

BOSTON HOMES

THE COMPLETE GUIDE

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SERVING BEACON HILL, BACK BAY, FENWAY, SOUTH END, JAMAICA PLAIN, CHARLESTOWN, NORTH END/WATERFRONT, DOWNTOWN, SOUTH BOSTON, DORCHESTER & EAST BOSTON

Real estate taxes to increase in 2012

Boston property taxes on residences and businesses have increased for fiscal 2012.

For residential properties, the rate will increase 25 cents or nearly 2 percent to \$13.04 per thousand dollars of valuation, compared to \$12.79 last year. The increase will add approximately \$150 to the average single-family home tax bill for those that receive a residential tax exemption, according to the assessing department.

The residential exemption is at \$1,644.28, up from \$1,594.85.

For businesses, the new rate will jump 88 cents or 2.75 percent to \$31.92. Last year the rate was \$31.04 for businesses.

The city's total taxable valuation is \$88.5 billion, an increase from \$86.8 billion a year ago.

New construction and properties added to the tax base and total \$36.5 million. And, under Proposition 2 1/2, an additional \$38.5 million can be raised through taxes. The total tax levy in 2012 is \$1.615 billion.

Tax bills have been mailed, and payment is due Feb. 1.

What's interesting to note is that 28.22 percent of all property in the city is tax exempt, such as schools and colleges, health care facilities and other institutions, which may contribute money in a PILOT or payment in lieu of taxes program. These properties total \$34.8 billion in value.

— Marilyn Jackson



Unit 2 at 22 River Street is a wonderful, recently updated two-bedroom, two-bath duplex. The list price for this very desirable unit is \$995,000. COURTESY PHOTO/ MARSH PROPERTIES

Three duplexes in South End are new

BY MARILYN JACKSON
STAFF WRITER

In the early 19th century of Boston, Orange Street, now Washington Street, was the only road from Beacon Hill to Roxbury.

But by 1845, as new roads were built parallel to Washington Street, Tremont Street became a fashionable address, just as it is today.

Joseph Fletcher Paul was a housewright, and by 1855 he had formed a partnership with John J. McNutt, another builder. Ten years later he lived at 588 Tremont St. and owned Bay State Moulding Mills, while McNutt, who lived at 599 Tremont St., owned Novelty Woodworks.

Both men showcased their craftsmanship in their own homes, according to John Neale of Sprogis & Neale Real Estate who also is a

South End historian.

Neale is marketing 588 Tremont St., which David Goldman and Dennis Kanin of New Boston Ventures are redeveloping as three outstanding duplexes, listed between \$1.495 million and \$1.645 million. Josh Slater of Studio 3.0 of the Back Bay is the architect.

The building at 588 Tremont is more elaborate than its neighbors, and eyebrow moldings above the glass insets in the double doors and a large transom give a hint, as are the quoins, the bracketed cornice and a mansard roof.

Many of the ornate period details of the woodwork are evident in Unit 2, which is listed at \$1.595 million. Unit 1, listed at \$1.495 million, and Unit 3, offered at \$1.645 million,

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Beacon Hill condo is elegant, recently updated

BY JUNE ALBRITTON
CORRESPONDENT

At the corner of River and Chestnut streets is 22 River St., an attractive, four-story brick building containing eight condominiums. It is on the coveted flat of Beacon Hill west of Charles Street, a part of Beacon Hill without the hill to climb. The original application to build, dated December 14, 1914, placed the building on a vacant lot at the corner of River and Chestnut with an address of 84 Chestnut St. and said it was to be eight

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Unit 2 at 22 River St. is a wonderful, recently updated two-bedroom, two-bath duplex. The list price for this very desirable unit is \$995,000. COURTESY PHOTO/ MARSH PROPERTIES