# City of Somerville, MASSachusetts Board of Assessors Joseph A. Curtatone Mayor 

In regards to the attached 10 year revenue projection: How were new values and taxes projected?
Planning and ISD provided all specifications regarding new development projects in terms of building size and use. In addition, they also supplied the timing or phasing of development projects. Assessing has been meeting with ISD and Planning every other month to update the 'what and the when' as specifications and timing change.

Assessing then took the specifications and applied current assessing valuation factors (which were shared with RKG for DIF projections). Assessing assumed higher end buildings, new construction or substantial rehab of existing buildings clustered around new MBTA stations. In this regard, we looked to valuation factors that have been used at Assembly Row and to a lesser degree, Davis Square.

These factors * include:

Condos @
Market Apts. @
Affordable @
Commercial/office @
Retail @
Hotel @
\$750,000 per unit
$\$ 225,000$ per unit
$\$ 108,000$ per unit
\$375/ per sf
\$350/ per sf
$\$ 290,000$ per room
*Depending on exact location, some development projects used lower factors.
Other assumptions included a $4 \%$ valuation add-on per year for commercial, residential and personal property (for the last 5-6 years commercial has been averaging $5 \%$, residential in the $7-8 \%$ range and personal property in the $6-8 \%$ range). This factor was applied to all other use groups in addition to the large or larger scale projects identified in the 10 year project detail spreadsheet. Of course the underlying value of the larger scale projects was subtracted to avoid double counting.

Parcel counts were adjusted for each year based upon an average of 130 additional condo units per year and an average of 30 fewer two family properties and 15 fewer three family properties. Other minor parcel counts were adjusted from year to year. One hundred additional residential exemptions per year were estimated. Growth was calculated from the large scale project detail and past trends.

From this point the exercise was rather straight forward and involves the same DOR recap process used in any year. First, a new LA-4 was adjusted for the year in question along with parcel counts. Next, the LA7 (the form that determines the minimum residential factor or the split with classification) was derived.


After that, the LA-5 or levy options was calculated by entering the new estimated levy for the year based upon the additional $2.5 \%$ along with allowable growth. New parcel counts were entered on the form along with the residential exemption data. Once all the relevant variables are entered, the LA-5 calculates the new tax rates for the year. With a new levy and the new valuation split, the 10 year results show a steady decline in the residential share and an increase in the commercial share. All years were assumed to have no excess levy capacity.

10 YEAR REVENUE PROJECTION DETALL PROVIDED BY OSPCD

| LOCATION/PROJECT | RES LaND | COMM LAND | RES\% | сомм \% | total res | TOTAL | total inc | RES | сомм | COMMERCIAL SF | RES | EXPECTED YeAR | gix |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| INCOME APPROACH 10/17/2017 | value | value | Land | LAND | value | Comm Value | value | GROWTH | GROWTH |  | UnITS | OF COMPLETION | DEPENDENT |
|  |  |  |  |  |  |  |  | minus land | minus land |  |  |  |  |
| FRIT AT PARTNERS ASQ (RETALL CONDO) |  |  |  |  |  | \$22,600,00 | \$22,60, 000 |  | \$1,600,000 | 105,000 RETAIL |  | 35\% FY 2017/COMPLETE FY18 (core \& shell) | No |
|  |  |  |  |  |  |  |  |  |  |  |  | TENANT FIT OUT COMPLETE E FY19 |  |
| ASQ BLOCK 5A | \$3,37,600 | \$3,357,600 | 50\% | 50\% | \$52,764,250 | \$52,764,250 | \$105,528,500 | \$49,406,650 | ¢49,406,650 | 155 ROOM HOTEL + 23,500 RETAIL | ${ }^{134}$ | 25\% Fr 2017/60\% FY 2018/COMPLETE FY 2019 | NO |
| 181 WASHINGTON ST $81-$ - 11 | \$1,329,900 | \$70,000 | 95\% | 5\% | 55,88,300 | \$283,300 | \$5,66,600 | \$4,053,400 | \$213,300 | 2,400 RETAL | ${ }^{35}$ | COMPLETE EY 18 | NO |
| 197 WASHINGTON ST 81-A-12 (CONDOS) |  |  |  |  | \$16,36,900 | \$1,297,100 | \$17,66,000 | \$11,445,500 | \$750,300 | 3760 ReTAIL | 30 | $50 \%$ FY17/COMPLLTET F Y 18 | No |
| 315 HIIGHLAND AVE 29-E-28 (CONDOS) |  |  |  |  | \$8,982,900 | \$733,500 | 59,718,400 | \$7,554,100 | \$611,300 | 1,600 ReTAIL | 7 | 60\% FY17/COMP LETE FY 18 | NO |
| USQ 83-B-1 70 PROSPECTST (NOT A 'D" BLOCK) | \$788,600 | \$59,400 | 93\% | 7\% | 93,494,800 | \$263,100 | 53,75,900 | \$2,706,200 | \$203,700 | 1,296 RETALL | 18 | 50\% Fr17/80\% FY 18 | No |
| OR SHERMANST, 101-C-4 |  | \$7713,700 |  |  |  | \$1,766.800 | \$1,766.800 |  | \$1,053,100 | 9,900 OFFICE |  | $65 \%$ FY18/COMPLLETE FY19 | NO |
| ASQ BLOCK 6 | \$6,22,100 | \$541,000 | 92\% | 8\% | \$112,247,800 | 99,760,700 | \$122,008,500 | \$106,025,700 | 99,219,700 | 45,000 Retall | ${ }_{48}$ | RETAL1 100\%/RES. 55\% FY 2018/COMPLETE FY 2019 | NO |
| 315 Broadway 58-C-8 | \$1,175,800 | \$175,700 | $87 \%$ | 13\% | 96,701,800 | \$1,01,400 | \$7,70,200 | \$5,52,000 | \$825,700 | 7,403 RETALL | 46 | 60\% FY 2018/COMPLLTE FY 2019 | NO |
| 373 BEACONST 37-C-2 |  | 9875,000 |  |  |  | \$7,875,000 | \$7,875,000 |  | \$7,00,000 | 35 ROOM HOTEL |  | 10\% FY18/COMPLETE FY 19 | NO |
| 266 BEACONST 39-D-7 (+5,6) | \$763,400 |  |  |  | \$1,687,400 |  | \$1,687,400 | \$924,000 |  |  | 7 | FY 2018/COMPLLETE FY 2019 | No |
| 2-8 BROADWAY 103-D. 1 \& LOTS $2 \& 3$ | \$324,600 | \$65,200 | 84\% | 16\% | \$4,200,000 | \$1,24,500 | \$5,42,500 | \$3,857,400 | \$1,177,300 | 3,550 Retall |  | $50 \%$ FY 18/COMPLLETE EY 19 | NO |
| 1060 Broadway, POWDER HSE SCHOOL 12-A-11 | \$2,600,000 | \$3,150,000 | 45\% | 55\% | \$8,160,000 | \$7,50,000 | \$15,660,000 | \$5,56,000 | \$4,350,000 | 20,000 OFFICE | 40 | $75 \%$ FY 19/COMPLETE E F 2020 | NO |
| 444 SOMERVILLE AVE 64-A-2 |  | \$1,224,500 |  |  |  | \$17,243,25 | \$17,24, ${ }^{\text {a }}$ (25 |  | S16,019,125 | 45,983 LAB \& OFFICE SPACE |  | 66\% FY 18/COMPLLETE FY 19 | NO |
| 231 LOWELLST 42-B-4 | \$1,04,000 | \$112,500 | 90\% | 10\% | 53,85,000 | \$350,00 | \$4,20,000 | \$2,810,00 | \$237,500 | 1,000 COMM STudios | 19 | $5 \%$ FY 18/COMPLETE FY 19 | No |
| 2260 BEACONST 39-D.9 \& 8 | \$1,105,000 | \$27,000 | 91\% | 9\% | \$3,405,000 | \$1,015,000 | \$4,420,000 | \$2,30,000 | \$740,000 | 3,445 Retall | 17 | 25\% FY 2018/COMPLETE FY 2019 | No |
| 46 MEDFORD ST 97-D-5 | \$780,000 | 996,900 | 89\% | 11\% | \$2,385,000 | \$420,000 | \$2,85,000 | \$1,60, 000 | \$323,100 | 1,200 COMMERCIAL | 12 | $0 \%$ FY 18/COMPLETE EY 19 | No |
| 60.70 CROSS ST EAST, 89-A-1 (+ LOTS $2 \& 3$ ) | 55,25,000 |  |  |  | \$15,600,00 |  | \$15,60, 000 | \$10,350,000 |  |  | 75 | 50\% FY 2019/COMPLLTE F F 2020 | NO |
| 434 MCGRATH HWY 80-B. 4 | \$2,812,550 | \$1,514,450 | 65\% | 35\% | 99,50,000 | \$5,250,000 | \$15,00,000 | \$6,937,450 | 93,735,500 | 15,000 Retall | ${ }^{48}$ | 40\% FY19/COMPLETE E F 2020 | NO |
| $400-406$ MYSTIC AVE $69-$ - 5 ( + LOTS $2 \& 4$ ) | \$906,809 | \$93,491 | 91\% | 9\% | 95,100,000 | \$1,040,900 | 96, 140,900 | \$4,193,191 | \$947,409 | 2,974 RETALL | 25 | $5-10 \%$ FY18/5\%\% FY 19/COMPLLTET FY 2020 | NO |
| 163 GLENST 93-A-12 | \$715,000 |  |  |  | \$2,160,000 |  | ${ }_{\text {52,160,000 }}$ | \$1,455,000 |  |  | 11 | 50\% FY 2019/COMPLLETE FY 2020 | NO |
| USQ BLOCK D2.1, 2.2, 2.3 | \$36,414,500 | \$17,93,500 | 67\% | 33\% | \$79,68,000 | \$77,186,250 | \$153,866,250 | \$43,265,500 | \$56,250,750 | 203,250 OFFICE/RETAIL | 391 | D2.2 \& D2.3 25\% FY 2020/75\% FY 2021/100\% FY 2022 | YES |
|  |  |  |  |  |  |  |  |  |  |  |  | D2.133\%\% FY 2020 - Fr 2022 |  |
| 1-15 MCGRATH HWY 115-B-8 |  | \$1,50,000 |  |  |  | \$13,20,000 | \$13,20,000 |  | \$11,70,000 | 60 ROOM HOTEL |  | $25 \%$ F F 19/COMPLETE F F 2020 | NO |
| ASQ BLOCK 5B |  | \$36,58,392 |  |  |  | 993,125,00 | \$93,125,000 |  | \$56,541,608 | 225,000 OFFICE/25,000 RETAIL |  | 25\% FY 2019/COMPLLTE FY 2020 | No |
| USQ BLOCK D-7.1 | \$2,300,843 | \$477,257 | 83 | 17\% | \$7,935,000 | \$1,662,500 | \$9,597,500 | \$5,634,157 | \$1,191,233 | 4,750 Retall | ${ }^{39}$ | 50\% FY 2020/COMPLLETE FY 2021 | NO* |
| NORTH POINT, 117-A-2 \& 3 | \$16,03, ,300 | \$55,09,500 | 23\% | 77\% | \$27,00,000 | \$153,750,000 | \$180,840,000 | \$11,059,700 | 598,69,500 | 110,000 COM. BLDG 1 | 133 | 10\% BLDG 1 F Y 2018/7\%\% FY 2009, COMPLETE FY 2020 | NO |
|  |  |  |  |  |  |  |  |  |  | 300,000 COM. BLDG 2 |  | COMPLETE E F 2024 |  |
| 44 BROADWAY 103-B-1 | N/A 51,3000000 |  |  |  | S4,080,000 |  | S4, 5 S0,000 | ${ }_{\text {¢12, }}^{52,780.000}$ |  |  | 20 | 25\% FY19 / COMLLETE 2020 |  |
| 17-25 MURDCCK ST 33-H-4 | \$1,43,000 |  |  |  | \$4,42,000 |  | \$4,42,000 | \$2,995,000 |  |  | 22 | 25\% FY19/COMPLETE 2020 |  |
| 2 HARDING ST 97--19 ( ${ }^{\text {(5.4) }}$ | 96,370,000 |  |  |  | \$18,928,00 |  | \$18,928,00 | \$12,558,000 |  |  | 91 | $50 \%$ FY FY19/COMPLLTET F Y 2020 | NO |
| 515 SOMERVIILE AVE 52-H-38 | \$1,28,997 | \$57,103 | 96\% | 4\% | \$11,34,000 | \$1,050,000 | \$12,30,000 | \$10,111,003 | ¢992,897 | 3,000 RETAIL | 56 | 10\% FY 19/COMPLETE FY 2020 | NO |
| 350 MYSTIC AVE | \$459,000 | \$561,000 | 45\% | 55\% | \$3,468,000 | \$4,200,000 | \$7,68,000 | \$3,009,000 | \$3,639,000 | 12,000 RETAIL | 17 | 25\% Fr 19/COMPLETE FY 2020 | NO |
| ASP BLOCK 8 | 957,47,584 | \$5,339,541 | 92\% | 9\% | \$102,000,000 | \$9,450,000 | \$111,450,000 | \$44,521,416 | ¢4, 110,459 | 27,000 ReTALL | 500 | 25\% FY 2019/COMPLLTET FY 2020 | No |
| 118-120 BROADWAY 91-A-1 | \$1,27,200 | \$280,800 | 82\% | 18\% | \$4,89,000 | \$1,050,000 | 55,94,000 | \$3,616,800 | \$76,200 | 3,000 COMMERCIAL | ${ }^{24}$ | 25\% FY 2019/COMPLETE FY 2020 |  |
| 1154 BROADWAY, TEELE SQ 9-D-1 | \$875,000 | \$710,400 | 55\% | 45\% | \$2,160,000 | \$2,20,000 | \$4,36,000 | \$1,285,00 | \$1,494,600 | 6,300 Retall | 11 | 50\% FY 2020/COMPLLTE FY 2021 | No |
| 182 BROADWAY 90-C-2 | \$1,045,000 | \$300,000 | 78\% | 22\% | 9,855,000 | \$1,05,000 | \$4,05,000 | \$2,810,00 | \$750,000 | 3,000 RETAL | 19 | 50\% FY 2020/COMPLLETE EY 2021 | NO |
| 45 BROADWAY, BROADWAY BRAKE 10-B-9\& 10 |  | \$3,12,000 |  |  |  | \$31,25,000 | \$31,25,000 |  | S28,12,000 | 125 ROOM HOTEL |  | 25\% FY 2020/COMPLLTET F Y 2021 | NO |
| 122 LINE ST 76---26 | \$2,470,000 |  |  |  | \$7,710,000 |  | \$7,710,000 | \$5,24,000 |  |  | ${ }^{38}$ | $50 \%$ FY 2020/COMPLLETE FY 2021 |  |
| USQ BLOCK D-6.14 6.2 |  | \$28,00, 000 |  |  |  | 999,625,00 | \$95,62,000 |  | \$67,62,000 | 255,000 COMMERCIAL |  | 20\% FY 2023-Fy 2027 | YES |
| USQ BLOCK D.4.1, 4.2, 4.3 \& 4.4 |  | \$4,67,208 |  |  |  | \$11,512,500 | \$11,512,500 |  | \$6,822,292 | 30,700 COMMERCIAL |  | $20 \%$ FY 2023-FY 2027 | YES |
| ASQ BLOCK7 | \$8,510,879 | 936,283,21 | 19\% | 81\% | \$24,601,200 | \$104,878,800 | \$129,480,000 | \$16,090,321 | \$68,595,579 | 280,000 OFFICE | 120 | 50\% FY 2020/COMPLLETE FY 2021 | NO |
| USQ BLOCK D-1.1 |  | \$4,37,000 |  |  |  | \$56,000,000 | \$56,00,000 |  | \$51,22,000 | 175 ROOM HOTEL/15,000 RETAIL |  | 33\% Fr 2021, 33\% FY 2022, 33\% FY 2023 | YES |
| USQ BLOCK D-5.1 (POST OFFICE) 81-E-8 |  | 96,205,776 |  |  |  | \$13,285,00 | \$13,285,000 |  | 57,079,224 | 12,000 COMM,/25,100 RETAIL |  | 50\% FY 2021/COMPLETEF FY 2022 | YES |
|  |  |  |  |  |  |  |  |  |  |  |  | may get 1 year of $15,000-20,00$ s fo f comm. prior tc |  |
| 600 WINDSOR PL 96-A-39 | \$3,40,000 |  |  |  | \$21,84,000 |  | \$21,840,00 | \$18,440,000 |  |  | 105 | COMPLETE EF 2022 | No |
| 0 WINDSOR |  | \$2,500,000 |  |  |  | \$33,75,000 |  |  | \$31,25,000 | 90,000 LAB |  | COMPLETE EY 2022 | No |
| USQ BLOCK D-5. 285 | \$3,23,840 | \$1,42,984 | 68\% | 32\% | 58,50,000 | \$3,20,000 | \$12,425,00 | \$5,481,160 | \$2,97,016 | 11,200 Retall | ${ }^{42}$ | D5.2 5 5.3 20\% FY 2023-FY 2027 | YES |
| USQ BLOCK D 1.2 \& D 1.3 | \$4,04,000 | \$21,441,00 | 16\% | 84\% | \$12,01,000 | \$64,012,500 | \$76,027,500 | \$7,931,000 | \$42,571,500 | 100,700 COMMERCIAL | 59 | 20\% Fr 2023-FY 2027 | YES |
| ASQ BLOCK9 |  | \$17,451,300 |  |  |  | \$50,625,00 | \$50,625,00 |  |  | 135,000 COMMERCIAL |  | 50\% FY 2021/COMPLETE FY Y 2022 | NO |
| USQ BLOCK D-3.1, 3. \& 3.3 | \$16,99,750 | \$82,97, 250 | 17\% | 83\% | \$41,94,000 | \$198,525,000 | \$240,465,000 | \$24,944,250 | \$115,545,750 | 529,400 COMMERCIAL | 206 | D3.133\% FY 2021-FY 2023 | YES |
|  |  |  |  |  |  |  |  |  |  |  |  | 03. $28.3 .320 \%$ FY 2023 FY 2027 |  |
| USQ BLOCK D-7. 2 | \$2,591,990 | ¢457,410 | 85 | 15\% | 59,30,000 | \$1,662,500 | \$10,962,00 | \$6,708,010 | \$1,205,090 | 4,750 Retall | 46 | 20\% FY 2023-FY 2027 | NO* |
| USQ SCATTERED SITES: |  |  |  |  |  |  |  |  |  |  |  |  |  |
| $45 \& 51$ UNION SQ, 73-D- $9 \mathrm{~A}, 19 \mathrm{P}$ \& 19 C |  | \$4,000,000 |  |  |  | \$17,625,00 | \$17,62,000 |  | \$13,62,000 | 7,500 RETALI/40,000 OFFICE |  | 3.3\% FY 2019-2027+ | YES |
| 71 Bowst, $63-\mathrm{C}-32$ \& 31 | \$487,200 | \$352,800 | 58\% | 42\% | \$2,496,000 | \$1,75,000 | \$4,24,000 | \$2,008,800 | \$1,397,200 | 5,000 RETAIL | 12 | 3.3\% FY 2019-2027+ | YES |
| - 346 SOMERVVLLE AVE, $74 . \mathrm{B}-138$ 12, $18,19,20 \mathrm{~A}$ | \$1,859,200 | \$380,800 | 83\% | 17\% | \$6,65,000 | \$1,400,000 | \$8,56,000 | \$4,796,800 | \$1,019,200 | 4,000 RETALL | 32 | 3.3\% FY 2019-2027+ | YES |
| $\frac{370-374 \text { SOMERVILLE AVE } 74.8-182}{}$ | \$2,324,000 | 9477,000 | 74\% | 26\% | \$8,320,000 | \$2,975,000 | \$11,29,000 | \$5,996,000 | \$2,499,000 | 8,500 RETAIL | 40 | 3.3\% FY 2019-2027+ | YES |
| 24.32 WEBSTER AVE, $82-\mathrm{G}-1,6 \& 5$ | \$1,008,000 | \$667,000 | 60\% | 40\% | \$4,992,000 | \$3,325,000 | \$8,317,000 | \$3,984,000 | \$2,653,000 | 9,500 ReTAIL | ${ }^{24}$ | 3.3\% FY 2019-2027+ | YES |
| 69-73 WEBSTER AVE, $96-\mathrm{-D}-1,2 \& 21$ | \$2,520,000 |  |  |  | 57,488,000 |  |  | \$4,968,000 |  |  | 36 | 3.3\% F $20199-2027+$ | YES |
| ${ }^{\text {249-255 WASHINGGONST, }}$ (33-E-23 2 \& 24 | \$1,864,800 | $\begin{array}{r}\text { \$2,138,300 } \\ \hline 665,200\end{array}$ | 74\% | 26\% | \$7,488,000 | $\$ 17,625,000$ $\$ 2,25,000$ | $\$ 17,625,000$ $\$ 10,13,000$ | 55,623,200 | $\$ 15,486,700$ $\$ 1,96900$ | $\underbrace{7,500 \text { RETALL }}_{\text {7,500 RETALL/40,000 OFFICE }}$ | 36 |  | $\underset{\text { YES }}{\text { YES }}$ |
| 157-163 WASHINGTON ST, 93-F-8\&9 | \$2,100,000 | \$700,000 | 75\% | 25\% | 98,320,000 | \$2,80,000 | \$11,12,000 | \$6,22,000 | \$2,10,000 | 8,000 RETAIL | 40 | ${ }^{3.3 \%}$ FY 2019-2027+ | YES |
| 182 WASHINGTONST, 94-D-1 |  | \$1,85,300 |  |  |  | \$39,26,500 |  |  | \$37,41,200 | 15,750 RETAL//90,000 OFFICE |  | 3.3\% FY 2019-2027+ | YES |
| BRICKBOTTOM (50\% OF BUILD OUT) MAP 115 | 55,64,040 | \$22,536,160 | 20\% | 80\% | \$27,918,000 | \$111,672,000 | \$139,590,000 | \$22,283,960 | \$99,13, 840 | 300,000 COMMERCIAL | ${ }_{13}$ | FY 2019 - FY 2027+ | YES |
| INNER BELT (40\% OF BUILD OUT) MAP 110,111,115 | \$17,091,456 | \$89,730,144 | 16\% | 84\% | \$86,240,400 | ¢452,762,100 | S533,002,500 | S69,148,944 | \$363,031,956 | 1,202,500 COMMERCIAL | 432 | FY 2019 - FY 2027+ | YES |

10 Year revenue projection detall provided by ospcd


