

Block	Lot Area/Land SF	Building SF	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

EXISTING FY2012 ACTUAL ASSESSED VALUES PER BLOCK						Exempt Value	Actual Taxable Value	Actual Tax Dollars *	Notes
NORTH PROSPECT BLOCK (D-2)						\$1,407,800	\$3,210,700	\$66,186	* FY2012 TAX RATES
CIVIC CENTER BLOCK (D-1)						\$11,950,200	\$1,766,900	\$34,814	*Residential tax rate \$13.09
SOUTH PROSPECT BLOCK (D-3)							\$6,459,500	\$141,140	*Commercial tax rate \$21.85
WEST PROSPECT BLOCK (D-4)							\$2,473,700	\$54,050	
WASHINGTON STREET NORTH BLOCK (D-5)						\$2,779,600	\$1,157,700	\$25,296	
SOMERVILLE AVENUE SOUTH BLOCK (D-6)							\$4,171,200	\$91,141	
WARREN AVENUE BLOCK (D-7)							\$2,296,800	\$50,185	
TOTALS						\$16,137,600	\$21,536,500	\$462,812	
PROJECTED FULL BUILD OUT FY2012 - HIGH END/GREEN WITHOUT T STOP & INFRASTRUCTURE									
Land Use	Projected Land Cost/SF	Projected Bldg Value/SF	Projected Land Units SF**	Projected SF Building**	Projected Bldg Value	Projected Land Value	Projected Total Value	Projected Tax Dollars*	* FY2012 TAX RATES
RETAIL	\$21	\$100	33,846	118,890	\$11,889,000	\$710,766	\$12,599,766	\$275,305	*Residential tax rate \$13.09
RESIDENTIAL	\$21	\$150	188,659	662,683	\$99,402,450	\$3,961,839	\$103,364,289	\$1,353,039	*Commercial tax rate \$21.85
OFFICE	\$21	\$130	133,016	467,290	\$60,747,700	\$2,793,336	\$63,541,036	\$1,388,372	
RESEARCH	\$21	\$275	146,554	514,846	\$141,582,650	\$3,077,634	\$144,660,284	\$3,160,827	**SF of land & building by use indicate retail at 5% of totals,
PARKING STRUCTURE-COM	\$21	\$30	109,141	383,316	\$11,499,480	\$2,291,961	\$13,791,441	\$301,343	residential at 27.87%, office at 19.65%, research at 21.65% and
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
TOTALS			676,925	2,377,801	\$332,044,560	\$14,215,425	\$346,259,985	\$6,587,574	
PROJECTED FULL BUILD-OUT FY2017 - HIGH END/GREEN WITH T STOP & INFRASTRUCTURE									
Land Use	Projected Land Cost/SF **	Projected Bldg Value/SF ***	Projected Land Units SF	Projected SF Building	Projected Bldg Value	Projected Land Value	Projected Total Value	Projected Tax Dollars*	* FY2012 TAX RATES
RETAIL	\$37	\$110	33,846	118,890	\$13,077,900	\$1,252,302	\$14,330,202	\$313,115	*Residential tax rate \$13.09
RESIDENTIAL	\$37	\$165	188,659	662,683	\$109,342,695	\$6,980,383	\$116,323,078	\$1,522,669	*Commercial tax rate \$21.85
OFFICE	\$37	\$270	133,016	467,290	\$126,168,300	\$4,921,592	\$131,089,892	\$2,864,314	** Same as Assembly Sq. Projections
RESEARCH	\$37	\$305	146,554	514,846	\$157,028,030	\$5,422,498	\$162,450,528	\$3,549,544	*** Per SqFt cost is FY 2012 projection + 2% increase per year - (same as
PARKING STRUCTURE-COM	\$37	\$33	109,141	383,316	\$12,649,428	\$4,038,217	\$16,687,645	\$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 sf & income/expense/cap rate approach to value.
TOTALS			676,925	2,377,801	\$425,881,961	\$25,046,225	\$450,928,186	\$8,745,780	NOTE-NOT ALL BLOCKS WILL BE COMPLETED BY FY2017
PROJECTED FULL BUILD-OUT BY BLOCK, FY 2017									
	Projected SF Building*	% of Total SF Building				Projected Total Value	Projected 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%				\$122,497,934	\$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		
	2,377,801	100.00%				\$450,928,186	\$8,745,780		MIX OF USES & RESIDENTIAL & COMMERCIAL BREAKDOWN TO BE DETERMINED
*from Table A7-1 of Union Square Revitalization Plan									

UNION SQUARE LAND VALUES FY2012 BLOCKS D1-D7

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									
82	D	1	PROSPECT ST	CITY OF SOMERVILLE	7,475	\$240,800			
82	D	5	4 MILK PLACE	SHELZI	1,520	\$157,100			110697
82	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			
					169,427	\$4,004,600			
									TOTAL
D-3									
96	A	1	50 WEBSTER AVE	WEBSTER AVE TRUST	67,042	\$1,086,100			
96	A	31	520 COLUMBIA	ZPF LLC	52,581	\$851,800			
96	A	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 PROSEPT ST	JEFFERSON T SCOTT	8,350	\$384,900			
					37,257	\$1,473,400			
D-5									
81	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			
					45,843	\$1,513,500			
D-6									

UNION SQUARE LAND VALUES FY2012 BLOCKS D1-D7

82	C	2	15 UNION SQ	WALTER GOLDEN	2,647	\$249,400		
82	C	3	11 UNION SQ	BRENNAN JR	3,436	\$280,400		
82	C	4	9 UNION SQ	ELLEN DIFONZO	21,467	\$757,800		
82	C	6	2 UNION SQ	MAUGINI-HANSEN	15,599	\$667,000		
82	C	7	298 SOMERVILLE AVE	UNION SQ LLC	12,749	\$586,700		
82	C	8	290 SOMERVILLE AVE	FABRIZIO RLTY CORP	5,270	\$352,600		
82	C	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	C	10	1 BOW ST	ANGELINA IANELLI	19,056	\$693,600		
					65,933	\$2,273,400		