

## DURHAM PROPERTY RECORD SEARCH

157968  
4117 EMPEROR BLVD

**CURRENT** DURHAM VENTURE LLC  
260 FRANKLIN ST STE 1920  
BOSTON, MA, 02110

Total Assessed Value  
**\$16,817,010**

### KEY INFORMATION

Tax District	CNTY-DRHM/CITY-DRHM	PIN	0747-04-43-6211
Account	8627678	Neighborhood	C747B
Land Use Code	715	Land Use Desc	IND/ PHARMACEUTICAL-HLTH
Subdiv Code	0000	Subdiv Desc	N/A - NO SUBDIVISION
Deed Book & Page	008718 / 000851	Plat Book & Page:	000196 / 000280
Last Sale Date:	08/02/2019	Last Sale Price:	\$50,000,000
Jan 1st Owner:	DURHAM VENTURE CENTER LLC		
Legal Description:	IMPERIAL CENTER/LT#S-01		

### ASSESSMENT DETAILS

Land Fair Market Value	\$1,868,773
Improvement Fair Market Value	\$14,948,237
Total Fair Market Value	\$16,817,010

### RESIDENTIAL BUILDING (1)

Assessed Total Improvement Value **\$14,948,237**

Year Built:	1988	Built Use / Ranch	LABORATORY BLDGS
Current Use	LABORATORY BLDGS	Percent Complete:	100%
Heated Area (S/F):	135,532	Full Bathroom(s):	0
Half Bathroom(s):	0	Bedroom(s):	0
Fireplace (Y/N):	N	Basement (Y/N):	N
Basement Unfinished:	-	Basement Finished:	-
Basement Partially Finished:	-	Attached Garage (Y/N):	N
Assessed Building Value:	\$14,948,237		

### LAND DETAILS

Land Fair Market Value (FMV)	Land Assessed Value	Mapped Acres
\$1,868,773	\$1,868,773	14.242

### SALES

Sales Date	Sale Price
08/02/2019	50,000,000
12/16/2015	7,069,500

### PERMITS

Issue Date	Number	Description	Amount	Status	Closed Date
10/21/2016	16103900	Venture Center parking expansion; SEGMENTAL RETAINING WALL INSTALLATION	\$12,920	-	-
07/26/2016	16102168	VENTURE CENTER CORE IMPROVEMENTS - PARTIAL HVAC INSTALLATION AND FIRE PROTECTION MODIFICATIONS	\$2,937,811	-	-
01/29/2016	15104637	INTERIOR DEMOLITION OF AN EXISTING BUILDING - NEW WORK - WILL BE A FUTURE UPFIT PERMIT	\$100	-	04/28/2016
12/09/2015	15104290	CHIMERIX TENANT IMPROVEMENT PHASE 1 - PARTIAL INTERIOR DEMOLITION OF AN EXISTING BUILDING - NEW WORK WILL BE A FUTURE UP-FIT PERMIT	\$500	-	-
05/13/2011	1111150	-	-	-	09/12/2011
03/30/2011	1110780	-	-	-	05/11/2011
12/17/2010	1013148	VENTURE COMPUTATION & STRUCTURAL CHEMISTRY SERVER SUPPORT RELOCATION	\$163,370	-	12/01/2015