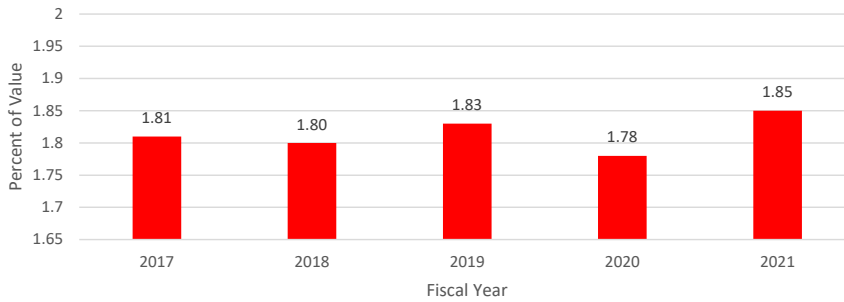


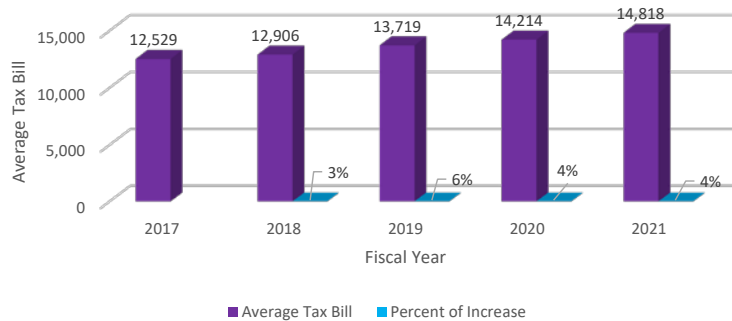
Town of Wayland		
Fiscal Year	Percent of Value	
2017		1.81
2018		1.80
2019		1.83
2020		1.78
2021		1.85

Wayland Avg. Single Family Tax Bill as % of Avg. Single Family Assessed Value

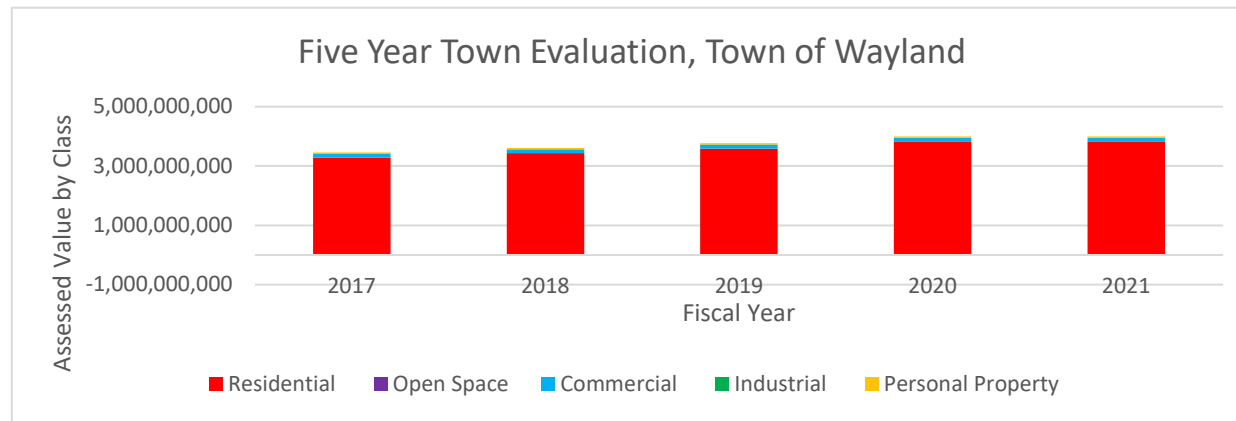


Town of Wayland			
Fiscal Year	Average Home Value	Average Tax Bill	Percent of Increase
2017	\$690,697	12,529	
2018	\$715,824	12,906	3%
2019	\$750,468	13,719	6%
2020	\$800,313	14,214	4%
2021	\$800,114	14,818	4%

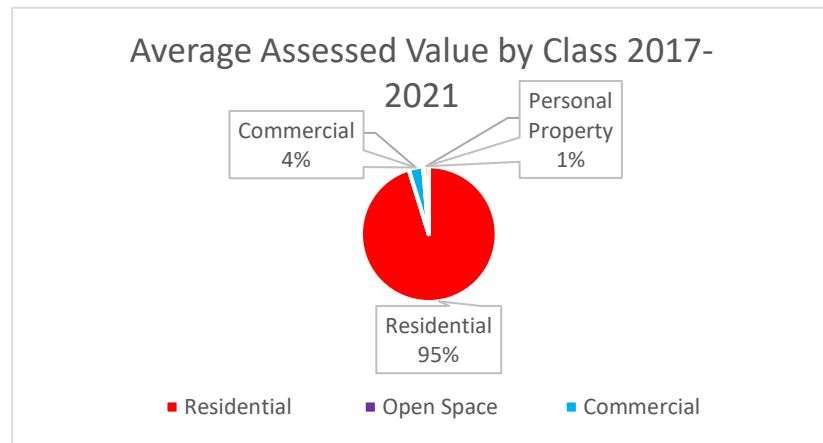
Town of Wayland Average Tax Bill



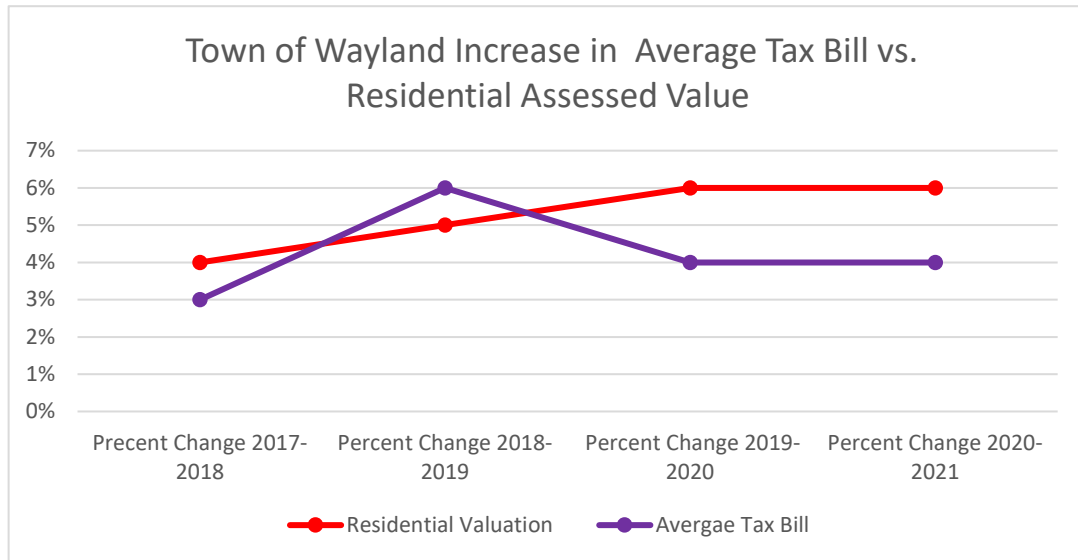
Town of Wayland Valuation 2017-2021									
	2017	% Increase 2017-2018	2018	% Increase 2018-2019	2019	% Increase 2019-2020	2020	% Increase 2020-2021	2021
Residential	3,282,868,662	4%	3,430,086,890	5%	3,588,644,790	6%	3,811,844,266	0%	3,816,051,966
Open Space	0	0%	0	0%	0	0%	0	0%	0
Commercial	125,833,138	1%	127,493,310	4%	132,189,710	1%	132,854,334	-1%	131,565,734
Industrial	4,275,000	3%	4,383,900	2%	4,470,100	0%	4,452,500	0%	4,452,500
Personal Property	44,162,100	3%	45,470,000	1%	45,816,700	0%	45,781,200	3%	47,379,700
Total	3,457,138,900	4%	3,607,434,100	5%	3,771,121,300	6%	3,994,932,300	0%	3,999,449,900



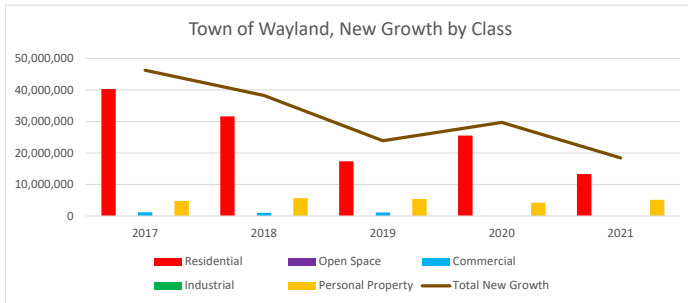
Wayland Average Assessed Value	
Residential	3,585,899,315
Open Space	0
Commercial	129,987,245
Industrial	4,406,800
Personal Property	45,721,940



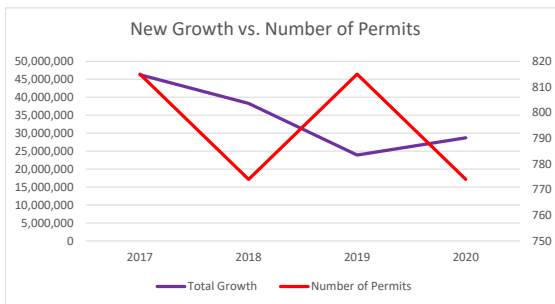
Town of Wayland Average Tax Bill vs. Residential Assessed Value				
	Precent Change 2017- 2018	Percent Change 2018-2019	Percent Change 2019- 2020	Percent Change 2020- 2021
Residential Valuation	4%	5%	6%	6%
Avergae Tax Bill	3%	6%	4%	4%



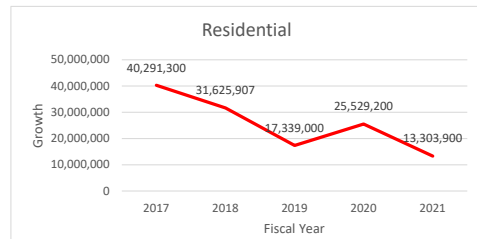
Town of Wayland New Growth 2017-2021					
	2017	2018	2019	2020	2021
Residential	40,291,300	31,625,907	17,339,000	25,529,200	13,303,900
Open Space	0	0	0	0	0
Commercial	1,196,800	986,100	1,148,300	0	0
Industrial	0	0	0	0	0
Personal Property	4,779,780	5,659,430	5,427,970	4,176,590	5,127,530
Total New Growth	46,267,880	38,271,437	23,915,270	29,705,790	18,431,430



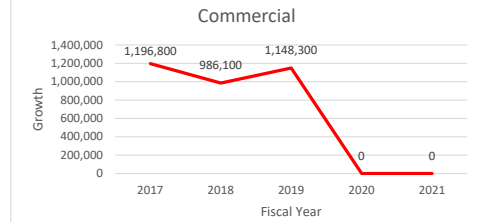
New Growth vs. Number of Permits		
Fiscal Year	Number of Permits	Total Growth
2017	815	46,267,880
2018	774	38,271,437
2019	815	23,915,270
2020	774	28,705,790



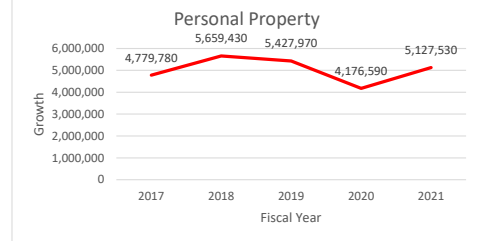
	2017	2018	2019	2020	2021
Residential	40,291,300	31,625,907	17,339,000	25,529,200	13,303,900



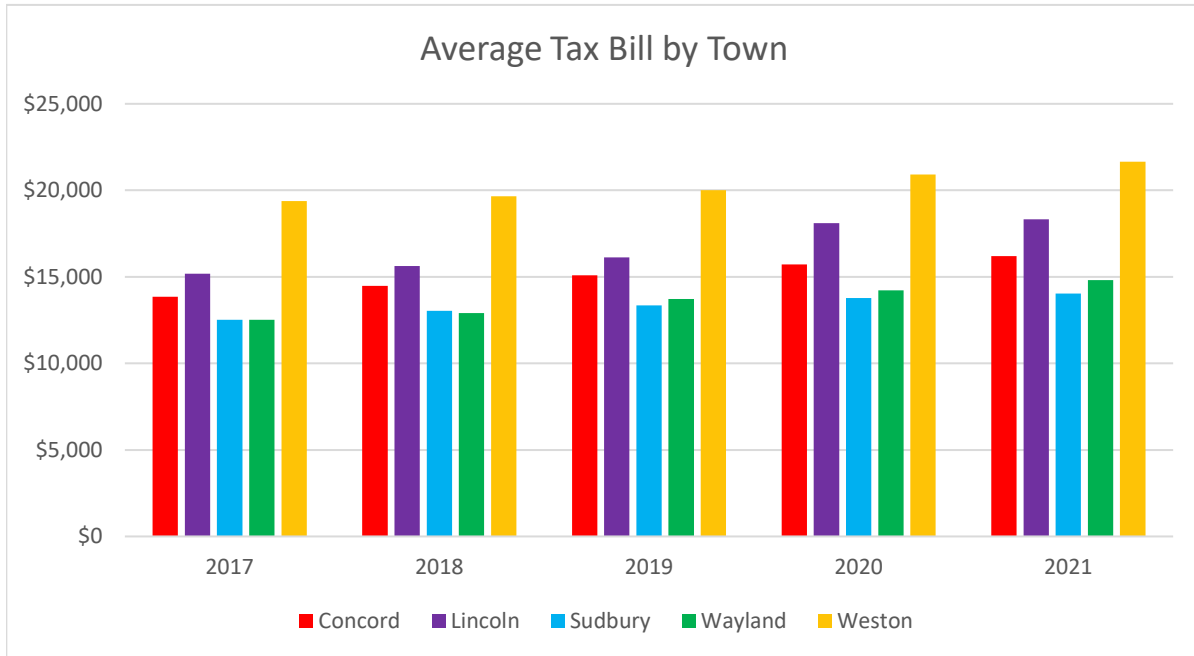
	2017	2018	2019	2020	2021
Commercial	1,196,800	986,100	1,148,300	0	0



	2017	2018	2019	2020	2021
Personal Property	4,779,780	5,659,430	5,427,970	4,176,590	5,127,530



Average Tax Bill by Town					
	2017	2018	2019	2020	2021
Concord	\$13,855	\$14,484	\$15,083	\$15,713	\$16,208
Lincoln	\$15,185	\$15,629	\$16,118	\$18,097	\$18,333
Sudbury	\$12,520	\$13,033	\$13,355	\$13,769	\$14,033
Wayland	\$12,529	\$12,906	\$13,719	\$14,214	\$14,818
Weston	\$19,380	\$19,653	\$20,016	\$20,922	\$21,648



Residential Tax Rate									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	14.07	2%	14.29	-1%	14.19	0%	14.23	3%	14.72
Lincoln	13.70	-1%	13.60	3%	14.03	9%	15.36	1%	15.52
Sudbury	17.74	1%	17.93	0%	17.91	3%	18.45	2%	18.83
Wayland	18.14	-1%	18.03	1%	18.28	-3%	17.76	4%	18.52
Weston	12.40	1%	12.51	1%	12.59	2%	12.83	1%	12.98

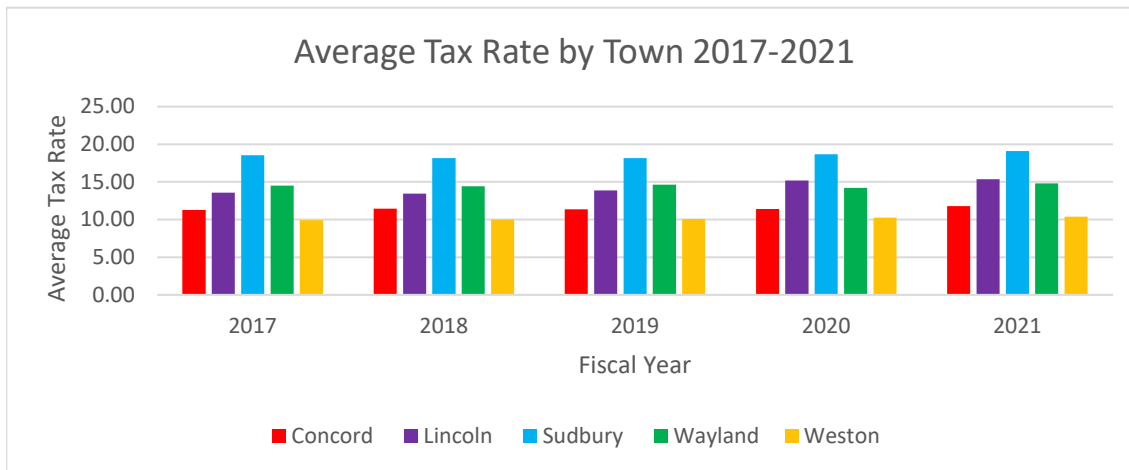
Open Space Tax Rate									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Lincoln	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Sudbury	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Wayland	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Weston	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00

Commercial Tax Rate									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	14.07	2%	14.29	-1%	14.19	0%	14.23	3%	14.72
Lincoln	18.05	-1%	17.88	3%	18.44	9%	20.18	1%	20.42
Sudbury	25.01	-3%	24.30	0%	24.30	3%	24.97	2%	25.55
Wayland	18.14	-1%	18.03	1%	18.28	-3%	17.76	4%	18.52
Weston	12.40	1%	12.51	1%	12.59	2%	12.83	1%	12.98

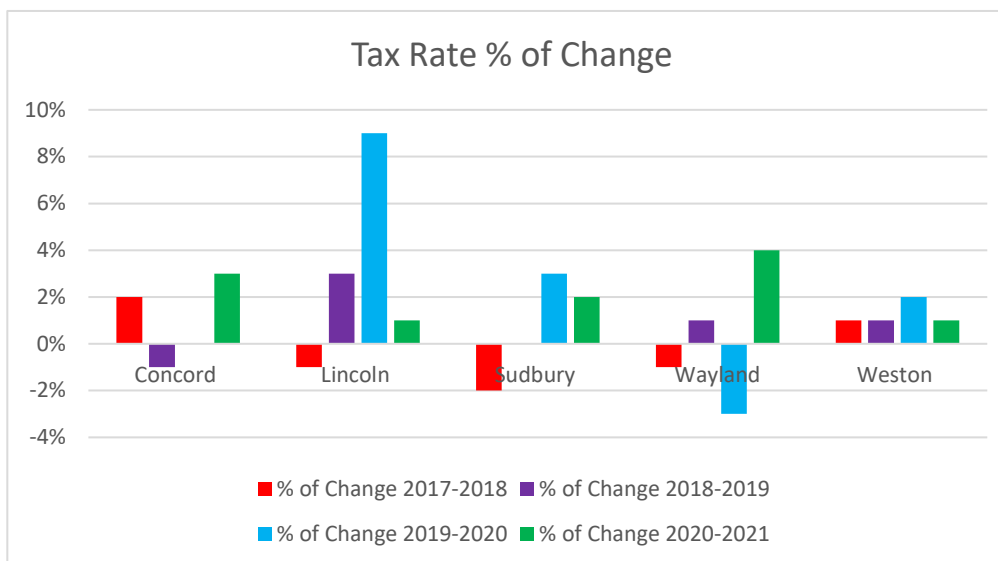
Industrial Tax Rate									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	14.07	2%	14.29	-1%	14.19	0%	14.23	3%	14.72
Lincoln	18.05	-1%	17.88	3%	18.44	9%	20.18	1%	20.42
Sudbury	25.01	-3%	24.30	0%	24.30	3%	24.97	2%	25.55
Wayland	18.14	-1%	18.03	1%	18.28	-3%	17.76	4%	18.52
Weston	12.40	1%	12.51	1%	12.59	2%	12.83	1%	12.98

Personal Property Tax Rate									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	14.07	2%	14.29	-1%	14.19	0%	14.23	3%	14.72
Lincoln	18.05	-1%	17.88	3%	18.44	9%	20.18	1%	20.42
Sudbury	25.01	-3%	24.30	0%	24.30	3%	24.97	2%	25.55
Wayland	18.14	-1%	18.03	1%	18.28	-3%	17.76	4%	18.52
Weston	12.40	1%	12.51	1%	12.59	2%	12.83	1%	12.98

Average Tax Rate by Town					
	Concord	Lincoln	Sudbury	Wayland	Weston
2017	11.26	13.57	18.55	14.51	9.92
% of Change 2017-2018	2%	-1%	-2%	-1%	1%
2018	11.43	13.45	18.17	14.42	10.01
% of Change 2018-2019	-1%	3%	0%	1%	1%
2019	11.35	13.87	18.16	14.62	10.07
% of Change 2019-2020	0%	9%	3%	-3%	2%
2020	11.38	15.18	18.67	14.21	10.26
% of Change 2020-2021	3%	1%	2%	4%	1%
2021	11.78	15.36	19.10	14.82	10.38



Average Tax Rate by Town					
	Concord	Lincoln	Sudbury	Wayland	Weston
% of Change 2017-2018	2%	-1%	-2%	-1%	1%
% of Change 2018-2019	-1%	3%	0%	1%	1%
% of Change 2019-2020	0%	9%	3%	-3%	2%
% of Change 2020-2021	3%	1%	2%	4%	1%



Town Valuation by Class (Residential)									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	5,470,440,285	3%	5,623,508,756	5%	5,923,488,031	4%	6,141,398,117	0%	6,127,758,265
Lincoln	1,955,792,609	4%	2,042,596,500	0%	2,042,187,900	3%	2,105,793,740	1%	2,133,069,090
Sudbury	4,128,077,415	3%	4,252,412,677	3%	4,396,808,625	1%	4,451,809,500	1%	4,476,309,078
Wayland	3,282,868,662	4%	3,430,086,890	5%	3,588,644,790	6%	3,811,844,266	0%	3,816,051,966
Weston	5,674,412,580	2%	5,774,305,080	1%	5,824,904,550	3%	5,977,529,975	2%	6,104,068,515

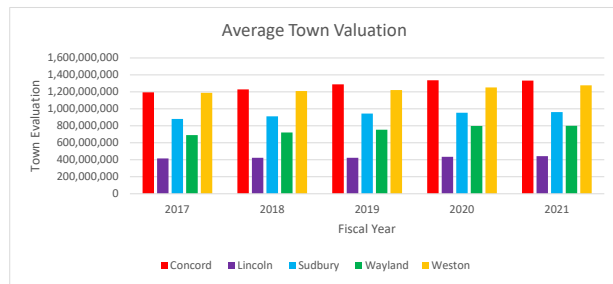
Town Valuation by Class (Open Space)									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Lincoln	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Sudbury	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Wayland	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Weston	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00

Town Valuation by Class (Commercial)									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	429,475,137	4%	444,876,674	1%	448,415,526	4%	468,225,858	0%	466,024,405
Lincoln	50,599,308	-27%	36,787,525	-1%	36,505,608	-1%	36,007,445	-2%	35,454,050
Sudbury	161,710,160	7%	172,317,688	10%	189,613,218	-5%	179,424,076	8%	193,733,270
Wayland	125,833,138	1%	127,493,310	4%	132,189,710	1%	132,854,334	-1%	131,565,734
Weston	198,367,420	0%	198,676,220	2%	202,061,350	1%	203,478,425	-1%	202,277,285

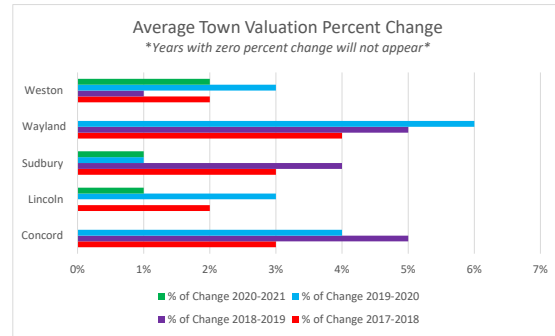
Town Valuation by Class (Industrial)									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	21,616,900	26%	27,268,900	-3%	26,439,500	1%	26,619,200	0%	26,575,200
Lincoln	2,603,020	5%	2,728,314	-3%	2,650,814	2%	2,710,006	27%	3,434,513
Sudbury	28,896,800	3%	29,891,300	3%	30,823,000	0%	30,823,000	6%	32,737,300
Wayland	4,275,000	3%	4,383,900	2%	4,470,100	0%	4,452,500	0%	4,452,500
Weston	9,209,600	0%	9,209,600	5%	9,651,000	0%	9,651,000	0%	9,616,800

Town Valuation by Class (Personal Property)									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	52,184,080	-6%	48,996,270	-1%	48,690,460	1%	49,007,950	2%	50,149,780
Lincoln	32,846,900	5%	34,345,610	0%	34,261,850	4%	35,672,260	11%	39,768,220
Sudbury	90,269,320	17%	106,053,550	5%	111,118,740	0%	111,016,580	-1%	109,526,080
Wayland	44,162,100	3%	45,470,000	1%	45,816,700	0%	45,781,200	3%	47,379,700
Weston	59,025,200	8%	63,924,000	9%	69,551,400	3%	71,681,100	1%	72,356,100

Average Town Valuation					
	Concord	Lincoln	Sudbury	Wayland	Weston
2017	1,194,743,280	416,368,367	881,790,739	691,427,780	1,188,202,960
% of Change 2017-2018	3%	2%	3%	4%	2%
2018	1,228,930,120	423,291,590	912,135,043	721,486,820	1,209,222,980
% of Change 2018-2019	5%	0%	4%	5%	1%
2019	1,289,406,703	423,121,234	945,672,717	754,224,260	1,221,233,660
% of Change 2019-2020	4%	3%	1%	6%	3%
2020	1,337,050,225	436,036,690	954,614,631	798,986,460	1,252,468,100
% of Change 2020-2021	0%	1%	1%	0%	2%
2021	1,334,101,530	442,345,175	962,461,146	799,899,980	1,277,663,740



Average Town Valuation					
	Concord	Lincoln	Sudbury	Wayland	Weston
% of Change 2017-2018	3%	2%	3%	4%	2%
% of Change 2018-2019	5%	0%	4%	5%	1%
% of Change 2019-2020	4%	3%	1%	6%	3%
% of Change 2020-2021	0%	1%	1%	0%	2%



Town Growth by Class (Residential)									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	86,212,699	-14%	74,008,516	-1%	73,455,800	1%	74,247,152	-25%	55,895,400
Lincoln	6,989,900	-27%	5,115,900	-87%	650,900	737%	5,448,618	243%	18,676,400
Sudbury	31,306,800	-30%	21,860,000	91%	41,779,300	12%	46,888,700	-18%	38,593,400
Wayland	40,291,300	-22%	31,625,907	-45%	17,339,000	47%	25,529,200	-48%	13,303,900
Weston	86,564,300	5%	90,996,900	11%	101,218,500	-27%	74,047,100	-4%	70,720,600

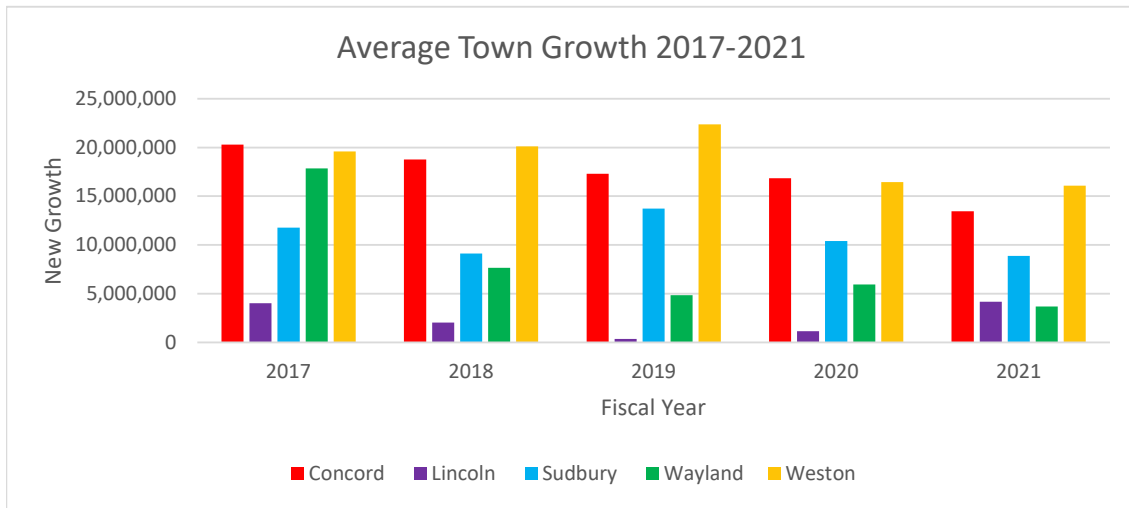
Town Growth by Class (Open Space)									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Lincoln	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Sudbury	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Wayland	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00
Weston	0.00	0%	0.00	0%	0.00	0%	0.00	0%	0.00

Town Growth by Class (Commercial)									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	3,818,900	36%	5,183,219	-54%	2,377,400	-47%	1,251,122	-98%	26,300
Lincoln	12,243,000	-82%	2,169,100	-100%	0	0%	0	0%	0
Sudbury	1,944,200	120%	4,270,800	251%	15,010,400	-95%	747,900	9%	818,400
Wayland	1,196,800	-18%	986,100	44%	1,418,300	-100%	0	0%	0
Weston	5,060	6040%	310,700	-100%	0	0%	0	0%	0

Town Growth by Class (Industrial)									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	0	0%	5,047,424	-100%	2,100	0%	0	0%	0
Lincoln	0	0%	0	0%	0	0%	0	0%	0
Sudbury	284,400	-68%	91,200	-100%	0	0%	0	0%	0
Wayland	0	0%	0	0%	0	0%	0	0%	0
Weston	0	0%	0	0%	0	0%	0	0%	0

Town Growth by Class (Personal Property)									
	2017	% Increase (2017-2018)	2018	% Increase (2018-2019)	2019	% Increase (2019-2020)	2020	% Increase (2020-2021)	2021
Concord	11,466,850	-16%	9,671,970	10%	10,655,520	-18%	8,734,280	30%	11,388,700
Lincoln	869,850	229%	2,864,983	-60%	1,157,109	-71%	339,800	536%	2,162,004
Sudbury	25,301,110	-23%	19,452,620	-39%	11,845,430	-63%	4,361,710	13%	4,920,040
Wayland	47,797,800	-88%	5,659,430	-4%	5,427,970	-23%	4,176,590	23%	5,127,530
Weston	11,457,200	-20%	9,194,100	15%	10,601,200	-23%	8,209,400	18%	9,685,000

Average Town Growth					
	Concord	Lincoln	Sudbury	Wayland	Weston
2017	20,299,690	4,020,550	11,777,302	17,857,180	19,605,312
% of Change 2017-2018	-7%	-50%	-22%	-57%	3%
2018	18,782,226	2,029,997	9,134,924	7,654,287	20,100,340
% of Change 2018-2019	-8%	-82%	50%	-37%	11%
2019	17,298,164	361,602	13,727,026	4,837,054	22,363,940
% of Change 2019-2020	-3%	220%	-24%	23%	-26%
2020	16,846,511	1,157,684	10,399,662	5,941,158	16,451,300
% of Change 2020-2021	-20%	260%	-15%	-38%	-2%
2021	13,462,080	4,167,691	8,866,368	3,686,286	16,081,120



Average Town Growth Percent Change					
	Concord	Lincoln	Sudbury	Wayland	Weston
% of Change 2017-2018	-7%	-50%	-22%	-57%	3%
% of Change 2018-2019	-8%	-82%	50%	-37%	11%
% of Change 2019-2020	-3%	220%	-24%	23%	-26%
% of Change 2020-2021	-20%	260%	-15%	-38%	-2%

