



CITY OF CAMBRIDGE
 MASSACHUSETTS
 BOARD OF ZONING APPEAL
 831 MASSACHUSETTS AVENUE
 CAMBRIDGE, MA 02139
 617 349-6100

2017 OCT 27 AM 10:34

BZA APPLICATION FORM

OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS
 Plan No: BZA-014784-2017

GENERAL INFORMATION

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

Special Permit : _____ Variance : ✓ Appeal : _____

PETITIONER : Hudson & Lisa Santana - C/O David Sisson, Architect

PETITIONER'S ADDRESS : 238 5TH ST PROVIDENCE, RI 02906

LOCATION OF PROPERTY : 409 Norfolk St Cambridge, MA

TYPE OF OCCUPANCY : 2 FAMILY DWELLING ZONING DISTRICT : Residence C-1 Zone

REASON FOR PETITION :
Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Construction of rear yard addition on top of existing half story. Dimensional relief requested from side yard, rear yard, and front yard setbacks. Side, front, and rear yard setbacks are existing non-conforming.

SECTIONS OF ZONING ORDINANCE CITED :

Article 5.000 Section 5.31 (Table of Dimensional Requirements).

Article 8.000 Section 8.22.3 (Non-Conforming Structure).

Original Signature(s) :

(Petitioner(s) / Owner)

DAVID SISSON

(Print Name)

Address :

238 5TH ST.
PROVIDENCE RI 02906

Tel. No. :

401-595-7070

E-Mail Address :

dave@dls-arch.com

Date :

10/23/17

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 Lisa Santana (OWNER)

Address: 409 Norfolk St, Cambridge MA 02139

State that I/We own the property located at MA, which is the subject of this zoning application.

The record title of this property is in the name of Lisa Santana
Helen Santana

*Pursuant to a deed of duly recorded in the date 5/1/15, Middlesex South County Registry of Deeds at Book 65303, Page 355; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.



SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT*

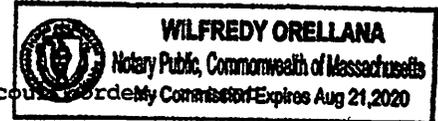
*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex

The above-name LISA MARIE SANTANA personally appeared before me, this 24 of February, 2017, and made oath that the above statement is true.

 Notary

My commission expires 08/21/2020 (Notary Seal).



- If ownership is not shown in recorded deed, e.g. if by court order, deed, or inheritance, please include documentation.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: DAVID SISSON ARCHITECTURE PC **PRESENT USE/OCCUPANCY:** 2 family
LOCATION: 409 Norfolk St Cambridge, MA **ZONE:** Residence C-1 Zone
PHONE: _____ **REQUESTED USE/OCCUPANCY:** 2 family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	2135 SF	2258 SF	2499 SF	(max.)
<u>LOT AREA:</u>	3332 SF	3332 SF	5000 SF	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	0.64	0.68	0.75	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	1666 SF	1666 SF	1500 SF	(min.)
<u>SIZE OF LOT:</u>	WIDTH	40'	40'	(min.)
	DEPTH	83.3	83.3	N/A
<u>SETBACKS IN FEET:</u>	FRONT	4'	4'	(min.)
	REAR	14.3'	14.3'	(min.)
	LEFT SIDE	16.3'	16.3'	(min.)
	RIGHT SIDE	2.1'	2.1'	(min.)
<u>SIZE OF BLDG.:</u>	HEIGHT	34.125'	35'	(max.)
	LENGTH	60'-2"	60'-2"	N/A
	WIDTH	21'-4.5"	21'-4.5"	N/A
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	= 36.1% POS=71	= 35% POS=71	= 30% POS=499	(min.)
<u>NO. OF DWELLING UNITS:</u>	2	2	2	(max.)
<u>NO. OF PARKING SPACES:</u>	2	2	2	(min./max)
<u>NO. OF LOADING AREAS:</u>	0	0	0	(min.)
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT:</u>	N/A	N/A	N/A	(min.)

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

No other buildings on the site. Proposed construction is wood frame on concrete block and concrete foundations.

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'.

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:

The owner would like to construct a rear yard addition to the home. This addition would contain a play room. The owner and his family occupy this home and have young children. The addition of the play room would allow them to better enjoy their home and lives in the city of Cambridge. This proposed play room would be built over an existing single story portion of the home. This single story portion contains the entrance to the basement level apartment and also the boiler room for the entire home. In order to build above this portion of the home, we need to relocate the entrance to the basement. The home is already non-conforming for it's rear yard and side yard (north side yard) setbacks. Construction of the addition would conform to the existing side and rear yard setbacks. We are asking relief from the side and rear yard setback in order to build the addition to the existing setback. We are additionally asking for relief from the front yard setback. It is non-conforming, however, no construction is proposed at the front of the home.

Literal enforcement of the provisions of the Ordinance would result in a hardship to the owner as they would receive less enjoyment from their home. The owner could construct an addition and conform to the ordinance, but there would be additional hardship as this conforming addition would be more costly, block access to the rear yard, not be as attractive and would encroach on the parking area. Locating the play room addition, and basement access, to conform with required setbacks would encroach on the parking area and on the access to the first floor unit.

Please note: the board has already granted a variance for this project, but we are returning because we have eliminated the rear yard addition (entry to basement). This entry has been relocated to the side and is now an open stair rather than an enclosed stair.

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:

Hardship is owing to the existing shape of the structure on the lot. If the home was located with conforming setbacks, the addition would be permitted outright. Due to the pre-existing non-conforming nature of the side and rear setbacks, the most logical location of the addition is above the existing single story portion of the home. This condition is unique to this home and property and does not generally affect other properties within the district.

C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:

1) Substantial detriment to the public good for the following reasons:

The proposed project - additions to an existing 2 family home - can be granted without detriment to the public good because: 1) the project does not change the use of the building or property 2) the project does not change the intensity of the use 3) the proposed project will improve the look of the existing building 3) the proposed project will not alter traffic patterns, emit noxious odors or sounds, cause a hazard to the population.

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

We are requesting relief from the side yard setback. The existing setback is 2.1 feet, and we would not be changing the side yard setback as part of this project. We are asking for relief from the rear yard setback. The existing setback is 14.3 feet and no change is proposed. The proposed addition would improve the look of the home, changing a single story cement block addition into an addition that looks and feels more like the home it's attached to. The granting of relief would allow safe egress from the basement level apartment and would allow the play room addition to be constructed above the existing single story portion of the home. The home has an existing 4' front yard setback, which will not be changed as part of this project. We are requesting relief from the front yard setback, if required by the board for this project. Relief for this project can be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance because 1) the requested relief is small and is the result of the existing condition of the property 2) the proposed addition are a type of space that is enjoyed by many properties in the city and in the zone 3) the request for front yard setback is only recognizing an existing condition that will not be changed as part of this project. 4) the request for side yard setback is an existing condition that will not be changed as part of this project, it is only required in order to build to the same setback 5) the rear yard setback is existing and no change is proposed to this setback.

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

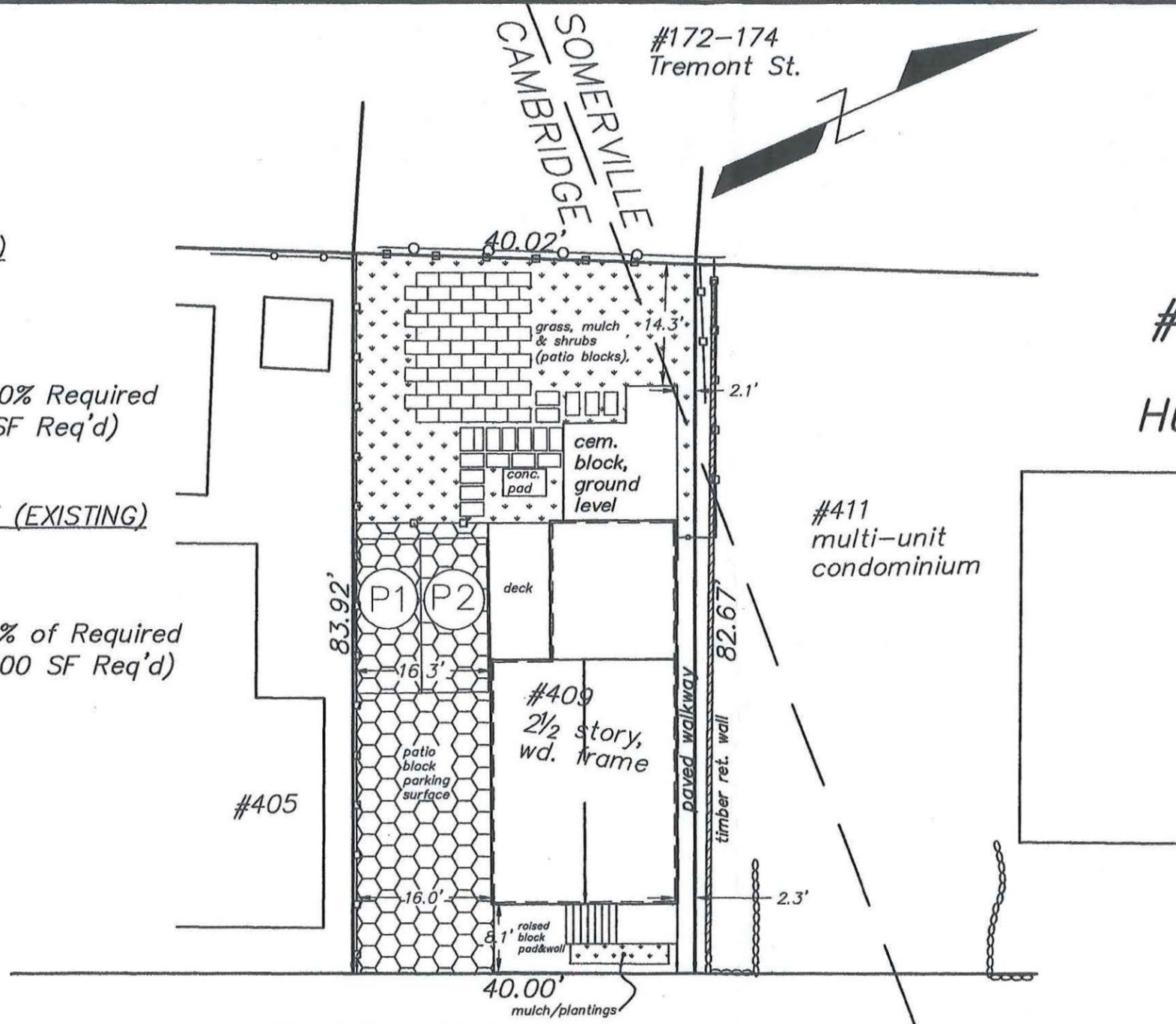
Total Lot Area
A=3332 sf

OPEN SPACE (EXISTING)

1043 SF REAR
114 SF DECK
45 SF FRONT
1202 TOTAL
 $1202/3332 = 36%$ (30% Required
by Ordinance = 1000 SF Req'd)

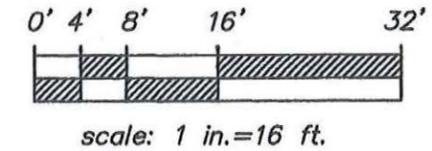
PERVIOUS OPEN SPACE (EXISTING)

714 SF REAR
28 SF FRONT
742 TOTAL
 $742/500 = 148%$ (50% of Required
Open Space Req'd = 500 SF Req'd)



Existing Conditions
SITE PLAN
in the
CITY OF CAMBRIDGE
at

409 NORFOLK STREET
owned by
Hudson and Lisa Santana



Peter R. McManus 2-14-17
Peter R. McManus P.L.S.

NORFOLK STREET (public 40 ft. width)

TERRA NOVA SURVEY CONSULTANTS
1685 South Street
Bridgewater, MA 02324
Date: February 14, 2017
Scale: 1 in. = 16 ft.

Total Lot Area
A=3332 sf

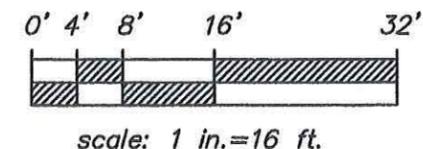
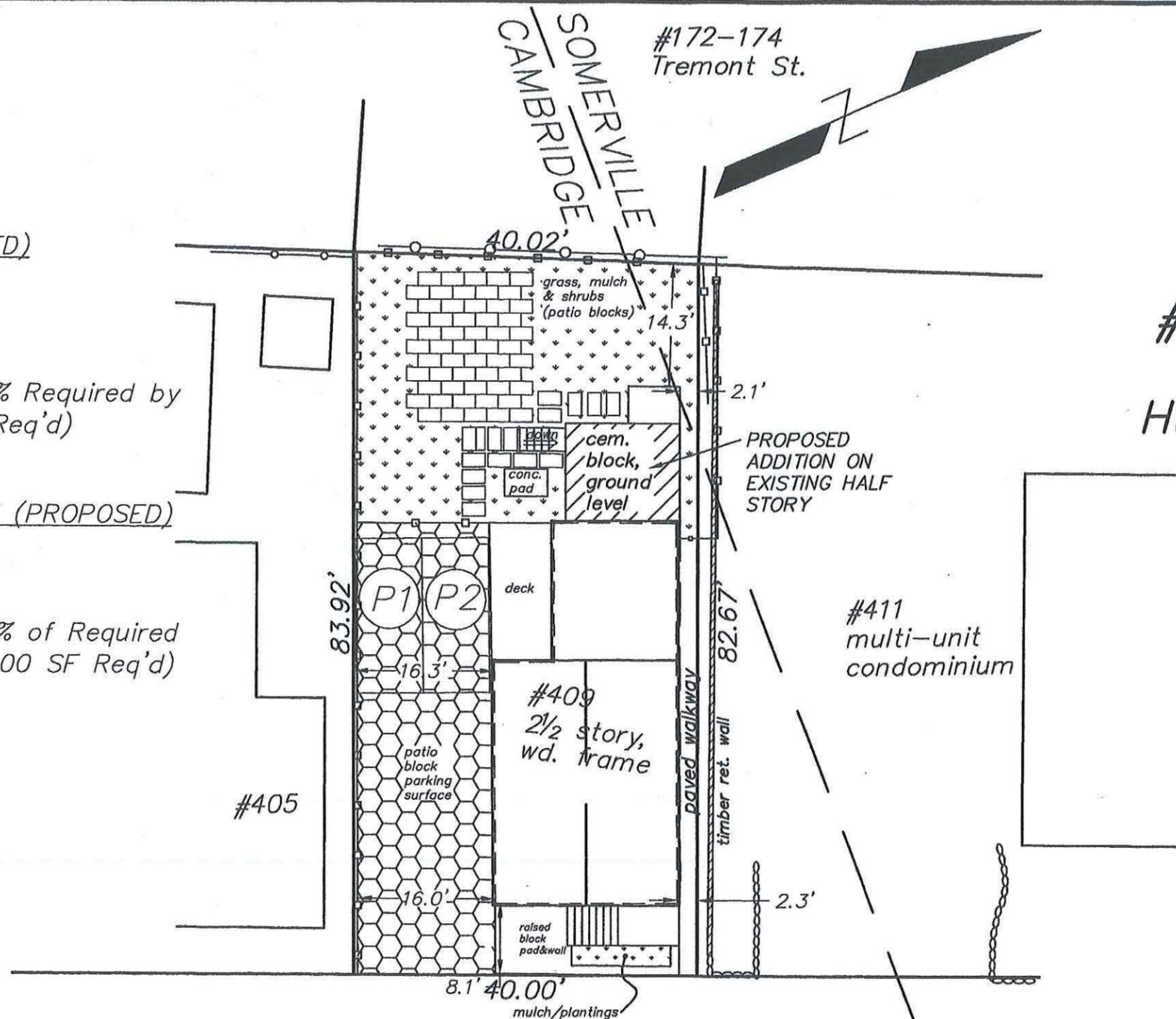
OPEN SPACE (PROPOSED)

1010 SF REAR
114 SF DECK
45 SF FRONT
1169 TOTAL
 $1169/3332 = 35%$ (30% Required by Ordinance = 1000 SF Req'd)

PERVIOUS OPEN SPACE (PROPOSED)

683 SF REAR
28 SF FRONT
716 TOTAL
 $716/500 = 145%$ (50% of Required Open Space Req'd = 500 SF Req'd)

Proposed
SITE PLAN
in the
CITY OF CAMBRIDGE
at
409 NORFOLK STREET
owned by
Hudson and Lisa Santana



NORFOLK STREET (public 40 ft. width)



Peter R. McManus 10-12-17
Peter R. McManus P.L.S.

TERRA NOVA SURVEY CONSULTANTS
1685 South Street
Bridgewater, MA 02324
Date: October 12, 2017.
Scale: 1 in. = 16 ft.

Plan Legend

-  NEW WALL
-  EXISTING WALL TO REMAIN
-  NEW WALL WITH 1 HOUR FIRE RATING
-  HARDWIRED & INTERCONNECTED SMOKE DETECTOR W/BATTERY BACK UP
-  HARDWIRED & INTERCONNECTED CO DETECTOR W/BATTERY BACK UP

1

2

3

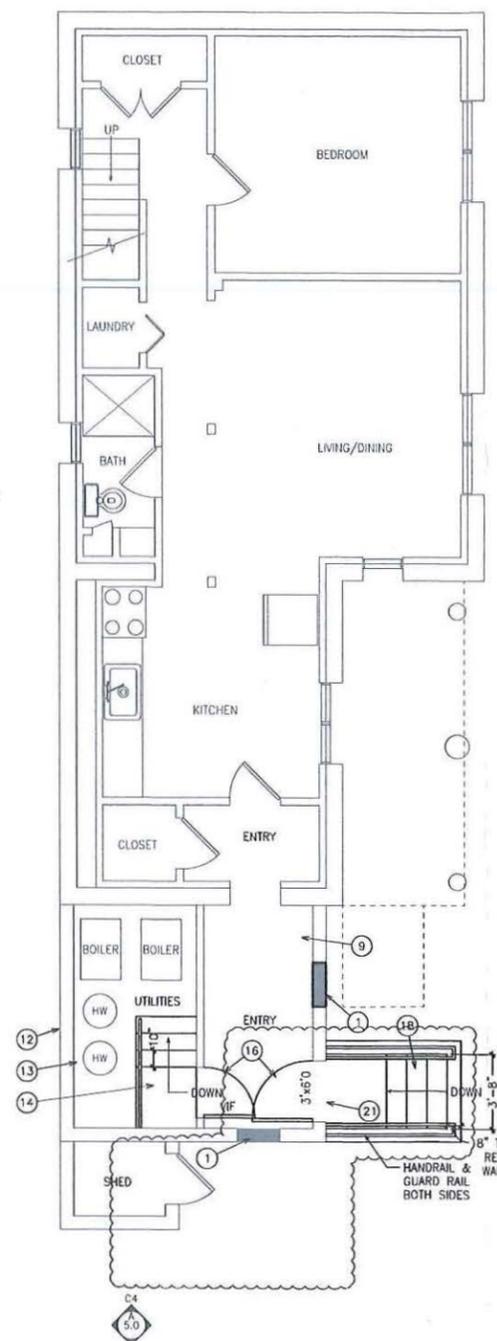
4

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN THE FIELD. DO NOT SCALE DRAWINGS.
2. ALL INTERIOR WALLS 2X4 AT 16" O.C. UNLESS NOTED OTHERWISE. PROVIDE DOUBLE TOP PLATES. SEE C3/A0.0
3. ALL DOOR JAMBS 4" OFF WALL UNLESS NOTED OTHERWISE
4. CENTER DOORS IN WALL UNLESS NOTED OTHERWISE
5. PROVIDE HARDWIRED AND INTERCONNECTED SMOKE AND CO DETECTORS WITH BATTERY BACKUP PER CODE REQUIREMENTS & AS DIRECTED BY THE LOCAL BUILDING DEPT. CONNECT NEW HARDWIRED SMOKE / CO DETECTORS TO EXISTING HARDWIRED SYSTEM
6. PROTECT IN PLACE ALL EXISTING FIXTURES AND SURFACES SCHEDULED TO REMAIN.
7. PATCH AND REPAIR EXISTING WALLS LOCATED IN UNALTERED AREAS AFFECTED BY ALL NEW WORK, WHETHER SHOWN ON THE DRAWINGS OR NOT.
8. PATCH, PAINT AND REFRESH ALL EXISTING WALLS, FLOORS, CEILINGS & TRIM THROUGHOUT REPLACE MATERIALS IN-KIND WHEN DAMAGED PAST POINT OF REPAIR.
9. PLANS DO NOT FULLY REPRESENT ALL NEW WORK. THE CONSTRUCTION DOCUMENTS ARE INTENDED TO TO SERVE AS GENERAL GUIDELINES.
10. DIMENSIONS SHOWN ARE FROM FACE OF STUD OR FACE OF EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.
11. ELECTRICAL SYSTEM TO BE DESIGN/BUILD. PROVIDE ELECTRICAL PER STATE ELECTRICAL CODE REQUIREMENTS. PROVIDE POWER FOR ALL APPLIANCES. LOCATE NEW ELECTRICAL DEVICES PER PLAN, NEC REQUIREMENTS & OWNER'S REQUIREMENTS.
12. PLUMBING SYSTEM TO BE DESIGN/BUILD. PROVIDE PLUMBING PER STATE PLUMBING CODE REQUIREMENTS
13. HVAC SYSTEM TO BE DESIGN BUILD, PROVIDE PER STATE CODE REQUIREMENTS.
14. PROVIDE SOLID WOOD BLOCKING AS REQUIRED.
15. PROVIDE FIRE EXTINGUISHERS PER CODE AND PER REQUIREMENTS OF THE BUILDING OFFICIAL.
16. INSTALL BATT INSULATION FULL DEPTH AT ALL EXPOSED STUD CAVITIES
17. COVER ALL WALLS AND CEILINGS W/1/2" THICK GYPSUM BOARD UNLESS NOTED OTHERWISE.
18. PROVIDE MOISTURE AND MOLD RESISTANT GYPSUM BOARD AT BATHROOMS UNLESS NOTED OTHERWISE.
19. ALL APPLIANCES PROVIDED BY OWNER, INSTALLED BY CONTRACTOR.
20. PROVIDE INSULATED AND THERMALLY BROKEN ADJUSTABLE ALUMINUM/WOOD THRESHOLDS AT ALL NEW EXTERIOR DOORS (BASIS OF DESIGN: ENDURA Z-PLUS SLL)

KEY NOTES

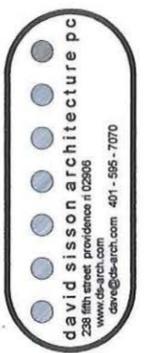
- 1 INFILL WALL OPENING
- 2 CONCRETE SLAB ON GRADE
- 3 ROOF TYPE RS-2 (TRUSSED ROOF)
- 4 WALLS BELOW - TYPICAL
- 5 EXISTING SHED TO REMAIN
- 6 PROVIDE CONTINUOUS ALUMINUM GUTTER TYP
- 7 PROVIDE CONTINUOUS RIDGE VENT
- 8 PROVIDE CONTINUOUS DRIP EDGE & ICE & WATER SHIELD TYP
- 9 REMOVE EXISTING FLOOR & REBUILD LOWER- CONC SLAB ON GRADE
- 10 CONCRETE STEM WALL TO 4'-0" BELOW GRADE / 8" ABOVE GRADE - SEE SECTIONS. HORIZONTAL REINFORCEMENT: (2) #3 BARS AT TOP, MIDDLE AND BOTTOM. VERTICAL REINFORCEMENT: (1) #3 BAR AT ENDS AND EVERY 4'-0" ON CENTER. DOWEL INTO EXISTING FOUNDATION WALL AT 16" O.C.
- 11 LOWER CMU WALLS & ADD BOND BEAM COURSE - SEE SECTION
- 12 RAISE CMU WALLS AND ADD BOND BEAM COURSE - SEE SECTION
- 13 REROUTE BOILER STACK
- 14 REBUILD STAIR LOWER AS REQ'D. PROVIDE HANDRAIL
- 15 ROOF TYPE RS-1 (STANDARD FRAVING) FRAME W/2X8 AT 24" O.C. INSULATE W/SPRAY FOAM R-38
- 16 1 HOUR RATED SELF CLOSING DOOR, SELECT DOOR SIZE BASED ON EXISTING OPENING
- 17 DOOR TO SHED - SELECT DOOR SIZE BASED ON FIELD CONDITIONS. PROVIDE BOND BEAM HEADER ABOVE
- 18 CONCRETE STAIR
- 19 1 HOUR FIRE RATED WALL
- 20 CONCRETE PAVEMENT
- 21 REINFORCED BOND BEAM COURSE. (2) #4 BARS CONTINUOUS. 5/8" J-BOLT INTO BOND BEAM COURSE, ATTACH TO SIMPSON HDU CONNECTORS AT CORNERS AND EVERY 4'-0" O.C. TYPICAL
- 22 ADD CMU AS REQUIRED. GROUT SOLID
- 23 PROVIDE DOUBLE LAYER OF 5/8" TYPE X GYPSUM BOARD AT CEILING SEPARATING UNITS & SEPARATING UNITS FROM BOILER ROOM
- 24 STRAP RAFTER FROM TOP OF RAFTER, UNDERNEATH RIDGE BOARD AND TO TOP OF OPPOSITE RAFTER - AT RAFTERS WITH DEEP OVERHANG ONLY
- 25 1X4 COLLAR TIES EVERY OTHER RAFTER TYP



B4 BASEMENT FLOOR PLAN
A4.0 SCALE: 1/4" = 1'-0"



C4 1ST FLOOR PLAN
A4.0 SCALE: 1/4" = 1'-0"



Date	Issued For
2017-05-08	PERMIT
2017-10-17	PERMIT

409 NORFOLK ST.
CAMBRIDGE, MA 02139
Project Number: 16108

PLANS

A4.0

Plan Legend

- NEW WALL
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A

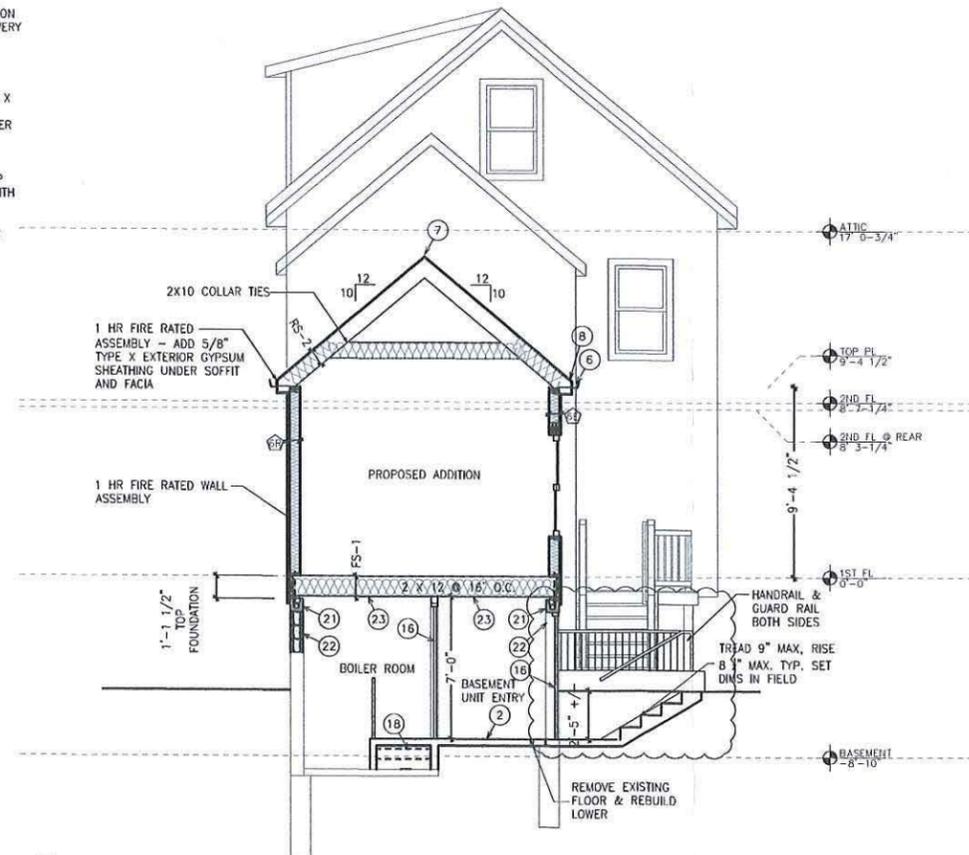
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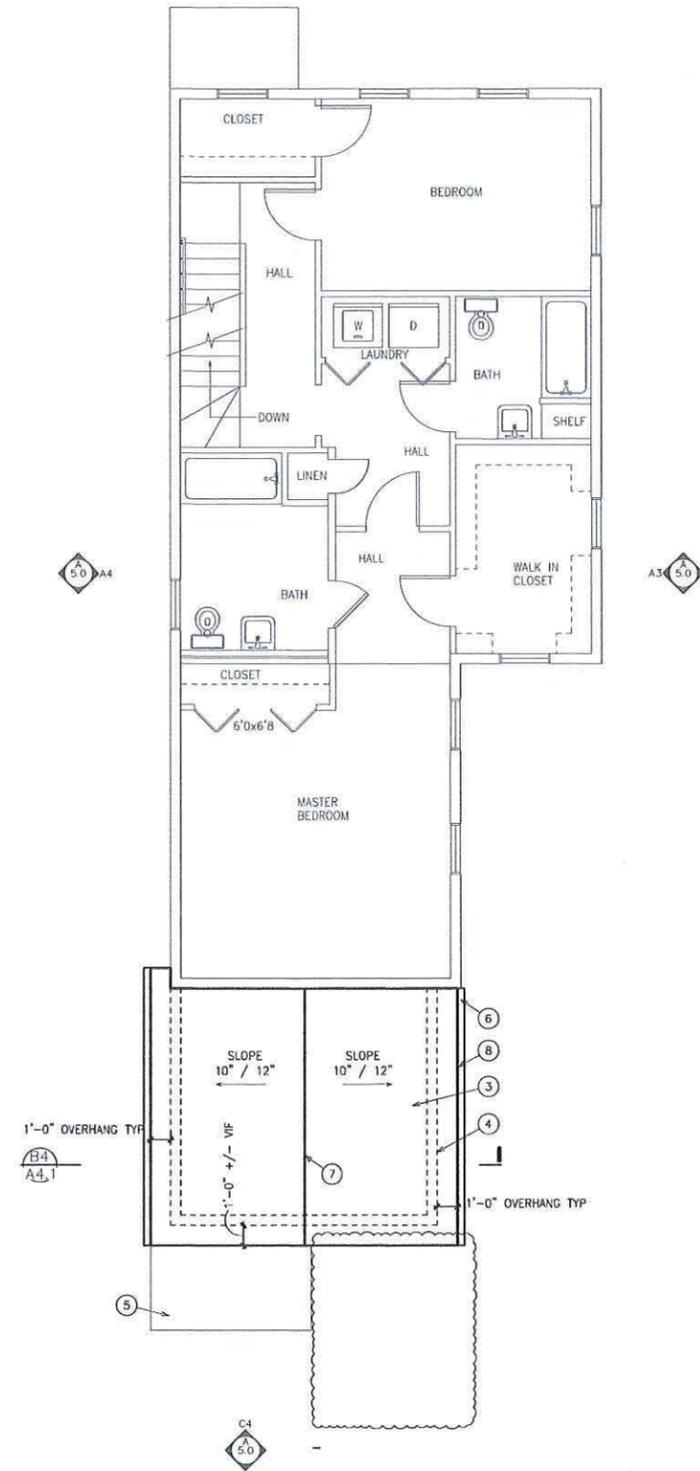
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B



B4 SECTION
A4.1 SCALE: 1/4" = 1'-0"

C



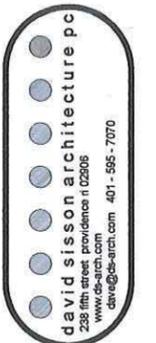
C4 2ND FLOOR PLAN
A4.1 SCALE: 1/4" = 1'-0"

1

2

3

4



SIGNED: 2017-05-05

Issued For:	PERMIT
Date:	2017-05-05
Issued For:	PERMIT
Date:	2017-10-17

409 NORFOLK ST.
CAMBRIDGE, MA 02139
Project Number: 16108

PLANS + SECTIONS

A4.1

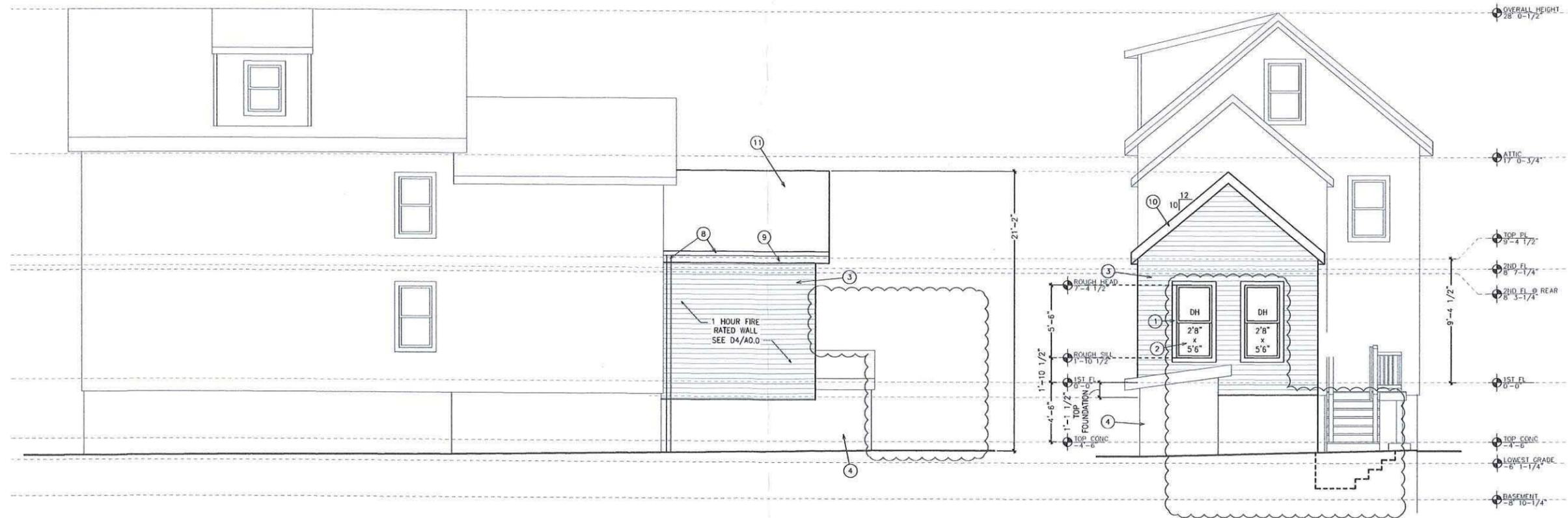
- ELEVATION KEY NOTES**
- 1 TRIM TO MATCH EXISTING AT NEW WINDOWS & DOORS
 - 2 DOUBLE HUNG WINDOW TO MATCH EXISTING
 - 3 SIDING TO MATCH EXISTING
 - 4 EXISTING SHED TO REMAIN
 - 5 SIZE DOOR TO FIT FIELD CONDITIONS
 - 6 EXISTING CMU FOUNDATION. RECONFIGURE TOP COURSES AND ADD BOND BEAM COURSE. REPAIR ANY DAMAGED MASONRY OR MASONRY JOINTS. SEE SECTIONS
 - 7 NO WORK PROPOSED AT FRONT ELEVATION
 - 8 CONTINUOUS ALUMINUM GUTTER / RAIN LEADER
 - 9 FASCIA & SOFFIT TO MATCH EXISTING
 - 10 RAKE TRIM TO MATCH EXISTING
 - 11 SHINGLES / ROOFING AS SELECTED BY OWNER. PROVIDE CONTINUOUS DRIP EDGE, ICE & WATER SHIELD, CONTINUOUS RIDGE VENT

- ELEVATION KEY NOTES**
- 12 DOOR TO REPLACE EXISTING AT NEW BASEMENT LEVEL. VERIFY SIZE IN FIELD.
 - 13 CONCRETE STAIRS TO BASEMENT. MIN TREAD 9", MAX RISER 8.25" TYP.
 - 14 8" RETAINING WALL



A3 EAST ELEVATION
A5.0 SCALE: 1/4" = 1'-0"

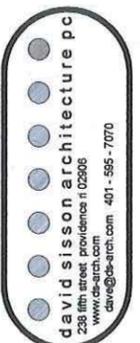
C3 NORTH ELEVATION
A5.0 SCALE: 1/4" = 1'-0"



A4 EAST ELEVATION
A5.0 SCALE: 1/4" = 1'-0"

C4 NORTH ELEVATION
A5.0 SCALE: 1/4" = 1'-0"

david sisson architecture pc — All Rights Reserved



Issued For:	2017-05-08 PERMIT
Date:	2017-10-17 PERMIT

409 NORFOLK ST.
CAMBRIDGE, MA 02139
Project Number: 16108

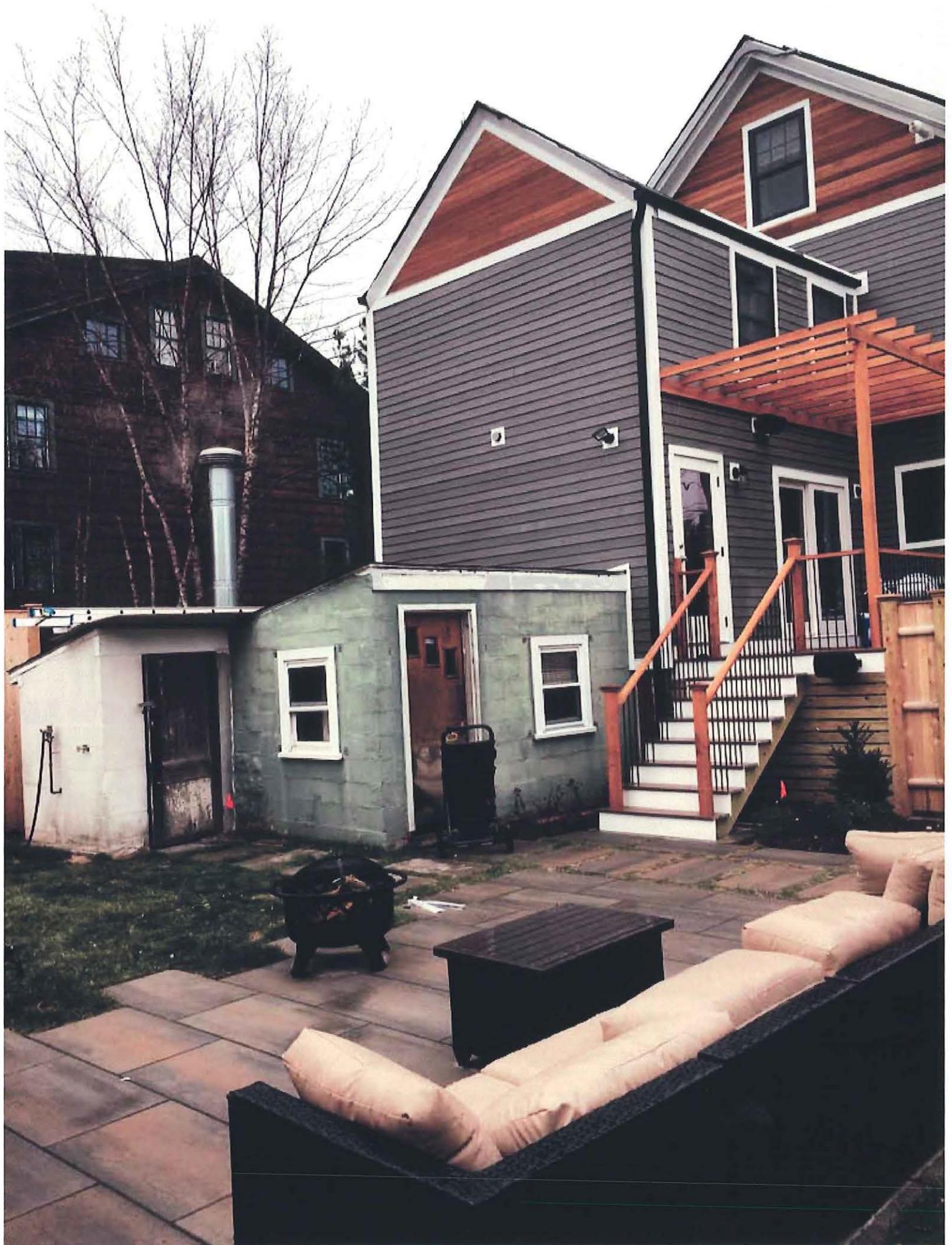
ELEVATIONS

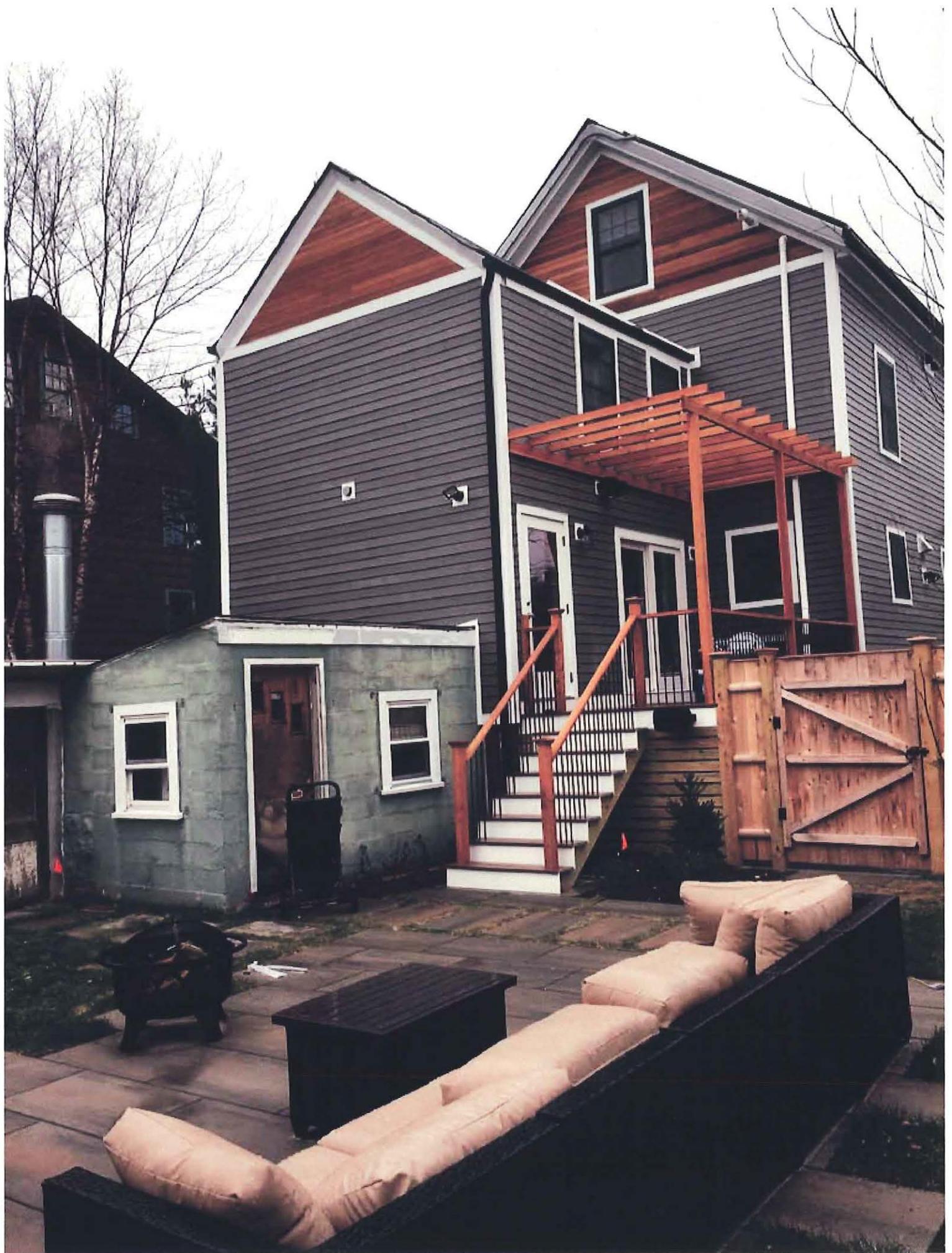
A5.0

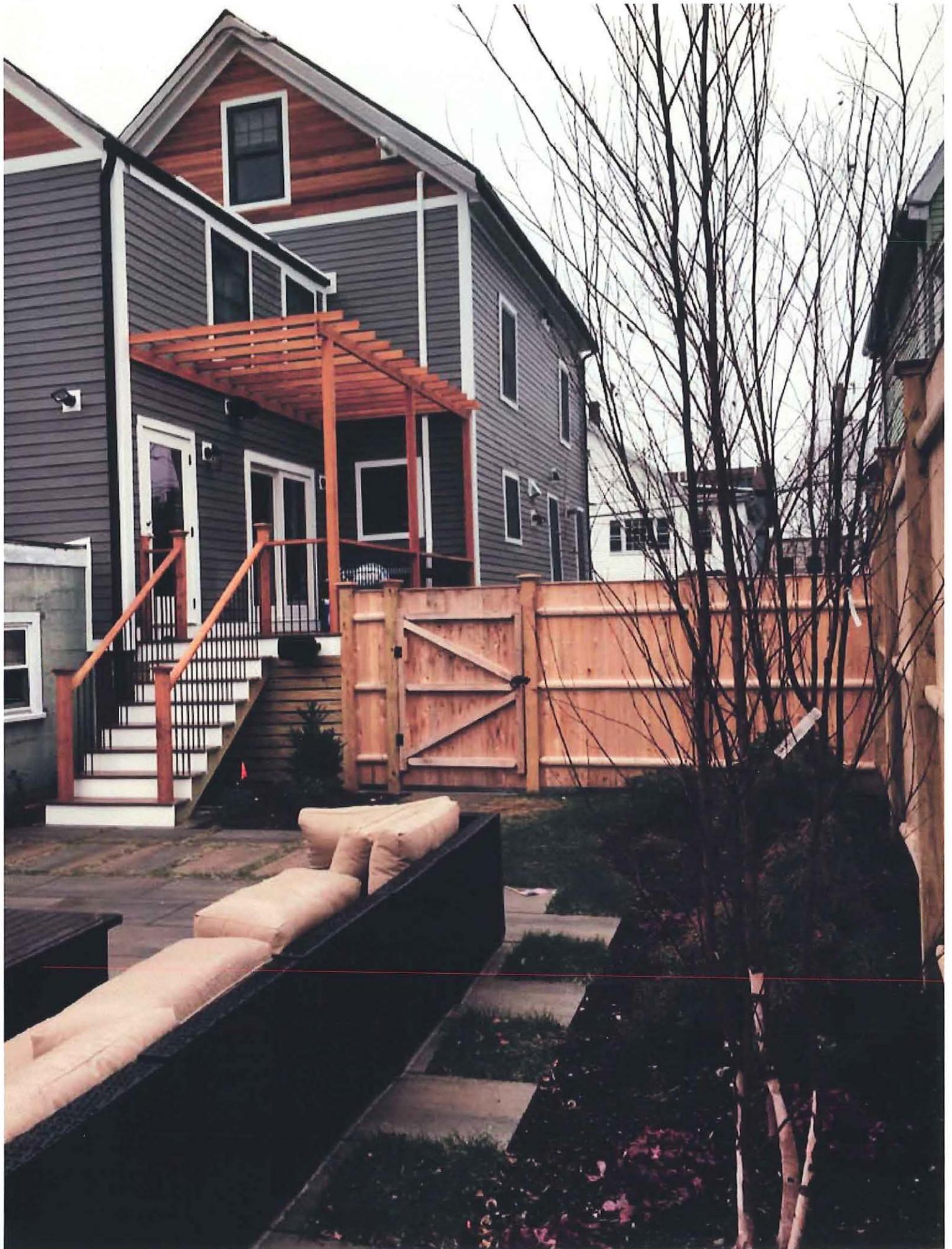














CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Floor, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 TTY: 617 349 6112
E-mail: histcomm@cambridgema.gov URL: http://www.cambridgema.gov/Historic



Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin Kleespies, Paula Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 409 Norfolk Street

The above-referenced property is subject to the jurisdiction of the Cambridge Historical Commission (CHC) by reason of the status referenced below:

- Old Cambridge Historic District
- Fort Washington Historic District
(M.G.L. Ch. 40C, City Code §2.78.050)
- Avon Hill Neighborhood Conservation District
- Half Crown – Marsh Neighborhood Conservation District
- Harvard Square Conservation District
- Mid Cambridge Neighborhood Conservation District
- Designated Landmark
- Property is being studied for designation: _____
(City Code, Ch. 2.78., Article III, and various City Council Orders)
- Preservation Restriction or Easement (as recorded)
- Structure is fifty years or more old and therefore subject to CHC review of any application for a demolition permit, if one is required by ISD. (City Code, Ch. 2.78, Article II). See the back of this page for definition of demolition.
No demolition permit anticipated for scope of work. No CHC review.
- No jurisdiction: not a designated historic property and the structure is less than fifty years old.
- No local jurisdiction, but the property is listed on the National Register of Historic Places; CHC staff is available for consultation, upon request.
Staff comments: _____

The Board of Zoning Appeal advises applicants to complete Historical Commission or Neighborhood Conservation District Commission reviews before appearing before the Board.

If a line indicating possible jurisdiction is checked, the owner needs to consult with the staff of the Historical Commission to determine whether a hearing will be required.

CHC staff initials SLB

Date October 23, 2017

Received by Uploaded to Energov

Date October 23, 2017

Relationship to project BZA 14784-2017

cc: Applicant
Inspectional Services Commissioner

Demolition Delay Ordinance and Application Information

The Demolition Delay Ordinance (Chapter 2.78, Article II of the Cambridge Municipal Code) was adopted by the City Council in 1979 to afford public review of demolition permit applications for potentially significant buildings. When the Historical Commission determines that a building is significant and should be preserved, demolition will be delayed for up to six months so that solutions can be sought to preserve the building indefinitely. The Ordinance covers all buildings over 50 years old, city-wide. The Historical Commission archives provide dates of construction for all properties in the City.

Demolition is defined in the ordinance as "the act of pulling down, destroying, removing or razing a building or commencing the work of total or substantial destruction with the intent of completing the same." The Inspectional Services Commissioner has provided further guidelines to outline what actions require a demolition permit. **In addition to complete demolition of a building, the following actions may require a demolition permit,**

- **removal of a roof,**
- **removal of one side of a building,**
- **gutting of a building's interior to the point where exterior features (windows, etc.) are impacted, and**
- **removal of more than 25% of a structure.**

Please contact the building inspector or a staff member of the Historical Commission if you have questions about whether a demolition permit is required for a particular project.

Demolition permit applications can be obtained from the Inspectional Services Department. The completed application should be submitted to the Historical Commission, where the staff will review the application. If the Executive Director of the Historical Commission makes an initial determination that the building is significant, a public hearing will be scheduled with Historical Commission. If the staff makes an initial determination that the building is not significant, the application is released for further review by the Building Commissioner.

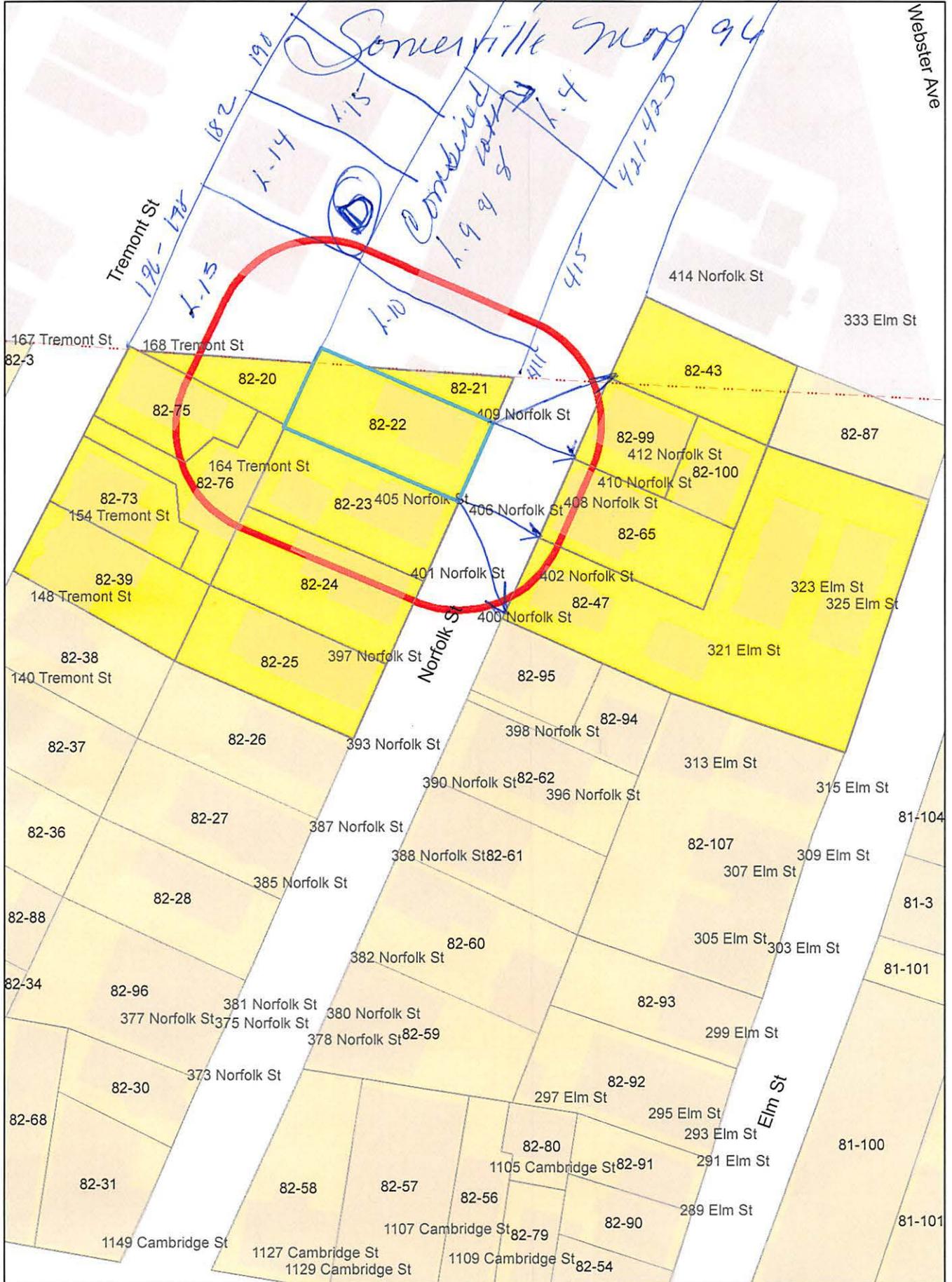
More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

July 2003

Cambridge Historical Commission
831 Massachusetts Ave., 2nd Fl.
Cambridge, MA 02139
Ph: 617/349-4683 or TTY: 617/349-6112
<http://www.cambridgema.gov/Historic>

409 Norfolk Street

Somerville map 94

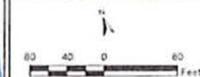
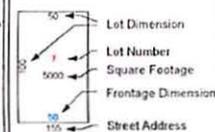


City of
Somerville
Massachusetts



Assessors Map

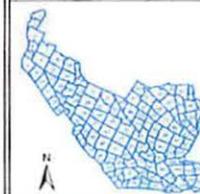
- Parcel Boundary
- Block/ROW Boundary
- Other ROW Boundary
- Assessor Map Boundary
- Water Body
- Building
- Railroad ROW



1" = 80'
July 1, 2016

Sources: Horizontal and building footprints were originally developed from Boston Edison Company data, 1999, and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CSJM from 1998 and have been updated by City of Somerville based on City of Somerville records.

NOTE: The data represented on these maps indicate distances and divided boundaries of certain boundaries in the City of Somerville. They are NOT survey data and should not be treated as such.



96



409 Norfolk St

Chimney

409 Norfolk St

Petitioner

82-47
ROSENBACH, ERIC B. &
CRISTINA ALEXANDRA LOPEZ-CASERO MICHAELI
402 NORFOLK ST.
CAMBRIDGE, MA 02138

82-47
CUDDIHY, PETER G. & XUEMEI LI
325 ELM ST. UNIT#3
CAMBRIDGE, MA 02139

DAVID SISSON, ARCHITECT
238 FIFTH STREET
PROVIDENCE, RI 02906

82-47
MOOLCHAN, ERIC T.
C/O LUENGO, JUAN, ALBA LUENGO &
325 ELM ST. UNIT#1
CAMBRIDGE, MA 02139

82-47
OMNIEWSKI, NICHOLAS D. &
IRINA N. OMNIEWSKI
323-325 ELM ST., #323/3
CAMBRIDGE, MA 02139

HUDSON & LISA SANTANA
409 NORFOLK STREET
CAMBRIDGE, MA 02139

82-47
RAZI, ZAHRA
323 ELM ST., UNIT #1
CAMBRIDGE, MA 02139

82-47
MORGAN, WILLIAM E. & AIMEE BARITEAU
4 LONGFELLOW PL., #3202
BOSTON, MA 02114

82-99
AN, UNSIN & HWANG DONGJOON
45 SHAWSHEEN RD #36
BEDFORD, MA 01730

82-99
QUINN, DANIEL J. & HELEN R. QUINN
JAMES A. QUINN
412 NORFOLK ST., #2
CAMBRIDGE, MA 02139

82-20
CARDONE, CARMELINA
134 MYRTLE STREET
MEDFORD, MA 02155

82-21
APOSHIAN, DAVID,
TR. SOMERVILLE HOUSING GROUP TRUST II
1673 COMMONWESLTH AVE - SUITE B
BRIGHTON, MA 02135

82-22
DOLITSKY, SARAH & BEJAMIN SCHNEIDER
409 NORFOLK ST
CAMBRIDGE, MA 02139

82-23
CARDOSO, MARIA LEONTINA DA ROSA
TRUSTEE OF 405 REALTY TRUST
20 SPRING ST
MEDFORD, MA 02155

82-24
WATSON, CHARLOTTE
401 NORFOLK ST
CAMBRIDGE, MA 02139

82-25
ZHOU, JIA & WEI ZHANG
397 NORFOLK ST
CAMBRIDGE, MA 02139

82-39
CABRAL, ANTONIO A. M. &
MARIA DAS DORES CABRAL
154 TREMONT ST
CAMBRIDGE, MA 02139

82-43
APOSHIAN, DAVID, TR. SOMERVILLE HOUSING
C/O ACTION VEST MANAGEMENT CORP.
1673 COMMONWEALTH AVE. SUITE B
BRIGHTON, MA 02135

82-65
LIAO, KUO CHI
408 NORFOLK ST
CAMBRIDGE, MA 02139

82-73
MATOS, MANUEL & MARIA F. MATOS
158 TREMONT ST
CAMBRIDGE, MA 02139

82-75
MCMANN, CARROLL S. & PATRICIA E. MCMANN
168 TREMONT ST
CAMBRIDGE, MA 02139

82-76
DOMBROWSKI, MARY LIFE ESTATE
164 TREMONT ST
CAMBRIDGE, MA 02139

82-100
BURNETTE, JOANNE
C/O JOANNA HERLIHY
410 NORFOLK ST
CAMBRIDGE, MA 02139

82-47
LONGIN, TODD A. & ERIN L. LONGIN
325 ELM ST. UNIT#2
CAMBRIDGE, MA 02139

96-D-4-411/1A
SHARON LYN AHERN
411 NORFOLK ST. #1A
SOMERVILLE, MA 02143

96-D-4 /411-1B
TIFFANY MANZI
411 NORFOLK STREET #411-1B
SOMERVILLE, MA 02143

96-D-4-411/1D
DAWN SIMMONS
411 NORFOLK ST. #411-1D
SOMERVILLE, MA 02143

96-D-4-411/1E
AMY J. ALLEMAN
411 NORFOLK STREET #1E
SOMERVILLE, MA 02143

96-D-4-411/1F
PAUL & AMANDA STUBBS
411 NORFOLK ST #411-1F
SOMERVILLE, MA 02143

96-D-4-411/1G
JUSTIN ROSS
411 NORFOLK ST. #1G
SOMERVILLE, MA 02143

409 Norfolk Rd.

96-D-4-411/1H
GREGORY A. COOK
6 GOULD ST.
NORTH READING, MA 01864

96-D-4-411/1I
JOSEPH GREER
411 NORFOLK ST. #11
SOMERVILLE, MA 02143

96-D-4-411/1J
ANNE STICK
411 NORFOLK ST. #1J
SOMERVILLE, MA 02143

96-D-4-411/2A
Yael MAGUIRE & DIANA S. YOUNG
35 DOLORES STREET
SAN FRANCISCO, CA 94103

96-D-4-411/2B
BLUM ASHLEY MABUS &
SUSAN MABUS
411 NORFOLK ST #411-2B
SOMERVILLE, MA 02143

96-D-4-411/2C
BENJAMIN DEL VENTO
GWEN LONG
200 BRANNAN ST. #222
SAN FRANCISCO, CA 94107

96-D-4-411/2D
KONSTANTIN & INESSA EDVOKIMOV
411 NORFOLK ST. #2D
SOMERVILLE, MA 02143

96-D-4-411/2E
MICHELLE DASILVA
411 NORFOLK ST. #2E
SOMERVILLE, MA 02143

96-D-4-411/2F
SHARON BRADEY
411 NORFOLK ST. #2F
SOMERVILLE, MA 02143

96-D-4-411/2G
PAUL GEE &
YOUNG GEE ELISA
156 CONDORD RD
WAYLAND, MA 01778

96-D-4-411/2H
JOSEPH & BRENDA BATTAT &
JAMES BATTAT
5405 HARWOOD RD
BETHESDA, MD 20814

96-D-4-411/2I
JENNY T. TRIEU & EDWIN YOO
411 NORFOLK ST. #2I
SOMERVILLE, MA 02143

96-D-4-411/2J
DANIEL M. TAUB &
APPLEGATE FISHER VIRGINIA K.
411 NORFOLK ST. #2J
SOMERVILLE, MA 02143

96-D-4-419/1D
RINAT HAREL
419 NORFOLK ST. #1D
SOMERVILLE, MA 02143

96-D-4-419/1E
KRYSZYNA COLBURN
419 NORFOLK ST. #1E
SOMERVILLE, MA 02143

96-D-4-419/1F
MATTHEW MORIN
419 NORFOLK ST. #1F
SOMERVILLE, MA 02143

96-D-4-419/2D
MAURA E. LANDRY
419 NORFOLK ST. #2D
SOMERVILLE, MA 02143

96-D-4-419-2E
QUINGI LI
419 NORFOLK STREET
SOMERVILLE, MA 02143

96-D-4-419/2F
HPG-BEK II LLC
419 NORFOLK STREET #419-2F
SOMERVILLE, MA 02143

96-D-4-421/1B
ANGELIA SILVIA DELASOTA
421 NORFOLK STREET #1B
SOMERVILLE, MA 02143

96-D-4-421/1C
PATRICIA MCMILLAN
419 NORFOLK ST. #1C
SOMERVILLE, MA 02143

96-D-4-421/2A
OLIVER D. KING & SARAH COOMBS
421 NORFOLK ST. #2A
SOMERVILLE, MA 02143

96-D-4-421/2B
NADAV KUPIEC
421 NORFOLK ST. #2B
SOMERVILLE, MA 02143

96D-4-421/2C
JEFFREY R. HUGHES &
MARK D. HUGHES
421 NORFOLK ST. #2C
SOMERVILLE, MA 02143

96-D-4-429/1
JAKE FOCETTA
429 NORFOLK ST. #1
SOMERVILLE, MA 02143

96-D-4-429/10
SHYAMPASAD SANGAMESWARRAN &
S/O P&K KUMAR REVOCABLE TRUST ET AL
10 WHITTIER DRIVE
ACTON, MA 01720

96-D-4-429/11 & 10
AMY B. PIANTEDOSI &
ROBERT D. CALLAHAN
211 BAY STATE RD.
MELROSE, MA 02176

96-D-4-429/12
CESAR A. HIDALGO
429 NORFOLK ST. #12
SOMERVILLE, MA 02143

96-D-4-429/13
JOANNA RUCKER
6202 GEMINI CT
BURKE, VA 22015

96-D-4-429/14
ARZU ESSENCE MCGILL
429 NORFOLK ST. #14
SOMERVILLE, MA 02143

409 Norfolk St.

96-D-4-429/15
LEITER KANG
429 NORFOLK ST. #15
SOMERVILLE, MA 02143

96-D-4-429/16
AMY THOMAS-MORAN &
FRANCO ROSSI
429 NORFOLK ST.
SOMERVILLE, MA 02143

96-D-4-429/17
ROBIN L. LEVINE
429 NORFOLK ST. #17
SOMERVILLE, MA 02143

96-D-4-429/18
EMILY S. GREENSTEIN
429 NORFOLK ST. #18
SOMERVILLE, MA 02143

96-D-4-429/19
DANIEL T. CHEN
429 NORFOLK ST. #429-19
SOMERVILLE, MA 02143

96-D-4-429/2
PETER A. ZINK
128 MAGAINE ST. #10
CAMBRIDGE, MA 02139

96-D-4-429/3
JASON SMITH
429 NORFOLK ST. #3
SOMERVILLE, MA 02143

96-D-4-429/4
CHRISTOPHER S. LAROCHE &
ROBERT A. COUTURE
429 NORFOLK ST. #4
SOMERVILLE, MA 02143

96-D-4-429/5
JENNIFER L. DORITY
429 NORFOLK ST. #5
SOMERVILLE, MA 02143

96-D-4-429/6
NATHAN CHRISTOPHER FASH
LYDIA G. FASH
429 NORFOLK ST. #6
SOMERVILLE, MA 02143

96-D-4-429/7
KRYSZYNA COLBURN
419 NORFOLK ST #1-E
SOMERVILLE, MA 02143

96-D-4-429/8
LINDA M. REYNARD
429 NORFOLK ST. #8
SOMERVILLE, MA 02143

96-D-4-429/9
ERSIN DUR
33 DAY ST. #D
SOMERVILLE, MA 02144

96-D-13
CARMELINA CARDONE
134 MYRTLE ST.
MEDFORD, MA 02155

96-D-14
PATRICIA KARRAS
3211 RITTENHOUSE ST. NW
WASHINGTON, DC 20015

96-D-15-1
GREGORY T. MARTIN &
EMILY C. WALSH
190 TREMONT ST. #1
SOMERVILLE, MA 02143

96-D-15-2
LYNN H. SHEVORY
190 TREMONT ST. #2
SOMERVILLE, MA 02143

82-47
SILBERMAN, MARY
323 ELM ST., #2
CAMBRIDGE, MA 02139

411 NORFOLK ST

Location 411 NORFOLK ST **Mblu** 96/ D/ 4/ 411-1A/
Acct# 20040720 **Owner** AHERN SHARON LYN
Assessment \$210,700 **PID** 103055
Building Count 1 **Assessing Distr...**

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$210,700	\$0	\$210,700

Owner of Record

Owner AHERN SHARON LYN **Sale Price** \$146,964
Co-Owner **Certificate**
Address 411 NORFOLK ST 1A **Book & Page** 45376/ 565
 SOMERVILLE, MA 02143 **Sale Date** 06/13/2005
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
AHERN SHARON LYN	\$146,964		45376/ 565	1N	06/13/2005
MARTIN ANDREW R	\$120,000		36714/ 403	1N	10/16/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1N	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 336
Replacement Cost: \$191,989
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$192,000

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-1B/

Acct# 20040730

Owner MANZI TIFFANY

Assessment \$136,700

PID 103057

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$136,700	\$0	\$136,700

Owner of Record

Owner MANZI TIFFANY
Co-Owner
Address 411 NORFOLK ST #411-1B
 SOMERVILLE, MA 02143

Sale Price \$130,144
Certificate
Book & Page 62516/ 490
Sale Date 08/23/2013
Instrument 1W

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MANZI TIFFANY	\$130,144		62516/ 490	1W	08/23/2013
MCAHON BETTY A	\$104,200		37495/ 456	1N	12/27/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1N	01/09/1984

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 323
Replacement Cost: \$201,406
Building Percent: 74
Good:
Replacement Cost
Less Depreciation: \$136,700

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-1D/

Acct# 20040740

Owner SIMMONS DAWN

Assessment \$136,600

PID 103058

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$136,600	\$0	\$136,600

Owner of Record

Owner SIMMONS DAWN

Sale Price \$129,348

Co-Owner

Certificate

Address 411 NORFOLK ST #411-1D
SOMERVILLE, MA 02143

Book & Page 57366/ 505

Sale Date 08/30/2011

Instrument 1W

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SIMMONS DAWN	\$129,348		57366/ 505	1W	08/30/2011
SHULL EMILY	\$129,000		47210/ 205	1N	03/31/2006
MAIETTA JANEL M	\$104,200		37296/ 025	1N	12/06/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1N	01/09/1984

Building Information

Building 1 : Section 1

Year Built: 2002

Living Area: 323

Replacement Cost: \$196,406

Building Percent: 76

Good:

Replacement Cost

Less Depreciation: \$136,600

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-1E/

Acct# 20040750

Owner ALLEMAN AMY J

Assessment \$172,200

PID 103059

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$172,200	\$0	\$172,200

Owner of Record

Owner ALLEMAN AMY J

Sale Price \$163,200

Co-Owner

Certificate

Address 411 NORFOLK ST #1E
SOMERVILLE, MA 02143

Book & Page 54265/ 513

Sale Date 02/05/2010

Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ALLEMAN AMY J	\$163,200		54265/ 513	1N	02/05/2010
KIMBALL JESSICA	\$147,525		47953/ 121	1N	08/08/2006
MARCHANT KENDRA	\$135,000		42956/ 354	1N	06/02/2004
LAROCHE CHRISTOPHER S	\$128,000		36665/ 557	1N	10/09/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 336
Replacement Cost: \$200,204
Building Percent: 94
Good:
Replacement Cost Less Depreciation: \$172,200

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-1F/

Acct# 20040760

Owner STUBBS AMANDA & PAUL

Assessment \$221,900

PID 103060

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$221,900	\$0	\$221,900

Owner of Record

Owner STUBBS AMANDA & PAUL
Co-Owner
Address 411 NORFOLK ST #411-1F
 SOMERVILLE, MA 02143

Sale Price \$221,900
Certificate
Book & Page 64068/ 403
Sale Date 08/13/2014
Instrument 1W

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STUBBS AMANDA & PAUL	\$221,900		64068/ 403	1W	08/13/2014
HALEY REBECCA J	\$210,000		63014/ 312	1W	12/04/2013
HU YUEH-CHIANG	\$153,825		45257/ 540	1N	05/26/2005
SOCRATES ANNA D	\$121,500		36668/ 389	1N	10/10/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 336
Replacement Cost: \$191,989
Building Percent: 126
Good:
Replacement Cost
Less Depreciation: \$221,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-1G/

Acct# 20040770

Owner ROSS JUSTIN

Assessment \$203,300

PID 103061

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$203,300	\$0	\$203,300

Owner of Record

Owner ROSS JUSTIN

Sale Price \$126,867

Co-Owner

Certificate

Address 411 NORFOLK ST #1G
SOMERVILLE, MA 02143

Book & Page 45430/ 048

Sale Date 06/21/2005

Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ROSS JUSTIN	\$126,867		45430/ 048	1N	06/21/2005
FENN KAILIN M	\$111,500		36682/ 262	1N	10/11/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1N	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 323
Replacement Cost: \$184,561
Building Percent: 100
Good:
Replacement Cost:
Less Depreciation: \$184,600

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-1H/

Acct# 20040780

Owner COOK GREGORY A

Assessment \$158,800

PID 103062

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$158,800	\$0	\$158,800

Owner of Record

Owner COOK GREGORY A
Co-Owner
Address 6 GOULD ST
 NORTH READING, MA 01864

Sale Price \$139,500
Certificate
Book & Page 49850/ 584
Sale Date 07/27/2007
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COOK GREGORY A	\$139,500		49850/ 584	1N	07/27/2007
CONLIN NICHOLAS J	\$111,500		36682/ 574	1N	10/11/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	01/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1N	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 323
Replacement Cost: \$201,406
Building Percent 86
Good:
Replacement Cost
Less Depreciation: \$158,800

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-11/

Acct# 20040790

Owner GREER JOSEPH

Assessment \$215,100

PID 103063

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$215,100	\$0	\$215,100

Owner of Record

Owner GREER JOSEPH

Sale Price \$120,650

Co-Owner

Certificate

Address 411 NORFOLK ST #11
SOMERVILLE, MA 02143

Book & Page 43518/ 466

Sale Date 08/13/2004

Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GREER JOSEPH	\$120,650		43518/ 466	1N	08/13/2004
EIPPER-MAINS MARCIE	\$111,500		36682/ 443	1N	10/11/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1N	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 323
Replacement Cost: \$196,406
Building Percent: 100
Good:
Replacement Cost:
Less Depreciation: \$196,400

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-1J/

Acct# 20040800

Owner STICK ANNE

Assessment \$228,000

PID 103064

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$228,000	\$0	\$228,000

Owner of Record

Owner STICK ANNE

Sale Price \$121,500

Co-Owner

Certificate

Address 411 NORFOLK ST #1J
SOMERVILLE, MA 02143

Book & Page 36749/ 533

Sale Date 10/18/2002

Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STICK ANNE	\$121,500		36749/ 533	1N	10/18/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1N	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002

Living Area: 336

Replacement Cost: \$209,311

Building Percent 100

Good:

Replacement Cost

Less Depreciation: \$209,300

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-2A/

Acct# 20040810

Owner MAGUIRE YAEL &

Assessment \$485,600

PID 103065

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$485,600	\$0	\$485,600

Owner of Record

Owner MAGUIRE YAEL &
Co-Owner YOUNG DIANA S
Address 35 DOLORES ST
 SAN FRANCISCO, CA 94103

Sale Price \$1
Certificate
Book & Page 55547/ 303
Sale Date 10/06/2010
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MAGUIRE YAEL &	\$1		55547/ 303	1F	10/06/2010
MAGUIRE YAEL	\$319,000		47210/ 336	00	03/31/2006
APOSHIAN DAVID TRUSTEE	\$210,000		40508/ 567	1B	08/18/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1N	01/09/1984

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 1,080
Replacement Cost: \$449,708
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$449,700

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-2B/

Acct# 20040820

Owner BLUM ASHLEY MABUS & SUSAN MABUS

Assessment \$493,400

PID 103066

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$493,400	\$0	\$493,400

Owner of Record

Owner BLUM ASHLEY MABUS & SUSAN MABUS
Co-Owner
Address 411 NORFOLK ST #411-2B
 SOMERVILLE, MA 02143

Sale Price \$316,500
Certificate
Book & Page 56914/ 286
Sale Date 05/27/2011
Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BLUM ASHLEY MABUS & SUSAN MABUS	\$316,500		56914/ 286	10	05/27/2011
MORRISON SAMANTHA	\$300,000		36748/ 002	1N	10/18/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1N	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 1,070
Replacement Cost: \$457,520
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$457,500

Building Photo

Building Attributes	
Field	Description

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-2C/

Acct# 20040830

Owner DEL VENTO BENJAMIN

Assessment \$483,800

PID 103067

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$483,800	\$0	\$483,800

Owner of Record

Owner DEL VENTO BENJAMIN
Co-Owner LONG GWEN
Address 200 BRANNAN ST #222
 SAN FRANCISCO, CA 94107

Sale Price \$320,000
Certificate
Book & Page 48542/ 555
Sale Date 11/22/2006
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DEL VENTO BENJAMIN	\$320,000		48542/ 555	00	11/22/2006
APOSHIAN DAVID TRUSTEE	\$210,000		40508/ 567	1B	08/18/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 1,070
Replacement Cost: \$447,890
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$447,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-2D/

Acct# 20040840

Owner EVDOKIMOV KONSTANTIN & INESSA

Assessment \$257,200

PID 103068

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$257,200	\$0	\$257,200

Owner of Record

Owner EVDOKIMOV KONSTANTIN & INESSA
Co-Owner
Address 411 NORFOLK ST #2D
 SOMERVILLE, MA 02143

Sale Price \$206,600
Certificate
Book & Page 39045/ 363
Sale Date 05/03/2003
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
EVDOKIMOV KONSTANTIN & INESSA	\$206,600		39045/ 363	1N	05/03/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 1,070
Replacement Cost: \$452,890
Building Percent: 62
Good:
Replacement Cost
Less Depreciation: \$257,200

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-2E/

Acct# 20040850

Owner DASILVA MICHELLE

Assessment \$149,900

PID 103069

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$149,900	\$0	\$149,900

Owner of Record

Owner DASILVA MICHELLE
Co-Owner
Address 411 NORFOLK ST #2E
 SOMERVILLE, MA 02143

Sale Price \$128,700
Certificate
Book & Page 37188/ 495
Sale Date 11/27/2002
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DASILVA MICHELLE	\$128,700		37188/ 495	1N	11/27/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 1,080
Replacement Cost: \$454,708
Building Percent 36
Good:
Replacement Cost
Less Depreciation: \$149,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-2F/

Acct# 20040860

Owner BRADEY SHARON

Assessment \$485,600

PID 103070

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$485,600	\$0	\$485,600

Owner of Record

Owner BRADEY SHARON
Co-Owner
Address 411 NORFOLK ST #2F
 SOMERVILLE, MA 02143

Sale Price \$320,000
Certificate
Book & Page 36661/ 357
Sale Date 10/09/2002
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRADEY SHARON	\$320,000		36661/ 357	00	10/09/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 1,080
Replacement Cost: \$449,708
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$449,700

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-2G/

Acct# 20040870

Owner GEE PAUL

Assessment \$483,800

PID 103085

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$483,800	\$0	\$483,800

Owner of Record

Owner GEE PAUL
Co-Owner YOUNG GEE ELISA
Address 156 CONCORD RD
 WAYLAND, MA 01778

Sale Price \$319,000
Certificate
Book & Page 47184/ 464
Sale Date 03/29/2006
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GEE PAUL	\$319,000		47184/ 464	00	03/29/2006
APOSHIAN DAVID TRUSTEE	\$210,000		40508/ 567	1B	08/18/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 1,070
Replacement Cost: \$447,890
Building Percent: 100
Good:
Replacement Cost Less Depreciation: \$447,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-2H/

Acct# 20040880

Owner BATTAT JOSEPH & BRENDA &

Assessment \$483,800

PID 103086

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$483,800	\$0	\$483,800

Owner of Record

Owner BATTAT JOSEPH & BRENDA &
Co-Owner BATTAT JAMES
Address 5405 HARWOOD RD
 BETHESDA, MD 20814

Sale Price \$330,000
Certificate
Book & Page 36683/ 429
Sale Date 10/11/2002
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BATTAT JOSEPH & BRENDA &	\$330,000		36683/ 429	1N	10/11/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 1,070
Replacement Cost: \$447,890
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$447,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-2I/

Acct# 20040890

Owner TRIEU JENNY T & YOO EDWIN

Assessment \$483,800

PID 103087

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$483,800	\$0	\$483,800

Owner of Record

Owner TRIEU JENNY T & YOO EDWIN
Co-Owner
Address 411 NORFOLK ST #2I
 SOMERVILLE, MA 02143

Sale Price \$1
Certificate
Book & Page 62263/ 77
Sale Date 07/17/2013
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TRIEU JENNY T & YOO EDWIN	\$1		62263/ 77	1F	07/17/2013
YOO EDWIN	\$337,000		51209/ 469	00	05/23/2008
DODGE JR N P TRUSTEE	\$337,000		51209/ 463	1R	05/23/2008
ENGLER KARRIE J	\$320,000		36582/ 004	00	10/01/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 1,070
Replacement Cost: \$447,890
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$447,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

411 NORFOLK ST

Location 411 NORFOLK ST

Mblu 96/ D/ 4/ 411-2J/

Acct# 20040900

Owner TAUB DANIEL M &

Assessment \$304,500

PID 103088

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$304,500	\$0	\$304,500

Owner of Record

Owner TAUB DANIEL M &
Co-Owner APPLGATE FISHER VIRGINIA K
Address 411 NORFOLK ST #2J
 SOMERVILLE, MA 02143

Sale Price \$288,500
Certificate
Book & Page 55562/ 191
Sale Date 10/08/2010
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
TAUB DANIEL M &	\$288,500		55562/ 191	1N	10/08/2010
OSBORN DAVID & RACHEL LILLIAN K	\$253,000		49772/ 397	1N	07/13/2007
YOUNG MARTIN S	\$206,600		37529/ 414	1N	12/31/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 1,080
Replacement Cost: \$449,708
Building Percent: 74
Good:
Replacement Cost
Less Depreciation: \$304,500

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

419 NORFOLK ST

Location 419 NORFOLK ST

Mblu 96/ D/ 4/ 419-1D/

Acct# 20040940

Owner HAREL RINAT

Assessment \$202,500

PID 103092

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$202,500	\$0	\$202,500

Owner of Record

Owner HAREL RINAT

Sale Price \$131,500

Co-Owner

Certificate

Address 419 NORFOLK ST #1D
SOMERVILLE, MA 02143

Book & Page 37534/ 206

Sale Date 01/02/2003

Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HAREL RINAT	\$131,500		37534/ 206	1N	01/02/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 294
Replacement Cost: \$183,772
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$183,800

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

419 NORFOLK ST

Location 419 NORFOLK ST

Mblu 96/ D/ 4/ 419-1E/

Acct# 20040950

Owner COLBURN KRISTYNA

Assessment \$176,300

PID 103093

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$176,300	\$0	\$176,300

Owner of Record

Owner COLBURN KRISTYNA
Co-Owner
Address 419 NORFOLK ST #1E
 SOMERVILLE, MA 02143

Sale Price \$155,000
Certificate
Book & Page 48570/ 137
Sale Date 11/29/2006
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COLBURN KRISTYNA	\$155,000		48570/ 137	1N	11/29/2006
SIFF RACHEL	\$131,500		37540/ 103	1N	01/02/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 294
Replacement Cost: \$175,178
Building Percent 110
Good:
Replacement Cost
Less Depreciation: \$176,300

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

419 NORFOLK ST

Location 419 NORFOLK ST **Mblu** 96/ D/ 4/ 419-1F/
Acct# 20040960 **Owner** MORIN MATTHEW
Assessment \$177,000 **PID** 103094
Building Count 1 **Assessing Distr...**

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$177,000	\$0	\$177,000

Owner of Record

Owner MORIN MATTHEW **Sale Price** \$168,450
Co-Owner **Certificate**
Address 419 NORFOLK ST #1F **Book & Page** 59426/ 211
 SOMERVILLE, MA 02143 **Sale Date** 06/29/2012
Instrument 1W

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MORIN MATTHEW	\$168,450		59426/ 211	1W	06/29/2012
LOUCKS SUSAN	\$131,500		38611/ 231	1N	03/31/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 294
Replacement Cost: \$183,772
Building Percent: 105
Good:
Replacement Cost
Less Depreciation: \$177,000

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

419 NORFOLK ST

Location 419 NORFOLK ST

Mblu 96/ D/ 4/ 419-2D/

Acct# 20041000

Owner LANDRY MAURA E

Assessment \$371,400

PID 103098

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$371,400	\$0	\$371,400

Owner of Record

Owner LANDRY MAURA E
Co-Owner
Address 419 NORFOLK ST #2D
 SOMERVILLE, MA 02143

Sale Price \$312,000
Certificate
Book & Page 49248/ 178
Sale Date 04/05/2007
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LANDRY MAURA E	\$312,000		49248/ 178	00	04/05/2007
O'CONNOR JAMES F & ANNE M	\$305,000		43529/ 244	00	08/16/2004
TUCKER III NATHANIEL B	\$230,000		37591/ 455	1N	01/07/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 722
Replacement Cost: \$358,912
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$358,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

419 NORFOLK ST

Location 419 NORFOLK ST

Mblu 96/ D/ 4/ 419-2E/

Acct# 20041010

Owner LI QUINGI

Assessment \$371,400

PID 103099

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$371,400	\$0	\$371,400

Owner of Record

Owner LI QUINGI

Sale Price \$285,000

Co-Owner

Certificate

Address 419 NORFOLK ST

Book & Page 59345/ 446

SOMERVILLE, MA 02143

Sale Date 06/21/2012

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LI QUINGI	\$285,000		59345/ 446	00	06/21/2012
APOSHIAN CHRISTINE M	\$100,000		37657/ 260	1A	01/13/2003
APOSHIAN DAVID	\$250,000		37657/ 256	1F	01/13/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984

Building Information

Building 1 : Section 1

Year Built: 2002

Living Area: 722

Replacement Cost: \$358,912

Building Percent: 100

Good:

Replacement Cost

Less Depreciation: \$358,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

421 NORFOLK ST

Location 421 NORFOLK ST

Mblu 96/ D/ 4/ 421-1B/

Acct# 20040920

Owner DELASOTA ANGELICA SILVIA

Assessment \$124,700

PID 103090

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$124,700	\$0	\$124,700

Owner of Record

Owner DELASOTA ANGELICA SILVIA
Co-Owner
Address 421 NORFOLK ST #1B
 SOMERVILLE, MA 02143

Sale Price \$104,200
Certificate
Book & Page 37495/ 287
Sale Date 12/27/2002
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DELASOTA ANGELICA SILVIA	\$104,200		37495/ 287	1N	12/27/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 294
Replacement Cost: \$183,772
Building Percent Good: 74
Replacement Cost Less Depreciation: \$124,700

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

421 NORFOLK ST

Location 421 NORFOLK ST

Mblu 96/ D/ 4/ 421-1C/

Acct# 20040930

Owner MCMILLAN PATRICIA

Assessment \$202,500

PID 103091

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$202,500	\$0	\$202,500

Owner of Record

Owner MCMILLAN PATRICIA
Co-Owner
Address 419 NORFOLK ST #1C
 SOMERVILLE, MA 02143

Sale Price \$131,500
Certificate
Book & Page 37542/ 396
Sale Date 01/02/2003
Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MCMILLAN PATRICIA	\$131,500		37542/ 396	1N	01/02/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 294
Replacement Cost: \$183,772
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$183,800

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

421 NORFOLK ST

Location 421 NORFOLK ST

Mblu 96/ D/ 4/ 421-2A/

Acct# 20040970

Owner KING OLIVER D & COOMBS SARAH

Assessment \$371,400

PID 103095

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$371,400	\$0	\$371,400

Owner of Record

Owner KING OLIVER D & COOMBS SARAH
Co-Owner
Address 421 NORFOLK ST #2A
 SOMERVILLE, MA 02143

Sale Price \$414,000
Certificate
Book & Page 65669/ 505
Sale Date 07/02/2015
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KING OLIVER D & COOMBS SARAH	\$414,000		65669/ 505	00	07/02/2015
LATEINER ULYSSES	\$316,000		54949/ 424	00	07/06/2010
GANGL AIMEE K	\$0		10C0021CA	1F	01/06/2010
MICHAEL AIMEE K	\$325,000		47405/ 336	00	05/05/2006
VACHON MARK	\$239,000		37432/ 258	1N	12/20/2002

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 722
Replacement Cost: \$358,912
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$358,900

Building Photo

Building Attributes	
Field	Description

421 NORFOLK ST

Location 421 NORFOLK ST

Mblu 96/ D/ 4/ 421-2B/

Acct# 20040980

Owner KUPIEC NADAV

Assessment \$371,400

PID 103096

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$371,400	\$0	\$371,400

Owner of Record

Owner KUPIEC NADAV

Sale Price \$295,000

Co-Owner

Certificate

Address 421 NORFOLK ST #2B
SOMERVILLE, MA 02143

Book & Page 50442/ 531

Sale Date 12/07/2007

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KUPIEC NADAV	\$295,000		50442/ 531	00	12/07/2007
COLES JASON	\$299,000		42460/ 263	00	04/09/2004
MCCONVILLE MELISSA L	\$1		42258/ 251	1H	03/18/2004
MCCONVILLE MELISSA L	\$241,500		37439/ 012	00	12/20/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 722
Replacement Cost: \$358,912
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$358,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

421 NORFOLK ST

Location 421 NORFOLK ST

Mblu 96/ D/ 4/ 421-2C/

Acct# 20040990

Owner HUGHES JEFFRY R

Assessment \$371,400

PID 103097

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$371,400	\$0	\$371,400

Owner of Record

Owner HUGHES JEFFRY R
Co-Owner HUGHES MARK D
Address 421 NORFOLK ST #2C
 SOMERVILLE, MA 02143

Sale Price \$305,000
Certificate
Book & Page 44649/ 496
Sale Date 02/16/2005
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HUGHES JEFFRY R	\$305,000		44649/ 496	00	02/16/2005
BIXBY KRISTEN	\$241,500		37537/ 159	00	01/02/2003
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
CARDONE JOSEPH	\$100		15793/ 576	1F	01/09/1984
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 722
Replacement Cost: \$358,912
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$358,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-1/

Acct# 20053090

Owner FOCETTA JAKE

Assessment \$501,300

PID 103780

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$501,300	\$0	\$501,300

Owner of Record

Owner FOCETTA JAKE
Co-Owner
Address 429 NORFOLK ST #1
 SOMERVILLE, MA 02143

Sale Price \$503,500
Certificate
Book & Page 65339/ 473
Sale Date 05/08/2015
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FOCETTA JAKE	\$503,500		65339/ 473	00	05/08/2015
SIROTIN VLADIMIR TRUSTEE	\$340,000		64307/ 184	1S	09/30/2014
EMIGRANT RESIDENTIAL LLC	\$1		64307/ 183	1L	09/30/2014
ALBINO STEPHANIE N	\$1		59433/ 302	1F	07/02/2012
ALBINO STEPHANIE N	\$100		50348/ 375	1F	11/14/2007

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 906
Replacement Cost: \$456,232
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$456,200

Building Photo

Building Attributes	
Field	Description
STYLE	Townhouse end

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-10/

Acct# 20053180

Owner SHYAMPRASAD
SANGAMESWARAN &

Assessment \$255,800

PID 103789

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$255,800	\$0	\$255,800

Owner of Record

Owner SHYAMPRASAD SANGAMESWARAN &
Co-Owner S/O P & K KUMAR REVOCABLE TRUST ET AL
Address 10 WHITTIER DR
ACTON, MA 01720

Sale Price \$305,000
Certificate
Book & Page 65669/ 259
Sale Date 07/02/2015
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHYAMPRASAD SANGAMESWARAN &	\$305,000		65669/ 259	00	07/02/2015
BLANCO MIGUEL A	\$209,000		42800/ 397	00	05/17/2004
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 390
Replacement Cost: \$237,147
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$237,100

Building Photo

Building Attributes	
Field	Description

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-11/

Acct# 20053190

Owner PIANTEDOSI AMY B

Assessment \$315,400

PID 103790

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$315,400	\$0	\$315,400

Owner of Record

Owner PIANTEDOSI AMY B
Co-Owner CALLAHAN ROBERT D
Address 211 BAY STATE RD
 MELROSE, MA 02176

Sale Price \$100
Certificate
Book & Page 51902/ 294
Sale Date 11/18/2008
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
PIANTEDOSI AMY B	\$100		51902/ 294	1F	11/18/2008
PIANTEDOSI AMY	\$229,000		42771/ 571	00	05/12/2004
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 488
Replacement Cost: \$296,737
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$296,700

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-10/

Acct# 20053180

Owner SHYAMPRASAD
SANGAMESWARAN &

Assessment \$255,800

PID 103789

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$255,800	\$0	\$255,800

Owner of Record

Owner SHYAMPRASAD SANGAMESWARAN &
Co-Owner S/O P & K KUMAR REVOCABLE TRUST ET AL
Address 10 WHITTIER DR
ACTON, MA 01720

Sale Price \$305,000
Certificate
Book & Page 65669/ 259
Sale Date 07/02/2015
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHYAMPRASAD SANGAMESWARAN &	\$305,000		65669/ 259	00	07/02/2015
BLANCO MIGUEL A	\$209,000		42800/ 397	00	05/17/2004
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 390
Replacement Cost: \$237,147
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$237,100

Building Photo

Building Attributes	
Field	Description

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-12/

Acct# 20053200

Owner HIDALGO CESAR A

Assessment \$677,600

PID 103791

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$677,600	\$0	\$677,600

Owner of Record

Owner HIDALGO CESAR A
Co-Owner
Address 429 NORFOLK ST #12
 SOMERVILLE, MA 02143

Sale Price \$495,000
Certificate
Book & Page 56692/ 80
Sale Date 04/04/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HIDALGO CESAR A	\$495,000		56692/ 80	00	04/04/2011
TURIN LUCA	\$479,000		51748/ 064	00	10/01/2008
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 1,668
Replacement Cost: \$645,405
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$645,400

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-13/

Acct# 20053210

Owner RUCKER JOANNA

Assessment \$680,200

PID 103792

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$680,200	\$0	\$680,200

Owner of Record

Owner RUCKER JOANNA
Co-Owner
Address 6202 GEMINI CT
 BURKE, VA 22015

Sale Price \$465,000
Certificate
Book & Page 51107/ 207
Sale Date 04/30/2008
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RUCKER JOANNA	\$465,000		51107/ 207	00	04/30/2008
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 1,663
Replacement Cost: \$644,304
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$644,300

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-14/

Acct# 20053220

Owner ARZU ESSENCE MCGILL

Assessment \$676,800

PID 103793

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$676,800	\$0	\$676,800

Owner of Record

Owner ARZU ESSENCE MCGILL
Co-Owner
Address 429 NORFOLK ST #14
 SOMERVILLE, MA 02143

Sale Price \$485,000
Certificate
Book & Page 57148/ 319
Sale Date 07/15/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ARZU ESSENCE MCGILL	\$485,000		57148/ 319	00	07/15/2011
BETTERLEY CARL W & CHARLOTTE	\$465,000		51184/ 307	00	05/16/2008
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 1,648
Replacement Cost: \$640,909
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$640,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-15/

Acct# 20053230

Owner KANG LETTER

Assessment \$681,600

PID 103794

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$681,600	\$0	\$681,600

Owner of Record

Owner KANG LETTER

Sale Price \$630,000

Co-Owner

Certificate

Address 429 NORFOLK ST #15
SOMERVILLE, MA 02143

Book & Page 63599/ 282

Sale Date 05/12/2014

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KANG LETTER	\$630,000		63599/ 282	00	05/12/2014
HARRINGTON LAWRENCE J & JUDITH A	\$494,500		58299/ 298	00	01/17/2012
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 1,686
Replacement Cost: \$649,385
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$649,400

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-16/

Acct# 20053240

Owner MORAN-THOMAS AMY &
ROSSI FRANCO

Assessment \$428,200

PID 103795

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$428,200	\$0	\$428,200

Owner of Record

Owner MORAN-THOMAS AMY & ROSSI FRANCO

Sale Price \$470,000

Co-Owner

Certificate

Address 429 NORFOLK ST
SOMERVILLE, MA 02143

Book & Page 65996/ 154

Sale Date 08/28/2015

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MORAN-THOMAS AMY & ROSSI FRANCO	\$470,000		65996/ 154	00	08/28/2015
MAASKANT MICHIEL	\$336,000		54719/ 532	00	05/21/2010
CARMICKLE SEAN DANIEL	\$359,000		48098/ 450	00	08/31/2006
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999

Building Information

Building 1 : Section 1

Year Built: 2003

Living Area: 886

Replacement Cost: \$403,893

Building Percent: 100

Good:

Replacement Cost

Less Depreciation: \$403,900

Building Photo

Building Attributes	
Field	Description

429 NORFOLK ST

Location 429 NORFOLK ST **Mblu** 96/ D/ 4/ 429-17/
Acct# 20053250 **Owner** LEVINE ROBIN L
Assessment \$381,900 **PID** 103796
Building Count 1 **Assessing Distr...**

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$381,900	\$0	\$381,900

Owner of Record

Owner LEVINE ROBIN L **Sale Price** \$314,000
Co-Owner **Certificate**
Address 429 NORFOLK ST #17 **Book & Page** 57887/ 324
 SOMERVILLE, MA 02143 **Sale Date** 11/15/2011
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEVINE ROBIN L	\$314,000		57887/ 324	00	11/15/2011
ETTINGER ADRIENNE S	\$289,000		53526/ 394	1U	09/11/2009
CHOI PHILIP & AN CHERRY	\$1		53526/ 392	1F	09/11/2009
CHOI PHILIP & AN CHERRY	\$339,000		42763/ 254	00	05/11/2004
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 790
Replacement Cost: \$377,815
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$377,800

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-18/

Acct# 20053260

Owner GREENSTEIN EMILY S

Assessment \$381,900

PID 103797

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$381,900	\$0	\$381,900

Owner of Record

Owner GREENSTEIN EMILY S
Co-Owner
Address 429 NORFOLK ST #18
 SOMERVILLE, MA 02143

Sale Price \$295,000
Certificate
Book & Page 51846/ 383
Sale Date 10/30/2008
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
GREENSTEIN EMILY S	\$295,000		51846/ 383	00	10/30/2008
SMITH SIMON G	\$339,000		43001/ 149	00	06/08/2004
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 790
Replacement Cost: \$377,815
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$377,800

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-19/

Acct# 20053270

Owner CHEN DANIEL T

Assessment \$498,800

PID 103798

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$498,800	\$0	\$498,800

Owner of Record

Owner CHEN DANIEL T

Sale Price \$325,000

Co-Owner

Certificate

Address 429 NORFOLK ST #429-19
SOMERVILLE, MA 02143

Book & Page 56842/ 200

Sale Date 05/11/2011

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CHEN DANIEL T	\$325,000		56842/ 200	00	05/11/2011
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 1,120
Replacement Cost: \$462,868
Building Percent: 100
Good:
Replacement Cost:
Less Depreciation: \$462,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-2/

Acct# 20053100

Owner ZINK PETER A

Assessment \$345,000

PID 103781

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$345,000	\$0	\$345,000

Owner of Record

Owner ZINK PETER A

Sale Price \$232,000

Co-Owner

Certificate

Address 128 MAGAZINE ST APT 10
CAMBRIDGE, MA 02139

Book & Page 42855/ 507

Sale Date 05/20/2004

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ZINK PETER A	\$232,000		42855/ 507	00	05/20/2004
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003

Living Area: 568

Replacement Cost: \$329,250

Building Percent: 100

Good:

Replacement Cost

Less Depreciation: \$329,300

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-3/

Acct# 20053110

Owner SMITH JASON

Assessment \$147,300

PID 103782

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$147,300	\$0	\$147,300

Owner of Record

Owner SMITH JASON

Sale Price \$126,000

Co-Owner

Certificate

Address 429 NORFOLK ST #3
SOMERVILLE, MA 02143

Book & Page 43780/ 366

Sale Date 09/27/2004

Instrument 1N

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SMITH JASON	\$126,000		43780/ 366	1N	09/27/2004
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003

Living Area: 520

Replacement Cost: \$325,148

Building Percent 50

Good:

Replacement Cost

Less Depreciation: \$147,300

Building Photo

Building Attributes	
Field	Description
STYLE	Townhouse end
MODEL	Res Condo

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-4/

Acct# 20053120

Owner LAROCHE CHRISTOPHER S &
COUTURE ROBERT A

Assessment \$347,600

PID 103783

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$347,600	\$0	\$347,600

Owner of Record

Owner	LAROCHE CHRISTOPHER S & COUTURE ROBERT A	Sale Price	\$1
Co-Owner		Certificate	
Address	429 NORFOLK ST UNIT #4 SOMERVILLE, MA 02143	Book & Page	63002/ 518
		Sale Date	12/02/2013
		Instrument	1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LAROCHE CHRISTOPHER S & COUTURE ROBERT A	\$1		63002/ 518	1F	12/02/2013
LAROCHE CHRISTOPHER S	\$239,000		42829/ 103	00	05/19/2004
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 587
Replacement Cost: \$331,900
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$331,900

Building Photo

Building Attributes	
Field	Description

429 NORFOLK ST

Location 429 NORFOLK ST **Mblu** 96/ D/ 4/ 429-6/
Acct# 20053140 **Owner** FASH NATHAN CHRISTOPHER
Assessment \$347,300 **PID** 103785
Building Count 1 **Assessing Distr...**

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$347,300	\$0	\$347,300

Owner of Record

Owner FASH NATHAN CHRISTOPHER **Sale Price** \$267,000
Co-Owner FASH LYDIA GUARALDI **Certificate**
Address 429 NORFOLK ST #6 **Book & Page** 47880/ 469
 SOMERVILLE, MA 02143 **Sale Date** 07/27/2006
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FASH NATHAN CHRISTOPHER	\$267,000		47880/ 469	00	07/27/2006
CLARK MARK	\$244,000		42800/ 568	00	05/17/2004
APSOHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 585
Replacement Cost: \$331,645
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$331,600

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

429 NORFOLK ST

Location 429 NORFOLK ST **Mblu** 96/ D/ 4/ 429-7/
Acct# 20053150 **Owner** COLBURN KRISTYNA
Assessment \$347,700 **PID** 103786
Building Count 1 **Assessing Distr...**

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$347,700	\$0	\$347,700

Owner of Record

Owner COLBURN KRISTYNA **Sale Price** \$395,000
Co-Owner **Certificate**
Address 419 NORFOLK ST UNIT 1-E **Book & Page** 65814/ 299
 SOMERVILLE, MA 02143 **Sale Date** 07/29/2015
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
COLBURN KRISTYNA	\$395,000		65814/ 299	00	07/29/2015
POWER CAROLINE	\$257,000		58817/ 512	00	04/03/2012
LARUSSO ELIZABETH M	\$1		50226/ 169	1F	10/15/2007
LARUSSO NICHOLAS F & ELIZABETH M	\$239,000		42855/ 388	00	05/20/2004
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 588
Replacement Cost: \$332,021
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$332,000

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

429 NORFOLK ST

Location 429 NORFOLK ST

Mblu 96/ D/ 4/ 429-8/

Acct# 20053160

Owner REYNARD LINDA M

Assessment \$206,900

PID 103787

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$206,900	\$0	\$206,900

Owner of Record

Owner REYNARD LINDA M
Co-Owner
Address 429 NORFOLK ST #8
 SOMERVILLE, MA 02143

Sale Price \$198,394
Certificate
Book & Page 62560/ 293
Sale Date 08/30/2013
Instrument 1W

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
REYNARD LINDA M	\$198,394		62560/ 293	1W	08/30/2013
PARKUS JEANNIE K	\$154,000		44372/ 411	1N	12/27/2004
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APSOHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 402
Replacement Cost: \$228,452
Building Percent: 99
Good:
Replacement Cost
Less Depreciation: \$206,900

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise
MODEL	Res Condo

429 NORFOLK ST

Location 429 NORFOLK ST **Mblu** 96/ D/ 4/ 429-9/
Acct# 20053170 **Owner** DUR ERSIN
Assessment \$255,800 **PID** 103788
Building Count 1 **Assessing Distr...**

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$255,800	\$0	\$255,800

Owner of Record

Owner DUR ERSIN **Sale Price** \$217,000
Co-Owner **Certificate**
Address 33 DAY ST UNIT D **Book & Page** 60000/ 82
 SOMERVILLE, MA 02144 **Sale Date** 09/14/2012
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
DUR ERSIN	\$217,000		60000/ 82	00	09/14/2012
CLARKE JILL	\$212,000		44577/ 388	00	02/01/2005
APOSHIAN DAVID TRUSTEE	\$0		36651/ 035	1F	10/08/2002
APOSHIAN DAVID TRUSTEE	\$750,000		1124480	1P	11/19/1999
	\$0				

Building Information

Building 1 : Section 1

Year Built: 2003
Living Area: 390
Replacement Cost: \$237,147
Building Percent: 100
Good:
Replacement Cost
Less Depreciation: \$237,100

Building Photo

Building Attributes	
Field	Description
STYLE	Low rise

178 TREMONT ST

Location 178 TREMONT ST

Mblu 96/ D/ 13/ /

Acct# 01011015

Owner CARDONE CARMELINA

Assessment \$442,400

PID 1615

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$98,400	\$344,000	\$442,400

Owner of Record

Owner CARDONE CARMELINA
Co-Owner
Address 134 MYRTLE ST
 MEDFORD, MA 02155

Sale Price \$1
Certificate
Book & Page 17039/ 74
Sale Date 05/29/1986
Instrument 1A

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
CARDONE CARMELINA	\$1		17039/ 74	1A	05/29/1986
CARDONE ANTHONY L	\$31,850		15853/ 099	00	10/30/1984

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 1,846
Replacement Cost: \$132,949
Building Percent: 74
Good:
Replacement Cost
Less Depreciation: \$98,400

Building Photo

Building Attributes	
Field	Description
STYLE	Service Shop
MODEL	Industrial
Grade	Average
Stories:	1

182 TREMONT ST

Location 182 TREMONT ST

Mblu 96/ D/ 14/ /

Acct# 11341155

Owner KARRAS PATRICIA

Assessment \$872,500

PID 1616

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$343,600	\$528,900	\$872,500

Owner of Record

Owner KARRAS PATRICIA
Co-Owner
Address 3211 RITTENHOUSE ST, NW
 WASHINGTON, DC 20015

Sale Price \$1
Certificate
Book & Page 58191/ 359
Sale Date 12/29/2011
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KARRAS PATRICIA	\$1		58191/ 359	1F	12/29/2011
TRUST TREMONT STREET REALTY	\$100		20982/ 017	F	01/29/1991
NICK KARRAS	\$0				

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 3,528
Replacement Cost: \$582,324
Building Percent: 59
Good:
Replacement Cost
Less Depreciation: \$343,600

Building Photo

Building Attributes	
Field	Description
Style	3-Decker-Apts
Model	Residential
Grade:	Average

190 TREMONT ST #1

Location 190 TREMONT ST #1

Mblu 96/ D/ 15/ 1/

Acct# 20079916

Owner MARTIN GREGORY T

Assessment \$589,200

PID 106906

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$589,200	\$0	\$589,200

Owner of Record

Owner MARTIN GREGORY T
Co-Owner WALSH EMILY C
Address 190 TREMONT ST #1
 SOMERVILLE, MA 02143

Sale Price \$449,000
Certificate
Book & Page 45006/ 132
Sale Date 04/15/2005
Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
MARTIN GREGORY T	\$449,000		45006/ 132	00	04/15/2005
APOSHIAN DAVID TRUSTEE	\$240,000		33959/ 355	1P	10/31/2001

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 1,140
Replacement Cost: \$610,537
Building Percent: 89
Good:
Replacement Cost
Less Depreciation: \$543,400

Building Photo

Building Attributes	
Field	Description
STYLE	Fam Conv
MODEL	Res Condo
Stories:	3
Grade	Average +10

190 TREMONT ST #2

Location 190 TREMONT ST #2

Mblu 96/ D/ 15/ 2/

Acct# 20079917

Owner SHEVORY LYNN H

Assessment \$526,500

PID 106907

Building Count 1

Assessing Distr...

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$526,500	\$0	\$526,500

Owner of Record

Owner SHEVORY LYNN H
Co-Owner
Address 190 TREMONT ST #2
 SOMERVILLE, MA 02143

Sale Price \$449,600
Certificate
Book & Page 64765/ 99
Sale Date 01/07/2015
Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SHEVORY LYNN H	\$449,600		64765/ 99	10	01/07/2015
STEFFIAN BETH B	\$1		50521/ 441	1A	12/27/2007
STEFFIAN PETER & BETH	\$389,000		45396/ 492	00	06/15/2005
APOSHIAN DAVID TRUSTEE	\$240,000		33959/ 355	1P	10/31/2001

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 854
Replacement Cost: \$506,425
Building Percent 94
Good:
Replacement Cost
Less Depreciation: \$476,000

Building Photo

Building Attributes	
Field	Description
STYLE	Fam Conv
MODEL	Res Condo



City of Somerville
 Treasury Department
 93 Highland Ave.
 Somerville, MA 02143

City of Somerville Scholarship Donations

Contribution Amount:
 \$25 ___ \$10 ___ \$5 ___ \$1 ___ Other _____

If making a voluntary scholarship donation, please include a separate check made payable and mail to:
 City of Somerville Scholarship Fund
 c/o Collector's Office,
 93 Highland Ave., Somerville, MA 02143

Collector of Taxes

Michael Bertino

Office Hours

Monday - Wednesday 8:30 AM - 4:30 PM
 Thursday 8:30 AM - 7:30 PM
 Friday 8:30 AM - 12:30 PM

**DO NOT MAIL CASH
 Make Check Payable And Mail To:**

City of Somerville
 Office of the Tax Collector
 P.O. Box 197
 Somerville, MA 02143-0197

Telephone Numbers:

Collector: (617) 625-6600 Ext. 3500
 Assessor: (617) 625-6600 Ext. 3100

Messages:

Make this the last bill you get in the mail
 Sign up for Paperless Billing Today!
www.somervillema.gov

DOLITSKY SARAH
 SCHNEIDER BENJAMIN
 409 NORFOLK ST
 CAMBRIDGE MA 02139-1416

Payment made after 12/15/2016 may not reflect on this bill.

Based on assessments as of January 1, 2016, your Real Estate Tax for the fiscal year beginning July 1, 2016 and ending June 30, 2017 on the parcel of real estate described below is as follows:

TAXPAYER'S COPY
 City of Somerville
 Fiscal Year 2017 Actual
 Real Estate Tax Bill

3rd Quarter Receipt
 Keep this portion as your receipt

PROPERTY DESCRIPTION			
409 NORFOLK ST			
State Class			132
Land Area			90 SF
Parcel ID			096-D.00011-000000
Book/Page			44029/553
Assoc. Lot			
Tax Rate Per \$1,000			
Res.	OpenSpace	Comm.	Industrial
\$11.67	\$18.81	\$18.81	\$18.81

SPECIAL ASSESSMENTS			
Type	Amount	Type	Interest
Land Value			\$4,100
Building Value			\$0
Res. Exemption			\$0
Total Taxable Value			\$4,100
TAX RES			\$47.85

Bill Date	12/30/2016	Bill No.	11214
Total Real Estate Tax			\$47.85
Total CPA			\$0.00
Special Assessments			\$0.00
Less Abatements			\$0.00
Total Tax/Assessments			\$47.85
Preliminary Tax			\$20.55
Preliminary Payments			\$(20.55)
4th Qtr. Tax			\$13.65
Past Due			\$0.00
Interest			\$0.00
3rd Qtr. Tax			\$13.65

Assessed owner as of January 1, 2016:

DOLITSKY SARAH
 SCHNEIDER BENJAMIN
 409 NORFOLK ST
 CAMBRIDGE MA 02139-1416

**PRIOR YEAR BILLS ARE PAST DUE
 PLEASE CONTACT THE TAX COLLECTOR'S
 OFFICE**

**AMOUNT DUE
 02/02/2017 \$13.65**

Interest at the rate of 14% per annum will accrue on over-due payments from the due date until payment is made.

Abatement applications must be received by the Assessors no later than 02/01/2017 4:30pm.

City of Somerville
 Fiscal Year 2017 Actual
 Real Estate Tax Bill

COLLECTOR'S COPY

3rd Quarter Payment
 Return This Portion With Your Payment

PROPERTY DESCRIPTION	
409 NORFOLK ST	
Parcel ID	096-D.00011-000000

Address Changes must be submitted in writing to the Assessor's office at 93 Highland Ave.

Bill Date	12/30/2016	Bill No.	11214
AMOUNT DUE 02/02/2017			\$13.65

Assessed owner as of January 1, 2016:

Abatement applications must be received by the Assessors no later than 02/01/2017 4:30pm.

Payment made after 12/15/2016 may not reflect on this bill.

DOLITSKY SARAH
 SCHNEIDER BENJAMIN
 409 NORFOLK ST
 CAMBRIDGE MA 02139-1416

City of Somerville
 Office of the Tax Collector
 P.O. Box 197
 Somerville, MA 02143-0197

FISCAL YEAR 2017 TAX: This tax bill shows the amount of real estate taxes you owe for fiscal year 2017 (July 1, 2016 - June 30, 2017). The tax shown in this bill is based on assessments as of January 1, 2016. The bill also shows betterments, special assessments and other charges.

PAYMENT DUE DATES/INTEREST CHARGES: Your preliminary tax was payable in two equal installments if preliminary bills were mailed on or before August 1, 2016. The first payment was due on August 1, 2016, or 30 days after the bills were mailed, whichever was later, and the second payment was due on November 1, 2016. However, if preliminary bills were mailed after August 1, 2016, your preliminary tax was due as a single installment on November 1, 2016, or 30 days after the bills were mailed, whichever was later. Your preliminary tax is shown on this bill as a credit against your tax, including betterments, special assessments and other charges. If tax bills were mailed on or before December 31, 2016, the balance is payable in two equal installments. Your first payment is due on February 1, 2017. Your second payment is due on May 1, 2017. However, if tax bills were mailed after December 31, 2016, the balance is due as a single installment on May 1, 2017, or 30 days after the bills were mailed, whichever is later. If your payments are not made by their due dates, interest at the rate of 14% per annum will be charged on the unpaid and overdue amount. If tax bills were mailed on or before December 31, 2016, interest will be computed on overdue first payments from February 1, 2017 and on overdue second payments from May 1, 2017 to the date payment is made. If tax bills were mailed after December 31, 2016, interest will be computed on overdue final payments from May 1, 2017, or the payment due date, whichever is later, to the date payment is made. You will also be required to pay charges and fees incurred for collection if payments are not made when due. Payments are considered made when received by the Collector. To obtain a receipted bill, enclose a self-addressed stamped envelope and both copies of the bill with your payment.

ABATEMENT/EXEMPTION APPLICATIONS: You have a right to contest your assessment. To do so, you must file an application for an abatement in writing on an approved form with the Board of Assessors. You may apply for an abatement if you believe your property is valued at more than its fair cash value, is not assessed fairly in comparison with other properties, or if a classified tax system is used locally, is not properly classified. If tax bills were mailed on or before December 31, 2016, the filing deadline for an abatement application is February 1, 2017. However, if tax bills were mailed after December 31, 2016, the deadline is May 1, 2017, or 30 days after the date the bills were mailed, whichever is later.

You may be eligible for an exemption from or deferral of all or some of your tax. In order to obtain an exemption for which you are qualified, you must file an application in writing on an approved form with the assessors. The filing deadline for an exemption under Mass. G.L. Ch. 59, §5, Cl. (17, 17C, 17C½, 17D), 18, 22, 22A, 22B, 22C, 22D, 22E, 22F, (37, 37A), (41, 41B, 41C, 41C½), 42, 43, (or if locally adopted, 52, 53, 56 or 57) or a deferral under Cl. 18A or 41A is 3 months after the date tax bills were mailed. The filing deadline for all other exemptions under Ch. 59, §5 is February 1, 2017 if tax bills were mailed on or before December 31, 2016, or May 1, 2017, or 30 days after the date tax bills were mailed, whichever is later, if the bills were mailed after December 31, 2016. The filing deadline for a residential exemption under Ch. 59, §5C, or a small commercial exemption under Ch. 59 §5I, if locally adopted and not shown on your bill, is 3 months after the date tax bills were mailed.

Applications are timely filed when (1) received by the assessors on or before the filing deadline, or (2) mailed by United States mail, first class postage prepaid, to the proper address of the assessors, on or before the filing deadline, as shown by a postmark made by the United States Postal Service. If your application is not timely filed, the assessors cannot by law grant an abatement or exemption.

INQUIRIES: If you have questions on your valuation or assessment or on abatements or exemptions, you should contact the Board of Assessors. If you have questions on payments, you should contact the Collector's Office.

Return with Payment

The Commonwealth of Massachusetts
 City of Cambridge
 Office of Collector of Taxes
 Louis DePasquale: Tax Collector

Based on assessments as of January 1, 2016. Your Real Estate tax for the fiscal year beginning July 1, 2016 and ending June 30, 2017 on the parcel of real estate described below is as follows:

Fiscal Year 2017 Real Estate Tax Bill		
Cust. No.	Assessed Owner	Bill No.
2553	DOLITSKY, SARAH & BEJAMIN SCHNEIDER	18105

Tax Rate Per \$1000	Residential	Commercial	Industrial
	6.49	16.12	16.12
Property Description and Location			
Parcel: 82-22			
Deed Book/Page: 44029/553			
Location: 409 NORFOLK ST			
Class: 104			
Lot Size: 3376 SQFT			

Real Estate Values	
Residential	\$983,200.00
Commercial	
Total Taxable Value	\$983,200.00
Residential Exemption	\$315,191.00
Special Assessments	

RES TAX	\$6,380.97
CPA	\$171.96
Betterments & Liens:	\$0.00
Exemptions/Deferrals/Abatements:	\$-2,106.96
Total Due FY 2017:	\$4,445.97
1st Payment Due 11/21/2016:	\$2,223.00
2nd Payment Due 05/03/2017:	\$2,222.97
Interest:	\$0.00
Demand Fee/Penalties:	\$0.00
Payments:	\$-4,446.00
Amount Now Due	\$-.03

Interest at the rate of 14% per annum (at \$0.00 per day) will accrue on overdue balances from the issue date until payment is made.

Interest Calculated through 01/03/2017

DOLITSKY, SARAH & BEJAMIN SCHNEIDER
 409 NORFOLK ST
 CAMBRIDGE MA 02139

00592082017200018105700000000000

Fiscal Year begins July 1, 2016 and ends June 30, 2017

Issue Date of 10/21/2016.

Payment Information:

Please return the top portion of this bill and make checks payable to "CITY OF CAMBRIDGE" and mail to:

City of Cambridge/Tax Collector
 795 Massachusetts Avenue
 Cambridge, MA 02139

For payment related questions, please call 617-349-4220 or email treasurer@cambridgema.gov.

Hours for Walk-In Service are
 Mon 8:30 - 8:00
 T-W-Th 8:30 - 5:00
 Fri 8:30 - 12:00

Pay On-Line at www.cambridgema.gov
 Fees Apply

Your Exemptions/Deferrals/Abatements

RESIDENT	\$-2,106.96
----------	-------------

Exemption / Abatement Information:

For exemption / abatement related questions, please call 617-349-4343 or email assessors@cambridgema.gov.

Prior Balance information:

Our records indicate that your account has a prior year balance due in the following year(s):

Please contact the Tax Collectors Office at 617-349-4220 for more information.

The Commonwealth of Massachusetts
 City of Cambridge
 Office of Collector of Taxes
 Louis DePasquale: Tax Collector

Based on assessments as of January 1, 2016. Your Real Estate tax for the fiscal year beginning July 1, 2016 and ending June 30, 2017 on the parcel of real estate described below is as follows:

Fiscal Year 2017 Real Estate Tax Bill		
Cust. No.	Assessed Owner	Bill No.
2553	DOLITSKY, SARAH & BEJAMIN SCHNEIDER	18105

Tax Rate Per \$1000	Residential	Commercial	Industrial
	6.49	16.12	16.12
Property Description and Location			
Parcel: 82-22			
Deed Book/Page: 44029/553			
Location: 409 NORFOLK ST			
Class: 104			
Lot Size: 3376			

Real Estate Values	
Residential	\$983,200.00
Commercial	
Total Taxable Value	\$983,200.00
Residential Exemption	\$315,191.00
Special Assessments	

RES TAX	\$6,380.97
CPA	\$171.96
Betterments & Liens:	\$0.00
Exemptions/Deferrals/Abatements:	\$-2,106.96
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Amount Now Due	\$-.03

Interest at the rate of 14% per annum (at \$0.00 per day) will accrue on overdue balances from the issue date until payment is made.

Interest Calculated through 01/03/2017

DOLITSKY, SARAH & BEJAMIN SCHNEIDER
 409 NORFOLK ST
 CAMBRIDGE MA 02139

00592082017200018105700000000000

David Sisson

From: Brandon A. Ruotolo, Esq. [brandon@ruotololawpractice.com]
Sent: Friday, February 10, 2017 4:24 PM
To: David Sisson
Subject: Fw: 409 Nortfolk Street, Cambridge - Request for Administrative Determination - DETERMINATION RECEIVED

Dave,

Below please find an email chain memorializing my communication with the City of Somerville regarding this matter.

In summary, the City of Somerville has determined that based on the January 26th, 2017 Site Plan, zoning relief will not be required because the physical improvements are wholly located in the City of Cambridge, and therefore, they do not have any zoning jurisdiction.

As such, to the extent that the development plan changes, and physical improvements will be made which extend into the City of Somerville, then zoning relief may be required. Nevertheless, in the present case, it appears your client is clear to proceed with the land use and construction permitting processes in the City of Cambridge only.

To the extent you or your client have any questions, or should construction plans change, kindly let me know and I will be happy to assist.

Best,

Brandon Ruotolo, Esq.

**B. Ruotolo Law Practice
200F Main Street, #275
Stoneham, MA 02180
401.829.0038**

----- Forwarded Message -----

From: "Brandon A. Ruotolo, Esq." <brandon@ruotololawpractice.com>
To: Alex Mello <amello@somervillema.gov>
Cc: George Proakis <GProakis@somervillema.gov>
Sent: Friday, February 10, 2017 4:16 PM
Subject: Re: 409 Nortfolk Street, Cambridge - Request for Administrative Determination - UPDATED INFORMATION

Alex,

Thank you for your determination and assistance on this matter, it is much appreciated. I will notify the client accordingly.

Best,

2/13/2017

Brandon Ruotolo, Esq.

B. Ruotolo Law Practice
200F Main Street, #275
Stoneham, MA 02180
401.829.0038

From: Alex Mello <amello@somervillema.gov>
To: "Brandon A. Ruotolo, Esq." <brandon@ruotololawpractice.com>
Cc: George Proakis <GProakis@somervillema.gov>
Sent: Friday, February 10, 2017 10:46 AM
Subject: RE: 409 Nortfolk Street, Cambridge - Request for Administrative Determination - UPDATED INFORMATION

Hi Brandon,

Thank you and your team for taking another look at this.

If no work is proposed in Somerville than we have no zoning jurisdiction on this matter.

All the best,
Alex

Alex Mello
Planner, Zoning Case Review
Mayor's Office of Strategic Planning and Community Development
93 Highland Avenue | Somerville, MA 02143
617-625-6600 x.2517
amello@somervillema.gov

I encourage you to join our zoning overhaul mailing list at this link <http://eepurl.com/PLtlX>. We use it to send out information about upcoming meetings and major updates on the project.

From: Brandon A. Ruotolo, Esq. [mailto:brandon@ruotololawpractice.com]
Sent: Thursday, February 09, 2017 1:09 PM
To: Alex Mello
Subject: Re: 409 Nortfolk Street, Cambridge - Request for Administrative Determination - UPDATED INFORMATION

Hi Alex,

I hope all is well and thank you for your patience on this matter as I had to connect with the architect and the surveyor to get some clarification.

In summary, my letter to your office dated January 17th, 2017 was based on the findings of a November 10th, 2015 Existing Conditions site plan. Both that letter, and the November 2015 Site Plan (Exhibit A) are attached hereto. The calculations from that January 17th, 2017 correspondence were derived from the November 2015 Site Plan, and thereby prompted our request for an Administrative Determination.

Since the January 17th, 2017 letter, however, the homeowner's surveyor and architect

performed additional due diligence regarding this matter and their findings and efforts are as follows:

- 1) The monuments identifying the town lines between Cambridge and Somerville, in this location, have not been maintained;
- 2) In the absence of physical monuments, the survey team reviewed the 1859 Subdivision Plan where this property is located; and the
- 3) The survey team consulted with state engineers for the location of monuments within an accuracy of +/- 1 meter.

Based on the due diligence the survey team collected across multiple sources, they confident that the town line between the communities is that which is depicted in the attached Plan dated January 26th, 2017. In this plan you will notice that the property's cement block ground level structure is built immediately to the edge of the Cambridge and Somerville town line. Also please notice that none of the proposed improvements, which are being made to the main home structure, are located within the City of Somerville.

As such, we apologize for any inconvenience and confusion that our January 17th, 2017 correspondence may have caused. Nevertheless, to close the loop for the survey team, our architect, and most importantly, the homeowner, could you kindly confirm via responsive email or letter that, based on the January 26th, 2017 Site Plan, attached hereto, no land use or construction permitting is required via the City of Somerville.

Thank you again for your attention to this matter, and as always, feel free to give me a call with any questions.

Best,

Brandon Ruotolo, Esq.

B. Ruotolo Law Practice
200F Main Street, #275
Stoneham, MA 02180
401.829.0038

From: Alex Mello <amello@somervillema.gov>
To: "Brandon A. Ruotolo, Esq." <brandon@ruotololawpractice.com>
Sent: Tuesday, January 31, 2017 10:31 AM
Subject: RE: 409 Nortfolk Street, Cambridge - Request for Administrative Determination

I haven't asked the Planning Director yet but would your clients consider keeping the addition outside of Somerville?

--Alex

From: Brandon A. Ruotolo, Esq. [<mailto:brandon@ruotololawpractice.com>]
Sent: Tuesday, January 31, 2017 10:29 AM

To: Alex Mello
Subject: Re: 409 Nortfolk Street, Cambridge - Request for Administrative Determination

Alex,

Very good and thank you for your quick response.

Best,

Brandon Ruotolo, Esq.

B. Ruotolo Law Practice
200F Main Street, #275
Stoneham, MA 02180
401.829.0038

From: Alex Mello <amello@somervillema.gov>
To: "Brandon A. Ruotolo, Esq." <brandon@ruotololawpractice.com>
Sent: Tuesday, January 31, 2017 10:16 AM
Subject: RE: 409 Nortfolk Street, Cambridge - Request for Administrative Determination

Hi Brandon,

I have received and should get back to you later this afternoon with an answer.

Best,
Alex

From: Brandon A. Ruotolo, Esq. [<mailto:brandon@ruotololawpractice.com>]
Sent: Tuesday, January 31, 2017 10:12 AM
To: Alex Mello
Subject: Re: 409 Nortfolk Street, Cambridge - Request for Administrative Determination

Hi Alex,

As a follow-up to yesterday's email, attached please find the updated Site Plan which better reflects the extent to which the corner of the structure is in Somerville.

If you could kindly confirm receipt, it would be much appreciated, and as always, please let me know if you have any questions.

Best,

Brandon Ruotolo, Esq.

B. Ruotolo Law Practice
200F Main Street, #275
Stoneham, MA 02180
401.829.0038

From: "Brandon A. Ruotolo, Esq." <brandon@ruotololawpractice.com>
To: "amello@somervillema.gov" <amello@somervillema.gov>
Sent: Monday, January 30, 2017 11:35 AM
Subject: 409 Nortfolk Street, Cambridge - Request for Administrative Determination

Hi Alex,

Thank you for speaking with me a moment ago. As discussed, .3 SF of the corner of the home is located in Somerville. The balance of the structure, 99.99% is located in Cambridge.

Attached please find:

- 1) Our correspondence to the City of Somerville Planning;
- 2) Exhibit A - Site Plan w/ Zoning Table (Cambridge);
- 3) Exhibit B - Basement and 1st Floor Plan ;
- 4) Federal Express Label for tracking purposes.

We are requesting an administrative determination from your team, allowing us to proceed with zoning relief and construction permitting in the City of Cambridge, as a dual jurisdictional process for a homeowner, especially when considering the unforeseen and de minimis square footage at issue, is particularly challenging.

Thank you for your attention to this matter and feel free to give me a call with any questions.

Best,

Brandon Ruotolo, Esq.

B. Ruotolo Law Practice
200F Main Street, #275
Stoneham, MA 02180
401.829.0038