Board of Finance Regular Meeting January 12, 2023 6:00 PM

Please click the link below to join the webinar:

https://us02web.zoom.us/j/82739107744?pwd=Y2xYQkplOS9oellzV1ZLTEJjWS8z UT09

> Join by Phone: 646 558 8656 Webinar ID: 827 3910 7744

> > Passcode: 352301

- 1 Discussion/decision regarding appointment of the Chairman and Vice Chairman for the Board of Finance.
- 2 Discussion regarding the presentation of the fiscal year 2021-22 financial audit report. Leslie Zoll, Clifton, Larson & Allen (CLA).
- 3 Discussion regarding a presentation of capital and ARPA projects that are funded by certain grants. Samantha Nestor, First Selectman; Jonathan Luiz, Town Administrator.
- 4 Discussion/Decision regarding a supplemental appropriation in the amount of \$3,000 for Assessor overtime (note a previous supplemental for the Assessor had been approved by the BOS in December for \$5,000). Jonathan Luiz, Town Administrator.
- 5 Discussion on the status of drafting a procurement policy.
- 6 Discussion regarding an update on recent property sales in the Town. Jeff Farr, Board of Finance.
- 7 Discussion/decision regarding approval of the meeting minutes of December 8th.
- 8 Adjourn.

Item 2



June 30, 2022 Audit Presentation Town of Weston, Connecticut

January 12, 2023

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Agenda:

- Terms of the Engagement
- **Executive Summary**
- Financial Highlights
- Federal and State Single Audit
- **Governance Communication**
- Upcoming GASB Pronouncements



Terms of the Engagement

Financial Statement and Single Audits

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Terms of the Engagement:

- Express opinions on whether the basic financial statements are presented in accordance with GAAP
- Express an "in relation" to opinion on the schedule of expenditures of federal awards and schedule of expenditures of state financial assistance.
- Express an opinion on compliance related to major federal and state award
- Provide a report on internal control over financial reporting and compliance with laws, regulations, contracts and grants
- Provide a report on internal control over compliance related to major federal and state award programs





Financial Statements

- Unmodified opinion issued on the financial statements
- Best opinion available
- No findings reported in report on internal control and compliance

Federal Single Audit

- Unmodified opinions on the major federal programs
- No compliance findings or significant deficiencies in internal control over compliance

State Single Audit

- Unmodified opinion on the major state program
- No compliance findings or significant deficiencies in internal control over compliance





Financial Highlights

Overview

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Financial Highlights

— Government Wide Financial Statements

	Govern	Governmental Activities	Busine: Activ	Business-Type Activities	ř	Total
	2022	2021	2022	2021	2022	2021
Assets:						
Current Assets	\$ 34,321	\$ 32,312	\$ 139	\$ 115	\$ 34,459	\$ 32,427
Capital Assets, Net of						
Accumulated Depreciation	69,555	72,285	160	148	69,714	72,433
Other Assets	•	2,464	,		1	2,464
Total Assets	103,875	107,061	298	263	104,174	107,324
Deferred Outflows of Resources	8,741	10,430			8,741	10,430
Liabilities:						
Current Liabilities	11,751	11,836	(300)	(237)	11,451	11,599
Long-Term Liabilities						
Outstanding	18,040	31,125	•	'	18,040	31,125
Total Liabilities	29,791	42,961	(300)	(237)	29,491	42,724
Deferred Inflows of Resources	13,112	8,825	1	'	13,112	8,825
Net Position:						
Invested in Capital Assets	59,033	56,466	160	148	59,193	56,614
Restricted	1,820	4,305	•	'	1,820	4,305
Unrestricted	8,860	4,934	438	352	9,298	5,286
Total Net Position	\$ 69,714	\$ 65,705	\$ 598	\$ 500	\$ 70,312	\$ 66,205



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Financial Highlights

— Governmental Funds

\$ 10.46.773 \$ 1.47.043 \$ 1.933.801 \$ 4.72.406 \$ 2 2.00.901.083 \$ 2.00.901.083 \$ 1						
\$ 60.46.773 \$ 76.704 Fund Fund Fund Funds 20.027			ARPA	Communications	Nonmajor	Total
\$ 10.74.670 \$ 1.47.043 \$ 1.93.801 \$ 2.42.822 \$ 1.47.922 \$ 1.47.043 \$ 1.93.801 \$ 4.77.1466 \$ 1.07.5483	ASSETS	General	Fund	Fund	Funds	Funds
\$66.875 \$65.875 \$477.927 \$29.080 \$29.080 \$227.306 \$477.043 \$227.306 \$477.043 \$477.043 \$477.046 \$5.277.029 \$477.043 \$477.046 \$477.046 \$477.046 \$477.046 \$477.046 \$477.046 \$477.047 \$477.043 \$477.043 \$477.043 \$477.043 \$477.043 \$477.043 \$477.043 \$477.043 \$477.043 \$477.0446 \$477.043 \$477.043 \$477.0446 \$477.0446 \$477.043 \$477.0446 \$477.0446	Cash and Cash Equivalents					
\$ 30,57,77 \$ 30,57,77 \$ 30,57,77 \$ 147,043 \$ 30,57,77 \$ 147,043 \$ 1833,801 \$ 30,57,77 \$ 147,043 \$ 36,538 \$ 36,778 \$ 36,778 \$ 36,746 \$ 36,776 \$ 36,746 \$ 36,777 \$ 36,746 \$ 36,746 \$ 36,746 \$ 36,746 \$ 36,746 \$ 36,746 \$ 36,746 \$ 36,746 \$ 36,777 \$ 36,746 \$	Investments Receivables, Net of Allowance for Collection Losses:	12,737,670		*		12,737,670
\$ 30,57,77 \$ 30,57,77 \$ 2,77,209 \$ 2,77,209 \$ 2,27,306 \$ 2,77,209 \$ 3,5,538 \$ 36,538 \$ 36,777 \$ 36,786 \$ 36,786 \$ 36,777 \$ 36,786 \$ 36,786 \$ 36,786 \$ 36,777 \$ 36,786 \$ 36,776 \$ 3	Property Texes Receivable, Net	865,875		٠		865,87
\$ 29,060 \$ 260,472 \$ 30,577,77 \$ 147,043 \$ 133,5601 \$ 2,772,09 \$ 2,772,09 \$ 2,273,06 \$ 2,273,06 \$ 4,721,466 \$ 35,538 \$ 35,538 \$ 35,538 \$ 35,538 \$ 35,538 \$ 36,738 \$ 36,738 \$ 35,538 \$ 36,738 \$ 36,777 \$ 36,746 \$ 36,746	Intergovernmental and Other	477,927			76,794	554,72
\$ 30,57,77 \$ 147,043 \$ 1933,801 \$ 4,721,466 \$ 4,721,46	Leases	•	£	1629,879	4,771	1634,05
\$ 3059777 \$ 147,043 \$ 1933,801 \$ 4,721,466 \$ 128,381 \$ 107,2466 \$ 147,043 \$ 1933,801 \$ 147,2466 \$ 147,043 \$ 1433,801 \$ 1,000,000,000,000,000,000,000,000,000,0	Supplies and Prepaids	29,060		•00	24,138	53,19
\$ 30,57,77 \$ 147,043 \$ 1933,601 \$ 4,721,466 \$ 1227,306 \$ 147,043 \$ 15,38 \$ 15,38 \$ 15,38 \$ 1933,601 \$ 147,043 \$ 10,75,483 \$ 147,043 \$ 157,58 \$ 17,58 \$	Due from Other Funds	260,472	1417,043	303,922	2,473,541	4,454,91
\$ 2.77.209 \$. \$. \$. \$. \$5.538 \$ 2.27.306	Total Assets	- 11			l li	
\$ 2,77,209 \$ 5,538 \$ 5,538 \$ 5,538 \$ 5,538 \$ 5,538 \$ 5,27,306 \$ 147,043 \$ \$ 10,75,83 \$ \$ 10,75,83 \$ \$ 10,75,83 \$ \$ 10,75,83 \$ \$ 10,27,93 \$ \$ 10,75,83 \$	LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
\$ 2.77.209 \$ 5.538 \$ 35.538 \$ 5.27.306 \$ 5.27.306 \$ 5.27.306 \$ 5.27.306 \$ 5.27.306 \$ 5.27.306 \$ 5.27.305 \$ 5.27.305 \$ 5.20.306 \$ 5.27.305 \$ 5.27.305 \$ 5.20.306 \$ 5.2	LIABILITIES					
\$227.306	Accounts Payable and Accrued Items				\$ 35.538	
## 1075,483 1075,483 1075,483 1075,483 128,386 128,386 128,389 13,445 128,389 14,78,897 14,78,897 14,78,897 14,78,897 14,78,897 14,78,897 14,78,897 14,78,897 14,78,897 14,78,897 14,78,897 14,78,897 14,78,897 14,78,897 14,78,898 18,898	Due to Other Funds	5,227,306		*	50,728	
1075,483 1447,043 - 603.9 B 105,856 1261399 - 1575,897 3,445 1261399 - 1575,897 3,445 1261399 - 1575,897 3,445 1261399 - 1575,897 3,445 1261399 - 1575,897 3,445 1261399 - 1575,897 3,445 1261399 - 1575,897 3,445 1261399 - 1575,897 3,445	Unearned Revenue	420,780	1417,043		517,652	2,355,47
### OF RESOURCES ### Page	Total Liabilities	8,365,295	1,417,043		803.91B	10,386,25
av Collections 195,866	DEFERRED INFLOWS OF RESOURCES					
Tard Inflows of Resources 1261339 - 1575,897 3,445 Tard Inflows of Resources 1261339 - 1575,897 3,445 29,080 - 29,080 - 1721791 104,374 - 357,904 2,276,290 20,81082 - 367,977 3,147,043 5,1433,801 3,4721468	Unavailable Revenue - Property Taxes	1075,483	74	19	(12)	1075,483
Trad Inflows of Resources 1251339 - 1575,897 3,445 29,060 - 1457,587 3,445 10,4374 - 1457,587 2,278,290 2,09,725 - 172,791 10,15) 20,15) 20,150 20,181,083 20,577,77 5 147,043 5 1933,801 5 4721,466	Advance Property Tax Collections	185,856	•	•		185,856
red inliows of Resources 1261339 - 1575,897 3,445 29,080 - 24,089 104,374 - 175,004 2,276,200 2,098,775 - 175,004 2,776,001 8,687,924 - 170,103 101,15)				1575,897	3,445	1579,342
29,080 - 724,188 104,374 - 357,904 2,278,290 2,089,725 - 20,897,824 - 357,904 4,114,103 105,185 - 20,897,883 - 357,904 4,114,103 106,185 - 20,897,883 - 357,904 4,114,103 106,185 - 20,897,883 - 357,904 4,114,103 106,185 - 20,897,977 5 4,47,043 5 1,933,801 5 4,721,468	Total Deferred Inflows of Resources	1261339		1575,897	3,445	2,840,68
19 23,060 24,198 174,179 174,178 1	FUND BALANCES					
al Fund Balances 20,587,777 s (47,043 s 1933801 s 4724468	Nonspendable	29,060	•		124,138	153.198
10.4.374 - 357.904 2.276.290 2.090.226 - 357.904 2.276.290 2.090.226 - 2.090.226 - 2.090.226 - 2.090.226 - 2.090.226 - 2.090.206 2.090.226 - 2.090.226	Restricted	•	•		1721791	172179
2,098,725 - (T.)15) 18,657,924 - (T.)15) 20,891,083 - 357,904 4,114,173 18,1933,801 5 4,727,468	Committed	104,374	•	357,904	2,278,290	2,740,568
Sp.557.924 - C.0.16) Sp.57.924 C.0.16) Sp. 120.891083 C.0.16) Sp. 120.891083 C.0.16) Sp. 120.891083 C.0.16) Sp. 120.891083 Sp. 120.8910	Assigned	2,098,725		•	•	2,099,72
\$ 30,517,77 \$ (477,043 \$ 1933,801 \$ 4,721,466	Unassigned	18,657,924			(10,116)	18,647,806
\$ 30,517,77 \$ (477,043 \$ 1933,801 S 47,22,446	Total Fund Balances	20,891083		357,904	4,114,103	25,363,09(
	Total Liabilities, Deferred inflows of Resources, and Fund Balances	\$ 30,517,717	\$ 1417,043	\$ 1933,801		\$ 38,590,02



Financial Highlights

EXHBIT V

— Proprietary Funds

JUNE 30, 2022		
	Business-Type Activities	Governmental Activities
	Nonmajor Enterprise	Internal
ASSETS Current Assets:	5	Service Luilo
Cash and Cash Equivalents	\$ 97,768	69
Accounts Receivable, Net		
Due from Other Funds	502,303	433,150
Total Current Assets	640,807	433,150
Noncurrent Assets: Capital Assets, Net of Accumulated Depreciation	159,931	
Total Assets	800,738	433,150
LIABILITIES Current Liabilities		
Accounts Payable and Accrued Items		14,614
Due to Other Funds Uneamed Revenue	23,851 178.805	
Total Current Liabilities	202,656	14,614
NET POSITION		
Invested in Capital Assets Unrestricted	159,931 438,151	418,536
Total Net Position	\$ 598,082	\$ 418,536



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Financial Highlights - OPEB and Private Purpose Trust Fund

JUNE 30, 2022	STATEMENT OF FIDUCIARY NET POSITION - FIDUCIARY FUNDS JUNE 30, 2022	
	Other	Greyledge
	Postemployment	Private
	Benefit	Purpose
	Trust Fund	Trust Fund
ASSETS		
Cash and Cash Equivalents	\$ 18,289	69
Investments, at Fair Value:		
Mutual Funds	10,767,512	
Due from Other Funds		97,347
Total Assets	10,785,801	97,347
LIABILITIES		
Due to Other Funds	185,833	
Total Liabilities	185,833	
NET POSITION		
Restricted for OPEB	10,599,968	
Restricted for Trust	•	97,347
Total Net Position	6	\$ 77.047

Financial Highlights

- Property Tax Collections 99.37% compared to 99.26% in the prior year
- 22.1% of total fund expenditures and other financing uses of General Fund Unassigned Fund Balance - \$18,657,924 funds.
- MERS Pension Liability \$12,056,186 from \$19,962,951 in the prior year and 60.77% funded as of 6/30/22.
- Net OPEB Obligation \$384,200





Overview

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Federal Single Audit:

- Total federal awards expended \$1.5M
- Major programs
- COVID 19 Education Stabilization Fund
- Special Education Cluster
- Unmodified opinion on major program compliance
- No significant deficiencies or material weaknesses noted in internal controls over major programs



State Single Audit:

- Total state awards expended \$1.5M
- Major program Town Aid Road
- Unmodified opinion on major program compliance
- No significant deficiencies or material weaknesses noted in internal controls over major programs



Governance Communication

Summary

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Governance Communication:

- New standards adopted GASB 87 Leases
- Significant Estimates
- Capital Assets Useful lives
- Net Pension Liability
- Net OPEB Liability
- Discount Rate on Leases



Governance Communication:

- No disagreements with management
- Management did not consult with other accountants
- No difficulties encountered in performing the audit
- No uncorrected misstatements
 - No independence issues



Pronouncements Upcoming GASB

Summary

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GASB Standards:

- Implementation Year 2023:
- Statement 91 Conduit Debt Obligations
- Statement 94 Public-Private and Public-Public Partnerships and Availability Payment Arrangements
- Statement 96 Subscription-Based Information Technology Arrangements

GASB Standards:

- Implementation Year 2024:
- Statement 99 Omnibus 2022 (various)
- Statement 100 Accounting Changes and Error Corrections 0
- Implementation Year 2025:
- Statement 101 Compensated Absences



THANK YOU!

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Item 3





Capital Grant Funding Snapshot As of 1/10/2023

Presented to the Board of Finance on 1/12/23

TOWN OF WESTON, CT

Totals At a Glance

Grant Funding Received/Confirmed: Grant/SRF Pending (2):

\$28,979,667

\$ 1,509,287

Total Town Contribution Appropriated: Total Yet to Be Appropriated:

Total Private Funds:

\$3,850,000

\$ 2,012,773 \$ 4,494,653 **

** Note: Included \$3,500,000 estimate for Land Mobile Radio Project (proposal has not been finalized and numbers can change)

Roads | Bridges | Sidewalks

Description	Grant Amount	Appropriated	To Be Appropriated	Town Contribution
LOTCIP Road improvements				
Valley Forge (24/25)	5,357,000	306,500		306,500
Lyons Plain (23/24)	2,614,000	84,000		84,000
** Design funded in 22/23 budget				
Pedestrian Safety				
Communitiy Connectivity (23) *	400,000	40,000		40,000
LOTCIP Town Intersection and Pedestrain Improvements (24) **	1,850,000	150,000		150,000
Transporation Alternatives Grant (25) ***	1,760,000	440,000	The second second	440,000
Rectangular Flashing Beacons (22)	23,000			
Design Funded 2018				
* * Design Funded 2019				
*** Design Funded 22/23 budget				
Fed & State Funded Bridge Projects				
Michaels Way (23/24)	2,950,000			
Davis Hill/River Road (25)	2,960,000	740,000		740,000
Calvary Road (22 Completion) • Davis Hill/RR prelim design funded in 22/23 budget	2,335,000	165,000		165,000
				(

Public Safety

To Be Appropriated Town Contribution Private Funds	362,727 400,000	196,926 246,926		35,000	3,500,000
Appropriated	£72,7E	20,000			
Grant Amount	200,000	200'0005	266,667	1,500,000	509,287
Description UBLIC SAFETY TEAP GRANTS	'olice Records Room (23)	'olice Locker Room (24)	·EMA self-contained breathing apparatus SCBA) (22)	legional Firing Range (in Wilton) (25/26)	Communications Center Land Mobile Radio pending)

Water | ARPA

)escription MATER	Grant Amount	Appropriated	To Be Appropriated	Town Contribution	Private Funds
ichool Town Water Replacement (pending) SRF OAN	1,000,000		N/A	TBD	
Julvert Replacements (26)	3,600,000				
IRPA					
own Green (23)	150,000				350,000
achat Offutt Center (23)	100,000				3,200,000
achat Wetlands Mitigation (23)	000'06				
ire Rescue 5 Replacement (23/24)	535,000		400,000	400,000	165,000
Vood Hill Rd Accessway (23)	35,000				
harging Stations at Town Hall (22)	18,000				
Vickleball Courts (23)	100,000		TBD		TBD
toad Repaving (23)	575,000				
lisceglie Pond Resurfacing (23)	85,000				
lavenwood Water System Renovations (24/25)	810,000				
enior Center Bathrooms Renovation (22)	31,000				
log Park Accessway & Parking (23)	135,000				135,000

** ARPA Projects listed are only Capital Projects

Item 4



Rick Darling <rd>rdarling@westonct.gov>

Fri, Dec 30, 2022 at 11:17 AM

OVERTIME

1 message

DENISE HAMES cdhames@westonct.gov>
To: Jonathan Luiz <jluiz@westonct.gov>, Rick Darling <RDarling@westonct.gov>
Cc: Donna Werfelman <DWerfelman@westonct.gov>, Katie Buch <kbuch@westonct.gov>

Just a follow up to the meeting on Tuesday 12/27, I would estimate that we will need approximately 75 hours of overtime from January to June 2023.

That would equate to approximately \$ 2,400.00. * Plus \$600 for FICA and pension costs *

Denise L Hames CCMA II

Town of Weston Assessor

PO Box 1007

Weston CT 06883

(203)222-2607

dhames@westonct.gov

Item 6

Location	Trans Date	Sale Price	Assessment (2019 Grand List)	Mkt Value	Difference (Sale - Mkt Value)	
29 WEST BRANCH RD	July 2022	\$3,150,000	1,554,490	2,220,700	\$929,300	
31 TALL PINES DR	July 2022	\$2,200,000	1,146,120	1,637,314	\$562,686	
10 BIRCH HILL RD	July 2022	\$2,190,000	1,115,890	1,594,129	\$595,871	
38 HEMLOCK RIDGE	July 2022	\$2,100,000	1,199,740	1,713,914	\$386,086	
19 COLEY DR	July 2022	\$2,100,000	923,340	1,319,057	\$780,943	
11 TIFFANY LN	July 2022	\$1,800,000	1,430,520	2,043,600	(\$243,600)	
48 SINGING OAKS DR	July 2022	\$1,700,000	901,690	1,288,129	\$411,871	
44 RAVENWOOD DR	July 2022	\$1,600,000	469,700	671,000	\$929,000	
38 HIGH ACRE RD	July 2022	\$1,574,000	629,420	899,171	\$674,829	
10 CANNONDALE RD	July 2022	\$1,550,000	708,910	1,012,729	\$537,271	
21 GREENFIELD DR	July 2022	\$1,525,000	637,690	910,986	\$614,014	
22 ROGUES RIDGE	July 2022	\$1,424,000	756,590	1,080,843	\$343,157	
1 GREY FOX LN	July 2022	\$1,300,000	690,710	986,729	\$313,271	
34 OLD MILL RD	July 2022	\$1,250,000	471,350	673,357	\$576,643	
44 SEPTEMBER LN	July 2022	\$1,200,000	462,250	660,357	\$539,643	
30 SEPTEMBER LN	July 2022	\$1,175,000	510,520	729,314	\$445,686	
83 CATBRIER RD	July 2022	\$1,165,000	510,270	728,957	\$436,043	
9 SAMUELSON RD	July 2022	\$1,112,500	565,520	807,886	\$304,614	
135 STEEP HILL RD	July 2022	\$1,095,000	556,400	794,857	\$300,143	
41 HACKBERRY HILL RD	July 2022	\$1,054,000	626,450	894,929	\$159,071	
178 DAVIS HILL RD	July 2022	\$1,050,000	494,690	706,700	\$343,300	
2 LORDS HWY	July 2022	\$1,050,000	426,790	609,700	\$440,300	
24 PARADE GROUND CT	July 2022	\$1,025,000	479,320	684,743	\$340,257	
39 OLD FARM RD	July 2022	\$875,000	374,920	535,600	\$339,400	
14 SHINNECOCK PLACE	July 2022	\$869,000	444,520	635,029	\$233,971	
24 OLD FARM RD	July 2022	\$820,000	404,760	578,229	\$241,771	
6 TANNERY LANE NORTH	July 2022	\$725,000	459,910	657,014	\$67,986	
252 WESTON RD	July 2022	\$685,000	342,490	489,271	\$195,729	
56 OLD REDDING RD	July 2022	\$600,000	320,640	458,057	\$141,943	
32 POWDER HORN HILL	July 2022	\$570,000	351,710	502,443	\$67,557	
136 GODFREY RD E	July 2022	\$543,625	535,640	765,200	(\$221,575)	
111 GEORGETOWN RD	July 2022	\$401,800	230,930	329,900	\$71,900	
490 NEWTOWN TPK	July 2022	\$335,000	147,320	210,457	\$124,543	
223 GEORGETOWN RD	July 2022	\$312,510	276,560	395,086	(\$82,576)	
ELS GLONGETOWN ND	Total	\$42,126,435	21,157,770	30,225,386	\$11,901,049	
		+ ,,				
Summary:		July 2022	July 2021	July 2020		
Properties sold above Mkt Value		31	28	21		
Properties sold below Mkt Value		3	5	23		
Properties sold below Assessed	-	0	1	3		
Properties sold (YTD) Ex Land		34	30	47		
Ave Sales Price (this month)		\$1,239,013	\$1,148,134	\$818,700		
Ave Sales Price (YTD)		\$1,239,013	\$1,148,134	\$818,700		
Median Sales Price (this month)		\$1,138,750	\$1,159,000	\$747,500		
Net Change in Grand List (\$)	J. J.	\$8,330,735	\$5,532,424	(\$2,027,193)		
Net Change in Grand List (%)		39.4%	29.9%	-7.4%		
FYTD		\$8,330,735	\$5,532,424	(\$2,027,193)		

9 OLD H 9 TWIN 146 STE 14 SOU 17 COL 16 FARI 8 PATC 13 SHIN 9 LORD 7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GEE 55 BLUI 123 LYC	S END HYDE RD N OAK LANE EEP HILL RD JINDVIEW FARM RD LEY DR REELL RD CHEN LN NNECOCK PLACE DS HWY EAST H HILL RD EERFIELD DR VER RIDGE COMMON DOD HILL RD TLE CREEK RD HEM RD VER RIDGE COMMON RFIELD WOODS RD	Trans Date Aug 2022	\$ale Price \$2,225,000 \$2,175,000 \$1,924,000 \$1,825,000 \$1,800,000 \$1,705,000 \$1,705,000 \$1,410,000 \$1,350,000 \$1,275,000 \$1,275,000 \$1,150,000	(2019 Grand List) 1,382,560 1,078,500 743,680 593,600 752,630 945,870 636,150 709,130 564,930 638,760 561,620 590,010 587,260 499,770	Mkt Value 1,975,086 1,540,714 1,062,400 848,000 1,075,186 1,351,243 908,786 1,013,043 807,043 912,514 802,314 842,871 838,943 713,957	\$249,914 \$634,286 \$861,600 \$977,000 \$724,814 \$448,757 \$796,214 \$688,957 \$602,957 \$497,486 \$547,686 \$457,129 \$436,057		
9 TWIN 146 STE 14 SOU 17 COL 16 FAR 8 PATC 13 SHIN 9 LORD 7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	HYDE RD N OAK LANE EEP HILL RD JINDVIEW FARM RD LEY DR REELL RD CHEN LN NNECOCK PLACE DS HWY EAST H HILL RD EERFIELD DR JEER RIDGE COMMON DOD HILL RD TLE CREEK RD JEEM RD JEER RIDGE COMMON RFIELD WOODS RD	Aug 2022	\$2,175,000 \$1,924,000 \$1,825,000 \$1,800,000 \$1,800,000 \$1,705,000 \$1,702,000 \$1,410,000 \$1,350,000 \$1,300,000 \$1,275,000 \$1,250,000	1,078,500 743,680 593,600 752,630 945,870 636,150 709,130 564,930 638,760 561,620 590,010 587,260 499,770	1,540,714 1,062,400 848,000 1,075,186 1,351,243 908,786 1,013,043 807,043 912,514 802,314 842,871 838,943	\$634,286 \$861,600 \$977,000 \$724,814 \$448,757 \$796,214 \$688,957 \$602,957 \$497,486 \$547,686 \$457,129		
9 TWIN 146 STE 14 SOU 17 COL 16 FAR 8 PATC 13 SHIN 9 LORD 7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	N OAK LANE EEP HILL RD JINDVIEW FARM RD LEY DR RELL RD CHEN LN NNECOCK PLACE DS HWY EAST H HILL RD ERFIELD DR JER RIDGE COMMON DOD HILL RD TLE CREEK RD HEM RD JER RIDGE COMMON RFIELD WOODS RD	Aug 2022	\$1,924,000 \$1,825,000 \$1,800,000 \$1,800,000 \$1,705,000 \$1,702,000 \$1,410,000 \$1,410,000 \$1,350,000 \$1,275,000 \$1,250,000	743,680 593,600 752,630 945,870 636,150 709,130 564,930 638,760 561,620 590,010 587,260 499,770	1,062,400 848,000 1,075,186 1,351,243 908,786 1,013,043 807,043 912,514 802,314 842,871 838,943	\$861,600 \$977,000 \$724,814 \$448,757 \$796,214 \$688,957 \$602,957 \$497,486 \$547,686 \$457,129		
146 STE 14 SOU 17 COL 16 FARI 8 PATC 13 SHIN 9 LORD 7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETI 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	EEP HILL RD JNDVIEW FARM RD LEY DR RELL RD CHEN LN NNECOCK PLACE DS HWY EAST H HILL RD EERFIELD DR VER RIDGE COMMON JODD HILL RD TLE CREEK RD HEM RD VER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022	\$1,825,000 \$1,800,000 \$1,800,000 \$1,705,000 \$1,702,000 \$1,410,000 \$1,410,000 \$1,350,000 \$1,300,000 \$1,275,000 \$1,250,000	593,600 752,630 945,870 636,150 709,130 564,930 638,760 561,620 590,010 587,260 499,770	848,000 1,075,186 1,351,243 908,786 1,013,043 807,043 912,514 802,314 842,871 838,943	\$977,000 \$724,814 \$448,757 \$796,214 \$688,957 \$602,957 \$497,486 \$547,686 \$457,129		
14 SOU 17 COL 16 FARI 8 PATC 13 SHIN 9 LORD 7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	JNDVIEW FARM RD LEY DR RELL RD CHEN LN NNECOCK PLACE DS HWY EAST H HILL RD ERFIELD DR VER RIDGE COMMON DOD HILL RD TLE CREEK RD HEM RD VER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022	\$1,800,000 \$1,800,000 \$1,705,000 \$1,702,000 \$1,410,000 \$1,410,000 \$1,350,000 \$1,275,000 \$1,250,000	752,630 945,870 636,150 709,130 564,930 638,760 561,620 590,010 587,260 499,770	1,075,186 1,351,243 908,786 1,013,043 807,043 912,514 802,314 842,871 838,943	\$724,814 \$448,757 \$796,214 \$688,957 \$602,957 \$497,486 \$547,686 \$457,129		
17 COL 16 FARI 8 PATC 13 SHIN 9 LORD 7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	LEY DR REELL RD CHEN LN NNECOCK PLACE DS HWY EAST H HILL RD ERFIELD DR VER RIDGE COMMON DOD HILL RD TLE CREEK RD HEM RD VER RIDGE COMMON REFIELD WOODS RD	Aug 2022 Aug 2022	\$1,800,000 \$1,705,000 \$1,702,000 \$1,410,000 \$1,410,000 \$1,350,000 \$1,300,000 \$1,275,000 \$1,250,000	945,870 636,150 709,130 564,930 638,760 561,620 590,010 587,260 499,770	1,351,243 908,786 1,013,043 807,043 912,514 802,314 842,871 838,943	\$448,757 \$796,214 \$688,957 \$602,957 \$497,486 \$547,686 \$457,129		
16 FAR 8 PATC 13 SHIN 9 LORD 7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	RELL RD CHEN LN NNECOCK PLACE DS HWY EAST H HILL RD ERFIELD DR VER RIDGE COMMON DOD HILL RD TLE CREEK RD HEM RD VER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022	\$1,705,000 \$1,702,000 \$1,410,000 \$1,410,000 \$1,350,000 \$1,300,000 \$1,275,000 \$1,250,000	636,150 709,130 564,930 638,760 561,620 590,010 587,260 499,770	908,786 1,013,043 807,043 912,514 802,314 842,871 838,943	\$796,214 \$688,957 \$602,957 \$497,486 \$547,686 \$457,129		
8 PATC 13 SHIN 9 LORD 7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	CHEN LN NNECOCK PLACE DS HWY EAST H HILL RD ERFIELD DR VER RIDGE COMMON DOD HILL RD TLE CREEK RD HEM RD VER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022	\$1,702,000 \$1,410,000 \$1,410,000 \$1,350,000 \$1,300,000 \$1,275,000 \$1,250,000	709,130 564,930 638,760 561,620 590,010 587,260 499,770	1,013,043 807,043 912,514 802,314 842,871 838,943	\$688,957 \$602,957 \$497,486 \$547,686 \$457,129		
13 SHIN 9 LORD 7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	NNECOCK PLACE DS HWY EAST H HILL RD ERFIELD DR VER RIDGE COMMON DOD HILL RD TLE CREEK RD HEM RD VER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022	\$1,410,000 \$1,410,000 \$1,350,000 \$1,300,000 \$1,275,000 \$1,250,000	564,930 638,760 561,620 590,010 587,260 499,770	807,043 912,514 802,314 842,871 838,943	\$602,957 \$497,486 \$547,686 \$457,129		
9 LORD 7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	OS HWY EAST H HILL RD ERFIELD DR VER RIDGE COMMON DOD HILL RD TLE CREEK RD HEM RD VER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022	\$1,410,000 \$1,350,000 \$1,300,000 \$1,275,000 \$1,250,000	638,760 561,620 590,010 587,260 499,770	912,514 802,314 842,871 838,943	\$497,486 \$547,686 \$457,129		
7 BIRCH 23 RIVE 31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GEC 55 BLUI 123 LYC	H HILL RD ERFIELD DR VER RIDGE COMMON DOD HILL RD TLE CREEK RD HEM RD VER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022	\$1,350,000 \$1,300,000 \$1,275,000 \$1,250,000	561,620 590,010 587,260 499,770	802,314 842,871 838,943	\$547,686 \$457,129		
23 RIVE 31 SILV 140 GO 56 KETI 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	ERFIELD DR VER RIDGE COMMON DOD HILL RD TLE CREEK RD HEM RD VER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022 Aug 2022 Aug 2022 Aug 2022	\$1,300,000 \$1,275,000 \$1,250,000	590,010 587,260 499,770	842,871 838,943	\$457,129		
31 SILV 140 GO 56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	/ER RIDGE COMMON DOD HILL RD TLE CREEK RD IEM RD /ER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022 Aug 2022 Aug 2022	\$1,275,000 \$1,250,000	587,260 499,770	838,943			
140 GO 56 KETI 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	DOD HILL RD TLE CREEK RD IEM RD /ER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022 Aug 2022	\$1,250,000	499,770		\$436,057		
56 KETT 6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GEC 55 BLUI 123 LYC	TLE CREEK RD IEM RD /ER RIDGE COMMON RFIELD WOODS RD	Aug 2022 Aug 2022			712 057			
6 SACH 12 SILV 30 NOR 23 TEN 40 RAV 256 GE 55 BLUI 123 LYC	IEM RD /ER RIDGE COMMON RFIELD WOODS RD	Aug 2022	\$1,150,000		/15,95/	\$536,043		,
12 SILV 30 NOR 23 TEN 40 RAV 256 GEG 55 BLUI 123 LYC	/ER RIDGE COMMON			519,630	742,329	\$407,671		
30 NOR 23 TEN 40 RAV 256 GEO 55 BLUI 123 LYC	RFIELD WOODS RD		\$1,100,000	478,310	683,300	\$416,700		
23 TEN 40 RAV 256 GEG 55 BLUI 123 LYC		Aug 2022	\$1,076,000	553,250	790,357	\$285,643		
40 RAV 256 GEG 55 BLUI 123 LYC		Aug 2022	\$892,500	504,720	721,029	\$171,471		
40 RAV 256 GEG 55 BLUI 123 LYC	O CLOCK LANE	Aug 2022	\$850,000	474,900	678,429	\$171,571		
55 BLUI 123 LYC	/ENWOOD DR	Aug 2022	\$829,900	375,520	536,457	\$293,443		
123 LYC	ORGETOWN RD	Aug 2022	\$815,000	327,910	468,443	\$346,557		
_	EBERRY HILL RD	Aug 2022	\$810,000	464,470	663,529	\$146,471		
_	ONS PLAIN RD	Aug 2022	\$800,000	335,400	479,143	\$320,857		
32 RIDG	GE RD (LAND)	Aug 2022	\$700,000	278,600	398,000	\$302,000	LAND	
185 GE	ORGETOWN RD	Aug 2022	\$630,000	256,980	367,114	\$262,886		
12 STEE	EP HILL RD	Aug 2022	\$500,000	219,460	313,514	\$186,486		
457 NEV	WTOWN TPK	Aug 2022	\$325,000	182,830	261,186	\$63,814		
		Total	\$33,629,400	15,256,450	21,794,929	11,834,471		
Summa	агу:		Aug 2022	Aug 2021	Aug 2020			
Proper	rties sold above Mkt Value		27	26	24			
Proper	rties sold below Mkt Value		0	1	20			
Proper	rties sold below Assessed \	/alue	0	0	4			
	rties sold (YTD) Ex Land		60	57	94			
Ave Sa	les Price (this month)		\$1,266,515	\$1,070,407	\$913,133			
Ave Sa	les Price (YTD)		\$1,250,931	\$1,110,669	\$857,358			
Media	n Sales Price (this month)		\$1,250,000	\$930,000	\$876,500			
Net Ch	nange in Grand List (\$)		\$8,284,130	\$4,588,320	\$304,130			
Net Ch	nange in Grand List (%)		54.3%	29.3%	1.1%			
FYTD			\$16,614,865	\$10,120,744	(\$1,723,063)			



Location	Trans Date	Sale Price	Assessment (2019 Grand List)	Mkt Value	Difference (Sale - Mkt Value)		
4, 6, 8 & 10 DRAGON WOOD LANE	Sept 2022	\$6,500,000	2,264,210	3,234,586	\$3,265,414	+3 Vacant l	ots
31 SALEM RD	Sept 2022	\$3,500,000	1,738,210	2,483,157	\$1,016,843		
77 LORDS HWY	Sept 2022	\$3,450,000	1,530,670	2,186,671	\$1,263,329		
18 TWIN WALLS LANE	Sept 2022	\$3,210,000	1,739,510	2,485,014	\$724,986		
69 NORFIELD RD	Sept 2022	\$2,441,983	845,730	1,208,186	\$1,233,797		
15 SALEM RD	Sept 2022	\$2,362,500	1,373,850	1,962,643	\$399,857		
44 KELLOGG HILL RD	Sept 2022	\$2,000,000	1,193,220	1,704,600	\$295,400		
39 PHEASANT HILL RD	Sept 2022	\$1,625,000	920,120	1,314,457	\$310,543		
4 MAYFLOWER LANE	Sept 2022	\$1,425,000	708,030	1,011,471	\$413,529		
33 OLD EASTON TPK	Sept 2022	\$1,325,000	603,770	862,529	\$462,471		
26 TRAILS END RD	Sept 2022	\$1,300,000	583,460	833,514	\$466,486		
59 RIDGE RD	Sept 2022	\$1,270,308	456,070	651,529	\$618,779		
30 STONEHENGE RD	Sept 2022	\$1,075,000	411,590	587,986	\$487,014		
329 GOOD HILL RD	Sept 2022	\$1,050,000	422,860	604,086	\$445,914		
145 LYONS PLAIN RD	Sept 2022	\$989,000	551,390	787,700	\$201,300		
1 KETTLE CREEK RD	Sept 2022	\$965,000	424,760	606,800	\$358,200		
12 DEEPWOOD RD	Sept 2022	\$935,000	434,930	621,329	\$313,671		
5 RIVERFIELD DRIVE	Sept 2022	\$916,500	536,030	765,757	\$150,743	Part Westp	ort
263 NEWTOWN TPK	Sept 2022	\$862,500	373,430	533,471	\$329,029		
105 BLUE SPRUCE CIR	Sept 2022	\$779,000	353,600	505,143	\$273,857		
12 WINSLOW RD	Sept 2022	\$700,000	517,730	739,614	(\$39,614)		
13 WILSON RD	Sept 2022	\$485,000	246,330	351,900	\$133,100		
WESTON RD & PINK CLOUD LN	Sept 2022	\$45,000	31,500	45,000	\$0	LAND	
	Total	\$39,211,791	\$18,261,000	\$26,087,143	\$13,124,648		
Summary:		Sept 2022	Sept 2021	Sept 2020			
Properties sold above Mkt Value		22	20	26			
Properties sold below Mkt Value		1	0	11			
Properties sold below Assessed \	/alue	0	0	2			
Properties sold (YTD) Ex Land		82	76	131			
Ave Sales Price (this month)		\$1,780,309	\$1,177,579	\$926,904			
Ave Sales Price (YTD)		\$1,392,959	\$1,127,612	\$875,847			
Median Sales Price (this month)		\$1,285,154	\$1,025,000	\$865,000			
Net Change in Grand List (\$)		\$9,187,254	\$3,163,890	\$2,922,505			
Net Change in Grand List (%)		50.3%	24.8%	14.5%			
FYTD		\$25,802,118	\$13,284,634	\$1,199,442			

Location	Trans Date	Sale Price	Assessment (2019 Grand List)	Mkt Value	Difference (Sale - Mkt Value)		
14 RIDGE LN	Oct 2022	\$1,650,000	506,470	723,529	\$926,471		
108 STEEPHILL RD	Oct 2022	\$1,510,000	532,200	760,286	\$749,714		
69 LYONS PLAIN RD	Oct 2022	\$1,450,000	732,420	1,046,314	\$403,686		
18 NORFIELD RD	Oct 2022	\$1,135,000	573,540	819,343	\$315,657		
80 CATBRIER RD	Oct 2022	\$960,000	454,860	649,800	\$310,200		
65 LEDGEWOOD DR	Oct 2022	\$882,000	478,130	683,043	\$198,957		
7 BRIDGE RD N	Oct 2022	\$850,000	498,150	711,643	\$138,357		
128 DAVIS HILL RD	Oct 2022	\$750,000	381,630	545,186	\$204,814		
19 OCTOBER DR	Oct 2022	\$737,711	369,750	528,214	\$209,497		
	Oct 2022		231,890	331,271	\$243,729		
105 LADDER HILL RD NORTH		\$575,000		395,086	\$154,914		
223 GEORGETOWN RD	Oct 2022	\$550,000	276,560				
15 HACKBERRY HILL RD	Oct 2022	\$525,457	406,190	580,271	(\$54,814)		
45 KELLOGG HILL RD	Oct 2022	\$500,000	280,000	400,000	\$100,000		
21 CRICKET LN	Oct 2022	\$420,000	334,380	477,686	(\$57,686)		
	Total	\$12,495,168	\$6,056,170	\$8,651,671	\$3,843,497		
Summary:		Oct 2022	Oct 2021	Oct 2020			
Properties sold above Mkt Value		12	28	30			
Properties sold below Mkt Value		2	3	11			
Properties sold below Assessed	Value	0	1	3			
Properties sold (YTD) Ex Land		96	106	172			
Ave Sales Price (this month)		\$892,512	\$1,223,640	\$1,042,563			
Ave Sales Price (YTD)		\$1,319,977	\$1,154,389	\$920,916			
Median Sales Price (this month)		\$800,000	\$1,015,200	\$879,000			
Net Change in Grand List (\$)	li i	\$2,690,448	\$3,625,648	\$2,642,503			
Net Change in Grand List (%)		44.4%	18.2%	10.3%			
FYTD		\$28,492,566	\$17,210,283	\$3,841,946			
Location	Trans Date	Sale Price	Assessment (2019 Grand List)	Mkt Value	Difference (Sale - Mkt Value)		
10 GRAYSTONE LN	Nov 2022	\$2,520,000	1,107,430	1,582,043	\$937,957		-
	Nov 2022			1,432,086	\$317,914		
5 SMITH RIDGE RD		\$1,750,000	1,002,460	1,026,943			
87 WESTON WOODS WAY	Nov 2022	\$1,495,000 \$1,408,889	718,860		\$468,057	10 Ac lot	_
100 DAVIS HILL RD	Nov 2022		1,240,500	1,772,143	(\$363,254)	TO AC IOT	
7 04 111 011 011 015 00	N. 2022		550 500		ÉEEE COO		
	Nov 2022	\$1,345,000	552,560	789,371	\$555,629		
11 HARVEST LANE	Nov 2022	\$1,345,000 \$1,215,000	610,120	789,371 871,600	\$343,400		
11 HARVEST LANE 15 NOVEMBER TRAIL	Nov 2022 Nov 2022	\$1,345,000 \$1,215,000 \$1,150,000	610,120 486,370	789,371 871,600 694,814	\$343,400 \$455,186		
11 HARVEST LANE 15 NOVEMBER TRAIL 38 WELLS HILL RD	Nov 2022 Nov 2022 Nov 2022	\$1,345,000 \$1,215,000 \$1,150,000 \$1,025,000	610,120 486,370 551,480	789,371 871,600 694,814 787,829	\$343,400 \$455,186 \$237,171		
11 HARVEST LANE 15 NOVEMBER TRAIL 38 WELLS HILL RD 227 GODFREY RD EAST	Nov 2022 Nov 2022 Nov 2022 Nov 2022	\$1,345,000 \$1,215,000 \$1,150,000 \$1,025,000 \$750,000	610,120 486,370 551,480 382,140	789,371 871,600 694,814 787,829 545,914	\$343,400 \$455,186 \$237,171 \$204,086		
7 CANNONDALE RD 11 HARVEST LANE 15 NOVEMBER TRAIL 38 WELLS HILL RD 227 GODFREY RD EAST 31 BLUE SPRUCE CIR	Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022	\$1,345,000 \$1,215,000 \$1,150,000 \$1,025,000 \$750,000 \$641,000	610,120 486,370 551,480 382,140 342,070	789,371 871,600 694,814 787,829 545,914 488,671	\$343,400 \$455,186 \$237,171 \$204,086 \$152,329		
11 HARVEST LANE 15 NOVEMBER TRAIL 38 WELLS HILL RD 227 GODFREY RD EAST 31 BLUE SPRUCE CIR 59 OSBORN FARM RD*	Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022	\$1,345,000 \$1,215,000 \$1,150,000 \$1,025,000 \$750,000 \$641,000 \$136,000	610,120 486,370 551,480 382,140 342,070 662,020	789,371 871,600 694,814 787,829 545,914 488,671 945,743	\$343,400 \$455,186 \$237,171 \$204,086 \$152,329 (\$809,743)	luick Claim	*
11 HARVEST LANE 15 NOVEMBER TRAIL 38 WELLS HILL RD 227 GODFREY RD EAST 31 BLUE SPRUCE CIR 59 OSBORN FARM RD*	Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022	\$1,345,000 \$1,215,000 \$1,150,000 \$1,025,000 \$750,000 \$641,000	610,120 486,370 551,480 382,140 342,070	789,371 871,600 694,814 787,829 545,914 488,671	\$343,400 \$455,186 \$237,171 \$204,086 \$152,329	luick Claim	*
11 HARVEST LANE 15 NOVEMBER TRAIL 38 WELLS HILL RD 227 GODFREY RD EAST 31 BLUE SPRUCE CIR 59 OSBORN FARM RD* * Not included in analysis	Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022	\$1,345,000 \$1,215,000 \$1,150,000 \$1,025,000 \$750,000 \$641,000 \$136,000	610,120 486,370 551,480 382,140 342,070 662,020	789,371 871,600 694,814 787,829 545,914 488,671 945,743	\$343,400 \$455,186 \$237,171 \$204,086 \$152,329 (\$809,743)	luick Claim	*
11 HARVEST LANE 15 NOVEMBER TRAIL 38 WELLS HILL RD 227 GODFREY RD EAST	Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022 Total	\$1,345,000 \$1,215,000 \$1,150,000 \$1,025,000 \$750,000 \$641,000 \$136,000 \$13,299,889	610,120 486,370 551,480 382,140 342,070 662,020 \$6,993,990	789,371 871,600 694,814 787,829 545,914 488,671 945,743 9,991,414	\$343,400 \$455,186 \$237,171 \$204,086 \$152,329 (\$809,743)	luick Claim	*
11 HARVEST LANE 15 NOVEMBER TRAIL 38 WELLS HILL RD 227 GODFREY RD EAST 31 BLUE SPRUCE CIR 59 OSBORN FARM RD* * Not included in analysis Summary: Properties sold above Mkt Value	Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022 Total	\$1,345,000 \$1,215,000 \$1,150,000 \$1,025,000 \$750,000 \$641,000 \$136,000 \$13,299,889	610,120 486,370 551,480 382,140 342,070 662,020 \$6,993,990 Nov 2021	789,371 871,600 694,814 787,829 545,914 488,671 945,743 9,991,414 Nov 2020	\$343,400 \$455,186 \$237,171 \$204,086 \$152,329 (\$809,743)	luick Claim	*
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11 HARVEST LANE 15 NOVEMBER TRAIL 38 WELLS HILL RD 227 GODFREY RD EAST 31 BLUE SPRUCE CIR 59 OSBORN FARM RD* * Not included in analysis Summary: Properties sold above Mkt Value Properties sold below Mkt Value Properties sold below Assessed V	Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022 Total	\$1,345,000 \$1,215,000 \$1,150,000 \$1,025,000 \$750,000 \$641,000 \$136,000 \$13,299,889 Nov 2022	610,120 486,370 551,480 382,140 342,070 662,020 \$6,993,990 Nov 2021 19	789,371 871,600 694,814 787,829 545,914 488,671 945,743 9,991,414 Nov 2020 22	\$343,400 \$455,186 \$237,171 \$204,086 \$152,329 (\$809,743)	luick Claim	*
11 HARVEST LANE 15 NOVEMBER TRAIL 38 WELLS HILL RD 227 GODFREY RD EAST 31 BLUE SPRUCE CIR 59 OSBORN FARM RD* * Not included in analysis Summary: Properties sold above Mkt Value Properties sold below Mkt Value Properties sold below Assessed V Properties sold (YTD) Ex Land	Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022 Nov 2022 Total	\$1,345,000 \$1,215,000 \$1,150,000 \$1,025,000 \$750,000 \$641,000 \$136,000 \$13,299,889 Nov 2022 9 1 0	610,120 486,370 551,480 382,140 342,070 662,020 \$6,993,990 Nov 2021 19 5 2	789,371 871,600 694,814 787,829 545,914 488,671 945,743 9,991,414 Nov 2020 22 15 3	\$343,400 \$455,186 \$237,171 \$204,086 \$152,329 (\$809,743)	luick Claim	*
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Location	Trans Date	Sale Price	Assessment (2019 Grand List)	Mkt Value	Difference (Sale - Mkt Value)	
	Dec 2022		1,535,670	2,193,814	(\$2,193,814)	
	Dec 2022		1,236,470	1,766,386	(\$1,766,386)	
	Dec 2022		888,890	1,269,843	(\$1,269,843)	
	Dec 2022		1,028,120	1,468,743	(\$1,468,743)	
	Dec 2022		829,730	1,185,329	(\$1,185,329)	
	Dec 2022		929,510	1,327,871	(\$1,327,871)	
	Dec 2022		635,930	908,471	(\$908,471)	
	Dec 2022		754,850	1,078,357	(\$1,078,357)	
	Dec 2022		581,600	830,857	(\$830,857)	
	Dec 2022		490,850	701,214	(\$701,214)	
	Dec 2022		518,160	740,229	(\$740,229)	
	Dec 2022		531,450	759,214	(\$759,214)	
	Dec 2022		510,350	729,071	(\$729,071)	
	Dec 2022		401,610	573,729	(\$573,729)	
	Dec 2022		372,960	532,800	(\$532,800)	
	Dec 2022		386,830	552,614	(\$552,614)	
	Dec 2022		273,770	391,100	(\$391,100)	
	Dec 2022		181,860	259,800	(\$259,800)	
	Total	\$0	\$12,088,610	\$17,269,443	(\$17,269,443)	
Summary:		Dec 2022	Dec 2021	Dec 2020		
Properties sold above Mkt Value			16	22		
Properties sold below Mkt Value			2	5		
Properties sold below Assessed \	/alue		2	1		
Properties sold (YTD) Ex Land			149	238		
Ave Sales Price (this month)		\$0	\$1,193,642	\$1,046,608		
Ave Sales Price (YTD)			\$1,305,790	\$933,869		
Median Sales Price (this month)			\$1,206,913	\$870,000		
Net Change in Grand List (\$)			\$2,220,729	\$2,032,197		
Net Change in Grand List (%)			18.4%	11.4%		
FYTD			\$33,029,227	\$6,998,133		
FY2022/23 Mid-Year Summary		Jul-Dec 2022	Jul-Dec 2021	Jul-Dec 2020		
Total Sales			\$302,368,521	\$209,289,918		
Houses			143	222		
Land			10	8		
Total			153	230		
Conveyance Taxes (@ 0.25%)			\$404,335 (act)	\$523,225 (est)		
Grand List Impact (if mkt to mkt)						
\$ Increase (for all properties)		\$0	\$22,831,487	\$6,998,133		
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Item 7

Board of Finance Regular Meeting December 8, 2022 6:00 PM Meeting Held remotely

Board of Finance Chairman Rone Baldwin called the meeting to order at 6:07 pm. Board of Finance members in attendance were Dick Bochinski, Theresa Brasco, Amy Gare, Michael Imber, Maxwell Rosenthall. Also in attendance, Finance Director Rick Darling.

- 1 Discussion regarding the Budget Development calendar for the fiscal year 2023-34 budget process. Mr. Baldwin reviewed the 2023/2024 Budget Development Calendar for the Town of Weston and the Board of Education.
- 2 Discussion/decision regarding approval of the Board of Finance calendar of meetings for calendar year 2023. Rick Darling, Finance Director. Mr. Baldwin reviewed the 2023 Board of Finance calendar meetings. Meetings will continue to commence remotely at 6:00pm. Mr. Imber proposed to accept the Board of Finance calendar dates for 2023 as presented by Mr. Baldwin. Ms. Gare seconded. All in favor. Motion passes unanimously.
- **3 Discussion/Decision regarding approval of capital project close outs. Rick Darling, Finance Director.** Mr. Darling discussed the annual capital project close outs for December 2022. Total project close outs are \$16,049.79. Mr. Darling reviewed with the BOF that \$34,592.74 will remain in the capital reserve to fund other projects. \$18,542.95 will be applied against the fiscal year 2021/22 budgets for the same titled projects. Mr. Baldwin asked for a motion to approve. Mr. Bochinksi made a motion to approve capital project closed outs as presented. Mr. Imber seconded. All in favor. Motion passes unanimously.
- **4 Discussion regarding procurement policy.** Mr. Baldwin provided an update on the procurement policy discussions that are currently being developed by the Board of Selectmen. The Board of Finance will review the procurement policy at the January BOF meeting.
- 5 Discussion regarding an update on the Board of Finance review of future capital expenditures and potential bonding. Mr. Baldwin lead a discussion on updates on the BOF review of future capital expenditures and potential bonding. The BOF discussed applications for state matches for the Board of Educations and deadlines going forward. Discussions to continue.
- 6 Discussion/decision regarding approval of the meeting minutes of November 10th. Mr. Baldwin asked for a motion to approve the November 10, 2022 meeting minutes as presented. Mr. Bochinski moved to approve the minutes. Ms. Brasco seconded the motion. All in favor.
- 7 Adjourn. Mr. Baldwin asked to adjourn the meeting. Mr. Bochinski made a motion to adjourn. Mr. Imber seconded. All in favor. Meeting adjourned at 6:41 pm.

Minutes Submitted By: Shawn Amato, Recording Secretary