

STATE TAX FORM 300

THE COMMONWEALTH OF MASSACHUSETTS

SOMERVILLE

OFFICE OF THE COLLECTOR OF TAXES

NOTICE OF TAX TAKING

TO THE OWNERS OF THE HEREINAFTER DESCRIBED LAND AND TO ALL OTHERS CONCERNED

YOU ARE HEREBY NOTIFIED THAT on Friday, the 22nd day of May, 2026, at 10:00 o'clock A.M., at Treasury, Somerville City Hall, 93 Highland Ave, Somerville, MA 02143, pursuant to the provisions of General Laws, Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, IT IS MY INTENTION TO TAKE for the City of Somerville the following parcels of land for non-payment of the taxes due thereon, with interest and all incidental expenses and costs to the date of taking, unless the same shall have been paid before that date.

Linda Dubuque, Treasurer/Collector of Taxes

May 22nd, 2026 for City of Somerville, Massachusetts

LIST OF PARCELS TO BE TAKEN

Property Address: 109 COLLEGE AVE
Assessed Owner(s): 109 COLLEGE AVE LLC
Tax Year: 2023
Parcel ID: 020-F.00003-000000
Alternative Parcel ID: 12384075
Square Footage: 6984(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 64167, Page:376

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 25,671.97
Interest to Date of Taking: \$ 12,298.17
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 38,215.14

Property Address: 28 CROSS ST
Assessed Owner(s): 28 CROSS STREET LLC
Tax Year: 2023
Parcel ID: 090-D.00016-000000
Alternative Parcel ID: 12376101
Square Footage: 2737(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 71770, Page:451

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 12,002.45
Interest to Date of Taking: \$ 5,720.93
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 17,968.38

Property Address: 59 BOW ST
Assessed Owner(s): 59-61 BOW STREET LLC
Tax Year: 2023
Parcel ID: 063-C.00029-000000
Alternative Parcel ID: 13445140
Square Footage: 3000(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 77404, Page:408

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 11,056.98
Interest to Date of Taking: \$ 5,295.87
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 16,597.85

Property Address: 60 TUFTS ST UNIT 16
Assessed Owner(s): ARIANNE ROBEHR
Tax Year: 2023
Parcel ID: 093-C.00001-000016
Alternative Parcel ID: 20021230
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 77775, Page:475

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 6,797.29
Interest to Date of Taking: \$ 3,255.70
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 10,163.49

Property Address: 21 HANCOCK ST
Assessed Owner(s): JANICE F DRAGO
Tax Year: 2023
Parcel ID: 030-D.00031-000000
Alternative Parcel ID: 04213125
Square Footage: 3300(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 13119, Page:210

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 6,586.91
Interest to Date of Taking: \$ 3,036.24
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 9,868.15

Property Address: 202 BROADWAY
Assessed Owner(s): BRIAN D GAMES
Tax Year: 2023
Parcel ID: 090-B.00001-000000
Alternative Parcel ID: 02078013
Square Footage: 3541(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 19377, Page:590

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 5,216.42
Interest to Date of Taking: \$ 2,496.28
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 7,957.70

Property Address: 27 WALNUT ST UNIT 1
Assessed Owner(s): ANDREW H POSNER
Tax Year: 2023
Parcel ID: 073-B.00001-000001
Alternative Parcel ID: 20041350
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 54766, Page:235

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 4,794.50
Interest to Date of Taking: \$ 2,134.08
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 7,167.47

Property Address: 357 SOMERVILLE AVE
Assessed Owner(s): MANHAR RANA AND PRITI RANA, TRUSTEES, RANA FAMILY REVOCABLE TRUST
Current Owner (s): MANHAR RANA AND PRITI RANA, TRUSTEES, RANA FAMILY REVOCABLE TRUST
Tax Year: 2023
Parcel ID: 074-C.00027-000000
Alternative Parcel ID: 18563041
Square Footage: 4386(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 80322, Page:188

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 4,427.27
Interest to Date of Taking: \$ 2,075.28
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 6,544.46

Property Address: 39 ELMWOOD ST UNIT 3
Assessed Owner(s): XIE ZEHAO & CHEN WENJIA
Tax Year: 2023
Parcel ID: 013-D.00015-0039-3
Alternative Parcel ID: 20160610
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Registered Land Document No. 1710637, Certificate of Title No. U24551, Book: U136, Page: 134

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 4,079.38
Interest to Date of Taking: \$ 3,393.36
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 6,064.43

Property Address: 435 WASHINGTON ST
Assessed Owner(s): KWAN ANGELICA PO YEE
Tax Year: 2023
Parcel ID: 054-E.00002-000305
Alternative Parcel ID: 09000113
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 22312, Page:56

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 3,505.71
Interest to Date of Taking: \$ 1,621.23
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 5,305.01

Property Address: 92 R ORCHARD ST
Assessed Owner(s): HARE CASPAR
Tax Year: 2023
Parcel ID: 026-G.00003-00092R
Alternative Parcel ID: 20052010
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 39903, Page:326

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 4,068.33
Interest to Date of Taking: \$ 2,332.59
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 4,841.54

Property Address: 375 A CANAL ST 1105
Assessed Owner(s): XIA YUPING
Tax Year: 2023
Parcel ID: 085-A.0012B-001105
Alternative Parcel ID: 20203130
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 70847, Page:332

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 3,159.15
Interest to Date of Taking: \$ 1,346.92
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 4,749.93

Property Address: 94 BEACON ST UNIT 63
Assessed Owner(s): KWAN ANGELICA
Tax Year: 2023
Parcel ID: 066-D.00001-000063
Alternative Parcel ID: 15503219
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 22636, Page:350

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 2,625.15
Interest to Date of Taking: \$ 1,212.58
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 4,032.03

Property Address: 94 BEACON ST UNIT 45
Assessed Owner(s): KWAN ANGELICA
Tax Year: 2023
Parcel ID: 066-D.00001-000045
Alternative Parcel ID: 15503214
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 22507, Page:534

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 2,387.70
Interest to Date of Taking: \$ 1,102.11
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 3,688.74

Property Address: 78 PARTRIDGE AVE
Assessed Owner(s): SALVATORE SPINOSA
Tax Year: 2023
Parcel ID: 040-H.00010-000000
Alternative Parcel ID: 23699176
Square Footage: 2800(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 19981, Page:194

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 2,702.17
Interest to Date of Taking: \$ 1,292.11
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 3,386.20

Property Address: 185 MORRISON AVE #103
Assessed Owner(s): BENJAMIN R THOMPSON
Tax Year: 2023
Parcel ID: 020-B.00035-000103
Alternative Parcel ID: 01003018
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 50757, Page:56

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 1,958.70
Interest to Date of Taking: \$ 724.06
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 3,035.17

Property Address: 35 STOUGHTON ST
Assessed Owner(s): PAUL SHAUN & ONDINA
Tax Year: 2023
Parcel ID: 002-A.00017-000000
Alternative Parcel ID: 19654135
Square Footage: 3356(more or less)
Title Reference: Middlesex South Registry of Deeds Registered Land Document No. 1248257, Certificate of Title No. 202991, Book:01145, Page: 41

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 1,475.10
Interest to Date of Taking: \$ 1,060.01
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 2,295.21

Property Address: 7 CRAIGIE ST
Assessed Owner(s): NARDELLA JOHN & ITALIA FOR LIF
Tax Year: 2023
Parcel ID: 038-G.00002-000000
Alternative Parcel ID: 14487052
Square Footage: 6860(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 26801, Page:424

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 1,457.47
Interest to Date of Taking: \$ 442.92
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 2,171.50

Property Address: 27 ABERDEEN RD
Assessed Owner(s): AMERICANA REAL ESTATE LLC
Tax Year: 2023
Parcel ID: 029-F.00008-000000
Alternative Parcel ID: 18587120
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 77700, Page:228

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 1,035.51
Interest to Date of Taking: \$ 720.32
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 1,716.45

Property Address: 13 MYRTLE ST UNIT 6
Assessed Owner(s): CENTEIO MANUEL & GABRIELA FOR LIFE
Tax Year: 2023
Parcel ID: 105-A.00029-000006
Alternative Parcel ID: 00870129
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 71188, Page:563

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 1,222.15
Interest to Date of Taking: \$ 738.11
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 1,487.47

Property Address: 53 RAYMOND AVE
Assessed Owner(s): KATHRYN KENNEY
Tax Year: 2023
Parcel ID: 007-I.00045-000000
Alternative Parcel ID: 18592193
Square Footage: 5000(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 13793, Page:39

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 966.42
Interest to Date of Taking: \$ 1,713.44
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 1,460.41

Property Address: 41 RAYMOND AVE
Assessed Owner(s): ROBERT PAGLIARULO
Tax Year: 2023
Parcel ID: 007-I.00041-000000
Alternative Parcel ID: 16519180
Square Footage: 3750(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 55244, Page:339

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 1,099.80
Interest to Date of Taking: \$ 382.22
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 1,416.09

Property Address: 82 FELLSSWAY WEST 2
Assessed Owner(s): PLATT GRETA & ANDREW
Tax Year: 2023
Parcel ID: 069-E.00004-000002
Alternative Parcel ID: 20071790
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 64701, Page:150

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 766.46
Interest to Date of Taking: \$ 876.97
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 1,315.76

Property Address: 474 BROADWAY UNIT #31
Assessed Owner(s): AZULAY RITA H TRUSTEE
Tax Year: 2023
Parcel ID: 040-I.00006-000031
Alternative Parcel ID: 19648153
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 55025, Page:5

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 136.67
Interest to Date of Taking: \$ 50.84
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 432.51

Property Address: 95 ELM ST
Assessed Owner(s): ARTIGAS GONZALO TRUSTEE
Tax Year: 2023
Parcel ID: 030-D.00020-000000
Alternative Parcel ID: 02047075
Square Footage: 4430(more or less)
Title Reference: Middlesex South Registry of Deeds Book: 71346, Page:86

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 127.34
Interest to Date of Taking: \$ 97.47
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 420.89

Property Address: 46 OXFORD ST
Assessed Owner(s): SANTO A & AGNES W BENICHASA
Current Owner(s): RACHEL BENICHASA, TRUSTEE OF THE BENICHASA REALTY TRUST OF 2024
Tax Year: 2023
Parcel ID: 051-D.00003-000000
Alternative Parcel ID: 02046037
Square Footage: 6000(more or less)
Title Reference: Middlesex South Registry of Deeds Book:12228, Page: 28, Book:83319, Page:423

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 74.80
Interest to Date of Taking: \$ 27.19
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 346.99

Property Address: 12 HARVARD ST 3
Assessed Owner(s): JOHN TAKVORIAN TRUSTEE OF THE 12 HARVARD STREET GARAGE UNIT 3 REALTY TRUST
Tax Year: 2023
Parcel ID: 044-B.00029-000003
Alternative Parcel ID: 20110640
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Registered Land Document No.1865707, Certificate of Title No.U28249, Book: U160, Page: 15

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 53.86
Interest to Date of Taking: \$ 15.59
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 314.22

Property Address: 12 HARVARD ST 4
Assessed Owner(s): JOHN TAKVORIAN TRUSTEE OF THE 12 HARVARD STREET GARAGE UNITS 4 AND 5 REALTY TRUST
Tax Year: 2023
Parcel ID: 044-B.00029-000004
Alternative Parcel ID: 20110650
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Registered Land Document No.1865709, Certificate of Title No. U28250, Book: U160, Page: 16

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 53.86
Interest to Date of Taking: \$ 15.59
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 314.22

Property Address: 12 HARVARD ST 5
Assessed Owner(s): JOHN TAKVORIAN TRUSTEE OF THE 12 HARVARD STREET GARAGE UNITS 4 AND 5 REALTY TRUST
Tax Year: 2023
Parcel ID: 044-B.00029-000005
Alternative Parcel ID: 20110660
Square Footage: 0(more or less)
Title Reference: Middlesex South Registry of Deeds Registered Land Document No.1865709, Certificate of Title No. U28250, Book: U160, Page: 16

Fiscal Year 2023 Taxes Remaining Unpaid: \$ 53.86
Interest to Date of Taking: \$ 15.59
Incidental Expenses and Costs to Date of Taking: \$ 263.00
Total for which Land is Taken: \$ 314.22