



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 12, 2025
Was held at City Hall in the Assessor's Office
93 Highland Avenue, Somerville MA
At 2:00PM

Attendance:

The Board of Assessors conducted an in-person meeting at 2:00pm on Wednesday, March 12, 2025, at City Hall. In attendance were Assessor Michael Flynn, and Chairman of the Board, Assessor Francis J. Golden.

Minutes:

The minutes of January 8, 2025, were approved by Assessor Michael Flynn and Chairman of the Board, Assessor Francis J. Golden.

Fiscal Year Abatements, Appeals, and Exemption Review:

The Board reviewed the Chairman's abatements/appeals/exemptions that were prepared for discussion for Fiscal Year 2025.

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 3:51

Respectfully submitted,



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 2:00pm on Wednesday, March 12, 2025, to assure timely decisions are made on all aspects of Assessing business effecting FY2025.

DATE	BOA	PARCEL	USE	ADDRESS	OWNER	REASON	DECISION	ASSESSED VALUE	ABATED VALUE	ADJUSTED VALUE	ASSESSED TAX	ABATED TAX	ADJUSTED TAX			
1/2/2025	3/12/2025	142870	501	VARIOUS	OTHER	DENIED	0.00									
1/3/2025	3/12/2025	66-A-20-12	102	12 BEACON PL #12	OVER/DIS	DENIED	1,123,400.00									
1/6/2025	3/12/2025	29-K-9-1	102	12 WINDSOR RD	OVER/DIS	DENIED	829,800.00									
1/6/2025	3/12/2025	7-G-7	104	34 CHELWYND	OTHER	GRANTED	1,042,200.00		936,600.00	105,600.00	11,370.40	10,218.31	1,152.10			
1/6/2025	3/12/2025	25-A-19	104	10 CUTTER AVE	OVER	GRANTED	1,554,500.00		1,450,200.00	104,300.00	16,959.60	15,821.68	1,137.91			
1/6/2025	3/12/2025	11-E-8	104	28 WHITMAN ST	OVER	GRANTED	1,372,500.00		1,267,300.00	105,200.00	14,973.98	13,826.24	1,147.73			
1/6/2025	3/12/2025	13-E-6	104	16 GLENDALE AVE	OVER/OTH	GRANTED	1,060,000.00		739,400.00	320,600.00	11,564.60	8,066.85	3,497.75			
1/9/2025	3/12/2025	74-C-28	111	361 SOMERVILLE AVE	OTHER	GRANTED	1,483,300.00	473,550.00	978,978.00	978,978.00	10,680.65	10,680.65	0.00			
1/9/2025	3/12/2025	44-H-9-571A	102	571 SOMERVILLE AVE	OTHER	GRANTED	603,300.00	243,950.00	504,322.00	531,420.00	9,541.77	10,054.47	-512.69			
1/9/2025	3/12/2025	44-H-9-573A	102	573A SOMERVILLE AVE	OTHER	DENIED	552,400.00		603,300.00	0.00	6,582.00	6,582.00	0.00			
1/9/2025	3/12/2025	44-H-9-571	102	571A SOMERVILLE AVE	OTHER	GRANTED	492,100.00		492,100.00	0.00	5,368.81	5,368.81	0.00			
1/9/2025	3/12/2025	44-H-9-573A	102	573 SOMERVILLE AVE	OTHER	GRANTED	563,600.00		563,600.00	0.00	6,148.88	6,148.88	0.00			
1/9/2025	3/12/2025	100130	502	5 MIDDLESEX AVE	OTHER	GRANTED	166,440.00		166,440.00	0.00	3,149.04	3,149.04	0.00			
1/9/2025	3/12/2025	64-A-3-3A	405	440 SOMERVILLE AVE #4	OVER	GRANTED	624,000.00		512,800.00	111,200.00	11,806.08	9,702.18	2,103.90			
1/10/2025	3/12/2025	137090	502	237 WASHINGTON ST	OVER	GRANTED	1,038,080.00		1,038,080.00	0.00	19,640.47	19,640.47	0.00			
1/13/2025	3/12/2025	25-D-36-209	102	353 SUMMER ST #209	OVER	GRANTED	1,024,000.00		916,500.00	107,500.00	11,171.84	9,999.01	1,172.83			
1/13/2025	3/12/2025	35-A-18	105	272 HIGHLAND AVE	OVER/DIS/	DENIED	1490,400		125,140.00	30,360.00	2,942.06	2,367.65	574.41			
1/17/2025	3/12/2024	141290	502	1261 BROADWAY	OVER	GRANTED	155600		1442500	288100	18880.85	15737.68	3143.171			
1/17/2025	3/12/2024	79-F-16	112	255 MEDFORD ST	OVER	DEN/GRNT	1730600									
1/23/2025	3/12/2025	60-C-34	101	22 MAPLE AVE	OVER	DENIED	1704900									
1/24/2025	3/12/2025	105-D-18	326	3 WASHINGTON ST	OVER	GRANTED	827900	375500	197505	257868	455373	798900	15663.87	8616	12363.54	3300
1/24/2025	3/12/2025	105-D-20	101	11 WASHINGTON ST	OVER	DENIED	200300	194532	452400	148995	343527	3748				
1/27/2025	3/12/2025	62-B-34	101	54 PUTNAM ST	OTHER	GRANTED	1510800		1,505,800	5,000	16,482.83	16,428.28	54.55			
1/28/2025	3/12/2025	29-L-14	104	5 WINDSOR RD	DIS	GRANTED	1370400		1,281,400	89,000	14,951.06	13,980.07	970.99			
1/29/2025	3/12/2025	96/F/9	342	495 COLUMBIA ST	OVER	DENIED	127573300		207,900	1000000	13178.19	2268.19	10910.00			
1/29/2025	3/12/2025	78-B-1	104	248 BROADWAY	OVER/DIS	DEFINUL/STTL	1207900		487,900	2,700	5,352.45	5,322.99	29.46			
1/30/2025	3/12/2025	90-C-25-17A	102	17A BONAIR	OVER/DIS/	GRANTED	490600		99500	10608.88	9523.339		1085.545			
1/30/2025	3/12/2025	76-C-16	101	9 DICKINSON ST	OVER	DENIED	1191600		630,500	180,000	8,842.555	6,878.755	1,963.8			
1/31/2025	3/12/2025	90-B-8	101	9 AUTUMN ST	OVER	GRANTED	972400		585,800	38,200	6,807.84	6,391.08	416.76			
1/31/2025	3/12/2025	74-C-9	034	34 BOW ST	OTHER	DENIED	1556300									
2/3/2025	3/12/2025	91-A-9	101	7 CUTTER ST	OVER	GRANTED	810500									
2/3/2025	3/12/2025	24-K-15-3	102	6 CLIFTON ST #3	OVER	GRANTED	624000									
1/31/2025	3/12/2025	74-B-17	112	3 HAWKINS ST	OVER/DIS/	DENIED	21053400									
1/31/2025	3/12/2025	74-B-13	112/322	346 SOMERVILLE AVE	OVER/DIS/	DENIED	33002300									
1/31/2025	3/12/2025	112-A-12	342	100 CHESTNUT ST	OVER/DIS/	DENIED	152007300									
1/31/2025	3/12/2025	117-A-2	342	250 WATER ST	OVER/DIS/	DENIED	548091700									
2/3/2025	3/12/2025	99-A-14	112/322	301 ASSEMBLY ROW	OVER	DENIED	242804600									
1/30/2025	3/12/2025	88-A-23	112	290 REVOLUTION DR	OVER/DIS/	DENIED	148368800									
1/30/2025	3/12/2025	88-A-25-B	336	122 ASSEMBLY PARK DR	OVER/DIS/	DENIED	239560700									
1/30/2025	3/12/2025	88-A-25-A	342	122 ASSEMBLY PARK DR	OVER/DIS/	DENIED	223664700									
1/30/2025	3/12/2025	88-A-1	340	5 MIDDLESEX ZVE	OVER/DIS/	DENIED	33480400									
1/30/2025	3/12/2025	85-A-13	112/322	449 CANAL ST	OVER/DIS/	DENIED	218465600									
1/30/2025	3/12/2025	35-A-11-RETAIL	327	445 ARTISAN WAY	OVER/DIS/	DENIED	15491700									
1/30/2025	3/12/2025	85-A-8-RETAIL	327	333 GREAT RIVER RD	OVER/DIS/	DENIED	30698800									
1/30/2025	3/12/2025	107-B-12	442	ROLAND ST	OVER/DIS/	DENIED	266400									
1/30/2025	3/12/2025	107-B-1	112	20 INNER BELT RD	OVER/DIS/	DENIED	82275700									
1/30/2025	3/12/2025	107-B-1-GAR	3401	20 INNER BELT RD	OVER/DIS/	DENIED	9242900									
1/30/2025	3/12/2025	26-B-1	3410	212 ELM ST	OVER/DIS/	DENIED	24915100									
1/31/2025	3/12/2025	?	?	90 FLINT ST	OTHER	DENIED	?									
1/31/2025	3/12/2025	?	?	79 BALLY RD	OTHER	DENIED	?									
1/31/2025	3/12/2025	?	?	25 OTIS	OTHER	DENIED	?									
1/31/2025	3/12/2025	?	?	12 HALL ST	OTHER	DENIED	?									
1/31/2025	3/12/2025	?	?	46 ALDRICH ST	OTHER	DENIED	?									
1/28/2025	3/12/2025	61-H-6-1FF	3270	226 PEARL ST #1FF	OVER	GRANTED	1295600	57400	72100	2450.14	1086.00		1364.14			
1/29/2025	3/12/2025	88-A-4	321/322	75 MYSTIC AVE	OVER	DENIED	42626500									