



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
Monday, April 28, 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 Monday, April 28, 2025, at City Hall. In attendance were Assessor Michael Flynn, and Chairman of the Board, Assessor Francis J. Golden.

Minutes:

The minutes of April 1, 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 3:40pm

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Michael Flynn", with a long horizontal flourish extending to the right.A handwritten signature in black ink, appearing to read "Francis J. Golden", written in a cursive style.

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 2:00pm on Monday, April 28, 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
1/30/2025	4/28/2025	68-C-23	104	25 BAILEY RD	OVER	GRANTED	1004800	894600	110200	10962.37	9760.086	1202.282
1/30/2025	4/28/2025	96-A-20	316	8 CONLON CT	OVER	GRANTED	324100	296600	27500	6131.972	5611.672	520.3
1/30/2025	4/28/2025	96-A-22	316	486 COLLUMBIA ST	OVER	GRANTED	396400	368400	28000	7499.888	6970.128	529.76
1/30/2025	4/28/2025	96-A-9	401	541 WINDSOR ST	OVER	GRANTED	1075400	1028600	46800	20346.57	19461.11	885.456
1/30/2025	4/28/2025	120100	502	366 BROADWAY	OTHER	GRANTED	181880	181880	0	3441.17	3441.17	0
1/30/2025	4/28/2025	47-B-21	104	17 FREMONT ST	OVER	DENIED	1279200					
1/30/2025	4/28/2025	138710	502	48 GROVE ST	OVER	GRANTED	695210	75770	619440	13153.37	1433.568	11719.8048
1/30/2025	4/28/2025	62-B-22-57A	102	57 PRESCOTT ST #57A	OVER/DIS	GRANTED	1655600	1479800	175800	18062.6	16144.62	1917.978
2/3/2025	4/28/2025	99-A-1	0112	301 ASSEMBLY ROW	OVER	DENIED	242804600					
2/3/2025	4/28/2025	20-B-39	101	201 MORRISON AVE	OVER	GRANTED	2470900	2303500	167400	26957.52	25131.19	1826.334
2/3/2025	4/28/2025	30-A-21-2	102	17 WILLOW AVE #2	OTHER	GRANTED	990700	460400	470300	10153.94	5022.964	5130.973
2/3/2025	4/28/2025	70-A-17	111	21 SEWALL ST	OVER	DENIED	2297800					
2/3/2025	4/28/2025	34-E-45	013	237 HIGHLAND AVE	OVER	DENIED	1833200					
2/3/2025	4/28/2025	83-AA47/39B	102	39B OAK ST	OVER	GRANTED	1281200	1213100	68100	13977.89	13234.92	742.971
2/3/2025	4/28/2025	114-A-1-309	102	9 MEDFORD ST #309	OVER	GRANTED	602000	548100	53900	6667.82	5979.771	588.049
2/3/2025	4/28/2025	49-G-1	104	22 AMES ST	OVER	GRANTED	960500	850800	109700	10479.06	9282.228	1196.827
2/3/2025	4/28/2025	113-B-3-A	342	35 MEDFORD ST	OVER	DENIED	17683400					
2/3/2025	4/28/2025	42-G-18	109	59 ALBION ST	OVER	GRANTED	1221500	1180700	40800	13326.57	12881.44	445.128
2/3/2025	4/28/2025	30-A-21-1	102	17 WILLOW AVE #1	OVER/OTHER	GRANTED	625600	365400	260200	6825.296	3986.514	2838.782
2/3/2025	4/28/2025	75-G-3	111	34 MARION ST	OVER	GRANTED	1774700	1692200	122500	19361.98	18025.5	1336.475
2/3/2025	4/28/2025	83-B-8	105	229 TREMONT ST	OVER	DENIED	1782600					
2/3/2025	4/28/2025	83-B-9	105	223 TREMONT ST	OVER	DENIED	1855700					
2/3/2025	4/28/2025	46-G-1	104	FREEMONT ST	OVER	DENIED	1751300					
2/3/2025	4/28/2025	61-D-2	112	240 PEARL ST	OVER	DENIED	18840100					
1/31/2025	4/28/2025	82-E-14	112	54 NEWTON ST	OVER	DEN/FNL/STTL	2311400	461689	1849711	25217.37	5037.03	20180.35
1/31/2025	4/28/2025	43-B-1	104	210 HIGHLAND AVE	OVER	DEN/FNL/STTL	448200	80332	367868	4889.86	876.42	4013.44
1/31/2025	4/28/2025	95-C-21	105	35 MERRIAM ST	OVER	DEN/FNL/STTL	719880	237,847	482033	7853.89	2594.91	5258.98
1/31/2025	4/28/2025	89-H-7	104	20 ILLINOIS	OVER	DEN/FNL/STTL	616920	187734	429186	6730.60	2048.18	4682.42
1/31/2025	4/28/2025	4-B-42	105	293 ALEWIFE BROOK PI	OVER	DEN/FNL/STTL	760920	276877	484043	8301.64	3020.73	5280.91
1/31/2025	4/28/2025	90-H-33	104	27 EVERETT AVE	OVER	DEN/FNL/STTL	659280	141909	517371	7192.74	1548.23	5644.52
1/31/2025	4/28/2025	90-C-35	111	184 BROADWAY	OVER	DEN/FNL/STTL	1454200	649232	804968	15865.32	7083.12	8782.20
1/31/2025	4/28/2025	140910	501	455 GRAND UNION BLV	OVER	GRANTED	1295510	1062410	233100	24511.05	20100.80	4410.25
1/31/2025	4/28/2025	102-A-2	111	11 AUSTIN ST	OVER	DENIED	1613340	490252	1123088	17601.54	5348.65	12252.89
2/10/2025	4/28/2025	11-C-3	104	38 OSSIPPEE RD	OTHER	GRANTED	1361100	1009200	351900	14849.6	11010.37	3839.229