



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
Tuesday, April 1, 2025
Was held at City Hall in the Assessor's Office
93 Highland Avenue, Somerville MA
At 11:00AM

Attendance:

The Board of Assessors conducted an in-person meeting at 11:00am on Tuesday, April 1, 2025, at City Hall. In attendance were Assessor Michael Flynn, and Chairman of the Board, Assessor Francis J. Golden.

Minutes:

The minutes of March 12, 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

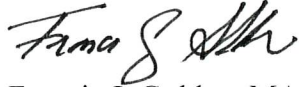


Other Business:

None noted.

Meeting adjourned at 12:37pm

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 11:00am on Tuesday, April 1, 2025, to assure timely decisions are made on all aspects of Assessing business effecting FY2025.

| DATE | BOA | PARCEL | USE | ADDRESS | REASON | DECISION | ASSESSED VALUE | ABATED VALUE | ADJUSTED VALUE | ASSESSED TAX | ABATED TAX | ADJUSTED TAX |
|-----------|----------|--------------|---------|---------------------|--------------|----------------|----------------|--------------|----------------|--------------|------------|--------------|
| 1/2/2025 | 4/1/2025 | 40-E-13-5 | 102 | 24 ADAMS STREET | OVER | GRANTED | 1,392,100.00 | 1,363,800.00 | 28,300.00 | 15,187.81 | 14,879.06 | 308.75 |
| 1/2/2025 | 4/1/2025 | 51-E-22 | 101 | 20 BERKELEY ST | OVER/DIS | DENIED | 1,945,100.00 | | | | | |
| 1/3/2025 | 4/1/2025 | 91-E-6-16-1 | 102 | 16 ARLINGTON ST | OTHER | DENIED | 558,300.00 | | | | | |
| 1/6/2025 | 4/1/2025 | 35-H-21 | 101 | 74 PORTER AT | OTHER | DENIED | 832,100.00 | | | | | |
| 1/9/2025 | 4/1/2025 | 17-A-25-D-11 | 102 | 4 TANNERY BROOK ROI | OVER | DENIED | 1,284,800.00 | | | | | |
| 1/13/2025 | 4/1/2025 | 114-A-1-602 | 102 | 9 MEDFORD ST #602 | OVER | DENIED | 688,300.00 | | | | | |
| 1/13/2025 | 4/1/2025 | 34-E-50 | 111/322 | 247 HIGHLAND AVE | OVER/DIS/INC | DENIED | 1,514,000.00 | | | | | |
| 1/13/2025 | 4/1/2025 | 29-I-3 | 111/322 | 318 HIGHLAND AVE | OVER/DIS/INC | DENIED | 2826200 | | | | | |
| 1/16/2025 | 4/1/2025 | 49-F-12 | 101 | 62 SYCAMORE ST | OVER | GRANTED | 1285000 | 1244400 | 40600 | 14019.35 | 13576.404 | 442.946 |
| 1/16/2025 | 4/1/2025 | 16-F-14 | 111 | 56 COLLEGE AVE | OVER/DIS/INC | DENIED | 2221200 | | | | | |
| 1/17/2025 | 4/1/2025 | 29-E-20 | 112 | 289 HIGHLAND AVE | OVER/DIS/INC | DENIED | 14221300 | | | | | |
| 1/17/2025 | 4/1/2025 | 50-F-26 | 112 | 109 HIGHLAND AVE | OVER/DIS/INC | DENIED | 7091500 | | | | | |
| 1/17/2025 | 4/1/2025 | 72-F-1 | 112 | 62 HIGHLAND AVE | OVER/DIS/INC | DENIED | 6573500 | | | | | |
| 1/22/2025 | 4/1/2025 | 122060 | 502 | 142 CROSS ST | OTHER | DENIED | 8040 | | | | | |
| 1/22/2025 | 4/1/2025 | 6-C-2 | 105 | 1274 BROADWAY | OVER | GRANTED | 1471400 | 1346800 | 124600 | 16052.974 | 14693.588 | 1359.386 |
| 1/23/2025 | 4/1/2025 | 31-C-21 | 105/325 | 54 ELM ST | OVER | GRANTED | 2526600 | | | | | |
| 1/24/2025 | 4/1/2025 | 42-D-12-19 | 102 | 19 WALDO ST | OVER | DENIED | 993800 | | | | | |
| 1/24/2025 | 4/1/2025 | 39-F-9-1 | 102 | 312 BEACON ST #1 | OVER | GRANTED | 746400 | 651100 | 95300 | 8143.224 | 1039.723 | 7103.501 |
| 1/27/2025 | 4/1/2025 | 41-A-6-74A | 102 | 74A TRULL ST | OVER | GRANTED | 603800 | 555400 | 48400 | 6587.458 | 6059.414 | 528.044 |
| 1/28/2025 | 4/1/2025 | 93-A-12-302 | 102 | 163 GLEN ST #302 | OVER | DENIED | 277000 | | | | | |
| 1/28/2025 | 4/1/2025 | 52-H-38 | 300 | 515 SOMERVILLE AVE | OVER | DEN/GRNT FNL ; | 39032500 | | | | | |
| 1/28/2025 | 4/1/2025 | 6-A-1 | 112 | 1374 BROADWAY | OVER | DENIED | 45290900 | | | | | |
| 1/28/2025 | 4/1/2025 | 73-D-19 | 341 | 41 UNION SQ | OVER | DENIED | 2886300 | | | | | |
| 1/29/2025 | 4/1/2025 | 4-B-18 | 104 | 94 NORTH ST | OVER/DIS | DEN/FNLSTTL | 1000700 | 250700 | 750000 | 10917.64 | 2735.14 | 8182.50 |
| 1/29/2025 | 4/1/2025 | 74-D-7 | 111/322 | 265 WASHINGTON ST | DIS | DENIED | 5852500 | 910900 | 4941600 | 67132.27 | 11240.30 | 55891.97 |
| 1/29/2025 | 4/1/2025 | 33-G-5 | 111 | | OVER/DIS | GRANTED | 5442825 | 748305 | 4694520 | 59381.22 | 8164.01 | 51217.21 |
| 1/29/2025 | 4/1/2025 | 74-D-6 | 111/322 | 263 WASHINGTON ST | OVER/DIS | FNLSTTL | 409675 | 162595 | 247080 | 7751.05 | 3076.30 | 4674.75 |
| 1/30/2025 | 4/1/2025 | 50-H-6-2 | 102 | 93 CENTRAL ST #2 | DIS | DENIED | 1098700 | 248700 | 850000 | 11986.817 | 2713.317 | 9273.5 |
| 1/30/2025 | 4/1/2025 | 33-H-21-14 | 102 | 14 CLYDE ST | OVER | DENIED | 920500 | | | | | |
| 1/30/2025 | 4/1/2025 | 43-C-35 | 101 | 16 SPRING HILL TERR | OVER/DIS | DENIED | 4396600 | 671900 | 3724700 | 58531.94 | 10436.75 | 48095.19 |
| 2/3/2025 | 4/1/2025 | 63-B-24-13B | 102 | 13 QUINCY ST #13B | OVER/DIS | DENIED | 3077620 | 284095 | 2793525 | 33576.83 | 3099.48 | 30477.36 |
| 2/3/2025 | 4/1/2025 | 47-C-2 | 104 | 24 MEACHAM ST | DIS | DENIED | 797200 | | | | | |
| 2/3/2025 | 4/1/2025 | 73-B-1-2 | 102 | 27 WALNUT ST #2 | OVER | DENIED | 720500 | | | | | |
| 2/1/2025 | 4/1/2025 | 44-C-18 | 111 | 31 MONMOUTH ST | OVER | GRANTED | 1377000 | 1281900 | 95100 | 15023.07 | 13985.529 | 1037.541 |
| 2/1/2025 | 4/1/2025 | 44-C-19 | 104 | 33 MONMOUTH ST | OVER | GRANTED | 1111600 | 997600 | 114000 | 12127.556 | 10883.816 | 1243.74 |