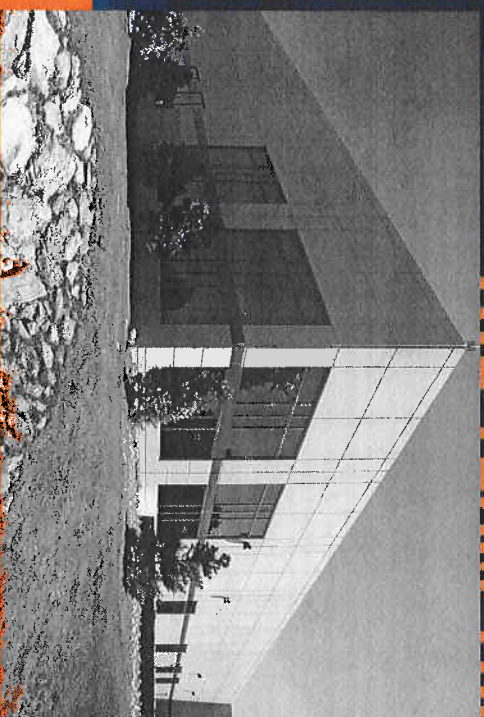




MASSDEVELOPMENT

THE TEAM THAT GETS IT DONE.



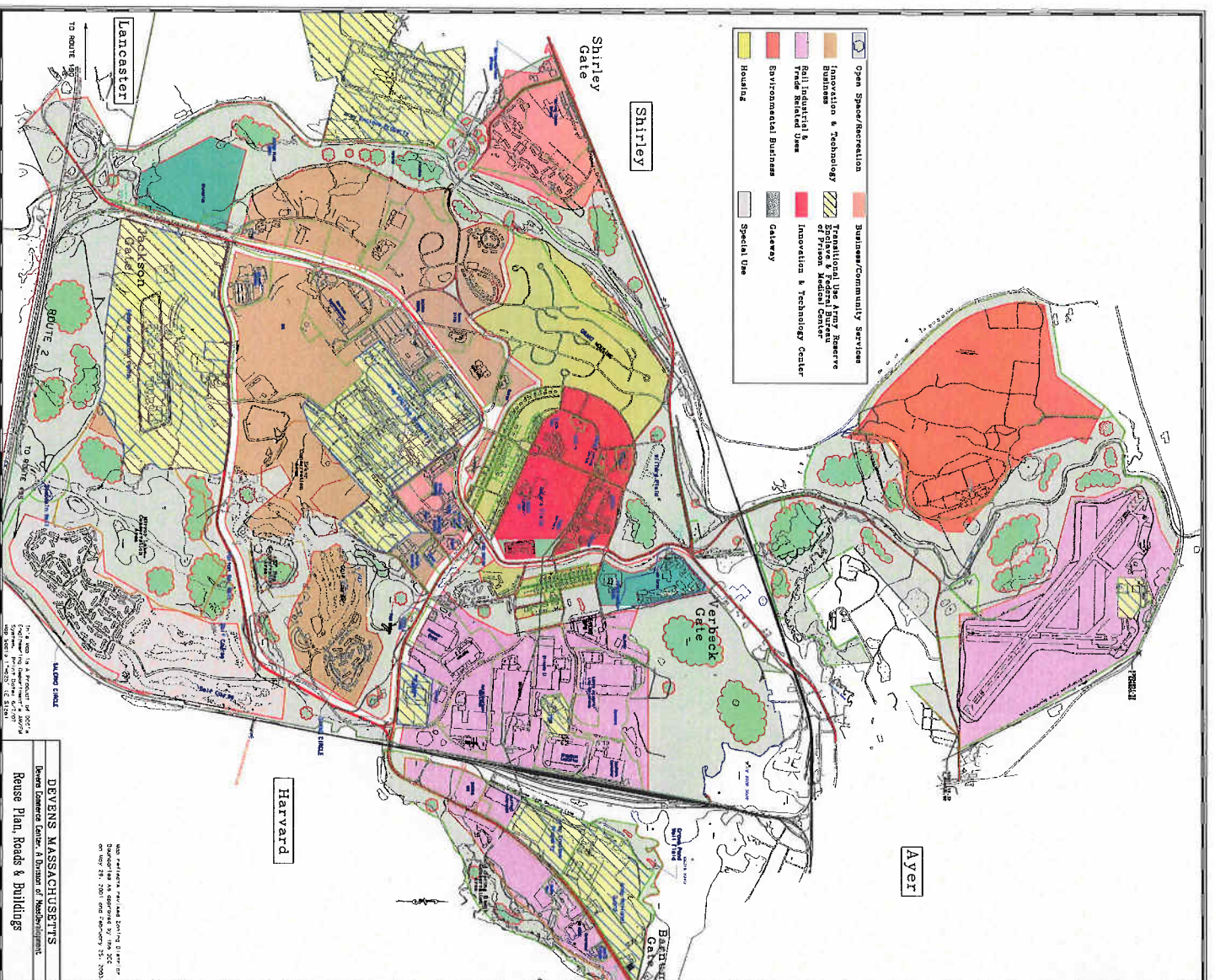
Devens Parcel Analysis – April 23, 2008





MASSDEVELOPMENT

# Devens Reuse Plan





# Devens Parcel Information

- Parcel Identification
- Street Number
- Lot Number
- Owner
- Zoning District
- Total Acreage
- Open Space Acreage
- Finished Area
- 2008 Valuation
- Valuation per Square Foot
- Estimated Property Tax
- Environmental Status





## Towns Parcel Information

- Taxable Value
- Property Tax
- Existing Finished Square Footage
- Existing Proposed Expansion Square Footage
- Undeveloped Expansion Square Footage
- Undeveloped Expansion Value
- Projected Property Tax
- Total Acreage
- Open Space Acreage
- Exempt Property Value



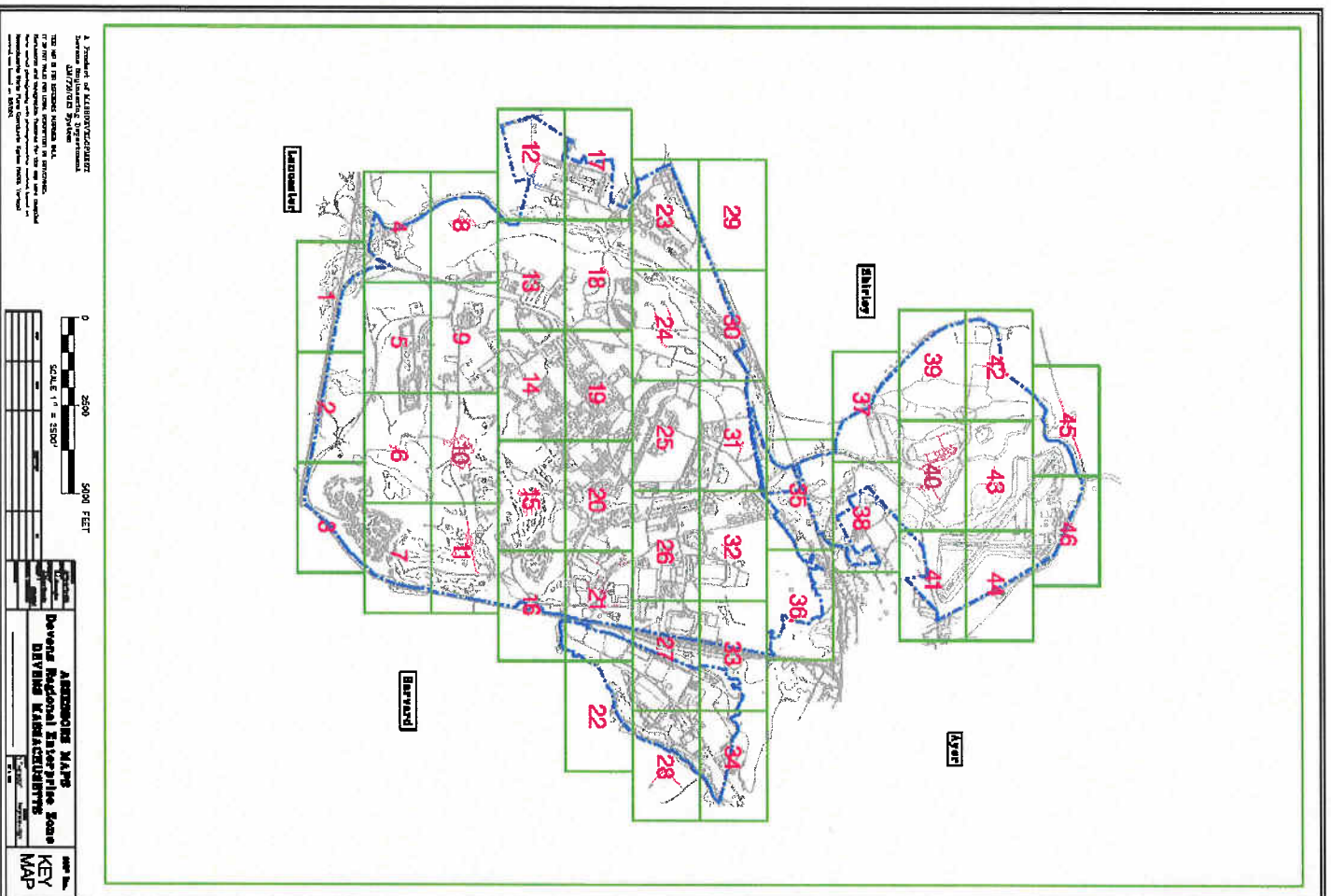
# Use Designations

Commercial - Developed
Commercial - Undeveloped
Commercial - Unbuildable
Open Space
Residential - Developed
Residential - Undeveloped
Municipal
Federal/State (Retained by Federal/State Agencies)



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# Assessors Map







# Current Status of Redevelop ment



# Devens

## Analysis of Parcels Summary

### Devens

	Value	Taxable		SF	Expansion	Undeveloped		Total	Acreage		Exempt
		Property	Tax			Value	Property Tax		Open	Space	
Commercial - Developed	\$ 221,508,350	\$ 3,787,793	-	3,489,718.0	\$ 3,269,453.0	\$ 548,822,983	\$ 9,384,873	779.9	73.1	\$ 10,568,100	-
Commercial - Undeveloped	\$ 80,848,200	-	-	0.0	\$ 6,046,014.8	\$ 604,601,479	\$ 10,338,685	766.2	39.5	\$ -	-
Commercial - Unbuildable	\$ 196,600	-	-	-	-	-	-	74.5	11.5	-	-
Open Space	\$ -	-	-	-	-	-	-	746.6	643.9	\$ 56,285,325	-
Residential - Developed	\$ 32,334,362	\$ 328,374	-	224,977.0	0.0	\$ -	\$ -	49.1	1.7	\$ 3,648,339	-
Residential - Undeveloped	\$ 15,131,100	-	-	0.0	\$ 329,966.3	\$ 50,318,416	\$ 529,853	148.6	14.0	\$ -	-
Municipal	-	-	-	-	-	-	-	192.7	54.3	\$ 18,217,375	-
Federal/State	-	-	-	-	-	-	-	1,468.7	760.7	\$ 58,995,500	-
Streets	-	-	-	-	-	-	-	196.2	0.0	-	-
<b>Total</b>	<b>\$ 350,018,612</b>	<b>\$ 4,116,167</b>	<b>\$ 3,714,695.0</b>	<b>9,645,434.1</b>	<b>\$ 1,203,742,878</b>	<b>\$ 20,253,411</b>	<b>4,422.5</b>	<b>1,598.6</b>	<b>\$ 147,714,639</b>		

	Value	Property Tax	SF
Buildout	\$ 1,553,761,490	\$ 24,369,578	13,360,129



# Devens

## Analysis of Parcels

### Summary

#### Ayer

	Value	Taxable Property Tax	SF Existing Expansion	Undeveloped Expansion Value	Projected Property Tax	Acreage Total Open Space	Exempt Value
Commercial - Developed	\$ 61,528,248	\$ 1,052,133	1,456,976.7	\$ 21,016,854	\$ 359,388	130.8	\$ 3,425,700
Commercial - Undeveloped	\$ 30,849,090		1,492,416.3	\$ 149,241,629	\$ 2,552,032	249.8	
Commercial - Unbuildable	\$ -					0.1	\$ 0.0
Open Space	\$ -					251.0	\$ 25,552,175
Residential - Developed	\$ 6,393,362	\$ 67,448	55,638.8			8.8	\$ 1,393,000
Residential - Undeveloped	\$ -					6.8	\$ 5.8
Municipal	\$ -					31.0	\$ 4,048,100
Federal/State	\$ -					342.6	\$ 8,473,800
Streets						47.9	\$ 0.0
<b>Total</b>	<b>\$ 98,770,700</b>	<b>\$ 1,119,581</b>	<b>1,512,615.5</b>	<b>\$ 1,968,016.3</b>	<b>\$ 170,258,483</b>	<b>\$ 2,911,420</b>	<b>\$ 1,068.8</b>
							<b>\$ 331.9</b>
							<b>\$ 42,892,775</b>

	Value	Property Tax	SF
Buildout	\$ 269,029,182	\$ 4,031,001	3,480,631.8

# Devens

## Analysis of Parcels

### Summary

## Harvard

	Value	Taxable Property Tax	SF Existing	Expansion	Undeveloped Expansion Value	Projected Property Tax	Acreage Total	Open Space	Exempt Value
Commercial - Developed	\$ 159,980,102	\$ 2,735,660	2,032,741.3	2,793,853.0	\$ 527,806,129	\$ 9,025,485	607.8	71.5	\$ 3,012,300
Commercial - Undeveloped	\$ 19,762,510	\$ -	0.0	3,039,699.0	\$ 303,969,900	\$ 5,197,885	277.9	24.1	\$ -
Commercial - Unbuildable	\$ 196,600						74.3	11.5	
Open Space	\$ -						490.4	406.5	\$ 30,216,350
Residential - Developed	\$ 25,941,000	\$ 260,926	169,338.2	0.0	\$ -	\$ -	40.3	0.8	\$ 2,255,339
Residential - Undeveloped	\$ 15,131,100	\$ -	0.0	329,966.3	\$ 50,318,416	\$ 529,853	141.8	8.2	\$ -
Municipal							126.8	35.4	\$ 9,798,400
Federal/State							842.0	361.4	\$ 36,311,700
Streets							121.5	0.0	
<b>Total</b>	<b>\$ 221,011,312</b>	<b>\$ 2,996,586</b>	<b>2,202,079.5</b>	<b>6,163,518.3</b>	<b>\$ 882,094,445</b>	<b>\$ 14,753,223</b>	<b>2,722.8</b>	<b>919.4</b>	<b>\$ 81,594,089</b>

	Value	Property Tax	SF
Buildout	\$ 1,103,105,757	\$ 17,749,809	8,365,597.8



# Devens

## Analysis of Parcels Summary

### Shirley

	Value	Taxable Property Tax	SF Existing	Expansion Value	Undeveloped Expansion Value	Projected Property Tax	Total Acreage	Open Space	Exempt Value
Commercial - Developed	\$ -	\$ -	0.0	0.0	\$ -	\$ -	41.3	-	\$ 4,130,100
Commercial - Undeveloped	\$ 30,236,600	\$ -	0.0	1,513,899.5	\$ 151,389,950	\$ 2,588,768	238.6	0.0	\$ -
Commercial - Unbuildable	\$ -	\$ -	0.0	0.0	\$ -	\$ -	0.0	0.0	\$ -
Open Space							0.0	0.0	\$ 516,800
Residential - Developed							5.2	4.0	\$ -
Residential - Undeveloped							0.0	0.0	\$ -
Municipal							0.0	0.0	\$ -
Federal/State							35.0	0.2	\$ 4,370,875
Streets							284.1	143.2	\$ 14,210,000
Total	\$ 30,236,600	\$ -	0.0	1,513,899.5	\$ 151,389,950	\$ 2,588,768	630.9	147.4	\$ 23,221,175

	Value	Property Tax	SF
Buildout	\$181,626,550	\$2,588,768	1,513,899.5

# Devens

## Analysis of Parcels

### Environmental Status Designations

SMP	Soil Management Plan in Place	A plan prepared by a Licensed Site Professional (LSP) and approved by regulators must be in place prior to excavation/removal of soils from a location with this temporary designation.
ESA	Endangered Species Act designation	Areas with such a designation must not be disturbed without the approval of the Massachusetts Department of Environmental Protection.
GWD	No ground water extraction	Areas undergoing remediation of contaminants may not have wells installed or otherwise cause ground water to be removed until such time as periodic monitoring indicates clean conditions.
SWD	Storm water discharge limitations	Areas of attenuating contamination into which collected storm water may not be discharged until such time as regulators determine clean conditions on the basis of periodic monitoring.
ARS	Archaeological Site	Sites identified as historic or archaeologically significant cannot be disturbed without the approval of the Massachusetts Historical Commission.
AOC	Area of Contamination	These are areas identified as needing clean up for which approved plans and timetables for clean up have been prepared and approved by regulators.
EXC	Excavation restriction	Attenuating contaminants in soils at these sites must not be disturbed until such time as clean conditions are determined by periodic monitoring
LP	Leased Parcel	A specific parcel of land indentified as an AOC which is actively undergoing remediation, which is intended for transfer from the Army to the Local Redevelopment Authority.
Cell	Cell	An encapsulated quantity of soil which is stable, documented, and not exposed to human contact.



# Devens

## Analysis of Parcels

## THE Property Tax Exemptions

[illegible]

## Analysis of Parcels Municipal Service Fee Properties

H:\2008\Assessor\Parcel Analysis\2008 4 Street List With Values by Town 02-12-2008 (3)  
03/05/2008  
vnormand