

COMPARISON OF STATE FORM LA-4 FY 2013 & 2014					
USE CODE	DESCRIPTION	FY 2013	FY 2014	FY 2013	FY 2014
		PARCEL COUNT	PARCEL COUNT	ASSESSED VALUE	ASSESSED VALUE
101	SINGLE FAMILY	2,361	2,359	\$985,771,600	\$1,102,374,000
102	CONDOMINIUM	4,379	4,589	\$1,417,769,100	\$1,551,117,500
104	TWO FAMILY	5,274	5,244	\$2,610,031,800	\$2,776,305,300
105	THREE FAMILY	2,367	2,352	\$1,322,562,900	\$1,406,724,800
109	2 OR MORE RES. BUILDINGS/1 LOT	70	69	\$46,732,200	\$49,872,800
111-125	APARTMENTS 4+	662	662	\$734,224,600	\$793,143,100
130-132,106	VACANT RES. LAND	194	187	\$9,430,800	\$10,005,400
300-393	COMMERCIAL	609	608	\$770,721,800	\$930,352,600
400-452	INDUSTRIAL	121	112	\$273,007,500	\$331,988,000
012-043	MIXED USE RESIDENTIAL	262	256	\$166,723,502	\$204,784,449
	MIXED USE COMMERCIAL			\$72,521,098	\$89,954,551
501-508	PERSONAL PROPERTY	1,356	1,345	\$185,838,150	\$199,049,900
TOTAL REAL & PERSONAL PROPERTY VALUE		17,655	17,783	\$8,595,335,050	\$9,445,672,400
900-990	EXEMPT REAL ESTATE	390	407	\$1,189,749,000	\$1,272,271,900

## **Major contributors to FY 2014 Growth:**

-Condo growth up due to an almost doubling on the number of units added from FY 2013, from 120 units to 210 units for FY 2014. Highest growth numbers of the total \$36 mil. in **valuation** was from:

- 60 Clyde St., \$4.9 mil.
- 16-42 Weston Ave. \$4.2 mil.
- 65 Beacon St. \$1.7 mil
- 100 Fellsway West \$1.7 mil.
- 270 Cedar St. \$1.4 mil.
- 65 School St. & 63-67 Summer St. \$1.2 mil.

Note that 65 units of the total 210 added for FY 2014 were from new construction while 145 were due to conversion.

-Multi-Family growth was \$7.5 mil. with over \$3 mil. due to Max Pak.

-“All others” includes the residential portion of mixed use with total growth of \$29.5 mil. and \$27.8 mil. due to Assembly Square.

-Commercial totaled \$42 mil. which included:

- DIF blocks at Assembly were \$28.8 mil.
- 133 Middlesex Ave. \$5.7 mil. (mall)
- 50 Middlesex Ave. \$3.7 mil. (records storage)
- 105 Alewife Brk. Pkwy. \$1.3 mil (Stop and Shop)

-Personal Property totaled \$44.9 mil and included:

- NStar Electric \$8.9 mil
- 50 Inner Belt Rd. (Carbonite) \$7.9 mil.
- NStar Gas Co. \$3.0 mil.
- 70 Inner Belt Rd. (Computer Services Corp.) \$1.5 mil.
- 35 McGrath Hwy., (Eagle Investment) \$1.5 mil.
- 70 Inner Belt Rd. (Pioneer Investment) \$1.1 mil.
- Boston Gas Co. \$1.0 mil.
- 70 Inner Belt Rd. (Compuware Corp) \$1.0 mil.
- DirecTV \$1.0 mil.

## **High end rents:**

Income & expense information submitted to the Board of Assessors by landlords is confidential and cannot be shared with the public. However, we were able to find some rental information on several different web sites.

Rents at Maxwell's Green were found on [www.forrent.com](http://www.forrent.com).

Apt. type	# bdrms.	Baths	Sq. ft.	Price range
Studio	Studio	1	495-655	\$1915-\$2220
1 bdrm	1	1	764-800	\$2595
1 bdrm + den	1	1	795-875	\$2610-\$2780
2 bdrm	2	2	974-1198	\$3000-\$3385
2 bdrm + den	2	2	966-1169	\$3025-\$3590
3 bdrm	3	2	1164	\$3774-\$3775
3 bdrm twnhse	3	2	1395-1420	\$4054-\$4055

Rents at Avalon at Assembly Row were found on [www.avaloncommunities.com](http://www.avaloncommunities.com)

Beds	Rent	Sq. ft.
Studio	\$2260 & up	451-541
1 Bedroom	\$2480 & up	704-943
2 Bedroom	\$2605 & up	1089-1554
3 Bedroom	\$4300 & up	1886

Rents for storage at 50 Middlesex Ave. were found on [www.publicstorage.com](http://www.publicstorage.com) and include 5' X 10' at \$102/mo., 10' X 10' at \$120/mo., 10' X 25' at \$165/mo., and 10' X 30' at \$190/mo. (other options available).

Office and retail rental information could not be found on the web. Highest office rents in the City for calendar 2012 were generally found in Davis Sq. at between \$40 and \$45 per sq. ft. Highest retail rents during the same period were also generally found in Davis Sq. running between \$30 and \$35 per sq. ft. (from income & expense information provided by Somerville property owners).