



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  
Wednesday, March 13, 2024  
Was held at City Hall in the Assessor's Office  
93 Highland Avenue, Somerville MA  
At 1:30PM

Attendance:

The Board of Assessors conducted an in-person meeting at 1:30pm on Wednesday, March 13, 2024, at City Hall. In attendance were Assessor Michael Flynn, Assessor, and Chairman of the Board, Assessor Francis J. Golden.

Minutes:

The February 14, 2024, 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 2024.

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

Signings:

None Noted



Other Business:

None Noted

Meeting adjourned at 3:13pm

Respectfully submitted,



Francis J. Golden, MAA  
Chairman Board of Assessors

\* Pursuant to Governor Baker'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 1:30pm on Wednesday, March 13, 2024, to assure timely decisions are made on all aspects of Assessing business effecting FY2024.

| DATE      | BOA       | PARCEL     | USE     | ADDRESS       | REASON   | DECISION | ASSESSED VALUE | ABATED VALUE | ADJUSTED VALUE | ASSESSED TAX | ABATED TAX | ADJUSTED TAX |
|-----------|-----------|------------|---------|---------------|----------|----------|----------------|--------------|----------------|--------------|------------|--------------|
| 1/2/2024  | 3/13/2024 | 51/E/22    | 101     | 20 BERKELI    | OVER     | GRANTED  | 1,930,500      | 63,300       | 1,867,200      | 20308.86     | 665,916    | 19642.94     |
| 1/2/2024  | 3/13/2024 | 102150     | 502     | 1133 BROA     | OVER     | GRANTED  | 60,490         | 28,190       | 32,300         | 1100.918     | 513.058    | 587.86       |
| 1/3/2024  | 3/13/2024 | 37/A/24/P  | 102     | 745 SOMEI     | OVER     | GRANTED  | 24,500         | 24,500       | 0              | 257.74       | 257.74     | 0            |
| 1/3/2024  | 3/13/2024 | 12/B/32    | 105     | 49 PAULIN,    | OVER     | GRANTED  | 1,676,900      | 133,000      | 1,543,900      | 17,640.99    | 1,399.16   | 16,241.83    |
| 1/4/2024  | 3/13/2024 | 34/A/15    | 104     | 54 C-D ALP    | OVER     | DENIED   | 2,509,600      |              |                |              |            |              |
| 1/8/2024  | 3/13/2024 | 34/C/14/1  | 102     | 83 ALPINE:    | OVER     | GRANTED  | 1,442,900      | 237,700      | 1,205,200      | 15179.31     | 2500.60    | 12678.70     |
| 1/8/2024  | 3/13/2024 | 72/B/41/2  | 102     | 57 WALNU      | DIS      | DENIED   | 1,093,100      |              |                |              |            |              |
| 1/9/2024  | 3/13/2024 | 117020     | 502     | 7 UNION SOVER | OTHER    | GRANTED  | 70,720         | 70,720       | 0              | 1287.104     | 1287.104   | 0            |
| 1/12/2024 | 3/13/2024 | 36/A/55/27 | 102     | 27 CEDAR;     | OVER     | GRANTED  | 813,500        | 129,800      | 683,700        | 8558.02      | 1365.496   | 7192.524     |
| 1/22/2024 | 3/13/2024 | 26/D/14/1  | 102     | 21 WINDOI     | OVER/DIS | GRANTED  | 926,500        | 128,900      | 797,600        | 9746.78      | 1356.028   | 8390.752     |
| 1/23/2024 | 3/13/2024 | 51/D/31    | 101     | 29 BERKELI    | OVER/DIS | GRANTED  | 1,331,200      | 139,600      | 1,191,600      | 14004.22     | 1468.59    | 12535.63     |
| 1/24/2024 | 3/13/2024 | 46/C/7     | 101     | 3 EAST ALB    | OTHER    | GRANTED  | 1,172,400      | 1,172,400    | 0              | 12333.65     | 12333.65   | 0            |
| 1/24/2024 | 3/13/2024 | 19/B/11    | 104     | 15 PEARSO     | OVER     | DENIED   | 950,800        |              |                |              |            |              |
| 1/24/2024 | 3/13/2024 | 83/A/32    | 101     | 9 OAK ST      | OVER     | DENIED   | 1,973,800      |              |                |              |            |              |
| 1/25/2024 | 3/13/2024 | 137290     | 502     | 158 BOSTO     | OVER     | GRANTED  | 205,560        | 25,000       | 180,560        | 3741.192     | 455.00     | 3286.192     |
| 1/25/2024 | 3/13/2024 | 7/K/23     | 101     | 7 COLLEGE     | OVER     | GRANTED  | 988,200        | 31,300       | 956,900        | 10395.86     | 329.276    | 10066.59     |
| 1/26/2024 | 3/13/2024 | 28/G/20/2  | 102     | 15 BOSTON     | OVER     | GRANTED  | 816,500        | 48,600       | 767,900        | 8589.58      | 511.272    | 8078.308     |
| 1/26/2024 | 3/13/2024 | 31/C/21    | 104/325 | 54 ELM ST     | OVER     | GRANTED  | 2,726,700      | 309,600      | 2,319,332      | 21800.51     | 3256.99    | 18543.52     |
| 1/29/2024 | 3/13/2024 | 49/E/5     | 101     | 12 THURST     | OVER     | DENIED   | 2,072,292      | 97,768       | 556,640        | 11910.23     | 1779.38    | 10130.85     |
| 1/29/2024 | 3/13/2024 | 26/A/5     | 104     | 8 BOWERS      | OVER     | DENIED   | 936,800        |              |                |              |            |              |
| 1/30/2024 | 3/13/2024 | 24/A/8/2   | 102     | 20 FOSKET     | OTHER    | GRANTED  | 1,457,700      | 7,700        | 834,600        | 8860.996     | 81.004     | 8779.992     |
| 1/30/2024 | 3/13/2024 | 74/C/28    | 013     | 361 SOMEI     | OTHER    | GRANTED  | 1,563,000      |              |                |              |            |              |
| 1/30/2024 | 3/13/2024 | 48/F/10    | 111     | 38 TENNYS     | OTHER    | GRANTED  | 1,031,580      | 52,602       | 978,978        | 10,852.22    | 553.37     | 10,298.85    |
| 1/30/2024 | 3/13/2024 | 11/F/11    | 101     | 1081 BROA     | OVER/DIS | GRANTED  | 531,420        | 27,098       | 504,322        | 9,671.84     | 493.18     | 9,178.66     |
| 1/30/2024 | 3/13/2024 | 66/D/4     | 104     | 78 BEACON     | OVER/DIS | GRANTED  | 1,244,400      | 170,600      | 1,073,800      | 13091.09     | 1794.712   | 11296.38     |
| 1/30/2024 | 3/13/2024 | 66/D/3     | 104     | 82 BEACON     | OVER/DIS | GRANTED  | 1,374,500      | 22,100       | 1,352,400      | 14459.74     | 232.492    | 14227.25     |
| 1/30/2024 | 3/13/2024 | 91/A/4     | 105     | 82 BEACON     | OVER/DIS | GRANTED  | 1,334,600      | 11,100       | 1,323,500      | 14,039.99    | 116.77     | 13,923.22    |
| 1/30/2024 | 3/13/2024 | 91/A/4     | 013     | 112 BROAC     | OVER/DIS | GRANTED  | 1,291,400      | 16,100       | 1,275,300      | 13,585.53    | 169.37     | 13,416.16    |
| 1/30/2024 | 3/13/2024 | 8/D/8/B    | 105     | 112 BROAC     | OVER/DIS | GRANTED  | 1,263,800      |              |                |              |            |              |
| 1/30/2024 | 3/13/2024 | 36/A/32    | 340     | 1157 BROA     | OVER/DIS | GRANTED  | 1,150,058      | 88,998       | 1,061,060      | 12,098.61    | 936.26     | 11,162.35    |
| 1/30/2024 | 3/13/2024 | 69/H/41    | 111     | 16 LINDEN     | OVER/DIS | GRNT/FNL | 113,742        | 8,802        | 104,940        | 2,070.10     | 160.20     | 1,909.91     |
| 1/30/2024 | 3/13/2024 | 48/C/31    | 105     | 93 TEMPLE     | OVER/DIS | GRNT/FNL | 957,600        | 17,600       | 940,000        | 17428.32     | 320.32     | 17108.00     |
| 1/30/2024 | 3/13/2024 | 34/E/50    | 013     | 149 SYCAN     | OVER     | DENIED   | 7,061,800      | 1,000,000    | 6,061,800      | 74290.14     | 10520.00   | 63770.14     |
| 1/31/2024 | 3/13/2024 | 8/D/8/B    | 101     | 247 HIGHLV    | DIS/IN   | GRANTED  | 684,100        | 134,100      | 550,000        | 7,196.73     | 1,410.73   | 5,786.00     |
| 1/31/2024 | 3/13/2024 | 64/A/3/3A  | 405     | 440 SOMEIN    | CORRECT  | GRANTED  | 1,770,100      | 227,568      | 1,542,532      | 16,386.88    | 2,394.02   | 13,992.86    |
| 2/1/2024  | 3/13/2024 | 43/E/16    | 104     | 17 CAMBRI     | OVER     | DENIED   | 1,557,688      | 31,032       | 181,380        | 3,865.90     | 564.78     | 3,301.12     |
| 1/30/2024 | 3/13/2024 | 52/H/20    | 105     | 38 LAUREL     | OVER     | DENIED   | 759,200        | 759,200      | 0              | 13817.44     | 13817.44   | 0            |

|           |           |          |         |                       |       |         |             |         |           |           |          |           |  |  |  |  |  |  |  |
|-----------|-----------|----------|---------|-----------------------|-------|---------|-------------|---------|-----------|-----------|----------|-----------|--|--|--|--|--|--|--|
| 2/1/2024  | 3/13/2024 | 38/B/6/4 | 102     | 210 SUMM              | OVER  | DENIED  | 810,400     |         |           |           |          |           |  |  |  |  |  |  |  |
| 2/1/2024  | 3/13/2024 | 127650   | 502     | 35 MEDFOI             | OTHER | GRANTED | 820,970     | 202,847 | 618,123   | 14941.65  | 3691.82  | 11249.84  |  |  |  |  |  |  |  |
| 2/1/2024  | 3/13/2024 | 73/C/1   | 111     | 18 SANBOF             | OVER  | GRANTED | 3,930,000   | 915,300 | 3,014,700 | 41,343.60 | 9,628.96 | 31,714.64 |  |  |  |  |  |  |  |
| 2/1/2024  | 3/13/2024 | 43/F/19  | 101     | 11 WESTW              | OVER  | GRANTED | 1,704,100   | 173,100 | 1,531,000 | 17,927.13 | 1,821.01 | 16,106.12 |  |  |  |  |  |  |  |
| 2/1/2024  | 3/13/2024 | 24/K/8/1 | 102     | 131 MORR              | OVER  | GRANTED | 797,000     | 106,900 | 690,100   | 8,384.44  | 1,124.59 | 7,259.85  |  |  |  |  |  |  |  |
| 2/1/2024  | 3/13/2024 | 20/B/39  | 101     | 201 MORR              | OVER  | GRANTED | 1,669,900   | 292,300 | 1,377,600 | 17567.35  | 3075.00  | 14492.35  |  |  |  |  |  |  |  |
| 1/29/2024 | 3/13/2024 | 85/A/13  | 112/322 | 449 CANAL             | OVER  | DENIED  | 218,465,600 |         |           |           |          |           |  |  |  |  |  |  |  |
| 2/1/2024  | 3/13/2024 | 97/B/26  | 342     | 101 SOUTHVER/DIS/IN   |       | DENIED  | 314,873,800 |         |           |           |          |           |  |  |  |  |  |  |  |
| 1/31/2024 | 3/13/2024 | 88/A/23  | 112     | 290 REVOLVER/DIS/IN   |       | DENIED  | 148,368,800 |         |           |           |          |           |  |  |  |  |  |  |  |
| 1/31/2024 | 3/13/2024 | 82/D/L4  | 342     | 10 PROSPEVER/DIS/IN   |       | DENIED  | 91,475,350  |         |           |           |          |           |  |  |  |  |  |  |  |
| 1/31/2024 | 3/13/2024 | 26/B/1   | 341     | 212 ELM STIVER/DIS/IN |       | DENIED  | 24,919,100  |         |           |           |          |           |  |  |  |  |  |  |  |
| 1/31/2024 | 3/13/2024 | 33/A/A-1 | 112     | 3-9 MAXW VER/DIS/IN   |       | DENIED  | 89,750,100  |         |           |           |          |           |  |  |  |  |  |  |  |
| 1/31/2024 | 3/13/2024 | 117/A/2  | 342     | 250 WATERVER/DIS/IN   |       | DENIED  | 471,909,100 |         |           |           |          |           |  |  |  |  |  |  |  |