

Lexington commercial properties assessed well below their sale price

| <u>Map</u> | <u>Lot</u> | <u>Location (in Lexington)</u> | <u>Use Descript</u> | <u>Sale Date</u> | <u>Sale Price</u> | <u>Fiscal</u> <u>Year:</u> | <u>Assessment</u> | <u>Assessment</u> <u>(% of</u> <u>sale price)</u> |
|------------|------------|--------------------------------|---------------------|------------------|-------------------|-------------------------------|-------------------|---|
| 10 | 32 | 1 APRIL LN | APT OVER 8 MDL-96 | 9/7/04 | \$10,150,000 | 2006 | \$4,162,000 | 41% |
| 84 | 85A | 475 BEDFORD ST | TENNIS CLB | 2/26/07 | \$9,655,000 | 2009 | \$5,122,000 | 53% |
| 51 | 56A | 727 MARRETT RD | HOTELS | 9/12/97 | \$15,558,066 | 1999 | \$8,387,000 | 54% |
| 29 | 74A | 840 EMERSON GARDENS RD | NURSING HM | 4/25/06 | \$8,200,000 | 2008 | \$4,632,000 | 56% |
| 79 | 51 | 44 HARTWELL AVE | LAB OFFICE | 4/21/05 | \$9,400,000 | 2007 | \$5,344,000 | 57% |
| 30 | 16 | 1095 MASSACHUSETTS AVE | GAS ST SRV | 8/5/04 | \$724,850 | 2006 | \$461,000 | 64% |
| 74 | 1C | 307 WOOD ST | APT OVER 8 MDL-96 | 9/13/06 | \$28,550,000 | 2008 | \$19,044,000 | 67% |
| 84 | 41F | 440 BEDFORD ST | MOTELS MDL-94 | 2/2/96 | \$6,900,000 | 1998 | \$4,600,000 | 67% |
| 80 | 5 | 4 MAGUIRE RD | LAB OFFICE | 12/23/08 | \$19,474,388 | 2010 | \$13,425,000 | 69% |
| 48 | 102 | 1707 MASSACHUSETTS AVE | DWNTWN RET | 9/17/04 | \$1,450,000 | 2006 | \$1,003,000 | 69% |
| 13 | 39 | 62 MASSACHUSETTS AVE | STORE/SHOP MDL-96 | 5/3/05 | \$860,000 | 2007 | \$616,000 | 72% |
| 85 | 10B | 27 HARTWELL AVE | LAB OFFICE | 2/28/01 | \$8,460,000 | 2003 | \$6,097,000 | 72% |
| 17 | 21A | 45-55 HAYDEN AVE | OFFICE BLD MDL-94 | 11/23/04 | \$35,000,000 | 2006 | \$25,786,000 | 74% |
| 71 | 31A | 235 BEDFORD ST | OFFICE BLD MDL-94 | 4/28/89 | \$365,000 | 1991 | \$271,000 | 74% |
| 84 | 41G | 450 BEDFORD ST | OFFICE BLD MDL-94 | 9/26/96 | \$4,075,000 | 1998 | \$3,103,000 | 76% |
| 85 | 15 | 10 MAGUIRE RD | OFFICE BLD MDL-94 | 8/8/06 | \$47,500,000 | 2008 | \$36,331,000 | 76% |
| 13 | 377A | 165 MASSACHUSETTS AVE | SHOPNGMALL MDL-94 | 2/27/01 | \$2,200,000 | 2003 | \$1,707,000 | 78% |
| 48 | 28 | 1654 MASSACHUSETTS AVE | STORE/SHOP MDL-96 | 7/18/96 | \$340,000 | 1998 | \$268,000 | 79% |
| 17 | 19 | 80 HAYDEN AVE | OFFICE BLD MDL-94 | 12/18/02 | \$7,885,000 | 2004 | \$6,274,000 | 80% |

Source: Lexington Assessor's database (<http://data.visionappraisal.com/LexingtonMA/search.asp>);

assessments for FYs before FY11 from computer at counter in Assessing Department, Lexington Town Offices;

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