The Christian Science Center

STATISTICAL INFORMATION

Table-1

General Government Expenditures by Function (GAAP Basis) [1]
Last Ten Fiscal Years
(in thousands)

Function	2004	2003	2002	2001	2000
General Government	$ 30,061	$ 53,343	$ 77,019	$ 67,913	$ 65,132
% of Total	1.7	3.1	4.4	4.1	4.2
% Change	(43.6)	(30.7)	13.4	4.3	20.0
Public Safety	$ 390,854	$ 394,692	$ 405,844	$ 373,362	$ 358,855
% of Total	22.2	22.7	23.4	22.4	23.4
% Change	(1.0)	(2.7)	8.7	4.0	1.6
Public Works	$ 87,045	$ 86,819	$ 74,651	$ 77,241	$ 69,689
% of Total	4.9	5.0	4.3	4.6	4.5
% Change	0.3	16.3	(3.4)	10.8	(0.5)
Library	$ 24,089	$ 27,715	$ 28,695	$ 30,360	$ 27,792
% of Total	1.4	1.6	1.7	1.8	1.8
% Change	(13.1)	(3.4)	(5.5)	9.2	1.3
Schools	$ 656,291	$ 654,958	$ 627,653	$ 611,368	$ 578,583
% of Total	37.3	37.6	36.2	36.7	37.7
% Change	0.2	4.4	2.7	5.7	7.6
Retirement Costs	$ 87,934	$ 74,720	$ 82,034	$ 84,970	$ 96,019
% of Total	5.0	4.3	4.7	5.1	6.3
% Change	17.7	(8.9)	(3.5)	(11.5)	15.2
Employee Benefits	$ 129,937	$ 114,512	$ 107,701	$ 90,501	$ 86,221
% of Total	7.4	6.6	6.2	5.4	5.6
% Change	13.5	6.3	19.0	5.0	2.0
State & District Assessments	$ 111,061	$ 69,009	$ 67,769	$ 66,788	$ 66,995
% of Total	6.3	4.0	3.9	4.0	4.4
% Change	60.9	1.8	1.5	(0.3)	2.2
County	$ 0	$ 4,539	$ 4,537	$ 6,030	$ 5,861
% of Total	0.0	0.3	0.3	0.4	0.4
% Change	0.0	0.0	(24.8)	2.9	(20.4)
Property & Development	$ 31,088	$ 29,260	$ 48,774	$ 41,300	$ 35,230
% of Total	1.8	1.7	2.8	2.5	2.3
% Change	6.2	(40.0)	18.1	17.2	10.8
Other [2]	$ 210,451	$ 230,292	$ 210,468	$ 216,532	$ 145,881
% of Total	12.0	13.1	12.1	13.0	9.4
% Change	(8.6)	9.4	(2.8)	48.4	0.9
Total Expenditures[4]	$ 1,758,811	$ 1,739,859	$ 1,735,145	$ 1,666,365	$ 1,536,258
% of Total	100.0	100.0	100.0	100.0	100.0
% Change	1.1	0.3	4.1	8.5	5.3

(1) Includes General Fund expenditures only. Operating Transfers Out have been excluded from all years.
(2) Includes: Parks and Recreation, Human Services, Judgments and Claims, Public Health Programs, Capital Outlays, Debt Service
(3) The 1995 increase of 18.3% is mainly due to the restatement of Operating Subsidy to Department of Health and Hospitals from Other Financing Sources to Expenditures.
(4) The total expenditures for fiscal 2001 were restated for GASB purposes.

1999	1998	1997	1996	1995	Function
$ 54,283	$ 43,850	$ 55,358	$ 44,060	$ 35,342	**General Government**
3.7	3.3	4.3	3.6	2.9	% of Total
23.8	(20.8)	25.6	24.7	(0.7)	% Change
$ 353,118	$ 322,190	$ 292,935	$ 279,098	$ 269,189	**Public Safety**
24.2	23.9	22.6	22.6	22.2	% of Total
9.6	10.0	5.0	3.7	6.5	% Change
$ 70,019	$ 60,163	$ 55,843	$ 60,700	$ 52,466	**Public Works**
4.8	4.5	4.3	4.9	4.3	% of Total
16.4	7.7	(8.0)	15.7	(11.8)	% Change
$ 27,441	$ 24,468	$ 24,014	$ 23,412	$ 22,276	**Libraries**
1.9	1.8	1.9	1.9	1.8	% of Total
12.2	1.9	2.6	5.1	3.9	% Change
$ 537,585	$ 505,795	$ 478,659	$ 453,572	$ 422,359	**Schools**
36.8	37.6	36.9	36.7	34.9	% of Total
6.3	5.7	5.5	7.4	4.2	% Change
$ 83,341	$ 75,382	$ 72,299	$ 68,068	$ 68,230	**Retirement Cost**
5.7	5.6	5.6	5.5	5.6	% of Total
10.6	4.3	6.2	(0.2)	14.7	% Change
$ 84,493	$ 76,279	$ 75,693	$ 67,989	$ 66,348	**Employee Benefits**
5.8	5.7	5.8	5.5	5.5	% of Total
10.8	0.8	11.3	2.5	(6.8)	% Change
$ 65,569	$ 64,187	$ 62,457	$ 61,600	$ 60,080	**State & District Assessments**
4.5	4.8	4.8	5.0	5.0	% of Total
2.2	2.8	1.4	2.5	3.1	% Change
$ 7,362	$ 8,267	$ 7,657	$ 9,592	$ 14,521	**County**
0.5	0.6	0.6	0.8	1.2	% of Total
(10.9)	8.0	(20.2)	(33.9)	38.2	% Change
$ 31,805	$ 31,934	$ 30,519	$ 26,103	$ 23,087	**Property & Development**
2.2	2.4	2.4	2.1	1.9	% of Total
(0.4)	4.6	16.9	13.1	7.2	% Change
$ 144,534	$ 133,259	$ 141,970	$ 141,728	$ 175,948	**Other** [2]
9.9	9.8	10.8	11.4	14.7	% of Total
8.5	(6.1)	0.2	(19.4)	542.1	% Change
$ 1,459,550	$ 1,345,774	$ 1,297,404	$ 1,235,922	$ 1,209,846	**Total Expenditures**
100.0	100.0	100.0	100.0	100.0	% of Total
8.5	3.7	5.0	2.2	18.3 [3]	% Change

Table-2

General Government Revenues by Source (GAAP Basis) [1]
Last Ten Fiscal Years
(in thousands)

Source	2004	2003	2002	2001	2000
Property Taxes	$ 1,082,574	$ 1,053,945	$ 990,848	$ 874,868	$ 869,295
% of Total	59.3	58.7	55.0	51.7	53.6
% Change	2.7	6.4	13.3	0.6	9.7
Motor Vehicle Excises	$ 38,135	$ 58,263	$ 42,776	$ 41,822	$ 36,700
% of Total	2.1	3.2	2.4	2.5	2.3
% Change	(34.5)	36.2	2.3	14.0	10.9
Other Excises [2]	$ 47,219	$ 35,870	$ 68,338	$ 30,823	$ 31,956
% of Total	2.6	2.0	3.8	1.8	2.0
% Change	31.6	(47.5)	121.7	(3.5)	(9.1)
Departmental & Other	$ 45,556	$ 62,373	$ 62,200	$ 58,306	$ 45,490
% of Total	2.5	3.5	3.5	3.4	2.8
% Change	(27.0)	0.3	6.7	28.2	(19.4)
State Distributions	$ 459,836	$ 444,751	$ 492,299	$ 493,278	$ 475,813
% of Total	25.2	24.8	27.3	29.1	29.3
% Change	3.4	(9.7)	(0.2)	3.7	4.1
Payment in Lieu of Taxes	$ 42,373	$ 40,910	$ 36,332	$ 72,720	$ 56,423
% of Total	2.3	2.3	2.0	4.3	3.5
% Change	3.6	12.6	(50.0)	28.9	(10.5)
Fines	$ 66,342	$ 59,187	$ 60,601	$ 57,840	$ 57,709
% of Total	3.6	3.3	3.4	3.4	3.6
% Change	12.1	(2.3)	4.8	0.2	21.0
Investment Income	$ 8,253	$ 8,951	$ 14,596	$ 26,289	$ 19,255
% of Total	0.5	0.5	0.8	1.6	1.2
% Change	(7.8)	(38.7)	(44.5)	36.5	7.7
Licenses & Permits	$ 33,900	$ 30,217	$ 33,325	$ 36,795	$ 28,892
% of Total	1.9	1.7	1.8	2.2	1.7
% Change	12.2	(9.3)	(9.4)	27.4	20.3
Total Revenues	$ 1,824,188	$ 1,794,467	$ 1,801,315	$ 1,692,741	$ 1,621,533
% of Total	100.0	100.0	100.0	100.0	100.0
% Change	1.7	(0.4)	6.4	4.4	6.2

(1) Includes General Fund revenues only. Operating Transfers In have been excluded from all years.

(2) Other excise taxes are composed of Hotel/Motel Excises, Aircraft Fuel Excises, Condominium Conversion Excise, and Chapter 121A Section 10 taxes.

1999	1998	1997	1996	1995	Source
$ 792,569	$ 754,561	$ 720,577	$ 687,404	$ 654,830	**Property Taxes**
51.9	52.8	53.4	53.4	53.8	% of Total
5.0	4.7	4.8	5.0	6.9	% Change
$ 33,095	$ 32,341	$ 30,276	$ 27,641	$ 24,476	**Motor Vehicle Excises**
2.2	2.3	2.2	2.1	2.0	% of Total
2.3	6.8	9.5	12.9	12.8	% Change
$ 35,143	$ 34,900	$ 33,263	$ 29,698	$ 28,297	**Other Excises** [2]
2.3	2.4	2.5	2.3	2.3	% of Total
0.7	4.9	12.0	5.0	2.5	% Change
$ 56,415	$ 50,241	$ 47,968	$ 42,724	$ 37,386	**Departmental & Other**
3.7	3.5	3.6	3.3	3.1	% of Total
12.3	4.7	12.3	14.3	5.8	% Change
$ 456,958	$ 414,778	$ 380,440	$ 360,020	$ 346,317	**State Distributions**
29.9	29.0	28.2	28.0	28.4	% of Total
10.2	9.0	5.7	4.0	4.5	% Change
$ 63,022	$ 56,224	$ 52,337	$ 49,540	$ 47,729	**Payment in Lieu of Taxes**
4.1	3.9	3.9	3.8	3.9	% of Total
12.1	7.4	5.6	3.8	(0.7)	% Change
$ 47,693	$ 46,292	$ 48,798	$ 47,373	$ 50,086	**Fines**
3.1	3.2	3.6	3.7	4.1	% of Total
3.0	(5.1)	3.0	(5.4)	6.0	% Change
$ 17,884	$ 18,526	$ 16,588	$ 22,925	$ 13,010	**Investment Income**
1.2	1.3	1.2	1.8	1.1	% of Total
(3.5)	11.7	(27.6)	76.2	21.0	% Change
$ 24,010	$ 21,833	$ 19,009	$ 19,970	$ 15,152	**Licenses & Permits**
1.6	1.6	1.4	1.6	1.3	% of Total
10.0	14.9	(4.8)	31.8	(10.0)	% Change
$ 1,526,789	$ 1,429,696	$ 1,349,256	$ 1,287,295	$ 1,217,283	**Total Revenues**
100.0	100.0	100.0	100.0	100.0	% of Total
6.8	6.0	4.8	5.8	5.7	% Change

Table-3

Property Tax Levies and Collections
Last Ten Fiscal Years
(in millions of $)

	Tax Levy			Tax Levy Collected Within Year of Levy			Tax Levy Net of Refunds Collected as of as of June 30			All Taxes Collected in Fiscal Year [1]
Fiscal Year	Gross[2]	Net	Net % Gross	Gross Amount	% Gross Levy	% Net Levy	Net Amount	% Gross Levy	% Net Levy	Net Amount
2004	$ 1094.1	$ 1052.0	96.2%	$ 1083.9	99.1%	103.0%	$ 1079.0	98.6%	102.6%	$ 1081.6
2003	1035.9	993.0	95.9%	1019.7	98.4%	102.7%	1016.2	98.1%	102.3%	1020.7
2002	972.7	932.4	95.9%	963.7	99.1%	103.4%	958.9	98.6%	102.8%	961.7
2001	915.8	874.0	95.4%	909.0	99.3%	104.0%	902.9	98.6%	103.3%	904.2
2000	866.2	823.9	95.1%	854.8	98.7%	103.8%	847.4	97.8%	102.9%	849.4
1999	822.4	779.7	94.8%	801.4	97.4%	102.8%	798.2	97.1%	102.4%	800.9
1998	782.2	745.2	95.3%	763.6	97.6%	102.5%	758.9	97.0%	101.8%	762.6
1997	749.6	711.6	94.9%	728.6	97.2%	102.4%	721.2	96.2%	101.3%	734.5
1996	719.9	683.1	94.9%	695.6	96.6%	101.8%	683.0	94.9%	100.0%	692.2
1995	693.4	658.5	95.0%	666.7	96.1%	101.2%	648.1	93.5%	98.4%	678.6

(1) Represents the total amount of the current fiscal year levy collected during the year of assessment.
(2) Includes omitted assessments billed in June of each fiscal year, and subsequently reduced residential exemptions.

Source: City of Boston Treasury Department

Table-4

Assessed and Estimated Actual Value of All Taxable Property
Last Ten Fiscal Years
(in thousands)

Fiscal Year	Real Property [1] Assessed Value	Real Property [1] Per Capita	Personal Property Assessed Value	Personal Property Per Capita	Total Assessed Value [2]	Per Capita	Population [3]
2004	$ 62,717,725	$ 107,762	$ 3,424,005	$ 5,883	$ 66,141,730	$ 113,646	582
2003	54,390,766	92,344	3,142,579	5,335	57,533,345	97,680	589
2002	51,299,483	87,096	2,889,815	4,906	54,189,298	92,002	589
2001	47,798,286	81,152	2,696,228	4,578	50,494,514	85,730	589
2000	37,283,474	67,177	2,647,445	4,770	39,930,919	71,947	555
1999	33,751,671	60,487	2,298,778	4,120	36,050,449	64,607	558
1998	31,538,688	56,521	2,224,214	3,986	33,762,902	60,507	558
1997	28,783,104	46,434	2,205,506	3,950	30,988,610	50,384	558
1996	25,432,925	46,434	2,086,187	3,809	27,519,112	50,243	548
1995	24,216,973	42,169	2,062,605	3,592	26,279,578	45,761	574

(1) Exempt residential properties not included.
(2) The assessed valuation of taxable property reflects 100% of the full and fair cash value.
(3) Population estimates are from U.S Department of Commerce, Bureau of the Census.

Source: City of Boston Assessing Department

Table-5

Property Tax Rates
Direct and Overlapping Governments [1]
Last Ten Fiscal Years

Fiscal Year	Class	City General	Total	% Change
2004	Residential	$ 10.15	$ 10.15	(10.1) %
	C.I.P.	33.08	33.08	5.0 %
2003	Residential	11.29	11.29	2.5 %
	C.I.P.	31.49	31.49	3.8 %
2002	Residential	11.01	11.01	4.1 %
	C.I.P.	30.33	30.33	0.5 %
2001	Residential	10.58	10.58	(19.5) %
	C.I.P.	30.17	30.17	(11.8) %
2000	Residential	13.15	13.15	(2.2) %
	C.I.P.	34.21	34.21	(7.6) %
1999	Residential	13.44	13.44	(0.2) %
	C.I.P.	37.04	37.04	(3.7) %
1998	Residential	13.47	13.47	(1.9) %
	C.I.P.	38.45	38.45	(7.3) %
1997	Residential	13.73	13.73	(0.4) %
	C.I.P.	41.50	41.50	(2.6) %
1996	Residential	13.78	13.78	(0.6) %
	C.I.P.	42.59	42.59	(0.2) %
1995	Residential	13.86	13.86	(0.8) %
	C.I.P.	42.66	42.66	(0.1) %

(1) Real and personal property tax rates are per $1,000 of assessed value.

C.I.P. = Commercial, Industrial and Personal Property.

Source: City of Boston Assessing Department

Table-6

Computation of Legal Debt Margin
June 30, 2004
(in thousands)

		5.0%		10.0%
Equalized Valuation as of June 30, 2004[1]		65,751,333		
Maximum debt limits as of July 1, 2004	$	3,287,567	$	6,575,133
Additional Debt Capacity [2]		(100,000)		-
		3,187,567		6,575,133
Less: Debt outstanding June 30, 2003 [3]		(586,137)		(586,137)
Less: Debt authorized but unissued June 30, 2003 [4]		(388,305)		(388,305)
Debt incurring capacity as of June 30, 2003		2,213,125		5,600,691
Less: Municipal Relief Act - effective July 1, 2003		100,000		-
Less: Refunded amount from Feb. 2004 Refunding Issue		22,517		22,517
Add: Refunding amount from Feb. 2004 Refunding Issue		(21,453)		(21,453)
Less: Refunded amount from April 2004 Refunding Issue		31,320		31,320
Add: Refunding amount from April 2004 Refunding Issue		(30,274)		(30,274)
Add: Debt redeemed during fiscal 2004		62,704		62,704
Less: City council authorizations during fiscal 2004		(72,570)		(72,570)
Debt incurring capacity as of June 30, 2004	$	2,305,369	$	5,592,936

(1) Includes the value of Chapter 121A tax agreement properties.
(2) The Commonwealth's Emergency Finance Board approved $100 million of debt capacity from the Double Debt Limit on December 10, 1997.
(3) The laws of the Commonwealth of Massachusetts provide for general debt limits for the City, consisting of a Normal Debt Limit and a Double Debt Limit. The Normal Debt Limit is 5.0% of the assessed valuation of taxable property in the City as last equalized by the State Department of Revenue, and may authorize debt up to this limit without State approval. The City can also authorize debt up to twice this amount (the Double Debt Limit) with the approval of the State Emergency Finance Board.
(4) The debt authorized but unissued as of June 30, 2003 and City Council authorizations during fiscal 2004 are reported for purposes of the computation of legal debt margin within the Normal Debt Limit.

Table-7

Ratio of Net General Obligation Bonded Debt to Assessed Value and Net Bonded Debt Per Capita
Last Ten Fiscal Years
(in thousands)

Fiscal Year	Population[1]	Assessed Value [2] [a]	Gross Bonded Debt [3]	Less: Self-Supporting Debt	Less: Debt Service Funds	Net Bonded Debt	Ratio of Net Bonded Debt to Assessed Value	Net Bonded Debt per Capita
2004	582	$ 66,141,730	$ 893,485	$	$	$ 893,485	1.4%	1,535.2
2003	589	57,533,345	873,875	-	-	873,875	1.5%	1,483.7
2002	589	54,189,298	829,465	-	-	829,465	1.5%	1,408.3
2001	589	47,365,164	808,815	-	-	808,815	1.7%	1,373.2
2000	555	37,497,445	763,880	-	-	763,880	2.0%	1,376.4
1999	558	36,050,449	711,020	50	-	710,970	2.0%	1,274.1
1998	558	33,762,902	654,520	100	-	654,420	1.9%	1,172.8
1997	558	29,054,348	602,225	150	-	602,075	2.1%	1,079.0
1996	548	27,519,112	566,745	200	-	566,545	2.1%	1,033.8
1995	574	26,279,578	545,355	335	- [4]	545,020	2.1%	949.5

(1) Population estimates are from Bureau of the Census.
(2) The assessed valuation of taxable property reflects 100% of the full and fair cash value.
(2a) Exempt residential properties not included.
(3) Self-supporting proprietary debt and certain notes payable are not included.
(4) The Debt Service Fund at the end of Fiscal Year 1995 was eliminated by a transfer to the General Fund of funds earmarked to extinguish the Rapid Transit Debt in Fiscal Year 1996.

Table-8

Ratio of Annual Debt Service Expenditures for
General Bonded Debt to Total General Government Expenditures[1]
Last Ten Fiscal Years
(GAAP Basis)
(in thousands)

Fiscal Year	Principal	Interest	Total Debt Service	Total [2] General Government Expenditures	Ratio of Debt Service to General Government Expenditures
2004	$ 85,930	$ 39,923	$ 125,853	$ 1,758,811	7.2%
2003	86,060	38,329	124,389	1,739,859	7.1%
2002	81,470	38,080	119,550	1,735,145	6.9%
2001	75,594	37,990	113,584	1,666,365	6.8%
2000	67,140	34,258	101,398	1,536,258	6.6%
1999	63,500	35,209	98,709	1,459,550	6.8%
1998	57,574	31,857	89,431	1,345,774	6.6%
1997	54,505	32,944	87,449	1,297,404	6.7%
1996	53,595	32,189	85,784	1,235,922	6.9%
1995	53,291	29,305	82,596	1,209,846	6.8%

(1) Total principal and interest payments by the City are exclusive of Other Financing Sources.
(2) Operating Transfers Out have been excluded from all years.

Table-9

Property Value, Construction, Bank Deposits and Retail Sales
Last Ten Fiscal Years
(in thousands)

Fiscal Year	Assessed Property Value [1] Residential [a]	Commercial, Industrial & Personal	Total	Building Permit Revenues [2]	Bank Deposits [3]	Retail Sales [4]
2004	$ 44,313,799	$ 21,827,931	$ 66,141,730	$ 22,725	$ N/A	$ N/A
2003	35,147,998	22,385,347	57,533,345	20,146	N/A	N/A
2002	31,774,558	22,414,740	54,189,298	19,055	N/A	N/A
2001	29,227,208	21,267,305	50,494,513	27,192	N/A	N/A
2000	22,235,713	17,695,206	39,930,919	17,923	N/A	N/A
1999	18,344,118	15,463,151	33,807,269	11,404	52,949,000	N/A
1998	17,456,175	14,213,007	31,669,182	14,758	44,316,000	N/A
1997	16,437,252	12,617,096	29,054,348	9,200	48,301,000	4,255,687
1996	15,709,935	11,809,177	27,519,112	11,778	34,319,000	N/A
1995	14,970,450	11,309,128	26,279,578	7,629	33,993,000	N/A

(1) Source: City of Boston Assessing Department
(2) Source: City of Boston Auditing Department
(3) Source: FDIC/OTS Summary of Deposits, June 30th of year (Suffolk County)
(4) Source: U.S. Department of Commerce, Bureau of the Census, "Census of Retail Trade", 1992 and 1997 (City of Boston).
(a) Exempt residential properties not included.
N/A: not available.

Table-10

Largest Principal Taxpayers [1]

Taxpayer	Type of Business	Personal Property [2]	Real Property	Total Assessed Value	% of Total Assessed Value	Fiscal 2004 Taxes
Equity Office Properties	Real Estate	844,190	1,853,681,000	1,854,525,190	22.0%	61,347,693
NSTAR/ Boston Edison Co.	Utility	1,275,174,410	72,349,400	1,347,523,810	16.0%	44,576,088
Boston Properties	Insurance	4,044,510	890,080,200	894,124,710	10.6%	29,577,645
Beacon Properties	Insurance	261,250	800,690,500	800,951,750	9.5%	26,495,484
Fort Hill Associates	Real Estate	-	541,551,500	541,551,500	6.4%	17,914,524
Brookfield Properties Corporation	Real Estate	197,850	525,534,000	525,731,850	6.2%	17,391,210
Verizon/New England Telephone & Telegraph	Real Estate	379,083,280	117,325,800	496,409,080	5.9%	16,421,212
TST One Twenty Five High Street	Utility	119,660	424,083,500	424,203,160	5.0%	14,032,641
UIDC of Massachusetts, Inc.	Real Estate	-	388,493,000	388,493,000	4.6%	12,851,348
One Hundred Federal Street, LPS	Investment	-	325,679,500	325,679,500	3.9%	10,773,478
Dewey Square Tower Associates	Real Estate	518,000	307,402,000	307,920,000	3.6%	10,185,994
Jamestown One Federal, LP (1 Federal St)	Real Estate	-	278,931,000	278,931,000	3.3%	9,227,037
Keyspan/Boston Gas Co.	Utility	223,200,000	28,000,000	251,200,000	3.0%	8,309,696
		$ 1,883,443,150	$ 6,553,801,400	$ 8,437,244,550	100.0%	$ 279,104,050

(1) The methodology used in creating this table involves the search of the title holder, or holders, of all major parcels of property in the City. This methodology does not necessarily locate all parcels owned by affiliates nor does it differentiate between percentage of ownership in a particular parcel.

(2) Pursuant to Chapter 59 of the General Laws, Section 4, personal property consists of movable physical items not permanently attached to real estate. Many items of personal property are exempt from taxation in Massachusetts. There are three general types of personal property that are taxable: business and professional furnishings; household furnishings in property other than the principal residence (i.e. summer house); and personal property of public utilities.

Source: City of Boston Assessing and Treasury Departments.

Table 11

Boston's Largest Private Sector Employers
(with 1,000+ employees)

Beth Israel/Deaconess Medical Center
Boston College
Boston Medical Center
Boston University
Brown Brothers Harriman
Brigham and Women's Hospital Inc.
Carney Hospital
Children's Hospital Medical Center
Dana-Farber Cancer Institute
Delta Airlines
Faulkner Hospital
Federal Reserve Bank of Boston
Filene's
Fleet Boston Financial
FMR Corporation (Fidelity Investments)
Gillette Company
Harvard University Business and Medical Schools
John Hancock
Liberty Mutual
Massachusetts Eye & Ear Infirmary
Massachusetts Financial Services
Massachusetts General Hospital
New England Financial
New England Medical Center
Northwest Airlines
Northeastern University
NSTAR
New England Baptist Hospital
Putnam Investments
Shaw's Supermarkets
St. Elizabeth's Medical Center
State Street Corp.
Stop & Shop Supermarkets
Thomson Financial Services
USAir
WGBH

Note: The following companies were surveyed, but did not respond and it is likely that they employ 1,000 or more persons: UNICCO Services, Liberty Financial Cos. Inc., Teradyne, Inc., Commercial Union Insurance, Citizen's Bank, Pricewaterhouse Coopers LLP, the Boston Consulting Group, the Boston Globe, Verizon, and Macy's.

Source: Survey by BRA/EDIC, conducted in 2000 - 2001.

Table-12

Comparative Office Vacancy Rates
20 Largest Downtown Office Markets
As of June 30, 2004

City	Vacancy Rate	City	Vacancy Rate
Washington, D.C.	8.8 %	Baltimore	16.6 %
Manhattan, Midtown	9.3	Oakland	17.3
San Diego	9.3	San Francisco	17.7
Philadelphia	11.2	Minneapolis-St. Paul	20.5
Boston	12.3	Phoenix	21.1
Manhattan, Downtown	12.8	Atlanta	21.4
Chicago	14.1	Houston	21.9
Seattle	15.3	Kansas City	23.1
Denver	15.4	Dallas-Fort Worth	24.1
Los Angeles	15.8	Detroit	24.7

National Average (1) 14.5%

(1) National average is based on 49 U.S. cities (downtowns) from the CB Richard Ellis Office Vacancy Index.

Table-13

Building Permit Revenue and Estimated Construction Activity
Last Ten Fiscal Years
(in thousands)

Fiscal Year	Building Permit Revenue [1]	Est. Potential Construction Activity [2]	Est. Potential Construction Activity Adjusted For Inflation [3]
2004	$ 22,725	$ 2,673,507	$ 2,673,507
2003	20,146	2,370,104	2,442,248
2002	19,055	2,241,782	2,399,834
2001	27,192	3,199,040	3,495,247
2000	17,923	2,108,547	2,416,287
1999	11,404	1,341,648	1,591,328
1998	14,758	1,736,200	2,094,190
1997	9,200	1,082,338	1,332,754
1996	11,778	1,385,606	1,764,042
1995	7,629	897,576	1,173,098
Total	$ 161,810	$ 19,036,348	$ 21,382,535
Annual Average 1995-2004	$ 16,181	$ 1,903,635	$ 2,138,254

(1) Building permit revenue in current dollars.
(2) Construction activity estimated by dividing permit revenues by 0.85%, which is the midpoint between permit fees calculated at 0.7% of the first $100,000 and 1% for the remainder of development cost.
(3) Estimated potential construction activity adjusted to May 2004 constant dollars (CPI-U).

Source: City of Boston, Auditing Department, Boston Redevelopment Authority, and Policy Development and Research Department.

Table-14

Employment Trends by Industry [1]
Last Five Calendar Years

Industry (NAICS Code)	1999 [2]	2000 [2]	2001	2002	2003 [3]
Agriculture/Fishing/Mining (11,21)	-	-	123	382	346
Construction (23)	-	-	19,501	18,841	17,083
Manufacturing (31-33)	-	-	18,655	16,450	14,524
Wholesale & Retail Trade (42, 44-45) (excludes food service)	-	-	42,087	41,086	40,393
Utilities, Transportation, and Information (22, 48-49, 51)	-	-	49,936	46,386	41,842
Finance, Insurance, Real Estate, and Rental & Leasing (52, 53)	-	-	105,444	102,770	95,177
Professional and Business Services (54, 55, 56)	-	-	125,646	117,531	114,061
Educational Services (61)	-	-	42,942	44,998	45,623
Health Care and Social Assistance (62)	-	-	100,403	102,259	103,835
Arts, Entertainment, and Recreation (61)	-	-	12,408	13,043	13,054
Accomodations and Food Services (72)	-	-	44,299	42,736	42,402
Other Services (81)	-	-	26,346	26,852	27,033
Government	-	-	90,013	84,390	77,574
Total	683,200	688,077	677,803	657,724	632,947

(1) The above figures represent the total full and part-time jobs in Boston. The figures incorporate city level data from the ES202 series of the DET and County (Suffolk) level data from the BEA to derive an equivalent BEA series for Boston.
(2) 1999 and 2000 data by industry is not shown due to its uncompatability with the current NAICS format (1999 and 2000 data is in the SIC format which is no longer used by BEA, BLS, or DET).
(3) Figures for 2003 are an estimate based on final year-end data from DET and an estimate for BEA.

Source: BRA, DET, BEA

Table-15

Annual Unemployment Rates
Last Ten Fiscal Years

	1995	1996	1997	1998	1999	2000	2001	2002	2003	June (1) 2004
City	5.4 %	4.5 %	4.2 %	3.9 %	3.1 %	3.3 %	2.9 %	4.9 %	6.4 %	5.7 %
Boston PMSA (2)	4.7	3.7	3.4	3.0	2.5	2.9	2.9	4.0	5.2	4.7
Massachusetts	5.4	4.3	4.0	3.5	3.1	3.2	3.4	4.7	5.7	5.3
New England	5.4	4.8	4.4	3.6	3.3	2.8	3.2	4.3	5.2	4.9
United States	5.6	5.4	4.9	4.7	4.4	3.9	4.5	5.8	6.5	5.8

(1) Monthly rates are not seasonally adjusted. Most recent data are preliminary and subject to revision.
(2) Primary Metropolitan Statistical Area, consisting of the City and 129 contiguous municipalities, with a population of approximately 3.2 million in 1990 according to the U.S. Census data.

Sources: U.S. Bureau of Labor Statistics for the United States, New England and Massachusetts, and the Massachusetts Division of Employment and Training.

Table-16

General Information

CITY GOVERNMENT	
Date of incorporation	1822
Present charter first adopted	1909
Form of government	Mayor / City Council
GEOGRAPHICAL DATA	
Altitude	28 feet above sea level
Area (square miles):	
Land	43.2
Water	2.2
Climate:	
Annual average temperature	51.3
March 2004 average temperature	38.6
June 2004 average temperature	67.7
Annual rainfall in inches	41.5
Population:	
Estimated population as of July 1, 2003	581,616
ELECTIONS	
Registered voters as of March 2004	278,576
Votes cast in last election (Pres. Primary)	60,197
CITY EMPLOYEES	
Total number of employees	15,620
City	8,419
School department	7,201
FIRE PROTECTION	
Officers and personnel	1,468
Stations	34
Calls answered	73,218
Inspections conducted	32,244
POLICE PROTECTION	
Officers and personnel	2,855
Stations	11
Service calls answered	480,349
Moving/traffic violations	126,361
Parking violations as of 6/30/04	1,683,673
HOSPITALS	
Number of hospitals	19
Patient beds	5,860
Births as of June 30, 2003	23,200
Deaths as of June 30, 2003	8,837
LIBRARY	
Personnel full-time	478
Personnel part-time	117
Central and branch libraries	27
Books, audio and video materials, newspapers and magazines in circulation	2,392,554
Library cards in force	1,314,167
PUBLIC EDUCATION	
Student enrollment	60,300
Total number of BPS employees	7,950
Total number of schools	139
STREETS, SIDEWALKS AND BRIDGES	
Streets in miles	785
Traffic signals (signalized intersections)	885
Parking meters (approximately)	7,000
Bridges	4
PARKS AND RECREATION	
Personnel (Parks Division)	225
Neighborhood (city) parks	225
Neighborhood (city) playgrounds - Tot Lots	164
Community centers (BCYF operated)	37
Golf courses	2
Swimming pools (BCYF operated)	20
Tennis courts	107
BOSTON LOGAN AIRPORT	
Acreage	2,400
Miles of runway	5
Miles of taxiway	14
Domestic and international airlines	55
Passengers served in FY04 (approximately)	24.6 million

Sources: The City of Boston Elections department, Budget office, Public Works, Parks/Recreation department, Boston Police department, Fire department, National Weather Service, American Hospital Association, Logan International Airport, and the Boston Public Library.

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