

**Wayland Board of Assessors
Town Building- Assessor's Office
41 Cochituate Rd Wayland MA 01778
Monday, June 12, 2017**

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

Meeting called to order

S. Rufo called the meeting to order at 7:15pm.

Review of minutes from May 8, 2017

J. Brodie moved to approve the minutes of May 8th as submitted. Z. Ventress seconded. All in favor

Enter into Executive Session:

- 1) **Enter into Executive Session pursuant to MGL Chapter 30A, Section 21a(3) to review and consider for approval and potential release the Executive Session minutes of May 8, 2017 relative to discuss settlement agreement with Verizon New England Inc.**
- 2) **Enter into Executive Session pursuant to MGL Chapter 30A, Section 21a(3) to review and consider for approval and potential release the Executive Session minutes of May 8, 2017 relative to status update and discuss strategy with respect to Pending Appellate Tax Board Cases: 400 Boston Post Rd, 440 Boston Post Rd, Andrew Ave, 4 Meadow View Rd, 46 Cedar Crest Rd, and 533 Boston Post Rd**
- 3) **Enter into Executive Session pursuant to MGL Chapter 30A, Section 21a(3) to provide update and discuss strategy with respect to Pending Appellate Tax Board Cases: 46 Cedar Crest Rd.**
***(not anticipated within 48 hours)**

At 7:18pm, S. Rufo moved to enter into executive session pursuant to MGL Chapter 30A, Section 21(a)(3) to

- 1) **Review and consider for approval and potential release the Executive Session minutes of May 8, 2017 relative to discuss settlement agreement with Verizon New England Inc.**
- 2) **Review and consider for approval and potential release the Executive Session minutes of May 8, 2017 relative to status update and discuss strategy with respect to Pending Appellate Tax Board Cases: 400 Boston Post Rd, 440 Boston Post Rd, Andrew Ave, 4 Meadow View Rd, 46 Cedar Crest Rd, and 533 Boston Post Rd**
- 3) **Provide update and discuss strategy with respect to Pending Appellate Tax Board Cases: 46 Cedar Crest Rd which was not anticipated within 48 hours.**

J. Brodie seconded.

The Chair declared that a public discussion relative to these minutes and ATB cases may have a detrimental effect on the litigating position of the Town.

Roll Call Vote: J. Brodie-yes, S. Rufo-yes, Z. Ventress- yes, S. Glovsky-yes

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

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

The chair stated the board will reconvene in open session in approximately 15 minutes for the purpose of returning to open session.

Reconvene in Open Session

The board reconvened in open session at 7:43pm.

The Chair stated that while in executive session, the board approved the executive session minutes of May 8th, but did not release them to the public at this time.

Director Update of FY17 Appellate Tax Board Filings and Pending Cases

400 Boston Post Road withdrew their case.

533 Boston Post Road and 46 Cedar Crest deferred their cases from June to the fall.

Current outstanding ATB cases: (see attached)

Director Brideau reported that at the end of May she was at the ATB with 4 Meadow View Rd.

Overlay-BOA review of account balances and potential vote to release funds

Because of ATB withdrawals, some overlay funds are no longer needed.

The board reviewed the overlay spreadsheet by fiscal year.

J. Brodie said the policy we use says to use the latest DOR guidelines on how much overlay we should release. When using those guidelines, he said the most we can release is \$307,000. He also suggested it's good to know what's happening each fiscal year even though it's one account now.

When you add line 8, Potential surplus/deficit, for fiscal years 2009, 2010, 2011 and 2012 you get about \$308,000. He suggested clearing those out. He also said the potential surplus for fiscal 2015 is at \$305,000 and suggested releasing \$200,000 of that.

J. Brodie moved that all potential surplus funds from FY 09, FY 10, FY 11 and FY 12 be transferred from overlay surplus to overlay surplus reserve. S. Glovsky seconded. All in favor

J. Brodie moved that out of line 8- potential surplus for FY 15, \$200,000 be transferred from overlay surplus to overlay surplus reserve. Z. Ventress seconded. All in favor

The board clarified for the record that several major cases have been resolved. This is why the BOA was able to release this money at this time. The board discussed releasing that information to the public through a press release.

Treasurer/ Collector Request to abate Uncollectible Personal Property and Excise Tax –Status update

The Town has contracted to do an audit moving back in time from Z. Pierce's start date.

2016 Sales Review

Don has completed the 2016 sales visits. The attached reports represent the status of the sales to date. The numbers of qualified sales can change from this point as the sales are further reviewed.

S. Rufo said the next BOA meeting is anticipated for end of August unless something comes up needing signature.

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

Documents for BOA Signature (review):**Warrants and Commitments:**

- a) **Supplemental Bills- there are two for Village Lane**
- b) **Omitted Bill-\$28,984.72 29 Covered Bridge**
- c) **FY18 – 1st & 2nd Quarter Real Estate, Personal Property & CPA**

Real Estate: \$31,980,534.91

CPA: \$405,915.30

Personal Property \$416,727.73

2017-03 Excise Warrant and Commitment

\$220,623.25

3ABC Application

4 Meadow View Rd- Wayland Rod and Gun Club

The board denied this application as they do not accept that the Wayland Rod and Gun Club is a charitable organization under the 3ABC standards.

Director Brideau recommended denial of a statutory exemption application due to lack of documentation. The board signed their denial.

Circuit Breaker Applications

Director Brideau recommended three circuit breaker applications for approval that have been reviewed and meet the criteria. **J. Brodie moved to accept the Director's recommendation to approve the three Circuit Breaker applications that have been reviewed and meet the criteria. S. Glovsky seconded.**

The board signed their approval.

Correspondence

- ATB Verizon New England withdrawal notice
- Letter from DLS certifying Steve Glovsky passed Course 101
- Notice of continuance for ATB case 46 Cedar Crest

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

None

Public Comment

None

Thoughts and Concerns from BOA members

None

Meeting Adjourned

J. Brodie moved to adjourn at 8:31pm. S. Glovsky seconded. All in favor

Respectfully submitted,

Jessica Marchant

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

Outstanding ATB Cases as of June 12, 2017

Property Type	Fiscal Year	Docket Number	MAP	LOT #	STREET	ASSESSED VALUE
Real Estate	2012	F316811	18	34	59 Old Sudbury Rd	469,200
Real Estate	2013	F320716	18	34	59 Old Sudbury Rd	472,100
Telecom	2013	F320202			0 Various - AT&T Corp.	139,700
Telecom	2013	F320262			0 Various - Teleport Communications	939,000
Real Estate	2014		18	34	59 Old Sudbury Rd	489,400
Telecom	2014	F323767			0 Various - AT&T Corp.	120,300
Telecom	2014	F320262			0 Various - Teleport Communications	1,024,900
Telecom	2015	F323767			0 Various - AT&T CORP	130,700
Telecom	2015	F323713			0 Various - Teleport Communications	1,124,100
Telecom	2015	F323595			0 Various - Level 3 Communications	847,900
Real Estate	2015	F325938	43A	8	46 Cedar Crest Rd	593,200
Real Estate	2015	F328268	18	34	59 Old Sudbury Rd	656,300
Real Estate	2015	F328309	21	3	533 Boston Post Rd	3,338,500
Real Estate	2015	F328310	21	4	533 Boston Post Rd	330,900
Telecom	2016				MCI Communications	44,500
Real Estate	2016	F330090	21	4	533 Boston Post Rd	330,900
Real Estate	2016	F330091	21	3	533 Boston Post Rd	3,381,300
Real Estate	2016	F330328	18	34	59 Old Sudbury Rd	668,800
Real Estate	2016	F330237	36c	3	4 Meadow View Rd	381,100
Real Estate	2016	F331360	43A	8	46 Cedar Crest Rd	613,100
Real Estate	2017	X307778	39	30	42 Shaw Dr	1,308,200
Real Estate		F332931	49	57	29 Rice Rd	484,900
Real Estate		F332828	43A	8	46 Cedar Crest	612,900
Real Estate		F332941	18	34	59 Old Sudbury Rd	649,300
Real Estate		F332949	21	4	533 Boston Post Rd	330,900
Real Estate		F332949	21	3	533 Boston Post Rd	3,446,000

WORKING PAPER -

STEPS TO DETERMINE OVERLAY SURPLUS

line #		FY'09	FY'10	FY'11	FY'12	FY'13	FY'14	FY'15	FY'16	FY' 17	Total Act Balance
	Initial Allowance for Overlay	1,039,311	1,106,754	1,676,988	1,206,447	973,215	614,727	949,529	524,282.37	620,322.00	8,711,574.71
	Recap of Overlay Surplus Released by BOA Vote since 12/11	378,000	605,000	1,260,000	884,000	693,000	300,000	300,000	100,000		4,520,000.00
1.	Overlay balance as of June 1, 2017 (note 1)	3,393.18	153,846.27	145,213.45	25,915.13	65,994.09	88,123.00	382,911.42	190,335.58	456,958.91	1,512,691.03
2.	Property tax receivables as of June 1, 2017 (notes 2 & 3)							6,381.48	17,881.05	938,114.61	962,377.14
3.	Potential Abatements										
4.	ATB (note 4)	-			9,100.00	28,800.00	30,000.00	68,600.00	36,600.00	30,000.00	203,100.00
5.	Uncollectable taxes (note 5)	1,618.01	2,129.08	3,282.94	4,151.84	3,645.14	2,111.18	2,198.97	3,048.73	17,857.09	40,042.98
7.	subtotal:potential abatements	1,618.01	2,129.08	3,282.94	13,251.84	32,445.14	32,111.18	70,798.97	39,648.73		195,285.89
8.	Potential surplus/deficit (notes 6)	1,775.17	151,717.19	141,930.51	12,663.29	33,548.95	56,011.82	305,730.97	132,805.80	(529,012.79)	307,170.91
9.	Surplus voted by Assessors										
	Potential surplus/deficit after vote										

notes:

1. verify agreement between accounting office records and assessor's records.
2. excluding real property taxes secured by tax title.
3. request data from Collector and verification that records agree with accounting office.
4. assume greatest difference between applicable assessment and taxpayer's estimated value noted on abatement form or for ATB or other documentation
5. review with Collector
6. line 1 minus line 2 minus line 7
7. Circuit Breaker applications are processed through 12/31
8. Historical records show that overlay deficit funds had to be raised on the tax recaps of FY 07 (\$399,674) & FY 08 (\$15,029)

2016 Sales

Summary by Land Use and Land Use
WAYLAND, MA

06/12/2017

Land Use Code	Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	101	182	792,273	732,108	0.92	709,000	615,150	0.92	0.06	6.90%	0.92
102	102	62	759,360	673,732	0.89	763,560	700,450	0.89	0.04	5.65%	0.89
104	104	3	586,000	463,033	0.80	645,000	489,900	0.84	0.03	6.75%	0.79
			781,506	714,187	0.91	730,000	637,300	0.91	0.05	6.78%	0.91

2016 Sales

Summary by Land Use and Land Use
WAYLAND, MA

06/12/2017

Single Family

Land Use Code	Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	101	182	798,454	736,804	0.92	712,500	620,900	0.92	0.06	6.77%	0.92
			798,454	736,804	0.92	712,500	620,900	0.92	0.06	6.77%	0.92

Summary by Land Use and Site Index WAYLAND, MA

06/12/2017

Land Use Code	Site Index	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	3 - Heavy Traffic	1	775,000	744,300	0.96	775,000	744,300	0.96	0.00	0.00%	0.96
101	4 - Street Route	25	695,778	610,936	0.89	615,000	573,600	0.90	0.06	8.00%	0.88
101	5 - AVA	60	590,218	530,697	0.90	545,000	492,300	0.90	0.06	7.20%	0.90
101	6 - GOOD	43	754,679	707,428	0.94	655,000	579,400	0.94	0.04	5.22%	0.94
101	7 - SUBDIV. AVA	33	1,143,697	1,077,685	0.94	913,000	894,700	0.94	0.05	6.00%	0.94
101	8 - SUBDIV. Good	13	1,119,000	1,071,146	0.96	1,070,000	956,400	0.93	0.03	5.87%	0.96
101	L - Late Settlement	4	988,750	897,050	0.92	1,012,500	846,800	0.89	0.06	9.83%	0.91
101	P - Dually Pkgs	3	638,629	629,367	1.01	650,000	557,900	0.98	0.12	10.88%	0.99
101			792,273	732,108	0.92	709,000	615,150	0.92	0.05	6.90%	0.92

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

06/12/2017

Land Use Code	Style	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	01 Ranch	24	571,822	529,929	0.93	552,500	558,100	0.93	0.05	6.63%	0.93
101	02 Split-Level	13	672,031	616,377	0.93	616,000	607,800	0.92	0.03	6.52%	0.92
101	03 Colonial	67	1,079,473	1,006,513	0.93	960,000	894,700	0.93	0.05	6.37%	0.93
101	04 Cape Cod	43	681,742	631,605	0.93	604,500	527,600	0.92	0.06	6.60%	0.93
101	05 Bungalow	6	340,000	287,733	0.85	335,000	292,650	0.85	0.01	2.16%	0.85
101	06 Contemporary	16	603,368	548,562	0.91	560,000	495,250	0.90	0.05	7.29%	0.91
101	07 Contemporary	5	851,400	713,380	0.85	885,000	706,600	0.83	0.01	4.34%	0.84
101	08 Raised Ranch	8	658,507	587,688	0.90	637,277	553,200	0.90	0.06	6.53%	0.89
			798,454	736,804	0.92	712,500	620,900	0.92	0.05	6.77%	0.92

Summary by Land Use and Residential Grade WAYLAND, MA

06/12/2017

Land Use Code	Residential Grade	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
101	1	2	305,000	252,100	0.83	305,000	252,100	0.83	0.02	2.41%	0.83
101	2	13	390,018	361,208	0.93	390,000	329,200	0.90	0.06	9.15%	0.93
101	3	63	566,133	516,489	0.92	550,000	506,600	0.92	0.06	6.71%	0.91
101	4	45	722,385	662,969	0.92	730,000	663,900	0.92	0.04	6.71%	0.92
101	5	21	898,238	834,024	0.93	899,000	827,200	0.92	0.06	6.47%	0.93
101	6	22	1,108,316	996,223	0.90	1,100,000	936,150	0.90	0.06	6.97%	0.90
101	7	6	1,313,333	1,282,217	0.97	1,332,500	1,284,600	0.96	0.04	5.38%	0.98
101	8	8	1,780,465	1,697,725	0.95	1,744,609	1,657,700	0.97	0.03	3.74%	0.95
101	9	2	2,485,000	2,482,450	1.00	2,485,000	2,482,450	1.00	0.01	1.00%	1.00
			792,273	732,108	0.92	709,000	615,150	0.92	0.05	6.90%	0.92

Summary by Sale Price Quartile and Land Use WAYLAND, MA

06/12/2017

Sale Price Quartile	Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
1	101	64	397,620	415,073	1.39	423,750	436,400	1.00	0.08	48.52%	1.04
2	101	67	568,582	551,549	0.97	565,000	541,300	0.94	0.06	9.77%	0.97
3	101	65	761,271	731,423	0.96	747,000	717,700	0.94	0.09	10.16%	0.96
4	101	65	1,245,621	1,164,168	0.93	1,100,000	994,500	0.93	0.05	6.62%	0.93
			743,259	715,448	1.06	640,000	607,800	0.94	0.07	19.70%	0.96

**Parcel Detail by Land Use and Land Use
WAYLAND, MA**

06/12/2017

Intrnl ID	Land Use Code	Land Use Code	MBLU	Location	Land Use Nbrhd Code	EFF Area	EFF Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
7787	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 50//035//	34 LAKE RD	1010	1,458	76	35 11/18/2016	485,000	364,800	0.75	1.33	0.17
4714	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 23//064//	8 CONCORD RD	1010	3,325	126	15 5/2/2016	1,015,000	773,000	0.76	1.31	0.16
4739	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 23//087//	27 CONCORD RD	1010	2,443	93	5 10/31/2016	775,000	595,400	0.77	1.30	0.15
8269	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 52//068//	20 SNAKE BROOK RT	1010	3,466	60	21 6/17/2016	810,000	625,300	0.77	1.30	0.15
6124	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 42D//005//	385 OLD CONNECTIC	1010	1,415	86	30 10/14/2016	415,000	323,800	0.78	1.28	0.14
7666	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 48//158//	7 GREGORY LN	1010	1,580	55	25 2/22/2016	590,000	460,500	0.78	1.28	0.14
7005	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 46D//006//	209 WEST PLAIN ST	1010	1,356	96	15 6/30/2016	458,000	359,100	0.78	1.28	0.14
4780	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 24//011//	6 BENNETT RD	1010	4,408	123	30 11/1/2016	1,100,000	867,100	0.79	1.27	0.13
3645	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 04//081//	321 CONCORD RD	1010	3,845	18	11 5/13/2016	1,150,000	907,800	0.79	1.27	0.13
7506	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 48//015//	46 BARNEY HILL RD	1010	2,565	53	5 9/29/2016	885,000	706,600	0.80	1.25	0.12
3583	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 04//042//	296 CONCORD RD	1010	3,861	61	5 12/20/2016	1,150,000	921,000	0.80	1.25	0.12
4718	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 23//067//	2 BOW RD	1010	3,304	16	11 1/26/2016	960,000	772,000	0.80	1.24	0.12
8432	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 53//012//	7 VALLEY VIEW RD	1010	2,277	69	12 5/10/2016	629,900	506,600	0.80	1.24	0.12
6216	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 42D//104//	64 SYCAMORE RD	1010	1,535	90	30 5/23/2016	500,000	402,300	0.80	1.24	0.12
7284	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 47B//050//	6 LAKEVIEW RD	1010	890	86	30 12/1/2016	295,000	237,500	0.81	1.24	0.11
6471	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 43D//013//	17 BAYFIELD RD	1010	2,996	58	8 8/1/2016	725,000	587,200	0.81	1.23	0.11
3609	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 04//057//	53 CAMPBELL RD	1010	1,600	50	18 12/2/2016	708,000	574,900	0.81	1.23	0.11
6032	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 42B//005C//	15 MASSASOIT PATH	1010	3,527	18	12 12/7/2016	853,000	694,200	0.81	1.23	0.11
6483	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 43D//023//	32 PEQUOT RD	1010	1,968	61	5 11/15/2016	725,000	597,200	0.82	1.21	0.10
7541	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 48//050//	31 ALDEN RD	1010	3,178	51	25 4/7/2016	830,000	684,600	0.82	1.21	0.10
6348	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 43B//033//	12 RICE SPRING LN	1010	3,424	12	10 12/15/2016	992,000	819,600	0.83	1.21	0.09
7755	101	SFR WATER	SFR WATER 50//003//	11 GAGE RD	1013	3,219	61	10 6/15/2016	925,000	768,800	0.83	1.20	0.09
6240	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 42D//130//	21 WOODLAND RD	1010	1,376	86	15 8/18/2016	370,000	307,700	0.83	1.20	0.09
7324	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 47B//075//	7 PECK AVE	1010	2,099	58	18 7/28/2016	616,000	514,600	0.84	1.20	0.08
4330	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 16//063//	14 OLD WESTON RD	1010	3,772	48	22 8/12/2016	1,125,000	940,800	0.84	1.20	0.08
8113	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 51C//071//	19 PARKLAND DR	1010	2,046	65	21 7/15/2016	545,000	455,800	0.84	1.20	0.08
4460	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 18//062//	4 HOLIDAY RD	1010	2,109	50	25 10/31/2016	674,554	564,300	0.84	1.20	0.08
3431	101	SINGLE FAMIL\` 101	SINGLE FAMIL\` 01//038//	30 HAMPSHIRE RD	1010	3,064	47	8 5/12/2016	849,000	712,600	0.84	1.19	0.08

**Parcel Detail by Land Use and Land Use
WAYLAND, MA**

06/12/2017

Intrnl ID	Land Use Code	Land Use Code	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
4043	101	SINGLE FAMIL` 101	SINGLE FAMIL` 111//089//	175 CONCORD RD	1010	1010	3,839	38	15	7/14/2016	855,000	717,700	0.84	1.19	0.08
7138	101	SFR WATER	SFR WATER 46D//134//	13 EDGEWOOD RD	1013	1013	2,924	23	12	5/16/2016	1,100,000	924,800	0.84	1.19	0.08
4484	101	SINGLE FAMIL` 101	SINGLE FAMIL` 18//086//	53 CONCORD RD	1010	1010	3,366	54	18	1/20/2016	740,000	623,000	0.84	1.19	0.08
3659	101	SINGLE FAMIL` 101	SINGLE FAMIL` 04//095//	295 CONCORD RD	1010	1010	2,583	63	21	2/2/2016	746,500	628,500	0.84	1.19	0.08
8126	101	SINGLE FAMIL` 101	SINGLE FAMIL` 51C//084//	2 GAGE RD	1010	1010	2,871	0	0	8/29/2016	840,000	707,700	0.84	1.19	0.08
6145	101	SINGLE FAMIL` 101	SINGLE FAMIL` 42D//029//	7 CASTLE RD	1010	1010	2,125	96	30	5/26/2016	530,000	447,200	0.84	1.19	0.08
6222	101	SINGLE FAMIL` 101	SINGLE FAMIL` 42D//111//	63 SYCAMORE RD	1010	1010	1,191	98	30	10/26/2016	390,000	329,200	0.84	1.18	0.08
7125	101	SINGLE FAMIL` 101	SINGLE FAMIL` 46D//121//	48 EDGEWOOD RD	1010	1010	1,032	86	60	12/29/2016	315,000	266,700	0.85	1.18	0.07
8177	101	SINGLE FAMIL` 101	SINGLE FAMIL` 51D//063//	93 MAIN ST	1010	1010	2,733	143	30	5/6/2016	715,000	606,000	0.85	1.18	0.07
7091	101	SINGLE FAMIL` 101	SINGLE FAMIL` 46D//087//	164 WEST PLAIN ST	1010	1010	1,718	136	30	2/29/2016	515,000	436,800	0.85	1.18	0.07
5676	101	SINGLE FAMIL` 101	SINGLE FAMIL` 38//040//	37 DAVELIN RD	1010	1010	2,378	65	21	8/17/2016	678,000	575,300	0.85	1.18	0.07
3923	101	SINGLE FAMIL` 101	SINGLE FAMIL` 10//055//	9 WAYSIDE RD	1010	1010	3,047	50	8	6/8/2016	865,000	736,000	0.85	1.18	0.07
7250	101	SINGLE FAMIL` 101	SINGLE FAMIL` 47B//017//	12 DUDLEY RD	1010	1010	1,104	101	15	7/14/2016	355,000	303,500	0.85	1.17	0.07
7442	101	SINGLE FAMIL` 101	SINGLE FAMIL` 47D//020//	10 DORAN RD	1010	1010	2,180	60	30	8/8/2016	560,000	479,100	0.86	1.17	0.06
6170	101	SFR WATER	SFR WATER 42D//056//	68 LAKESHORE DR	1013	1013	2,169	96	40	6/3/2016	650,000	557,900	0.86	1.17	0.06
8822	101	SINGLE FAMIL` 101	SINGLE FAMIL` 35//013//	5 APACHE TRL	1010	1010	7,393	16	6	6/14/2016	1,751,000	1,505,600	0.86	1.16	0.06
5043	101	SINGLE FAMIL` 101	SINGLE FAMIL` 25//076//	5 SYLVAN WAY	1010	1010	1,880	65	21	11/21/2016	606,500	522,400	0.86	1.16	0.06
8425	101	SINGLE FAMIL` 101	SINGLE FAMIL` 53//005//	10 VALLEY VIEW RD	1010	1010	2,422	54	18	6/27/2016	605,000	522,200	0.86	1.16	0.06
8117	101	SINGLE FAMIL` 101	SINGLE FAMIL` 51C//075//	11 GRACE RD	1010	1010	2,011	64	10	8/25/2016	565,000	488,200	0.86	1.16	0.06
8332	101	SINGLE FAMIL` 101	SINGLE FAMIL` 52//131//	19 TIMBER LN	1010	1010	1,701	65	5	12/27/2016	515,000	445,800	0.87	1.16	0.05
5559	101	SINGLE FAMIL` 101	SINGLE FAMIL` 36C//043//	69 RIVER VIEW CIR	1010	1010	2,559	83	15	6/30/2016	575,000	498,000	0.87	1.15	0.05
5280	101	SINGLE FAMIL` 101	SINGLE FAMIL` 30//043//	5 HIGHFIELDS RD	1010	1010	3,952	36	15	4/7/2016	1,050,000	910,600	0.87	1.15	0.05
8429	101	SINGLE FAMIL` 101	SINGLE FAMIL` 53//009//	13 VALLEY VIEW RD	1010	1010	1,651	66	21	12/9/2016	430,000	374,500	0.87	1.15	0.05
6621	101	SINGLE FAMIL` 101	SINGLE FAMIL` 44//117//	10 RESERVOIR RD	1010	1010	4,022	58	18	12/7/2016	1,025,000	896,400	0.87	1.14	0.05
3448	101	SINGLE FAMIL` 101	SINGLE FAMIL` 01//047G//	2 KELLEY LANE	1010	1010	4,629	22	14	2/18/2016	1,170,000	1,027,100	0.88	1.14	0.04
8381	101	SINGL FAM W-1 101	SINGL FAM W-152//182//	9 POLLOCK RD	1018	1018	1,974	63	21	12/1/2016	502,230	441,400	0.88	1.14	0.04
5002	101	SINGLE FAMIL` 101	SINGLE FAMIL` 25//034//	6 HAYWARD RD	1010	1010	2,195	66	10	4/7/2016	655,000	576,100	0.88	1.14	0.04
6952	101	SINGLE FAMIL` 101	SINGLE FAMIL` 46B//041//	22 SYCAMORE RD	1010	1010	2,360	68	30	12/15/2016	536,000	472,400	0.88	1.13	0.04

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7505	101	SINGLE FAMIL`101	SINGLE FAMIL`48//014//	42 BARNEY HILL RD	1010	1010	2,961	56	25	1/22/2016	689,000	610,100	0.89	1.13	0.03
6565	101	SINGLE FAMIL`101	SINGLE FAMIL`44//064//	8 HIGH ROCK RD	1010	1010	3,995	61	21	9/30/2016	905,000	802,100	0.89	1.13	0.03
3482	101	SINGLE FAMIL`101	SINGLE FAMIL`03//007//	199 OXBOW RD	1010	1010	1,872	62	30	5/12/2016	555,000	492,100	0.89	1.13	0.03
100149	101	SINGLE FAMIL`101	SINGLE FAMIL`35//030Q//	35 COVERED BRIDG	1010	1010	6,981	0	0	12/8/2016	2,125,000	1,895,000	0.89	1.12	0.03
3765	101	SINGLE FAMIL`101	SINGLE FAMIL`07//005//	226 CONCORD RD	1010	1010	2,819	48	8	6/14/2016	730,000	652,300	0.89	1.12	0.03
6185	101	SINGLE FAMIL`101	SINGLE FAMIL`42D//071//	31 SYCAMORE RD	1010	1010	978	81	15	10/3/2016	315,000	281,800	0.89	1.12	0.03
5730	101	SINGLE FAMIL`101	SINGLE FAMIL`38//093//	17 ROLLING LN	1010	1010	2,193	56	25	9/22/2016	600,000	536,900	0.89	1.12	0.03
4744	101	SINGLE FAMIL`101	SINGLE FAMIL`23//092//	15 CONCORD RD	1010	1010	2,304	84	15	7/14/2016	615,000	550,600	0.90	1.12	0.02
7410	101	SINGLE FAMIL`101	SINGLE FAMIL`47C//051//	14 GEORGE ST	1010	1010	4,255	0	0	11/3/2016	1,215,000	1,090,800	0.90	1.11	0.02
8385	101	SINGLE FAMIL`101	SINGLE FAMIL`52//186//	1 POLLOCK RD	1010	1010	1,233	65	10	5/26/2016	400,000	359,800	0.90	1.11	0.02
8713	101	SINGLE FAMIL`101	SINGLE FAMIL`23//058A//	19 OLD SUDBURY RT	1010	1010	4,077	17	12	7/1/2016	888,000	799,700	0.90	1.11	0.02
5291	101	SINGLE FAMIL`101	SINGLE FAMIL`30//052//	8 PINEBROOK RD	1010	1010	1,911	126	30	3/18/2016	640,000	576,800	0.90	1.11	0.02
3698	101	SINGLE FAMIL`101	SINGLE FAMIL`05//013//	1 APPLETREE LN	1010	1010	5,483	1	0	12/16/2016	1,714,218	1,545,500	0.90	1.11	0.02
7894	101	SINGLE FAMIL`101	SINGLE FAMIL`51A//040//	90 WEST PLAIN ST	1010	1010	1,998	68	10	11/1/2016	580,000	523,900	0.90	1.11	0.02
6164	101	SINGLE FAMIL`101	SINGLE FAMIL`42D//047//	34 PINEURIDGE RD	1010	1010	2,519	96	30	3/16/2016	545,000	492,500	0.90	1.11	0.02
6508	101	SINGLE FAMIL`101	SINGLE FAMIL`44//009//	16 ALDEN RD	1010	1010	3,055	54	18	6/20/2016	775,000	700,500	0.90	1.11	0.02
4059	101	SINGLE FAMIL`101	SINGLE FAMIL`12//009//	57 HIGHLAND CIR	1010	1010	5,039	51	8	6/10/2016	1,296,000	1,171,900	0.90	1.11	0.02
4003	101	SINGLE FAMIL`101	SINGLE FAMIL`11//059//	163 GLEZEN LN	1010	1010	1,659	53	8	5/16/2016	595,000	538,100	0.90	1.11	0.02
5490	101	SINGLE FAMIL`101	SINGLE FAMIL`35//030H//	233 RICE RD	1010	1010	6,611	10	9	6/22/2016	1,487,500	1,345,400	0.90	1.11	0.02
5424	101	SINGLE FAMIL`101	SINGLE FAMIL`34//030//	153 OLD CONNECTIC	1010	1010	3,465	55	18	7/21/2016	1,050,000	951,000	0.91	1.10	0.01
6300	101	SINGLE FAMIL`101	SINGLE FAMIL`43A//046//	43 PEQUOT RD	1010	1010	1,868	62	30	5/6/2016	515,000	467,000	0.91	1.10	0.01
3606	101	SINGLE FAMIL`101	SINGLE FAMIL`04//055//	50 YORK RD	1010	1010	5,825	20	12	4/15/2016	1,290,000	1,169,800	0.91	1.10	0.01
8394	101	SINGLE FAMIL`101	SINGLE FAMIL`52//195//	10 CAULFIELD RD	1010	1010	2,228	60	21	8/26/2016	595,000	541,400	0.91	1.10	0.01
8298	101	SINGLE FAMIL`101	SINGLE FAMIL`52//097//	15 OLD TAVERN RD	1010	1010	2,136	61	30	8/28/2016	545,000	496,400	0.91	1.10	0.01
5623	101	SINGLE FAMIL`101	SINGLE FAMIL`37//027//	31 OAK HILL RD	1010	1010	2,467	50	18	6/2/2016	595,000	542,100	0.91	1.10	0.01
7519	101	SINGLE FAMIL`101	SINGLE FAMIL`48//028//	3 WHITE PINE KNOLL	1010	1010	3,141	59	10	12/28/2016	913,000	832,300	0.91	1.10	0.01
4639	101	SINGLE FAMIL`101	SINGLE FAMIL`20//037//	23 COOLIDGE RD	1010	1010	2,987	46	8	6/16/2016	880,000	802,500	0.91	1.10	0.01
5693	101	SINGLE FAMIL`101	SINGLE FAMIL`38//056//	227 OLD CONNECTIC	1010	1010	2,459	58	25	3/31/2016	550,000	501,600	0.91	1.10	0.01

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4551	101	SINGLE FAMIL` 101	SINGLE FAMIL` 19//042//	10 ADAMS LN	1010	2,784	60	21	9/15/2016	895,000	817,800	0.91	1.09	0.01
8879	101	SINGLE FAMIL` 101	SINGLE FAMIL` 24//159A//	7 LINGLEY LN	1010	6,582	12	11	8/26/2016	1,782,000	1,632,100	0.92	1.09	0.00
7062	101	SINGLE FAMIL` 101	SINGLE FAMIL` 46D//060//	14 LODGE RD	1010	2,434	56	18	6/28/2016	590,000	541,300	0.92	1.09	0.00
4201	101	SINGLE FAMIL` 101	SINGLE FAMIL` 15//012//	127 GLEZEN LN	1010	4,448	14	6	4/29/2016	1,200,000	1,101,100	0.92	1.09	0.00
4503	101	SINGLE FAMIL` 101	SINGLE FAMIL` 19//006//	12 PLAIN RD	1010	2,873	64	5	3/31/2016	810,000	744,000	0.92	1.09	0.00
4608	101	SINGLE FAMIL` 101	SINGLE FAMIL` 20//011//	16 STANDISH RD	1010	4,886	48	22	10/6/2016	1,070,000	983,100	0.92	1.09	0.00
5646	101	SINGLE FAMIL` 101	SINGLE FAMIL` 38//015//	209 OLD CONNECTIC	1010	4,616	277	15	11/18/2016	910,000	836,400	0.92	1.09	0.00
3624	101	SINGLE FAMIL` 101	SINGLE FAMIL` 04//068//	3 YORK RD	1010	3,762	49	18	6/10/2016	866,500	797,100	0.92	1.09	0.00
4243	101	SINGLE FAMIL` 101	SINGLE FAMIL` 15//049//	10 SEARS RD	1010	2,713	56	18	6/8/2016	899,000	827,200	0.92	1.09	0.00
8233	101	SINGLE FAMIL` 101	SINGLE FAMIL` 52//033//	32 DEAN RD	1010	1,599	61	30	11/30/2016	410,000	377,700	0.92	1.09	0.00
8263	101	SINGLE FAMIL` 101	SINGLE FAMIL` 52//062//	4 SNAKE BROOK RD	1010	3,046	61	5	6/27/2016	769,900	709,300	0.92	1.09	0.00
7585	101	SINGLE FAMIL` 101	SINGLE FAMIL` 48//092//	9 THOMPSON ST	1010	3,201	37	8	6/16/2016	927,000	855,000	0.92	1.08	0.00
5013	101	SINGLE FAMIL` 101	SINGLE FAMIL` 25//045//	5 LUNDY LN	1010	1,881	56	18	5/2/2016	582,000	537,100	0.92	1.08	0.00
3856	101	SINGLE FAMIL` 101	SINGLE FAMIL` 08//008A//	96 LINGCOLN RD	1010	2,560	50	8	12/15/2016	740,000	685,200	0.93	1.08	0.01
4168	101	SINGLE FAMIL` 101	SINGLE FAMIL` 14//058//	51 SEDGEMEADOW F	1010	2,682	56	8	5/3/2016	734,500	681,000	0.93	1.08	0.01
5779	101	SINGLE FAMIL` 101	SINGLE FAMIL` 38//130//	250 OLD CONNECTIC	1010	4,280	0	0	10/7/2016	1,072,450	994,500	0.93	1.08	0.01
8542	101	SINGLE FAMIL` 101	SINGLE FAMIL` 56//011//	16 HEARTHSTONE CI	1010	2,959	39	22	5/3/2016	658,000	611,500	0.93	1.08	0.01
3504	101	SINGLE FAMIL` 101	SINGLE FAMIL` 03//027//	20 GROVE ST	1010	2,940	48	16	7/29/2016	774,000	719,900	0.93	1.08	0.01
7632	101	SINGLE FAMIL` 101	SINGLE FAMIL` 48//124//	8 BROOKS RD	1010	1,897	60	55	12/28/2016	490,000	457,800	0.93	1.07	0.01
6480	101	SINGLE FAMIL` 101	SINGLE FAMIL` 43D//020//	22 PEQUOT RD	1010	2,406	62	10	9/13/2016	745,000	696,600	0.94	1.07	0.02
7508	101	SINGLE FAMIL` 101	SINGLE FAMIL` 48//017//	54 BARNEY HILL RD	1010	2,661	57	25	10/20/2016	710,000	663,900	0.94	1.07	0.02
5663	101	SINGLE FAMIL` 101	SINGLE FAMIL` 38//027//	46 DAVELIN RD	1010	2,025	65	10	8/28/2016	604,500	565,500	0.94	1.07	0.02
3755	101	SINGLE FAMIL` 101	SINGLE FAMIL` 06//031//	53 SHERMAN BRIDGE	1010	1,756	66	5	9/16/2016	620,000	580,300	0.94	1.07	0.02
5046	101	SINGLE FAMIL` 101	SINGLE FAMIL` 25//083//	189 PLAIN RD	1010	1,252	65	30	10/19/2016	525,000	492,400	0.94	1.07	0.02
7945	101	SINGLE FAMIL` 101	SINGLE FAMIL` 51A//090//	13 MITCHELL ST	1010	1,302	126	40	12/7/2016	355,000	333,000	0.94	1.07	0.02
4123	101	SINGLE FAMIL` 101	SINGLE FAMIL` 14//024//	8 ORCHARD LN	1010	2,303	58	18	6/15/2016	625,000	587,000	0.94	1.06	0.02
4373	101	SINGLE FAMIL` 101	SINGLE FAMIL` 17//016//	38 RIVER RD	1010	3,546	14	12	7/8/2016	798,500	750,300	0.94	1.06	0.02
7341	101	SINGLE FAMIL` 101	SINGLE FAMIL` 47B//091//	10 PECK AVE	1010	1,765	70	25	5/23/2016	486,000	456,900	0.94	1.06	0.02

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5250	101	SINGLE FAMIL` 101	SINGLE FAMIL` 30// 020//	3 BLOSSOM LN	1010	1010	1,545	66	30	12/2/2016	497,000	468,000	0.94	1.06	0.02
4343	101	SINGLE FAMIL` 101	SINGLE FAMIL` 16// 075//	11 OLD WESTON RD	1010	1010	4,779	50	8	7/5/2016	1,240,000	1,169,700	0.94	1.06	0.02
3552	101	SINGLE FAMIL` 101	SINGLE FAMIL` 04// 013//	11 GRAYBIRCH LN	1010	1010	2,148	62	10	7/11/2016	612,500	578,100	0.94	1.06	0.02
5772	101	SINGLE FAMIL` 101	SINGLE FAMIL` 38// 126//	29 RICE SPRING LN	1010	1010	3,043	66	10	1/15/2016	680,000	642,200	0.94	1.06	0.02
7845	101	SINGLE FAMIL` 101	SINGLE FAMIL` 50// 083//	63 EDGEWOOD RD	1010	1010	4,233	1	0	6/23/2016	1,390,000	1,314,800	0.95	1.06	0.03
4100	101	SINGLE FAMIL` 101	SINGLE FAMIL` 14// 004//	106 CONCORD RD	1010	1010	2,756	60	21	5/31/2016	606,000	573,600	0.95	1.06	0.03
6060	101	SINGLE FAMIL` 101	SINGLE FAMIL` 42B// 037//	19 STONEBRIDGE RD	1010	1010	2,038	64	21	9/8/2016	530,000	502,100	0.95	1.06	0.03
5171	101	SINGLE FAMIL` 101	SINGLE FAMIL` 29// 009//	22 FORTY ACRES DR	1010	1010	3,792	48	8	7/26/2016	885,000	839,000	0.95	1.05	0.03
8211	101	SINGLE FAMIL` 101	SINGLE FAMIL` 52// 011//	4 HAVEN LN	1010	1010	3,419	68	21	10/11/2016	620,000	587,900	0.95	1.05	0.03
3421	101	SINGLE FAMIL` 101	SINGLE FAMIL` 01// 028//	3 GROVE ST	1010	1010	2,860	49	25	6/7/2016	730,000	692,400	0.95	1.05	0.03
7672	101	SINGLE FAMIL` 101	SINGLE FAMIL` 48// 164//	51 SCHOOL ST	1010	1010	1,397	60	21	8/11/2016	496,000	472,700	0.95	1.05	0.03
5523	101	SINGLE FAMIL` 101	SINGLE FAMIL` 36C// 008//	14 MEADOW VIEW R	1010	1010	2,607	50	18	6/16/2016	620,000	591,700	0.95	1.05	0.03
7319	101	SINGLE FAMIL` 101	SINGLE FAMIL` 47B// 071//	172 SCHOOL ST	1010	1010	3,882	73	25	9/12/2016	757,000	723,300	0.96	1.05	0.04
4006	101	SINGLE FAMIL` 101	SINGLE FAMIL` 11// 062//	153 GLEZEN LN	1010	1010	3,904	11	10	3/21/2016	880,000	840,900	0.96	1.05	0.04
5549	101	SINGLE FAMIL` 101	SINGLE FAMIL` 36C// 031//	42 RIVER VIEW CIR	1010	1010	1,383	5	4	6/30/2016	450,000	431,300	0.96	1.04	0.04
7640	101	SINGLE FAMIL` 101	SINGLE FAMIL` 48// 132//	28 BROOKS RD	1010	1010	3,171	56	18	3/10/2016	750,000	719,800	0.96	1.04	0.04
5312	101	SINGLE FAMIL` 101	SINGLE FAMIL` 30// 066//	99 BOSTON POST RD	1010	1010	3,586	24	13	9/28/2016	775,000	744,300	0.96	1.04	0.04
3457	101	SINGLE FAMIL` 101	SINGLE FAMIL` 02// 003//	15 CATHERINE'S FAR	1010	1010	6,599	1	0	7/15/2016	1,775,000	1,709,600	0.96	1.04	0.04
4394	101	SINGLE FAMIL` 101	SINGLE FAMIL` 18// 009//	88 OLD SUDBURY RT	1010	1010	1,992	59	21	2/22/2016	516,000	497,000	0.96	1.04	0.04
7751	101	SINGLE FAMIL` 101	SINGLE FAMIL` 49// 063//	52 RICE RD	1010	1010	1,345	86	40	5/20/2016	505,000	488,100	0.97	1.03	0.05
4077	101	SINGLE FAMIL` 101	SINGLE FAMIL` 12// 027//	11 AUTUMN LN	1010	1010	2,136	56	25	12/16/2016	637,000	618,800	0.97	1.03	0.05
5575	101	SINGLE FAMIL` 101	SINGLE FAMIL` 36C// 056//	9 OVERLOOK RD	1010	1010	3,190	86	15	4/5/2016	650,000	632,800	0.97	1.03	0.05
100161	101	SINGLE FAMIL` 101	SINGLE FAMIL` 30// 061A//	30 OLD CONNECTIC	1010	1010	5,978	3	2	8/30/2016	1,675,000	1,633,000	0.97	1.03	0.05
5545	101	SINGLE FAMIL` 101	SINGLE FAMIL` 36C// 027//	26 RIVER VIEW CIR	1010	1010	1,115	65	21	5/31/2016	308,000	300,500	0.98	1.02	0.06
4524	101	SINGLE FAMIL` 101	SINGLE FAMIL` 19// 025A//	81 CLAYPIT HILL RD	1010	1010	6,661	15	12	5/11/2016	1,610,000	1,572,000	0.98	1.02	0.06
5694	101	SINGLE FAMIL` 101	SINGLE FAMIL` 38// 057//	2 OLD FARM RD	1010	1010	2,267	63	30	4/19/2016	535,000	523,600	0.98	1.02	0.06
6424	101	SINGLE FAMIL` 101	SINGLE FAMIL` 43C// 054//	11 WAMPUM PATH	1010	1010	2,061	69	25	5/11/2016	490,000	480,100	0.98	1.02	0.06
8803	101	SINGLE FAMIL` 101	SINGLE FAMIL` 29// 029C//	3 CART PATH	1010	1010	6,832	15	11	5/27/2016	1,712,500	1,682,400	0.98	1.02	0.06

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3693	101	SINGLE FAMIL\101	SINGLE FAMIL.05//009//	2 APPLETREE LN	1010	1010	4,574	36	15	9/23/2016	970,000	953,700	0.98	1.02	0.06
6529	101	SINGLE FAMIL\101	SINGLE FAMIL.44//030//	23 COUNTRY CORNE	1010	1010	5,061	0	0	9/22/2016	1,275,000	1,254,400	0.98	1.02	0.06
7211	101	SFR WATER	SFR WATER 47A//071//	125 DUDLEY RD	1013	1013	2,832	96	15	2/9/2016	845,888	832,600	0.98	1.02	0.06
4549	101	SINGLE FAMIL\101	SINGLE FAMIL.19//040//	10 FIDDLEHEAD LN	1010	1010	6,997	1	0	9/13/2016	2,270,000	2,241,400	0.99	1.01	0.07
3941	101	SINGLE FAMIL\101	SINGLE FAMIL.11//002//	150 CONCORD RD	1010	1010	1,614	65	30	8/15/2016	444,500	440,300	0.99	1.01	0.07
4633	101	SINGLE FAMIL\101	SINGLE FAMIL.20//031//	104 PLAIN RD	1010	1010	4,657	146	15	3/31/2016	1,050,000	1,040,600	0.99	1.01	0.07
5314	101	SINGLE FAMIL\101	SINGLE FAMIL.30//068//	105 BOSTON POST RI	1010	1010	4,681	61	21	8/23/2016	1,000,000	991,800	0.99	1.01	0.07
4601	101	SINGLE FAMIL\101	SINGLE FAMIL.20//005//	28 SEARS RD	1010	1010	3,193	58	8	7/8/2016	960,000	956,400	1.00	1.00	0.08
4284	101	SINGLE FAMIL\101	SINGLE FAMIL.16//017//	64 DRAPER RD	1010	1010	1,853	68	21	7/29/2016	550,000	548,100	1.00	1.00	0.08
5276	101	SINGLE FAMIL\101	SINGLE FAMIL.30//039//	11 HIGHFIELDS RD	1010	1010	5,507	36	15	8/31/2016	1,150,000	1,148,300	1.00	1.00	0.08
5885	101	SINGLE FAMIL\101	SINGLE FAMIL.39//042F//	3 YEAGER WAY	1010	1010	6,223	17	11	7/1/2016	1,400,000	1,398,300	1.00	1.00	0.08
3999	101	SINGLE FAMIL\101	SINGLE FAMIL.11//055//	175 GLEZEN LN	1010	1010	3,790	23	14	11/21/2016	930,000	931,500	1.00	1.00	0.08
5338	101	SINGLE FAMIL\101	SINGLE FAMIL.30//093//	1 WHITE RD	1010	1010	2,182	66	30	4/1/2016	525,000	525,900	1.00	1.00	0.08
3938	101	SINGLE FAMIL\101	SINGLE FAMIL.10//070//	144 CONCORD RD	1010	1010	1,752	64	21	6/21/2016	500,000	503,800	1.01	0.99	0.09
4927	101	SINGLE FAMIL\101	SINGLE FAMIL.24//149//	101 PLAIN RD	1010	1010	9,817	19	12	5/26/2016	2,700,000	2,723,500	1.01	0.99	0.09
4172	101	SINGLE FAMIL\101	SINGLE FAMIL.14//062//	11 LOBLOLLY LN	1010	1010	1,835	57	25	12/6/2016	535,000	540,900	1.01	0.99	0.09
7066	101	SINGLE FAMIL\101	SINGLE FAMIL.46D//064//	17 CASTLE GATE RD	1010	1010	1,762	51	18	4/21/2016	402,500	407,900	1.01	0.99	0.09
4398	101	SINGLE FAMIL\101	SINGLE FAMIL.18//013//	6 GLEZEN LN	1010	1010	3,418	79	15	5/13/2016	794,000	805,300	1.01	0.99	0.09
6501	101	SINGLE FAMIL\101	SINGLE FAMIL.44//002//	139 WOODRIDGE RD	1010	1010	2,114	57	25	9/16/2016	597,500	607,800	1.02	0.98	0.10
8206	101	SINGLE FAMIL\101	SINGLE FAMIL.52//006//	17 LANGDON RD	1010	1010	1,950	35	15	5/2/2016	475,000	484,300	1.02	0.98	0.10
5304	101	SINGLE FAMIL\101	SINGLE FAMIL.30//058//	40 OLD CONNECTIC	1010	1010	4,059	36	20	8/22/2016	860,000	878,800	1.02	0.98	0.10
5294	101	SINGLE FAMIL\101	SINGLE FAMIL.30//054//	18 PINEBROOK RD	1010	1010	4,754	64	10	4/8/2016	938,000	959,300	1.02	0.98	0.10
4182	101	SINGLE FAMIL\101	SINGLE FAMIL.14//072//	106 GLEZEN LN	1010	1010	2,115	61	21	3/8/2016	565,000	579,400	1.03	0.98	0.11
4234	101	SINGLE FAMIL\101	SINGLE FAMIL.15//040//	57 THREE PONDS RD	1010	1010	4,914	59	30	8/30/2016	860,000	883,700	1.03	0.97	0.11
6034	101	SINGLE FAMIL\101	SINGLE FAMIL.42B//008//	352 OLD CONNECTIC	1010	1010	1,885	63	21	2/1/2016	423,000	436,000	1.03	0.97	0.11
4401	101	SINGLE FAMIL\101	SINGLE FAMIL.18//016//	14 GLEZEN LN	1010	1010	7,314	86	5	1/15/2016	1,850,000	1,912,200	1.03	0.97	0.11
4717	101	SINGLE FAMIL\101	SINGLE FAMIL.23//066A//	18 CONCORD RD	1010	1010	1,838	26	16	6/16/2016	495,000	514,600	1.04	0.96	0.12
5297	101	SINGLE FAMIL\101	SINGLE FAMIL.30//057//	54 OLD CONNECTIC	1010	1010	3,143	57	18	5/26/2016	859,000	894,700	1.04	0.96	0.12

**Parcel Detail by Land Use and Land Use
WAYLAND, MA**

06/12/2017

Intrnl ID	Land Use Code	Land Use Code	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Dispo
3623	101	SINGLE FAMIL`101	SINGLE FAMIL`04//067//	7 YORK RD	1010	1010	2,582	49	18	2/26/2016	734,000	765,500	1.04	0.96	0.12
8317	101	SINGLE FAMIL`101	SINGLE FAMIL`52//116//	23 DEAN RD	1010	1010	2,010	61	30	3/14/2016	454,000	473,900	1.04	0.96	0.12
6059	101	SINGLE FAMIL`101	SINGLE FAMIL`42B//036//	23 STONEBRIDGE RD	1010	1010	1,934	64	21	9/12/2016	466,500	487,300	1.04	0.96	0.12
4233	101	SINGLE FAMIL`101	SINGLE FAMIL`15//039//	61 THREE PONDS RD	1010	1010	3,245	59	21	6/2/2016	880,000	924,800	1.05	0.95	0.13
8194	101	SINGLE FAMIL`101	SINGLE FAMIL`51D//084//	214 COMMONWEALT	1010	1010	2,646	141	30	6/23/2016	530,000	557,000	1.05	0.95	0.13
4035	101	SINGLE FAMIL`101	SINGLE FAMIL`11//083//	7 LINGOLN RD	1010	1010	2,794	60	5	10/28/2016	775,000	814,700	1.05	0.95	0.13
3401	101	SINGLE FAMIL`101	SINGLE FAMIL`01//008//	26 GROVE ST	1010	1010	3,187	47	16	8/1/2016	740,000	784,200	1.06	0.94	0.14
7617	101	SINGLE FAMIL`101	SINGLE FAMIL`48//109//	23 BROOKS RD	1010	1010	1,772	60	30	11/14/2016	485,000	515,400	1.06	0.94	0.14
7764	101	SFR WATER	SFR WATER	59 FULLER RD	1013	1013	1,822	56	45	4/1/2016	540,000	579,800	1.07	0.93	0.15
6021	101	SINGLE FAMIL`101	SINGLE FAMIL`41//016//	189 STONEBRIDGE R	1010	1010	4,407	58	18	9/19/2016	695,000	749,800	1.08	0.93	0.16
5385	101	SINGLE FAMIL`101	SINGLE FAMIL`33//001P//	192 OLD CONNECTIC	1010	1010	7,229	14	12	12/21/2016	1,400,000	1,533,900	1.10	0.91	0.18
6960	101	SINGLE FAMIL`101	SINGLE FAMIL`46B//049//	4 BEECH RD	1010	1010	960	86	40	8/31/2016	210,000	236,900	1.13	0.89	0.21
5145	101	SINGLE FAMIL`101	SINGLE FAMIL`28//019//	134 PELHAM ISLAND	1010	1010	2,411	50	45	11/7/2016	460,000	527,600	1.15	0.87	0.23
6171	101	SFR WATER	SFR WATER	74 LAKESHORE DR	1013	1013	1,757	75	25	12/16/2016	420,000	497,600	1.18	0.84	0.26

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

06/12/2017

Land Use Code	Land Use Code	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
102	102	61	768,858	681,815	0.89	764,995	700,900	0.89	0.04	5.54%	0.89
			768,858	681,815	0.89	764,995	700,900	0.89	0.04	5.54%	0.89

**Summary by Condo Complex
WAYLAND, MA**

06/12/2017

Condo Complex	Count	Mean Sale Price	Mean Appraised	Mean A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
05 TURKEY HILL	2	390,000	364,200	0.96	390,000	364,200	0.96	0.11	11.46%	0.93
06 STONEBRIDGE	3	452,250	391,767	0.87	418,000	385,200	0.87	0.06	4.98%	0.87
07 HILLSIDE	4	644,625	564,775	0.88	658,750	580,700	0.88	0.01	1.14%	0.88
08 CUTTING CROSS	1	725,000	664,600	0.92	725,000	664,600	0.92	0.00	0.00%	0.92
09 GLEN OAK	1	782,000	752,700	0.96	782,000	752,700	0.96	0.00	0.00%	0.96
10 WILLOWBROOK	3	676,000	607,000	0.90	683,000	585,400	0.85	0.00	5.49%	0.90
11 THE MEADOWS	12	775,667	688,617	0.89	750,000	697,850	0.89	0.04	3.65%	0.89
12 6 GREENWAY	4	320,250	277,700	0.87	325,000	276,400	0.88	0.03	4.55%	0.87
14 FLD MAINSTON	1	1,090,000	912,400	0.84	1,090,000	912,400	0.84	0.00	0.00%	0.84
17 16 WILLARD ST	1	342,000	312,400	0.91	342,000	312,400	0.91	0.00	0.00%	0.91
21 SCHOOL ST	1	325,000	318,000	0.98	325,000	318,000	0.98	0.00	0.00%	0.98
22 WAYLAND COM	3	798,667	724,933	0.91	812,000	740,200	0.91	0.07	5.49%	0.91
23 POST RD VLGE	2	707,500	680,250	0.96	707,500	680,250	0.96	0.07	7.29%	0.96
25 RIVER TRAIL PL	14	882,435	750,250	0.85	896,659	732,600	0.86	0.05	4.49%	0.85
27 21-23 COVERED	1	1,406,200	1,322,100	0.94	1,406,200	1,322,100	0.94	0.00	0.00%	0.94
29 29-31 COVERED	1	1,580,000	1,534,600	0.97	1,580,000	1,534,600	0.97	0.00	0.00%	0.97
30 32-34 COVERED	2	1,631,475	1,480,450	0.91	1,631,475	1,480,450	0.91	0.01	0.55%	0.91
31 CRAFTSMAN VII	5	777,968	683,240	0.88	764,995	722,800	0.94	0.01	7.45%	0.88
		768,858	681,815	0.89	764,995	700,900	0.89	0.03	5.54%	0.89

Summary by Condo Complex WAYLAND, MA

06/12/2017

Condo Complex	Count	Mean Sale Price	Mean Appraised A/S Ratio	Median Sale Price	Median Appraised	Median A/S Ratio	Median Abs Disp	COD	Weighted Average
05 TURKEY HILL	2	390,000	0.96	390,000	364,200	0.96	0.11	11.46%	0.93
06 STONEBRIDGE	3	452,250	0.87	418,000	385,200	0.87	0.06	4.98%	0.87
07 HILLSIDE	4	644,625	0.88	658,750	580,700	0.88	0.01	1.14%	0.88
08 CUTTING CROSS	1	725,000	0.92	725,000	664,600	0.92	0.00	0.00%	0.92
09 GLEN OAK	1	782,000	0.96	782,000	752,700	0.96	0.00	0.00%	0.96
10 WILLOWBROOK	3	676,000	0.90	683,000	585,400	0.85	0.00	5.49%	0.90
11 THE MEADOWS	12	775,667	0.89	750,000	697,850	0.89	0.04	3.65%	0.89
12 6 GREENWAY	4	320,250	0.87	325,000	276,400	0.88	0.03	4.53%	0.87
14 FLD MAINSTON	1	1,090,000	0.84	1,090,000	912,400	0.84	0.00	0.00%	0.84
17 16 WILLARD ST	1	342,000	0.91	342,000	312,400	0.91	0.00	0.00%	0.91
21 SCHOOL ST	1	325,000	0.98	325,000	318,000	0.98	0.00	0.00%	0.98
22 WAYLAND COM	3	798,667	0.91	812,000	740,200	0.91	0.07	5.49%	0.91
23 POST RD VLGE	2	707,500	0.96	707,500	680,250	0.96	0.07	7.29%	0.96
25 RIVER TRAIL PL	14	882,435	0.85	896,659	732,600	0.86	0.05	4.49%	0.85
27 21-23 COVERED	1	1,406,200	0.94	1,406,200	1,322,100	0.94	0.00	0.00%	0.94
29 29-31 COVERED	1	1,580,000	0.97	1,580,000	1,534,600	0.97	0.00	0.00%	0.97
30 32-34 COVERED	2	1,631,475	0.91	1,631,475	1,480,450	0.91	0.01	0.53%	0.91
31 CRAFTSMAN VII	5	777,968	0.88	764,995	722,800	0.94	0.01	7.43%	0.88
		768,858	0.89	764,995	700,900	0.89	0.03	5.54%	0.89

**Parcel Detail by Condo Complex
WAYLAND, MA**

06/12/2017

Intrnl ID	Condo Complex	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
5445	05	TURKEY HILL 35//001B//	18 ASTRA		1020	1,920	38	20	9/15/2016	480,000	405,900	0.85	1.18	0.11
5928	05	TURKEY HILL 40//033B//	2 FOX HOLLOW		1020	1,959	38	35	8/10/2016	300,000	322,500	1.07	0.93	0.11
5961	06	STONEBRIDGE 40//053A//	11 STEEPLETREE		1020	1,841	37	20	4/6/2016	418,000	334,800	0.80	1.25	0.07
6726	06	STONEBRIDGE 45//062A//	13 COLTSWAY		1020	2,385	36	20	6/24/2016	523,750	455,300	0.87	1.15	0.00
6712	06	STONEBRIDGE 45//052A//	13 STEEPLETREE		1020	1,895	37	20	5/26/2016	415,000	385,200	0.93	1.08	0.06
6820	07	HILLSIDE 45//090A//	32 HILLSIDE DR		1020	2,871	26	7	6/29/2016	731,000	624,100	0.85	1.17	0.03
6782	07	HILLSIDE 45//080C//	67 HILLSIDE DR		1020	2,744	28	13	9/9/2016	635,000	557,500	0.88	1.14	0.00
6774	07	HILLSIDE 45//078A//	51 HILLSIDE DR		1020	3,012	28	13	3/1/2016	682,500	603,900	0.88	1.13	0.00
6806	07	HILLSIDE 45//086D//	62 PICKWICK WAY		1020	1,947	28	13	6/1/2016	530,000	473,600	0.89	1.12	0.01
6894	08	CUTTING CRO 45//114A//	32 CUTTING CROSS WAY		1020	2,788	21	12	10/20/2016	725,000	664,600	0.92	1.09	0.00
6870	09	GLEN OAK 45//105A//	17 GLEN OAK DR		1020	4,166	27	16	11/30/2016	782,000	752,700	0.96	1.04	0.00
8476	10	WILLOWBROC 53//034A//	302 WILLOWBROOK DR		1020	2,698	19	12	4/29/2016	683,000	582,600	0.85	1.17	0.00
8489	10	WILLOWBROC 53//037B//	315 WILLOWBROOK DR		1020	2,679	18	11	7/12/2016	685,000	585,400	0.85	1.17	0.00
8488	10	WILLOWBROC 53//037A//	314 WILLOWBROOK DR		1020	3,092	19	11	5/19/2016	660,000	653,000	0.99	1.01	0.14
8744	11	THE MEADOW 40//066C//	1203 MAGNOLIA DR		1020	2,588	17	12	6/24/2016	700,000	566,400	0.81	1.24	0.08
8746	11	THE MEADOW 40//066E//	1205 MAGNOLIA DR		1020	3,348	17	11	7/28/2016	849,000	708,000	0.83	1.20	0.06
8755	11	THE MEADOW 40//068D//	1404 WISTERIA WAY		1020	2,703	16	12	12/20/2016	700,000	586,800	0.84	1.19	0.05
5988	11	THE MEADOW 40//061B//	702 WISTERIA WAY		1020	3,750	18	11	9/23/2016	899,000	790,000	0.88	1.14	0.01
8741	11	THE MEADOW 40//064F//	1006 WISTERIA WAY		1020	3,882	17	12	9/1/2016	905,000	798,300	0.88	1.13	0.01
5972	11	THE MEADOW 40//056C//	203 DAHLIA DR		1020	2,778	18	6	8/3/2016	735,000	655,000	0.89	1.12	0.00
5981	11	THE MEADOW 40//059A//	501 DAHLIA DR		1020	3,194	18	12	9/27/2016	750,000	672,600	0.90	1.12	0.01
8794	11	THE MEADOW 40//072B//	1802 WISTERIA WAY		1020	3,327	16	12	9/19/2016	775,000	695,700	0.90	1.11	0.01
8749	11	THE MEADOW 40//067C//	1303 MAGNOLIA DR		1020	2,815	17	12	1/7/2016	775,000	606,800	0.92	1.09	0.03
8786	11	THE MEADOW 40//069E//	1505 WISTERIA WAY		1020	3,347	16	12	8/25/2016	750,000	700,000	0.93	1.07	0.04
8773	11	THE MEADOW 40//060H//	608 WISTERIA WAY		1020	3,357	18	12	7/1/2016	750,000	700,900	0.93	1.07	0.04
8770	11	THE MEADOW 40//060E//	605 WISTERIA WAY		1020	3,823	17	12	12/13/2016	835,000	782,900	0.94	1.07	0.05

**Parcel Detail by Condo Complex
WAYLAND, MA**

06/12/2017

Intrnl ID	Condo Complex	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
8847	6 GREENWAY	33//023W//	6 GREEN WAY #307	1020	1020	1,387	16	12	6/30/2016	325,000	262,500	0.81	1.24	0.07
8844	6 GREENWAY	33//023T//	6 GREEN WAY #304	1020	1020	1,466	16	12	3/1/2016	325,000	275,200	0.85	1.18	0.03
8830	6 GREENWAY	33//023F//	6 GREEN WAY #106	1020	1020	1,595	16	12	6/14/2016	326,000	295,500	0.91	1.10	0.03
8827	6 GREENWAY	33//023C//	6 GREEN WAY #103	1020	1020	1,481	16	12	3/31/2016	305,000	277,600	0.91	1.10	0.03
100029	FLD MAINSTO	40//018A//	615 HAYFIELD LN	1020	1020	3,392	5	3	6/27/2016	1,090,000	912,400	0.84	1.19	0.00
8161	16 WILLARD S	51D//047//	16A WILLARD ST	1020	1020	824	151	40	3/25/2016	342,000	312,400	0.91	1.09	0.00
100164	SCHOOL ST	48//161B//	63 SCHOOL ST	1020	1020	1,372	136	30	2/25/2016	325,000	318,000	0.98	1.02	0.00
100261	WAYLAND CO	23//125//	19 HASTINGS WAY	1020	1020	2,817	5	3	11/2/2016	769,000	637,300	0.83	1.21	0.08
100265	WAYLAND CO	23//121//	9 HASTINGS WAY	1020	1020	3,365	5	3	3/31/2016	815,000	740,200	0.91	1.10	0.00
100246	WAYLAND CO	23//140//	10 HASTINGS WAY	1020	1020	3,671	5	3	5/16/2016	812,000	797,300	0.98	1.02	0.07
100328	POST RD VLG	29//041F//	15 WADSWORTH LN	1020	1020	2,635	3	1	7/8/2016	695,000	618,200	0.89	1.12	0.07
100327	POST RD VLG	29//041G//	17 WADSWORTH LN	1020	1020	2,969	3	1	5/26/2016	720,000	742,300	1.03	0.97	0.07
100591	RIVER TRAIL	123//190//	26 LILLIAN WAY	1020	1020	2,995	2	0	2/17/2016	935,000	732,400	0.78	1.28	0.08
100589	RIVER TRAIL	123//192//	28 LILLIAN WAY	1020	1020	2,935	2	0	5/27/2016	909,218	722,500	0.79	1.26	0.07
100587	RIVER TRAIL	123//194//	30 LILLIAN WAY	1020	1020	2,995	2	0	6/6/2016	915,560	732,800	0.80	1.25	0.06
100554	RIVER TRAIL	123//166//	2 LILLIAN WAY	1020	1020	3,277	2	0	4/29/2016	975,000	794,000	0.81	1.23	0.05
100575	RIVER TRAIL	123//196//	32 LILLIAN WAY	1020	1020	2,935	2	0	6/27/2016	884,100	720,500	0.81	1.23	0.05
100584	RIVER TRAIL	123//198//	34 LILLIAN WAY	1020	1020	3,176	2	0	6/10/2016	912,500	774,100	0.85	1.18	0.01
100580	RIVER TRAIL	123//202//	38 LILLIAN WAY	1020	1020	3,208	2	0	6/28/2016	910,000	775,900	0.85	1.17	0.01
100595	RIVER TRAIL	123//186//	22 LILLIAN WAY	1020	1020	3,411	2	0	2/29/2016	954,510	820,700	0.86	1.16	0.00
100583	RIVER TRAIL	123//199//	37 LILLIAN WAY	1020	1020	2,978	2	0	8/15/2016	850,000	731,700	0.86	1.16	0.00
100582	RIVER TRAIL	123//200//	36 LILLIAN WAY	1020	1020	2,918	2	0	6/7/2016	829,000	721,300	0.87	1.15	0.01
100578	RIVER TRAIL	123//204//	40 LILLIAN WAY	1020	1020	3,116	2	0	6/7/2016	870,430	762,000	0.88	1.14	0.02
100576	RIVER TRAIL	123//206//	42 LILLIAN WAY	1020	1020	3,131	2	0	5/11/2016	836,000	761,100	0.91	1.10	0.05
100581	RIVER TRAIL	123//201//	39 LILLIAN WAY	1020	1020	2,934	2	0	5/20/2016	790,250	722,800	0.91	1.09	0.05
100583	RIVER TRAIL	123//199//	37 LILLIAN WAY	1020	1020	2,978	2	0	3/31/2016	782,520	731,700	0.94	1.07	0.08

**Parcel Detail by Condo Complex
WAYLAND, MA**

06/12/2017

Intrnl ID	Condo Complex	MBLU	Location	Land Nbrhd	Use Code	Eff Area	Age	Eff Age	Sale Date	Sale Price	Appraised Value	A/S Ratio	S/A Ratio	Abs Disp
100657	27	21-23 COVERE 35//040//	23 COVERED BRIDGE LN	1020	1020	4,805	0	0	8/12/2016	1,406,200	1,322,100	0.94	1.06	0.00
100661	29	29-31 COVERE 35//042//	31 COVERED BRIDGE LN	1020	1020	5,442	1	0	4/15/2016	1,580,000	1,534,600	0.97	1.03	0.00
100753	30	32-34 COVERE 35//030Y//	32 COVERED BRIDGE LN	1020	1020	5,395	0	0	8/10/2016	1,623,950	1,462,400	0.90	1.11	0.01
100752	30	32-34 COVERE 35//030Z//	34 COVERED BRIDGE LN	1020	1020	5,539	0	0	9/1/2016	1,639,000	1,498,500	0.91	1.09	0.00
100677	31	CRAFTSMAN \ 38//055D//	7 VILLAGE LN	1020	1020	2,783	1	0	9/30/2016	764,995	567,300	0.74	1.35	0.20
100678	31	CRAFTSMAN \ 38//055C//	5 VILLAGE LN	1020	1020	3,039	0	0	11/1/2016	754,900	608,300	0.81	1.24	0.13
100674	31	CRAFTSMAN \ 38//055G//	13 VILLAGE LN	1020	1020	3,337	1	0	5/26/2016	827,820	777,100	0.94	1.07	0.00
100673	31	CRAFTSMAN \ 38//055H//	15 VILLAGE LN	1020	1020	3,053	0	0	5/19/2016	762,125	722,800	0.95	1.05	0.01
100675	31	CRAFTSMAN \ 38//055F//	11 VILLAGE LN	1020	1020	3,157	0	0	5/26/2016	780,000	740,700	0.95	1.05	0.01

REAL ESTATE ASSESSORS WARRANT TO COLLECTOR
COMMONWEALTH OF MASSACHUSETTS
WAYLAND
OFFICE OF THE BOARD OF ASSESSORS

To: *Zoe Pierce Collector of Taxes, for Wayland, in the County of MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on **REAL ESTATE** as therein set forth, with interest, the sum total of such list being **ELEVEN THOUSAND, THREE HUNDRED EIGHTY DOLLARS and EIGHTY THREE CENTS (\$11,380.83)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **REAL ESTATE** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.


And you are to pay over said taxes and interest to **ZOE PIERCE.**, Treasurer of **WAYLAND**, or to her successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12TH day of JUNE 2017.







Board of Assessors of Wayland

REAL ESTATE ASSESSORS WARRANT TO COLLECTOR
COMMONWEALTH OF MASSACHUSETTS
WAYLAND
OFFICE OF THE BOARD OF ASSESSORS

To: *Zoe Pierce Collector of Taxes, for Wayland, in the County of MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on **COMMUNITY PRESERVATION ACT (CPA)** as therein set forth, with interest, the sum total of such list being, **ONE HUNDRED SEVENTY DOLLARS and SEVENTY ONE CENTS (\$170.71)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **REAL ESTATE** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **ZOE PIERCE**, Treasurer of **WAYLAND**, or to her successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

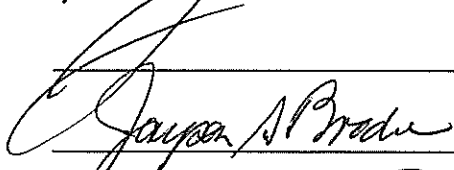
But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.


And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12TH day of JUNE 2017.







Board of Assessors of Wayland

FY 17 Supplemental Billing

Date CO
 Signed 10/25/16
 09/26/16
 Map 38 55C
 38 55D
 Lot 5 VILLAGE LN
 7 VILLAGE LN
 LOCATION

Bldg Assmnt	Bldg Value @	Additional Assmnt	%Increase	Daily Tax Amount	# Days to Supplemental	CPA
1/1/2016	CO			6/30/2017	Assmnt	
1800	608300	606500	336.9444444	30.14221918	248	7475.27
283600	567300	283700	1.000352609	14.09950137	277	3905.56
						112.13
						58.58

Total Assessment: 11,380.83 170.71

Board of Assessors: DATE:

Lowell S. Weston 6/12/2017
[Signature] 4/12/17
Sharon M. Crisp 6/12/2017

FISCAL YEAR 2017

NOTICE OF COMMITMENT 2017 – Omitted Tax

June 12, 2017

The Commonwealth of Massachusetts
The Town of Wayland
Office of the Board of Assessors

To: Town Accountant/Finance Director

You are hereby notified that a **Commitment**, as shown below, has this day been made by the Board of Assessors to **Zoe Pierce**, the Collector of taxes.




TAX	AMOUNT OF COMMITMENT
PERSONAL PROPERTY TAX	\$ 0.00
REAL ESTATE TAX -	\$ 0.00
COMMUNITY PRESERVATION ACT TAX	\$ 0.00

OMITTED ASSESSMENT	
REAL ESTATE TAX	\$ 28,583.19
COMMUNITY PRESERVATION ACT TAX	\$ 401.53
PERSONAL PROPERTY	

ALL SPECIAL ASSESSMENTS	
I & E Fine	\$

Board of Assessors
Wayland, MA 01778

Date: JUNE 12, 2017

REAL ESTATE ASSESSORS WARRANT TO COLLECTOR
COMMONWEALTH OF MASSACHUSETTS
WAYLAND
OFFICE OF THE BOARD OF ASSESSORS

To: *Zoe Pierce Collector of Taxes, for Wayland, in the County of MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on **REAL ESTATE** as therein set forth, with interest, the sum total of such list being **TWENTY EIGHT THOUSAND FIVE HUNDRED EIGHTY THREE DOLLARS and NINETEEN CENTS (\$28,583.19)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **REAL ESTATE** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **ZOE PIERCE**, Treasurer of **WAYLAND**, or to her successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

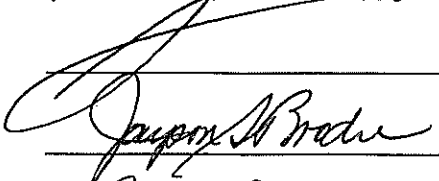
But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12TH day of JUNE 2017.







Board of Assessors of Wayland

REAL ESTATE ASSESSORS WARRANT TO COLLECTOR
COMMONWEALTH OF MASSACHUSETTS
WAYLAND
OFFICE OF THE BOARD OF ASSESSORS

To: *Zoe Pierce Collector of Taxes, for Wayland, in the County of MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on **REAL ESTATE** as therein set forth, with interest, the sum total of such list being **FOUR HUNDRED ONE DOLLAR and FIFTY THREES CENTS (\$401.53)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **COMMUNITY PRESERVATION ACT** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **ZOE PIERCE**, Treasurer of **WAYLAND**, or to her successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

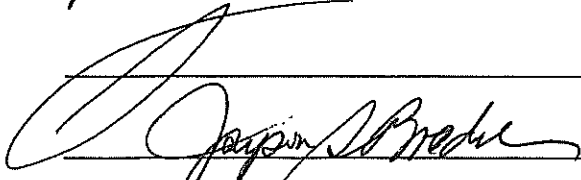
But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12TH day of JUNE 2017.







Board of Assessors of Wayland



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

Bureau of Local Assessment
 Division of Local Services
 PO Box 9569
 Boston, MA 02114-9569

OMITTED AND REVISED ASSESSMENT REPORT FOR FISCAL YEAR 2017

Wayland

In accordance with the provisions of General Laws Chapter 59, Section 75, the Board of Assessors submits the following report on the omitted and revised assessments made for fiscal year 2017.

Total Additional Taxes Committed

OMITTED ASSESSMENTS	\$
REVISED ASSESSMENTS	<u>\$28,583.19</u>
TOTAL:	<u>\$28,583.19</u>

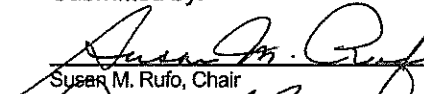
The assessors also committed the following rollback taxes during the fiscal year.


CH. 61A ROLLBACK TAXES	<u>0.00</u>
CH. 61B ROLLBACK TAXES	<u>0.00</u>
TOTAL:	<u>0.00</u>

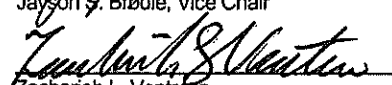
A copy of all commitments made for omitted and revised assessments and rollback taxes for the year is attached.

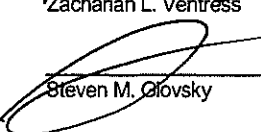
The assessors hereby certify that the amounts reported above reflect all omitted and revised assessments and rollback taxes committed for the year and that all omitted and revised assessments were committed to the collector on or before June 20, 2017. (Actual commitment date June 12, 2017)

Submitted by:



 Susan M. Rufo, Chair


 Jayson S. Brodie, Vice Chair


 Zachariah L. Ventress


 Steven M. Glovsky

FISCAL YEAR 2018

NOTICE OF COMMITMENT 2018 – FIRST AND SECOND PREMILINARY QTRS

The Commonwealth of Massachusetts
The Town of Wayland
Office of the Board of Assessors

To: Town Accountant/Finance Director

You are hereby notified that a **Commitment**, as shown below, has this day been made by the Board of Assessors to Zoe Pierce, the Collector of taxes.

TAX	AMOUNT OF COMMITMENT
PERSONAL PROPERTY TAX	\$ 416,727.73
REAL ESTATE TAX	\$ 31,980,534.91
COMMUNITY PRESERVATION ACT TAX.....	\$ 405,915.30

OMITTED ASSESSMENT

REAL ESTATE TAX	\$ 0.00
PERSONAL PROPERTY	\$ 0.00

ALL SPECIAL ASSESSMENTS

Board of Assessors
Wayland

Franklin S. Weston

Debra M. Butler

Aileen M. Rufo

Date: *June 12, 2017*

REAL ESTATE ASSESSORS WARRANT TO COLLECTOR

COMMONWEALTH OF MASSACHUSETTS

WAYLAND

OFFICE OF THE BOARD OF ASSESSORS

To: *Zoe Pierce Collector of Taxes, for Wayland, in the County of SOUTH MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on **REAL ESTATE** as therein set forth, with interest, the sum total of such list being **THIRTY ONE MILLION NINE HUNDRED EIGHTY THOUSAND, FIVE HUNDRED THIRTY FOUR DOLLARS and NINETY ONE CENTS (\$31,980,534.91)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **REAL ESTATE** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **ZOE PIERCE.**, Treasurer of **WAYLAND**, or to her successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12th day of June 2017.

Franklin S. Venturi.....
.....
James W. Bradley.....
Susan M. Reifo.....

Board of Assessors of Wayland

REAL ESTATE ASSESSORS WARRANT TO COLLECTOR

COMMONWEALTH OF MASSACHUSETTS

WAYLAND

OFFICE OF THE BOARD OF ASSESSORS

To: *Zoe Pierce Collector of Taxes, for Wayland, in the County of SOUTH MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on CPA (*Community Preservation Act*) as therein set forth, with interest, the sum total of such list being **FOUR HUNDRED FIVE THOUSAND, NINE HUNDRED FIFTEEN DOLLARS and THIRTY CENTS (\$405,915.30)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **REAL ESTATE** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **ZOE PIERCE.**, Treasurer of **WAYLAND**, or to her successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12th day of June 2017.

Lambert G. Ventresca
.....
Jayson St. Pierre
.....
Russ W. Ruff
.....

Board of Assessors of Wayland

PERSONAL PROPERTY ASSESSORS WARRANT TO COLLECTOR

COMMONWEALTH OF MASSACHUSETTS

WAYLAND

OFFICE OF THE BOARD OF ASSESSORS

To: *Zoe Pierce, Collector of Taxes, for Wayland, in the County of SOUTH MIDDLESEX,*

GREETINGS:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the tax list herewith committed to you in the amount of the tax assessed to each such person on **PERSONAL PROPERTY** as therein set forth, with interest, the sum total of such list being **FOUR HUNDRED SIXTEEN THOUSAND SEVEN HUNDRED TWENTY SEVEN DOLLARS and SEVENTY THREE CENTS (\$416,727.73)**, which is the whole amount, exclusive of betterment and special assessments of water liens, assessed to all persons known to us to be liable to taxation on **PERSONAL PROPERTY** situated in **WAYLAND** for state, county, city or town purposes, and for overlay.

And you are to pay over said taxes and interest to **ZOE PIERCE.**, Treasurer of **WAYLAND**, or to her successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the Treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said taxes and interest with your tax list and of your doings thereon at such times as the Assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before June 30 of the fiscal year to which said tax list relates.

And if a person refuses or neglects to pay his tax for fourteen days after demand, you shall issue a warrant to collect said tax including interest, charges and fees. If a person refuses or neglects to pay his tax after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said tax in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of the Commonwealth upon collectors of taxes.

Given under our hands this 12th day of June, 2017.

Franklin S. Weston.....

.....
Jayson W. Bode.....

Russell J. Quigg.....

Board of Assessors of Wayland

ASSESSORS WARRANT TO COLLECTOR
MOTOR VEHICLE AND TRAILER EXCISE
THIRD COMMITMENT 2017-03

THE COMMONWEALTH OF MASSACHUSETTS
WAYLAND
OFFICE OF THE BOARD OF ASSESSORS

ToZoe Pierce.....Collector of Taxes for
.....Wayland.....In the County ofMiddlesex...

Greeting:

IN THE NAME OF THE COMMONWEALTH OF MASSACHUSETTS, you are hereby required to levy on and collect from the several persons named in the excise list herewith committed to you the amount of the MOTOR VEHICLE AND TRAILER EXCISE assessed to each such person for the privilege of registration, as therein set forth, with interest, the sum total of such list being TWO HUNDRED TWENTY THOUSAND SIX HUNDRED TWENTY THREE DOLLARS AND TWENTY FIVE CENTS. (\$220,623.25)

And you are to pay over said taxes and interest to ...Zoe Pierce Treasurer of Wayland, or to her successor in office, at the times and in the manner provided by General Laws, Chapter 60, Section 2, and also to give to the treasurer as aforesaid an account of all charges and fees collected by you. And you are to make written return of said excises and interest with your tax list and of your doings thereon at such times as the assessors shall in writing require.

But you are to complete, and make up an account of, the collection of the whole sum hereby committed to you, with interest, on or before December 31 of the current year.

And if a person refuses or neglects to pay his excise for fourteen days after demand, you shall issue a warrant to collect said excise including interest, charges and fees. If a person refuses or neglects to pay his excise after you or your designee have notified the person by mail or other means that a warrant to collect has been issued, and you or your designee have exhibited a copy of the said warrant to collect, or delivered a copy thereof to the taxpayer, or left it at his last and usual place of abode, or of business, you or your designee may request a hearing in the district court having jurisdiction. If the court finds that the debt is owed and there is sufficient property and an ability to pay, a warrant to distrain or commit and take the body of such person and commit him to jail shall issue to you or your designee to serve upon said person, according to law. Upon the issuance of the warrant to distrain or commit, you or your designee shall proceed to enforce the collection of said excise in accordance with the provisions of said court warrant.

And in the levy and collection of the amounts hereby committed to you, and of interest, and charges, and fees as provided by law, you are to have and to exercise all the powers conferred by the laws of this Commonwealth upon collectors of taxes.

Given under our hands this 12th day of JUNE, 2017

[Handwritten signatures of board members]

Board of Assessors
Of Wayland

FISCAL YEAR 2017

NOTICE OF **THIRD** COMMITMENT 2017

The Commonwealth of Massachusetts
The Town of Wayland
Office of the Board of Assessors

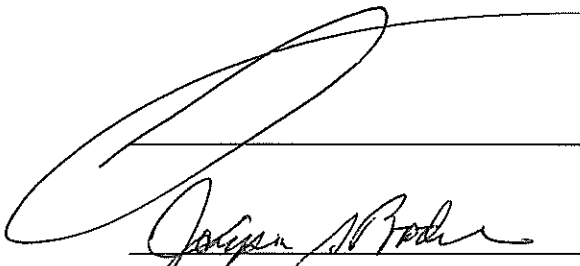
To: Town Accountant/Finance Director

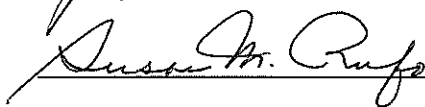
You are hereby notified that a **Commitment**, as shown below, has this day been made by the Board of Assessors to Zoe Pierce Collector of taxes.

TAX	AMOUNT OF COMMITMENT
MOTOR VEHICLE EXCISE	\$220,623.25
2017-03 COMMITMENT	
PERSONAL PROPERTY TAX	\$0.00
REAL ESTATE TAX	\$0.00
CONSERVATION PRESERVATION ACT TAX	\$0.00
OMITTED ASSESSMENT	
REAL ESTATE TAX	\$0.00
PERSONAL PROPERTY	\$0.00

ALL SPECIAL ASSESSMENTS

Board of Assessors
Wayland, MA 01778





DATE: June 19, 2017



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
Cheryl Kane

MEMO

TO: BOARD OF ASSESSORS
FROM: ELLEN BRIDEAU, DIRECTOR OF ASSESSING
SUBJECT: 2017 CIRCUIT BREAKER MATCH *EMB*
DATE: 6/12/2017

I have reviewed the following three Circuit Breaker Applications and recommend approval:

Map/Lot	Last Name	First Name	No.	Street
43A-020	AFFANNATO	LORRAINE & SALVIN	287	OLD CONNECTICUT PATH
07-044	COLELLA	STEPHEN	3	TALLY HO LN
14-071	HERZLINGER	NORMA	104	GLEZEN LN

Susan M. Rufo June 12, 2017
Jayson Brodie

RECEIVED

COMMONWEALTH OF MASSACHUSETTS
APPELLATE TAX BOARD

2017 MAY 15 PM 2:41

WAYLAND
BOARD OF ASSESSORS

 VERIZON NEW ENGLAND INC.,)
)
 Appellant,)
)
 v.)
)
 COMMISSIONER OF REVENUE)
)
 and)
)
 BOARD OF ASSESSORS OF THE)
 TOWN OF WAYLAND,)
)
 Appellees.)

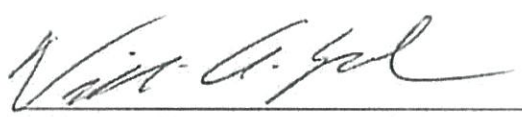
DOCKET NUMBERS:

C301187 (FY2010)
C306776 (FY2011)

WITHDRAWAL

Now comes the Appellant in the above-entitled appeals and hereby withdraws its petitions.

Respectfully submitted,
By its attorneys,



William A. Hazel, BBO No. 549986
James F. Ring, BBO No. 542569
Diana Cuff Holodnak, BBO No. 688608
Chu, Ring & Hazel, LLP
241 A Street, Suite 300
Boston, MA 02210
(617) 443-9800 Ext. 228

Dated: 05/15/2017

APPELLATE TAX BOARD

2017 MAY 15 A 9:40

RECEIVED

COMMONWEALTH OF MASSACHUSETTS
APPELLATE TAX BOARD

RECEIVED

2017 MAY -1 PM 12:49

WAYLAND
BOARD OF ASSESSORS

BOARD OF ASSESSORS OF THE
TOWN OF WAYLAND,

Appellant,

DOCKET NUMBER:

v.

C330169 (FY2017)

COMMISSIONER OF REVENUE

and

VERIZON NEW ENGLAND INC.,

Appellees.

RECEIVED
2017 MAY 15 PM 2:41
WAYLAND
BOARD OF ASSESSORS

WITHDRAWAL

Now comes the Appellant in the above-entitled appeal and hereby withdraws its petition.

Respectfully submitted,
BOARD OF ASSESSORS OF THE
TOWN OF WAYLAND

By:

Dated: May 9, 2017

Steven M. Rufo *James J. ...* *Thomas G. ...*
Steven M. Rufo

APPELLATE TAX BOARD

2017 MAY 15 A 9:40

RECEIVED

RECEIVED

2017 MAY 18 PM 3: 28

WAYLAND
BOARD OF ASSESSORS



DLS

DIVISION OF LOCAL SERVICES
MA DEPARTMENT OF REVENUE

Michael J. Heffernan
Commissioner of Revenue

Sean R. Cronin
Senior Deputy Commissioner

May 18, 2017

Steven M. Glovsky
36 Shaw Dr.
Wayland, MA 01778

Dear Mr. Glovsky,

This letter and its accompanying certificate of achievement are awarded to you for your successful completion of *Assessment Administration: Law, Procedures, Valuation* also known as Course 101 held in Framingham in the spring of 2017.

Your attendance and successful completion of the examination meets minimum standards for assessors pursuant to M.G.L. 830 Code of Massachusetts (CMR) 58.3.1. Congratulations!

Sincerely,

A handwritten signature in black ink, appearing to read "Sean R. Cronin".

Sean R. Cronin
Senior Deputy Commissioner of Local Services

Enclosure: certificate

THE COMMONWEALTH OF MASSACHUSETTS

Department of Revenue



Certificate of Achievement

This Is To Certify That

Steven M. Glovsky

Has Successfully Completed the Course of Studies in

Assessment Administration: Law-Procedures-Valuation

Michael J. Hellenas

*Commissioner
Department of Revenue*

Sean R. Cronin

*Senior Deputy Commissioner
of Local Services*

MARK MURPHY LAW OFFICES, LLC

30 Walpole Street
Norwood, MA 02062

T 781-762-0088
F 781-762-3133
mmurphy@markmurphyllaw.com

May 18, 2017

Via Email

William Doherty
Clerk of the Board
Appellate Tax Board
100 Cambridge Street, Suite 200
Boston, MA 02114

Re: *Rose Joshua A T/E v. Board of Assessors of Wayland*
Docket Nos.: F325938-15 and F331360-16

RECEIVED
2017 MAY 18 AM 11:10
WAYLAND
BOARD OF ASSESSORS

Dear Bill:

By agreement of the parties, please continue the above referenced appeals from June 6, 2017 to October 12, 2017.

Thank you.

Very truly yours,



Mark F. Murphy

cc: Thomas W. McEnaney, Esq. (by email)