

City Of Boston-Financial District/Back Bay  
 Building Property Taxes  
 FY's 2014 & 2013  
 Class A Properties

Rank	Property	RSF 1st & Upper Floors	FY 2014 Assessed		FY 2013 Assessed		FY 2013 to FY 2014 Change				
			Tax Assessment	Value/RSF Tax \$/RSF	Tax Assessment	Value/RSF Tax \$/RSF	Tax Assessment	Tax Amount	Tax \$/RSF		
1	30, 40, 50 Rowes Wharf	330,700	161,369,000	488	15.21	151,064,500	457	14.60	6.8%	4.2%	0.62
2	1 Lincoln Street	1,024,000	434,918,000	425	13.24	405,903,500	396	12.67	7.1%	4.5%	0.57
3	222 Berkeley Street	519,609	218,918,000	421	13.14	200,842,000	387	12.35	9.0%	6.3%	0.78
4	10 St. James Avenue	497,690	209,158,000	420	13.10	194,196,000	390	12.47	7.7%	5.1%	0.63
5	601 Congress Street	420,000	172,700,000	411	12.82	157,000,000	374	11.95	10.0%	7.3%	0.87
6	500 Boylston Street	705,759	288,886,000	409	12.76	265,033,000	376	12.00	9.0%	6.3%	0.76
7	John Hancock Tower	1,588,744	648,000,000	408	12.72	630,000,000	397	12.67	2.9%	0.3%	0.04
8	1 Post Office Square	765,240	296,649,000	388	12.09	274,675,000	359	11.47	8.0%	5.4%	0.62
9	1 International Place	1,053,124	406,849,000	386	12.05	388,057,500	368	11.78	4.8%	2.3%	0.27
10	Copley Place	1,213,681	468,000,000	386	12.02	457,527,000	377	12.05	2.3%	-0.2%	-0.02
11	2 International Place	770,130	295,204,000	383	11.95	280,164,500	364	11.63	5.4%	2.8%	0.33
12	125 High Street	1,456,652	554,392,000	381	11.87	527,992,500	362	11.58	5.0%	2.4%	0.28
13	1 Financial Center	1,098,512	414,000,000	377	11.75	400,479,000	365	11.65	3.4%	0.9%	0.10
14	111 Huntington Avenue	918,570	343,652,000	374	11.66	321,175,000	350	11.17	7.0%	4.4%	0.49
15	53 State Street	1,109,685	406,188,000	366	11.41	390,795,000	352	11.26	3.9%	1.4%	0.16
16	60 State Street	815,893	295,062,500	362	11.28	276,791,500	339	10.84	6.6%	4.0%	0.43
17	75 State Street	767,096	272,067,500	355	11.06	261,751,000	341	10.91	3.9%	1.4%	0.15
18	1 Boston Place	752,356	262,170,000	348	10.87	256,111,500	340	10.88	2.4%	-0.1%	-0.01
19	225 Franklin Street	868,642	302,166,000	348	10.85	288,751,500	332	10.62	4.6%	2.1%	0.22
20	33 Arch Street	603,651	209,044,500	346	10.80	198,611,000	329	10.52	5.3%	2.7%	0.28
21	200 State Street	271,938	91,784,000	338	10.52	85,321,500	314	10.03	7.6%	4.9%	0.50
22	One Beacon Street	1,017,991	341,500,000	335	10.46	330,250,000	324	10.37	3.4%	0.9%	0.09
23	100 Federal Street	1,261,098	418,336,500	332	10.34	412,675,500	327	10.46	1.4%	-1.1%	-0.12
24	Prudential Center - Tower	1,220,024	401,987,500	329	10.27	371,367,000	304	9.73	8.2%	5.6%	0.55
25	1 Federal Street	1,105,064	361,867,000	327	10.21	344,635,000	312	9.97	5.0%	2.4%	0.24
26	131 Dartmouth Street	369,172	120,719,000	327	10.20	112,133,000	304	9.71	7.7%	5.0%	0.49
27	125 Summer Street	462,201	151,061,500	327	10.19	146,312,500	317	10.12	3.2%	0.7%	0.07
28	28 State Street	570,040	183,435,000	322	10.03	177,126,000	311	9.93	3.6%	1.0%	0.10
29	Atlantic Wharf - see note below	780,363	249,854,500	320	9.98	218,669,500	280	8.96	14.3%	11.5%	1.03
30	501 Boylston Street	541,582	171,517,500	317	9.87	153,044,500	283	9.03	12.1%	9.3%	0.84
31	265 Franklin Street	324,675	100,500,500	310	9.65	92,418,000	285	9.10	8.7%	6.1%	0.55
32	100 Summer Street	1,025,401	309,125,500	301	9.40	294,740,500	287	9.19	4.9%	2.3%	0.21
33	855 Boylston Street	141,695	41,184,000	291	9.06	37,980,000	268	8.57	8.4%	5.8%	0.50
34	745 Boylston Street	111,572	32,357,500	290	9.04	29,630,000	266	8.49	9.2%	6.5%	0.56
35	99 High Street	731,738	212,200,000	290	9.04	198,027,000	271	8.65	7.2%	4.5%	0.39
36	1 Exeter Plaza	209,139	60,487,000	289	9.02	57,965,500	277	8.86	4.4%	1.8%	0.16
37	4 Beacon Street	303,976	87,680,500	288	8.99	83,685,500	275	8.80	4.8%	2.2%	0.20
38	1 Bowdoin Square	131,682	37,076,000	282	8.78	36,333,000	276	8.82	2.0%	-0.4%	-0.04
39	50 Milk Street	259,980	73,043,500	281	8.76	69,469,000	267	8.54	5.1%	2.6%	0.22
40	1-2-3 Center Plaza	664,758	186,174,500	280	8.73	177,745,500	267	8.55	4.7%	2.2%	0.19
41	150 Federal Street	454,472	126,575,000	279	8.68	116,963,500	257	8.23	8.2%	5.6%	0.46
42	101 Federal Street	560,432	155,000,000	277	8.62	150,774,500	269	8.60	2.8%	0.3%	0.03
43	116 Huntington Avenue	255,779	69,336,500	271	8.45	61,999,500	242	7.75	11.8%	9.1%	0.71
44	470 Atlantic Street	314,248	84,004,500	267	8.34	80,004,500	255	8.14	5.0%	2.4%	0.20
45	260 Franklin Street	348,901	92,600,000	265	8.28	92,000,000	264	8.43	0.7%	-1.8%	-0.15
46	175 Federal Street	202,666	51,574,500	254	7.93	49,382,500	244	7.79	4.4%	1.9%	0.15
47	399 Boylston Street	221,839	56,304,000	254	7.91	51,664,000	233	7.44	9.0%	6.3%	0.47
48	Federal Reserve Bank	827,412	203,435,500	246	7.67	187,941,500	227	7.26	8.2%	5.6%	0.41
49	101 Arch Street	402,217	97,850,000	243	7.59	95,000,000	236	7.55	3.0%	0.5%	0.04
50	99 Summer Street	272,130	65,609,038	241	7.52	60,137,000	221	7.06	9.1%	6.4%	0.45
51	420 Boylston Street	113,400	27,174,000	240	7.47	24,727,000	218	6.97	9.9%	7.2%	0.50
52	21 Custom House Street	92,104	21,348,000	232	7.23	20,310,500	221	7.05	5.1%	2.5%	0.18
53	20 Custom House Street	143,224	33,079,500	231	7.20	31,387,500	219	7.00	5.4%	2.8%	0.20
54	75 Federal Street	250,751	57,579,500	230	7.16	53,474,000	213	6.82	7.7%	5.0%	0.34
55	31 St. James Avenue	451,100	103,173,000	229	7.13	94,446,500	209	6.69	9.2%	6.6%	0.44
56	101 Huntington Avenue	505,389	114,565,000	227	7.07	107,162,000	212	6.78	6.9%	4.3%	0.29
57	745 Atlantic Avenue	168,457	37,339,500	222	6.91	34,967,500	208	6.63	6.8%	4.2%	0.28
58	South Station - see note below	176,154	27,781,000	158	4.92	33,137,000	188	6.01	-16.2%	-18.2%	-1.09
		34,544,498			10.57			10.27	5.5%	3.0%	0.30

All of the information above comes from the City of Boston Assessing Department.

The buildings are ranked by the Tax \$/RSF for FY 2014.

The tax rate for FY 2014 is \$31.18/\$1,000 of assessed value and the tax rate for FY 2013 was \$31.96/\$1,000 of assessed value.

1 & 2 Seaport Lane are not shown on this analysis because the properties are taxed under a 121A tax designation.

The Atlantic Wharf assessment for FY 2013 is 92% of its full assessment due to lease-up discounts. The assessments are only for the office space on floors 2-15.

The South Station assessment for FY 2014 is 80% of its full assessment due to high vacancy levels.

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City Of Boston-Financial District/Back Bay  
 Building Property Taxes  
 FY's 2014 & 2013  
 Class B Properties

Rank	Property	RSF 1st & Upper Floors	FY 2014		FY 2013		FY 2013 to FY 2014 Change				
			Tax Assessment	Assessed Value/RSF Tax \$/RSF	Tax Assessment	Assessed Value/RSF Tax \$/RSF	Tax Assessment	Tax Amount	Tax \$/RSF		
1	535 Boylston Street	96,806	25,745,000	221	8.29	21,365,000	221	7.05	20.5%	17.6%	1.24
2	200 Berkeley Street	605,326	159,497,000	240	8.22	145,388,000	240	7.68	9.7%	7.0%	0.54
3	8 Federal-79 Milk Street	55,000	13,690,000	245	7.76	13,473,500	245	7.83	1.6%	-0.9%	-0.07
4	545 Boylston Street	93,896	23,153,000	224	7.69	21,061,000	224	7.17	9.9%	7.3%	0.52
5	255 State Street	213,478	49,459,446	218	7.22	46,502,149	218	6.96	6.4%	3.8%	0.26
6	176 Federal Street	74,245	17,178,000	217	7.21	16,092,500	217	6.93	6.7%	4.1%	0.29
7	197 Clarendon Street	380,275	86,116,500	210	7.06	80,000,000	210	6.72	7.6%	5.0%	0.34
8	84 State Street	114,606	25,881,500	211	7.04	24,238,000	211	6.76	6.8%	4.2%	0.28
9	30 Federal Street	50,000	11,249,000	209	7.01	10,445,000	209	6.68	7.7%	5.1%	0.34
10	211 Berkeley Street	96,815	21,174,000	255	6.82	24,727,000	255	8.16	-14.4%	-16.5%	-1.34
11	10 High Street	85,543	18,645,000	204	6.80	17,446,000	204	6.52	6.9%	4.3%	0.28
12	230 Congress Street	148,000	32,235,000	205	6.79	30,269,000	205	6.54	6.5%	3.9%	0.25
13	45 Milk Street	65,346	14,100,000	212	6.73	13,848,500	212	6.77	1.8%	-0.7%	-0.05
14	10 Post Office Square	413,206	87,108,200	200	6.57	82,441,700	200	6.38	5.7%	3.1%	0.20
15	15 Broad Street	60,000	12,545,500	189	6.52	11,334,500	189	6.04	10.7%	8.0%	0.48
16	40 Court Street	93,268	19,436,500	195	6.50	18,216,000	195	6.24	6.7%	4.1%	0.26
17	40 Broad Street	242,244	50,268,000	185	6.47	44,811,500	185	5.91	12.2%	9.4%	0.56
18	1 Washington Mall	154,012	31,894,000	192	6.46	29,590,000	192	6.14	7.8%	5.2%	0.32
19	226 Causeway Street - see note below	186,868	38,043,000	186	6.35	34,730,500	186	5.94	9.5%	6.9%	0.41
20	24 Federal Street	65,578	13,150,500	222	6.25	14,556,000	222	7.09	-9.7%	-11.9%	-0.84
21	50 Congress Street	144,233	28,898,000	189	6.25	27,210,000	189	6.03	6.2%	3.6%	0.22
22	30 St. James Avenue	253,771	50,753,830	181	6.24	45,853,812	181	5.77	10.7%	8.0%	0.46
23	711 Atlantic Avenue	82,455	16,279,000	184	6.16	15,156,000	184	5.87	7.4%	4.8%	0.28
24	155 Federal Street	190,365	37,478,500	185	6.14	35,288,500	185	5.92	6.2%	3.6%	0.21
25	211 Congress Street	67,554	13,249,000	184	6.12	12,451,000	184	5.89	6.4%	3.8%	0.22
26	100 Franklin Street	112,553	21,479,000	186	5.95	20,944,000	186	5.95	2.6%	0.1%	0.00
27	70 Federal Street	71,656	13,652,500	176	5.94	12,643,000	176	5.64	8.0%	5.3%	0.30
28	1 Winthrop Square	114,343	21,565,500	188	5.88	21,546,000	188	6.02	0.1%	-2.4%	-0.14
29	70 Franklin Street	90,000	16,614,000	173	5.76	15,574,000	173	5.53	6.7%	4.1%	0.23
30	274 Franklin Street	20,886	3,808,500	160	5.69	3,346,500	160	5.12	13.8%	11.0%	0.56
31	111 Devonshire Street	54,493	9,927,000	171	5.68	9,340,500	171	5.48	6.3%	3.7%	0.20
32	1 Liberty Square	153,911	27,622,500	172	5.60	26,548,500	172	5.51	4.0%	1.5%	0.08
33	30 Winter Street	82,247	14,556,000	168	5.52	13,776,500	168	5.35	5.7%	3.1%	0.16
34	18 Tremont Street	178,509	31,508,000	165	5.50	29,523,000	165	5.29	6.7%	4.1%	0.22
35	31 State Street	25,660	4,479,500	162	5.44	4,166,000	162	5.19	7.5%	4.9%	0.25
36	147 Milk Street	47,886	8,308,000	157	5.41	7,527,500	157	5.02	10.4%	7.7%	0.39
37	175 Berkeley Street	173,129	29,400,670	153	5.29	26,562,188	153	4.90	10.7%	8.0%	0.39
38	85 Devonshire Street	87,386	13,978,500	147	4.99	12,867,500	147	4.71	8.6%	6.0%	0.28
39	33 Wormwood Street	149,330	23,836,000	151	4.98	22,548,000	151	4.83	5.7%	3.1%	0.15
40	2 Oliver Street	210,197	32,638,000	138	4.84	28,950,000	138	4.40	12.7%	10.0%	0.44
41	200 High Street	109,076	16,785,500	148	4.80	16,149,000	148	4.73	3.9%	1.4%	0.07
42	133 Federal Street	131,127	19,334,000	139	4.60	18,244,000	139	4.45	6.0%	3.4%	0.15
43	225 Friend Street	59,735	8,708,500	125	4.55	7,476,000	125	4.00	16.5%	13.6%	0.55
44	38 Chauncy Street	122,238	17,592,500	138	4.49	16,916,500	138	4.42	4.0%	1.5%	0.06
45	313 Congress Street	70,705	10,121,500	127	4.46	8,977,000	127	4.06	12.7%	10.0%	0.41
46	45 Bromfield Street	22,448	3,025,000	124	4.20	2,775,000	124	3.95	9.0%	6.3%	0.25
47	71-79 Summer Street	70,995	9,483,000	130	4.16	9,220,000	130	4.15	2.9%	0.3%	0.01
		6,191,400			6.23			6.05	7.1%	4.5%	0.18

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 The tax rate for FY 2014 is \$31.18/\$1,000 of assessed value and the tax rate for FY 2013 was \$31.96/\$1,000 of assessed value.  
 The 226 Causeway tax assessments for FY's 2014 and 2013 reflect a 19% reduction due to high vacancy levels.