

**Documents for Public Hearing by the Wayland Board of Selectmen
to be held on 12/06/2021 at 7:00p**

**Re: Tax Classification and Tax Rate Recap process with the
Massachusetts Department of Revenue Division of Local Services**

- Tax Classification Hearing Document (PowerPoint)
 - Schedule A-1 Offset Receipts Ch. 44 S.53E
 - Schedule A-2 Enterprise Funds Ch. 44 S. 53 F1/2 et al (1st and 3rd)
 - Schedule A-4 Community Preservation Fund Ch. 44B
 - Schedule B-1 Free Cash Certification and Appropriation
 - Schedule B-2 Sources and Uses of Other Available Funds
 - Schedule DE-1 Debt Exclusion
 - Schedule OL-1 Overlay Worksheet
 - Levy Limit
 - Classification Tax Allocation (LA-5 Options & Certification)
 - Tax Rate Recapitulation
-
- Board of Selectmen's Certification of Vote
 - Town Administrator's Certification of Vote
 - Town Clerk's Certification of Vote



Town of Wayland Fiscal Year 2022 Tax Classification Hearing

Presented by the Board of Assessors

Zachariah Ventress, Chair

Philip Parks, Vice Chair

Molly Upton, Secretary

Sharon Burke, Member

Massimo Taurisano, Member

December 6, 2021

Purpose of the Hearing

To adopt the Town's Tax Policy by allocating or classifying the tax levy among the property types.

Action Required by the Board of Selectmen

1. Vote to maintain a single tax rate or shift a portion of the tax levy from the Residential class to the Commercial / Industrial and Personal Property classes.
2. Vote to whether adopt a residential exemption.
3. Vote to whether adopt a small commercial exemption.

Property Assessment Review

- Fiscal Year 2022 was an Interim Valuation Year for the Assessing Department with the Department of Revenue (DOR) certifying assessed values on December 1, 2021.
- The average residential single-family assessment increased from \$800,115 to \$838,491, an increase of 4.8% from the Fiscal Year 2021 assessments.
- This change was based on sale prices for properties selling in CY 2020.

Property Assessment Review (continued)

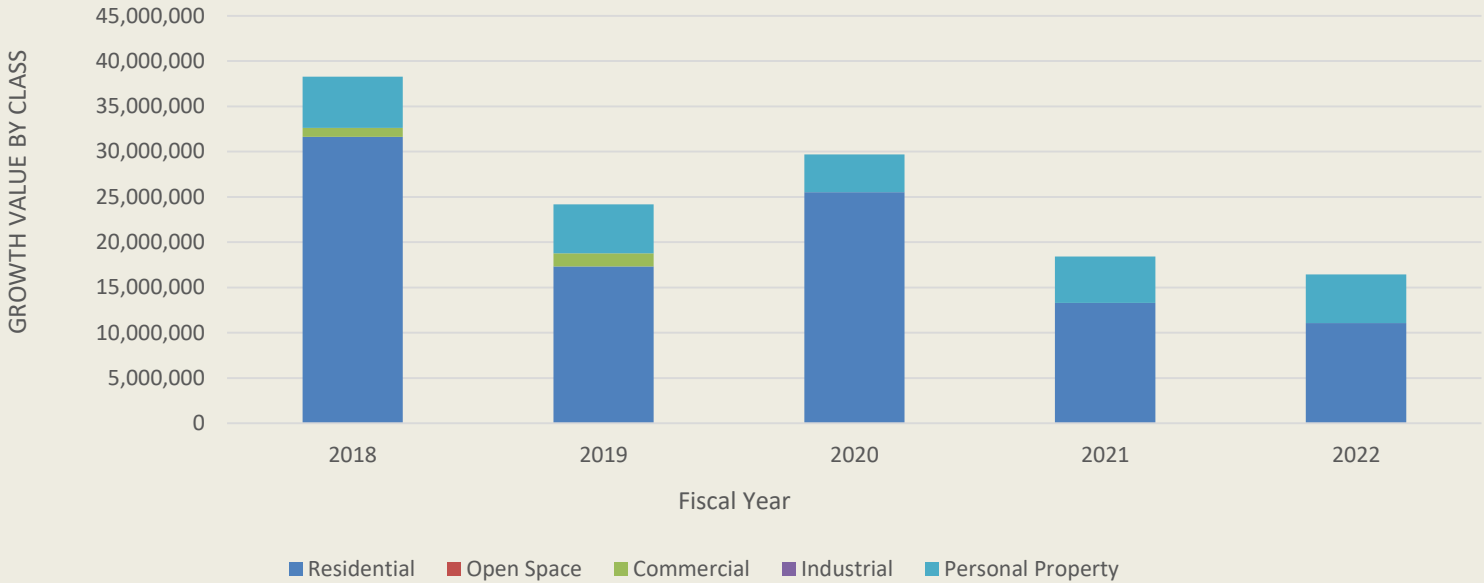
Assessment Date:	1-Jan-20	1-Jan-20						
Property Class	FY22 Valuation	FY 21 Valuation	\$ Change FY21 to FY22	% Change FY21 to FY22	FY22 % Share	FY21 % Share	FY 12 % Share	
Class 1 - Residential	4,003,020,148	3,816,051,966	186,968,182	4.90%	95.2097%	95.4144%	94.8498%	
Class 2 - Open Space	0	0			0.0000%	0.0000%	0.0000%	
R/O Subtotal	4,003,020,148	3,816,051,966	186,968,182	4.90%	95.2097%	95.4144%	94.8498%	
Class 3 - Commercial	137,208,352	131,565,734	5,642,618	4.29%	3.2634%	3.2896%	3.0011%	
Class 4 - Industrial	4,657,300	4,452,500	0	0.00%	0.1108%	0.1114%	0.9559%	
Class 5 - Personal Property	59,540,500	47,379,700	12,160,800	25.67%	1.4161%	1.1847%	1.1932%	
C/I/P Subtotal	201,406,152	183,397,934	18,008,218	9.82%	4.7903%	4.5857%	5.1502%	
Total Taxable Assessed Value	4,204,426,300	3,999,449,900	204,976,400	5.13%				
Class 9 - Exempt	334,273,000	315,418,600	1,821,200	5.98%				

New Growth

- New Growth is defined by the DOR as a dollar increase in the annual levy limit that reflects additions to the community's tax base since the last fiscal year.
- New Growth was certified on December 1, 2021 as \$16,456,470 in Assessed Value, or \$304,774 in Tax Levy Growth (based on the FY21 tax rate of \$18.52).
- New Growth in FY 2021 was \$18,431,430, resulting in a decrease of 12.0% in Fiscal Year 2022. This decrease is the result of minimal building activity and Covid related inactivity in the Spring of 2021.

New Growth Value

Town of Wayland



CLASS	2018	2019	2020	2021	2022
Residential	31,625,907	17,339,000	25,529,200	13,303,900	11,082,400
Open Space	0	0	0	0	0
Commercial	986,100	1,418,300	0	0	0
Industrial	0	0	0	0	0
Personal Property	5,659,430	5,427,970	4,176,590	5,127,530	5,374,070
Total	38,271,437	24,185,270	29,705,790	18,431,430	16,456,470

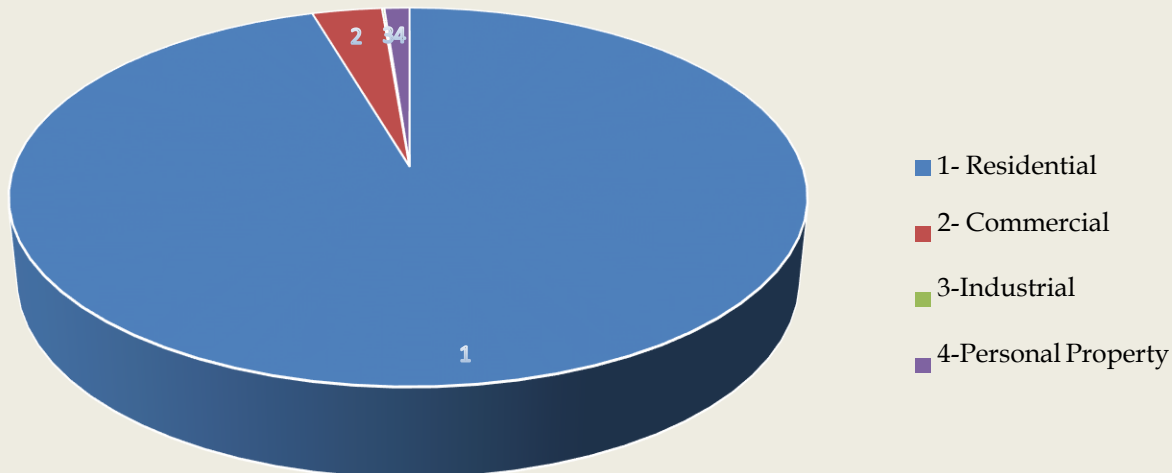
Fiscal 2022 Value by Class

Fiscal 2021		
	Value	% of Levy
Residential	\$ 3,816,051,966	95.4144%
Commercial	\$ 131,565,734	3.2896%
Industrial	\$ 4,452,500	0.1113%
Personal Property	\$ 45,379,700	1.1847%
Total Value	\$ 3,999,449,900	100.00%

Fiscal 2022		
	Value	% of Levy
Residential	\$ 4,003,020,148	95.2097%
Commercial	\$ 137,208,352	3.2634%
Industrial	\$ 4,657,300	0.1108%
Personal Property	\$ 59,540,500	1.4161%
Total Value	\$ 4,204,426,300	100.00%

5.13% increase in total value

Percent of Levy



How the Tax Rate is Calculated

$$\frac{\text{FY 2022 Property Tax Levy}}{\text{FY 2022 Town Taxable Valuation}} = \frac{\$77,151,222.62}{\$4,204,426,300} = 0.01835$$

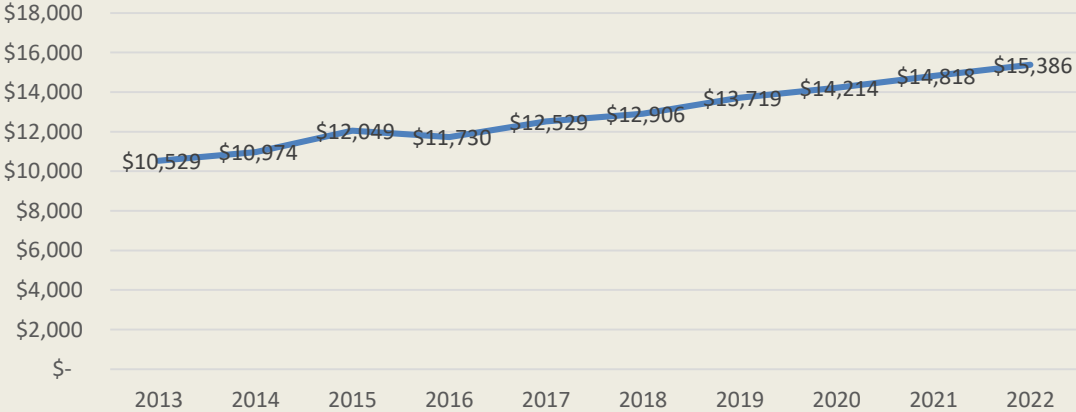
or

**\$18.35 per thousand dollars of assessed value
if a uniform rate is selected tonight**

Historical Recap of Average Single Family Tax Bill

Year	Average Single Family Value	% Value Change	Single Family Tax Bill*	Single Family Tax Bill as % of Value*	\$ Change YOY	% Change YOY
2013	\$ 588,530		\$10,529	1.79%		
2014	\$ 598,679	1.724%	\$10,974	1.83%	\$445	4.23%
2015	\$ 655,211	9.443%	\$12,049	1.84%	\$1,075	9.80%
2016	\$ 676,477	3.246%	\$11,730	1.73%	-\$319	-2.65%
2017	\$ 690,698	2.102%	\$12,529	1.81%	\$799	6.81%
2018	\$ 715,824	3.638%	\$12,906	1.80%	\$377	3.01%
2019	\$ 750,469	4.840%	\$13,719	1.83%	\$813	6.30%
2020	\$ 800,314	6.642%	\$14,214	1.78%	\$495	3.61%
2021	\$ 800,115	-0.025%	\$14,818	1.85%	\$604	4.25%
2022	\$ 838,491	-4.796%	\$15,386	1.83%	\$568	3.83%

Average Single Family Tax Bill



Historical Percent of Levy by Class

FY	Residential % of Levy	CIP % of Levy
2012	94.85	5.15
2013	94.75	5.25
2014	94.48	5.52
2015	94.90	5.10
2016	94.91	5.09
2017	94.96	5.04
2018	94.08	4.92
2019	95.16	4.84
2020	95.42	4.58
2021	95.41	4.59
2022	95.21	4.79

Wayland's percentage of Commercial, Industrial and Personal Property Values has historically been at 5% or less of the total valuation of the Community.

Wayland remains a residential community.

Selection of Minimum Residential Factor

- A residential factor of 1 will result in the taxation of all property at the same rate (single tax rate).
- A residential factor of less than 1 increases the share of the levy raised by Commercial, Industrial and Personal Property (CIP) owners and reduces the share paid by residential property owners (split tax rate).
- Since 95.2097% of Wayland tax revenue comes from Residential, a slight reduction for the residential properties would put a large increase on CIP properties.
- The minimum residential factor for the Town of Wayland for Fiscal Year 2022 is 97.4843, as determined by the MA Department of Revenue.
- Fiscal Year 2021 had only 115 out of 351 communities voting to have a split tax rate.

Residential Factor / Split Rate

- MGL Ch. 40 § 56 allows a shift of up to 150% of the tax burden between the classes of property.
- Adoption of a Residential Factor(RF) of 1.0 results in a single tax rate.
- The Town of Wayland has always taxed property equitably with a single rate.
- The impact on the Property Class rate is as follows:

Res. Factor	Residential	CIP	Residential	CIP
1.00	\$18.35	\$18.35	\$73,455,420	\$3,695,803
1.05	\$18.30	\$19.27	\$73,255,269	\$3,881,097
1.10	\$18.26	\$20.18	\$73,095,148	\$4,064,376
1.15	\$18.21	\$21.10	\$72,894,997	\$4,249,670
1.25	\$18.12	\$22.94	\$72,534,725	\$4,620,257
1.50	\$17.89	\$27.52	\$71,614,030	\$5,542,697

Average Property Examples

Single Tax Rate:

Avg. Single Family House Value =	$\$838,491 \times \$18.35 / 1000 =$	\$15,386.31
Avg. Commercial Value =	$\$1,175,161 \times \$18.35 / 1000 =$	\$21,564.20

2 Rates With CIP Increase of 105%:

Avg. Single Family House Value =	$\$838,491 \times \$18.30 / 1000 =$	\$15,344.39
Avg. Commercial Value =	$\$1,175,161 \times \$19.27 / 1000 =$	\$22,645.35
Avg. Residential Savings =		\$41.92
Avg. Commercial Increase =		\$1,081.15

2 Rates With CIP Increase of 110%:

Avg. Single Family House Value =	$\$838,491 \times \$18.26 / 1000 =$	\$15,310.85
Avg. Commercial Value =	$\$1,175,161 \times \$20.18 / 1000 =$	\$23,714.75
Avg. Residential Savings =		\$75.46
Avg. Commercial Increase =		\$2,150.54

2 Rates With CIP Increase of 115%:

Avg. Single Family House Value =	$\$838,491 \times \$18.21 / 1000 =$	\$15,268.92
Avg. Commercial Value =	$\$1,175,161 \times \$21.10 / 1000 =$	\$24,795.90
Avg. Residential Savings =		\$117.39
Avg. Commercial Increase =		\$3,231.69

2 Rates With CIP Increase of 150%:

Avg. Single Family House Value =	$\$838,491 \times \$17.89 / 1000 =$	\$15,000.60
Avg. Commercial Value =	$\$1,175,161 \times \$27.52 / 1000 =$	\$32,340.43
Avg. Residential Savings =		\$385.71
Avg. Commercial Increase =		\$10,776.23

*Average values are rounded

Selection of Open Space Discount

- There are no parcels in Wayland currently classified as open space.
- Open Space is defined in Massachusetts General Law as:
MGL Chapter 59 Sec 2A(b) “Class two, open-space”, Land which is not otherwise classified and which is not taxable under the provisions of chapters sixty-one, sixty-one A or sixty-one B, or taxable under a permanent conservation restriction, and land not held for the production of income but is maintained in an open or natural condition, which contributes significantly to the benefit and enjoyment of the public”.
- In Wayland, forty (40) parcels participate in the Chapter Land Program under MGL Chapters 61, 61A and 61B, which results in more savings than if they were designated as Open Space.
- Under the Chapter Land program the discount ranges from 75% to 98%.
- The open space discount has a maximum discount of 25%.

Residential Exemption

- Must be owner-occupied, primary residence to qualify.
- Must apply annually.
- The reduced value remains within the residential levy percent resulting in a higher residential rate.
- All residential properties above a “break-point” value would see an increase in taxes.
- Only 15 of 351 communities adopt a residential exemption:
 - Barnstable, Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Nantucket, Provincetown, Somerville, Tisbury, Truro, Waltham, Watertown, Wellfleet

Residential Exemption Detail

- Average residential value = $\$838,491 \times 10\% = \$79,726$ reduction per property.
- Estimate of Eligible properties = $4,424 \times \$79,726 = \$352,705,858$ value reduced from residential class.
- Total residential value = $\$34,003,020,148 - \$352,705,858 = \$3,650,314,290$ which is the remaining value in the residential class.
- $\$73,455,420 =$ levy to be borne by residential class.
- $\$73,455,420 / \$3,650,314,290 \times 1000 = \20.12 , which would be the residential tax rate if the exemption is adopted.
- All residential properties valued above \$ _____ would see an increase in taxes.

Residential Exemption Examples

Average Value Single Family Property:

With One Rate: $\$838,491 \times \$18.35 / 1000 = \$15,386.31$

With Residential Exemption: $\$838,491 - \$79,726 = \$758,765$

Adjusted Value w/Residential Rate: $\$758,765 \times \$20.12 / 1000 = \$15,266.36$

Tax Savings: $\$119.95$

Higher Value Single Family Property:

With One Rate: $\$1,000,000 \times \$18.35 / 1000 = \$18,350.00$

With Residential Exemption: $\$1,000,000 - \$79,726 = \$920,274$

Adjusted Value w/Residential Rate: $\$920,274 \times \$20.12 / 1000 = \$18,515.92$

Tax Increase: $\$165.92$

Lower Value Single Family Property:

With One Rate: $\$500,000 \times \$18.35 / 1000 = \$9,175.00$

With Residential Exemption: $\$500,000 - \$79,726 = \$420,274$

Adjusted Value w/Residential Rate: $\$420,274 \times \$20.12 / 1000 = \$8,455.92$

Tax Savings: $\$719.08$

Granting a Small Commercial Exemption

- The Board of Selectmen may adopt a small commercial exemption.
- This exemption is for commercial parcels (property class three) occupied by businesses with an average annual employment of not more than ten people during the previous calendar year and with assessed values of less than one million dollars.
- The intent of the exemption is to give a tax reduction to small commercial property owners at the expense of the larger commercial and industrial parcels.
- Selectmen can choose an exemption that reduces the taxable valuation of each eligible parcel by a percentage of up to 10%.

Classification Vote Summary

1. Selection of a Minimum Residential Factor
 - A Factor of 1 yields a single rate.
 - A single rate for FY2022 would result in an estimated \$18.35 rate.
2. Vote on whether to adopt a Residential Exemption
 - With a low number of non-owner occupied properties, this shifts a portion of the residential levy from lower-valued residential properties to higher valued properties.
 - Only 15 communities in the Commonwealth have a Residential Exemption.
3. Vote on whether to adopt a Small Commercial Exemption
 - This exemption is for commercial properties valued under \$1 million and occupied by business(s) with less than ten employees.
 - This exemption benefits property owners, typically not small business tenants.
 - This shifts up to 10% of the value of those properties to other commercial and industrial properties.

Schedule A-1
Offset Receipts Ch. 44 S.53E - Fiscal Year 2022

	Description	(a) Actual Revenues Fiscal 2021	(b) Estimated Receipts Fiscal 2022 *	Support Required
1	Water	0.00	0.00	
2	Sewer	0.00	0.00	
3	Hospital	0.00	0.00	
4	Nursing home	0.00	0.00	
5	Recreation department	0.00	0.00	
6	Airport	0.00	0.00	
7		0.00	0.00	
8		0.00	0.00	
9		0.00	0.00	
10		0.00	0.00	
11		0.00	0.00	
12	Total	0.00	0.00	

*If Column(b) exceeds Column(a) for any item, written permission by the Director of Accounts is Required prior to appropriation

Signatures	
Accounting Officer	I hereby certify that the actual revenues as shown in column (a) are to the best of my knowledge correct and complete.
Board of Assessors	We hereby attest that the receipts itemized above have not been used as a revenue source elsewhere on the Tax Rate or Pro Forma Recap.
	Zachariah L Ventress, Board of Assessors , Wayland , assessors@wayland.ma.us 508-358-3788 11/29/2021 6:26 PM
	Sharon Lee Burke, Board of Assessors , Wayland , sburke@wayland.ma.us 508-358-3658 11/29/2021 8:15 PM
	Massimo Taurisano, Board of Assessors , Wayland , mtaurisano@wayland.ma.us 508-358-3658 11/30/2021 11:10 AM

Documents
No documents have been uploaded.

NOTE : The information is preliminary and is subject to change.

SCHEDULE A-2
ENTERPRISE FUNDS CH. 44 S.53 F1/2 et al - Fiscal Year 2022

Enterprise fund number: A-2(1ST)
Type of enterprise fund: Water & Sewer
Name of enterprise fund/statutory reference: Wastewater

	(a) FY 2021 Actual Revenues	(b) FY 2022 Estimated Revenues
1. Enterprise revenues and available funds		
a. User charges	623,723.00	631,244.00 *
Other departmental revenue	137.00	839.00 *
Investment income	3,656.00	0.00
Total revenues	627,516.00	632,083.00
Retained earnings appropriated from July 1, 2020 Certification	0.00	51,410.00 **
Retained earnings appropriated from July 1, 2021 Certification		0.00 **
Other enterprise available funds		0.00
Total revenues and available funds	627,516.00	683,493.00 (To Recap Pg 2, Part III B, line 3)
* Written documentation should be uploaded to support increases of estimated vs actual revenues		
** Retained earnings must be certified by the Director of Accounts prior to appropriation		
2. Total costs appropriated		
a. Costs appropriated in the enterprise fund		
Salaries, wages and expenses	648,000.00	
Capital Outlay	0.00	
Other	0.00	
Total costs appropriated in the enterprise fund		648,000.00 2a
b. Indirect costs appropriated in the general fund		
Health Insurance	35,493.00	
Pension	0.00	
Debt	0.00	
Other	0.00	
Total costs appropriated in the general fund		35,493.00 2b
Total costs		683,493.00 2a + 2b
3. Calculation of subsidy (see instructions)		
Revenue and available funds	683,493.00 (part 1 col b)	
Less: Total costs	683,493.00 (part 2 total costs)	
Less: Prior year deficit	0.00 (To Recap Pg 2 Part II B)	
(Negative represents subsidy)	0.00	
4. Sources of funding for costs appropriated in the enterprise fund		
a. Revenue and available funds	648,000.00	
b. Taxation	0.00	
c. Free Cash	0.00	
d. Non-Enterprise Available Funds	0.00	
Total sources of funding for costs appropriated in the enterprise fund	648,000.00 (Must equal total part 2a)	

Signatures

No signatures to display.

NOTE : The information is preliminary and is subject to change.

SCHEDULE A-2
ENTERPRISE FUNDS CH. 44 S.53 F1/2 et al - Fiscal Year 2022

Documents

No documents have been uploaded.

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Schedule A-4
Community Preservation Fund CH. 44B - Fiscal Year 2022

	(A) FY 2021 Actual Revenues	(B) FY 2022 Estimated Revenues
1. Annual Revenues and other available Funds		
Surcharge	941,395.00	602,700.00
State trust fund distribution	262,079.00	210,983.00
Other (i.e. Interest, OFS appropriated to the fund-CH44B 3-b1/2)	4,100.00	35,128.00
1A. Total Annual Revenues	1,207,574.00	848,811.00
Fund reserves and or balances voted at City/Town meeting(s)		230,080.00
Other		0.00
Total Revenues and Available Funds	<i>(To Recap page 2, Part IIIB, Line 4)</i>	1,078,891.00
2. Appropriations and Reservations		
Projects, Acquisitions, Debt service and Other		721,831.00
Administrative Expenses (5% or less of 1A - Total annual revenues)		0.00
Reservations (10% min of 1A - for each Reserve, if not voted within Appropriations)		357,060.00
Budgeted reserve to be appropriated		0.00
Prior Year Deficits		0.00
Total Appropriations and Reservations	<i>(To Recap page 4, Col g)</i>	1,078,891.00
3. Other (unappropriated, unreserved)	<i>(To Recap page 2, Part IIB, Line 8)</i>	0.00
TOTAL Appropriations and Reservations and Other		1,078,891.00

Signatures

No signatures to display.

Documents

No documents have been uploaded.

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Schedule B-2

SOURCES AND USES OF OTHER AVAILABLE FUNDS - Fiscal Year 2022

Date of Appropriation	Source of Fund	Use of Fund	Col. A Amount in Fund When Approp. was Made	Col. B. Amount of Appropriation
05/15/2021	COA	FY 22 Budget	66,267.00	2,134.00
05/15/2021	Ambulance Fund	FY 22 Capital Budget	520,392.00	227,000.00
05/15/2021	Fund 40 / Fund 41 Capital	FY 22 Capital Budget	132,914.00	132,914.00
05/15/2021	Recreation Revolving	OPEB	618,828.00	1,679.00
05/15/2021	Ambulance Fund	FY 22 Budget	894,792.00	374,400.00
05/15/2021	Recreation Revolving	FY 22 Budget	617,149.00	59,176.00
05/15/2021	Recreation Fields	FY 22 Budget	341,322.00	10,668.00
05/15/2021	Fund 41 Capital	FY 22 Capital Budget	89,571.00	89,571.00
05/15/2021	Fund 40 / Fund 42 Capital	FY 22 Capital Budget	729,588.00	729,588.00
10/02/2021	FY 19 High School Capital	FY 22 Capital Budget	50,000.00	50,000.00
10/02/2021	Conservation Truck Capital	FY 22 Capital Budget	60,000.00	2,000.00
			Total	1,679,130.00

(Must equal Recap page 4 column d)

Column (A) must be greater than or equal to the amount of the appropriation in Column (B) at the time of the appropriation unless otherwise specified by general or special law.

Signatures

No signatures to display.

Documents

No documents have been uploaded.

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Schedule B-1
Free Cash Certification and Appropriation - Fiscal Year 2022

Part I

		Date Certified
1. 7/1/2020 Free Cash Certification	8,275,169.00	1/28/2021
ADD:		
2. Free Cash Update Part I	0.00	
TOTAL	8,275,169.00	
Subtract Free Cash Appropriated From This Certification		
3. FY 2021 Recap	0.00	
4. FY 2022 Recap (check to Recap page 4, column c)	2,171,500.00	
5. FY 2022 Recap appropriated on or before June 30th to reduce the tax rate	0.00	<i>To Recap pg 2 Part III d 1a</i>
Balance of Unappropriated Free Cash Part I:	6,103,669.00	

Part II

		Date Certified
1. 7/1/2021 Free Cash Certification	0.00	
ADD:		
2. Free Cash Update Part II	0.00	
TOTAL:	0.00	
Subtract Free Cash Appropriated From This Certification		
3. FY 2022 Recap (check to Recap page 4, column c)	0.00	
4. FY 2022 Recap appropriated on or after July 1st to reduce the tax rate	0.00	<i>To Recap pg 2 Part III d 1b</i>
Balance of Unappropriated Free Cash Part II:	0.00	

Signatures

No signatures to display.

Documents

No documents have been uploaded.

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**Schedule DE-1
 Debt Exclusion - Fiscal Year 2022**

(A) Ballot Vote Date	(B) Purpose(s) of Exclusion Vote	(C) Date of original issuance note/bond per purpose(s)	(D) Temp or Perm (T/P)	(E) FY 2021 Net Excluded Debt Service	(F) FY 2021 Gross Debt Service Expended	(G) FY 2022 Gross Debt Service Excludable	(H) Reimbursement adjustments (Whole numbers only)	(I) FY 2022 Net Excluded Debt Service
04/25/2000	CONSERVATION	02/01/2001	P	0	0	0	0	0
04/25/2006	MULTI PURPOSE TOWN	01/15/2007	P	53,925	53,925	51,675	0	51,675
04/14/2008	MULTI PURPOSE TOWN	02/01/2009	P	23,350	23,350	22,350	0	22,350
11/17/2009	HIGH SCHOOL	02/01/2010	P	543,575	543,575	531,700	0	531,700
04/07/2009	MULTI PURPOSE TOWN	02/01/2010	P	0	0	0	0	0
11/17/2009	HIGH SCHOOL	02/01/2011	P	2,199,963	2,270,400	0	0	0
04/28/1998	SCH REMODELING-Middle Sch	09/15/2005	P	195,325	195,325	187,075	0	187,075
02/01/2010	HIGH SCHOOL RENOVATION	02/01/2010	P	151,000	151,000	146,000	0	146,000
02/13/2019	FIRE STATION #2 RENOVATION	02/13/2020	P	152,775	152,775	148,275	0	148,275
02/13/2019	TOWN BUILDING HVAC	02/13/2020	P	135,287	135,287	131,287	0	131,287
02/13/2019	HIGH SCHOOL FIELD 1 (IE)	02/13/2020	P	576,568	576,568	554,125	0	554,125
02/13/2019	HIGH SCHOOL FIELD 2 (IE)	02/13/2020	P	47,850	47,850	46,350	0	46,350
11/17/2009	Curr Ref High Sch Renovation- (OE)	11/20/2020	P	0	0	1,794,302	0	1,794,302
02/13/2019	High Sch Stadium \$ Fields (IE)	11/20/2020	P	0	0	37,061	0	37,061
			Total:	4,079,618	4,150,055	3,650,200	0	3,650,200

REIMBURSEMENTS: School Building Assistance, Library Construction Grants etc.

ADJUSTMENTS: Prior year interest not included, rate or term different than estimate

Signatures

No signatures to display.

Documents

No documents have been uploaded.

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**SCHEDULE OL-1
 OVERLAY WORKSHEET - Fiscal Year 2022**

Overlay Available						
1.	Overlay Balance as of 6/30/2021	753,443.45				
2.	Overlay from FY 2022 (Tax Rate Recap Page 2 Ild)	153,496.62				
3.	Overlay Balance Available (Add lines 1 and 2)	906,940.07				
Overlay Use						
4.	Overlay Transferred to Overlay Surplus after 7/1/2021	0.00				
5.	Other Overlay Charges after 7/1/2021	0.00				
6.	5 year Average Abatements And Exemptions Granted thru 6/30/2021	169,925.38	FY 2021	FY 2020	FY 2019	FY 2018
7.	Overlay Balance Needed (Add lines 4 thru 6)	169,925.38	211,327.59	117,011.33	171,101.01	167,925.53
					5-year average FY 2017 to FY 2021	
						182,261.46
8.	Overlay Balance Available in excess of Overlay Balance Needed (negative indicates a Shortfall) (subtract line 7 from line 3)	737,014.69				169,925.38
Potential Future Liabilities						
9.	Real Estate Tax Receivables as of 6/30/2021	595,978.00				
10.	Personal Property Tax Receivables as of 6/30/2021	35,534.00				
11.	Pending ATB or Court decision(s)	45,000.00				
12.	Total Potential Future Liabilities	676,512.00				

Signatures

Accounting Officer

Assessor

[Zachariah L Ventress, Board of Assessors , Wayland , assessors@wayland.ma.us 508-358-3788 | 11/30/2021 3:27 PM](#)

Documents

No documents have been uploaded.

NOTE : The information is preliminary and is subject to change.

**Levy Limit
 Fiscal Year 2022**

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2021 LEVY LIMIT

A. FY 2020 Levy Limit	73,386,611	
A1. Amended FY 2020 Growth	0	
B. ADD (IA + IA1)*2.5%	1,834,665	
C. ADD FY 2021 New Growth	327,342	
C1. ADD FY 2021 New Growth Adjustment	0	
D. ADD FY 2021 Override	0	
E. FY 2021 Subtotal	75,548,618	
F. FY 2021 Levy Ceiling	99,986,248	I. 75,548,618
		FY 2021 Levy Limit

II. TO CALCULATE THE FY 2022 LEVY LIMIT

A. FY 2021 Levy Limit from I	75,548,618	
A1. Amended FY 2021 Growth	0	
B. ADD (IIA + IIA1)*2.5%	1,888,715	
C. ADD FY 2022 New Growth	304,774	
C1. ADD FY 2022 New Growth Adjustment	0	
D. ADD FY 2022 Override	0	
E. ADD FY 2022 Subtotal	77,742,107	
F. FY 2022 Levy Ceiling	105,110,658	II. 77,742,107
		FY 2022 Levy Limit

III. TO CALCULATE THE FY 2022 MAXIMUM ALLOWABLE LEVY

A. FY 2022 Levy Limit from II.	77,742,107
B. FY 2022 Debt Exclusion(s)	3,650,200
C. FY 2022 Capital Expenditure Exclusion(s)	0
D. FY 2022 Stabilization Fund Override	0
E. FY 2022 Other Adjustment :	0
F. FY 2022 Water/Sewer	0
G. FY 2022 Maximum Allowable Levy	81,392,307

Signatures

Board of Assessors

- [Sharon Lee Burke, Board of Assessors , Wayland , sburke@wayland.ma.us 508-358-3658 | 11/29/2021 8:16 PM](#)
- [Massimo Taurisano, Board of Assessors , Wayland , mtaurisano@wayland.ma.us 508-358-3658 | 11/30/2021 11:11 AM](#)
- [Philip David Parks, Board of assessors , Wayland , pparks@wayland.ma.us 508-358-3658 | 11/30/2021 8:05 AM](#)
- [Zachariah L Ventress, Board of Assessors , Wayland , assessors@wayland.ma.us 508-358-3788 | 11/30/2021 3:27 PM](#)

Documents

No documents have been uploaded.

NOTE : The information is preliminary and is subject to change.

CLASSIFICATION TAX ALLOCATION
Fiscal Year 2022

1. The selected Residential Factor is 1.000000

If you desire each class to maintain 100% of its full values tax share, indicate a residential factor of "1" and go to question 3.

2. In computing your residential factor, was a discount granted to Open Space?

Yes No

If Yes, what is the percentage discount? 0

3. Was a residential exemption adopted?

Yes No

If Yes, please complete the following:

<u>Class 1 Total Assessed Value</u>	=	<u>4,003,020,148</u>	X	<u>0</u>	=	<u>0</u>
Class 1 Total Parcel Count *		0		Selected Res. Exemption %		Residential Exemption

* Include all parcels with a Mixed-Use Residential designation

Applicable number of parcels to receive exemption 0

Was a Senior Means Tested exemption adopted?

Yes No

If Yes, please complete the following:

Total Eligible Parcels	0	Total Value Exempted nbsp;	0
Combined Exemptions			
Total Value Exempted, Residential + Senior Manes Tested	0		
Total Residential Value after exemption(s)	4,003,020,148		

4. Was a small commercial exemption adopted?

Yes No

% Selected 0

If Yes, please complete the following:

No. of parcels eligible	<u>0</u>
Total value of parcels	<u>0</u>
Total value to be exempted	<u>0</u>

5. The following information was derived from the LA-7. Please indicate in column D percentages (accurate to 4 digits to the right of the decimal point) which result from your selected residential factor. (If a residential factor of "1" has been selected, you may leave Column D blank.)

A Class	B Certified Full and Fair Cash Value Assessments	C Percentage Full Value Shares of Total Tax Levy	D New Percentage Shares of Total Tax Levy
Residential	4,003,020,148.00	95.2097%	95.2097%
Open Space	0.00	0.0000%	0.0000%
Commercial	137,208,352.00	3.2634%	3.2634%
Industrial	4,657,300.00	0.1108%	0.1108%
Personal Property	59,540,500.00	1.4161%	1.4161%
TOTALS	4,204,426,300.00	100.0000%	100.0000%

CLASSIFICATION TAX ALLOCATION
Fiscal Year 2022

NOTE : The information is preliminary and is subject to change.

CLASSIFICATION TAX ALLOCATION
Fiscal Year 2022

7. We hereby attest that on 12/06/2021 (date), 7:00p (time), at Wayland Town Building / Remotely by Zoom (place) in a public hearing on the issue of adopting the percentages for fiscal year 2022, that the Board of Assessors presented information and data relevant to making such determination and the fiscal effect of the available alternatives, and that the percentages set forth above were duly adopted in public session on 12/06/2021 (date).

8. The LA-5 excess capacity for the current fiscal year is calculated as 4,241,084.38

The LA-5 excess capacity for the prior fiscal year is calculated as 5,558,423.86

For cities : City Councilors, Aldermen, Mayor

For towns : Board of Selectmen

For districts : Prudential Committee or Commissioners

Signatures

Board of Assessors

We hereby attest that on the hearing date above, we presented all information and data relevant to making a decision on allocating the tax levy including the fiscal effect of the available alternatives at the hearing, and that the residential factor and percentages set forth in this LA-5 were duly adopted in public session on the date stated above.

Sharon Lee Burke, Board of Assessors , Wayland , sburke@wayland.ma.us 508-358-3658 | 11/29/2021 8:13 PM

Philip David Parks, Board of assessors , Wayland , pparks@wayland.ma.us 508-358-3658 | 11/30/2021 8:04 AM

Mary R Upton, Board of Assessors , Wayland , mupton@wayland.ma.us 508-358-3788 | 11/30/2021 11:34 AM

Massimo Taurisano, Board of Assessors , Wayland , mtaurisano@wayland.ma.us 508-358-3658 | 11/30/2021 11:09 AM

Zachariah L Ventress, Board of Assessors , Wayland , assessors@wayland.ma.us 508-358-3788 | 11/30/2021 2:07 PM

Clerk

I hereby attest that notice was given to taxpayers according to the Open Meeting Law and any other local rules, by-laws or ordinances that a public hearing on the issue of adopting the residential factor and tax levy percentages would be held on the date and time stated above.

Mayor

I approve of the residential factor and tax rate percentages set forth in this LA-5.

Documents

No documents have been uploaded.

TAX RATE RECAPITULATION
Fiscal Year 2022

I. TAX RATE SUMMARY

Ia. Total amount to be raised (from page 2, IIe)	\$ 99,115,997.62
Ib. Total estimated receipts and other revenue sources (from page 2, IIIe)	21,964,775.00
Ic. Tax Levy (Ia minus Ib)	\$ 77,151,222.62
Id. Distribution of Tax Rates and levies	

CLASS	(b) Levy percentage (from LA5)	(c) Ic above times each percent in col (b)	(d) Valuation by class (from LA-5)	(e) Tax Rates (c) / (d) x 1000	(f) Levy by class (d) x (e) / 1000
Residential	95.2097	73,455,447.60	4,003,020,148.00	18.35	73,455,419.72
Net of Exempt					
Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	3.2634	2,517,753.00	137,208,352.00	18.35	2,517,773.26
Net of Exempt					
Industrial	0.1108	85,483.55	4,657,300.00	18.35	85,461.46
SUBTOTAL	98.5839		4,144,885,800.00		76,058,654.44
Personal	1.4161	1,092,538.46	59,540,500.00	18.35	1,092,568.18
TOTAL	100.0000		4,204,426,300.00		77,151,222.62

MUST EQUAL 1C

Assessors

[Sharon Lee Burke, Board of Assessors , Wayland , sburke@wayland.ma.us 508-358-3658 | 11/29/2021 8:17 PM](#)

Comment:

[Philip David Parks, Board of assessors , Wayland , pparks@wayland.ma.us 508-358-3658 | 11/30/2021 8:05 AM](#)

Comment:

[Zachariah L Ventress, Board of Assessors , Wayland , assessors@wayland.ma.us 508-358-3788 | 11/30/2021 3:27 PM](#)

Comment:

[Massimo Taurisano, Board of Assessors , Wayland , mtaurisano@wayland.ma.us 508-358-3658 | 11/30/2021 11:12 AM](#)

Comment:

Do Not Write Below This Line --- For Department of Revenue Use Only

Reviewed By: Amy Handfield

Date:

Approved:

Director of Accounts:

NOTE : The information is preliminary and is subject to change.

TAX RATE RECAPITULATION
Fiscal Year 2022

II. Amounts to be raised		
Ila. Appropriations (col.(b) through col.(g) from page 4)		<u>98,821,767.00</u>
Ilb. Other amounts to be raised		
1. Amounts certified for tax title purposes	<u>0.00</u>	
2. Debt and interest charges not included on page 4	0.00	
3. Final Awards	0.00	
4. Retained Earnings Deficit	0.00	
5. Total cherry sheet offsets (see cherry sheet 1-ER)	23,700.00	
6. Revenue deficits	0.00	
7. Offset receipts deficits Ch. 44, Sec. 53E	0.00	
8. CPA other unappropriated/unreserved	<u>0.00</u>	
9. Snow and ice deficit Ch. 44, Sec. 31D	0.00	
10. Other :	0.00	
TOTAL Ilb (Total lines 1 through 10)		<u>23,700.00</u>
Ilc. State and county cherry sheet charges (C.S. 1-EC)		117,034.00
Ild. Allowance for abatements and exemptions (overlay)		153,496.62
Ile. Total amount to be raised (Total Ila through Ild)		<u>99,115,997.62</u>
III. Estimated receipts and other revenue sources		
IIIa. Estimated receipts - State		
1. Cherry sheet estimated receipts (C.S. 1-ER Total)	6,534,488.00	
2. Massachusetts school building authority payments	0.00	
TOTAL IIIa		<u>6,534,488.00</u>
IIIb. Estimated receipts - Local		
1. Local receipts not allocated (page 3, col (b) Line 24)	<u>5,200,000.00</u>	
2. Offset Receipts (Schedule A-1)	<u>0.00</u>	
3. Enterprise Funds (Schedule A-2)	<u>5,300,766.00</u>	
4. Community Preservation Funds (See Schedule A-4)	<u>1,078,891.00</u>	
TOTAL IIIb		<u>11,579,657.00</u>
IIIc. Revenue sources appropriated for particular purposes		
1. Free cash (page 4, col (c))	<u>2,171,500.00</u>	
2. Other available funds (page 4, col (d))	<u>1,679,130.00</u>	
TOTAL IIIc		<u>3,850,630.00</u>
IIId. Other revenue sources appropriated specifically to reduce the tax rate		
1a. Free cash..appropriated on or before June 30, 2021	0.00	
1b. Free cash..appropriated on or after July 1, 2021	0.00	
2. Municipal light surplus	0.00	
3. Other source :	0.00	
TOTAL IIId		<u>0.00</u>
IIIe. Total estimated receipts and other revenue sources (Total IIIa through IIId)		<u>21,964,775.00</u>
IV. Summary of total amount to be raised and total receipts from all sources		
a. Total amount to be raised (from Ile)		<u>99,115,997.62</u>
b. Total estimated receipts and other revenue sources (from IIIe)	<u>21,964,775.00</u>	
c. Total real and personal property tax levy (from Ic)	<u>77,151,222.62</u>	
d. Total receipts from all sources (total IVb plus IVc)		<u>99,115,997.62</u>

NOTE : The information is preliminary and is subject to change.

TAX RATE RECAPITULATION
Fiscal Year 2022

LOCAL RECEIPTS NOT ALLOCATED *

	Receipt Type Description	(a) Actual Receipts Fiscal 2021	(b) Estimated Receipts Fiscal 2022
==>	1. MOTOR VEHICLE EXCISE	2,820,488.00	3,100,000.00
	2. OTHER EXCISE		
==>	a.Meals	156,882.00	172,000.00
==>	b.Room	0.00	0.00
==>	c.Other	0.00	0.00
==>	d.Cannabis	0.00	0.00
==>	3. PENALTIES AND INTEREST ON TAXES AND EXCISES	153,030.00	168,000.00
==>	4. PAYMENTS IN LIEU OF TAXES	43,476.00	47,000.00
	5. CHARGES FOR SERVICES - WATER	0.00	0.00
	6. CHARGES FOR SERVICES - SEWER	0.00	0.00
	7. CHARGES FOR SERVICES - HOSPITAL	0.00	0.00
	8. CHARGES FOR SERVICES - SOLID WASTE FEES	0.00	0.00
	9. OTHER CHARGES FOR SERVICES	0.00	0.00
	10. FEES	454,336.00	498,000.00
	a.Cannabis Impact Fee	0.00	0.00
	b.Community Impact Fee Short Term Rentals	0.00	0.00
	11. RENTALS	0.00	0.00
	12. DEPARTMENTAL REVENUE - SCHOOLS	0.00	0.00
	13. DEPARTMENTAL REVENUE - LIBRARIES	0.00	0.00
	14. DEPARTMENTAL REVENUE - CEMETERIES	0.00	0.00
	15. DEPARTMENTAL REVENUE - RECREATION	0.00	0.00
	16. OTHER DEPARTMENTAL REVENUE	0.00	0.00
	17. LICENSES AND PERMITS	1,764,503.00	1,048,296.00
	18. SPECIAL ASSESSMENTS	7,144.00	7,800.00
==>	19. FINES AND FORFEITS	3,266.00	3,500.00
==>	20. INVESTMENT INCOME	137,557.00	150,000.00
==>	21. MEDICAID REIMBURSEMENT	0.00	0.00
==>	22. MISCELLANEOUS RECURRING (UPLOAD REQUIRED)	5,404.00	5,404.00
	23. MISCELLANEOUS NON-RECURRING (UPLOAD REQUIRED)	0.00	0.00
	24. Totals	5,546,086.00	5,200,000.00

Signatures

No signatures to display.

* Do not include receipts in columns (a) or (b) that were voted by the City / Town / District Council or Town Meeting as offset receipts on Schedule A-1, enterprise funds on Schedule A-2, or departmental revolving funds per Chapter 44, Section 53E 1/2. Written documentation should be submitted to support increases / decreases of estimated receipts to actual receipts.

==> Written documentation should be submitted to support increases/ decreases of FY 2022 estimated receipts to FY 2021 estimated receipts to be used in calculating the Municipal Revenue Growth Factor (MRGF).

NOTE : The information is preliminary and is subject to change.

TAX RATE RECAPITULATION
Fiscal Year 2022

APPROPRIATIONS									AUTHORIZATIONS	
									MEMO ONLY	
City/Town Council or Town Meeting Dates	FY*	(a) Total Appropriations Of Each Meeting	(b) ** From Raise and Appropriate	(c) From Free Cash (See B-1)	(d) From Other Available Funds (See B-2)	(e) From Offset Receipts (See A-1)	(f) From Enterprise Funds (See A-2)	(g) From Community Preservation Funds (See A-4)	(h) *** Departmental Revolving Funds	(i) Borrowing Authorization (Other)
05/15/2021	2022	260,324.00	0.00	250,000.00	1,679.00	0.00	8,645.00	0.00	0.00	0.00
05/15/2021	2022	481,348.00	75,000.00	0.00	0.00	0.00	406,348.00	0.00	0.00	0.00
05/15/2021	2022	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,193,000.00	0.00
05/15/2021	2022	51,000.00	51,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05/15/2021	2022	92,897,531.00	88,275,261.00	0.00	446,378.00	0.00	4,175,892.00	0.00	0.00	0.00
05/15/2021	2022	3,867,659.00	600,000.00	1,921,500.00	1,046,159.00	0.00	300,000.00	0.00	0.00	2,539,840.00
05/15/2021	2022	132,914.00	0.00	0.00	132,914.00	0.00	0.00	0.00	0.00	0.00
05/15/2021	2022	357,060.00	0.00	0.00	0.00	0.00	0.00	357,060.00	0.00	0.00
05/15/2021	2022	372,731.00	0.00	0.00	0.00	0.00	0.00	372,731.00	0.00	0.00
05/15/2021	2022	119,020.00	0.00	0.00	0.00	0.00	0.00	119,020.00	0.00	0.00
05/15/2021	2022	16,820.00	0.00	0.00	0.00	0.00	0.00	16,820.00	0.00	0.00
05/15/2021	2022	9,000.00	0.00	0.00	0.00	0.00	0.00	9,000.00	0.00	0.00
05/15/2021	2022	125,000.00	0.00	0.00	0.00	0.00	0.00	125,000.00	0.00	0.00
05/15/2021	2022	79,260.00	0.00	0.00	0.00	0.00	0.00	79,260.00	0.00	0.00
05/15/2021	2022	100.00	100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10/03/2021	2022	50,000.00	0.00	0.00	50,000.00	0.00	0.00	0.00	0.00	0.00
10/03/2021	2022	2,000.00	0.00	0.00	2,000.00	0.00	0.00	0.00	0.00	0.00
Total		98,821,767.00	89,001,361.00	2,171,500.00	1,679,130.00	0.00	4,890,885.00	1,078,891.00		

* Enter the fiscal year to which the appropriation relates.
 ** Appropriations included in column (b) must not be reduced by local receipts or any other funding source. Appropriations must be entered gross to avoid a duplication in the use of estimated or other sources of receipts.
 *** Include only revolving funds pursuant to Chapter 44, Section 53 E 1/2.

NOTE : The information is preliminary and is subject to change.

TAX RATE RECAPITULATION
Fiscal Year 2022

Clerk
I hereby certify that the appropriations correctly reflect the votes taken by City / Town / District Council.
[Anna M Ludwig, Town Clerk , Wayland , aludwig@wayland.ma.us 508-358-3631 | 10/27/2021 10:37 AM](#)
Comment:

NOTE : The information is preliminary and is subject to change.

Board of Selectmen's Certification of Vote

We, the Board of Selectmen for the Town of Wayland Massachusetts, hereby attest that the

Town of Wayland Board of Selectmen at a Public Hearing on Monday December 6, 2021; 7:00p

in the Wayland Town Building, 41 Cochituate Road and remotely via Zoom©, adopted in Public

Session the Residential Factor and Percentages set forth in this FY 2022 LA-5 (Classification

Tax Allocation).

Attest: _____
Board of Selectmen Member

Attest: _____
Board of Selectmen Member

Attest: _____
Board of Selectmen Member

Attest: _____
Board of Selectmen Member

Attest: _____
Board of Selectmen Member

Town Administrator's Certification of Vote

I, Louise Miller, Town Administrator for the Town of Wayland Massachusetts,

hereby attest that the Town of Wayland Board of Selectmen at a Public Hearing on

Monday December 6, 2021; 7:00p in the Wayland Town Building, 41 Cochituate Road and

remotely via Zoom©, adopted in Public Session the Residential Factor and Percentages set

forth in this FY 2022 LA-5 (Classification Tax Allocation).

Attest: _____

Town Administrator

Town Clerk's Certification of Vote

I, Anna Ludwig, Town Clerk for the Town of Wayland Massachusetts,

hereby attest that the Town of Wayland Board of Selectmen at a Public Hearing on

Monday December 6, 2021; 7:00p in the Wayland Town Building, 41 Cochituate Road and

remotely via Zoom©, adopted in Public Session the Residential Factor and Percentages set

forth in this FY 2022 LA-5 (Classification Tax Allocation).

Attest: _____

Town Clerk