

**Wayland Board of Assessors  
Town Building- Assessor's Office  
41 Cochituate Rd Wayland MA 01778  
Monday, November 6, 2017**

Attendees: Chair- S. Rufo, Vice Chair- J. Brodie, S. Glovsky, 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 7:15pm.

**Review of minutes from October 16<sup>th</sup>, 2017**

**J. Brodie moved to approve the minutes October 16<sup>th</sup> as submitted. S. Glovsky seconded.**

**All in favor**

**Documents for BOA Signature (review)**

**FY17 – Circuit Breaker Applications**

Director Brideau recommended four circuit breaker applications for approval. They have been reviewed and meet the criteria.

**J. Brodie moved to approve the four circuit breaker applications that have been reviewed and meet the criteria. S. Glovsky seconded.** The board signed their approval.

Director Brideau recommended two circuit breaker applications for denial that have been reviewed and do not meet the criteria. The board signed the denials.

**FY19 – Chapter Land Applications**

**J. Brodie moved to accept the recommendation of the Director to approve 41 Wayland parcels for FY'19 Chapter Land status. S. Glovsky seconded.** The board signed their approval.

**Correspondence**

The board reviewed the following correspondence received.

Email: M. Lowery, 120 Lakeshore Dr

Letter: T. Maglione, 29 Rice Rd

Letter: B. Gossels, 15 Bennett Rd

Letter: M. Harburger, 2 Oxbow Rd

**Director Report-Office Activity**

Deferred

**Classification Hearing - BOA review of Draft presentation**

Deferred. The Director suggested distributing the packet individually to the board members for review next week. The board discussed possibly meeting again before November 20<sup>th</sup> to discuss the packet.

Friday November 17<sup>th</sup> at 8:30am.

Z. Ventress arrived at this time.

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

**FY18 Interim Assessment:****Director Report on Informal Hearings**

Director Brideau reported the following:

51 hearings were held

Don performed 47 inspections. Jess performed 1 inspection.

Changes were made to 32 properties due to those inspections.

3 properties increased in value due to review.

She is ready to submit the values to the state.

**J. Brodie moved the BOA grant authority to the Director to enter FY'18 assessment data into the Gateway system. Z. Ventress seconded. All in favor**

**Final DOR Valuation Submission Reports:**

**LA3 – Sales Report**

**LA4 – Assessment Classification Report**

**LA13 – Tax Base Levy Growth**

**LA13A – Amended Tax Base Levy Growth**

The board signed all documents.

The Director will submit to the state in the morning.

**Overlay: BOA review of Overlay Forecast and Overlay Surplus Spreadsheets**

The BOA needs to vote tonight on a final overlay number with rounding that will go on the state recap sheet.

J. Brodie addressed the overlay document.

Line 3- The five-year average is about \$130,000. He recommends \$150,000.

Line 4- in past \$100,000. Because the Collector's office has been doing a great job with tax title, J. Brodie recommended \$10,000.

Line 8 recommended to stay at \$55,000

Line 8a- recommended \$130,000

Line 8b- recommended \$5,000

That would total an overlay of \$350,000. That amount is J. Brodie's recommendation.

Z. Ventress said this year is probably ok to drop the overlay amount, but with next year being a re-val year, it will likely go up again.

J. Brodie discussed FY'19.

He agrees with Z. Ventress about next year. He would recommend \$500,000 for FY'19.

The board also discussed the option of having the next few years be the same amount rather than going down and then up. The board discussed what they should do in the short and long term.

**J. Brodie moved overlay for FY18 be set at \$350,000. S. Glovsky seconded. All in favor**

**J. Brodie moved the FY19 preliminary overlay forecast be set at \$500,000. S. Glovsky seconded.**

**All in favor**

**Collins Center Report –BOA Comments**

The Collins Center is looking for comments from the board. The Director said they will be on site next week. S. Rufo sent the BOA overlay policy and supporting documents to the Collins Center for review.

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

S. Rufo would like to ask Dave Watkins, Chair of FinCom to meet with her to tell him what the BOA voted tonight, see if she can review that with the FinCom and ask them to make suggestions of timeframes they would suggest the BOA review the overlay through the year.

Z. Ventress commented that restructuring the reporting structure could affect the checks and balances that occur because the BOA is independent.

The board discussed the potential issues that could occur if the Assessor comes under the direction of the Finance Department and how that would affect the BOA.

The board will send the Director their comments by Thursday.

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

Z. Ventress left the meeting at this time.

**Thoughts and Concerns from BOA members**

S. Glovsky shared a concern.

People come to Wayland to bring their kids to the schools. They want homes with four bedrooms and 2+ baths. The number of bedrooms is what they are looking for and by not focusing on the bedrooms in our valuation, we are not maximizing the assessed value on what residents are willing to pay for in Wayland.

Director Brideau said all of the data is stratified- including bedrooms. Bedrooms have not been a factor that is proven by sales. The dwelling size accounts for the bedroom size. The state does not use them as a qualifying criterion. In Wayland she does look at it as part of the analysis, but the bedroom count is not a qualifying criteria for value.

**Public Comment**

None

**Next Meeting:**

November 17<sup>th</sup> 8:30am.

November 20<sup>th</sup> is the scheduled joint meeting with the BOS

**Meeting Adjourned**

**J. Brodie moved to adjourn at 8:47pm. S. Glovsky seconded. All in favor**

Respectfully submitted,

Jessica Marchant



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

**OFFICE STAFF**  
 Ellen M. Brideau, MAA Director Assessing  
 Denise Ellis, Assistant Assessor  
 Jessica Marchant, Administrative Assessor  
 Savitri Ramgoolam, Department Assistant

**BOARD OF ASSESSORS**  
 Susan Rufo, Chairman  
 Jayson Brodie, Vice Chair  
 Zachariah L. Ventress  
 Steven M. Glovsky

---



---

**MEMO**

---



---

**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN BRIDEAU, DIRECTOR OF ASSESSING *EB*  
**SUBJECT:** FY17 CIRCUIT BREAKER APPLICATIONS  
**DATE:** 11/06/17

---



---

The following four Circuit Breaker Match Applications have been reviewed and are recommended for approval:

Map/Lot	Last Name	First Name	No.	Street
43C-008	SIMPSON	DARRELL	5	GARDEN PATH
43B-015	ZAFFETTI	DENNIS J	27	RICE SPRING LN
18-051	FAY	PATRICIA	55	ORCHARD
46B-053	QUELETTE	ROBERT J	8	SIMPSON RD

*J. Brodie 11/6/17*  
*[Signature] 11/6/17*  
*Susan M. Rufo 11/6/17*



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

OFFICE STAFF  
 Ellen M. Brideau, MAA Director Assessing  
 Denise Ellis, Assistant Assessor  
 Jessica Marchant, Administrative Assessor  
 Savitri Ramgoolam, Department Assistant

BOARD OF ASSESSORS  
 Susan Rufo, Chairman  
 Jayson Brodie, Vice Chair  
 Zachariah L. Ventress  
 Steven M. Glovsky

**MEMO**

**TO:** BOARD OF ASSESSORS  
**FROM:** ELLEN BRIDEAU, DIRECTOR OF ASSESSING *EB*  
**SUBJECT:** FY19 CHAPTER LAND APPLICATIONS  
**DATE:** 11/20/17

FY19 Chapter Land applications for the parcels listed below have been reviewed. All forty one parcels meet the qualifying criteria for the Chapter Land program and are recommended for approval.

Map	Lot	Mailing Address
4	78	5 OXBOW RD
6	36	39 SHERMAN BRIDGE RD
7	45	44 LINCOLN RD
7	045B	56 LINCOLN RD
8	2	61 LINCOLN ROAD
11	40	34 LINCOLN RD
11	43	22 HAZELBROOK LN
11	81	21 LINCOLN RD
11	84	193 CONCORD RD
11	084B	195 CONCORD RD
12	31	228 GLEZEN LN
12	39	215 GLEZEN LANE
13	1	121 OLD SUDBURY RD
15	28	12 CLAYPIT HILL RD
17	6	124 OLD SUDBURY ROAD
18	37	49 OLD SUDBURY RD
18	38	49 OLD SUDBURY RD
18	035A	21 BOW RD REAR
18	035B	53 OLD SUDBURY RD
18	037A	49 OLD SUDBURY RD
19	32	37 CLAYPIT HILL RD

Map	Lot	Mailing Address
19	33	33 CLAYPIT HILL RD
19	38	12 CLAYPIT HILL RD
19	028A	CLAYPIT HILL RD
19	039D	12 CLAYPIT HILL RD
20	29	117 PLAIN RD
23	4	99 PELHAM ISLAND ROAD
23	15	397 BOSTON POST RD
23	16	376 BOSTON POST RD
28	031A	101 PELHAM ISLAND ROAD
29	5	103 COCHITUATE RD
30	38	43 OLD CONN PATH
35	030A	205 RICE RD
35	030W	209 RICE RD
35	031A	81 OLD CONNPATH
35	031E	0 FOREST HILL RD
40	16	1 CURLING LN
36C	3	4 MEADOW VIEW RD
35	030V	17 COVERED BRIDGE LN
35	031G	91 OLD CONNPATH
35	031F	93 OLD CONN PATH

*J. Brodie 11/6/17*  
*Susan M. Rufo*

## **Brideau, Ellen**

---

**From:** Mike Lowery <lowery.mike@gmail.com>  
**Sent:** Saturday, October 28, 2017 1:46 PM  
**To:** Brideau, Ellen  
**Subject:** Fwd: Assessors Notice

(Please distribute this as public comment for the next meeting of the Assessors - there is no email address provided for them)

Assessors,

I received the notice below on 10/28 -- after the public review period had ended. I note on the Assessors web pages that the review period has been extended to November 3rd.

There is no postmark on the notice - and it was apparently mailed from Buffalo, NY. Can you tell me the date of the mailing please? Have you communicated to the vendor that the delay in receiving this notice may have inhibited some citizens from the review to which they are entitled?

Thank you,  
Michael Lowery

120 Lakeshore Drive  
Cochituate, MA 01778  
508-397-8828

TOPO.	UTILITIES	STRT./ROAD	LOCATION
5 Steep	2 Public Water	1 Paved	
	6 Septic		

CURRENT ASSESSMENT	Appraised Value	Assessed Value
RESIDNTL 1013	294,100	294,100
RES LAND 1013	210,900	210,900
RESIDNTL 1013	4,700	4,700
<b>Total</b>	<b>509,700</b>	<b>509,700</b>

PREVIOUS ASSESSMENTS (HISTORY)	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
	2017	1013	275,400	2016	1013	280,100
	2017	1013	200,900	2016	1013	197,000
	2017	1013	4,700	2016	1013	4,700
<b>Total:</b>			<b>481,000</b>			<b>481,800</b>

OTHER ASSESSMENTS	Number	Amount	Comm. Int.
<b>Total:</b>			

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	%	SALE PRICE	V.C.
LOWERY MICHAEL P	21514/ 311	11/01/1991	w/		

EXEMPTIONS	Description	Code	Amount
<b>Total:</b>			

ASSESSING NEIGHBORHOOD	Street Index Name	Batch
	Tracing	

NOTES
IG STEEP/WF LEVEL FAT = LOFT BROWN

BUILDING PERMIT RECORD		Amount	Insp. Date	% Comp.	Date Comp.	Comments
Permit ID	Description	15,000		100		7 WINDOWS, 2 DOORS
2016-883	Maintenance	11,000		100		3 WINDOWS
2016-884	Maintenance	0		100		BASEMENT ALTERAT
2014-0254	Remodel/Alter	0		0		FURNACE AND FLU
2013-0518	Remodel/Alter	0		0		ROOF
2013-0499	Maintenance	0		0		

LAND LINE VALUATION SECTION		I. Acre	C. ST.	ST. Idx	Notes-Adj	S Adj	Land Value
B Use Code	Use Description	Factor	Disc	Factor	Adj.	Fact	Land Value
1 1013	SFR WATER	3,175 SF		1.0000	0.00	1.00	210,900
<b>Total Card Land Units:</b>		<b>0.07 AC</b>		<b>Parcel Total Land Area: 0.07 AC</b>			<b>Total Land Value: 210,900</b>

This signature acknowledges a visit by a Data Collector or Assessor  
 APPRAISED VALUE SUMMARY  
 Appraised Bldg. Value (Card) 293,000  
 Appraised XF (B) Value (Bldg) 1,100  
 Appraised OB (L) Value (Bldg) 4,700  
 Appraised Land Value (Bldg) 210,900  
 Special Land Value 0  
 Total Appraised Parcel Value 509,700  
 Valuation Method: C  
 Adjustment: 0  
 Net Total Appraised Parcel Value 509,700

VISIT/CHANGE HISTORY		Type	IS	ID	Cd.	Purpose/Result
	Date	02		DC	B	Building Permit
	06/14/2017	06		PM	C	Cyclical Program
	06/22/2011	02		PM	C	Cyclical Program
	06/15/2011	02		PM	C	Cyclical Program
	06/13/2011	02		PM	C	Cyclical Program

SUPPLEMENTAL DATA	
Other ID: 46B-033	PRABT 202
Value Flag 5 - Cost	BOH Restrict
Print Change 0	CONS Restrict
Deed Type 1	View
Brick	
ASSOC PID#	

VISION

29 Rice Road  
Wayland, MA 01778  
Monday October 30, 2017

RECEIVED  
2017 OCT 30 PM 6: 22  
WAYLAND  
BOARD OF ASSESSORS

Wayland Board of Assessors  
Wayland Town Building  
Wayland, MA 01778

Dear Board of Assessors,

I was surprised and aghast to see that the assessment for my property at 29 Rice Road has increased 14% by unwarranted changes made to my property record card. There was no movement in the marketplace to account for such a large jump in value, clearly something is wrong. The grade was changed from poor to fair, number of rooms grew from 6 to 7, and somehow my living room repairs went from zero to 100% completed when they are not. I am NOT trying to get away with anything other than a reasonable, comparable and just assessment for this property which has been nothing but troubles since I acquired it in June 1982.

I am asking the board to return the house grade to poor, the number of rooms from 7 to 6, and the percent complete for living room fireplace and windows to 90% until I get them inspected, the living room fireplace has never been used and cannot be used until the hearthstone is installed after completing LR ceilings and walls. I am already at the ATB for FY17 which will now include FY18 as well, but this new valuation forces me to pay much higher taxes up front only to be abated later should I prevail at the ATB hopefully next spring. This property is one of the most inspected in the town of Wayland and has been graded poor for at least the past 10 years, for good reasons which I will outline below. This has been confirmed by two ATB rulings in my favor. I would welcome another inspection at any time, but only one short 20-minute inspection by anyone not familiar with the history of the property does not convey the reality accurately.

The house was designed by Mr. Henry Bruce under the auspices of Bruce Associates and was built in 1980 on speculation by Mr. Bruce who was employed by Mitre Corporation and one associate as I understand it. I purchased the property in June 1982. I have all of the blueprints, documentation, photos and paperwork to backup all of my facts below, will bring to ATB and produce for BOA if requested. The house designs were poor, the materials used were low grade and inferior, the builders were novices, and many construction techniques were incorrect as explained below.

On December 10, 1982, the kitchen prefab fireplace caused a fire at the top of the chase eating into the attic and nearly injuring a Wayland firefighter due to unsecured flooring in the attic, damages over \$12,000

Basement garage is unusable in even minimal winter snow and ice conditions

No windows in unfinished basement and garage which flood in storms, no landscaping around the house, no natural gas service to house

Sistered joists on lally columns were used in basement to support load from upper stories instead of a steel beam or engineered lumber



All floor joists have no cross bracing, poorly supported floors on second floor sag and squeak when walked on

The house has 3 bedrooms, a kitchen, living room, and office/dining room, for a total of 6 rooms, not 7

Interior walls and ceilings are wall board, walls are painted, ceilings are unpainted plaster skim rough coated, exterior walls are clapboards over particle board; many wall joints and doorways have shifted out of square

No rain gutters on house, asphalt shingle roof was replaced including membrane in 2008, repaired 2010 and 2011, yet ice dams still occur and damage interior

All closet doors are cheap folding louvered types, master bath is really only  $\frac{3}{4}$  full bathroom with shower only

No crown molding anywhere, baseboard molding is merely stained pine board with few mitered joints

House has 5 double-pane casement windows facing rear: 3 in bathrooms and kitchen, all leaking between panes, and 2 in living room replaced as part of living room repairs in 2000

Remaining 10 movable windows in house are cheap wood & vinyl sliders instead of double-pane or casement types

Front picture windows are stationary double-pane inserts for sliding doors, all leaking between panes

House has experienced problems due to poor construction techniques and materials from fire, wind, water, ice and insects, fire already mentioned above

Water damaged rear prefab fireplace chase causing severe damage, carpenter ants, new windows, and contractor lawsuits, replacement fireplace in 2004 cannot be used until hearthstone is installed after completing walls and ceiling.

Wind blew tree onto porch roof needing repairs in 1990's, completely replaced 2008

Master bath shower fixture and guest bath/shower combination fixture are lowest-cost prefab one-piece fiberglass enclosures that were never secured or installed properly or insulated from attic

Interior plumbing fixtures (2<sup>nd</sup> floor washing machine and unsecured bathroom fiberglass fixtures) caused water leaks in 1<sup>st</sup> floor ceiling with mold infestation causing major reconstruction (ceiling & carpet removals) and insurance claims in 2003

Insurance carrier dropped coverage forcing usage of MA Fair Plan insurance for 5 years

Front door steps had to be removed due to improper construction causing termite infestation

Concrete base for steps to side porch were poured out of level

Basement stairs do not meet code by design and were allowed anyway

Interior floors are cheapest grade C-D plugged (CDX) plywood installed incorrectly causing squeaking floors all around house

No hardwood floors anywhere, slate in foyer, tile baths upstairs, linoleum kitchen & powder room, carpets everywhere else

All appliances are electric, including heat pump which strains to maintain temperature in winter

All plumbing fixtures are cheapest available types at the time of construction, hot water heater replaced 3 times

HVAC ducting is absolutely minimal: one outlet in every room, only one return air duct per floor, doors to bedrooms and bathrooms are cut off at bottom to allow for return air flow when door is closed

2<sup>nd</sup> floor HVAC ducting is routed through attic and insulated but subject to outdoor temperatures

Return air duct for entire 2<sup>nd</sup> floor is located under washing machine located on 2<sup>nd</sup> floor next to dryer, there is no catch basin in case washing machine leaks which already occurred once in 2003

The house is of reasonable size, 2408 square feet, but this is quantity not quality. This house is nothing like the new construction across Rice Road and next door at 30 and 31 Rice Road. But those properties and the other mansions at the upper end of Rice Road do not make my property fair grade when it is really poor, particularly compared with nearly all other properties in Wayland built with quality materials by professional builders. The latest plague affecting the house now is woodpeckers drilling holes into the siding seemingly everywhere.

I continue to make repairs to the house, hoping to complete the LR repairs started in 2000. Since the LR repairs started, there was a lawsuit against the contractor, plumbing fixture leaks with black mold and remediation in 2003, renewed LR repairs in 2004, new heat pump in 2007, new roof and brick chimney repairs in 2008, house painted 2 coats in 2010, new LR roof membrane 2011, heat pump repairs in 2013, 2015 and 2016, and tree trimming all around house in 2015. These necessary repairs cost on the same order as the RE taxes I must pay, so I can afford only one big expense every year or so, yet I continue to make progress.

Repairing problems in a poorly designed and constructed house does not make it a fair grade. I have realized long ago that this house is probably going to be a tear-down when sold, the BOA should too.

Thank you in advance for your consideration. I would be happy to meet with the board to discuss this issue or to provide any further information you may need to support my assertions.

Sincerely,

Tom Maglione

CURRENT OWNER		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT	
Level	Code	Public Water	Gas	Septic	Code	Appraised Value	Assessed Value	Code	Assessed Value
1 Level	1	2	4	6	1010	191,300	191,300	1010	191,300
4 Rolling	4				1010	360,000	360,000		360,000
SUPPLEMENTAL DATA Other ID: 49-057 Value Flag: 5 - Cost Sect Num: 201 Print Change: LG Deed Type: 21N Brick G/S ID: F_698909_2944548 ASSOC PID#: 204 BOH Restrict CONS Restrict View									

RECORD OF OWNERSHIP		SALE DATE		SALE PRICE		V.C.		
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	
2017	1010	142,300	2016	1010	136,600	2015	1010	
2017	1010	342,600	2016	1010	335,800	2015	1010	
<b>Total:</b>		<b>484,900</b>	<b>Total:</b>		<b>472,400</b>	<b>Total:</b>		<b>459,300</b>

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Amount	Comm. Int.
This signature acknowledges a visit by a Data Collector or Assessor			

ASSESSING NEIGHBORHOOD	
NBHD/SUB	Street Index Name
00011A	Tracing

**NOTES**  
 INSPECTION NOTES: REPLACED HEAT PUMP  
 GOOD SIZE BEDROOMS  
 "OWNER STATES: SUBSTANDARD CONST  
 BATHROOM FIXTURES AND PLUMBING, "SUBFLOOR  
 STAIRS TO BASEMENT DONT MEET CODE"  
 Appraised Bldg. Value (Card) 188,600  
 Appraised XF (B) Value (Bldg) 2,700  
 Appraised OB (L) Value (Bldg) 0  
 Appraised Land Value (Bldg) 360,000  
 Special Land Value 0  
 Total Appraised Parcel Value 551,300  
 Valuation Method: C  
 Adjustment: 0  
**Net Total Appraised Parcel Value 551,300**

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Description
04-558	11/04/2004		
00-202	05/09/2000		

LAND LINE VALUATION SECTION									
B #	Use Code	Zone	Depth	Units	Unit Price	I. Factor	A. Disc	C. ST. Idx	Notes-Adj
1	1010 SINGLE FAMILY	R40		60,000 SF	6.22	1.0000	5	0.95	0.00 TOPOGRAPHY
1	1010 SINGLE FAMILY	R40		0.38 AC	28,900.00	1.0000	0	0.50	0.00 WETLANDS
<b>Total Card Land Units: 1.76 AC Parcel Total Land Area: 1.76 AC</b>									
									<b>Total Land Value: 360,000</b>

RECEIVED

2017 NOV -2 PM 12: 27

WAYLAND  
BOARD OF ASSESSORS

Branford Trust  
P.O. Box 157  
Wayland, MA 01778

Wayland Board of Assessors  
Wayland Town Hall  
41 Cochituate Road  
Wayland, MA 01778

November 2, 2017

RE: 15 Bennett Road  
Map/Lot 24/017  
PID: 4788

Dear Board of Assessors,

This letter is a request to correct a significant error on the record card for 15 Bennett Road. The house has 4 bedrooms, not 5. There is a complete set of plans on file at the Building Department confirming this fact.

Attached, please find a copy of the deed restriction that the Wayland Board of Health required me to record at the Middlesex Registry of Deeds in April of 2010.

The home has only had four bedrooms since it was built circa 1915.

Sincerely,

  
Bonnie L. Gossels, Trustee

RECEIVED  
2017 NOV -1 PM 1:39  
WAYLAND  
BOARD OF ASSESSORS

Branford Trust  
P.O. Box 157  
Wayland, MA 01778

Wayland Board of Assessors  
Wayland Town Hall  
41 Cochituate Road  
Wayland, MA 01778

October 28, 2017

RE: 15 Bennett Road  
Map/Lot 24/017  
PID: 4788

Dear Board of Assessors,

This letter is a request to correct a significant error on the record card for 15 Bennett Road. The house has 4 bedrooms, not 5. There is documentation on file at the Building Department confirming this fact. Thank you for your help with this matter.

Sincerely,

  
Bonnie L. Gossels, Trustee





Marie M. Harburger  
Two Oxbow Road  
Wayland, Massachusetts 01778  
508-358-7430  
[mharburger@aol.com](mailto:mharburger@aol.com)

RECEIVED  
2017 NOV -2 PM 1:05  
WAYLAND  
BOARD OF ASSESSORS

October 28, 2017

TO: Wayland Board of Assessors:

Ms. Susan Rufo

Mr. Jayson Brodie, Mr. Zachariah Ventress, Mr. Steven Glovsky

Dear Madam and Sirs,

I am, just today, in receipt of your notice of completion of a review of property valuations in Wayland for FY 2018. I was distressed, once again, to see that the valuation on my property is NOT consistent with the valuation of the properties of my immediate neighbors. I am not suggesting that their properties are unfairly or undervalued. I am, however, convinced that my property is overvalued and will explain below.

Although it is technically irrelevant, I would also like to note that I and my family have been exceedingly inexpensive residents to have living in the town. We educated three children without using one day of the Wayland schools... ever. In fact, the only outstanding and particular use of town services in 44 years has been using the fire department for 911 medical emergencies on two occasions. This is germane in that it relates only to my upset at feeling constantly overcharged. I work very hard to keep my property in good repair and I understand that outward appearances may be misleading.

My property and the property next door at 6 Oxbow Road were built in tandem in 1973 by the same builder and were essentially duplicate homes originally. That would be difficult to decipher now as the property at 6 Oxbow Road has been extensively upgraded. A glance at the property cards will show that 6 Oxbow Road is .75 acres (larger) and now enjoys the following upgrades: New build detached garage, whole house all new siding, whole house window replacement, replacement of exterior doors, new bathrooms, renovated kitchen, sprinkler system supporting beautiful lawn and extensive landscaping.

In contrast, my property is .67 acres and has the *original* carport, siding, windows, entry including door, kitchen, and bathrooms. The only substantial upgrade has been the replacement of a portion of the siding on the front of the house with stone. I maintain that market value is impacted by the lack of upgrades.

Yet, the property at 6 Oxbow Road is currently valued at \$637,000.00. Likely a fair evaluation. My property however is newly valued at \$606,800.00. This represents an approximately \$30,000.00 difference in valuation between the properties. Is it the contention of the assessors that a fully detached 2 car garage, complete exterior renovation and refurbishment, and all new bathrooms and kitchen is worth just \$30,000.00 in market value?

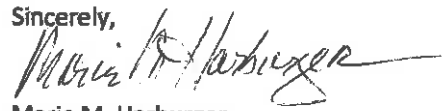
Also, please consider the completely and newly renovated, top to bottom, inside and out property across the street at 1 Oxbow Road now valued at \$627,200. Again, likely fair. It took months of contractors and trucks etc., to bring that property up to its current lovely condition. Is my property value only \$21,000.00 less than that? Really?

I am formally requesting here that you look at this discrepancy and offer an appropriate valuation for my home. I am now a senior citizen and I do not have the bandwidth to struggle about this. This is the sort of bureaucratic complexity that discourages people like me from being able to continue living in our beloved homes. I am not able to retire in part because I find living in Wayland so expensive. I have no intention of making an appointment and fighting this out. I think the facts are obvious and speak for themselves.



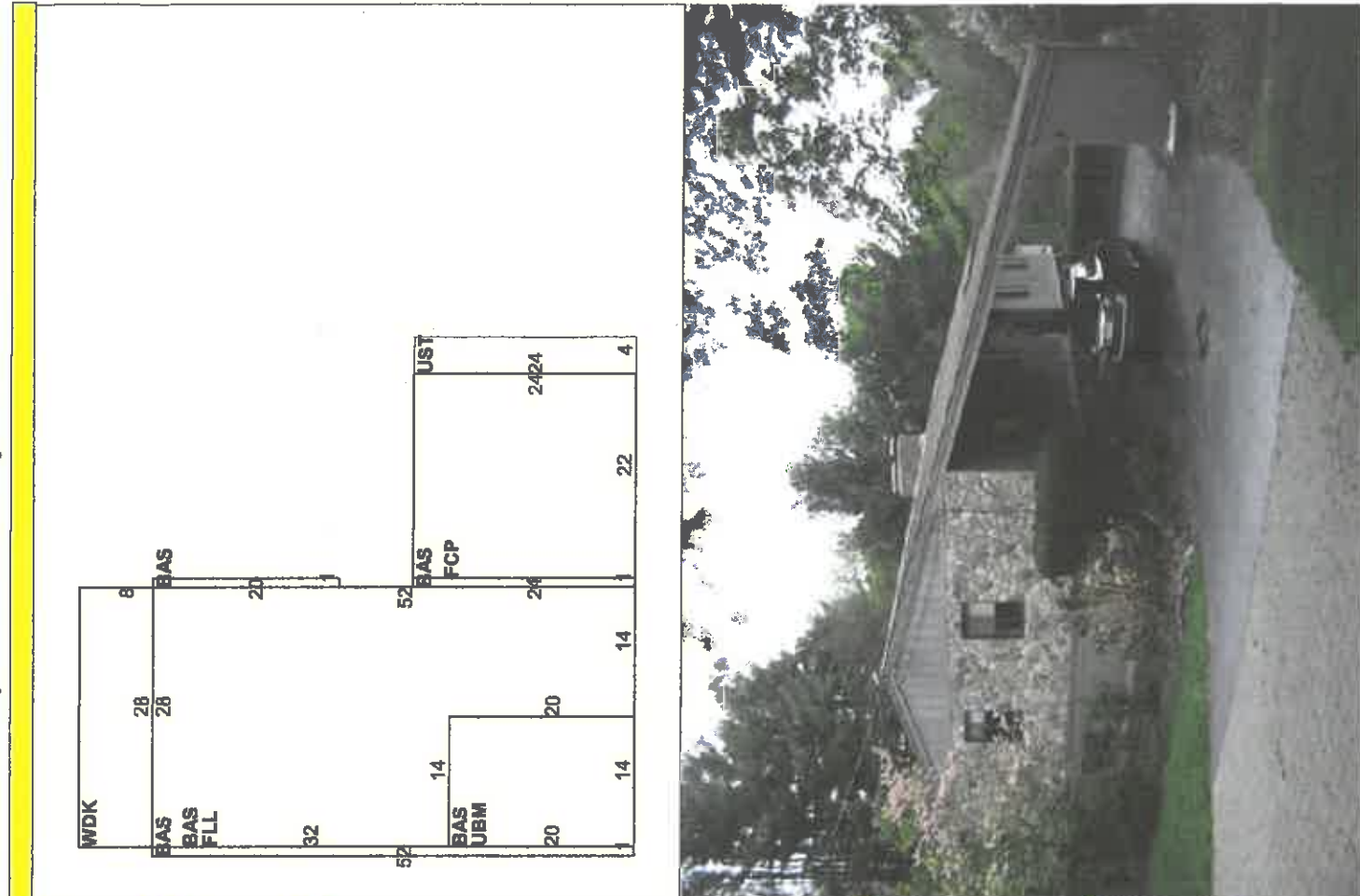
Please do the fair and right thing here. I will be tremendously grateful.

Sincerely,

A handwritten signature in black ink, appearing to read "Marie M. Harburger", with a long horizontal flourish extending to the right.

Marie M. Harburger





CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd.	Ch.	Description
Style	08		Raised Ranch
Model	01		Residential
Grade	4		GRADE_4
Stories	1		
Occupancy	1		
Exterior Wall 1	13		Pre-Fab Wood
Exterior Wall 2	21		Stone
Roof Structure	03		Gable/Hip
Roof Cover	03		Asphalt
Interior Wall 1	03		Plastered
Interior Wall 2	05		Drywall
Interior Ftr 1	12		Hardwood
Interior Ftr 2	14		Carpet
Heat Fuel	03		Gas
Heat Type	04		Forced Air-Duc
AC Type	03		Central
Total Bedrooms	03		3 Bedrooms
Total Bthrms	3		
Total Xtra Fixtrs	6		
Total Rooms	6		
Bath Style	02		AVG/ORIGINAL
Kitchen Style	02		AVG/ORIGINAL

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Description	L/B	Units	Unit Price	Yr	Gde	Dp Rc	Cnd	%Cnd	Apr Value
PATIO-AVG		L	200	8.00	2012	2		F	30		400	
FIREPLACE		B	1	3,500.00	1994			A	78		2,700	
EXTRA FPL O		B	1	1,000.00	1994			A	78		800	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
BAS	First Floor	1,552	1,552	1,552	125.21	194,320
FCP	Carport	0	528	106	25.14	13,272
FLL	Finished Lower Level	0	1,176	882	93.91	110,437
UBM	Basement, Unfinished	0	280	56	25.04	7,012
UST	Utility, Storage, Unfinished	0	96	24	31.30	3,005
WDK	Deck, Wood	0	224	22	12.30	2,755
Tot. Gross Liv/Lease Area:		1,552	3,856	2,642		330,809









Overlay Forecast ( / / )

WORKING PAPERS

STEPS TO DETERMINE FY'18 OVERLAY FORECAST

Budget  
FY 19  
@  
DOR  
Prepared

line #		\$ in FY 13	\$ in FY 14	\$ in FY 15	\$ in FY 16	\$ in FY 17	average of FY'13-FY'17 to date	FY'18 Overlay preliminary forecast (see note 10)	FY'18 Overlay
	Initial Allowance for Overlay	973,215	614,727	949,529	524,282	620,200	736,381		
1.	Abatements								
2.	Abatements-granted	33,376	34,742	82,177	52,111	37,016	47,885		
3.	Total Abatement-ATB initial liability (note 1)	36,500	245,000	312,600	33,200	24,000	130,260	150,000	
3a.	Abatement-ATB initial liability (w/o Telecom)	15,000	223,000	273,600	32,400	23,000	113,400		
3b.	Abatement-ATB initial liability (Telecom only)	21,500	22,000	39,000	800	800	16,820		
4.	Abatement-other liability (note 2)	3,845	2,111	8,275	9,726	491,611	103,074	50,000	
	Real Estate Receivables as of 06/30/2017	0	0	6,076	6,877	474,736			
	Personal Property Receivables as of 06/30/2017	3,845	2,111	2,199	3,049	16,875			
5.	Abatement-other (note 3)								
6.	subtotal-abatements	73,521	281,853	403,082	95,037	552,627	281,218		
7.	Exemptions-statutory	55,910	57,769	63,038	53,645	45,672	55,207	55,000	
8.	Exemptions-CB	117,366	133,815	121,183	128,191	98,853	119,882	130,000	
8a.	number of CB applications (notes 4 & 9)	127.00	141	123	123	93	121		
8b.	Exemptions-Valor Act	n/a	n/a	n/a	2,099	3,000	2,550		
9.	subtotal-exemptions	0	191,584	184,221	183,935	147,618	171,925		
10.	Certain taxes (note 5)								
11.	Interest on abatements refunded to taxpayers (note 6)								
12.	Preliminary FY'18 OVERLAY Forecast (note 7)								
13.	FY'18 OVERLAY approved by BoA								
14.	Tax Rate Rounding (not to exceed) (note 8)								
15.	Final FY'18 OVERLAY Forecast								

notes:

- assume greatest difference between applicable assessment and taxpayer's estimated value noted on abatement form or for ATB or other documentation
- "uncollected taxes" (real and personal property) excluding those secured by tax title. Review to IGR - 11-101
- any significant factors known to the Assessors (i.e. assessments scheduled for Certification)
- Property Owners can apply for CB match until 12/31
- Certain taxes that are budgeted elsewhere.
- Effective FY'18
- Line 8 plus line 9 - voted on 11/7/16
- Include sufficient funds to allow rounding of tax rate (per \$1,000) to next whole penny. This requirement driven by DOR software used in "recap" preparation.
- FY'18 CB data as of September 2017
- Forecast for FY'18 budgeting purposes only





**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  
Donald Clarke, MAA Assistant Assessor  
Jessica Marchant, MAA Administrative Assessor  
Savitri Ramgoolam, Department Assistant

**BOARD OF ASSESSORS**

Susan M. Rufo, Chair  
Jayson Brodie, Vice Chair  
Zachariah L. Ventress  
Steven M. Glovsky

---

---

**MEMO**

---

---

**TO:** NAN BALMER, TOWN ADMINISTRATOR  
BRIAN KEVENY, FINANCE DIRECTOR  
BOARD OF SELECTMEN  
FINANCE COMMITTEE

**FROM:** BOARD OF ASSESSOR  
ELLEN BRIDEAU, DIRECTOR OF ASSESSING *ELB*

**SUBJECT:** FY18 FINAL OVERLAY  
FY19 OVERLAY FORECAST FOR BUDGETING PURPOSES

**DATE:** 11/8/2017

---

---

On November 6<sup>th</sup>, the Board of Assessors unanimously voted the following:

FY18 Final Overlay: \$350,000 + additional amount required for tax rate rounding  
FY19 Overlay for budgeting purposes: \$500,000

It is important to note that FY19 is a Certification Year for Wayland.