

# Memo

# Board of Assessors

**To:** Board of Selectmen  
**From:** Board of Assessors  
**Date:** 9/25/2006  
**Re:** History of Assessments

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 SEP 26 2006

Board of Selectmen  
 Town of Wayland

The following chart reflects the annual change in assessed value of Single Family Residences (class 101) in Wayland with FY2000 as the base year. The data provides the change in the median and average assessment as well as the relative change in taxes for that same median and average valued property. Class 101 (single family residences) was selected for this data in order to maintain traceability to the Department of Revenue that track and publish some of this same data.

The BOA intends to update the information on an annual basis and post it to our website. Further the Town Report on tax rate history will be revised to reflect the following format.

CLASS 101 Single Family Residences												
FY	notes	Parcel Count	Based on AVERAGE				Based on MEDIAN				abatements received 4	ATB filings 4
			Average Assmt	Annual % Change in Ave. Assmt	Tax on Ave. Assmt	Annual % Change in Tax on Ave. Assmt	Median Assmt	Annual % Change in Median Assmt	Tax on Median Assmt	Annual % Change in Tax on Median Assmt		
2000	1	3939	\$393,911	-----	\$5,917	-----	\$338,900	-----	\$5,090	-----	229	23
2001	2	3944	\$396,260	0.6%	\$6,190	4.6%	\$340,700	0.5%	\$5,322	4.6%	81	7
2002	2	3956	\$402,031	1.5%	\$6,505	5.1%	\$343,800	0.9%	\$5,563	4.5%	27	2
2003	1	3964	\$574,309	42.9%	\$7,190	10.5%	\$493,300	43.5%	\$6,176	11.0%	288	28
2004	3	3970	\$578,474	0.7%	\$7,595	5.6%	\$496,300	0.6%	\$6,516	5.5%	63	14
2005	3	3977	\$628,262	8.6%	\$7,904	4.1%	\$531,500	7.1%	\$6,686	2.6%	275	33
2006	1	3983	\$693,259	10.3%	\$8,693	10.0%	\$599,400	12.8%	\$7,516	12.4%	413	*
notes:												
1 certified revaluation year (required by DOR every third year)												
2 no revaluation - changes in average and median assessments result of "new growth"												
3 interim revaluations (required by DOR since 2003 in years other than certified revaluation years)												
4 Abatements and ATB are based on all classes												
* pending												