

Preliminary Land & Building Analysis:

(Historic Ayer Land at Devens)

by Ayer Office of Community & Economic Development (AOCED) – March 2024

Devens - Fiscal Year 2024 Tax Rates

Residential: \$12.93

Commercial/Industrial: \$17.44

Ayer – Fiscal Year 2023 Tax Rates

Residential: \$12.25

Commercial/Industrial: \$27.38

Personal Property: \$27.38

Miles of Roadway to Maintain:

Total 4.66 miles (approx.) – former Base Land Proper & Macpherson Rd./Bishop Rd.
(*Macpherson Rd. & Bishop Rd. = 1.65 miles (approx.)*)

Acreage of Existing Recreational Fields to Maintain:

27 Antietam St.	Verbeck Field	(9.0 acres)
21 Antietam St.	Willard Field	(21.5 acres)
95 Buena Vista	Antietam Field	(5.0 acres)

Total: 35.5 acres

Parcels Situated Entirely in Historic Ayer Land

<u>Address</u>	<u>Land Area</u>	<u>Assessed Value FY24</u>
5 Independence Dr.	2.15 acres	\$207,200
15 Independence Dr.	21.9 acres	\$24,512,700
18 Independence Dr.	21.6 acres	\$19,554,700
31 Independence Dr.	5.6 acres	\$524,300
36 Independence Dr.	7.3 acres	\$684,400
45 Independence Dr.	11.1 acres	\$8,094,700
49 Independence Dr.	2.84 acres	\$5,700
50 Independence Dr.	16.13 acres	\$12,148,200
51 Independence Dr.	17.54 acres	\$14,912,500
27 Cook St.	6.81 acres	\$962,900
60 Cook St.	118.5 acres	\$11,100,600 (Shepley Hill Landfill)
21 Antietam St.	25.39 acres	\$2,681,900
27 Antietam St.	19.25 acres	\$2,205,600
49 Antietam St.	9.07 acres	\$6,386,000
79 Antietam St.	62.6 acres	\$7,176,900 (Shepley Hill)
214 Jackson Rd.	4.46 acres	\$511,800
240 Jackson Rd.	5.0 acres	\$10,100
270 Jackson Rd.	21.6 acres	\$2,280,800
282 Jackson Rd.	3.2 acres	\$32,000
67 Buena Vista	2.14 acres	\$850,700
95 Buena Vista	7.31 acres	\$837,900

99 Buena Vista	7.0 acres	\$655,400 (Devens DPW)
293 W. Main St.	1.18 acres	\$2,400 (Electric Transformer Station)
145 MacPherson Rd.	84.1 acres	\$9,639,600 (Moore Airfield)
24 Bishop Rd.	7.1 acres	\$665,700
12 Auman St.	0.26 acres	\$117,700 (Deed Restricted)
13 Auman St.	0.34 acres	\$121,100 (Deed Restricted)
14 Auman St.	0.36 acres	\$316,700
15 Auman St.	0.29 acres	\$316,000
16 Auman St.	0.26 acres	\$318,700
19 Auman St.	0.31 acres	\$117,900 (Deed Restricted)
20 Auman St.	0.28 acres	\$334,300
21 Auman St.	0.30 acres	\$316,100
22 Auman St.	0.31 acres	\$316,200
23 Auman St.	0.31 acres	\$374,900
24 Auman St.	0.31 acres	\$109,200
25 Auman St.	0.33 acres	\$124,100 (Deed Restricted)
26 Auman St.	0.31 acres	\$319,200
27 Auman St.	0.34 acres	\$315,000
28 Auman St.	0.30 acres	\$144,200 (Deed Restricted)
29 Auman St.	0.31 acres	\$318,000
30 Auman St.	0.31 acres	\$316,200
31 Auman St.	0.32 acres	\$316,300
32 Auman St.	0.28 acres	\$125,200 (Deed Restricted)
33 Auman St.	0.52 acres	\$321,300
34 Auman St.	0.36 acres	\$316,700
17 Bates St.	0.96 acres	\$1,900 (Land)
498.54 acres		\$132,021,600
(.77 sq. miles)		

Parcels Situated Within Both Historic Ayer & Harvard Land

66 Saratoga	43.78 acres	\$51,641,500 (Industrial Property)
12 Bates St.	2.13 acres	\$4,300 (Land)
10 Auman St.	0.35 acres	\$316,600
11 Auman St.	0.33 acres	\$316,400
43 Buena Vista	19.74 acres	\$2,261,700 (Vicksburg Sq.)
125 Sherman Ave.	1.28 acres	\$147,600 (Land)
8 Balls Bluff St.	2.77 acres	\$288,200 (Land)
84 Antietam St.	2.8 acres	\$885,700 (Clear Path)
160 Grant Rd.	12.83 acres	\$1,354,000 (Land)
204 Jackson Rd.	2.91 acres	\$346,200 (Land)
67 Barnum Rd.	60.0 acres	\$12,940,000 (Building & Land)

Zoned – Open Space/Recreation/Wildlife

60 Cook Street	Shepley Hill Landfill	(EPA Super Fund Site/US DOD)
79 Antietam St.	Shepley Hill	(62.6 acres)

282 Jackson Rd.	Frontage W. Main St.	(3.2 acres)
270 Jackson Rd.	Shriver	(21.6 acres)
27 Antietam St.	Verbeck Field (UNAAC)	(9.0 acres)
21 Antietam St.	Willard Field	(21.5 acres)
95 Buena Vista	Antietam Field	(5.0 acres)
1 MacPherson Rd.	Oxbow Wildlife Refuge (US Fish & Wildlife Service/US Dept. Interior)	
50 MacPherson Rd.	Oxbow Wildlife Refuge (US Fish & Wildlife Service/US Dept. Interior)	
(373 acres)		

Properties by Property Type Classification Codes – Devens Assessor

<u>Address</u>	<u>Type Code/Zone</u>	<u>Owner</u>
67 Barnum Rd.	922/16	MA Army National Guard
111 Barnum Rd.	900/I	US Dept. of Defense
66 Saratoga Blvd.	401/I	PPF Industrial 66 Saratoga Blvd. LLC
50 Independence Dr.	401/I	HS9 Devens Prop Owner LLC
51 Independence Dr.	981/I	Southern Container Corp.
51 Independence Dr.	442/I	Sothorn Container Corp.
36 Independence Dr.	900/I	Federal Bureau of Prisons
18 Independence Dr.	400/I	Mack Devens Development LLC
49 Independence Dr.	930/13	MDFA/Stormwater Retention Basin
45 Independence Dr.	400/16	Devens Recycling Center LLC
31 Independence Dr.	440/I	31 Independence Dr. LLC
15 Independence Dr.	400/I	O'Reilly Auto Parts
5 Independence Dr.	930/13	MDFA/Stormwater Retention Basin
99 Buena Vista St.	930/13	MDFA/Devens DPW
27 Cook St.	981/I	J. Paul Routhier, Trustee
60 Cook St.	900/O	US Dept. of Defense/Shepley's Landfill
79 Antietam St.	930/O	MDFA/Shepley's Hill
282 Jackson Rd.	930/O	MDFA
270 Jackson Rd.	900/O	Shriver Job Corps. Center
240 Jackson Rd.	930/04	MDFA/Lot 32
49 Antietam St.	940/C	Sizer Foundation Inc./Parker Charter
94 Buena Vista St.	930/O	MDFA/Antietam Field
27 Antietam St.	930/O	MDFA/Verbeck Field
21 Antietam St.	930/O	MDFA/Willard Field
160 Grant Rd.	930/R1	MDFA/Vacant Lot 31
84 Antietam St.	957/C	Clear Path for Veterans
125 Sherman Ave.	930/02	MDFA/Vacant Lot
293 West Main St.	930/O	MDFA/Electric Substation
1 MacPherson Rd.	900/O	US Dept. of Interior/Oxbow Refuge
50 MacPherson Rd.	900/O	US Dept. of Interior/Oxbow Refuge
24 Bishop Rd.	930/O	MDFA/Vacant Lot

<u>Address</u>	<u>Type Code/Zone</u>	<u>Owner</u>
12 Auman St.	R1/101	Single Family Home
13 Auman St.	R1/101	Single Family Home

14 Auman St.	R1/101	Single Family Home
15 Auman St.	R1/101	Single Family Home
16 Auman St.	R1/101	Single Family Home
19 Auman St.	R1/101	Single Family Home
20 Auman St.	R1/101	Single Family Home
21 Auman St.	R1/101	Single Family Home
22 Auman St.	R1/101	Single Family Home
23 Auman St.	R1/101	Single Family Home
24 Auman St.	R1/101	Single Family Home
25 Auman St.	R1/101	Single Family Home
26 Auman St.	R1/101	Single Family Home
27 Auman St.	R1/101	Single Family Home
28 Auman St.	R1/101	Single Family Home
29 Auman St.	R1/101	Single Family Home
30 Auman St.	R1/101	Single Family Home
31 Auman St.	R1/101	Single Family Home
32 Auman St.	R1/101	Single Family Home
33 Auman St.	R1/101	Single Family Home
34 Auman St.	R1/101	Single Family Home
12 Bates St.		Estates at Harvard Hills
17 Bates St.		