



# CITY OF SOMERVILLE, MASSACHUSETTS BOARD OF ASSESSORS

JOSEPH A. CURTATONE  
MAYOR

Francis J. Golden, MAA  
Acting Chairman

Michael Flynn, MAA

Thomas J. Mulhern, MAA

## Minutes From:

The Somerville Board of Assessors Meeting  
Monday, April 9, 2018  
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 5:30pm on Monday, April 9, 2018. In attendance were Assessor Michael Flynn and Acting Chairman of the Board, Assessor Francis J. Golden.

### Minutes:

The Board approved the minutes of the March 22, 2018 meeting.

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

The Board then reviewed the Acting Chairman's abatements that were prepared for discussion for Fiscal Year 2018:

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.

### Signings:

Residential Exemptions and Statutory Exemptions that were filed after the deadline to appear on the Fiscal Year 2018 Actual 3<sup>rd</sup> Quarter Bill were approved by the Board.



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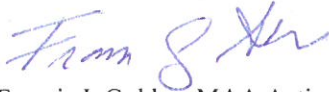


Other Business:

The Board discussed sending a second request to all income producing property that failed to return their 38D Form request timely (Income & Expense for Calendar Year 2017).

Meeting adjourned at 6:30pm

Respectfully submitted,



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



FY2018 ABATEMENT LOG

COUNT	DATE	BOA	PARCEL	USE	ADDRESS	REASON	DECISION	ASSESSED VALUE	ABATED VALUE	ADJUSTED VALUE	ASSESSED TAX	ABATED TAX	ADJUSTED TAX
40	1/22/2018	4/9/2018	28/1/18/1	102	41 LEXINGTON AVE #1	INC/U	DENIED	630100					
41	1/22/2018	4/9/2018	28/1/18/2	102	41 LEXINGTON AVE #2	INC/U	GRANTED	840400					
45	1/22/2018	4/9/2018	95/D/2	323	174 SOMERVILLE AVE	OV/D/INC	DENIED	14623900	270500	569900	9504.92	3059.36	6445.569
47	1/23/2018	4/9/2018	96/A/31	502	520 COLUMBIA STREET	INC/U	DENIED	884500					
48	1/23/2018	4/9/2018	47/N/8	111	14 EDGAR AVE	OVER	DENIED	804800					
49	1/23/2018	4/9/2018	102/D/10	105	16 AUSTIN ST	OVER	DENIED	524900					
50	1/23/2018	4/9/2018	102/D/9	105	16A AUSTIN ST	OVER	DENIED	502900					
52	1/24/2018	4/9/2018	22/B/1	340	1 DAVIS SQUARE	OV/D	DENIED	8324900					
61	1/25/2018	4/9/2018	19/B/2/1	102	87 BRISTOL RD #1	OTHER	DENIED	295800					
63	1/25/2018	4/9/2018	8/B/14	104	8 HARDAN ST	OVER	GRANTED	956800	80400	876400	10821.41	909.32	9912.084
67	1/29/2018	4/9/2018	8/D/8/C	325	1165 BROADWAY		DENIED	517500					
68	1/29/2018	4/9/2018	93/F/15	104	19 BOSTON ST		GRANTED	844600	24100	820500	9552.43	272.57	9279.855
71	1/29/2018	4/9/2018	70/B/15	322	273 BROADWAY		DENIED	826000					
72	1/29/2018	4/9/2018	8/B/13	106	10 HARDAN RD	OVER	GRANTED	361700	162600	199100	4090.83	1839.01	2251.821
73	1/29/2018	4/9/2018	28/A/10	101	20 JOSEPHINE AVE	OVER	GRANTED	1206300	69200	1137100	13643.25	782.65	12860.6
74	1/29/2018	4/9/2018	39/C/26	332	263 BEACON ST	OV/D	DENIED	1612600					
76	1/29/2018	4/9/2018	105/D/27/	102	78 MT VERNON ST		GRANTED	512200	38800	473400	5792.98	438.83	5354.154
77	1/30/2018	4/9/2018	43/E/11/7/	102	72 CENTRAL ST		DENIED	611500					
81	1/30/2018	4/9/2018	45/G/10	101	12 MONDAMIN CT	OV/D	GRANTED	698300	9300	689000	7897.77	105.183	7792.59
83	1/30/2018	4/9/2018	97/E/9/2	102	7 BEDFORD ST	DIS	GRANTED	600700	18700	582000	6793.92	211.497	6582.42
87	1/31/2018	4/9/2018	48/E/10	322	415 MEDFORD ST	OVER	DENIED	809700					
88	1/31/2018	4/9/2018	28/F/25/1	102	35 PRICHARD AVE #1	OVER	DENIED	565600					
90	1/31/2018	4/9/2018	131690	502	499 MEDFORD ST	OTHER	DENIED	5450					
91	1/31/2018	4/9/2018	13/B/16	104	42 MOORE ST	OTHER	DENIED	849900					
92	1/31/2018	4/9/2018	41/C/39	101	29 PARTRIDGE AVE	DIS	GRANTED	565700	36200	529500	6398.07	409.422	5988.645
93	1/31/2018	4/9/2018	90/E/4/13/	102	134 BROADWAY	OVER	GRANTED	293000	18400	274600	3313.83	208.104	3105.726
94	1/31/2018	4/9/2018	90/E/4/13/	102	134 BROADWAY #2	OVER	GRANTED	321200	20200	301000	3632.77	228.462	3404.31
95	1/31/2018	4/9/2018	90/E/4/13/	102	134 BROADWAY	OVER	GRANTED	313300	19700	293600	3543.42	222.807	3320.616
96	1/31/2018	4/9/2018	102/B/2	105	20 BENEDICT ST	OVER	DENIED	889800					
97	1/31/2018	4/9/2018	80/C/12	101	20 PROSPECT HILL AV	OVER	GRANTED	858600	30200	828400	9710.77	341.562	9369.204
98	1/31/2018	4/9/2018	8/D/8/B	322	1157 BROADWAY	OV/D	DENIED	891700					
120	2/1/2018	4/9/2018	50/I/1	430	111 CENTRAL ST	OVER	DENIED	2272400					
123	2/1/2018	4/9/2018	130350	502	395 ASSEMBLY ROW	OVER	GRANTED	858880	68836	790044	15640.2	1253.504	14386.7
124	2/1/2018	4/9/2018	63/C/41/4/	102	49 CHURCH ST	DIS	GRANTED	599200	22000	577200	6776.95	248.82	6528.13
134	2/1/2018	4/9/2018	62/C/22	105	51 PUTNAM ST	OVER	GRANTED	985500	114700	870800	11146.01	1297.257	9848.748
135	2/1/2018	4/9/2018	16/A/13/1	102	39 SIMPSON AV #1	OV/D	GRANTED	485200	43200	442000	5487.612	488.592	4999.02
136	2/1/2018	4/9/2018	16/A/13/2	102	39 SIMPSON AV #2	OV/D	GRANTED	531900	37800	494100	6015.789	427.518	5588.271
137	2/1/2018	4/9/2018	49/B/14	101	121 CENTRAL ST	OVER	GRANTED	752600	80100	672500	8511.906	905.931	7605.975
139	2/1/2018	4/9/2018	79/B/10	101	1 VIRGINIA ST	OV/D	GRANTED	616600	2800	613800	6973.746	31.668	6942.078
140	2/1/2018	4/9/2018	11/F/11	104	1081 BROADWAY	DIS	DENIED	1011300					

141	2/1/2018	4/9/2018	15/A/26/2	102	33 MASON ST #2	OV/D	GRANTED	823900		41900	782000	9318.309	473.889	8844.42
142	2/1/2018	4/9/2018	17/D/20	342	40 HOLLAND ST	OVER	DENIED	37428100						
143	2/1/2018	4/9/2018	110/B/1	432	50 INNER BELT RD	OVER	DENIED	16853700						
144	2/1/2018	4/9/2018	91/B/4	013	88 BROADWAY	OVER	DENIED	3543800						
145	2/1/2018	4/9/2018	88/A/4	321	75 MYSTIC AV	OVER	DENIED	40078400						
146	2/1/2018	4/9/2018	38/E/40/4	102	18 BELMONT #4	OVER	GRANTED	541100		22900	518200	6119.841	258.999	5860.842
148	2/1/2018	4/9/2018	38/E/40/2	102	18 BELMONT #2	OVER	GRANTED	535600		40000	495600	6057.636	452.4	5605.236
150	2/5/2018	4/9/2018	115/B/4	401	51 MCGRATH HWY	OVER	DEN/LATE	7555500						
151	2/14/2018	4/9/2018	63/C/8	104	22 SUMMER ST	OTHER	DEN/LATE	601400						
147	2/1/2108	4/9/2018	38/E/40/3	102	18 BELMONT #3	OVER	GRANTED	497900		31500	466400	5631.249	356.265	5274.984
149	2/1/2108	4/9/2018	38/E/40/5	102	18 BELMONT #5	OVER	GRANTED	524500		39800	484700	5932.095	450.138	5481.957