

FY 2023 CLASSIFICATION HEARING

**Documents for Public Hearing by the Select Board to be held
December 5, 2022 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
-
- Town Select Board Certification of Vote
 - Town Manager Certification of Vote
 - Town Clerk Certification of Vote



Town of Wayland Fiscal Year 2023 Tax Classification Hearing

Presented by the Board of Assessors

Zachariah Ventress, Chair

Philip Parks, Vice Chair

Sharon Burke, Secretary

Massimo Taurisano, Member

Steven Klitgord, Member

Monday December 5, 2022

Purpose of the Hearing

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

PLEASE NOTE:

FY 2023 Town Tax Rate has yet to be approved by the Department of Revenue.

The results of this hearing do NOT determine the FY 2023 Tax Rate.

Action Required by the Select Board

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 whether to adopt a Residential Exemption.
3. Vote whether to adopt a Small Commercial Exemption.

Property Assessment Review

- Fiscal Year 2023 was an Interim Valuation Year for the Assessing Department with the Department of Revenue (DOR) certifying Assessed Values on November 22, 2022.
- The average Residential Single-Family Assessment increased from \$838,491 to \$958,465 - an increase of 14.31% from Fiscal Year 2022 assessments.
- This change was base on sale prices for properties selling in CY 2021.

Property Assessment Review (Continued)

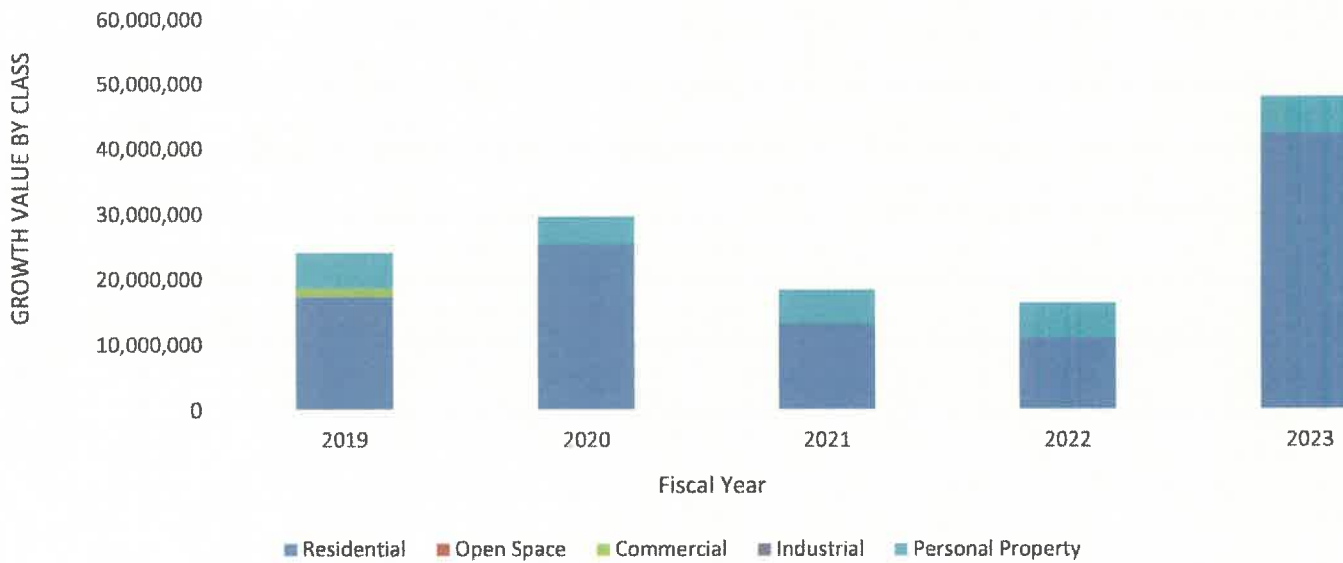
Assessment Date:	1-Jan-20	1-Jan-20						
Property Class	FY 23 Valuation	FY 22 Valuation	\$ Change FY 22 to FY 23	% Change FY 22 to FY 23	FY 23 % Share	FY 22 % Share	FY 13 % Share	
Class 1 - Residential	4,606,059,010	4,003,020,148	603,038,862	15.06%	95.6088%	95.2097%	94.7525%	
Class 2 - Open Space	0	0			0.0000%	0.0000%	0.0000%	
R/O Subtotal	4,606,059,010	4,003,020,148	603,038,862	15.06%	95.6088%	95.2097%	94.7525%	
Class 3 - Commercial	144,149,490	137,208,352	6,941,138	5.06%	2.9921%	3.2634%	3.8048%	
Class 4 - Industrial	4,892,800	4,657,300	235,500	5.06%	0.1016%	0.1108%	0.1540%	
Class 5 - Personal Property	62,509,100	59,540,500	2,968,600	4.99%	1.2975%	1.4161%	1.2887%	
C//P Subtotal	211,551,300	201,406,152	10,145,148	5.04%	4.3912%	4.7903%	5.2475%	
Total Taxable Assessed Value	4,817,610,400	4,204,426,300	613,184,100	14.58%				
Class 9 - Exempt	350,710,700	334,273,000	16,437,700	4.92%				

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 November 22, 2022 as \$48,033,501 in Assessed Value, or \$881,414 in Tax Levy Growth (based on FY 2022 Tax Rate of \$18.35).
- New Growth in FY 2022 was \$16,456,470, resulting in an increase of 191.88% in Fiscal Year 2023. This increase is the result of expanded activity by the Assessor's office and continued Town-wide building construction including Alta River's Edge in the Spring of 2022.

New Growth Value

Town of Wayland



CLASS	2019	2020	2021	2022	2023
Residential	17,339,000	25,529,200	13,303,900	11,082,400	42,253,701
Open Space	0	0	0	0	0
Commercial	1,418,300	0	0	0	0
Industrial	0	0	0	0	0
Personal Property	5,427,970	4,176,590	5,127,530	5,374,070	5,779,800
Total	24,185,270	29,705,790	18,431,430	16,456,470	48,033,501



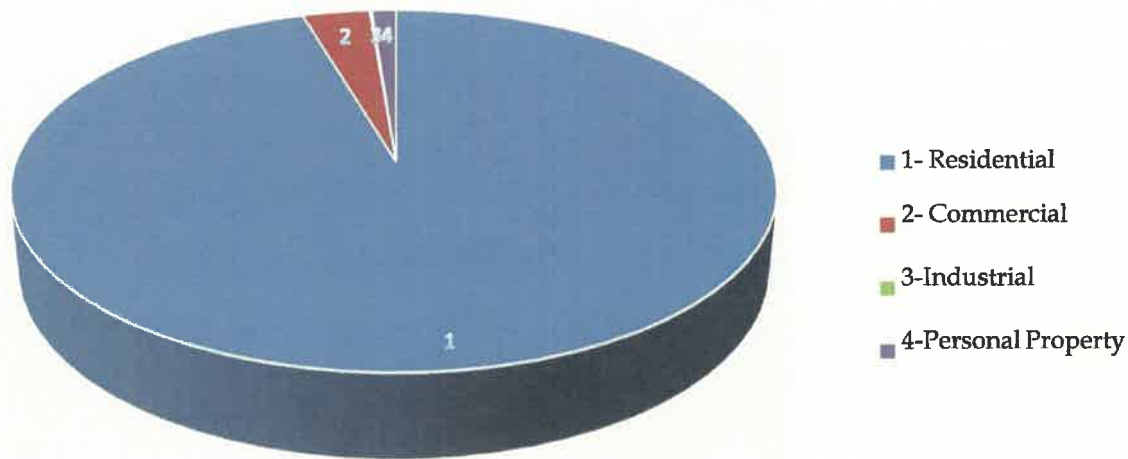
Fiscal 2023 Value by Class

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%

Fiscal 2023		
	Value	% of Levy
Residential	\$ 4,606,059,010	95.6088%
Commercial	\$ 144,149,490	2.9921%
Industrial	\$ 4,892,800	0.1016%
Personal Property	\$ 62,509,100	1.2975%
Total Value	\$ 4,817,610,400	100.00%

14.58% increase in total value

Percent of Levy



How the Tax Rate is Calculated

$$\frac{\text{FY 2023 Property Tax Levy}}{\text{FY 2023 Town Taxable Valuation}} = \frac{\$80,213,213.17}{\$4,817,610,400} = 0.01665$$

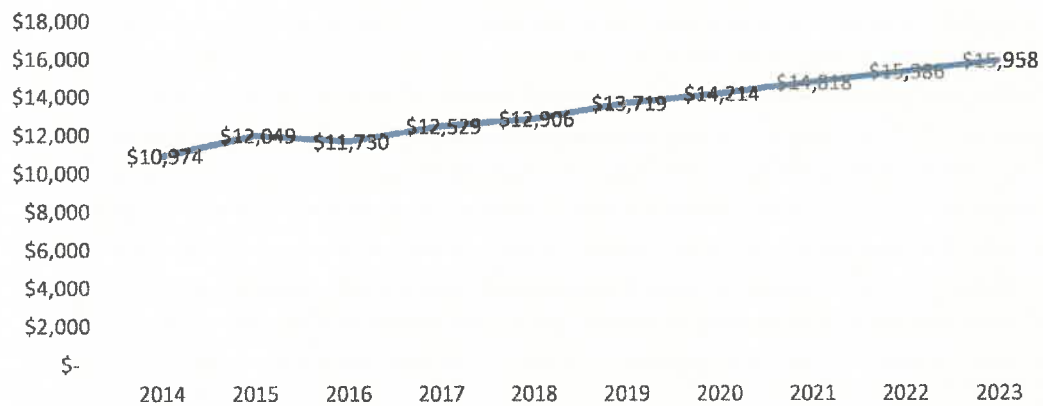
or

**\$16.65 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
2014	\$ 598,679		\$10,974	1.83%		
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%
2023	\$ 958,465	14.308%	\$15,958	1.66%	\$572	3.72%

Average Single Family Tax Bill



Historical Percent of Levy by Class

FY	Residential % of Levy	CIP % of Levy
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
2023	95.61	4.39

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 95.6088% of Wayland tax revenue comes from Residential, a slight reduction for the Residential Properties would put a large increase on CIP Properties.
- The Town of Wayland Minimum Residential Factor as determined by the MA Department of Revenue for Fiscal Year 2023 is 97.7036.
- Fiscal Year 2022 had only 118 out of 352 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	\$16.65	\$16.65	\$76,690,883	\$3,522,331
1.05	\$16.61	\$17.48	\$76,506,640	\$3,697,918
1.10	\$16.57	\$18.31	\$76,322,398	\$3,873,506
1.15	\$16.54	\$19.15	\$76,184,216	\$4,051,209
1.25	\$16.46	\$20.81	\$75,815,731	\$4,402,384
1.50	\$16.27	\$24.97	\$74,940,580	\$5,282,438

Average Property Examples

Single Tax Rate:

Avg. Single Family House Value =	$\$958,465 \times \$16.65 / 1000 =$	\$15,958.44
Avg. Commercial Value =	$\$1,243,910 \times \$16.65 / 1000 =$	\$20,711.10

2 Rates With CIP Increase of 105%:

Avg. Single Family House Value =	$\$958,465 \times \$16.61 / 1000 =$	\$15,920.10
Avg. Commercial Value =	$\$1,243,910 \times \$17.48 / 1000 =$	\$21,743.55
		\$38.34
Avg. Commercial Increase =		\$1,032.45

2 Rates With CIP Increase of 110%:

Avg. Single Family House Value =	$\$958,465 \times \$16.57 / 1000 =$	\$15,881.77
Avg. Commercial Value =	$\$1,243,910 \times \$18.31 / 1000 =$	\$22,775.99
	Avg. Residential Savings =	\$76.68
Avg. Commercial Increase =		\$2,064.89

2 Rates With CIP Increase of 115%:

Avg. Single Family House Value =	$\$958,465 \times \$16.54 / 1000 =$	\$15,853.01
Avg. Commercial Value =	$\$1,243,910 \times \$19.15 / 1000 =$	\$23,820.88
	Avg. Residential Savings =	\$105.43
Avg. Commercial Increase =		\$3,109.78

2 Rates With CIP Increase of 150%:

Avg. Single Family House Value =	$\$958,465 \times \$16.27 / 1000 =$	\$15,594.23
Avg. Commercial Value =	$\$1,243,910 \times \$24.97 / 1000 =$	\$31,060.43
	Avg. Residential Savings =	\$364.22
Avg. Commercial Increase =		\$10,349.33

*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 (41) 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.
- In FY 2022, only 16 of 352 Communities adopted a Residential Exemption: Barnstable, Boston, Brookline, Cambridge, Chelsea, Everett, Malden, Nantucket, Oak Bluffs, Provincetown, Somerville, Tisbury, Truro, Waltham, Watertown, and Wellfleet.

Residential Exemption Detail

- Average Residential Value = $\$917,176 \times 10\% = \$91,717$ reduction per property.
- Estimate of Eligible properties = $4,424 \times \$91,717 = \$405,758,763$ (Value reduced from Residential Class).
- Total Residential Value = $\$4,606,059,010 - \$405,758,763 = \$4,200,300,247$ (Remaining Value in the Residential Class).
- $\$76,690,883 =$ Levy to be borne by Residential Class.
- $\$76,690,883 / \$4,200,300,247 \times 1,000 = \18.26 would be the Residential Tax Rate if the Exemption is adopted.

Residential Exemption Examples

Average Value Single Family Property:

With One Rate: $\$958,465 \times \$16.65/1,000 = \$15,958.44$

With Residential Exemption: $\$958,465 - \$91,718 = \$866,747$

Adjusted Value w/Residential Rate: $\$866,747 \times \$18.26 / 1,000 = \$15,826.80$

Tax Savings: $\$131.64$

Higher Value Single Family Property:

With One Rate: $\$1,500,000 \times \$16.65/1,000 = \$24,975.00$

With Residential Exemption: $\$1,500,000 - \$91,718 = \$1,408,282$

Adjusted Value w/Residential Rate: $\$1,408,282 \times \$18.26/1,000 = \$25,715.23$

Tax Increase: $\$740.23$

Lower Value Single Family Property:

With One Rate: $\$500,000 \times \$16.65/1,000 = \$8,325.00$

With Residential Exemption: $\$500,000 - \$91,718 = \$408,282$

Adjusted Value w/Residential Rate: $\$408,282 \times \$18.2/1,000 = \$7,455.23$

Tax Savings: $\$869.77$

Granting a Small Commercial Exemption

- The Select Board 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.

In FY 2022, only 14 of 352 Communities in the Commonwealth voted for this exemption: Auburn, Avon, Bellingham, Berlin, Braintree, Chelmsford, Dartmouth, Erving, New Ashford, North Attleborough, Seekonk, Swampscott, Westford, and Wrentham.

- 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.
- The Select Board may 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 FY 2023 would result in an estimated \$16.65 rate per thousand; a decrease of \$1.70 from FY 2022.
2. Vote 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 16 of 352 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 2023

	Description	(a) Actual Revenues Fiscal 2022	(b) Estimated Receipts Fiscal 2023 *	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

No signatures to display.

Documents

No documents have been uploaded.

SCHEDULE A-2

ENTERPRISE FUNDS CH. 44 S.53 F1/2 et al - Fiscal Year 2023

Enterprise fund number: A-2(1ST) Of 3
 Type of enterprise fund: Water & Sewer
 Name of enterprise fund/statutory reference: Wastewater

Retained Earnings Certified	Date Certified	Amount Certified
FY2022 Retained Earnings (as of 06/30/2021)	3/30/2022	1,259,674
FY2023 Retained Earnings (as of 06/30/2022)		

	(a) FY 2022 Actual Revenues	(b) FY 2023 Estimated Revenues	Percent Change
1. Enterprise revenues and available funds			
a. User charges	894,362.00	691,978.00	-22.63
Other departmental revenue	643.00	300.00	-53.34
Investment income	1,244.00	1,000.00	-19.61
Total revenues	896,249.00	693,278.00	
Retained earnings appropriated from July 1, 2021 Certification	0.00	250,362.00 **	
Retained earnings appropriated from July 1, 2022 Certification		0.00 **	
Other enterprise available funds		0.00	
Total revenues and available funds	896,249.00	943,640.00 (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	908,713.00		
Capital Outlay	0.00		
Other	0.00		
Total costs appropriated in the enterprise fund		908,713.00 2a	
b. Indirect costs appropriated in the general fund			
Health Insurance	34,927.00		
Pension	0.00		
Debt	0.00		
Shared employees	0.00		
Other	0.00		
Total costs appropriated in the general fund		34,927.00 2b	
Total costs		943,640.00 2a + 2b	
3. Calculation of subsidy (see instructions)			
Revenue and available funds	943,640.00 (part 1 col b)		

SCHEDULE A-2

ENTERPRISE FUNDS CH. 44 S.53 F1/2 et al - Fiscal Year 2023

Less: Total costs	943,640.00 <i>(part 2 total costs)</i>
Less: Prior year deficit	0.00 <i>(To Recap Pg 2 Part II B)</i>
(Negative represents subsidy)	0.00

4. Sources of funding for costs appropriated in the enterprise fund

a. Revenue and available funds	908,713.00
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	908,713.00 <i>(Must equal total part 2a)</i>

Signatures

Accounting Officer

I hereby certify that the actual revenues - Part 1 column (a) and the amounts appropriated - part 2(a & b) are to the best of my knowledge correct and complete.

Brian Keveny, Finance Director , Wayland , bkeveny@wayland.ma.us 508-358-3611 | 11/21/2022 2:02 PM

Documents

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Schedule A-4
Community Preservation Fund CH. 44B - Fiscal Year 2023

	(A) FY 2022 Actual Revenues	(B) FY 2023 Estimated Revenues
1. Annual Revenues and other available Funds		
Surcharge	1,001,443.00	946,176.00
State trust fund distribution	413,357.00	413,357.00
Other (i.e. Interest, OFS appropriated to the fund-CH44B 3-b1/2)	2,087.00	2,500.00
1A. Total Annual Revenues	1,416,887.00	1,362,033.00
Fund reserves and or balances voted at City/Town meeting(s)		1,294,299.00
Other		0.00
Total Revenues and Available Funds	<i>(To Recap page 2, Part IIIB, Line 4)</i>	2,656,332.00
2. Appropriations and Reservations		
Projects, Acquisitions, Debt service and Other		2,228,830.00
Administrative Expenses (5% or less of 1A - Total annual revenues)		20,000.00
Reservations (10% min of 1A - for each Reserve, if not voted within Appropriations)		407,502.00
Budgeted reserve to be appropriated		0.00
Prior Year Deficits		0.00
Total Appropriations and Reservations	<i>(To Recap page 4, Col g)</i>	2,656,332.00
3. Other (unappropriated, unreserved)	<i>(To Recap page 2, Part IIB, Line 8)</i>	0.00
TOTAL Appropriations and Reservations and Other		2,656,332.00

Signatures

Accounting Officer

I hereby certify that the actual revenues as shown in Part 1 column (a) are to the best of my knowledge correct and complete.

Brian Keveny, Finance Director , Wayland , bkeveny@wayland.ma.us 508-358-3611 | 11/21/2022 2:03 PM

Documents

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Schedule B-1

Free Cash Certification and Appropriation - Fiscal Year 2023

Part I

	Date Certified
1. 7/1/2021 Free Cash Certification	9,277,693.00 3/30/2022
ADD:	
2. Free Cash Update Part I	0.00
TOTAL	9,277,693.00
<hr/>	
Subtract Free Cash Appropriated From This Certification	
3. FY 2022 Recap	0.00
4. FY 2023 Recap (check to Recap page 4, column c)	2,974,600.00
5. FY 2023 Recap appropriated on or before June 30th to reduce the tax rate	0.00 To Recap pg 2 Part III d 1a
Balance of Unappropriated Free Cash Part I:	6,303,093.00

Part II

	Date Certified
1. 7/1/2022 Free Cash Certification	0.00
ADD:	
2. Free Cash Update Part II	0.00
TOTAL:	0.00
<hr/>	
Subtract Free Cash Appropriated From This Certification	
3. FY 2023 Recap (check to Recap page 4, column c)	0.00
4. FY 2023 Recap appropriated on or after July 1st to reduce the tax rate	0.00 To Recap pg 2 Part III d 1b
Balance of Unappropriated Free Cash Part II:	0.00

Signatures

Accounting Officer

Brian Keveny, Finance Director , Wayland , bkeveny@wayland.ma.us 508-358-3611 | 11/21/2022 2:03 PM

Documents

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Schedule B-2

SOURCES AND USES OF OTHER AVAILABLE FUNDS - Fiscal Year 2023

Date of Appropriation	Source of Fund	Use of Fund	Col. A Amount in Fund When Approp. was Made	Col. B. Amount of Appropriation
05/14/2022	Food Service	OPEB	455,947.00	6,163.00
05/14/2022	BASE	OPEB	493,574.00	5,551.00
05/14/2022	TCW	OPEB	379,252.00	8,364.00
05/14/2022	Recreation Revolving	OPEB	774,641.00	1,655.00
05/14/2022	COA	FY 23 Budget	63,664.00	1,674.00
05/14/2022	Ambulance Fund	FY 23 Budget	693,755.00	374,400.00
05/14/2022	Recreation Revolving	FY 23 Budget	772,986.00	47,794.00
05/14/2022	Recreation Fields	FY 23 Budget	464,813.00	10,465.00
05/14/2022	BASE	FY 23 Budget	488,023.00	205,779.00
05/14/2022	TCW	FY 23 Budget	370,888.00	200,908.00
05/14/2022	Food Service	FY 23 Budget	449,784.00	172,369.00
05/14/2022	Ambulance Fund	FY 23 Capital	319,355.00	180,000.00
05/14/2022	Recreation Revolving	FY 23 Capital	725,192.00	70,000.00
05/14/2022	Recreation Stabilization	FY 23 Capital	189,160.00	189,160.00
05/14/2022	Recreation Fields	FY 23 Capital	454,348.00	200,000.00
			Total	1,674,282.00

(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

Accounting Officer

Brian Keveny, Finance Director , Wayland , bkeveny@wayland.ma.us 508-358-3611 | 11/21/2022 2:03 PM

Documents

No documents have been uploaded.

Schedule DE-1
Debt Exclusion - Fiscal Year 2023

(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 2022 Net Excluded Debt Service	(F) FY 2022 Gross Debt Service Expended	(G) FY 2023 Gross Debt Service Excludable	(H) Reimbursement adjustments (Whole numbers only)	(I) FY 2023 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	51,675	51,675	49,425	0	49,425
04/14/2008	MULTI PURPOSE TOWN	02/01/2009	P	22,350	22,350	16,748	0	16,748
11/17/2009	HIGH SCHOOL	02/01/2010	P	531,700	531,700	514,700	0	514,700
04/07/2009	MULTI PURPOSE TOWN	02/01/2010	P	0	0	0	0	0
11/17/2009	HIGH SCHOOL	02/01/2011	P	0	0	0	0	0
04/28/1998	SCH REMODELING-Middle Sch	09/15/2005	P	187,075	187,075	178,825	0	178,825
02/01/2010	HIGH SCHOOL RENOVATION	02/01/2010	P	146,000	146,000	142,000	0	142,000
02/13/2019	FIRE STATION #2 RENOVATION	02/13/2020	P	148,275	148,275	143,775	0	143,775
02/13/2019	TOWN BUILDING HVAC	02/13/2020	P	131,287	131,288	127,288	0	127,288
02/13/2019	HIGH SCHOOL FIELD 1 (IE)	02/13/2020	P	554,125	554,125	531,000	0	531,000
02/13/2019	HIGH SCHOOL FIELD 2 (IE)	02/13/2020	P	46,350	46,350	44,850	0	44,850
11/17/2009	Curr Ref High Sch Renovation- (OE)	11/20/2020	P	1,794,302	1,794,302	1,741,925	0	1,741,925
02/13/2019	High Sch Stadium \$ Fields (IE)	11/20/2020	P	37,061	37,061	30,050	0	30,050
06/09/2020	LOKER SCHOOL ROOF	11/20/2020	P	0	0	243,750	0	243,750
Total:				3,650,200	3,650,201	3,764,336	0	3,764,336

REIMBURSEMENTS: School Building Assistance, Library Construction Grants etc.

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

Signatures

Financial Officer

Schedule DE-1
Debt Exclusion - Fiscal Year 2023

Signatures

Brian Keveny, Finance Director , Wayland , bkeveny@wayland.ma.us 508-358-3611 | 11/21/2022 2:14 PM

Documents

Documents have been uploaded.

SCHEDULE OL-1
OVERLAY WORKSHEET - Fiscal Year 2023

Overlay Available

1.	Overlay Balance as of 6/30/2022	728,469.69
2.	Overlay from FY 2023 (Tax Rate Recap Page 2 Ild)	194,934.17
3.	Overlay Balance Available (Add lines 1 and 2)	<u>923,403.86</u>

Overlay Use

4.	Overlay Transferred to Overlay Surplus after 7/1/2022	0.00
5.	Other Overlay Charges after 7/1/2022	0.00

6.	5 year Average Abatements And Exemptions Granted thru 6/30/2022	181,266.43
7.	Overlay Balance Needed (Add lines 4 thru 6)	<u>181,266.43</u>

Abatements and Exemptions Granted

	FY 2022	FY 2021	FY 2020	FY 2019	FY 2018
6.	181,266.43	211,327.59	166,776.27	171,101.01	180,557.80
			5-year average FY 2018 to FY 2022		<u>181,266.43</u>

8.	Overlay Balance Available in excess of Overlay Balance Needed (negative indicates a Shortfall) (subtract line 7 from line 3)	<u>742,137.43</u>
----	---	-------------------

Potential Future Liabilities

9.	Real Estate Tax Receivables as of 6/30/2022	695,850.00
10.	Personal Property Tax Receivables as of 6/30/2022	41,473.00
11.	Pending ATB or Court decision(s)	109,389.86
12.	Total Potential Future Liabilities	<u>846,712.86</u>

Signatures

Accounting Officer

Assessor

Robert W.A. Leroux, Director of Assessing , Wayland , assessors@wayland.ma.us 508-358-3658 | 11/15/2022 3:35 PM

Comment: MARKER FOR BOARD MEMBER SIGNATURES

SCHEDULE OL-1
OVERLAY WORKSHEET - Fiscal Year 2023

Documents

No documents have been uploaded.

**Levy Limit
 Fiscal Year 2023**

FOR BUDGET PLANNING PURPOSES

I. TO CALCULATE THE FY 2022 LEVY LIMIT

A. FY 2021 Levy Limit	75,548,618	
A1. Amended FY 2021 Growth	0	
B. ADD (IA + IA1)*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. FY 2022 Subtotal	77,742,107	
F. FY 2022 Levy Ceiling	105,110,658	I. <u>77,742,107</u>
		FY 2022 Levy Limit

II. TO CALCULATE THE FY 2023 LEVY LIMIT

A. FY 2022 Levy Limit from I	77,742,107	
A1. Amended FY 2022 Growth	0	
B. ADD (IIA + IIA1)*2.5%	1,943,553	
C. ADD FY 2023 New Growth	881,414	
C1. ADD FY 2023 New Growth Adjustment	0	
D. ADD FY 2023 Override	0	
E. ADD FY 2023 Subtotal	80,567,074	
F. FY 2023 Levy Ceiling	120,440,260	II. <u>80,567,074</u>
		FY 2023 Levy Limit

III. TO CALCULATE THE FY 2023 MAXIMUM ALLOWABLE LEVY

A. FY 2023 Levy Limit from II.	80,567,074
B. FY 2023 Debt Exclusion(s)	3,764,336
C. FY 2023 Capital Expenditure Exclusion(s)	0
D. FY 2023 Stabilization Fund Override	0
E. FY 2023 Other Adjustment :	0
F. FY 2023 Water/Sewer	0
G. FY 2023 Maximum Allowable Levy	84,331,410

Signatures

Board of Assessors

Robert W.A. Leroux, Director of Assessing , Wayland , assessors@wayland.ma.us 508-358-3658 | 11/15/2022 3:36 PM

Comment: MARKER FOR BOARD MEMBER SIGNATURES

Levy Limit
Fiscal Year 2023

Documents

No documents have been uploaded.

CLASSIFICATION TAX ALLOCATION

Fiscal Year 2023

	LA4 VALUES		FFCV PERCENTS		SHIFT OPTIONS
Residential	4,606,059,010	Residential	95.6088	Min Res Factor at 150%	97.7036
Open Space	0	Open Space	0.0000	Min Res Factor at 175%	0.0000
Commercial	144,149,490	Commercial	2.9921	Chapter 3	0.0000
Industrial	4,892,800	Industrial	0.1016	Lowest Historical Res%	88.2210
Pers Prop	62,509,100	Pers Prop	1.2975	Prior FY LA5 Res Shift%	95.2097
Total	4,817,610,400	Total %	100.0000	Lowest Res Factor	97.7036
			INPUT OPTIONS		OPEN SPACE DISCOUNT
Estimated Levy	80,213,213	Resid Factor Selected	1.000000	Open Space Discount %	0.0000
		Com/Ind/PP Shift	1.00000	Open Space Factor	1.00000
		Single Tax Rate	16.65		
			TAX RATES		
Residential %	95.6088	Residential	16.65		
Open Space %	0.0000	Open Space	0.00		
Commercial %	2.9921	Commercial	16.65		
Industrial %	0.1016	Industrial	16.65		
Pers Prop %	1.2975	Pers Prop	16.65		
Total %	100.0000				

RESIDENTIAL EXEMPTION OPTIONS & CALCULATIONS (Upload Exemption Calculation Worksheet)

Total Residential Value	4,606,059,010	/ Total Res Parcel Count	0	= Average Residential Value	0
Avg Residential Value	0	X Res Exemption%(max35)	0.0000	= Residential Exemption	0
No. Eligible Res Parcels	0.000000	Total Res Value Exempted	0		
Total Residential Value	4,606,059,010	- Total Res Value Exempted	0	= Tot Res Value After Exemption	0
Total Residential Value	4,606,059,010	/ # Eligible Res Parcels	0.000000	= Approx. Break-Even Value	0

SENIOR MEANS TESTED EXEMPTION OPTIONS & CALCULATION (Upload Exemption Calculation Worksheet)

No. Eligible Res Parcels	0	Total Res Value Exempted	0		
Total Residential Value	4,606,059,010	- Total Res Value Exempted	0	= Total Res Val After Exemption	4,606,059,010

COMBINED IMPACT OF SENIOR MEANS TESTED AND RESIDENTIAL EXEMPTIONS

Residential Exemption	0	+ Senior Means Tested Exemption	0	= Combined Res Value Exempted	0
Total Residential Value	4,606,059,010	- Combined Res Value Exempted	0	= Total Res Val After Exemptions	4,606,059,010
Net Value of 101 Parcels After Combined Exemptions			0		

SMALL COMMERCIAL EXEMPTION OPTIONS & CALCULATION

CLASSIFICATION TAX ALLOCATION

Fiscal Year 2023

No. Eligible Com Parcels	0				
Com Exemp % (max 10%)	0.0000	X Total Value of Eligible Parcel	0	= Total Com Value Exempted	0
Tot Com & Indus Value	149,042,290	- Total Com Value Exempted	0	= Com & Ind Vai after Exemption	149,042,290

LA5 Certification

Public Hearing Held on: Date 12/05/2022 Time 7:00p at Wayland Town Building / Remotely by Zoom Adopted on Date 12/05/2022

The LA-5 excess capacity for the current fiscal year is calculated as 4,118,196.83

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

If adopting a residential or senior means tested exemption, the Exemption Calculation Worksheet must be uploaded to submit the LA - 5.

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 | 11/23/2022 2:24 PM

Philip Parks , Board Of Assessors , Wayland , assessors@wayland.ma.us 508-358-3658 | 11/23/2022 10:19 AM

Massimo Taurisano, Board of Assessors , Wayland , mtaurisano@wayland.ma.us 508-358-3658 | 11/23/2022 10:22 AM

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. I further attest that a meeting was held in accordance with that notice and that the residential factor and percentages set forth in this LA-5 were so adopted.

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 2023

I. TAX RATE SUMMARY

la. Total amount to be raised (from page 2, IIe)	\$ 105,968,852.17
lb. Total estimated receipts and other revenue sources (from page 2, IIIe)	25,755,639.00
lc. Tax Levy (Ia minus Ib)	\$ 80,213,213.17
ld. Distribution of Tax Rates and levies	

CLASS	(b) Levy percentage (from LA5)	(c) lc 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	95.6088	76,690,890.55	4,606,059,010.00	16.65	76,690,882.52
Net of Exempt					
Open Space	0.0000	0.00	0.00	0.00	0.00
Commercial	2.9921	2,400,059.55	144,149,490.00	16.65	2,400,089.01
Net of Exempt					
Industrial	0.1016	81,496.62	4,892,800.00	16.65	81,465.12
SUBTOTAL	98.7025		4,755,101,300.00		79,172,436.65
Personal	1.2975	1,040,766.44	62,509,100.00	16.65	1,040,776.52
TOTAL	100.0000		4,817,610,400.00		80,213,213.17

MUST EQUAL 1C

Signatures

Assessors

Robert W.A. Leroux, Director of Assessing , Wayland , assessors@wayland.ma.us 508-358-3658 | 11/15/2022 3:29 PM

Comment: MARKER FOR BOARD MEMBER SIGNATURES

Documents

No documents have been uploaded.

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

Reviewed By: Amy Handfield

Date:

Approved:

Director of Accounts:

TAX RATE RECAPITULATION

Fiscal Year 2023

II. Amounts to be raised

Ila. Appropriations (col.(b) through col.(g) from page 4)		105,603,280.00
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)	28,553.00	
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>28,553.00</u>
Ilc. State and county cherry sheet charges (C.S. 1-EC)		142,085.00
Ild. Allowance for abatements and exemptions (overlay)		194,934.17
Ile. Total amount to be raised (Total Ila through Ild)		<u>105,968,852.17</u>

III. Estimated receipts and other revenue sources

IIIa. Estimated receipts - State		
1. Cherry sheet estimated receipts (C.S. 1-ER Total)	7,360,922.00	
2. Massachusetts school building authority payments	0.00	
TOTAL IIIa		<u>7,360,922.00</u>
IIIb. Estimated receipts - Local		
1. Local receipts not allocated (page 3, col (b) Line 24)	<u>5,300,000.00</u>	
2. Offset Receipts (Schedule A-1)	<u>0.00</u>	
3. Enterprise Funds (Schedule A-2)	<u>5,789,503.00</u>	
4. Community Preservation Funds (See Schedule A-4)	<u>2,656,332.00</u>	
TOTAL IIIb		<u>13,745,835.00</u>
IIIc. Revenue sources appropriated for particular purposes		
1. Free cash (page 4, col (c))	<u>2,974,600.00</u>	
2. Other available funds (page 4, col (d))	<u>1,674,282.00</u>	
TOTAL IIIc		<u>4,648,882.00</u>
IIId. Other revenue sources appropriated specifically to reduce the tax rate		
1a. Free cash..appropriated on or before June 30, 2022	0.00	
1b. Free cash..appropriated on or after July 1, 2022	0.00	

TAX RATE RECAPITULATION
Fiscal Year 2023

2. Municipal light surplus	0.00	
3. Other source :	0.00	
TOTAL III d		<u>0.00</u>
III e. Total estimated receipts and other revenue sources (Total III a through III d)		<u>25,755,639.00</u>
IV. Summary of total amount to be raised and total receipts from all sources		
a. Total amount to be raised (from II e)		<u>105,968,852.17</u>
b. Total estimated receipts and other revenue sources (from III e)	<u>25,755,639.00</u>	
c. Total real and personal property tax levy (from I c)	<u>80,213,213.17</u>	
d. Total receipts from all sources (total IV b plus IV c)		<u>105,968,852.17</u>

TAX RATE RECAPITULATION

Fiscal Year 2023

LOCAL RECEIPTS NOT ALLOCATED *

	Receipt Type Description	(a) Actual Receipts Fiscal 2022	(b) Estimated Receipts Fiscal 2023	Percentage Change
==>	1. MOTOR VEHICLE EXCISE	2,820,488.00	2,572,184.00	-8.80
	2. OTHER EXCISE			
==>	a.Meals	156,882.00	156,882.00	0.00
==>	b.Room	0.00	0.00	0.00
==>	c.Other	0.00	0.00	0.00
==>	d.Cannabis	0.00	0.00	0.00
==>	3. PENALTIES AND INTEREST ON TAXES AND EXCISES	153,030.00	153,030.00	0.00
==>	4. PAYMENTS IN LIEU OF TAXES	43,476.00	44,000.00	1.21
	5. CHARGES FOR SERVICES - WATER	0.00	0.00	0.00
	6. CHARGES FOR SERVICES - SEWER	0.00	0.00	0.00
	7. CHARGES FOR SERVICES - HOSPITAL	0.00	0.00	0.00
	8. CHARGES FOR SERVICES - SOLID WASTE FEES	0.00	0.00	0.00
	9. OTHER CHARGES FOR SERVICES	0.00	0.00	0.00
	10. FEES	454,336.00	458,000.00	0.81
	a.Cannabis Impact Fee	0.00	0.00	0.00
	b.Community Impact Fee Short Term Rentals	0.00	0.00	0.00
	11. RENTALS	0.00	0.00	0.00
	12. DEPARTMENTAL REVENUE - SCHOOLS	0.00	0.00	0.00
	13. DEPARTMENTAL REVENUE - LIBRARIES	0.00	0.00	0.00
	14. DEPARTMENTAL REVENUE - CEMETERIES	0.00	0.00	0.00
	15. DEPARTMENTAL REVENUE - RECREATION	0.00	0.00	0.00
	16. OTHER DEPARTMENTAL REVENUE	0.00	0.00	0.00
	17. LICENSES AND PERMITS			
	a.Building Permits	1,764,503.00	1,760,000.00	-0.26
	b.Other licenses and permits	0.00	0.00	0.00
	18. SPECIAL ASSESSMENTS	7,144.00	7,200.00	0.78
==>	19. FINES AND FORFEITS	3,266.00	3,300.00	1.04
==>	20. INVESTMENT INCOME	137,557.00	140,000.00	1.78
==>	21. MEDICAID REIMBURSEMENT	0.00	0.00	0.00
==>	22. MISCELLANEOUS RECURRING	5,404.00	5,404.00	0.00
	23. MISCELLANEOUS NON-RECURRING	0.00	0.00	0.00
	24. Totals	5,546,086.00	5,300,000.00	-4.44

Signatures

TAX RATE RECAPITULATION

Fiscal Year 2023

Accounting Officer

I hereby certify that the actual receipts as shown in column (a) are, to the best of my knowledge correct and complete, and I further certify that I have examined the entries made on page 4 of the above-indicated fiscal year tax rate recapitulation form by the City / Town / District Clerk and hereby acknowledge that such entries correctly reflect the appropriations made and the sources from which such appropriations are to be met.

Brian Keveny, Finance Director , Wayland , bkeveny@wayland.ma.us 508-358-3611 | 11/21/2022 2:02 PM

Comment:

Documents

No documents have been uploaded.

* 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. The Recap Page 3 Support form must be submitted to support increases / decreases of estimated receipts to actual receipts.

==> The Recap Page 3 Support form must be submitted to support increases/ decreases of FY 2023 estimated receipts to FY 2022 estimated receipts to be used in calculating the Municipal Revenue Growth Factor (MRGF). The Recap Page 3 Support form must be submitted to list each receipt type included in rows 22 and 23, Miscellaneous Recurring and Non-Recurring.

TAX RATE RECAPITULATION
Fiscal Year 2023

City/Town Council or Town Meeting Dates	FY*	APPROPRIATIONS							AUTHORIZATIONS MEMO ONLY	
		(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)
05/14/2022	2023	51,000.00	51,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
05/14/2022	2023	92,678,613.00	91,665,224.00	0.00	1,013,389.00	0.00	0.00	0.00	0.00	0.00
05/14/2022	2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,341,000.00	0.00
05/14/2022	2023	70,000.00	0.00	0.00	70,000.00	0.00	0.00	0.00	0.00	0.00
05/14/2022	2023	389,160.00	0.00	0.00	389,160.00	0.00	0.00	0.00	0.00	2,610,840.00
05/14/2022	2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,000,000.00
05/14/2022	2023	530,254.00	500,000.00	0.00	21,733.00	0.00	8,521.00	0.00	0.00	0.00
05/14/2022	2023	5,203,321.00	75,000.00	0.00	0.00	0.00	5,128,321.00	0.00	0.00	0.00
05/14/2022	2023	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00	0.00	0.00
05/14/2022	2023	3,004,600.00	625,000.00	1,974,600.00	180,000.00	0.00	225,000.00	0.00	0.00	6,211,000.00
05/14/2022	2023	1,000,000.00	0.00	1,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00
05/14/2022	2023	407,502.00	0.00	0.00	0.00	0.00	0.00	407,502.00	0.00	0.00
05/14/2022	2023	2,248,830.00	0.00	0.00	0.00	0.00	0.00	2,248,830.00	0.00	4,000,000.00
05/14/2022	2023	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	Total	105,603,280.00	92,916,224.00	2,974,600.00	1,674,282.00	0.00	5,381,842.00	2,656,332.00		

* 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.

MASSACHUSETTS DEPARTMENT OF REVENUE
DIVISION OF LOCAL SERVICES
BUREAU OF ACCOUNTS

Wayland
TOWN

TAX RATE RECAPITULATION
Fiscal Year 2023

No signatures to display. **Signatures**

No documents have been uploaded. **Documents**

Select Board Certification of Vote

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

Town of Wayland Select Board at a Public Hearing on Monday December 5, 2022; 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 2023 LA-5 (Classification

Tax Allocation).

Attest: _____
Cherry C. Karlson, Select Board Chair

Attest: _____
Dave V. Watkins, Select Board Vice Chair

Attest: _____
Thomas J. Fay, Select Board Member

Attest: _____
Adam Garrett Gutbezahl, Select Board Member

Attest: _____
Carol B. Martin, Select Board Member

Town Manager Certification of Vote

I, John Bugbee, Acting Town Manager for the Town of Wayland Massachusetts,

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

Monday December 5, 2022; 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 2023 LA-5 (Classification Tax Allocation).

Attest: _____

John Bugbee, Acting Town Manager

Town Clerk Certification of Vote

I, Trudy L. Reid, Town Clerk for the Town of Wayland Massachusetts,

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

Monday December 5, 2022; 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 2023 LA-5 (Classification Tax Allocation).

Attest: _____

Trudy L. Reid, Town Clerk