

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 258049

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X

Variance:

Appeal:

PETITIONER: Gary Gilbert

PETITIONER'S ADDRESS: 11 Magnolia Ave, Cambridge, MA 01940

LOCATION OF PROPERTY: 202 Elm St N., Cambridge, MA

TYPE OF OCCUPANCY: 2 family

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Change in Use/Occupancy/ /Conversion to Additional Dwelling Units/

DESCRIPTION OF PETITIONER'S PROPOSAL:

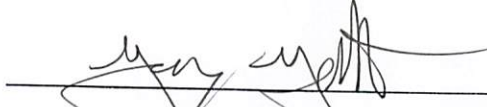
Allow for the creation of one accessory apartment to a two-family dwelling in an underutilized existing accessory structure.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 4.000 Section: 4.22 (Accessory Apartments)

Article: 10.000 Section: 10.40 (Special Permits)

Original
Signature(s):



(Petitioner (s) / Owner)

GARY GILBERT

(Print Name)

Address: _____

Tel. No. 978-500-2992

E-Mail Address: g2bythesea@gmail.com

Date: 2.13.24

2024 FEB 16 AM 10:25
OFFICE OF THE CITY CLERK
CITY OF CAMBRIDGE, MASSACHUSETTS

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We GARY GILBERT (OWNER)

Address: 11 MAGNOLIA AV, MANCHESTER, MA, 01944

State that I/We own the property located at 202 NORTH ELM ST, which is the subject of this zoning application.

The record title of this property is in the name of G2 DEVELOPMENT LLC

*Pursuant to a deed of duly recorded in the date 9-11-2017, Middlesex South County Registry of Deeds at Book 63516, Page 518; or Middlesex Registry District of Land Court, Certificate No. _____ Book _____ Page _____.

[Signature]
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

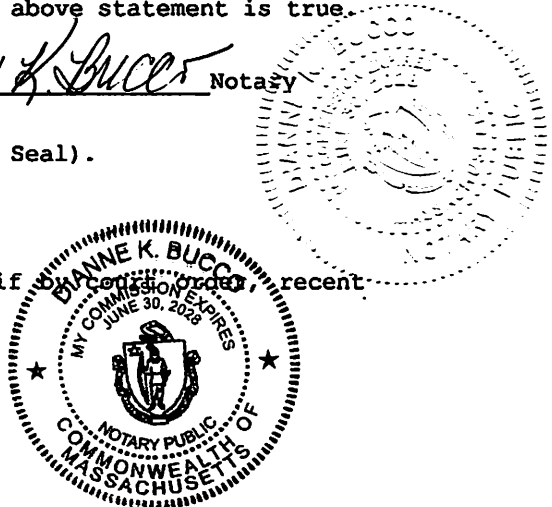
Commonwealth of Massachusetts, County of Essex

The above-name Gary Gilbert personally appeared before me, this 14 of Feb, 2024, and made oath that the above statement is true.

[Signature] Notary

My commission expires June 30, 2028 (Notary Seal).

• If ownership is not shown in recorded deed, e.g. if by recent deed, or inheritance, please include documentation.



2.4



2017 00147020

Bk: 69913 Pg: 78 Doc: DEED
Page: 1 of 2 09/11/2017 02:58 PM

QUITCLAIM DEED

Locus: 202 Elm Street, Somerville and Cambridge

We Gary W. Gilbert and Christine Anne Routhier, husband and wife as tenants by the entirety, of 11 Magnolia Avenue, Manchester, Massachusetts,

For consideration paid, and in full consideration of One Dollar AND NO/100 (\$1. 00)

Grant to G 2 Development LLC a Massachusetts Limited Liability Company with a principal place of business of 11 Magnolia Avenue, Manchester, Massachusetts with *quitclaim covenants*

The land with the buildings thereon, situated in Cambridge and Somerville, Middlesex County, Massachusetts, being Lot B on a subdivision plan made by C.H. Gannett, C.E., dated August 11, 1919, recorded with Middlesex South District Deeds at the end of Book 4286 and being a portion of a plot 19, recorded with Middlesex South District Deeds, Plan Book 1, Plan 4, and bounded and described as follows:

SOUTHWESTERLY by a part of Lot 21 on said last named plan, thirty-seven and 5/10 (37.5) feet;

NORTHWESTERLY by Lot 20 on said last named plan, one hundred seventeen and 9/10 (117.9) feet;

EASTERLY by Elm Street, forty-two and 6/100 (42.06) feet;

SOUTHERLY by the lot marked A on first named plan, one hundred and four and 8/10 (104.8) feet.

The post office address of these premises is 202 Elm Street North, Cambridge, MA 02140.

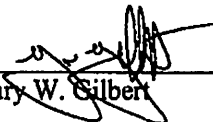
The above-described premises are conveyed subject to and with the benefit of, as the case may be, all rights, easements, covenants, restrictions, agreements, conditions, encumbrances, and other matters of record appertaining thereto, if any, insofar as the same may be in force and applicable.

The grantors herein state under the pains and penalties of perjury that this is not a primary residence and not subject to the Homestead Law.

Being the same premises conveyed to us by deed dated April 5, 2010 and recorded in Book 54505, Page 283.

Pierre ATM
100 Sum St
Beaumont, CA

Witness my hand and seal this 11th day of September, 2017.



Gary W. Gilbert

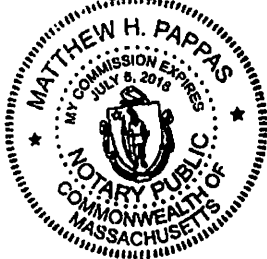



Christine Routhier

COMMONWEALTH OF MASSACHUSETTS

Suffolk
~~Middlesex~~, ss.

On this Sept day of 11, 2017, before me, the undersigned notary public, personally appeared Gary W. Gilbert, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose



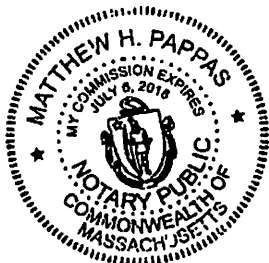



Notary Public
My commission expires:

COMMONWEALTH OF MASSACHUSETTS

Suffolk
~~Middlesex~~, ss.

On this Sept day of 11, 2017, before me, the undersigned notary public, personally appeared Christine Routhier, proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose





Notary Public
My commission expires

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 202 Elm St N, Cambridge, MA (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
- The structure has been in existence prior to 2019. The Accessory Apartment occupies less than 900 SF and less than 35% of the GFA.
- B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
- Pedestrian and user access to the accessory apartment is from Elm St, the commercial street it faces and has no impact, nor access to, adjacent residential streets.
- C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
- The proposed use will have no negative effect on adjacent residential or commercial uses.
- D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
- The accessory apartment is closest to a daytime use retail space and the rear fenced yards of adjacent residential structures. The property has ample space for waste containers and parking.
- E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
- An additional living unit, the Accessory Apartment, will be facing the commercial Elm Street and not the residential streets nearby. It is located on the mixed-use commercial edge of a residential district and will not be detrimental to the existing active, noisy and busy commercial street.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

DIMENSIONAL INFORMATION

Applicant: Gary Gilbert
Location: 202 Elm St N., Cambridge, MA
Phone: 978-500-2992

Present Use/Occupancy: 2 family
Zone: Residence B Zone
Requested Use/Occupancy: 2 family plus Accessory Apartment

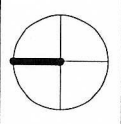
		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
TOTAL GROSS FLOOR AREA:		3996 SF	3996 SF	2286 SF maximum	(max.)
LOT AREA:		4573 SF	4573 SF	5000 SF	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²		0.87	0.87	0.5	
LOT AREA OF EACH DWELLING UNIT		2287 SF	1524 SF	2500 SF	
SIZE OF LOT:	WIDTH	37.5 FT	37.5	50 FT	
	DEPTH	118 FT	118 FT	NA	
SETBACKS IN FEET:	FRONT	28 FT	28 FT	15 FT	
	REAR	1 FT	1 FT	25 FT	
	LEFT SIDE	3 FT	3 FT	7.5 FT	
	RIGHT SIDE	2 FT	2 FT	7.5 FT	
SIZE OF BUILDING:	HEIGHT	30 FT	30 FT	35 FT MAX	
	WIDTH	87 FT	87 FT	NA	
	LENGTH	37 FT	37 FT	35 FT	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		5%	5%	40%	
NO. OF DWELLING UNITS:		2	2 + ADU	2	
NO. OF PARKING SPACES:		7	7	0	
NO. OF LOADING AREAS:		NA	NA	NA	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0	0	NA	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

Attached concrete block accessory structure will house accessory apartment at rear corner of lot

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.

1 PLAN: 722 SF
 A-101 SCALE: 1/2" = 1' 0"

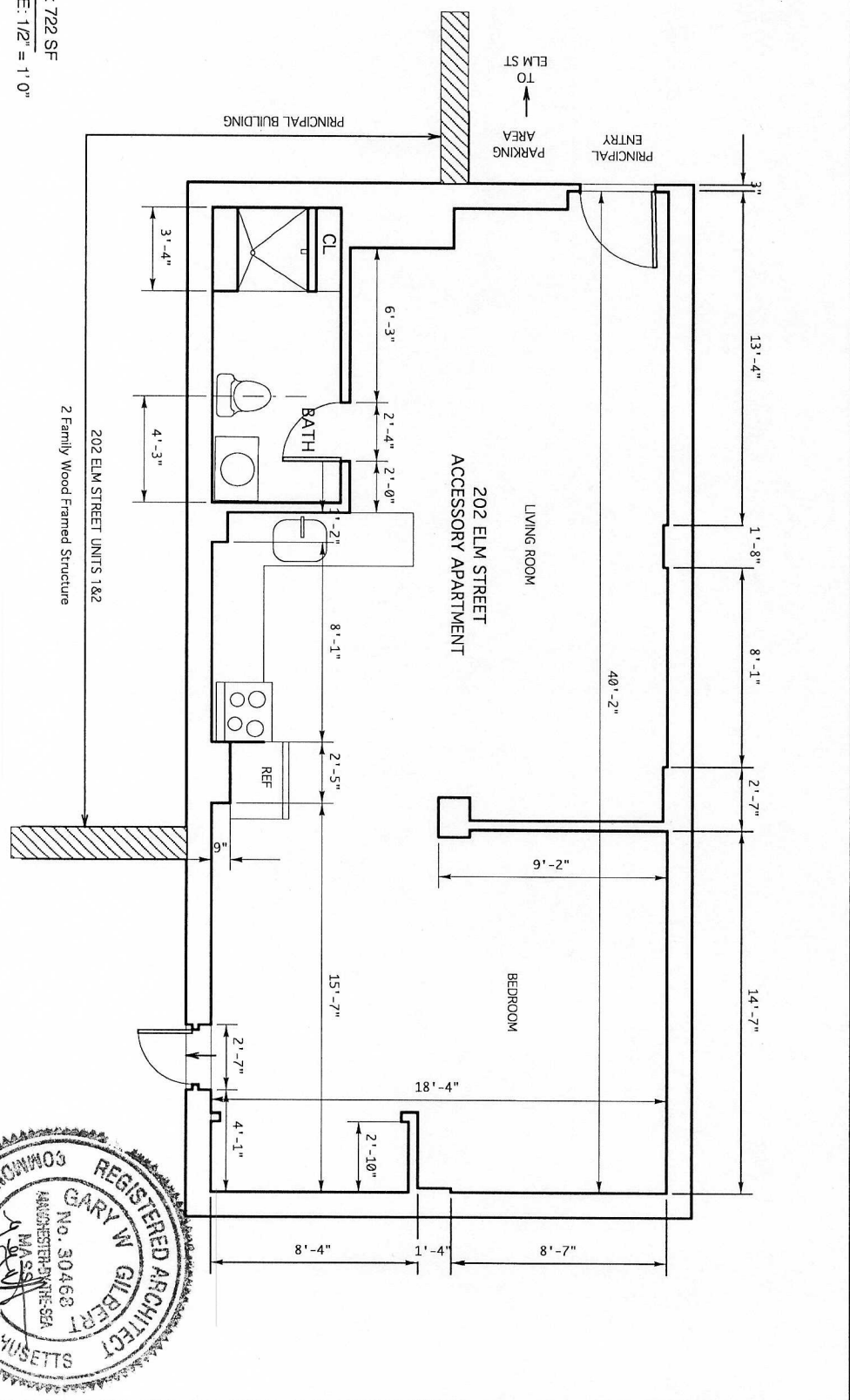
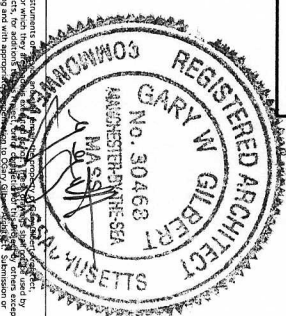


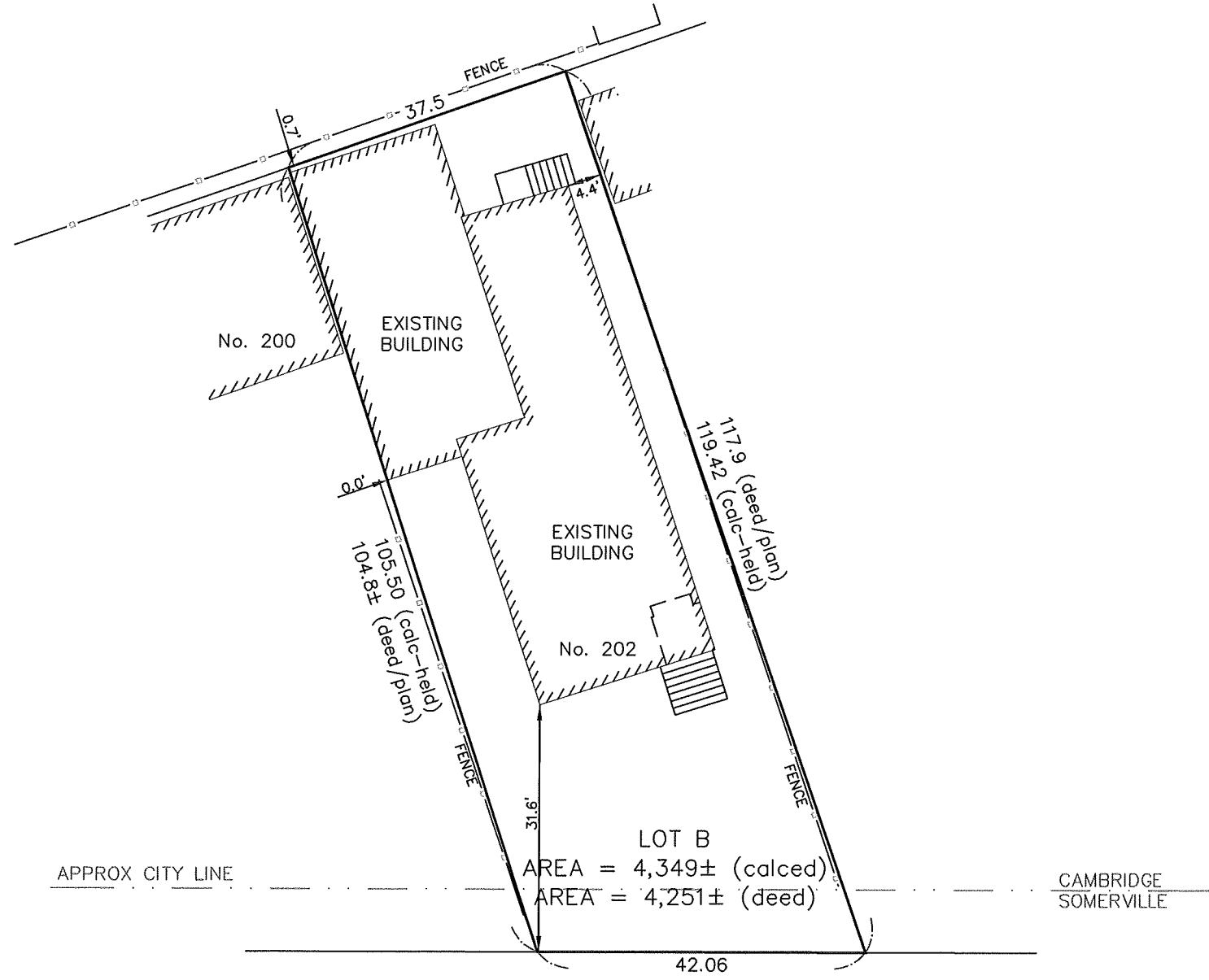
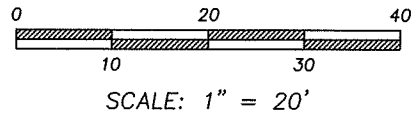
ARCHITECT OF RECORD: Gary Gilbert, Architect
 11 Magnolia Avenue
 Manchester, MA 01944
 987.500.2992

SHEET # A-101
 PROJECT: Accessory Apartment Plan
 722 SF

ISSUE / REVISION
 01/25/2024

These drawings are instruments of service, prepared by the Architect for the Client, and shall be used only for the project and site identified herein. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written authorization of the Architect. No changes, additions, deletions, or omissions may be made to these drawings without the prior written authorization of the Architect.





NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: GARY W GILBERT & CHRISTINE ANNE ROUTHIER

TITLE REFERENCE: BK 54505 PG 282

PLAN REFERENCE: PLAN BK 1 PLAN 4

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

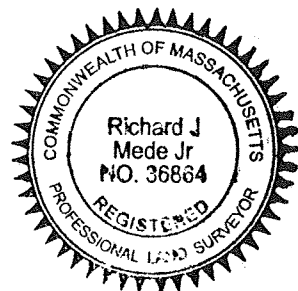
TO: GARY W GILBERT & CHRISTINE ANNE ROUTHIER

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.


THE FIELD WORK WAS COMPLETED ON: JANUARY 23, 2024
DATE OF PLAN: FEBRUARY 9, 2024


RICHARD J. MEDE, JR. P.L.S.

02/09/2024
DATE:

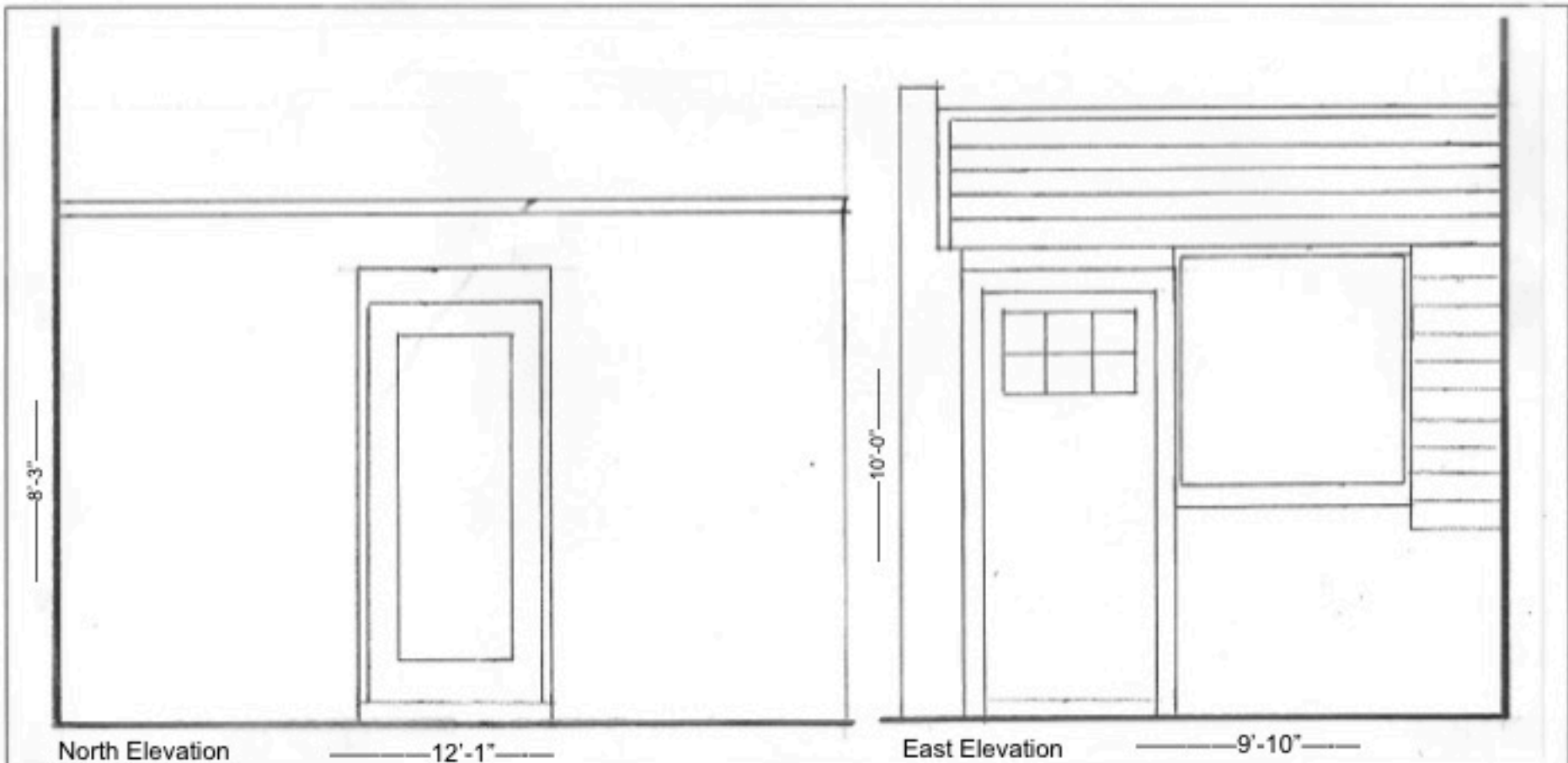


CERTIFIED PLOT PLAN
202 ELM STREET NORTH
CAMBRIDGE, MA.
(MIDDLESEX COUNTY)

PREPARED BY:

**MEDFORD
ENGINEERING
& SURVEY**
ANGELO B. VENEZIANO ASSOCIATES
15 HALL STREET, MEDFORD, MA 02155
781-396-4466 fax: 781-396-8052

PREPARED FOR:
GARY GILBERT

DRAWN CAV	CHECKED RJM	FILE No. 22088
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North Elevation

12'-1"

East Elevation

9'-10"

2 PLAN: 722 SF
A-101 SCALE: 1/2" = 1' 0"

Note: the South and West elevations are solid concrete block walls
Project Address: 202 Elm St. N, Cambridge



ARCHITECT OF RECORD: Gary Gilbert, Architect
11 Magnolia Avenue
Manchester, MA 01944
987.500.2992

SHEET # A-102
PROJECT: Accessory Apartment Elevations

ISSUE / REVISION
01/25/2024

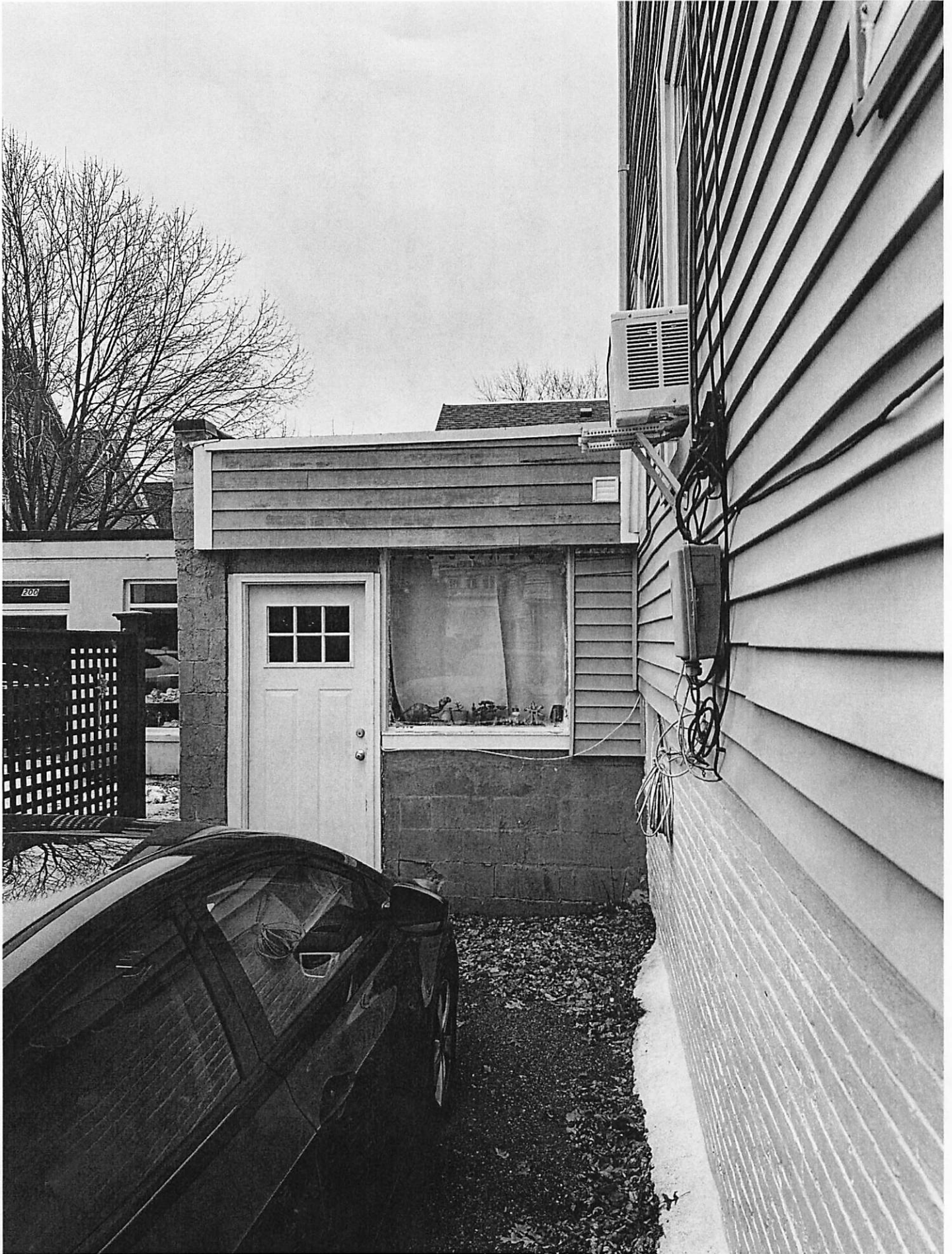
These drawings are instruments of service and shall remain the property of Gary Gilbert Architect, regardless of the medium in which they are made or reproduced or used. These drawings, and their contents, require no other papers, for reference to this Project, or for completion of this Project by others except as expressly stated and with appropriate compensation to Gary Gilbert Architect. Submission or distribution of these drawings, or any part thereof, to any other person or entity without the prior written consent of Gary Gilbert Architect is prohibited. Any reproduction, distribution, or use of these drawings, or any part thereof, without the prior written consent of Gary Gilbert Architect is prohibited. Any reproduction, distribution, or use of these drawings, or any part thereof, without the prior written consent of Gary Gilbert Architect is prohibited.



302 Elm St North



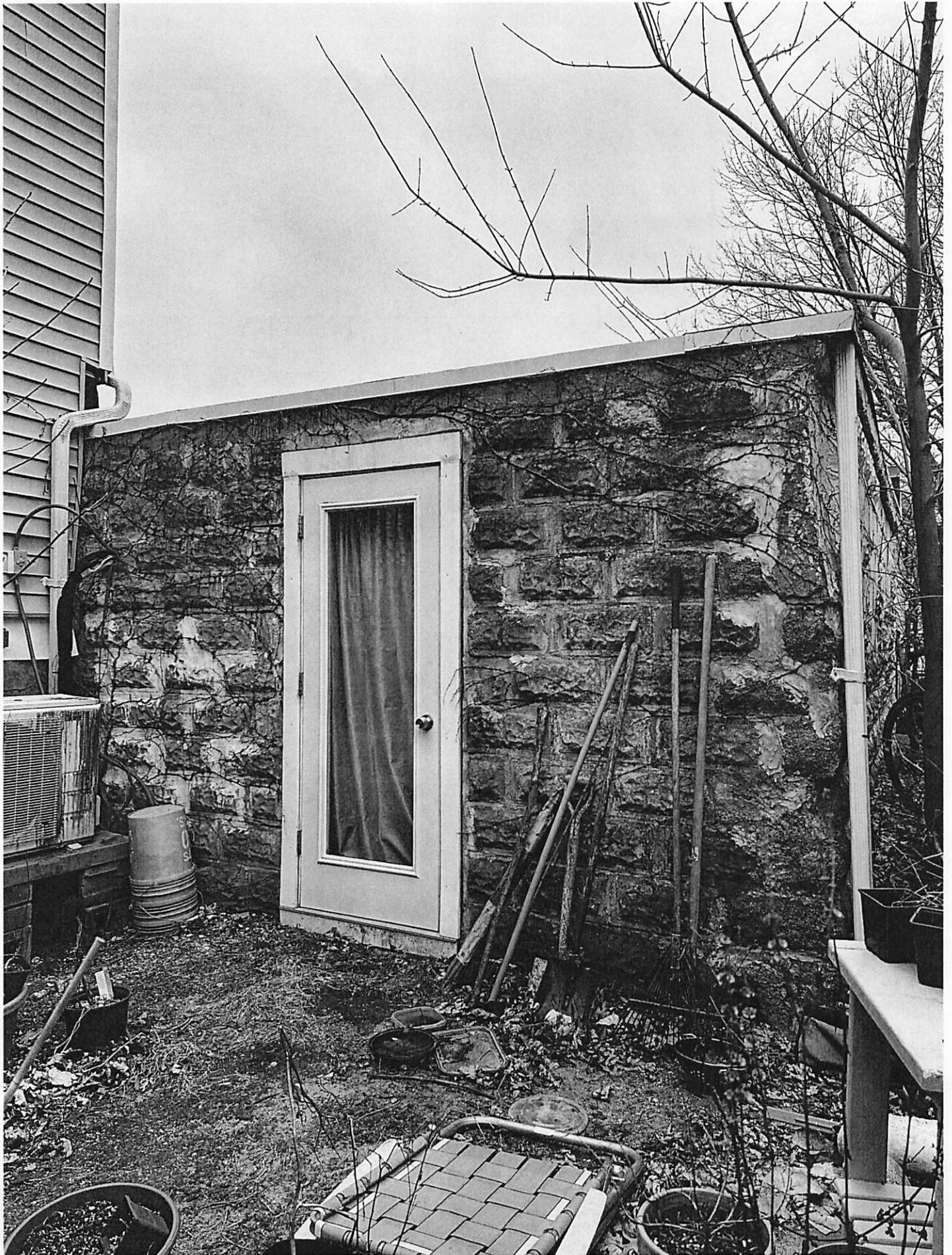
202 ELM ST-N GENERAL VIEW



202 ELM ST-N EAST FACE



202 ELM ST-N, SOUTH FACE



202 ELM ST-N

NORTH FACE



202 ELM ST-N WEST FACE



Gary Gilbert <g2bythesea@gmail.com>

Housing status change at 202 Elm Street

Barbara Gendron-Greene <barbara-gendron-greene@comcast.net>

Tue, Jan 23, 2024 at 8:31 PM

To: Gary Gilbert <g2bythesea@gmail.com>

Hi Gary.

It was nice to meet you the other day. I understand that you want to change the status of the room(s) on the ground level at the rear of the building at 202 Elm Street, Cambridge.

I don't have any objection to this plan. As I understand you, the area of this building will not change.

My neighbors on Russell Street expressed one concern that I share. Sometimes, residents of that building use our yard as a path to Russell Street. I would like it if you could advise your tenants that they are using our private property without permission when they cut through. We would appreciate it if this could stop.

Other than that, I have no objection to the change of status of that "studio" area into an official dwelling unit.

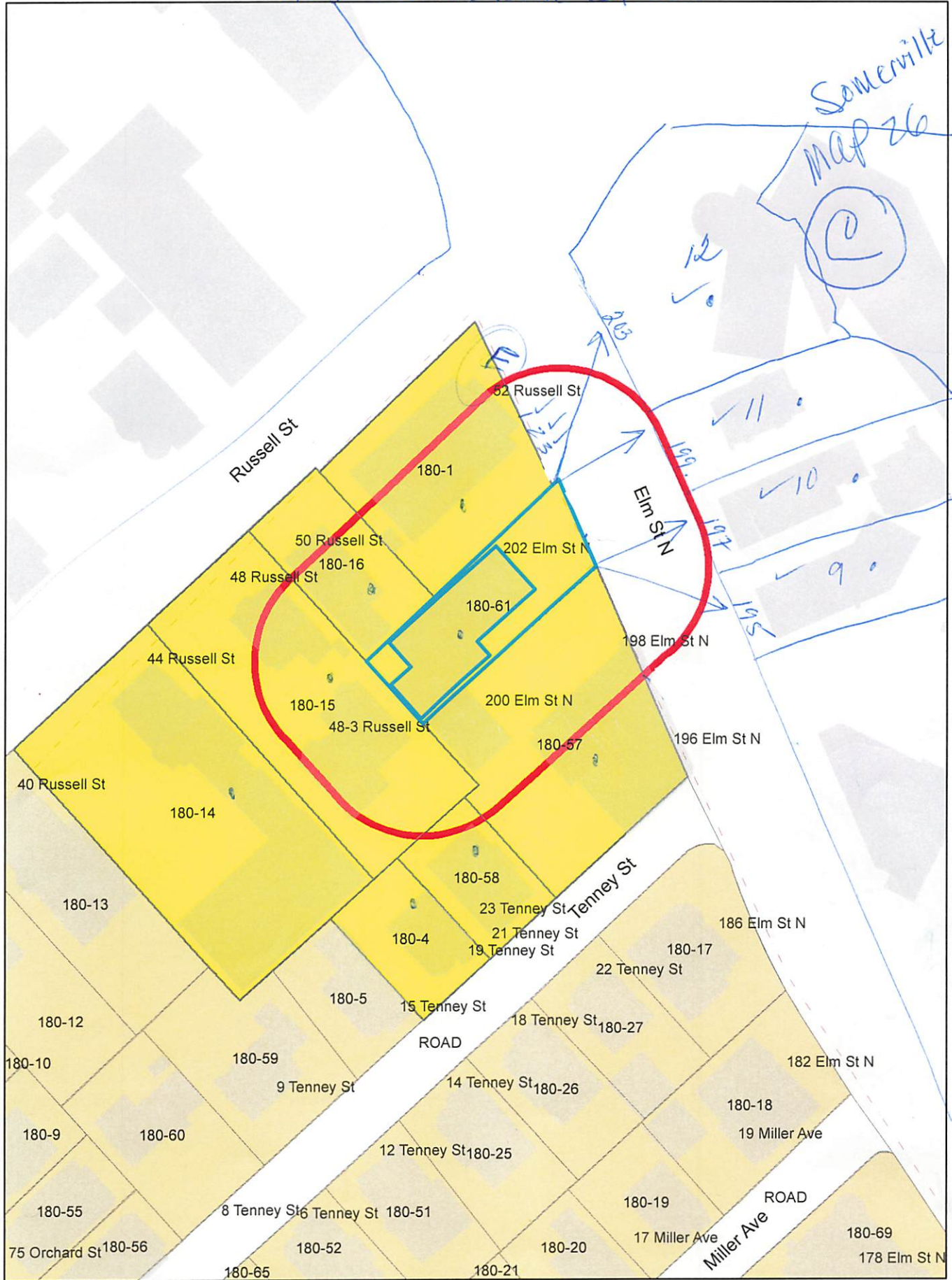
Barbara

Home: 617.945.7537

Cell: 617.625.5224 (Best number to reach me)

Barbara-Gendron-Greene@comcast.net

202 North Elm Street



202 North Elm St.

Lexington

180-15
BARR, CHRISTOPHER J.
48 RUSSELL ST. UNIT#2
CAMBRIDGE, MA 02140

180-57 / 26-E-3
GOLDBERG WEINER REALTY LLC,
C/O SHARON CERNY
ONE BARBERRY ROAD
LEXINGTON, MA 02421

180-61 / 26-E-2
GILBERT, GARY W. &
CHRISTINE ANNE ROUTHIER
11 MAGNOLIA AVENUE
MANCHESTER, MA 01944

180-1 / 26-E-1
CHURCH OF THE NAZARENE OF
SOMERVILLE THE
8 CUTTER AVE
SOMERVILLE, MA 02144

180-4
O'NEIL, STEPHANIE J.B. & JOHN O'NEIL
19 TENNEY ST
CAMBRIDGE, MA 02140

180-15
SOLIMAN, TARIK M. &
LAURA M. HALES SOLIMAN
48 RUSSELL ST UNIT 3
CAMBRIDGE, MA 02140

180-15
WOODWARD, ROBERT C. &
MARRY-ANN MATYAS
48 RUSSELL STREET #1
CAMBRIDGE, MA 02140

180-16
GENDRON, GEORGE W. &
BARBARA K. GENDRON-GREENE, TRUSTEE
50 RUSSELL ST
CAMBRIDGE, MA 02140

180-58
MILLER PAUL D &
HEATHER MURTAGH MILLER
21-23 TENNEY ST
CAMBRIDGE, MA 02140

180-14
HASTIE, JAMES ADAM & EDWARD J HASTIE
44 RUSSELL ST
CAMBRIDGE, MA 02140

BELOW ARE SOMERVILLE ABUTTERS

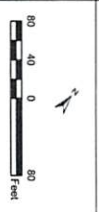
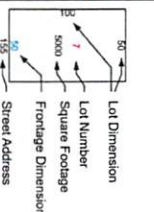
26-C-12
I & C CORPORATION
1241 BOYLSTON STREET
BOSTON, MA 02215

26-C-11
WISDOM PUBLICATIONS INC.
199 ELM STREET
SOMERVILLE, MA 02144

26-C-10 & 26-C-9
VAN G. PANOS
TR. BEV REALTY TRUST
P.O. BOX 52
BELMONT, MA 02178

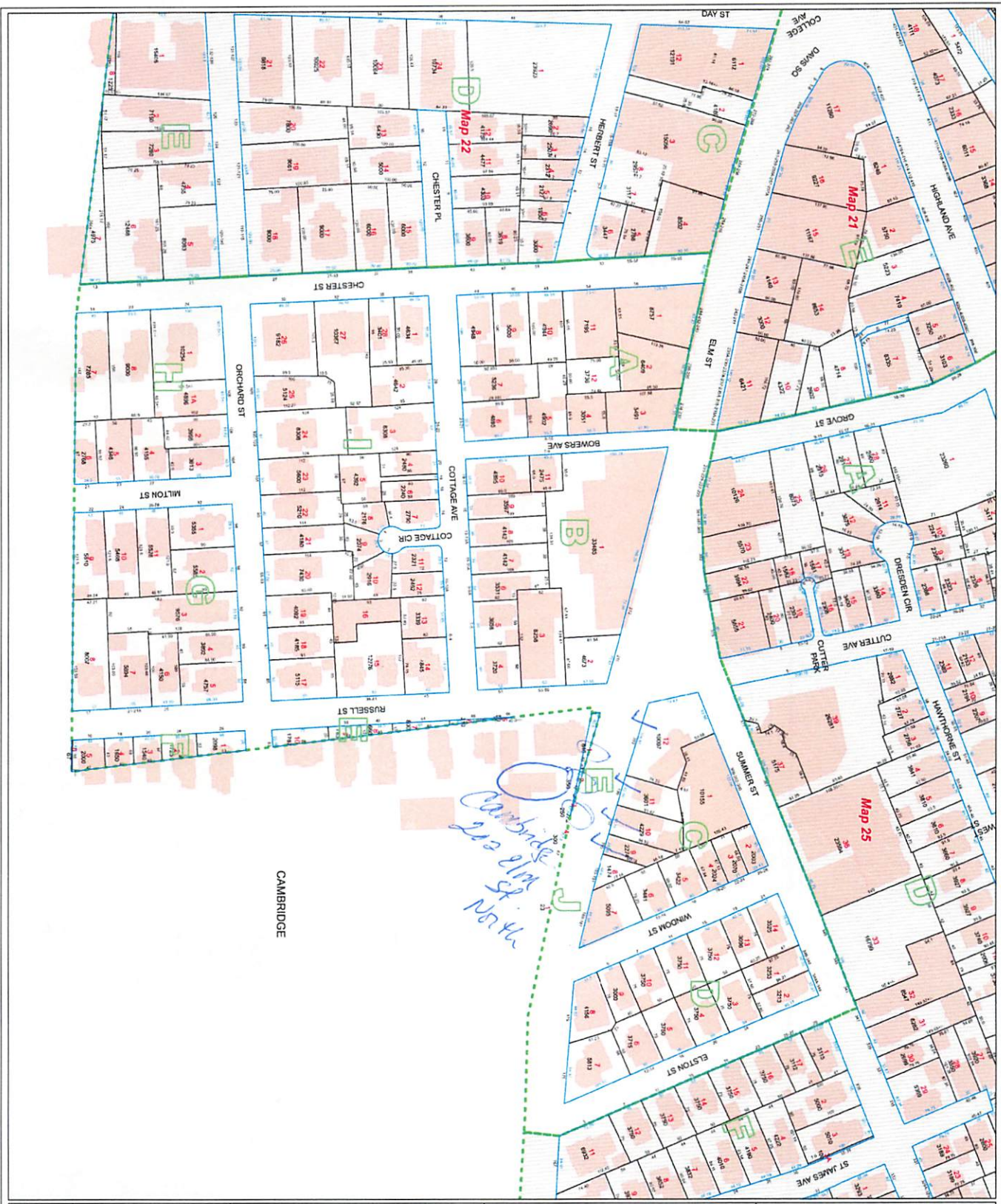
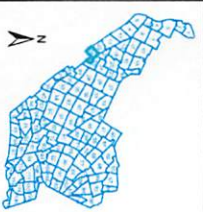
Assessors Map

- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



Source: Right-of-way and building footprints were originally developed from Boston Edison Company files, 1992 and have been updated by City of Somerville. The Assessor Map was developed from assessor maps by CDW Smith, Inc. and City of Somerville by City of Somerville.

NOTE: The data represented on these maps indicate boundaries as the City of Somerville has them. They are not intended to be used as a legal document and should not be relied on as such.



52 RUSSELL ST

Location 52 RUSSELL ST

Mblu 26/ E/ 1/ 1

Acct# 09200276

Owner CHURCH OF THE NAZERENE

Assessment \$62,800

PID 14752

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$62,800	\$62,800

Owner of Record

Owner CHURCH OF THE NAZERENE
Co-Owner MRS ESTHER FADER
Address 52 RUSSELL ST
 CAMBRIDGE, MA 02140

Sale Price \$0
Certificate
Book & Page /0
Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
CHURCH OF THE NAZERENE	\$0		/0	

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes	
Field	Description
STYLE:	Vacant Land
Model	

Building Photo

 [Building Photo](https://images.vgsi.com/photos/SomervilleMAPhotos/A01\05\67\96.jpg)
<https://images.vgsi.com/photos/SomervilleMAPhotos/A01\05\67\96.jpg>

Building Layout

[\(ParcelSketch.ashx?pid=14752&bid=15254\)](#)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

202 ELM ST

Location 202 ELM ST

Mblu 26/ E/ 2/ I

Acct# 03114080

Owner GILBERT GARY W & ROUTHIER
CHRISTINE A

Assessment \$29,000

PID 5034

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$29,000	\$29,000

Owner of Record

Owner GILBERT GARY W & ROUTHIER CHRISTINE A
Co-Owner
Address 11 MAGNOLIA AVE
MANCHESTER, MA 01944

Sale Price \$565,000
Certificate
Book & Page 54505/0282
Sale Date 04/06/2010
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GILBERT GARY W & ROUTHIER CHRISTINE A	\$565,000		54505/0282	1G	04/06/2010
CATAVOLO RUTH	\$0		50001/0050	1F	05/02/2007
CATAVOLO ANTONIO G & RUTH	\$1		34298/0124	1F	12/08/2001
CATAVOLO ANTONIO	\$0		9266/0090		01/19/1958

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

200 ELM ST

Location 200 ELM ST

Mblu 26/ E/ 3/ /

Acct# 16522170

Owner GOLDBERG WEINER REALTY LLC

Assessment \$54,800

PID 263

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$0	\$54,800	\$54,800

Owner of Record

Owner GOLDBERG WEINER REALTY LLC
Co-Owner
Address 1 BARBERRY RD
LEXINGTON, MA 02421

Sale Price \$1,010,000
Certificate
Book & Page 54618/0497
Sale Date 04/30/2010
Instrument 1G

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GOLDBERG WEINER REALTY LLC	\$1,010,000		54618/0497	1G	04/30/2010
196-200 ELM STREET CORP	\$201,000		22444/0211	1G	08/30/1992
PANOS GEORGE A & STELLA A	\$0		/0		01/01/1985

Building Information

Building 1 : Section 1

Year Built:
Living Area: 0
Replacement Cost: \$0
Building Percent Good:
Replacement Cost
Less Depreciation: \$0

Building Attributes

Building Photo

 <https://images.vgsi.com/photos/SomervilleMAPhotos/A01\05\64\91.jpg>

Building Layout

 [Building Layout \(ParcelSketch.ashx?pid=263&bid=312\)](https://images.vgsi.com/photos/SomervilleMAPhotos/A01\05\64\91.jpg)

203 ELM ST

Location 203 ELM ST

Mblu 26/ C/ 12/ I

Acct# 20665142

Owner I & C CORPORATION

Assessment \$1,665,000

PID 260

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$329,200	\$1,335,800	\$1,665,000

Owner of Record

Owner I & C CORPORATION

Sale Price \$0

Co-Owner

Certificate

Address 1241 BOYLSTON ST
BOSTON, MA 02215

Book & Page /0

Sale Date

Ownership History

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
I & C CORPORATION	\$0		/0	

Building Information

Building 1 : Section 1

Year Built: 1970

Living Area: 1,924

Replacement Cost: \$438,836

Building Percent Good: 70

Replacement Cost

Less Depreciation: \$307,200

Building Attributes	
Field	Description
Style:	Restaurant
Model	Commercial

199 ELM ST

Location 199 ELM ST

Mblu 26/ C/ 11/ /

Acct# 07280035

Owner WISDOM PUBLICATIONS INC

Assessment \$996,900

PID 259

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$235,000	\$761,900	\$996,900

Owner of Record

Owner WISDOM PUBLICATIONS INC

Sale Price \$265,000

Co-Owner

Certificate

Address 199 ELM ST
SOMERVILLE, MA 02144

Book & Page 27221/0565

Sale Date 04/16/1997

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WISDOM PUBLICATIONS INC	\$265,000		27221/0565	00	04/16/1997
GLASER LESTER E	\$1		26275/0001	1F	04/30/1996
GLASER LESTER E & BARBARA	\$23,000		11308/0614		01/01/1901

Building Information

Building 1 : Section 1

Year Built: 1920

Living Area: 1,491

Replacement Cost: \$307,185

Building Percent Good: 76

Replacement Cost

Less Depreciation: \$233,500

Building Attributes	
Field	Description

197 ELM ST

Location 197 ELM ST

Mblu 26/ C/ 10/ /

Acct# 16522166

Owner PANOS VAN G TRUSTEE

Assessment \$1,748,200

PID 258

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,035,600	\$712,600	\$1,748,200

Owner of Record

Owner PANOS VAN G TRUSTEE
Co-Owner BEV REALTY TRUST
Address P O BOX 52
BELMONT, MA 02178

Sale Price \$1
Certificate
Book & Page /0
Sale Date 01/01/1986
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PANOS VAN G TRUSTEE	\$1		/0	1A	01/01/1986
PANOS GEORGE A & VAN G	\$0		11979/0322		

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 1,180
Replacement Cost: \$667,426
Building Percent Good: 93
Replacement Cost
Less Depreciation: \$620,700

Building Photo

 Building Photo
(<https://images.vgsi.com/photos/SomervilleMAPhotos/A0105158196.jpg>)

Building Attributes	
Field	Description
STYLE:	Conventional

195 ELM ST

Location 195 ELM ST

Mblu 26/ C/ 9/ I

Acct# 16522160

Owner PANOS VAN G TRUSTEE

Assessment \$903,200

PID 15256

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$278,500	\$624,700	\$903,200

Owner of Record

Owner PANOS VAN G TRUSTEE
Co-Owner BEV REALTY TRUST
Address P O BOX 52
BELMONT, MA 02178

Sale Price \$1
Certificate
Book & Page /0
Sale Date 01/01/1986
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PANOS VAN G TRUSTEE	\$1		/0	1A	01/01/1986
PANOS GEORGE A & VAN G	\$55,000		11979/0322	UNKQ	

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,242
Replacement Cost: \$361,245
Building Percent Good: 76
Replacement Cost
Less Depreciation: \$274,500

Building Attributes	
Field	Description
Style:	Stores/Apt Com