

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

BZA Application Form

BZA Number: 273676

General Information

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

Special Permit: _____ Variance: X Appeal: _____

PETITIONER: Archdiocese Central High School, Inc. C/O James Rafferty

PETITIONER'S ADDRESS: 907 Massachusetts Avenue, Cambridge, MA 02139

LOCATION OF PROPERTY: 39 Matignon Rd , Cambridge, MA

TYPE OF OCCUPANCY: Institutional/School **ZONING DISTRICT:** Residence B

REASON FOR PETITION:

/Subdivision/

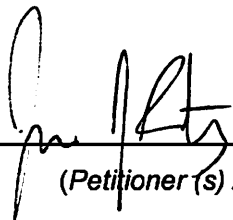
DESCRIPTION OF PETITIONER'S PROPOSAL:

Petitioner seeks to subdivide existing lot into two separate lots.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).
Article: 5.000 Section: 5.15 (Subdivision).
Article: 10.000 Section: 10.30 (Variance).

Original
Signature(s):



(Petitioner (s) / Owner)

James J. Rafferty, Attorney for Petitioner
(Print Name)

Address:
Tel. No.
E-Mail Address:

907 Massachusetts Avenue, Suite 300
Cambridge, MA 02139
617.492.4100
jrafferty@adamsrafferty.com

Date: May 31, 2024

OWNERSHIP INFORMATION FOR BOARD OF ZONING APPEAL RECORD

To be completed by OWNER, signed and returned to Secretary of Board of Appeal

_____ Archdiocese Central High School, Inc.
(Owner or Petitioner)

Address: c/o James J. Rafferty 907 Massachusetts Avenue, Cambridge MA 02139

Location of Premises: 39 Matignon Road

the record title standing in the name of Archdiocese Central High School, Inc.

whose address is 66 Brooks Drive Braintree, Ma. 02184
(Street) (City or Town) (State & Zip Code)

by a deed duly recorded in the Middlesex South County Registry of Deeds in

Book 46517 Page 99 or _____ Registry

District of Land Court Certificate No. _____ Book _____ Page _____

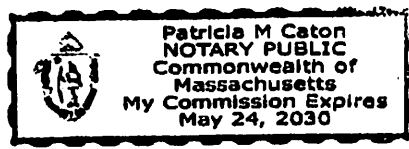
(Owner)

=====

On this 16 day of April, 2024, before me, the undersigned notary public, personally appeared John E. Straub proved to me through satisfactory evidence of identification, which were MA Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that they signed it voluntarily for its stated purpose.

Patricia M. Caton
Notary Public

My commission expires:



BZA Application Form

SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Petitioner is seeking to subdivide existing campus by creating two new lots that will allow for the conveyance of the larger lot to a new entity while allowing petitioner to continue to own the smaller lot and the building located on it. The subdivision will result in the creation of a nonconforming rear setback for the building on Lot 3B. Similarly, the subdivision will result in a nonconforming side yard setback for the 2 story brick building remaining on lot A. Both lots will have nonconforming FAR, as is the case presently with the existing lot.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located for the following reasons:

The hardship is related to the size and shape of the lot and the location of the existing buildings on the lot.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The public good will not suffer any detriment as a result of the subdivision since the size and use of the existing structures will not be altered and their uses remain as educational.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The subdivision will not derogate from the intent or purpose of the Ordinance since it will not result in any change of use or neighborhood impact.

***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: Archdiocese Central High School, Inc.
Location: 39 Malignon Rd., Cambridge, MA
Phone: 617.492.4100

Present Use/Occupancy: Institutional/School
Zone: Residence B
Requested Use/Occupancy: Institutional/School

		<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>
<u>TOTAL GROSS FLOOR AREA:</u>		69,667 sf	55,879/13,788	34,186 sf (max.)
<u>LOT AREA:</u>		95,532 sf	75,996/19,536	5,000 sf (min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²		.73	.74/.71	.5/.35
<u>LOT AREA OF EACH DWELLING UNIT</u>		N/A	N/A	2,500/4,000 sf
<u>SIZE OF LOT:</u>	WIDTH	502.38'	292.71/137.25'	N/A
	DEPTH	903.68'	no change/143.71'	N/A
<u>SETBACKS IN FEET:</u>	FRONT	58.4'	58.4'/72.1'	15'
	REAR	29'	29'/8.7'	35'
	LEFT SIDE	5.9'	5.9'/13.4'	7.5' (sum of 20)
	RIGHT SIDE	43.6'	43.6'/18.6'	7.5'(sum of 20)
<u>SIZE OF BUILDING:</u>	HEIGHT	38.1'	38.1'/36.2'	35'
	WIDTH	varies	varies	N/A
	LENGTH	varies	varies	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>		49	42.2/76.5	40
<u>NO. OF DWELLING UNITS:</u>		0	no change	N/A
<u>NO. OF PARKING SPACES:</u>		71	71/0	0
<u>NO. OF LOADING AREAS:</u>		N/A	N/A	N/A
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>		N/A	N/A	N/A

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.:

N/A

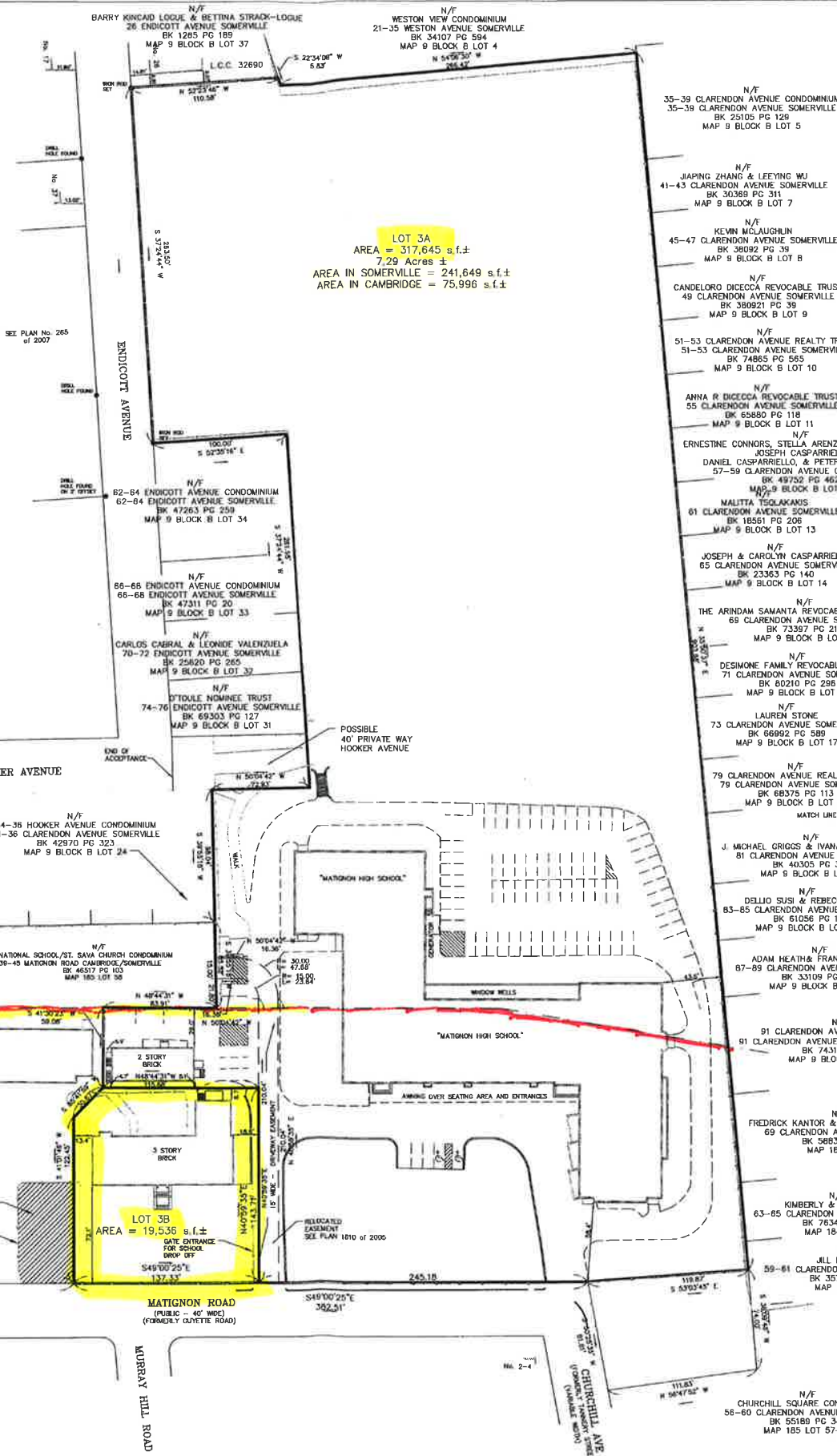
1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE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

CURRENT ZONE: RES. B (CITY OF CAMBRIDGE)

	REQUIRED	ORIGINAL SITE	LOT 3A	LOT 3B
MIN LOT SIZE	5,000 s.f.	337,181 s.f. (TOTAL) 95,532 s.f. (CAMB)	317,645 s.f. (TOTAL) 75,996 s.f. (CAMB)	19,536 s.f. (CAMB)
MIN LOT WIDTH	50	502.38	292.71	137.25
MIN FRONT YARD	15	58.4	58.4	72.1
MIN SIDE YARD	7.5-SUM 20	5.9 SUM 49.5	5.9 SUM 49.5	13.4 SUM 32
MIN REAR YARD	25	29.0	29.0	8.7
GROSS FLOOR AREA	---	69,667 s.f. (CAMB)	55,879 s.f. (CAMB)	13,788 s.f. (CAMB)
MIN RATIO OF PRIVATE OPEN SPACE TO LOT AREA	40%	49.2%	42.2%	76.5%
MAX RATIO OF FLOOR AREA TO LOT SIZE (CAMBRIDGE)	0.5	0.73	0.74	0.71
AREA OF OPEN SPACE	---	47,000	32,070	14,930
PARKING SPACES(CAMB)	---	8 SPACES/2 HP = 10 TOTAL	8 SPACES/2 HP = 10 TOTAL	0
PARKING SPACES(SOM)	---	71	71	0
HEIGHT OF BUILDING LOT 3B	---	---	---	36.2
HEIGHT OF 2 STORY BUILDING LOT 3A	---	---	24.9	---
HEIGHT OF HIGH SCHOOL BLDG LOT 3A	---	---	36.1	---

CURRENT ZONE: NR (CITY OF SOMERVILLE)

	ORIGINAL	LOT 3A
MAX RATIO OF FLOOR AREA TO LOT SIZE (SOMERVILLE)	0.16	0.16



APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

CAMBRIDGE PLANNING BOARD

CHAIRMAN _____ DATE _____

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEED OF THE COMMONWEALTH OF MASSACHUSETTS.



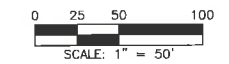
RICHARD J. MEADE, JR. P.L.S.

04/30/2024 DATE:

TITLE REF: BK. 6955 PG. 31
BK 5074 PG 255
BK 6789 PG 35
BK 5133 PG 49
BK 6961 PG 289

**SUBDIVISION PLAN OF LAND
1 MATIGNON ROAD
CAMBRIDGE/SOMERVILLE, MASS.
(MIDDLESEX COUNTY)**

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



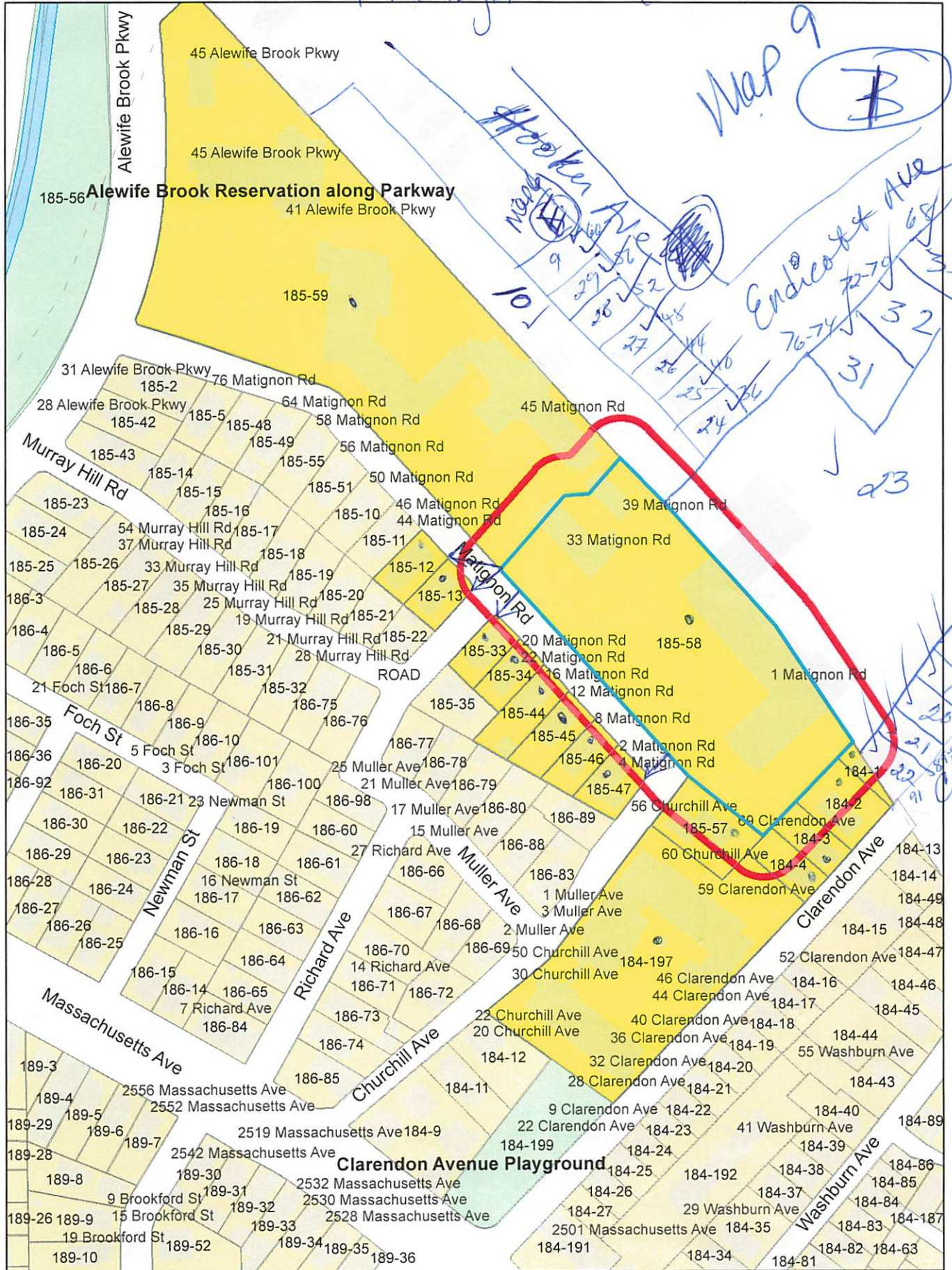
DATE:	FIELD	DESIGN	DRAW	CALC.	CHECK	FILE No.
APRIL 30, 2024	DN/NO	---	CAV	CAV	RJM	22158
DATE: DECEMBER 18, 2023						

FOR REGISTRY USE ONLY



39 Matignon Road

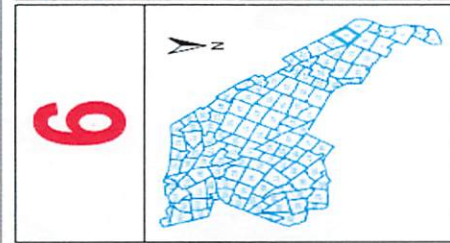
Map 9 (B)



39 Mafignon Road



Cambridge
Property
In
Question
185-58



NOTE: The table provided on these maps indicate boundaries and parcel numbers of lots and parcels in the City of Somerville. They are not intended to be used as a legal document. The maps are based on City of Somerville records.

Survey: Right-of-way and building footprints were originally developed from Boston Edison Company data, 1995 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CADL South, 1999 and have been updated by City of Somerville based on City of Somerville records.

July 1, 2023

1" = 80'
80 40 0 80 feet

Water Body
Building
Railroad ROW

Legend:

- Water Body
- Building
- Railroad ROW

Map 13

30' Lot Dimension
7' Lot Number
5000' Square Footage
Street Address

39 Matignon Rd

Pittman
JAMES J. RAFFERTY, ESQ.
907 MASS AVENUE – SUITE 300
CAMBRIDGE, MA 02139

185-45
GAN, DORON & VALERIE N, GRAF
12-14 MATIGNON RD
CAMBRIDGE, MA 02140

184-2
KANTOR, FREDERICK D.
EVELYN Z. KANTOR-LUGO
69 CLARENDON AVE
CAMBRIDGE, MA 02140

185-33
O'SHEA, JOHN J.
24-26 FATHER MATIGNON RD
CAMBRIDGE, MA 02140

185-44
LIANG, HUAN & LIN GAO
16-18 MATIGNON ROAD
CAMBRIDGE, MA 02140

185-58 – 9-B-23
ARCHDIOCESE CENTRAL HIGH SCHOOL INC.
2121 COMMONWEALTH AVENUE
BRIGHTON, MA 02135

185-12
CONNOLLY, PETER F.
38 MATIGNON RD
CAMBRIDGE, MA 02140

185-34
BUCK, MARIETTA LAMARRE
C/O OXFORD ST. REALTY INC.
1644 MASSACHUSETTS AVE
CAMBRIDGE, MA 02144

184-4
LARCOMBE, JILL LOUISE
61 CLARENDON AVE.
CAMBRIDGE, MA 02140

185-59 / MAP 6-E-10
ST SAVA SERBIAN ORTHODOX CHURCH
OF BOSTON
41 ALEWIFE BROOK PKWY
CAMBRIDGE, MA 02138

185-59
ECOLE BILINGUE, INC.
45 MATIGNON ROAD
CAMBRIDGE, MA 02140

184-197
CAMBRIDGE HOUSING AUTHORITY
675 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

185-57
VARIA, MAYANK H.
58 CHURCHILL AVE
CAMBRIDGE, MA 02140

185-57
ZHANG, SUIHUA
60 CHURCHILL AVE
CAMBRIDGE, MA 02140

185-57
TANWAR, PRITHVIRAJ & KERRY L. TANWAR
56 CHURCHILL AVE 56
CAMBRIDGE, MA 02140

184-3
MOTT KIMBERLY C & JESSE A. MOTT
63-65 CLARENDON AVE
CAMBRIDGE, MA 02140

184-1
SHORE, DAVID & HALEY SHORE
91 CLARENDON AVE. UNIT 2
SOMERVILLE, MA 02144

185-13
MCMANUS ED G & MAUREEN T MCMANUS
TRS MCMANUS 2021 FUNDING TRUST TR
34-36 MATIGNON RD
CAMBRIDGE, MA 02140

185-47
LEONARDOS NICHOLAS &
RENEE A CHANDONNET
4 MATIGNON RD
CAMBRIDGE, MA 02140

185-46
CASEY, MARY E.
8 MATIGNON RD
CAMBRIDGE, MA 02140

SOMERVILLE ABUTTERS ↓

MAP 6/E/9
GERALDINE F. WOODSIDE, TR.
GERALDINE WOODSIDE IRREVOC TR.
58 HOOKER AVE
SOMERVILLE, MA 02144

MAP 9/B/29
DAVNICK LLC
25 LUCY DRIVE
READING, MA 01867

9-B-28
AUGUST RICHARD & HOPE M. FOR LIFE
AUGUST RICHARD & DEVEREAUX AT ALL
52 HOOKER AVE
SOMERVILLE, MA 02144

9-B-27
CHRISTOPHER J. WADE &
KELLY A. KEARNS
48 HOOKER AVE
SOMERVILLE, MA 02144

9-B-26
ANASTASIOS PAPATSORIS
44 HOOKER AVE
SOMERVILLE, MA 02144

9-B-25
PAMELA TSAKIRDIS
KATERINA LIBRIZZO & LISA TAMMARO, TR.
11 KENSINGTON AVE
WOBBURN, MA 01801

9-24-1
JUNG TENG
34 HOOKER AVE #1
SOMERVILLE, MA 02144

9-B-24-2
ANEEL & METTE SHENKER
935 TIMOTHY LANE
MENLO PARK, CA 94025

ERIC STANGE & BARABARA COSTA
TR. OF THE COSTANGE REALTY TRUST
26 WOODLAND STREET
ARLINGTON, MA 02476

39 Malignon Rd.

9-B-31
BARBARA O'TOOLE
TR. OF O'TOOLE NOMINEE TRUST
74 ENDICOTT AVENUE
SOMERVILLE, MA 02144

9-B-32
CARLOS C. & LEONIDE VALENZUELA
72 ENDICOTT AVE
SOMERVILLE, MA 02144

9-B-33
ELISABETH GARRISON
66 ENDICOTT AVE - #A
SOMERVILLE, MA 02144

9-B-33-B
WILLIAM C. WINDER & KATITI KIRONDE
11A MEACHAM STREET
CAMBRIDGE, MA 02140

9-B-22-1
LAUREN & ANDREW MILGROOM
91 CLARENDON AVE #1
SOMERVILLE, MA 02144

9-B-22-2
DAVID & HALEY SHORE
91 CLARENDON AVE #2
SOMERVILLE, MA 02144

9-B-21
FRANCES LITTELL
87 CLARENDON AVE
SOMERVILLE, MA 02144

9-B-20
REBECCA M. SUSI DELIO
85 CLARENDON AVE
SOMERVILLE, MA 02144

9-B-19
MICHAEL J. GRIGGS & IVANNA HRGA
81 CLARENDON AVE
SOMERVILLE, MA 02144

9-B-18
KENNETH & MELANIE THOMSPON, TR.
79 CLARENDON AVE REALTY TRUST
360 LOWELL STREET
LEXINGTON, MA 02420

9-B-17
JOAN B. BUTLER
FOR LIFE STONE LAUREN E
73 CLARENDON AVENUE
SOMERVILLE, MA 02144

9-B-16
LEO DESIMONE, SR. & LINDA A.
TR. OF DESIONE FAMILY REVOC TRUST
66 CLARENDON AVE
SOMERVILLE, MA 02144

9-B-15
69 CLARENDON AVE SOMERVILLE LLC
93 BROADWAY
SOMERVILLE, MA 02145

60 HOOKER AVE

Location 60 HOOKER AVE

Mblu 6/ E/ 9/ 1

Acct# 06253150

Owner WOODSIDE GERALDINE F
TRUSTEE

Assessment \$1,040,200

PID 2287

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$385,800	\$654,400	\$1,040,200

Owner of Record

Owner WOODSIDE GERALDINE F TRUSTEE
Co-Owner GERALDINE WOODSIDE IRREVOC TRUST
Address 58 HOOKER AVE
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 71996/0058
Sale Date 12/11/2018
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WOODSIDE GERALDINE F TRUSTEE	\$1		71996/0058	1F	12/11/2018
WOODSIDE GERALDINE & EDWARD	\$1		33626/0151	1H	09/12/2001
FORD GERALD T	\$1		20094/0001	A	09/25/1989
GERALD T. FORD	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1929
Living Area: 2,355
Replacement Cost: \$528,462
Building Percent Good: 73
Replacement Cost
Less Depreciation: \$385,800

56 HOOKER AVE

Location 56 HOOKER AVE

Mblu 9/ B/ 29/ 1

Acct# 13465170

Owner DAVNICK LLC

Assessment \$1,072,500

PID 2884

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$417,700	\$654,800	\$1,072,500

Owner of Record

Owner DAVNICK LLC
Co-Owner
Address 25 LUCY DR
READING, MA 01867

Sale Price \$1
Certificate
Book & Page 64656/0290
Sale Date 12/15/2014
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DAVNICK LLC	\$1		64656/0290	1F	12/15/2014
COLOMBA LORENZO & LIANA F	\$100		51670/0182	1F	09/10/2008
COLOMBA LORENZO & LIANA F TRST	\$1		44834/0200	1F	03/21/2005
COLUMBA LORENZO & LIANA F	\$210,000		27624/0423	1A	08/29/1997
COLOMBA GUISEPPE & ROSARIA	\$232,500		18524/0398	00	09/08/1987

Building Information

Building 1 : Section 1

Year Built: 1925
Living Area: 2,758
Replacement Cost: \$572,135
Building Percent Good: 73
Replacement Cost
Less Depreciation: \$417,700

52 HOOKER AVE

Location 52 HOOKER AVE

Mblu 9/ B/ 28/ 1

Acct# 01026053

Owner AUGUST RICHARD & HOPE M FOR LIFE

Assessment \$1,046,300

PID 2883

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$391,100	\$655,200	\$1,046,300

Owner of Record

Owner AUGUST RICHARD & HOPE M FOR LIFE Sale Price \$1
Co-Owner AUGUST RICHARD & DEVEREAUX L ET AL Certificate
Address 52 HOOKER AVE Book & Page 70880/0406
SOMERVILLE, MA 02144 Sale Date 04/17/2018
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
AUGUST RICHARD & HOPE M FOR LIFE	\$1		70880/0406	1F	04/17/2018
AUGUST RICHARD E & HOPE M	\$24,500		11197/0012		

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,250
Replacement Cost: \$528,478
Building Percent Good: 74
Replacement Cost
Less Depreciation: \$391,100

Building Attributes	
Field	Description

48 HOOKER AVE

Location 48 HOOKER AVE

Mblu 9/ B/ 27/ I

Acct# 07264110

Owner WADE CHRISTOPHER J

Assessment \$1,021,400

PID 2882

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$365,800	\$655,600	\$1,021,400

Owner of Record

Owner WADE CHRISTOPHER J
Co-Owner KEARNS KELLY A
Address 48 HOOKER AVE
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 54235/0174
Sale Date 02/01/2010
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WADE CHRISTOPHER J	\$1		54235/0174	1F	02/01/2010
WADE CHRISTOPHER J	\$1		54235/0172	1F	02/01/2010
WADE CHRISTOPHER J	\$642,000		45594/0216	00	07/12/2005
RUDIKOFF ADAM J	\$585,000		44967/0137	1R	04/08/2005
GALLIGANI DAVID F & ELLEN D	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1925
Living Area: 2,112
Replacement Cost: \$468,967
Building Percent Good: 78
Replacement Cost
Less Depreciation: \$365,800

Building Photo

 Building Photo

<https://images.vgsi.com/photos/SomervilleMAPhotos/A01\05\47\98.jpg>

44 HOOKER AVE

Location 44 HOOKER AVE

Mblu 9/ B/ 26/ I

Acct# 03131015

Owner PAPATSORIS ANASTASIOS

Assessment \$1,081,400

PID 2881

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$425,400	\$656,000	\$1,081,400

Owner of Record

Owner PAPATSORIS ANASTASIOS

Sale Price \$1

Co-Owner

Certificate

Address 44 HOOKER AVE
SOMERVILLE, MA 02144

Book & Page 64796/0201

Sale Date 01/15/2015

Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PAPATSORIS ANASTASIOS	\$1		64796/0201	1A	01/15/2015
PAPATSORIS ANASTASIOS & MARIA	\$407,669		64523/0110	1A	11/18/2014
UNDERWOOD RALPH H & JOANNE	\$215,000		17028/0477	00	05/27/1986

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 2,112
Replacement Cost: \$512,537
Building Percent Good: 83
Replacement Cost
Less Depreciation: \$425,400

Building Attributes	
Field	Description

40 HOOKER AVE

Location 40 HOOKER AVE

Mblu 9/ B/ 25/ 1

Acct# 13446185

Owner TSAKIRIDIS PAMELA

Assessment \$980,800

PID 2880

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$324,400	\$656,400	\$980,800

Owner of Record

Owner TSAKIRIDIS PAMELA

Sale Price \$1

Co-Owner LIBRIZZO KATERINA & TAMMARO LISA TRUSTEE

Certificate

Address 11 KENSINGTON AVE
WOBURN, MA 01801

Book & Page 51819/0145

Sale Date 10/23/2008

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TSAKIRIDIS PAMELA	\$1		51819/0145	1F	10/23/2008
TSAKIRIDIS PAMELA	\$1		21863/0040	1F	03/23/1992
TSAKARIDIS PAMELA TRUSTEE	\$0		17955/0592	F	03/20/1987
PAMELA TSAKIRDIS	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 2,112
Replacement Cost: \$470,187
Building Percent Good: 69
Replacement Cost
Less Depreciation: \$324,400

Building Attributes

34 HOOKER AVE #1

Location 34 HOOKER AVE #1

Mblu 9/ B/ 24/ 1/

Acct# 20061790

Owner TENG JING

Assessment \$576,100

PID 105636

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$576,100	\$0	\$576,100

Owner of Record

Owner TENG JING

Sale Price \$405,000

Co-Owner

Certificate

Address 34 HOOKER AVE #1
SOMERVILLE, MA 02144

Book & Page 62709/0129

Sale Date 09/30/2013

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TENG JING	\$405,000		62709/0129	00	09/30/2013
BARISH MICHAEL LEE	\$367,000		42970/0525	00	06/03/2004
MAHER JAMES M	\$625,000		39107/0314	1P	05/08/2003

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,050
Replacement Cost: \$612,868
Building Percent Good: 94
Replacement Cost
Less Depreciation: \$576,100

Building Attributes	
Field	Description

36 HOOKER AVE #2

Location 36 HOOKER AVE #2

Mblu 9/ B/ 24/ 2/

Acct# 20061800

Owner SHENKER ANEEL P & METTE

Assessment \$570,100

PID 105637

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$570,100	\$0	\$570,100

Owner of Record

Owner SHENKER ANEEL P & METTE

Sale Price \$372,000

Co-Owner

Certificate

Address 935 TIMOTHY LN
MENLO PARK, CA 94025

Book & Page 43134/0089

Sale Date 06/24/2004

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHENKER ANEEL P & METTE	\$372,000		43134/0089	00	06/24/2004
MAHER JAMES M	\$625,000		39107/0314	1P	05/08/2003

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,011
Replacement Cost: \$640,535
Building Percent Good: 89
Replacement Cost
Less Depreciation: \$570,100

Building Attributes	
Field	Description
Style:	Three decker

36 HOOKER AVE #3

Location 36 HOOKER AVE #3

Mblu 9/ B/ 24/ 3/

Acct# 20061810

Owner STANGE ERIC & COSTA
BARBARA TRUSTEES

Assessment \$543,900

PID 105638

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$543,900	\$0	\$543,900

Owner of Record

Owner STANGE ERIC & COSTA BARBARA TRUSTEES
Co-Owner THE COSTANGE RLTY TRUST
Address 26 WOODLAND ST
ARLINGTON, MA 02476

Sale Price \$580,000
Certificate
Book & Page 79047/0211
Sale Date 11/01/2021
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STANGE ERIC & COSTA BARBARA TRUSTEES	\$580,000		79047/0211	00	11/01/2021
HUNTINGFORD NANCY	\$375,000		57537/0107	00	09/28/2011
KOCHANSKY LAURA J	\$367,500		49580/0260	00	06/08/2007
MAHER JAMES M	\$625,000		39107/0314	1P	05/08/2003
HANLEY MARY L	\$1		39107/0312	1F	05/08/2003

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,156
Replacement Cost: \$688,480
Building Percent Good: 79

ENDICOTT AVE

Location ENDICOTT AVE

Mblu 9/ B/ 23/ 1

Acct# 99734060

Owner ARCHDIOCESAN CENTRAL
HIGH SCHOOLS INC

Assessment \$17,314,300

PID 14653

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$5,007,100	\$12,307,200	\$17,314,300

Owner of Record

Owner ARCHDIOCESAN CENTRAL HIGH SCHOOLS INC

Sale Price \$99

Co-Owner

Certificate

Address 2121 COMMONWEALTH AVE
BRIGHTON, MA 02135

Book & Page 46517/0099

Sale Date 11/21/2005

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ARCHDIOCESAN CENTRAL HIGH SCHOOLS INC	\$99		46517/0099	1F	11/21/2005
ROMAN CATHOLIC ARCHBISHOP	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1948
Living Area: 59,506
Replacement Cost: \$16,234,967
Building Percent Good: 30
Replacement Cost
Less Depreciation: \$4,870,500

Building Attributes	
Field	Description

74 ENDICOTT AVE

Location 74 ENDICOTT AVE

Mblu 9/ B/ 31/ /

Acct# 07272050

Owner OTOOLE BARBARA TRUSTEE

Assessment \$978,000

PID 2885

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$326,100	\$651,900	\$978,000

Owner of Record

Owner OTOOLE BARBARA TRUSTEE
Co-Owner OTOOLE NOMINEE TRUST
Address 74 ENDICOTT AVE
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 69303/0128
Sale Date 05/19/2017
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
OTOOLE BARBARA TRUSTEE	\$1		69303/0128	1F	05/19/2017
OTOOLE BARBARA	\$200,000		36896/0032	1A	11/01/2002
EATON NORMA & GREEN LOUISE	\$10		36896/0030	1A	11/01/2002
OTOOLE BARBARA & EATON NORMA TR	\$1		21674/0282	F	01/11/1992
MYRTLE M GEORGE	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1925
Living Area: 2,112
Replacement Cost: \$446,732
Building Percent Good: 73
Replacement Cost
Less Depreciation: \$326,100

70 ENDICOTT AVE

Location 70 ENDICOTT AVE

Mblu 9/ B/ 32/ 1

Acct# 12371010

Owner CABRAL CARLOS VALENZUELA

Assessment \$1,009,000

PID 2886

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$357,100	\$651,900	\$1,009,000

Owner of Record

Owner CABRAL CARLOS VALENZUELA
Co-Owner VALENZUELA LEONIDE A
Address 72 ENDICOTT AVE
SOMERVILLE, MA 02144

Sale Price \$205,000
Certificate
Book & Page 25620/0265
Sale Date 08/31/1995
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CABRAL CARLOS VALENZUELA	\$205,000		25620/0265	00	08/31/1995
CREED ANNA E	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1915
Living Area: 2,112
Replacement Cost: \$489,239
Building Percent Good: 73
Replacement Cost
Less Depreciation: \$357,100

Building Attributes	
Field	Description
STYLE:	2-Decker

66 ENDICOTT AVE #A

Location 66 ENDICOTT AVE #A

Mblu 9/ B/ 33/ A/

Acct# 20081500

Owner GARRISON ELISABETH

Assessment \$694,000

PID 107379

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$694,000	\$0	\$694,000

Owner of Record

Owner GARRISON ELISABETH
Co-Owner
Address 66 ENDICOTT AVE A
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 82108/0150
Sale Date 10/18/2023
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GARRISON ELISABETH	\$1		82108/0150	1F	10/18/2023
WATHTHUHEWA MILON	\$755,000		79016/0079	00	10/28/2021
WEST MATTHEW G & SARA G	\$1		75758/0554	1F	09/30/2020
WEST MATTHEW G & SARA M GIFFIN	\$585,000		67497/0427	00	06/24/2016
PARADIS RAY & AMY	\$395,000		47311/0127	00	04/20/2006

Building Information

Building 1 : Section 1

Year Built: 1915
Living Area: 960
Replacement Cost: \$722,932
Building Percent Good: 96
Replacement Cost
Less Depreciation: \$694,000

68 ENDICOTT AVE #B

Location 68 ENDICOTT AVE #B

Mblu 9/ B/ 33/ B/

Acct# 20081510

Owner WINDER WILLIAM C &
KIRONDE KATITI

Assessment \$722,400

PID 107380

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$722,400	\$0	\$722,400

Owner of Record

Owner WINDER WILLIAM C & KIRONDE KATITI

Sale Price \$1

Co-Owner

Certificate

Address 11A MEACHAM ST
CAMBRIDGE, MA 02140

Book & Page 74750/0238

Sale Date 05/27/2020

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WINDER WILLIAM C & KIRONDE KATITI	\$1		74750/0238	1F	05/27/2020
WINDER WILLIAM C & KIRONDE KATITI	\$585,000		45169/0258	1P	05/12/2005
SEGREVE S & M & PESCOLIDO J TRSTES	\$1		22519/0179	1A	10/20/1992

Building Information

Building 1 : Section 1

Year Built: 1915
Living Area: 1,083
Replacement Cost: \$776,749
Building Percent Good: 93
Replacement Cost
Less Depreciation: \$722,400

Building Attributes

91 CLARENDON AVE #1

Location 91 CLARENDON AVE #1

Mblu 9/ B/ 22/ 1/

Acct# 20221740

Owner MILGROOM LAUREN &
ANDREW

Assessment \$1,189,200

PID 114369

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$1,189,200	\$0	\$1,189,200

Owner of Record

Owner MILGROOM LAUREN & ANDREW
Co-Owner
Address 91 CLARENDON AVE 1
SOMERVILLE, MA 02144

Sale Price \$1,200,000
Certificate
Book & Page 74376/0254
Sale Date 03/30/2020
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MILGROOM LAUREN & ANDREW	\$1,200,000		74376/0254	00	03/30/2020
91 CLARENDON DEVELOPMENT LLC	\$1,125,000		70494/0322	10	01/10/2018

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 1,837
Replacement Cost: \$1,230,158
Building Percent Good: 96
Replacement Cost
Less Depreciation: \$1,181,000

Building Attributes	
Field	Description

91 CLARENDON AVE #2

Location 91 CLARENDON AVE #2

Mblu 9/ B/ 22/ 2/

Acct# 20221750

Owner SHORE DAVID & HALEY

Assessment \$859,900

PID 114370

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$859,900	\$0	\$859,900

Owner of Record

Owner SHORE DAVID & HALEY
Co-Owner
Address 91 CLARENDON AVE 2
 SOMERVILLE, MA 02144

Sale Price \$1,325,000
Certificate
Book & Page 74381/0177
Sale Date 03/31/2020
Instrument 1T

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHORE DAVID & HALEY	\$1,325,000		74381/0177	1T	03/31/2020
91 CLARENDON DEVELOPMENT LLC	\$1,125,000		70494/0322	1O	01/10/2018

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 2,064
Replacement Cost: \$1,312,071
Building Percent Good: 65
Replacement Cost
Less Depreciation: \$852,800

Building Attributes	
Field	Description
Style:	Fam Conv

87 CLARENDON AVE

Location 87 CLARENDON AVE

Mblu 9/ B/ 21/ /

Acct# 16549020

Owner LITTELL FRANCES

Assessment \$1,121,500

PID 2877

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$495,000	\$626,500	\$1,121,500

Owner of Record

Owner LITTELL FRANCES
Co-Owner
Address 87 CLARENDON AVE
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 81303/0171
Sale Date 03/06/2023
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LITTELL FRANCES	\$1		81303/0171	1F	03/06/2023
HEATH ADAM	\$375,000		33109/0509	1A	06/22/2001
LITTELL WALTER D	\$249,000		21451/0534	00	10/01/1991
JOHN SNELL	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1927
Living Area: 3,058
Replacement Cost: \$634,624
Building Percent Good: 78
Replacement Cost
Less Depreciation: \$495,000

Building Attributes

85 CLARENDON AVE

Location 85 CLARENDON AVE

Mblu 9/ B/ 20/ I

Acct# 02057190

Owner SUSI DELIO B & REBECCA M

Assessment \$1,176,900

PID 2876

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$550,000	\$626,900	\$1,176,900

Owner of Record

Owner SUSI DELIO B & REBECCA M

Sale Price \$1

Co-Owner

Certificate

Address 85 CLARENDON AVE
SOMERVILLE, MA 02144

Book & Page 61056/0011

Sale Date 01/28/2013

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SUSI DELIO B & REBECCA M	\$1		61056/0011	1F	01/28/2013
SUSI DELIO B	\$370,000		33842/0170	00	10/17/2001
BOLIS MICHAELA JR	\$17,500		11271/0441		01/19/1966

Building Information

Building 1 : Section 1

Year Built: 1926
Living Area: 3,130
Replacement Cost: \$705,106
Building Percent Good: 78
Replacement Cost
Less Depreciation: \$550,000

Building Attributes	
Field	Description

81 CLARENDON AVE

Location 81 CLARENDON AVE

Mblu 9/ B/ 19/ /

Acct# 03155130

Owner GRIGGS J MICHAEL & IVANA HRGA

Assessment \$1,266,800

PID 2875

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$600,900	\$665,900	\$1,266,800

Owner of Record

Owner GRIGGS J MICHAEL & IVANA HRGA

Sale Price \$485,000

Co-Owner

Certificate

Address 81 CLARENDON AVE
SOMERVILLE, MA 02144

Book & Page 40305/0367

Sale Date 08/04/2003

Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GRIGGS J MICHAEL & IVANA HRGA	\$485,000		40305/0367	10	08/04/2003
PHELAN JAMES A & DEMPSEY ANNE	\$195,000		26666/0001	00	09/13/1996
TAI-CHUN PAN	\$190,000		18761/0275	00	12/16/1987
COX	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1905
Living Area: 3,472
Replacement Cost: \$860,611
Building Percent Good: 69
Replacement Cost
Less Depreciation: \$593,800

79 CLARENDON AVE

Location 79 CLARENDON AVE

Mblu 9/ B/ 18/ /

Acct# 20668070

Owner THOMPSON KENETH &
MELANIE TRUSTEES

Assessment \$1,588,700

PID 2874

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$969,500	\$619,200	\$1,588,700

Owner of Record

Owner THOMPSON KENETH & MELANIE TRUSTEES
Co-Owner 79 CLARENDON AVE RLTY TRUST
Address 360 LOWELL ST
LEXINGTON, MA 02420

Sale Price \$1
Certificate
Book & Page 68375/0113
Sale Date 11/09/2016
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
THOMPSON KENETH & MELANIE TRUSTEES	\$1		68375/0113	1F	11/09/2016
THOMPSON JR KENNETH S	\$1		53478/0504	1F	08/31/2009
TRUST CLARENDON AVE REALTY	\$1		31165/0250	1A	02/25/2000
THOMPSON KENNETH S & MAY A	\$0		10285/0039		01/19/1963

Building Information

Building 1 : Section 1

Year Built: 1915
Living Area: 3,633
Replacement Cost: \$1,242,999
Building Percent Good: 78
Replacement Cost
Less Depreciation: \$969,500

73 CLARENDON AVE

Location 73 CLARENDON AVE

Mblu 9/ B/ 17/ 1

Acct# 16528050

Owner BUTLER JOAN B FOR LIFE

Assessment \$1,221,400

PID 2873

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$577,100	\$644,300	\$1,221,400

Owner of Record

Owner BUTLER JOAN B FOR LIFE
Co-Owner STONE LAUREN E
Address 73 CLARENDON AVE
 SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 66992/0589
Sale Date 03/28/2016
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BUTLER JOAN B FOR LIFE	\$1		66992/0589	1F	03/28/2016
BUTLER JOAN B	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1915
Living Area: 2,168
Replacement Cost: \$789,184
Building Percent Good: 73
Replacement Cost
Less Depreciation: \$576,100

Building Attributes	
Field	Description
STYLE:	Conventional

71 CLARENDON AVE

Location 71 CLARENDON AVE

Mblu 9/ B/ 16/ 1

Acct# 04185090

Owner DESIMONE LEO SR & LINDA A TRUSTEES

Assessment \$910,000

PID 2872

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$305,700	\$604,300	\$910,000

Owner of Record

Owner DESIMONE LEO SR & LINDA A TRUSTEES
Co-Owner DESIMONE FAMILY REVOC TRUST
Address 66 CLARENDON AVE
SOMERVILLE, MA 02144

Sale Price \$1
Certificate
Book & Page 80210/0298
Sale Date 06/01/2022
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DESIMONE LEO SR & LINDA A TRUSTEES	\$1		80210/0298	1F	06/01/2022
DESIMONE LEO G SR & LINDA A	\$1		78970/0300	1F	10/22/2021
KENNEDY DESIMONE IDA	\$100		78029/0087	1F	06/16/2021
KENNEDY DESIMONE IDA	\$1		27194/0526	1H	04/08/1997
DE SIMONE ROCCO	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1890
Living Area: 1,062
Replacement Cost: \$443,080
Building Percent Good: 69

69 CLARENDON AVE

Location 69 CLARENDON AVE

Mblu 9/ B/ 15/ /

Acct# 15516030

Owner 69 CLARENDON AVE
SOMERVILLE LLC

Assessment \$958,600

PID 2871

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$326,700	\$631,900	\$958,600

Owner of Record

Owner 69 CLARENDON AVE SOMERVILLE LLC
Co-Owner
Address 93 BROADWAY
SOMERVILLE, MA 02145

Sale Price \$949,000
Certificate
Book & Page 82006/0286
Sale Date 09/18/2023
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
69 CLARENDON AVE SOMERVILLE LLC	\$949,000		82006/0286	00	09/18/2023
SAMANTA ARINDAM & LEAH TRUSTEES	\$1		73397/0210	1F	10/02/2019
SAMANTA LEAH M & ARINDAM	\$450,000		62123/0021	1U	06/27/2013
OUELLETTE CAROL ANNE	\$1		25628/0027	A	09/01/1995
OUELLETTE EUG & MIL	\$0		/0		

Building Information

Building 1 : Section 1

Year Built: 1905
Living Area: 1,123
Replacement Cost: \$441,505
Building Percent Good: 74