



CITY OF SOMERVILLE, MASSACHUSETTS  
JACOB D. WILSON  
MAYOR

Francis J. Golden, MAA  
Chairman

Michael Flynn, MAA

Richard Scanlon, MAA

Minutes From:

The Somerville Board of Assessors Meeting  
Monday, April 13, 2026  
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 13, 2026, at City Hall. In attendance were Assessor Michael Flynn, Deputy Assessor Janneke Donovan-De Klerk and Chairman of the Board, Assessor Francis J. Golden.

Minutes:

The minutes of March 23, 2026, were approved by Assessor Michael Flynn, and the 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 2024, 2025, and 2026.

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 4:07pm



Respectfully submitted,

A handwritten signature in black ink, appearing to read "Francis J. Golden". The signature is fluid and cursive, with the first name "Francis" and last name "Golden" clearly distinguishable.

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 Monday, April 13, 2026, to assure timely decisions are made on all aspects of Assessing business effecting FY2024, 2025, and 2026.

| DATE      | BOA       | PARCEL        | USE     | ADDRESS                | REASON   | DECISION | ASSESSED VALUE | ABATED VALUE | ADJUSTED VALUE | ASSESSED TAX | ABATED TAX | ADJUSTED TAX |
|-----------|-----------|---------------|---------|------------------------|----------|----------|----------------|--------------|----------------|--------------|------------|--------------|
| 1/2/2026  | 3/23/2026 | 2/A/30/2F     | 102     | 395 ALEWIFE BROOK P    | OVER     | GRANTED  | 947500         | 85100        | 862400         | 10403.55     | 934.398    | 9469.152     |
| 1/7/2026  | 3/23/2026 | 49/H/17       | 101     | 15 BARTLETT ST         | OVER     | DENIED   | 841400         |              |                |              |            |              |
| 1/7/2026  | 3/23/2026 | 58/A/2        | 111     | 120 JAQUES ST          | OVER     | DENIED   | 2355100        |              |                |              |            |              |
| 1/7/2026  | 3/23/2026 | 17/G/10/41    | 102     | 41 MEACHAM RD          | OVER     | GRANTED  | 1407000        | 302400       | 1104600        | 15448.86     | 3320.352   | 12128.51     |
| 1/8/2026  | 3/23/2026 | 75/F/10       | 105     | 85 CONCORD AVE         | OVER     | GRANTED  | 1488200        | 66600        | 1421600        | 16340.436    | 731.268    | 15609.17     |
| 1/8/2026  | 3/23/2026 | 83/A/67       | 104     | 61 SPRINGFIELD ST      | OVER     | DENIED   | 1599500        |              |                |              |            |              |
| 1/9/2026  | 3/23/2026 | 7/F/19        | 104     | 23 CHETWAND RD         | OVER     | GRANTED  | 1239500        | 392300       | 867200         | 13829.31     | 4307.454   | 9521.856     |
| 1/9/2026  | 3/23/2026 | 4/B/23/2      | 102     | 78 NORTH ST #2         | OVER     | GRANTED  | 856100         | 16400        | 839700         | 9399.978     | 180.072    | 9219.906     |
| 1/12/2026 | 3/23/2026 | 39/C/12       | 101     | 14 KENT CT             | OVER     | GRANTED  | 2571200        | 294500       | 2276700        | 28231.776    | 3233.61    | 24998.17     |
| 1/12/2026 | 3/23/2026 | 68/A/12       | 101     | 23 PUTNAM RD           | OVER     | GRANTED  | 1340500        | 201000       | 1139500        | 14718.69     | 2206.98    | 12511.71     |
| 1/13/2026 | 3/23/2026 | 49/D/2/1      | 102     | 402 MEDFORD ST #1      | OVER     | DENIED   | 849800         |              |                |              |            |              |
| 1/13/2026 | 3/23/2026 | 8/G/12        | 105     | 1241 BROADWAY          | OVER     | GRANTED  | 1012000        | 25900        | 986100         | 11111.76     | 284.382    | 10827.38     |
| 1/13/2026 | 3/23/2026 | 9/A/1         | 105     | 1238 BROADWAY          | OVER     | GRANTED  | 1406416        | 1598200      | 1241064        | 15442.44768  | 1815.565   | 2242.624     |
| 1/14/2026 | 3/23/2026 | 25/A/5/1      | 322     |                        | OVER/DIS | DENIED   | 1258000        | 22548        | 1241064        | 3632.38896   | 427.0591   | 3205.33      |
| 1/16/2026 | 3/23/2026 | 3/C/45        | 104     | 67 WOODS AVE           | OVER     | GRANTED  | 985700         | 49900        | 169236         | 10822.986    | 547.902    | 10275.08     |
| 1/16/2026 | 2/23/2026 | 83/A/37       | 101     | 23 OAK ST              | OVER/INC | DENIED   | 1288100        |              |                |              |            |              |
| 1/20/2026 | 3/23/2026 | 97/E/4        | 112     | 16-20 MEDFORD ST       | OVER     | GRANTED  | 14608170       | 16231300     | 774754         | 160397.7066  | 8506.799   | 151890.9     |
| 1/21/2026 | 3/23/2026 | 103/H/2A      | 326     |                        | OVER     | DENIED   | 1623130        | 740146       | 882984         | 30742.0822   | 14018.37   | 16723.72     |
| 1/21/2026 | 3/23/2026 | 8/A/10        | 105     | 76 RAYMOND AVE         | OVER     | GRANTED  | 1535400        | 886200       | 649200         | 16858.692    | 9730.476   | 7128.216     |
| 1/21/2026 | 3/23/2026 | 73/A/45/1     | 102     | 1 SUMMER ST #1         | OVER     | DENIED   | 819900         |              |                |              |            |              |
| 1/22/2026 | 3/23/2026 | 83/D/2        | 101     | 46 Houghton St         | OVER     | GRANTED  | 1080600        | 31900        | 1048700        | 11864.988    | 350.262    | 11514.73     |
| 1/22/2026 | 3/23/2026 | 23/C/18       | 105     | 58 LOWDEN AVE          | OVER     | GRANTED  | 1548000        | NA           | NA             | 143          | 143        | 0            |
| 1/22/2026 | 3/23/2026 | 97/E/4        | 112     | 16-20 MEDFORD ST       | OVER     | DENIED   | 16231300       |              |                |              |            |              |
| 1/22/2026 | 3/23/2026 | 12/A/7        | 101     | 1100 BROADWAY          | OVER     | GRANTED  | 1438000        | 63300        | 1369700        | 15789.24     | 749.934    | 15039.31     |
| 1/23/2026 | 3/23/2026 | 8/I/20        | 105     | 17 DOW ST              | OVER     | DENIED   | 1581800        |              |                |              |            |              |
| 1/28/2026 | 3/23/2026 | 13/E/6        | 104     | 16 GLENDALE AVE        | OVER     | GRANTED  | 932500         | 69900        | 862600         | 10238.85     | 767.502    | 9471.348     |
| 1/28/2026 | 3/23/2026 | 43/A/8        | 104     | 110 BELMONT ST         | OVER     | GRANTED  | 1581700        | 55500        | 1526200        | 17367.066    | 609.39     | 16757.68     |
| 1/28/2026 | 3/23/2026 | 1368/50       | PP      | 28 PARK ST             | OVER     | GRANTED  | 19290          | 19290        | 0              | 365.3526     | 365.3526   | 0            |
| 1/28/2026 | 3/23/2026 | 113/B/3/A     | 342     | 35 MEDFORD ST          | OVER     | DENIED   | 17451500       |              |                |              |            |              |
| 1/29/2026 | 3/23/2026 | 59/C/2/1      | 102     | 326 BROADWAY #1        | OVER     | GRANTED  | 440600         | NA           | NA             | 3052         | 3052       | 0            |
| 2/12/2026 | 3/23/2026 | 64/A/3/3A     | 405     | 440 SOMERVILLE AVE #   | OVER     | DENIED   | 686600         |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 52/H/38       | 300     | 515 SOMERVILLE AVE     | OVER     | DENIED   | 38684100       |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 25/D/32       | 105/340 | 341 SUMMER ST          | OVER     | DENIED   | 1627800        |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 48/E/5/112-7  | 102     | 112 SYCAMORE ST #7     | OVER     | DENIED   | 388300         | 300200       | 387500         |              |            |              |
| 2/12/2026 | 3/23/2026 | 81/E/5/112-11 | 102     | 112 SYCAMORE ST #3     | OVER     | DENIED   | 300200         |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 81/E/5/116-3  | 102     | 112 SYCAMORE ST #10    | OVER     | DENIED   | 387500         |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 81/E/5/116-2  | 102     | 112 SYCAMORE ST #31    | OVER     | DENIED   | 337100         |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 81/E/5/116-2  | 102     | 112 SYCAMORE ST #27    | OVER     | DENIED   | 358600         |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 81/E/5/116-2  | 102     | 112 SYCAMORE ST #24    | OVER     | DENIED   | 337100         |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 81/E/5/116-1  | 102     | 112 SYCAMORE ST #14    | OVER     | DENIED   | 358100         |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 81/E/5/116-1  | 102     | 112 SYCAMORE ST #16    | OVER     | DENIED   | 336900         |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 81/E/5/116-1  | 102     | 112 SYCAMORE AT #19    | OVER     | DENIED   | 358300         |              |                |              |            |              |
| 2/12/2026 | 3/23/2026 | 81/E/5/116-2  | 102     | 112 SYCAMORE ST #23    | OVER     | DENIED   | 337800         |              |                |              |            |              |
| 2/14/2026 | 3/23/2026 | 96/A/9        | 401     | 541 WINDSOR ST         | OVER     | DENIED   | 1075600        |              |                |              |            |              |
| 2/14/2026 | 3/23/2026 | 97/B/23       | 342     | 808 WINDSOR ST         | OVER     | DENIED   | 174218500      |              |                |              |            |              |
| 2/14/2026 | 3/23/2026 | 96/A/6        | 342     | 561 WINDSOR ST         | OVER     | DENIED   | 15805700       |              |                |              |            |              |
| 2/14/2026 | 3/23/2026 | 61/D/2        | 112     | 240 PEARL ST           | OVER     | DENIED   | 19607600       |              |                |              |            |              |
| 2/14/2026 | 3/23/2026 | 35/A/8/RETAIL | 327     | 333 GREAT RIVER ROAD   | OVER     | DENIED   | 31004400       |              |                |              |            |              |
| 2/14/2026 | 3/23/2026 | 35/A/12/B/70i | 102     | 375A CANAL ST #709     | OVER     | GRANTED  | 1083300        | 233050       | 850250         | 11894.634    | 2558.889   | 9335.745     |
| 2/15/2026 | 3/23/2026 | NA            | NA      | 12 POWDER HOUSE TER    | OVER     | DENIED   | 0              |              |                |              |            |              |
| 2/15/2026 | 3/23/2026 | NA            | NA      | 226 HIGHLAND AVE -3C   | OVER     | DENIED   | 0              |              |                |              |            |              |
| 2/15/2026 | 3/23/2026 | NA            | NA      | 18 MADISON ST -12 ME   | OVER     | DENIED   | 0              |              |                |              |            |              |
| 2/15/2026 | 3/23/2026 | NA            | NA      | 25 OTIS ST             | OVER     | DENIED   | 0              |              |                |              |            |              |
| 2/15/2026 | 3/23/2026 | NA            | NA      | 12 HALL ST -90 FLINT S | OVER     | DENIED   | 0              |              |                |              |            |              |

| DATE      | BOA       | PARCEL    | USE     | ADDRESS                 | REASON | DECISION | ASSESSED VALUE | ABATED VALUE | ADJUSTED VALUE | ASSESSED TAX | ABATED TAX | ADJUSTED TAX |
|-----------|-----------|-----------|---------|-------------------------|--------|----------|----------------|--------------|----------------|--------------|------------|--------------|
| 2/5/2026  | 3/23/2026 | NA        | NA      | 8 INDIANA AVE - 3 VIRGI | OVER   | DENIED   | 0              |              |                |              |            |              |
| 2/5/2026  | 3/23/2026 | NA        | NA      | 20 JAQUES ST            | OVER   | DENIED   | 0              |              |                |              |            |              |
| 2/5/2026  | 3/23/2026 | NA        | NA      | 79 BAILEY RD - 46 ADDF  | OVER   | DENIED   | 0              |              |                |              |            |              |
| 2/11/2026 | 3/23/2026 | 88/A/23   | 112/322 | 290 REVOLUTION DR       | OVER   | DENIED   | 171396300      |              |                |              |            |              |
| 2/11/2026 | 3/23/2026 | 113/B/1   | 340     | 61 MEDFORD ST           | OVER   | DENIED   | 13989400       |              |                |              |            |              |
| 2/11/2026 | 3/23/2026 | 88/A/1    | 340     | 5 MIDDLESEX AVE         | OVER   | DENIED   | 33846100       |              |                |              |            |              |
| 2/11/2026 | 3/23/2026 | 88/A/25/A | 342     | 188 ASSEMBLY PARK DF    | OVER   | DENIED   | 223664700      |              |                |              |            |              |
| 2/11/2026 | 3/23/2026 | 88/A/25/B | 336     | 122 ASSEMBLY PARK DF    | OVER   | DENIED   | 38462200       |              |                |              |            |              |
| 2/11/2026 | 3/23/2026 | 88/A/25/C | 390     | FOLEY ST #2             | OVER   | DENIED   | 1568600        |              |                |              |            |              |
| 2/11/2026 | 3/23/2026 | 88/A/K    | 390     | HAROLD COHEN WAY        | OVER   | DENIED   | 550200         |              |                |              |            |              |
| 2/11/2026 | 3/23/2026 | 88/A/L    | 390     | AUTOWORKERS WAY         | OVER   | DENIED   | 301200         |              |                |              |            |              |
| 2/11/2026 | 3/23/2026 | 116/A/2   | 432     | 70 INNER BELT RD        | OVER   | DENIED   | 102391800      |              |                |              |            |              |
| 3/4/2026  | 3/23/2026 | 29/H/21   | 101     | 279 SUMNER ST           | OVER   | GRANTED  | 1307400        | 122000       | 1185400        | 14355252     | 133956     | 1301569      |