Block	Lot Area/Land SF	<b>Building SF</b>	Value FY2012	Value Est 2017
D-1	104,050	386,990		
D-2	169,427	645,947		
D-3	179,625	764,775		
D-4	43,986	131,958		
D-5	45,843	66,093		
D-6	76,271	228,813		
D-7	51,075	153,225		
	670,277	2,377,801		

## Projected

## UNION SQUARE PROJECTIONS AND CURRENT REVENUE

Tarbolivina	EXISTING FY2012 ACTUAL AS	SSESSED VALUES PE	R BLOCK				Exempt Value	Actual	Actual Notes
Style="bloom: 150%; color: 15							•	Taxable Value	Tax Dollars *
Strice   S									
Strict Cont (1)   Strict Con	NORTH PROSPECT BLOCK (D	-2)					\$1,407,800	\$3,210,700	\$66,186 * <b>FY2012 TAX RATES</b>
SOUTH PROSPECT BLOCK (D-3)  WAST SPECIAL ELOCK (D-3)  WAST SPECIAL ELOCK (D-4)  \$2,779,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000  \$1,177,000		,							
WEST PROSPECT OF LOCK (D-4) WASHINGTON STREET MORTHER LOCK (D-5) WASHINGTON STREET MO		-3)					. , ,		
WASHINGTON STREET NORTH BLOCK (PG)   \$22778.000   \$1,157.700   \$25,256   \$30,000   \$447.700   \$91,157   \$10,000   \$25,256   \$30,000   \$447.700   \$91,157   \$10,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000   \$40,000									
SOMEWARD NUMBER COX (6-6)   S4.717.00   S5.715							\$2 779 600		
Virging   Virg							Ψ2,773,000		
TOTALS   S16,137,800   S21,536,500   S46,2812					+				
## Projected Land Use Land Course   Projected Land Cou	WARREN AVENUE BLOCK (B-	1)						\$2,230,000	ψ50,105
## Projected Land Use Land Course   Projected Land Cou	TOTALS						\$46.427.600	¢24 E26 E00	¢4C2 942
Projected	TOTALS						\$16,137,600	\$21,536,500	\$402,012
Projected	BBO JECTED EUL BUILD OU	T EV2042 LICH END	CDEEN WITHOUT T	CTOD & INEDACTO	UCTURE				
Land Use	PROJECTED FOLL BUILD OU	I F12012 - NIGH END	GREEN WITHOUT I	SIUP & INFRASIR	UCTURE				
Land Use		Drainated	Drainatad	Drainatad	Projected	Drainatad	Drainatad	Drojected	Drainatad
RETAIL \$21 \$100 33.846 116.880 \$1.889.000 \$710,766 \$12.599.766 \$275.905 \$80.849.89 \$10.304.289 \$13.805.000 \$276.005 \$3.981.389 \$10.304.289 \$13.805.000 \$276.005 \$2.793.305 \$10.304.289 \$13.805.005 \$276.005 \$2.793.305 \$10.304.289 \$13.805.005 \$276.005 \$2.793.305 \$10.304.289 \$13.805.005 \$276.005 \$2.793.305 \$10.304.289 \$13.805.005 \$276.005 \$2.793.305 \$10.304.289 \$13.805.005 \$276.005 \$2.793.305 \$10.304.289 \$13.805.005 \$276.005 \$2.793.305 \$10.304.289 \$13.805.005 \$276.005 \$2.793.305 \$10.304.289 \$13.805.005 \$276.005 \$2.793.305 \$10.304.289 \$13.805.005 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10.805 \$10	Londillo								
RESIDENTIAL \$21 \$130 188,659 662,683 \$994,02,450 \$33,961,808 \$103,964,289 \$1,353,039 [Commercial lax rate \$21,85 Commercial lax r									
OFFICE									
RESEARCH \$21 \$30 109.414 383.316 \$144,680,284 \$1.460,284 \$3.160,827 *SF of land & building by use indicate retail at 5% of totals, PARKING STRUCTURE-COM \$21 \$30 109.414 383.316 \$11,496,480 \$2.297,889 \$3.003,169 \$106,689 Parking at 25.87%, edited at 16.58%, research at 21.65% and PARKING STRUCTURE-RES \$21 \$30 109.414 383.316 \$11,496,480 \$2.297,889 \$3.003,169 \$106,689 Parking at 25.87%, edited provided by Planning at 25.87%, edited provided by P							\$3,961,839		
PARKING STRUCTURE-COM   \$21   \$30   109,141   333,316   \$11,499,460   \$22,91,961   \$13,791,441   \$301,343   readential at 27.87%, office at 19.65%, research at 21.65% and PARKING STRUCTURE-RES   \$21   \$30   65.709   230,776   \$532,320   \$13,7889   \$33,0169   \$106,688   Parking at 25.83%-data provided by Planning	OFFICE	\$21					\$2,793,336	\$63,541,036	
PARKING STRUCTURE-RES   \$21   \$30   65.709   230.776   \$6.923.280   \$1.379.889   \$8.303,169   \$108.688   Parking at 25.83%-data provided by Planning									\$3,160,827 **SF of land & building by use indicate retail at 5% of totals,
TOTALS			\$30				\$2,291,961		
PROJECTED FULL BUILD-OUT FY2017 - HIGH END/GREEN WITH T STOP & INFRASTRUCTURE	PARKING STRUCTURE-RES	\$21	\$30	65,709	230,776	\$6,923,280	\$1,379,889	\$8,303,169	\$108,688 Parking at 25.83%-data provided by Planning
PROJECTED FULL BUILD-OUT FY2017 - HIGH END/GREEN WITH T STOP & INFRASTRUCTURE									
Projected   Total Value   Tax Dollars*	TOTALS			676,925	2,377,801	\$332,044,560	\$14,215,425	\$346,259,985	\$6,587,574
Projected   Total Value   Tax Dollars*									
Land Use	PROJECTED FULL BUILD-OU	T FY2017 - HIGH END	GREEN WITH T STO	OP & INFRASTRUCT	URE				
Land Use									
RETAIL \$37 \$110 33,846 118,890 \$13,077,900 \$1,282,300 \$14,830,200 \$313,115 [*Residential tax rate \$13.09 \$15,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$1,000 \$		Projected		Projected				Projected	
RESIDENTIAL \$37 \$165 188,659 62,863 \$109,342,695 \$6,880,383 \$116,323,076 \$70 CFFICE \$37 \$270 133,016 467,290 \$126,168,300 \$4,921,592 \$131,089,992 \$2,846,314 "Same as Assembly Sq. Projection Sq. Projection Parking STRUCTURE-COM \$37 \$305 146,554 \$13,846 \$157,028,030 \$5,422,498 \$162,450,528 \$3,549,544 "" Per SqFt cost is FY 2012 projection +2% increase per year - (same PARKING STRUCTURE-COM \$37 \$33 109,141 383,316 \$12,649,428 \$4,038,217 \$16,867,645 \$364,625 Assembly Sq. methodology) except for office which uses high-PARKING STRUCTURE-RES \$37 \$33 65,709 230,776 \$7,615,608 \$2,431,233 \$10,046,841 \$131,513 end rent of \$35 per st & income/expense/cap rate approach to value.  **TOTALS***  **PROJECTED FULL BUILD-OUT BY BLOCK, FY 2017**  **Projected SF Building***  **Projected Tax Dollars***  **Projected Tax Dollars**  **Projected Tax Dollars**  **Projected Tax Dollars									
CFFICE							\$1,252,302		
RESEARCH \$37 \$305 146,554 514,846 \$157,029,030 \$5,422,498 \$162,450,528 \$3,549,544 *** PS GFT cost is FY 2012 projection + 2% increase per year - (same pARKING STRUCTURE-COM \$37 \$33 109,141 383,316 \$12,684,928 \$4,038,217 \$16,887,645 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,625 \$364,									
PARKING STRUCTURE-COM   \$37	OFFICE								\$2,864,314 ** Same as Assembly Sq. Projections
PARKING STRUCTURE-RES   \$37									
NOTE-NOT ALL BLOCKS WILL BE COMPLETED BY FY2017   \$425,881,961   \$25,046,225   \$450,928,186   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780   \$8,745,780				109,141	383,316	\$12,649,428	\$4,038,217	\$16,687,645	\$364,625 Assembly Sq methodology) except for office which uses high-
PROJECTED FULL BUILD-OUT BY BLOCK, FY 2017   Projected SF Building SF Buildi	PARKING STRUCTURE-RES	\$37	\$33	65,709	230,776	\$7,615,608	\$2,431,233	\$10,046,841	\$131,513 end rent of \$35 per sf & income/expense/cap rate approach to value.
Projected									NOTE-NOT ALL BLOCKS WILL BE COMPLETED BY FY2017
Projected   SF Building   SF Building   Total Value   Tax Dollars   * FY2012 TAX RATES	TOTALS			676,925	2,377,801	\$425,881,961	\$25,046,225	\$450,928,186	\$8,745,780
Projected   SF Building   SF Building   Total Value   Tax Dollars   * FY2012 TAX RATES				-					
Projected   SF Building*   SF Building   Total Value   Tax Dollars*   *FY2012 TAX RATES									
Projected   SF Building*   SF Building   Total Value   Tax Dollars*   *FY2012 TAX RATES									
Projected   SF Building*   SF Building   Total Value   Tax Dollars*   *FY2012 TAX RATES									
SF Building*   SF Building   Total Value   Tax Dollars*   *FY2012 TAX RATES	PROJECTED FULL BUILD-OU	T BY BLOCK, FY 2017	7						
SF Building*   SF Building   Total Value   Tax Dollars*   *FY2012 TAX RATES									
D-1 386,990 16.28% \$73,389,110 \$1,423,386 *Residential tax rate \$13.09 D-2 645,947 27.17% \$122,497,913 \$2,375,855 *Commercial tax rate \$21.85 D-3 764,775 32.16% \$145,032,576 \$2,812,916 D-4 131,958 5.55% \$25,024,626 \$485,354 D-5 66,093 2.78% \$12,533,932 \$243,096 D-6 228,813 9.62% \$43,392,290 \$841,596 D-7 153,225 6.44% \$29,057,718 \$563,576  MIX OF USES & RESIDENTIAL & COMMERCIAL BREAKDOWN TO DETERMINED								Projected	
D-2		SF Building*	SF Building					Total Value	Tax Dollars*
D-2		-	-						
D-2	D-1	386,990	16.28%					\$73,389,110	\$1,423,386 *Residential tax rate \$13.09
D-3									
D-4									
D-5 66,093 2.78% \$12,533,932 \$243,096 \$ D-6 228,813 9.62% \$43,392,290 \$841,596 \$ D-7 153,225 6.44% \$563,576 \$ MIX OF USES & RESIDENTIAL & COMMERCIAL BREAKDOWN TO \$450,928,186 \$8,745,780 DETERMINED									
D-6 228,813 9.62% \$43,392,290 \$841,596 D-7 153,225 6.44% \$563,576 MIX OF USES & RESIDENTIAL & COMMERCIAL BREAKDOWN TO \$450,928,186 \$8,745,780 DETERMINED			2 78%					\$12 533 932	
D-7									
MIX OF USES & RESIDENTIAL & COMMERCIAL BREAKDOWN TO   \$450,928,186   \$8,745,780   DETERMINED									
2,377,801 100.00% \$450,928,186 \$8,745,780 DETERMINED	D-1	100,220	0.44%					φ∠ϑ,∪≎1,110	
		0.077.004	400.000/					¢450 000 400	
*from Table A7-1 of Union Square Revitalization Plan		2,377,801	100.00%					\$450,928,186	\$8,740,780 DETERMINED
TITOM LADIE A7-1 OF UNION SQUARE REVITAITATION PIAN	*form Table A7.4 (III : C	- Devitelie (* Di							
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MAP	BLK	LOT	ADDRESS	OWNER	LAND SF	FY12 LAND VALUE		
D-1								
81	D	1	238 WASHINGTON ST	DIGIOVANNI	7,863	\$371,600	2625100	
81	D	4	228 WASHINGTON ST	CITY OF SOMERVILLE	88,112	\$1,427,400	4004600	
81	D	5	259 SOMERVILLE AVE	MANJOROS	2,665	\$32,100	2861300	
81	D	6	261 SOMERVILLE AVE	MANJOROS	2,500	\$188,900	1473400	
81	D	7	269 SOMERVILLE AVE	PANZINO JR	6,001	\$321,800	1513500	
81	D	8	259 SOMERVILLE AVE	CITY OF SOMERVILLE	1,500	\$88,500	3483500	
81	D	9	273 SOMERVILLE AVE	DIGIOVANNI	2,056	\$194,800	2273400	
					110,697	\$2,625,100	\$18,234,800	TOTAL
D-2								LAND VAL
82	D	1	PROSPECT ST	CITY OF SOMERVILLE	7,475	\$240,800		
82	D	5	4 MILK PLACE	SHELZI	1,520	\$157,100	110697	
	D	6	258 SOMERVILLE AVE	SRA	1,449	\$25,800	169427	
82	D	20	49-51 ALLEN ST	49-51 ALLEN ST RLTY	31,761	\$171,500	179625	
82	D	23	40 BENNETT ST	PROSPECT IRON	47,604	\$578,400	37257	
82	D	26	50 PROSPECT ST	GREEN BCD INC	12,585	\$498,500	45843	
82	D	28	42 PROSPECT ST	CITY OF SOMERVILLE	3,150	\$153,600	74004	
82	D	37	20-22 PROSPECT ST	SRA	25,391	\$977,800	65933	
82	I	1	26 PROSPECT ST	FAHEY	5,680	\$313,300		
82	I	2	30 PROSPECT ST	FAHEY	2,340	\$204,000	682,786	
82	I	6	27 BENNETT ST	PINK MN INC	30,472	\$683,800		LAND SF
					169,427	\$4,004,600		
D-3								
	Α	1	50 WEBSTER AVE	WEBSTER AVE TRUST	67,042	\$1,086,100		
96	Α	31	520 COLUMBIA	ZPF LLC	52,581	\$851,800		
96	Α	32	56 WEBSTER AVE	COLUMBIA ST LLC	60,002	\$923,400		
					179,625	\$2,861,300		
D-4								
82	E	17	45 WEBSTER AVE	STEPHEN WYNER	15,667	\$572,300		
82	E	18	47 WEBSTER AVE	BRANKO PISHEV	7,264	\$355,600		
82	F	3	48 WEBSTER AVE	MICHAEL RAPOSA	5,976	\$160,600		
82	J	1	35 PROSEPCT ST	JEFFERSON T SCOTT	8,350	\$384,900		
					37,257	\$1,473,400		
D-5	<u> </u>	ļ			1			
	A	31	223 WASHINGTON ST	BRAZOS AUTO	13,484	\$503,200		
81	E	7	231 WASHINGTON ST	DAVIDIAN WASH LLC	8,209	\$366,900		
81	E	8	237 WASHINGTON ST	UNITED STATES	24,150	\$643,400		
					4= 6 (5	<b>64 - 10 - 10</b>		
L .					45,843	\$1,513,500		
D-6								

## UNION SQUARE LAND VALUES FY2012 BLOCKS D1-D7

82	С	2	15 UNION SQ	WALTER GOLDEN	2,647	\$249,400	
82	С	3	11 UNION SQ	BRENNAN JR	3,436	\$280,400	
82	С	4	9 UNION SQ	ELLEN DIFONZO	21,467	\$757,800	
82	С	6	2 UNION SQ	MAUGINI-HANSEN	15,599	\$667,000	
82	С	7	298 SOMERVILLE AVE	UNION SQ LLC	12,749	\$586,700	
82	С	8	290 SOMERVILLE AVE	FABRIZIO RLTY CORP	5,270	\$352,600	
82	С	10	286 SOMERVILLE AVE	D'ALELIO FAM LLC	12,836	\$589,600	
					74,004	\$3,483,500	
D-7							-
73	D	19	41 UNION SQ	CRE JV FIVE BRANCH	32,019	\$770,700	
73	D	19A	51 UNION SQ	CRE JV FIVE BRANCH	7,842	\$417,100	
73	D	19B	45 UNION SQ	CRE JV FIVE BRANCH	7,016	\$392,000	
73	С	10	1 BOW ST	ANGELINA IANELLI	19,056	\$693,600	
					65,933	\$2,273,400	