



# CITY OF SOMERVILLE, MASSACHUSETTS BOARD OF ASSESSORS

JOSEPH A. CURTATONE  
MAYOR

Francis J. Golden, MAA  
Acting Chairman

Michael Flynn, MAA

Richard Scanlon, MAA

## Minutes From:

The Somerville Board of Assessors Meeting  
Tuesday, March 12, 2019  
Was held at City Hall in the Assessor's Office  
93 Highland Avenue, Somerville MA  
At 5:30PM

### Attendance:

The Board of Assessors convened in an open session at 5:30 pm on Tuesday, March 12, 2019. In attendance were Assessor Michael Flynn, Assessor Richard Scanlon and Acting Chairman of the Board, Assessor Francis J. Golden.

### Minutes:

The tabled minutes of the January 23, 2019 meeting were approved by Assessor Richard Scanlon and Acting Chairman of the Board, Assessor Francis J. Golden. The February 21, 2019 meeting was approved by Assessor Michael Flynn and Acting Chairman of the Board Francis J. Golden.

### Fiscal Year Abatements, Appeals, and Exemptions Review:

The Board then reviewed the Acting Chairman's abatements that were prepared for discussion for Fiscal Year 2019:

Due to the volume of abatements granted and denied, the Board of Assessors has attached the abatement log with each individual decision.

The Board of Assessors went into Executive Session to review several exemptions regarding Clause 41A Deferrals, and Clause 18 Hardships and Residential Exemptions.

### Signings:

Approved and denied exemptions.



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143  
(617) 625-6600 EXT. 3100 • TTY: 866-808-4851 • FAX: (617)-776-6042  
EMAIL: [assessing@somervillema.gov](mailto:assessing@somervillema.gov) • [www.somervillema.gov](http://www.somervillema.gov)



Other Business:

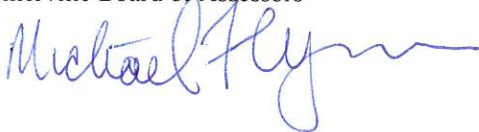
The Board discussed the necessary increase of the City's Overlay in preparation for the exposure of potential tax liability and the flexibility to exercise affordable programs in the future like Chapter 58/8C.

Meeting adjourned at 7:21 pm

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "Francis J. Golden".

Francis J. Golden, MAA Acting Chairman  
Somerville Board of Assessors

A handwritten signature in blue ink, appearing to read "Michael Flynn".

COUNT	DATE	BOA	PARCEL	USE	ADDRESS	REASON	DECISION	ASSESSED VALL	ABATED VALUE	ADJUSTED ASSESSED TAX	ABATED TAX	ADJUSTED TAX
13	1/3/2019	3/12/2019	133100	501 721 SOMERVILLE AVE	OVER	GRANTED	34060	17490	16570	590.2598	303.1017	287.1581
23	1/7/2019	3/12/2019	25/B/8	1050 51 HAWTHORNE ST	OTHER	DENIED	1537000					
27	1/7/2019	3/12/2019	15/E/3	1040 890 BROADWAY	OVER	DENIED	1417800					
41	1/15/2019	3/12/2019	11/F/6	1040 20 PACKARD AVE	OTHER	DENIED	996300					
46	1/16/2019	3/12/2019	19/A/21	1050 25 WARNER ST	OVER	GRANTED	1245900	184700	1061200	13405.884	1987.372	11418.512
49	1/16/2019	3/12/2019	76/F/6/52f	1020 52R BERACON ST	OVER	DENIED	965800					
51	1/16/2019	3/12/2019	29/C/7	1040 106 HANCOCK ST	OVER	GRANTED	1044200	98200	946000	11235.592	1056.632	10178.96
55	1/17/2019	3/12/2019	7/H/26	1050 51 CONNELL AVE	OVER	GRANTED	1083800	54900	1028900	11661.688	590.724	11070.964
57	1/27/2019	3/12/2019	91/A/1	3260 118 BROADWAY	OVER/DIS	GRANTED	991100	23900	967200	17175.763	414.187	16761.576
59	1/17/2019	3/12/2019	124680	501 O SOMERVILLE AVE	OVER	GRANTED	183070	31250	151820	3172.6031	541.5625	2631.0406
63	1/22/2019	3/12/2019	26/I/8	1010 4 COTTAGE CIR	OVER	GRANTED	858300	17400	840900	9235.308	187.224	9048.084
65	1/22/2019	3/12/2019	47/C/14	1050 6 EDGAR TERR	OVER	DENIED	816800					
68	1/22/2019	3/12/2019	20/D/7	1050 94 COLLEGE AVE	OVER	GRANTED	923100	22800	900300	9932.556	245.328	9687.228
69	1/22/2019	3/12/2019	89/C/3	1040 16 RHODE ISLAND AVE	DISPRO	GRANTED	745600	36000	709600	8022.656	387.36	7635.296
73	1/23/2019	3/12/2019	105/D/19	031 3 WASHINGTON ST	OVER/DIS	DENIED	597600					
74	1/23/2019	3/12/2019	105/D/20	3370 11 WASHINGTON ST	OVER/DIS	DENIED	191000					
79	1/24/2019	3/12/2019	105/C/25	1010 15 PICKNEY ST	OVER	GRANTED	604300	21600	582700	6502.268	232.416	6269.852
80	1/24/2019	3/12/2019	29/G/25	1110 25 HALL ST	DISPRO	GRANTED	1324200	73300	1250900	14248.392	788.708	13459.684
83	1/24/2019	3/12/2019	34/D/70	1040 185 HUDSON ST	OTHER	GRANTED	1045500	39000	1006500	11249.58	419.64	10829.94
84	1/24/2019	3/12/2019	92/B/44	1010 24 DELAWARE ST	OVER	GRANTED	490300	36200	454100	5275.628	389.512	4886.116
86	1/24/2019	3/12/2019	70/A/9	1050 34 GRANT ST	OVER/D/IN	GRANTED	749300	40300	709000	8062.468	433.628	7628.84
91	1/28/2019	3/12/2019	56/C/1/A 1	1020 127 GOVERNOR WINT	OVER	DENIED	592000					
99	1/28/2019	3/12/2019	7/L/11	013 57 CONWELL AVE	OVER	GRANTED	1214700					
101	1/28/2018	3/12/2019	15/A/28	1040 41 MASON ST	OVER	DENIED	988000					
102	1/28/2019	3/12/2019	23/C/19	1040 56 LOWDEN AVE	OVER	GRANTED	1254800	115900	1138900	13501.648	1247.084	12254.564
103	1/28/2019	3/12/2019	6/F/1/3	1020 104 WOODSTOCK ST	OVER	GRANTED	648300	43300	605000	6975.708	465.908	6509.8
104	1/28/2019	3/12/2019	72/B/31	1040 31 HAMLET ST	OVER	DENIED	956600					
107	1/29/2019	3/12/2019	52/G/21	1010 5 PARK PL	OVER	DENIED	589700					
108	1/29/2019	3/12/2019	90/H/17	1050 10 OTIS ST	OVER	GRANTED	705600	31100	674500	7592.256	334.636	7257.62
109	1/29/2019	3/12/2019	90/I/9	1040 15 OTIS ST	OVER	DENIED	543900					
110	1/29/2019	3/12/2019	90/H/16	1050 12 OTIS ST	OVER	GRANTED	683300	30500	652800	7352.308	328.18	7024.128
111	1/29/2019	3/12/2019	54/G/7/2	1020 35 SKEHAN ST #2	DISPRO	GRANTED	530200	29800	500400	5704.952	320.648	5384.304
116	1/29/2019	3/12/2019	48/A/27/1	1020 7 ADAMS ST #1	OVER/DIS/	GRANTED	506600	27900	478700	5451.016	300.204	5150.812
118	1/29/2019	3/12/2019	90/B/2	1040 200 BROADWAY	OVER	GRANTED	632500	34600	597900	6805.7	372.296	6433.404
122	1/30/2019	3/12/2019	39/F/8/31f	1020 316A BEACON ST	DISPRO	DENIED	556300					
124	1/30/2019	3/12/2019	25/D/23	1040 329 SUMMER ST	OVER	GRANTED	825900	20200	805700	8886.684	217.352	8669.332
125	1/30/2019	3/12/2019	62/B/2	3220 3 PRESCOTT ST	OVER	DENIED	467300					

128	1/30/2019	3/12/2019	91/E/6/16-	1020 16 ARLINGTON ST	OVER	GRANTED	510100	31800	478300	5488,676	342,168	5146,508
129	1/30/2019	3/12/2019	44/A/22	1040 4 BELMONT TERR	OVER	GRANTED	1219700	69200	1150500	13123,972	744,592	12379,38
138	1/30/2019	3/12/2019	48/B/2/2B	1020 396 BROADWAY	OVER	DENIED	535300					
148	1/30/2019	3/12/2019	62/B/3/7	1050 48 PUTNAM ST	OVER	GRANTED	1146000	49400	1096600	12330,96	531,544	11799,416
152	1/30/2019	3/12/2019	44/H/13/4	1020 593 SOMERVILLE AVE	OVER/DIS	GRANTED	792200	71000	721200	8524,072	763,96	7760,112
154	1/30/2019	3/12/2019	89/H/1	1040 43 MICHIGAN AVE	OVER	DENIED	788200					
155	1/30/2019	3/12/2019	92/I/3	1010 24 AUBURN AVE	OVER	GRANTED	590400	64900	525500	6352,704	698,324	5654,38
156	1/31/2019	3/12/2019	76/C/2	1040 86 CONCORD AVE	OVER	GRANTED	769300	53100	716200	8277,668	571,356	7706,312
157	1/31/2019	3/12/2019	39/D/11	1050 3 BECKWITH CIR	OVER	GRANTED	1279100	88100	1191000	13763,116	947,956	12815,16
158	1/31/2019	3/12/2019	39/D/13	1050 4 BECKWITH CIR	OVER	DENIED	1200300					
159	1/31/2019	3/12/2019	39/D/12	1050 7 BECKWITH CIR	OVER	DENIED	1424400					
160	1/31/2019	3/12/2019	39/D/10	1050 258 BEACON ST	OVER	DENIED	1361300					
161	1/31/2019	3/12/2019	39/D/14	1050 252 BEACON ST	OVER	DENIED	975200					
163	1/31/2019	3/12/2019	65/E/16/2	1020 93 CONCORD AVE	OVER	GRANTED	688700	74000	614700	7410,412	796,24	6614,172
170	1/31/2019	3/12/2019	35/H/10	1010 80 PORTER ST	OVER	GRANTED	911400	45200	866200	9806,664	486,352	9320,312
171	1/31/2019	3/12/2019	40/E/8	1040 46 ADAMS ST	OVER	DENIED	707300					
174	1/31/2019	3/12/2019	46/F/4	1010 42 EAST ALBION STRE	OVER	GRANTED	522400	60000	462400	5621,024	645,6	4975,424
175	1/31/2019	3/12/2019	64/C/9	1010 35 DANE AVE	OVER	GRANTED	763700	48700	715000	8217,412	524,012	7693,400
178	1/31/2109	3/12/2019	17/F/14	1010 51 MEACHAM RD	OVER	GRANTED	1047000	59600	987400	11265,72	641,296	10624,424
179	1/31/2019	3/12/2019	15/B/10	1040 12 LEONARD ST	OVER	GRANTED	932900	43900	889000	10038,004	472,364	9565,64
188	1/31/2019	3/12/2019	8/D/8/B	3220 1157 BROADWAY	OVER/DIS	GRANTED	911200	40900	870300	15791,096	708,797	15082,299