

PROPERTY PARCEL DATA FROM THE TAX ASSESSOR'S DATABASE Read-Me Documentation

Overview

This document provides an introductory view into the 2015 Property Parcel Dataset from the City of Boston Tax Assessor's Department. This dataset contains 2015 assessed values for all 165,661 uniquely identifiable parcels of property in Boston—both taxable and non-taxable. In addition to assessed values, the dataset contains 62 other variables related to ownership, size, composition, and geographic location (including 2010 Census block, group, and tract identifiers). The dataset can be used to analyze property valuation and physical characteristics for nearly every property in Boston.

Fun Facts

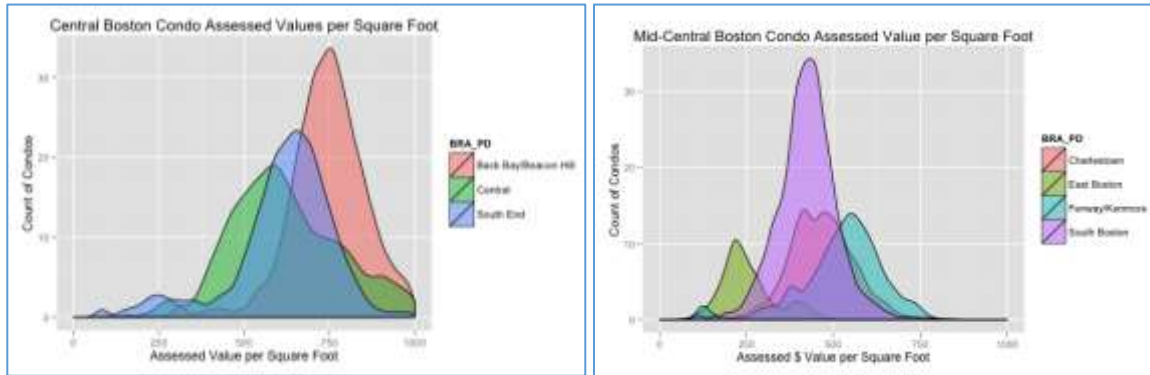
- The Boston streets (ST_NAME and ST_NAME_SUFFIX) with most properties in the dataset are Commonwealth Ave (4,741 properties), Washington St (3,629), and Beacon (3,246).
- There are 3 parcels in the dataset with a land use designation (LU) of Agricultural/Horticultural (AH), belonging to Allendale Farm in Chestnut Hill, one of the oldest privately held family farms in the United States.
- The largest property owner in Boston by number of properties is the City of Boston, with over 3,100 properties.
- The largest property owner in Boston by total assessed value is the MP Hayward Development Company, whose total properties have an assessed value over \$110 million, including the luxury condominium high-rise [Millennium Place](#) on Washington Street near Downtown Crossing.
- Interested in property values by neighborhood? The dataset includes a column for the Boston Redevelopment Authority's Planning District (BRA_PD) for each property. The planning district with the most properties is Allston/Brighton with 15,924 properties.
- The oldest property in the dataset is 21-23 Greenview Avenue in Jamaica Plain, built in 1700.
- The largest lot for a single family home is in Roslindale, at 114 Gordon Avenue. The lot is 2.46 acres.

Interesting Visualizations

Condo Prices by Neighborhood in Central and Mid-Central Boston Neighborhoods

Not surprisingly, assessed property values per square foot vary greatly between neighborhoods. The central Boston neighborhoods of Back Bay, Beacon Hill, Central, and the South End have condo prices per square foot around \$600. As you move further out, condo values per square

foot decline to closer to \$500 in Charlestown, Fenway/Kenmore, and South Boston and less than \$250 per square foot in East Boston. Below are density plots of values per square foot for condos by neighborhood in Central Boston and what I'm calling "Mid-Central neighborhoods." In addition to valuation per square foot, you can see in these graphs the high number of overall condos in Back Bay/Beacon Hill and South Boston.



Condo Prices by Neighborhood in Central and Mid-Central Boston Neighborhoods

Also not surprisingly, the assessed value of single family homes and condos is highly correlated with both total living area and the proximity to downtown. Below is a scatterplot showing the relationship between total living area, assessed value, and proximity to the center of Boston Common.

