



CITY OF SOMERVILLE, MASSACHUSETTS
KATJANA BALLANTYNE
MAYOR

Francis J. Golden, MAA
Chairman

Michael Flynn, MAA

Richard Scanlon, MAA

Minutes From:

The Somerville Board of Assessors Meeting
Friday, April 21, 2023
Was held at City Hall in the Assessor's Office
93 Highland Avenue, Somerville MA
At 1:00PM

Attendance:

The Board of Assessors conducted an in-person meeting at 1:00pm on Friday, April 21, 2023, at City Hall. In attendance were Assessor Michael Flynn, and Chairman of the Board, Assessor Francis J. Golden.

Minutes:

The March 31, 2023, minutes were approved by Assessor Michael Flynn and Chairman of the Board Francis J. Golden.

Fiscal Year Abatements, Appeals, and Exemption Review:

The Board reviewed the Chairman's abatements/exemptions that were prepared for discussion for Fiscal Year 2023.

Due to the volume of abatements granted and denied, the Board of Assessors has attached the abatement log with each individual decision.

Signings:

Approved and denied abatements and exemptions.



Other Business:

None Noted.

Meeting adjourned at 2:02pm

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Francis J. Golden".

Francis J. Golden, MAA
Chairman Board of Assessors

* Pursuant to Governor Bakers's March 12, 2020 Order suspending certain provisions of the Open Meeting Law, G.L. C. 30A, s. 18, and the Governor's March 15, 2020 Order imposing strict limitations on the number of people that may gather in one place, as well as Mayor Curtatone's Declaration of Emergency, dated March 15, 2020, the Somerville Board of Assessors will conduct an in person meeting at 1:00pm on Friday, April 21, 2023, to assure timely decisions are made on all aspects of Assessing business effecting FY2023.

A handwritten signature in blue ink, appearing to read "Michael O'Flynn".

DATE	BOA	PARCEL	USE	ADDRESS	REASON	DECISION	ASSESSED VALUE	ABATED VALUE	ADJUSTED VALUE	ASSESSED TAX	ABATED TAX	ADJUSTED TAX
1/23/2023		4/21/2023 71/D/8	1120 33 SARGENT AVE	OVER	GRANTED		2,693,700	309,200	2,384,500	27852.86	3197.13	1598.57
1/23/2023		4/21/2023 95/A/16	1050 35 LINDEN ST	OVER	GRANTED		1,217,000	618,890	598,110	12583.78	6399.32	47.96
1/23/2023		4/21/2023 3/F/34	1040 53 HIGH ST	OVER	GRANTED		998,800	598,830	399,970	10327.59	6191.90	23.98
1/23/2023		4/21/2023 38/F/22	1120 657 SOMEVILLE AVE	OVER	DENIED		3,415,500					
1/23/2023		4/21/2023 58/D/24	1120 355 BROADWAY	OVER	GRANTED		3,726,900	873,848	2,853,052	38536.15	9035.59	29500.56
1/23/2023		4/21/2023 73/A/16	1110 24 WALNUT ST	OVER	GRANTED		1,766,600	601,090	1,165,510	18266.64	6215.27	12051.37
1/23/2023		4/21/2023 25/B/11	1050 21 CUTLER AVE	OVER	GRANTED		1,431,300	537,940	893,360	14799.64	5562.30	9237.34
1/25/2023		4/21/2023 70/D/27	3240 299 BROADWAY	OVER/DIS	DENIED		2,009,600					
1/25/2023		4/21/2023 37/E/1	1120 362 BEACON ST	OVER/DIS	DENIED		3,202,100					
1/30/2023		4/21/2023 66/C/11	1110 69 BEACON ST	OVER	DENIED		2,887,800					
1/30/2023		4/21/2023 2/A/30	1120 395 ALEWIFE BROOK PKW	OVER	FNL STLML GRANTED		12,699,500	2,699,500	10000000	131312.83	27912.83	103400.00
1/30/2023		4/21/2023 90/D/3	105/340 154 BROADWAY	OVER/DIS	DENIED		952,500					
							105					
							857,250					
							340					
							924,000					
1/30/2023		4/21/2023 90/D/2	105/322 156 BROADWAY	OVER/DIS	DENIED		471,240					
							105					
							322					
1/30/2023		4/21/2023 78/B/1	1040 248 BROADWAY	OVER/DIS	DENIED		1,147,600					
1/30/2023		4/21/2023 24/G/9	1120 373 HIGHLAND AVE	OVER/DIS	DENIED		15,238,800					
1/30/2023		4/21/2023 69/B/2	1120 422 MYSTIC AVE	OVER/DIS	DENIED		12,552,100					
1/30/2023		4/21/2023 92/D/4	1110 102 PEARL ST	OVER/DIS	GRANTED		1,296,500	185,800	1110700	13405.81	1921.172	11484.638
1/30/2023		4/21/2023 25/D/32	105/340 341 SUMMER ST	OVER/DIS	DENIED		1,618,000					
1/31/2023		4/21/2023 6/A/1	1120 1374 BROADWAY	OVER	DENIED		44,999,999					
1/31/2023		4/21/2023 96/F/9	3420 495 COLUMBIA STREET	OVER	DENIED		47,614,700					
1/31/2023		4/21/2023 34/C/3	0111/032 13 ALPINE ST	OVER	DENIED		9,116,200	1,342,490	7773710	94261.51	13881.35	80380.16
1/31/2023		4/21/2023 18/A/19	1040 59 PEARSON RD	OVER	GRANTED		404,200	34,000	370200	4179.43	351.56	3827.87
1/31/2023		4/21/2023 48/G/6	1110 17 SYCAMORE TERR	OVER	GRANTED		1,955,900	135,700	1820200	20224.01	1403.14	18820.87
1/31/2023		4/21/2023 41/B/20	1040 20 PARTIDGE AVE	OVER	GRANTED		683,100	13,200	669,900	7063.254	136.488	6926.766
1/31/2023		4/21/2023 129S00	502 410 ASSEMBLY ROW	OTHER	GRANTED		21,590	21590	0	374.59	374.59	0.00
2/1/2023		4/21/2023 83/B/35	101/322 84 PROSPECT ST	OVER	GRANTED		764,600	30,000	734600	2450.85	96.16	2354.69
			101				237,026	9,300	227,726	9153.41	359.15	8794.26
			322				527,574	20,700	506,874	11604.26	455.31	11148.95
2/1/2023		4/21/2023 83/B/34	1040 86 PROSPECT ST	OVER	GRANTED		1,211,600	73,800	1137800	12527.944	763.092	11764.852
2/1/2023		4/21/2023 58/C/8	0111/032 315 BROADWAY	OVER	GRANTED		29,905,500	4,850,800	25,054,700	269023.90	43636.83	225387.07
							26,017,785	4,220,196	21,797,589	67451.86	10940.98	56510.88
							3,887,715	630,604	3,257,111			
							29,905,500	4,850,800	25,054,700			
2/1/2023		4/21/2023 73/E/3	1040 40 COLUMBUS AVE	OVER	DENIED		1,511,900					
2/2/2023		4/21/2023 78/F/14	1050 189 PEARL ST	OTHER	GRANTED		752,400	10,700	741,700	7779.82	110.64	7669.18
2/2/2023		4/21/2023 81/A/11/2	1020 181 WASHINGTON ST #2	OVER	DENIED		4,892,500					
2/2/2023		4/21/2023 45/C/1	1120 32 KENT ST	OVER	DENIED		3,999,999					
2/2/2023		4/21/2023 85/A/8/RES	1120 333 GREAT RIVER RD	OVER	DENIED		104,533,300					
2/2/2023		4/21/2023 85/A/11/RES	1120 445 ARTISAN WAY	OVER	DENIED		137,783,300					
2/2/2023		4/21/2023 33/A/A-1	1120 3-9 MAXWELLS GREEN	OVER	DENIED		89,750,200					
2/2/2023		4/21/2023 82/D/13	1120 20-50 PROSPECT ST	OVER	DENIED		56,967,100					
2/2/2023		4/21/2023 82/D/14	3420 10 PROSPECT ST	OVER	DENIED		54,081,500					
2/2/2023		4/21/2023 106710 OR 10681	501 70 INNER BELT RD	OVER	GRANTED		300,700	300,700	0	5217.145	5217.145	0
2/13/2023		4/21/2023 99/A/13	3370 300-398 GRAND UNION BL	OVER	DENIED		9,419,400					
2/13/2023		4/21/2023 99/A/15	3400 275 FOLEY ST	OVER	DENIED		4,495,700					

1/30/2023	4/21/2023 27/E/1	340 151 BOSTON AVE	OVER/OTHER	GRANTED		1,040,400	233,000	807400	18050.94	4042.55		14008.39
1/23/2023	4/21/2023 71/D/8	1120 33 SARGENT AVE	OVER	GRANTED		2,693,700	309,200	2,384,500	27852.86	3197.13	1598.57	24655.73
1/23/2023	4/21/2023 95/A/16	1050 35 LINDEN ST	OVER	GRANTED		1,217,000	618,890	598,110	12583.78	6399.32	47.96	6184.46
1/23/2023	4/21/2023 3/F/34	1040 53 HIGH ST	OVER	GRANTED		998,800	598,830	399,970	10327.59	6191.90	23.98	4135.69
1/23/2023	4/21/2023 38/F/22	1120 657 SOMEVILLE AVE	OVER	DENIED		3,415,500						
1/23/2023	4/21/2023 58/D/24	1120 355 BROADWAY	OVER	GRANTED		3,726,900	873,848	2,853,052	38536.15	9035.59		29500.56
1/23/2023	4/21/2023 73/A/16	1110 24 WALNUT ST	OVER	GRANTED		1,766,600	601,090	1,165,510	18266.64	6215.27		12051.37
1/23/2023	4/21/2023 25/B/11	1050 21 CUTTER AVE	OVER	GRANTED		1,431,300	537,940	893,360	14799.64	5562.30		9237.34
1/25/2023	4/21/2023 70/D/27	3240 299 BROADWAY	OVER/DIS	DENIED		2,009,600						
1/25/2023	4/21/2023 37/E/1	1120 362 BEACON ST	OVER/DIS	DENIED		3,202,100						
1/30/2023	4/21/2023 66/C/11	1110 69 BEACON ST	OVER	DENIED		2,887,800						
1/30/2023	4/21/2023 2/A/30	1120 395 ALEWIE BROOK PKW	OVER	FNL STLTM GRANTED		12,699,500	2,699,500	10000000	131312.83	27912.83		103400.00
1/30/2023	4/21/2023 90/D/3	105/340 154 BROADWAY	OVER/DIS	DENIED		952,500						
						105	857,250					
						340	95,250					
1/30/2023	4/21/2023 90/D/2	105/322 156 BROADWAY	OVER/DIS	DENIED		924,000						
						105	471,240					
						322	452,760					
1/30/2023	4/21/2023 78/B/1	1040 248 BROADWAY	OVER/DIS	DENIED		1,147,600						
1/30/2023	4/21/2023 24/G/9	1120 373 HIGHLAND AVE	OVER/DIS	DENIED		15,238,800						
1/30/2023	4/21/2023 69/B/2	1120 422 MYSTIC AVE	OVER/DIS	DENIED		12,552,100						
1/30/2023	4/21/2023 92/D/4	1110 102 PEARL ST	OVER/DIS	GRANTED		1,296,500	185,800	1110700	13405.81	1921.172		11484.638
1/30/2023	4/21/2023 25/D/32	105/340 341 SUMMER ST	OVER/DIS	DENIED		1,618,000						
1/31/2023	4/21/2023 6/A/1	1120 1374 BROADWAY	OVER	DENIED		44,999,999						
1/31/2023	4/21/2023 96/F/9	3420 495 COLUMBIA STREET	OVER	DENIED		47,614,700						
1/31/2023	4/21/2023 34/C/3	0111/032 13 ALPINE ST	OVER	DENIED		9,116,200	1,342,490	7773710	94261.51	13861.35		80380.16
1/31/2023	4/21/2023 18/A/19	1040 59 PEARSON RD	OVER	GRANTED		404,200	34,000	370200	4179.43	351.56		3827.87
1/31/2023	4/21/2023 48/G/6	1110 17 SYCAMORE TERR	OVER	GRANTED		1,955,900	135,700	1820200	20224.01	1403.14		18820.87
1/31/2023	4/21/2023 41/B/20	1040 20 PARTRIDGE AVE	OVER	GRANTED		683,100	13,200	669,900	7063.254	136.488		6926.766
1/31/2023	4/21/2023	502 410 ASSEMBLY ROW	OTHER	GRANTED		21,590	21590	0	374.59	374.59		0.00
2/1/2023	4/21/2023 83/B/35	101/322 84 PROSPECT ST	OVER	GRANTED		764,600	30,000	734600				
		101				0.31	237,026	227,726	2450.85	96.16		2354.69
		322				0.69	527,574	506,874	9153.41	359.15		8794.26
							20,700		11604.26	455.31		11148.95
2/1/2023	4/21/2023 83/B/34	1040 86 PROSPECT ST	OVER	GRANTED		1,211,600	73,800	1137800	12527.944	763.092		11764.852
2/1/2023	4/21/2023 58/C/8	0111/032 315 BROADWAY	OVER	GRANTED		29,905,500	4,850,800	25,054,700	269023.90	43636.83		225387.07
						0.87	26,017,785	21,797,589	67451.86	10940.98		56510.88
						0.13	3,887,715	3,257,111				
						322	29,905,500	25,054,700				
2/1/2023	4/21/2023 73/E/3	1040 40 COLUMBUS AVE	OVER	DENIED		1,511,900						
2/2/2023	4/21/2023 78/F/14	1050 189 PEARL ST	OTHER	GRANTED		752,400	10,700	741,700	7779.82	110.64		7669.18
2/2/2023	4/21/2023 81/A/11/2	1020 181 WASHINGTON ST #2	OVER	DENIED		4,892,500						
2/2/2023	4/21/2023 45/C/1	1120 32 KENT ST	OVER	DENIED		3,999,999						
2/2/2023	4/21/2023 85/A/8/RES	1120 333 GREAT RIVER RD	OVER	DENIED		104,533,300						
2/2/2023	4/21/2023 85/A/11/RES	1120 445 ARTISAN WAY	OVER	DENIED		137,783,300						
2/2/2023	4/21/2023 33/A/A-1	1120 3-9 MAXWELLS GREEN	OVER	DENIED		89,750,200						
2/2/2023	4/21/2023 82/D/13	1120 20-50 PROSPECT ST	OVER	DENIED		56,967,100						
2/2/2023	4/21/2023 82/D/14	3420 10 PROSPECT ST	OVER	DENIED		54,081,500						
2/2/2023	4/21/2023 106710 OR 1068:	501 70 INNER BELT RD	OVER	GRANTED		300,700	300,700	0	5217.145	5217.145		0
2/13/2023	4/21/2023 99/A/13	3370 300-398 GRAND UNION BI	OVER	DENIED		9,419,400						
2/13/2023	4/21/2023 99/A/15	3400 275 FOLEY ST	OVER	DENIED		4,495,700						
1/30/2023	4/21/2023 27/E/1	340 151 BOSTON AVE	OVER/OTHER	GRANTED		1,040,400	233,000	807400	18050.94	4042.55		14008.39