

FY2015 COMMERCIAL PROPERTY DECREASES IN VALUE*

ADDRESSES OF COMMERCIAL PROPERTIES THAT DECREASED IN VALUE FROM FY 2014 TO FY 2015											
MAP	BLK	LOT	USE	Desc	ST #	STREET NAME	FY15 VALUE	FY14 VALUE	DIFF	PCT	REASON FOR CHANGE
34	D	25	3161	WRSE STG	112	ALBION ST	\$446,200	\$532,000	-\$85,800	-16	SITE INDEX CHANGE
3	C	1	334S	GAS STAT	379	ALEWIFE BROOK PKWY	\$1,212,000	\$1,276,500	-\$64,500	-5	INCOME
95	A	21	3760	GYM	34	ALLEN ST	\$312,700	\$381,700	-\$69,000	-18	ABATEMENT
93	D	8	4010	WRSE STG	30	ALSTON ST	\$1,015,200	\$1,143,800	-\$128,600	-11	ABATEMENT
39	E	3	322	MIX USE	288	BEACON ST	\$863,500	\$928,100	-\$64,600	-7	ABATEMENT
39	E	1	3260	REST	296	BEACON ST	\$565,400	\$683,500	-\$118,100	-17	UNDER CONSTRUCTION
74	C	13	3220	STORE	16	BOW ST	\$1,322,100	\$1,506,100	-\$184,000	-12	ABATEMENT
74	C	12	322	MIX USE	22	BOW ST	\$960,500	\$1,023,500	-\$63,000	-6	ABATEMENT
74	C	8	340	MIX USE	36	BOW ST	\$711,800	\$853,400	-\$141,600	-17	ABATEMENT
74	C	7	3220	STORE	40	BOW ST	\$572,300	\$628,100	-\$55,800	-9	ABATEMENT
103	B	1	3260	REST	44	BROADWAY	\$787,600	\$809,100	-\$21,500	-3	RESTAURANT
103	A	1	326	MIX USE	62	BROADWAY	\$446,500	\$548,000	-\$101,500	-19	ABATEMENT
91	B	1	3760	GYM	98	BROADWAY	\$569,700	\$588,800	-\$19,100	-3	INCOME / SALE
89	G	12	3220	STORE	99	BROADWAY	\$387,600	\$444,900	-\$57,300	-13	ABATEMENT
91	A	1	3260	REST	118	BROADWAY	\$678,000	\$969,200	-\$291,200	-30	ABATEMENT
89	I	12	3260	REST	129	BROADWAY	\$437,400	\$546,500	-\$109,100	-20	ABATEMENT
89	J	13	3260	REST	145	BROADWAY	\$396,600	\$506,200	-\$109,600	-22	UNDER CONSTRUCTION
89	L	8	3260	REST	167	BROADWAY	\$652,700	\$692,500	-\$39,800	-6	ABATEMENT
89	L	9	3260	REST	171	BROADWAY	\$598,200	\$763,800	-\$165,600	-22	ABATEMENT
90	C	2	3250	SMALL RET	182	BROADWAY	\$570,300	\$591,100	-\$20,800	-4	INCOME/SALE
78	C	5	3260	REST	222	BROADWAY	\$1,071,200	\$1,098,600	-\$27,400	-2	RESTAURANT
71	C	1	3400	OFFICE	272	BROADWAY	\$610,200	\$614,300	-\$4,100	-1	INCOME
71	B	3	3220	STORE	278	BROADWAY	\$685,400	\$799,000	-\$113,600	-14	INCOME
71	A	8	3770	INDR REC	290	BROADWAY	\$682,100	\$700,900	-\$18,800	-3	INCOME
70	D	27	3240	SUPERMKT	299	BROADWAY	\$1,734,000	\$1,879,800	-\$145,800	-8	ABATEMENT
59	C	1	3410	BANK	338	BROADWAY	\$1,145,400	\$1,298,300	-\$152,900	-12	ABATEMENT
32	B	4	3260	REST	499	BROADWAY	\$697,000	\$880,600	-\$183,600	-21	SITE INDEX CHANGE
32	C	1	3260	REST	504	BROADWAY	\$737,900	\$747,000	-\$9,100	-1	RESTAURANT
32	B	3	3220	STORE	521	BROADWAY	\$396,400	\$518,800	-\$122,400	-24	SITE INDEX CHANGE
27	J	1	3250	SMALL RET	692	BROADWAY	\$1,597,600	\$1,627,500	-\$29,900	-2	FIRE
27	K	4	322	MIX USE	698	BROADWAY	\$687,100	\$711,300	-\$24,200	-3	ABATEMENT
27	K	3	3260	REST	704	BROADWAY	\$744,300	\$957,800	-\$213,500	-22	ABATEMENT
27	K	2	3260	REST	710	BROADWAY	\$655,300	\$700,900	-\$45,600	-7	ABATEMENT
19	C	5	3220	STORE	720	BROADWAY	\$870,800	\$914,800	-\$44,000	-5	ABATEMENT
19	B	4	3250	SMALL RET	731	BROADWAY	\$923,300	\$950,800	-\$27,500	-3	INCOME
15	E	4	011C	MIX USE	884	BROADWAY	\$975,300	\$1,041,500	-\$66,200	-6	ABATEMENT
8	D	8	3250	SMALL RET	1165	BROADWAY	\$438,600	\$492,600	-\$54,000	-11	ABATEMENT
9	B	2	3220	STORE	1198	BROADWAY	\$837,600	\$1,074,700	-\$237,100	-22	ABATEMENT
6	C	1	334S	GAS STAT	1284	BROADWAY	\$619,400	\$665,200	-\$45,800	-7	ABATEMENT
6	B	1	3400	OFFICE	1310	BROADWAY	\$1,898,200	\$1,959,800	-\$61,600	-3	SITE INDEX CHANGE
22	C	5	3260	REST	55	CHESTER ST	\$1,047,300	\$1,213,000	-\$165,700	-14	SITE INDEX CHANGE
112	A	10	4010	WRSE STG	28	CHESTNUT ST	\$1,957,200	\$2,038,500	-\$81,300	-4	ABATEMENT
21	D	17	3410	BANK	1	COLLEGE AVE	\$3,450,700	\$3,522,100	-\$71,400	-2	SITE INDEX CHANGE
21	A	11	3220	STORE	20	COLLEGE AVE	\$1,046,100	\$1,096,000	-\$49,900	-5	SITE INDEX CHANGE
16	E	8	3400	OFFICE	78	COLLEGE AVE	\$695,400	\$734,500	-\$39,100	-5	ABATEMENT
93	D	1	3260	REST	142	CROSS ST	\$445,000	\$482,800	-\$37,800	-8	ABATEMENT
89	L	2	4010	IND WHSE	24	CROSS ST EAST	\$600,600	\$721,100	-\$120,500	-17	ABATEMENT
25	D	39	3410	BANK	5	CUTTER AVE	\$3,605,800	\$3,897,300	-\$291,500	-7	SITE INDEX CHANGE
22	B	1	3400	OFFICE	1	DAVIS SQ	\$7,099,000	\$7,181,000	-\$82,000	-1	SITE INDEX CHANGE
22	A	2	3620	THEATRE	49	DAVIS SQ	\$4,466,500	\$5,358,100	-\$891,600	-17	ABATEMENT
22	B	6	3260	REST	45	DAY ST	\$1,982,600	\$2,107,000	-\$124,400	-6	RESTAURANT
22	B	5	3220	STORE	49	DAY ST	\$911,100	\$992,800	-\$81,700	-8	ABATEMENT
22	C	12	3400	OFFICE	58	DAY ST	\$3,408,300	\$3,500,000	-\$91,700	-3	SITE INDEX CHANGE
26	C	8	3260	REST	187	ELM ST	\$1,255,800	\$1,661,700	-\$405,900	-24	ABATEMENT
26	C	12	3260	REST	203	ELM ST	\$1,221,100	\$1,482,300	-\$261,200	-18	ABATEMENT

Prepared by: Lynda Swartz, MAA
Director of Commercial Assessments

FY2015 COMMERCIAL PROPERTY DECREASES IN VALUE*

MAP	BLK	LOT	USE	Desc	ST #	STREET NAME	FY15 VALUE	FY14 VALUE	DIFF	PCT	REASON FOR CHANGE
26	B	1	3410	BANK	212	ELM ST	\$18,482,400	\$19,287,400	-\$805,000	-4	ABATEMENT
21	E	11	3220	STORE	233	ELM ST	\$2,049,800	\$2,131,000	-\$81,200	-4	ABATEMENT
26	A	2	3260	REST	236	ELM ST	\$1,883,200	\$1,894,900	-\$11,700	-1	SITE INDEX CHANGE
26	A	1	3400	OFFICE	240	ELM ST	\$5,031,600	\$5,139,700	-\$108,100	-2	ABATEMENT
21	E	12	3260	REST	243	ELM ST	\$950,000	\$1,059,500	-\$109,500	-10	ABATEMENT
21	E	13	3260	REST	245	ELM ST	\$2,923,700	\$3,145,600	-\$221,900	-7	ABATEMENT
21	E	15	3220	STORE	255	ELM ST	\$4,452,600	\$4,539,000	-\$86,400	-2	SITE INDEX CHANGE
22	C	3	3220	STORE	256	ELM ST	\$3,134,100	\$3,240,100	-\$106,000	-3	SITE INDEX CHANGE
22	C	1	3220	STORE	278	ELM ST	\$1,901,400	\$1,962,400	-\$61,000	-3	SITE INDEX CHANGE
111	A	18	4010	WRSE STG	12	FIRST AVE	\$4,871,300	\$4,982,000	-\$110,700	-2	ABATEMENT
85	A	2	3841	MARINA	130	FOLEY ST	\$591,400	\$652,000	-\$60,600	-9	RESTAURANT
45	B	18	4000	MFG	8	GARDEN CT	\$248,700	\$321,700	-\$73,000	-23	ABATEMENT
93	A	12	3530	FRAT ORG	163	GLEN ST	\$991,600	\$1,134,700	-\$143,100	-13	SITE INDEX CHANGE
80	A	1	3260	REST	2	HIGHLAND AVE	\$531,500	\$573,500	-\$42,000	-7	RESTAURANT
72	B	25	3260	REST	8	HIGHLAND AVE	\$357,900	\$386,200	-\$28,300	-7	RESTAURANT
51	C	10	3250	SMALL RET	96	HIGHLAND AVE	\$436,100	\$494,800	-\$58,700	-12	ABATEMENT
51	B	1	3220	STORE	150	HIGHLAND AVE	\$889,600	\$962,500	-\$72,900	-8	ABATEMENT
24	E	8	3220	STORE	351	HIGHLAND AVE	\$469,600	\$535,000	-\$65,400	-12	ABATEMENT
25	C	2	340	MIX USE	368	HIGHLAND AVE	\$549,500	\$603,900	-\$54,400	-9	SITE INDEX CHANGE
25	B	3	3400	OFFICE	374	HIGHLAND AVE	\$433,200	\$474,200	-\$41,000	-9	ABATEMENT
25	B	1	3220	STORE	378	HIGHLAND AVE	\$738,400	\$895,300	-\$156,900	-18	ABATEMENT
24	G	2	3220	STORE	393	HIGHLAND AVE	\$3,026,900	\$3,142,900	-\$116,000	-4	SITE INDEX CHANGE
21	E	6	3420	MED OFF	396	HIGHLAND AVE	\$1,008,000	\$1,048,500	-\$40,500	-4	SITE INDEX CHANGE
21	E	5	3260	REST	400	HIGHLAND AVE	\$1,201,200	\$1,330,000	-\$128,800	-10	ABATEMENT
21	D	11	3220	STORE	401	HIGHLAND AVE	\$1,550,100	\$1,627,800	-\$77,700	-5	SITE INDEX CHANGE
21	D	12	3410	BANK	403	HIGHLAND AVE	\$2,895,800	\$2,998,400	-\$102,600	-3	ABATEMENT
21	D	14	322	MIX USE	407	HIGHLAND AVE	\$1,091,200	\$1,143,300	-\$52,100	-5	ABATEMENT
21	E	2	3410	BANK	408	HIGHLAND AVE	\$1,903,300	\$1,988,800	-\$85,500	-4	ABATEMENT
21	D	15	3220	STORE	409	HIGHLAND AVE	\$1,535,400	\$1,567,100	-\$31,700	-2	SITE INDEX CHANGE
21	D	16	3220	STORE	413	HIGHLAND AVE	\$729,900	\$768,100	-\$38,200	-5	SITE INDEX CHANGE
21	F	2	3260	REST	27	HOLLAND ST	\$1,132,300	\$1,420,300	-\$288,000	-20	ABATEMENT
17	D	20	3420	MED OFF	40	HOLLAND ST	\$33,453,600	\$33,681,300	-\$227,700	-1	SITE INDEX CHANGE
16	B	52	3400	OFFICE	57	HOLLAND ST	\$862,500	\$913,800	-\$51,300	-6	SITE INDEX CHANGE
16	B	53	3260	REST	65	HOLLAND ST	\$1,200,200	\$1,322,400	-\$122,200	-9	ABATEMENT
16	A	1	3220	STORE	77	HOLLAND ST	\$1,186,300	\$1,263,100	-\$76,800	-6	ABATEMENT
13	C	1	3260	REST	194	HOLLAND ST	\$418,600	\$546,800	-\$128,200	-23	ABATEMENT
13	B	1	3260	REST	212	HOLLAND ST	\$1,207,100	\$1,264,400	-\$57,300	-5	ABATEMENT
13	A	3	3260	REST	230	HOLLAND ST	\$428,900	\$539,300	-\$110,400	-20	ABATEMENT
13	A	2	3410	BANK	236	HOLLAND ST	\$1,238,300	\$1,342,700	-\$104,400	-8	ABATEMENT
12	A	37	3260	REST	241	HOLLAND ST	\$606,500	\$646,500	-\$40,000	-6	RESTAURANT
107	B	1	3530	FRAT ORG	20	INNER BELT RD	\$1,094,800	\$1,465,600	-\$370,800	-25	BLDG CHANGES
110	A	1	4000	MFG	30	INNER BELT RD	\$18,974,800	\$21,195,100	-\$2,220,300	-10	ABATEMENT
111	A	16	3161	WRSE STG	33	INNER BELT RD	\$2,803,900	\$2,984,600	-\$180,700	-6	INCOME
111	A	17	3161	WRSE STG	41	INNER BELT RD	\$3,391,900	\$3,594,200	-\$202,300	-6	ABATEMENT
111	A	10	4010	WRSE STG	191	INNER BELT RD	\$3,805,300	\$3,835,100	-\$29,800	-1	INCOME
70	A	5	340	MIX USE	42	JAQUES ST	\$1,014,200	\$1,068,400	-\$54,200	-5	ABATEMENT
77	D	5	4000	MFG	17	KENSINGTON AVE	\$567,900	\$605,000	-\$37,100	-6	ABATEMENT
115	B	7	3220	STORE	13	MCGRATH HWY	\$1,569,600	\$2,011,300	-\$441,700	-22	ABATEMENT
115	B	6	3220	STORE	17	MCGRATH HWY	\$2,926,500	\$3,584,600	-\$658,100	-18	ABATEMENT
114	A	2	3230	MALL	22	MCGRATH HWY	\$48,736,700	\$50,462,300	-\$1,725,600	-3	ABATEMENT
115	B	5	4320	TELECOM	35	MCGRATH HWY	\$3,572,300	\$4,316,900	-\$744,600	-17	ABATEMENT
115	B	4	4010	WRSE STG	51	MCGRATH HWY	\$6,606,600	\$6,973,000	-\$366,400	-5	INCOME
94	C	2	3300	SALES AUTO	259	MCGRATH HWY	\$16,871,000	\$17,929,000	-\$1,058,000	-6	ABATEMENT
93	G	2	3311	SALES AUTO	463	MCGRATH HWY	\$569,100	\$610,000	-\$40,900	-7	ABATEMENT
77	E	2	3321	AUTO RPR	693	MCGRATH HWY	\$662,900	\$750,900	-\$88,000	-12	ABATEMENT
97	E	4	3345	GAS STAT	16	MEDFORD ST	\$653,300	\$663,100	-\$9,800	-1	ABATEMENT
50	B	4	322	MIX USE	372	MEDFORD ST	\$533,300	\$588,800	-\$55,500	-9	ABATEMENT

Prepared by: Lynda Swartz, MAA
Director of Commercial Assessments

FY2015 COMMERCIAL PROPERTY DECREASES IN VALUE*

MAP	BLK	LOT	USE	Desc	ST #	STREET NAME	FY15 VALUE	FY14 VALUE	DIFF	PCT	REASON FOR CHANGE
40	I	15	3260	REST	505	MEDFORD ST	\$602,000	\$645,300	-\$43,300	-7	RESTAURANT
32	C	4	3220	STORE	520	MEDFORD ST	\$2,272,100	\$2,309,300	-\$37,200	-2	ABATEMENT
40	I	2	3260	REST	525	MEDFORD ST	\$542,000	\$589,000	-\$47,000	-8	RESTAURANT
88	A	1	3400	OFFICE	5	MIDDLESEX AVE	\$28,013,200	\$30,139,400	-\$2,126,200	-7	ABATEMENT
87	B	2	3260	REST	74	MIDDLESEX AVE	\$1,543,400	\$1,692,200	-\$148,800	-9	ABATEMENT
86	A	1	3230	MALL	133	MIDDLESEX AVE	\$67,423,200	\$68,798,100	-\$1,374,900	-2	SUB-DIVISION
47	B	13	3161	WRSE STG	16	MORELAND ST	\$400,300	\$440,300	-\$40,000	-9	ABATEMENT
69	D	1	3220	STORE	362	MYSTIC AVE	\$1,304,400	\$1,466,100	-\$161,700	-11	INCOME
69	C	5	3161	WRSE STG	400	MYSTIC AVE	\$563,100	\$566,900	-\$3,800	-1	INCOME / SALE
69	C	4	3260	REST	402	MYSTIC AVE	\$349,300	\$377,000	-\$27,700	-7	RESTAURANT
46	B	1	3400	OFFICE	706	MYSTIC AVE	\$820,400	\$842,100	-\$21,700	-3	ABATEMENT
46	A	1	3321	AUTO RPR	712	MYSTIC AVE	\$327,400	\$338,000	-\$10,600	-3	INCOME
1	B	2	3220	STORE	2153	MYSTIC VALLEY PKWY	\$724,700	\$803,700	-\$79,000	-10	ABATEMENT
61	A	16	3261	MIX USE	247	PEARL ST	\$1,235,600	\$1,353,400	-\$117,800	-9	ABATEMENT
62	B	2	3220	STORE	3	PRESCOTT ST	\$326,300	\$341,000	-\$14,700	-4	ABATEMENT
83	F	7	3321	AUTO RPR	91	PROSPECT ST	\$314,700	\$440,800	-\$126,100	-29	ABATEMENT
107	B	5	4020	IND OFF	56	ROLAND ST	\$3,566,700	\$5,194,800	-\$1,628,100	-31	ABATEMENT
26	B	3	3321	AUTO RPR	53	RUSSELL ST	\$868,000	\$886,000	-\$18,000	-2	ABATEMENT
10	G	4	3400	OFFICE	28	SAWYER AVE	\$653,700	\$675,400	-\$21,700	-3	DEPRECIATION CHANGE
50	B	8	3221	MIX USE	170	SCHOOL ST	\$343,700	\$427,500	-\$83,800	-20	UNDER CONSTRUCTION
81	B	20	3530	FRAT ORG	203	SOMERVILLE AVE	\$486,700	\$490,400	-\$3,700	-1	INCOME / SALE
82	C	8	3260	REST	290	SOMERVILLE AVE	\$833,400	\$885,300	-\$51,900	-6	RESTAURANT
74	D	2	3400	OFFICE	304	SOMERVILLE AVE	\$659,300	\$754,600	-\$95,300	-13	ABATEMENT
74	C	24	3260	REST	343	SOMERVILLE AVE	\$650,100	\$737,300	-\$87,200	-12	ABATEMENT
74	B	13	3220	STORE	346	SOMERVILLE AVE	\$1,260,600	\$1,398,200	-\$137,600	-10	ABATEMENT
64	A	4	3161	WRSE STG	438	SOMERVILLE AVE	\$1,078,500	\$1,120,000	-\$41,500	-4	ABATEMENT
64	A	2	3321	AUTO RPR	444	SOMERVILLE AVE	\$2,045,400	\$2,336,900	-\$291,500	-12	ABATEMENT
53	A	2	3260	REST	518	SOMERVILLE AVE	\$674,600	\$872,700	-\$198,100	-23	ABATEMENT
39	B	5	3220	STORE	622	SOMERVILLE AVE	\$1,838,400	\$2,533,100	-\$694,700	-27	BLDG CHANGES
44	I	12	3321	MIX USE	627	SOMERVILLE AVE	\$1,800,900	\$1,905,800	-\$104,900	-6	ABATEMENT
97	I	7	4000	MFG	33	SOUTH ST	\$1,027,100	\$1,076,900	-\$49,800	-5	ABATEMENT
97	B	23	402C	IND OFF	153	SOUTH ST	\$5,059,000	\$5,465,100	-\$406,100	-7	ABATEMENT
63	A	1	3250	SMALL RET	62	SUMMER ST	\$503,200	\$522,900	-\$19,700	-4	ABATEMENT
26	C	1	3400	OFFICE	360	SUMMER ST	\$1,872,200	\$1,951,000	-\$78,800	-4	ABATEMENT
25	A	22	3260	REST	381	SUMMER ST	\$1,059,700	\$1,249,100	-\$189,400	-15	UNDER CONSTRUCTION
25	A	24	3220	STORE	391	SUMMER ST	\$2,708,700	\$2,914,500	-\$205,800	-7	ABATEMENT
82	C	4	3260	REST	9	UNION SQ	\$1,397,200	\$1,575,300	-\$178,100	-11	INCOME
73	D	19	3410	BANK	41	UNION SQ	\$1,938,200	\$2,074,300	-\$136,100	-7	ABATEMENT
73	E	28	3260	REST	65	UNION SQ	\$474,000	\$485,500	-\$11,500	-2	ABATEMENT
73	E	26	3260	REST	71	UNION SQ	\$432,700	\$536,600	-\$103,900	-19	ABATEMENT
73	E	25	3260	REST	76	UNION SQ	\$906,800	\$993,600	-\$86,800	-9	INCOME
104	E	1	3260	REST	97	WASHINGTON ST	\$452,700	\$510,800	-\$58,100	-11	ABATEMENT
104	A	63	3260	REST	113	WASHINGTON ST	\$184,800	\$188,000	-\$3,200	-2	RESTAURANT
106	A	1	3260	REST	120	WASHINGTON ST	\$1,148,600	\$1,214,600	-\$66,000	-5	ABATEMENT
104	A	1	3260	REST	121	WASHINGTON ST	\$410,000	\$430,700	-\$20,700	-5	RESTAURANT
93	D	10	3400	OFFICE	137	WASHINGTON ST	\$1,396,300	\$1,423,600	-\$27,300	-2	INCOME
73	E	23	3260	REST	249	WASHINGTON ST	\$786,400	\$962,800	-\$176,400	-18	ABATEMENT
73	E	24	3260	REST	255	WASHINGTON ST	\$1,831,400	\$2,716,000	-\$884,600	-33	RESTAURANT
54	C	8	3760	GYM	373	WASHINGTON ST	\$865,700	\$1,056,300	-\$190,600	-18	ABATEMENT
54	E	1	3260	REST	415	WASHINGTON ST	\$1,412,600	\$1,461,700	-\$49,100	-3	INCOME
82	G	1	400C	MFG	24	WEBSTER AVE	\$691,100	\$762,900	-\$71,800	-9	ABATEMENT
96	A	39	4010	WRSE STG	600	WINDSOR PL	\$2,638,900	\$2,719,100	-\$80,200	-3	ABATEMENT
96	A	9	4010	IND WHSE	541	WINDSOR ST	\$844,400	\$1,124,200	-\$279,800	-25	ABATEMENT