



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
Thursday, September 4, 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 Thursday, September 4, 2025, at City Hall. In attendance were Assessor Michael Flynn, and Assessor Richard Scanlon.

Minutes:

The minutes of April 28, 2025, were tabled until the next meeting due to Chairman of the Board, Assessor Francis J. Golden being absent.

Fiscal Year Abatements, Appeals, and Exemption Review:

The Board reviewed the Chairman's abatements/appeals/exemptions that were prepared for discussion for Fiscal Year 2024&25.

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 12:27pm

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 11:00am on Thursday, September 4, 2025, to assure timely decisions are made on all aspects of Assessing business effecting FY2025&26.



ABATEMENTS

REF NO	CAT YEAR	BILL	REASON DESCRIPTION	RESOLUTION	EFFEC DATE	ASSMT CHANGE	CHARGE	ORIGINAL BILL	ABATEMENT AMOUNT
PROPERTY OWNER NAME				CLERK	ENTRY DATE	EXEMPT CHANGE			
20232576	20	2025	12316 OV	OVERVALUATION			TAXRER	10,917.64	-2,735.14
004-B.00018-000000					07/14/2025	0 CPA		147.40	-41.03
81267 PIANTIDOSTI PETER					1278fgo1de07/14/2025	0		11,065.04	-2,776.17
20232587	20	2025	338 OV	OVERVALUATION	07/16/2025	0 CPA	TAXRER	8,301.64	-3,020.73
004-B.00042-000000					1278fgo1de07/16/2025	0		108.16	-45.31
49759 THE SOMERVILLE COMMUNITY CORP						0		8,409.80	-3,066.04
20232558	20	2025	12607 OV	OVERVALUATION	05/20/2025	0 CPA	TAXRER	14,849.60	-3,839.23
011-C.00003-000000					1278jaddon05/20/2025	0		206.38	-57.59
40129 NICOLOPOULOS RONDA TRUSTEE						0		15,055.98	-3,896.82
20232723	20	2025	4098 OV	OVERVALUATION	08/26/2025	0 CPA	TAXRER	24,233.29	-2,162.36
016-F.00014-000000					1278fgo1de08/26/2025	0		347.13	-32.44
48744 56 COLLEGE AVENUE REALTY LLC						0		24,580.42	-2,194.80
20232565	20	2025	11623 OV	OVERVALUATION	05/20/2025	0 CPA	TAXRER	22,633.19	-1,826.33
020-B.00039-000000					1278jaddon05/20/2025	0		323.13	-27.39
79149 SIMONIN SEEDANG & BERNARD L						0		22,956.32	-1,853.72
20232722	20	2025	8103 OV	OVERVALUATION	08/26/2025	0 CPA	TAXRER	155,154.38	-21,332.32
029-E.00020-000000					1278fgo1de08/26/2025	0		2,310.95	-319.98
109651 289 HIGHLAND AVE REALTY						0		157,465.33	-21,652.30
20232724	20	2025	8115 OV	OVERVALUATION	08/26/2025	0 TAXRER		21,275.35	-523.19
029-I.00003-000000					1278fgo1de08/26/2025	0 TAXREC		16,572.42	-407.63
59366 314-318 HIGHLAND AVENUE LLC						0 CPA		547.68	-13.96
								38,395.45	-944.78
20232557	20	2025	18213 OV	OVERVALUATION	05/20/2025	0 CPA	TAXRER	6,825.30	-2,838.78
030-A.00021-000001					1278jaddon05/20/2025	0		86.01	-42.58
86915 NEWMAN GABRIELLE L						0		6,911.31	-2,881.36
20232556	20	2025	18235 OV	OVERVALUATION	05/20/2025	0 CPA	TAXRER	10,153.94	-5,130.97
030-A.00021-000002					1278jaddon05/20/2025	0		135.94	-76.96
86916 INGLES JARROD & DOUGHERTY CARL						0		10,289.88	-5,207.93
20232577	20	2025	4031 OV	OVERVALUATION	07/14/2025	0 CPA	TAXRER	11,986.82	-2,713.32
033-G.00005-000000					1278fgo1de07/14/2025	0		163.44	-40.70
83756 PJJP LLC						0		12,150.26	-2,754.02
20232561	20	2025	168 OV	OVERVALUATION			TAXRER	9,002.23	-445.13

City of Somerville



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REF NO	CAT YEAR	BILL	REASON DESCRIPTION	RESOLUTION	EFFEC DATE	ASSMT CHANGE	CHARGE	ORIGINAL BILL	ABATEMENT AMOUNT
PROPERTY OWNER NAME				CLERK	ENTRY DATE	EXEMPT			
042-G-00018-000000									
62297 ST LAURENT DARYL P & KATHERINE 1278jaddon05/20/2025									
05/20/2025									
118.67									
-6.68									
0									
9,120.90									
-451.81									
20232589	20 2025	8051 OV	OVERVALUATION		07/16/2025	0	TAXRER	4,513.44	-500.00
043-B-00001-000000									
58991 SOMERVILLE COMMUNITY CORP.									
1278fgo1de07/16/2025									
0									
51.33									
-7.50									
4,564.77									
-507.50									
20232582	20 2025	8051 OV	OVERVALUATION		07/16/2025	0	TAXRER	4,889.86	-376.42
043-B-00001-000000									
58991 SOMERVILLE COMMUNITY CORP.									
1278fgo1de07/16/2025									
0									
56.98									
-5.65									
4,946.84									
-382.07									
20232562	20 2025	504 OV	OVERVALUATION		05/20/2025	0	TAXRER	10,479.06	-1,196.82
049-G-00001-000000									
101131 BAIRD ALICE L									
1278jaddon05/20/2025									
0									
140.82									
-17.95									
10,619.88									
-1,214.77									
20232574	20 2024	14832 OV	OVERVALUATION		05/28/2025	0	TAXRER	15,350.78	-3,514.73
050-F-00020-000000									
83815 HIGHLAND AVE Y 101 PROPERTIES 1278fgo1de05/28/2025									
0									
214.48									
-52.72									
15,565.26									
-3,567.45									
20232575	20 2025	14960 OV	OVERVALUATION		05/28/2025	0	TAXRER	15,159.45	-2,884.60
050-F-00020-000000									
83815 HIGHLAND AVE Y 101 PROPERTIES 1278fgo1de05/28/2025									
0									
211.03									
-43.27									
15,370.48									
-2,927.87									
20232721	20 2025	7976 OV	OVERVALUATION		08/26/2025	0	TAXRER	77,368.27	-6,453.27
050-F-00026-000000									
113951 NARCONIA REALTY INC 1278fgo1de08/26/2025									
0									
1,144.16									
-96.80									
78,512.43									
-6,550.07									
20232719	20 2025	15325 OV	OVERVALUATION		08/25/2025	0	TAXREC	738,494.90	-28,994.90
052-H-00038-000000									
87585 YEM SOMERVILLE AVE LLC 1278fgo1de08/25/2025									
0									
11,049.04									
-434.92									
749,543.94									
-29,429.82									
20232566	20 2025	13909 OV	OVERVALUATION		05/20/2025	0	TAXRER	18,062.60	-1,917.97
062-B-00022-00057A									
83411 PAPPAVASELIO CHRIS & ALISON M 1278jaddon05/20/2025									
0									
254.57									
-28.77									
18,317.17									
-1,946.74									
20232573	20 2025	826 OV	OVERVALUATION		05/20/2025	0	TAXRER	10,962.37	-1,202.28
068-C-00023-000000									
41947 CHOW PENNY & HING 1278jaddon05/20/2025									
0									
148.07									
-18.03									
11,110.44									
-1,220.31									
20232720	20 2025	7955 OV	OVERVALUATION		08/26/2025	0	TAXRER	71,716.89	-6,256.89
072-F-00001-000000									
109204 62 HIGHLAND AVENUE LLC 1278fgo1de08/26/2025									
0									
1,059.39									
-93.85									

City of Somerville



ABATEMENTS

REF NO	CAT YEAR	BILL	REASON DESCRIPTION	RESOLUTION	EFFEC DATE	ASSMT CHANGE	CHARGE	ORIGINAL BILL	ABATEMENT AMOUNT
PROPERTY OWNER NAME				CLERK	ENTRY DATE	EXEMPT CHANGE			
20232579	20 2025	17347	OVERVALUATION		07/14/2025		TAXRER	33,576.83	-3,099.48
074-D.00006-00000						0	TAXREC	24,955.10	-7,337.27
55030 261-263 WASHINGTON SOMERVILLE						0	CPA	858.01	-156.55
									72,776.28
									-6,350.74
20232580	20 2025	17349	OVERVALUATION		07/14/2025		TAXRER	59,389.94	-10,593.30
074-D.00007-00000						0	TAXREC	7,751.05	-3,076.30
54886 265 WASHINGTON SOMERVILLE LLC						0	CPA	989.78	-168.60
									68,122.05
									-11,408.91
20232559	20 2025	10658	OVERVALUATION		05/20/2025		TAXRER	19,361.98	-1,336.47
075-G.00003-00000						0	CPA	274.06	-20.05
57058 REILLY JOHN F & LIESE TRUSTEES						0		19,636.04	-1,356.52
									13,178.19
									-2,268.19
20232578	20 2025	2218	OVERVALUATION		07/14/2025		TAXRER	181.31	-34.02
078-B.00001-00000						0	CPA	13,359.50	-2,302.21
44128 DELUCA ROBERT T TRUSTEE						0		25,217.37	-5,037.03
									361.90
									-75.56
20232581	20 2025	12183	OVERVALUATION		07/16/2025		TAXRER	25,579.27	-5,112.59
082-E.00014-00000						0	CPA	9,653.56	-742.97
67827 THE SOMERVILLE COMMUNITY CORP						0		128.44	-11.14
									9,782.00
									-754.11
20232564	20 2025	12410	OVERVALUATION		05/20/2025		TAXRER	6,730.60	-2,048.18
083-A.00047-00039B						0	CPA	84.59	-30.72
67548 MURPHY ALAN JOSEPH						0		6,815.19	-2,078.90
									15,865.32
									-7,083.12
20232584	20 2025	2198	OVERVALUATION		07/16/2025		TAXRER	221.61	-106.25
090-C.00035-00000						0	CPA	16,086.93	-7,189.37
78691 THE SOMERVILLE COMMUNITY CORP.						0		7,192.74	-1,548.23
									91.53
									-23.22
20232585	20 2025	5801	OVERVALUATION		07/16/2025		TAXRER	7,284.27	-1,571.45
090-H.00033-00000						0	CPA	7,853.89	-2,594.91
36735 SOMERVILLE COMMUNITY CORP						0		101.44	-38.92
									7,853.89
									-38.92
20232588	20 2025	11236	OVERVALUATION		07/16/2025		TAXRER	7,853.89	-2,594.91
095-C.00021-00000						0	CPA	101.44	-38.92
56911 SOMERVILLE COMMUNITY CORPORATI						0			

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REF NO	CAT YEAR	BILL	REASON DESCRIPTION	RESOLUTION	EFFECT DATE	ASSMT CHANGE	CHARGE	ORIGINAL BILL	ABATEMENT AMOUNT
PROPERTY OWNER NAME				CLERK	ENTRY DATE	EXEMPT CHANGE			
20232569	20 2025	18348	OV	OVERVALUATION	05/20/2025	0	TAXREC	20,346.57	-885.44
	096-A.00009-000000					0	CPA	276.82	-13.28
	78948	JAN REALTY LLC				0		20,623.39	-898.72
									7,955.33
20232571	20 2025	4350	OV	OVERVALUATION	05/20/2025	0	TAXREC	6,131.97	-520.30
	096-A.00020-000000					0	CPA	63.60	-7.80
	78950	ROTOR REALTY CORPORATION				0		6,195.57	-528.10
									7,499.89
20232570	20 2025	4202	OV	OVERVALUATION	05/20/2025	0	TAXREC	7,499.89	-529.76
	096-A.00022-000000					0	CPA	84.12	-7.95
	78948	JAN REALTY LLC				0		7,584.01	-537.71
									17,601.54
20232583	20 2025	721	OV	OVERVALUATION	07/16/2025	0	TAXRER	17,601.54	-5,348.65
	102-A.00002-000000					0	CPA	247.66	-80.23
	57084	SOMERVILLE COMMUNITY CORPORART				0		17,849.20	-5,428.88
									2,243.49
20232563	20 2025	11046	OV	OVERVALUATION	05/20/2025	0	TAXRER	2,243.49	-588.05
	114-A.00001-000309					0	CPA	17.29	-8.82
	62469	VERRILL JANE				0		2,260.78	-596.87
									3,441.17
20232568	25 2025	127	OV	OVERVALUATION	05/20/2025	0	TAXPP	3,441.17	-3,441.17
	120100					0			
	17971	HIGHLAND DENTAL ASSOC PC				0			
									13,153.37
20232567	25 2025	251	OV	OVERVALUATION	05/20/2025	0	TAXPP	13,153.37	-11,719.80
	138710					0			
	87834	MOBI SYSTEMS				0			
									465.43
20232560	25 2025	716	OV	OVERVALUATION	05/20/2025	0	TAXPP	465.43	-63.57
	138920					0			
	76008	MACQUARIE EQUIPMENT CAPITAL				0			
									24,510.67
20232572	25 2025	660	OV	OVERVALUATION	05/20/2025	0	TAXPP	24,510.67	-4,410.25
	140910					0			
	85909	ONE ZERO FINANCIAL SYSTEMS LLC				0			

40 ABATEMENTS SUBTOTAL

*** TOTALS *** 40 ABATEMENTS ASSESSMENT CHANGE EXEMPTION CHANGE 0 0 1,627,822.29 -174,403.35

ABATEMENTS

YEAR	CAT	CHARGE	ABATEMENT AMOUNT
2024	20	CPA COMMUNITY PRESERVATION ACT	52.72
2024	20	TAXRER RESIDENTIAL TAX	3,514.73
		2024 TOTAL	3,567.45
2025	20	CPA COMMUNITY PRESERVATION ACT	2,234.47
2025	20	TAXREC COMMERCIAL TAX	41,751.60
2025	20	TAXRER RESIDENTIAL TAX	107,215.04
2025	25	TAXPP PERSONAL PROPERTY TAX	19,634.79
		2025 TOTAL	170,835.90
		ABATEMENT TOTAL	174,403.35

ABATEMENTS - REASON SUMMARY

YEAR	CAT	REASON	ABATEMENT AMOUNT
ABATEMENTS			
2024	20	OV	3,567.45
2025	20	OV	151,201.11
2025	25	OV	19,634.79
ABATEMENT TOTAL			174,403.35



ABATEMENTS - TOTALS BY REASON

REASON	ABATEMENT TOTALS	REFUND TOTALS
OV - OVERVALUATION	174,403.35	146,117.18
TOTAL	174,403.35	146,117.18

ABATEMENTS - TOTALS BY CATEGORY

CATEGORY	ABATEMENT TOTALS	REFUND TOTALS
20 - REAL ESTATE	154,768.56	134,364.30
25 - PERSONAL PROPERTY	19,634.79	11,752.88
TOTAL	174,403.35	146,117.18