	750,000	11/9/15	24	133	36	PLAIN RD	101	975,000
9/1/15	32	12	5	ERWIN RD	101	2,050,000	11/9/15	39	34	33	SHAW DR	101	849,000
9/1/15	29	32	90	OLD CONN PATH	101	885,000	11/10/15	44	28	18	COUNTRY CRNRS RD	101	635,000
9/2/15	4	11	15	GRAYBIRCH LN	101	590,000	11/13/15	23	205	43	LILLIAN WAY	102	789,900
9/2/15	15	63	78	SEARS RD	101	847,600	11/16/15	40	32	4	FOX HOLLOW	102	542,000
9/4/15	40	057C	303	DAHLIA DR	102	855,000	11/17/15	24	165	4	MICHAEL RD	101	700,000
9/9/15	23	197	35	LILLIAN WAY	102	779,022	11/17/15	45	6	83	RICE RD	101	1,032,500
9/10/15	52	200	7	CAULFIELD RD	101	700,000	11/18/15	23	128	25	HASTINGS WAY	102	663,000
9/10/15	40	070E	1605	WISTERIA WAY	102	695,000	11/18/15	53	1	18	OAK ST	101	472,000
9/15/15	14	32	67	GLEZEN LN	101	716,900	11/19/15	35	005A	10	ASTRA	102	420,000
9/17/15	23	180	16	LILLIAN WAY	102	900,550	11/20/15	43B	40	19	HAPPY HOLLOW RD	101	610,000

2015 Arm's Length Sales Report *

Sale Date	Map	Lot	No.	Street Address	LUC	Sale Price	Sale Date	Map	Lot	No.	Street Address	LUC	Sale Price
11/20/15	41	3	234	STONEBRIDGE RD	101	421,000	12/16/15	11	16	9	LEWIS PATH	101	1,342,500
11/25/15	23	203	41	LILLIAN WAY	102	839,242	12/21/15	42B	50	5	HOLBROOK RD	101	592,000
12/1/15	25	50	18	LUNDY LN	101	644,000	12/22/15	50	16	8	AMEY RD	101	676,500
12/1/15	51C	17	14	SHAWMUT AVE	104	540,000	12/22/15	36C	12	19	MEADOW VIEW RD	101	574,000
12/1/15	7	15	10	SHERMAN BRIDGE RD	101	605,000	12/22/15	45	094C	30	PICKWICK WAY	102	520,000
12/2/15	33	023L	6	GREEN WAY	102	324,800	12/23/15	23	184	20	LILLIAN WAY	102	975,676
12/2/15	43D	23	32	PEQUOT RD	101	340,000	12/23/15	51C	56	70	PEMBERTON RD	101	710,000
12/11/15	38	130	250	OLD CONN PATH	130	275,000	12/28/15	33	023Q	6	GREEN WAY	102	295,000
12/11/15	47B	61	4	SPENCER CIR	101	938,750	12/30/15	16	56	25	OLD WESTON RD	101	1,029,000
12/11/15	19	46	12	THREE PONDS RD	101	649,000	12/31/15	46B	45	2	CHESTNUT RD	101	269,000
12/14/15	46D	122	50	EDGEWOOD RD	101	337,000	12/31/15	33	023I	6	GREEN WAY	102	295,000
12/16/15	4	42	296	CONCORD RD	101	480,000	12/31/15	51B	32	130	MAIN ST	334	753,313

*2015 Arm's Length Sales are in the process of being validated and may be modified

LUC= Land Use Code (101-Single Family, 102-Residential Condominium, 104-Two Family, 106-Vacant Lot with an outbuilding, 109-Two Dwellings on 1 Lot, 130-Vacant Land)



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

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FY'16 CIRCUIT BREAKER APPLICATIONS *Cheryl*
DATE: 3/11/2016

I have reviewed the following forty two (42) Exemption applications and recommend approval:

PAR ID	LAST NAME	FIRST
51B-031	ATHANAS	BERTHA
004-091	BAKER	ANNA
40-053A	BERNSTEIN	ROSLYN
51D-051	BLAIS	MARY
043A-018	BLASOTTO	ETTA
50-082	BOULAY	MARGARET
51A-059	BURKE	ANITA
47B-082	DEVEAUX	ALBERT & ESTHER
52-113	DICSARE	PAULINE
52-046	EKMEJIAN	EVELYN
51B-030	FERGUSON	JOAN
45-055B	FINE	HENRY&SHIRLEY
51D-059	GLADU	JANET
45-101B	HARRINGTON	RUTH
50-025	HOMER	CHARLOTTE
38-144	JACOBSEN	PAROOHY
42D-074	JUDGE	MARIE & JOSEPH
08-007	KENNEDY	FRANCIS
46D-135	KWARTA	JOANNE
42D-122	LAUGHLIN	JOHN
42D-018	LEE	DOROTHY
51a-045	LIENARD	ELVIRA
51B-018	MACDONALD	CATHERINE M

PAR ID	LAST NAME	FIRST
47A-022	MAUCHAN	CHARLES
30-021	MCRAE	MARION
42D-079	MERRITT	DOROTHY
047A-080	NEWHALL	NANCY
24-042	ORLANDO	SUSAN
51A-058	PATTERSON	ELIZABETH
52-172	PETERS	CHARLES
56-018	RAVANIS	IRENE
38-103	SALERNO	CHARLES & ELIZABETH
029-065	SANTAMARIA	JAMES & NANCY
38-087	SCIACCA	THOMAS
46D-032	STEELE	EILEEN
35-005C	SULLIVAN	JOSEPHINE
42D-044	THAYER	ELIZABETH
47B-087	TRICONI	ANTHONY
51A-004	TUFTS	HELEN
46D-092	VIGNEAU	JANICE
43C-017B	VINCIULLA	ELLEN
42B-069	WILLIAMS	THOMAS

Cheryl Kane 3/14/16
Jayson Brodie
Susan M. Rufo



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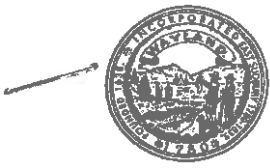
TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: FY'16 EXEMPTION APPLICATIONS
DATE: 3/11/2016

WMB

I have reviewed the following seven (7) Exemption applications and recommend approval:

CLS	NAME	FIRST
17D	ATHANAS	BERTHA
17D	VINCIULLA	ELLEN
22	LOPEZ	RAUL A JR
22	GROSS	AARON
22	MAGUIRE JR	JOHN
37	MITCHELL	SEAN
41C	TUFTS	HELEN

Cheryl Kane 3/14/16
Jayson Brodie
Susan M. Rufo



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David Hill
Cheryl Kane

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: VALOR ACT
DATE: 3/11/2016

enub

Per the attached time sheet, Mr. Frederick S. Giordano has completed 50 hours towards his Valor Act Tax Credit and is recommended for approval.

Cheryl Kane 3/14/16
Jayson M. Brodie
Susan M. Rufo



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David Hill
Cheryl Kane

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING *EB*
SUBJECT: MOTOR VEHICLE EXCISE ABATEMENTS
DATE: 3/11/2016

The Assessing Department staff has reviewed the attached list of Sixty Three (63) Motor Vehicle Excise Abatement applications and recommend approval.

Cheryl Kane 3/14/16
Jayson Brodie
Susan M. Rufo



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MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING *EMB*
SUBJECT: FY'16 CPA APPLICATIONS
DATE: 3/11/2016

I have reviewed the following nineteen (19) CPA applications and recommend approval:

PAR ID	LAST	FIRST	NO	ADDRESS
51B-031	ATHANAS	BERTHA	31	CENTER
43A-018	BLASOTTO	ETTA	24	INDIAN ROAD
42D-005	CHOW	CONNIE	385	OLD CONN PATH
52-113	DICESARE	PAULINE	35	DEAN RD
51D-059	GLADU	JANET	5	SOUTH STREET
44-003	GROSS	AARON & LOUISE	135	WOODRIDGE RD
38-144	JACOBSEN	PAROOHY	3	KELSEY ROAD
18-007	KENNEDY	FRANCIS	84	OLD SUDBURY RD
51B-018	MACDONALD	CATHERINE	9	MELVILLE PL
25-040	MILLS	ROBERT L	14	SYLVAN WAY
03-029	MORRISSEY	JAMES J JR.	24	GROVE ST
47A-080	NEWHALL	NANCY	99	DUDLEY ROAD
24-068	ROBINSON	STANLEY	9	WHEELOCK RD
11-051	SMILSKALNS	RUTA	4	PEARTREE LN
51C-040	SMITH	LILIANE	42	PEMBERTON RD
51A-004	TUFTS	HELEN	70	WEST PLAIN ST
46D-092	VIGNEAU	JANICE	12	FAIRFIELD RD
43C-017	VINCIULLA	ELLEN P.	17	ALGONQUIN PATH
51A-084	WEBB	ALTON	21	KING ST

Cheryl Kane 3/14/16
Jayson Brodie
Susan M. Rufo

Thomas C. Grassia
Attorney at Law

PO Box 6326
COCHITUATE, MASSACHUSETTS 01778-6326
Ph: 508.653.0054 ~ Fax 954.656.0054
tom@tomgrassia.us

17 February 2016

Mark Lanza, Esq.
Town Counsel
41 Cochituate Road
Wayland, MA 01778

Re: Wayland Rod & Gun Club
My File No. 7803

COPY

Correspondence

Dear Mark,

First and foremost, permit me to once again to express the Club's and my own person gratitude for your participation in our meeting with Ms. Rufo and Ms. Brideau. Steve Garanin and I are not unmindful of the fact that this was an exceptional setting. We are each committed to a good faith effort to resolve the circumstances that presently cloud our relations with the Town. We walked from our meeting believing that good faith effort was embraced by all present.

My purpose in writing you is to report that I have, of course, reviewed the Pembroke case that you left with me, as has our tax counsel. Neither of us has any quarrel with the findings in that case. Our assessment is the same as regards the Marshfield matter. Our opinions with respect to how each of the cases relates to our own, is that they don't, except in one highly significant way; that being that the facts that the Appellate Tax Board states must chiefly exist to support a finding in favor of the taxpayer, do chiefly exist in our circumstances. I will not restate them here, but instead, refer you back to my letter of 14 December, 2015 to Ms. Brideau. They are also largely repeated in the abatement applications, which were penned by Robinson & Company, our tax attorneys.

The "facts" provided to you and upon which you based your opinion letter were almost entirely, not facts at all. The Club unquestionably acts with public and charitable purposes and while not every one of our programs is overrun with participants, our part of the equation is very much present. We are also seeking to expand those programs. We also manage our property in keeping with good conservation and public access practices; but I am, despite my attempt at restraint, reiterating my prior correspondence.

What I believe is of consequence to our conversation at this point, is for the Town to recognize the Club's willingness to do one of two things. (1) To work earnestly and in good faith to resolve a circumstance that we believe should never have arisen, including a representation and/or agreement to make voluntary contributions to our town at a future time; or (2) take the matter before the ATB, with the same energy that would have been applied to our attempt at resolution.

I do not think that it is in the best interest of the Town to undertake a trip to the ATB. The Club is confident that it will prevail as it has two legal opinions that support that confidence. It is no small matter that our modest membership has funded the legal research and representation to date and stands ready to take the matter further. In addition, the Club is prepared to rectify any shortcomings that the ATB might find, thus the "reward" that the Town may receive would be short-lived, perhaps a year, and under the new and more accurate assessment, hardly worth the expense of the exercise. Add to this, the dissatisfaction that might arise once the saga is made public, and you are left with nothing more than a mess.



T. Grassia to M. Lanza
17 February 2016

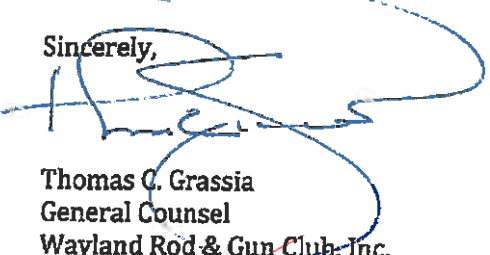
We (the Town and the Club) should tread carefully through the next few weeks. We need to avoid complicating the situation further. If we proceed with care, the entire matter can be reversed; the assessment can be corrected; the tax exempt status can be reinstated; and an amicable and positive relationship can be restored (notwithstanding the staggering costs that the Club is enduring).

The Club's Board and membership were buoyed by the report of our meeting. While that reaction was and remains cautious, it is indicative of the good faith approach that the Club has embraced.

I remain hopeful that such a result can be achieved.

Thank you once again for your time and attention.

Sincerely,



Thomas C. Grassia
General Counsel
Wayland Rod & Gun Club, Inc.
CC: E. Brideau ✓
S. Rufo

COPY



February 8, 2016

2016 FEB -9 AM 10:45

WAYLAND
BOARD OF ASSESSORS

Board of Assessors
Town Hall
41 Cochituate Rd.
Wayland, MA 01778

Dear Board Members:

Vision Government Solutions is pleased to propose services for assistance with an interim update program of real property in the Town of Wayland, Massachusetts for Fiscal Year 2017. It is assumed that the Town will validate all sales for the preceding year and send out income and expense reports. We will provide all services in conformance with all Department of Revenue requirements. The services to be provided will be as follows:

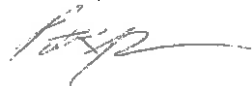
- 1) Analyze recent land and improved sales.
- 2) Create a sales database file in the Vision System.
- 3) Run sales ratio study reports by DOR specifications, groupings and sorts.
- 4) Analyze sales ratio reports according to DOR specifications.
- 5) Create new cost/market land and building model tables to reflect desired ratios, medians and COD's according to DOR specifications.
- 6) Analyze a sample of I&E forms to assist with the support of commercial/industrial property valuations.
- 7) Recalculate new values utilizing new model tables.
- 8) Implement and test new pricing models and reanalyze ratio reports to meet DOR specifications.
- 9) Implement new residential/commercial/industrial cost/market tables into the main database file.
- 10) Assist with DOR Interim adjustment form.
- 11) Complete by September 30, 2016.

Fiscal 2017 Assistance for Real Estate Interim Update of Values - \$5,000

Appraiser Consulting: Additional services can be provided to the Town for a fee of **One Thousand Two Hundred (\$1,200)** per day for a Senior level appraiser. Other services such as printing a full set of cards, programming or extensive data entry services are available at a separate price.

If there are any further questions or more information is necessary, please do not hesitate to call me at extension 3644.

Sincerely,



Patrick Donovan
Regional Sales Manager

Accepted By The Town:

Cheryl Kane Joyce Brehe [Signature] 3/14/16
Assessor Assessor Assessor Date

