### 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.

#### 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 \( \int \) 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. Głovsky

#### **MEMO**

TO:

**BOARD OF ASSESSORS** 

FROM:

ELLEN BRIDEAU, DIRECTOR OF ASSESSING

**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	OUELETTE	ROBERT J	8	SIMPSON RD

Maradie 11/6/17 11/6/17 Summan Gefo 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

**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.

Мар	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	O 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

10/Brehr 1/4/17

#### 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

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29 Rice Road Wayland, MA 01778 Monday October 30, 2017 2017 OCT 30 PM 6: 22
WAYLAND

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 ¾ 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

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PECHIVED

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

WAYLAND READER OF ASSESSESS

2017 NOV -2 PM 12: 27

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.

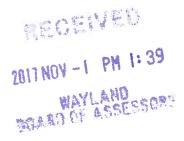
Freb Trustee

Sincerely,

Bonnie L. Gossels, Trystee

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

Bount Parch Truster

## DECLARATION OF RESTRICTIVE COVENANT

I/We, Bonnie L. Gossels, Trustee of Branfold Trust owner(s) of a certain parcel of land known and numbered as 5 8040 ft , Wayland, Middlesex County, Massachusetts and more fully described in a deed recorded with the Middlesex South Registry of Deeds, Book 53709, Page 503-4, Map 24, Lot 17 hereby make and declare for me/us, my/our heirs or assigns, that said parcel be subject to the following restrictive covenant:
1. No building constructed, placed, or maintained upon said lot shall contain more than bedrooms without first obtaining written approval of the Board of Health of the Town of Wayland or such other applicable governmental authority, if any, having jurisdiction over the use and maintenance of the subsurface sewage disposal system servicing said dwelling, per 310 CMR 15.002 of the Massachusetts Environmental Code.
Witness my/our hands and seals this 9th day of april of 2000.  Brane Truste  BRANE RD TRUST
COMMONWEALTH OF MASSACHUSETTS  Middlesex, ss.
On the 14 day of 2010, before me, the undersigned notary public, personally appeared the above-named Bonnie L. 905 sels , proved to me through satisfactory evidence or identification, which were drivers have to be the person whose name is signed on the preceding document, and anknowledged to me that she signed it voluntarily for its stated purpose.
Bk: 54524 Pg: 141 Doc: GOV Page: 1 of 1 04/09/2010 03:02 PM  WAYLAND BOARD OF HEALTH APPROVAL
The foregoing restriction has been reviewed and approved by the Board of Health of the Town of Wayland or its agent on 48,00,000
Board of Health of the Town of Wayland,
by Julia Jundania
COMMONWEALTH OF MASSACHUSETTS
Middlesex, ss.
On the the day of APRIL 2010, before me, the undersigned notary public, personally appeared the above-named Sulia Sunghamns, proved to me through satisfactory evidence or identification, which were Personal redegnition, to be the person whose name is signed on the preceding document, and acknowledged to me that the signed it voluntarily for its stated purpose.
Approved as to form:  My confinission expires: OCTOBER 13/2011  Town Counsel
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caipt for Recording in:	Middlessx South Registry of Deeds 208 Cambridge St.	Cambridge, Massachusetts O2141	WALK IN	Danned in F888	Auber	1-	\$75.00	Collected	3754 \$75.00	00:528	Total Received : \$7	Change Due \$.00	Thank You JENE C. BRUNE - Register of Deeds y: Jared Selfridge	Raceipt# Date Time 1110949 04/09/2010 03:02p
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Property Location: 15 BENNETT RD Vision ID: 4787	WERNER GOSSELS F & ELAINE F	IY IKUSI RD	IA 01778 ners:	darking at a date	KECOKU OF OWINERSHIP	HAGENSTEIN PERRY R TRUSTEE	E	e Description						TAKE TO THE TAKE T			-	Issue Date   1ype		4.4	tion		
Property Locatio Vision ID: 4787	WERNER GO	LAINE KEAL. 15 BENNETT	WAYLAND, MA 01778 Additional Owners:		WERNER CO.	HAGENSTEIN		Year Type				NBHD/SUB 0001/A						rermit ID			Code	0901	

Maric M. Harburger Two Oxbow Road Wayland, Massachusetts 01778 508-358-7430

mharburger@aol.com

2017 NOV -2 PM 1:05 WAYLAND BEADD OF ASSESSOR

TELENAN

October 28, 2017

T0: 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,

Marie M. Harburger

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Property Location: 2 OXBOW RD Vision ID: 3590	MARIE A M HARBURGER	2 OXBOW RD	WAYLAND, MA 01778 Additional Owners:			MARIE A M HARBURGER	BURGI		H				NBHD/SUB		STVI E CHANCE 11/07 DED DA	BEIGE + STONE IA 4TH BDRM FLL			2	CIT AIM	2012-0607 2012-0217	-	9 e	1010 SINGLE FAMILY	$\  \cdot \ $
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3590	7. Description	Raised Ranch Residential GRADE_4	Pre-Fab Wood	Stone Gable/Hip Asphalt	Plastered Drywall Hardwood Carpet	Gas Forced Air-Duc Central	3 Bedrooms	AVG/ORIGINAL	AV&ORIGINAL		LDING & YARD	sub Sub Descrip	BUILDING	Description	First Floor Finished Lower Level Basement, Unfinished Utility, Storage, Unfinished Deck, Wood	Ti Cure I'm and Auen
Vision ID: 3590	Element Cd. Ch.	80 0 4 .	Cy 1 Wall 1 13			33 d 53		oms 6			OB-OUTBUIL	Description S PATTO-AVG FIREFLACE EXTRA FPL O		100	Carport Finished Low Basement, Un Utility, Storag Deck, Wood	W. Cana
Vision	Elen	Style Model Grade	Occupancy Exterior Wall 1	Exterior Wall 2 Roof Structure Roof Cover	Interior Wall 1 Interior Wall 2 Interior Ftr 1 Interior Ftr 2	Heat Type AC Type	Total Bedrooms Total Bthrms Total Half Baths	Total Kooms Total Rooms Bath Style	Authen Style			PATI FPL FPO		Code	FILL FILL UST WDK	

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Property Location: 2 OXBOW RD Vision ID: 3590	CURRENT OUNER MARIE A M HARBURGER 2 OXBOW RD WAYLAND, MA 01778 Additional Owners:	RECORD OF OWNERSHIP	MARIE A M HARBURGER HARBURGER JAMES S	400	Year lype		A/DLIP/ Ci ib	0001/A	STATE OF THE A STATE A STATE OF THE STATE OF	SIYLE CHANGE 11/97 PER FA BEIGE + STONE IA 4TH BDRM FLL			Pormit ID Issue Date	2012-0607 10/31/2012 2012-0217 05/14/2012		B Use Use Use A Code Description	1 1010 SINGLE FAMILY	

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75 !	CURRENT ASSESSMENT  Code Appraised Value  1010 281,800  1010 331,400  1010 23,800	Total 637,000	PREVIOUS Value Yr. C 267,7002016 1 315,5002016 1 23,8002016 1	607,000 Total: This signature acknowledges	APPRAISI	Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Appraised Land value (Bidg) Special Land Value	Total Appraised Parcel Value Valuation Method:	Adjustment:	Net Total Appraised Parcel Value	E	E02/17/2015 06 05/12/2012 08 05/12/2012 06 05/01/2012 07 04/27/2012 02		Spec Use	
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Property Location: 6 OXBOW RD Vision ID: 3591	CURRENT OWNER BLOCH ANDREW L BLOCH MARCI L 6 OXBOW RD WAYLAND, MA 01778 Additional Owners:		RECORD BLOCH ANDREW L O'LEARY POLLY M	Year Type			NBHD/SUB 0001/A	OBEV 10	COMPOSITE DECK PDA/FGR	4TH BR (FBM)		Permit ID Issue Date	-		B Use Use Use  # Code Description 1 1010 SINGLE FAMILY	

ATION   Description   Code   Appraised False    Sed Value 297,800 249 249 6,000 WAYLAND, MA VICTOR	S (HISTORY)   Value   Yr.   Code   Assessed Value   221,8002015   1010   302,000   6,000   2015   1010   6,000	cknowledges a visit by a Data Collector or Assessor  APPRAISED VALUE SUMMARY	295,200 2,600 6,000 323,400	627,20	15   10   Cd.   Purpose/Result     15   10   Cd.   Purpose/Result     15   10   Cd.   Purpose/Result     16   S   Sale     17   S   Sale     18   S   Sale     19   S   Sale     10   S   Sale     10   S   Sale     11   S   Sale     12   S   Sale     13   S   Sale     14   C   Cyclical Program     15   S   Sale     16   S   Sale     17   S   Sale     18   S   Sale     19   S   Sale     10   S   Sale     10   S   Sale     11   S   Sale     12   S   Sale     13   S   Sale     14   S   Sale     15   S   Sale     16   S   Sale     17   S   Sale     18   S   Sale     19   S   Sale     10   S   Sale     10   S   Sale     10   S   Sale     11   S   Sale     12   S   Sale     13   S   Sale     14   S   Sale     15   S   Sale     16   S   Sale     17   S   Sale     18   S   Sale     19   S   Sale     10   S   Sale     10   S   Sale     10   S   Sale     10   S   Sale     11   S   Sale     12   S   Sale     13   S   Sale     14   S   Sale     15   S   Sale     16   S   Sale     17   S   Sale     18   S   Sale     19   S   Sale     10   S   Sale     1	S Adj Fact Adj, Unit Price Land Value 1.00 11.08 323,400	
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State Use: 1010 Print Date: 11/06/2017 19:13	249 WAYLAND, MA	VISION	Assessed Value 259,200 309,100	568,700 lector or Assessor		3,500	400	000,155	573,100 C	0	573,100		Purpose/Result Hearing Certification Not Cyclical Program Cyclical Refus		10.18 331,000	Value: 331,000
State Use: 1010 Print Date: 11/0	Assessed Value 241,700 331,000 M	r	SVTS (HISTORY)  sed Value Yr. Code 273,1002015 1010 309,1002015 1010 4002015 1010	582,600 Total:	APPRAISED VALUE SUMMARY	(g)	(3)				Value	HANGE H	JDM H Hear CLT 13 Cycli	S Adj	Zalc	Total Land Value
1 Card 1 of 1	CURRENT ASSESSMENT  Code Appraised Value  1010 241,700 1010 331,000	573	PREVIOUS ASS Palue Yr Code 261,500,2016 1010 315,200,2016 1010 400,2016 1010	777,100 Total: 582,600 Total: 568,70 This signature acknowledges a visit by a Data Collector or Assessor	APPRAISE	Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg)	Appraised OB (L) Value (Bldg)	Special Land Value	Total Appraised Parcel Value Valuation Method:	Adjustment:	Net Total Appraised Parcel Value		Date 1ype 11/02/2017 00 04/27/2012 01 07/13/1999	Special Pricing	Notes-Adj Spec Use Sp	
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MAP ID: 04/ / 049/ / Bldg #: 1 of 1	STRT.ROAD LOCATION Paved	SUPPLEMENTAL DATA PRABT 101 BOH Restrict CONS Rstrict View ASSOC PID#	i wi SALE PRICE	OTHER ASSESSMENTS Description Number A			Tracing					0/0	100 100 100 100 100 100 100 100 100 100	LINE VAL	rice   Factor S.A. Disc Factor   10.18   1.0000   5   1.0000   1.00	Devent Total I and Assessin 75 AC
Account#	2 Publi 4 Gas 6 Septi	04 -049 5 - Cost 0 1 1	4GE 61 14	Amount Code		ASSESSING NEIGHBORHOOD	Street Index Name	NOTES				BUILDING	te Amount 0		Depth Units P. 32,513 SF	0 75 AC
n: 2 OXBOW RD	TO 3 Below 4 4 Rolling	Other ID: Value Flag Sect Num Print Chan Deed Type Brick	DWNERSHIP	EXEMPTIONS  Description		-	NBHD Name	A dad Part	IA				10/31/2012 MN Maintenance 05/14/2012 ER Exterior Renov	1	Zone D Front R40	Total Card Land Unite.
Property Location Vision ID: 3590	CURRENT OWNER MARIE A M HARBURGER 2 OXBOW RD	WAYLAND, MA 01778 Additional Owners:	RECORD OF C MARIE A M HARBURGER HARBURGER JAMES S	Year Type			NBHD/SUB 0001/A	A T GOT TO THE TANKS IN THE TANKS	BEIGE + STONE IA			Demoit ID Lo			# Code Description 1 1010 SINGLE FAMILY	



	WORKING PAPERS									
		STEPS TO	STEPS TO DETERMINE FY18 OVERLAY FORECAST	FY18 OVER	RLAY FOREC	AST				
							average of EY13-EY17 to	FY'18 Overlay preliminary	FY'18 Overlay	
# #	*	\$ in FY 13	\$ in FY 14	\$ in FY 15	\$ in FY 16	\$ in FY 17	date	note 10)		
	Initial Allowance for Overlay	973,215	614.727	949.529	524.282	620 200	738 304		•	
	1. Abatements			1		204020	100,000			
	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		150 000		
ฑ์	3a. Abatement-ATB initial liability (w/o Telecom)	15,000	223,000	273,600	32 400	23 000				
m	3b. Abatement-ATB initial liability (Telecom only)	21,500	22,000	39,000	800	800				
1	4. Abatement-other liability (note 2)	3,645	2,111	8,275	9,726	491,611	103,074	50,000		
	Real Estate Receivables as of 06/30/2017	0	0	6,076	6.677	474.736				
	Personal Property Receivables as of 06/30/2017	3,645	2,111	2,199	3,049	16,875				
	5. Abatement-other (note 3)									
	6. subtotal-abatements	73,521	281,853	403,052	95,037	552,627	281,218			
	7. Exemptions-statutory	55,910	692,769	63,038	53,645	45,672	55,207	55 000		
	剾	117,366	133,815	121,183	128,191	98.853	119.882	130,000		
eg G	a. number of CB applications (notes 4 & 9)	127.00	141	123	123	93	121	20100		
<u></u>	Exemptions-Valor Act	n/a	n/a	n/a	2,099	3,000	2,550			
	9. subtotal-exemptions		191,584	184,221	183,935	147.618	171 925			
_	10.  Certain taxes (note 5)	0	0	0	0	0	0			
١	11. Interest on abatements refunded to taxpayers (note 6)	-								
**	12. Preliminary FY'18 OVERLAY Forecast (note 7)							600 000		
¥	13. FY'18 OVERLAY approved by BoA							2001000		
7	14. Tax Rate Rounding (not to exceed) (note 8)									
7	15. Final FY'18 OVERLAY Forecast						T			
notion.				,						

# notes:

- 1. assume greatest difference between applicable assessment and taxpayer's estimated value
  - noted on abatement form or for ATB or other documentation
    2. "uncollected taxes" (real and personal property) excluding those secured by tax title.
- Review to IGR 11-10? 3. any significant factors known to the Assessors (i.e. assessments scheduled for Certification)
  - 4. Property Owners can apply for CB match until 12/31
    - 5. Certain taxes that are budgeted elsewhere.

- 6. Effective FY18
- 7. Line 6 plus ilns 9 voted on 11/7/16
- 8. 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.
    - 9. FY18 CB data as of September 2017
- 10. Forecast for FYYS 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

**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.