

BZA APPLICATION FORM

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

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

Granting the Special Permit requested for 33 Line St 1 Cambridge, MA 02138 (location) would not be a detriment to the public interest because:

- A)** Requirements of the Ordinance can or will be met for the following reasons:
No change to the building walls.
- B)** Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
No new traffic patterns, and no changes to egress.
- C)** The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
No changing news.
- D)** Nuisance or hazard would not be created to the detriment of the health, safety and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
No nuisance or hazard to the neighborhood.
- E)** For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
For lighting and air condition of the interior.

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: 1989 PRESENT USE/OCCUPANCY: residency
LOCATION: 33 Line St 1 Cambridge, MA 02138 ZONE: Residence C-1 Zone
PHONE: _____ REQUESTED USE/OCCUPANCY: residency

| | <u>EXISTING</u> <u>CONDITIONS</u> | <u>REQUESTED</u> <u>CONDITIONS</u> | <u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹ | |
|--|--------------------------------------|---------------------------------------|--|------------|
| <u>TOTAL GROSS FLOOR AREA:</u> | <u>2110</u> | <u>2110</u> | <u>-</u> | (max.) |
| <u>LOT AREA:</u> | <u>1722</u> | <u>1722</u> | <u>5000</u> | (min.) |
| <u>RATIO OF GROSS FLOOR AREA</u> <u>TO LOT AREA:</u> ² | <u>1.23</u> | <u>1.23</u> | <u>0.75</u> | (max.) |
| <u>LOT AREA FOR EACH DWELLING UNIT:</u> | <u>861</u> | <u>861</u> | <u>1500</u> | (min.) |
| <u>SIZE OF LOT:</u> | | | | |
| WIDTH | <u>30.90</u> | <u>30.90</u> | <u>-</u> | (min.) |
| DEPTH | <u>56</u> | <u>56</u> | <u>-</u> | |
| <u>SETBACKS IN FEET:</u> | | | | |
| FRONT | <u>6.68</u> | <u>6.68</u> | <u>-</u> | (min.) |
| REAR | <u>7.6</u> | <u>7.6</u> | <u>-</u> | (min.) |
| LEFT SIDE | <u>4.27</u> | <u>4.27</u> | <u>-</u> | (min.) |
| RIGHT SIDE | <u>2.26</u> | <u>2.26</u> | <u>-</u> | (min.) |
| <u>SIZE OF BLDG.:</u> | | | | |
| HEIGHT | <u>-</u> | <u>-</u> | <u>-</u> | (max.) |
| LENGTH | <u>-</u> | <u>-</u> | <u>-</u> | |
| WIDTH | <u>-</u> | <u>-</u> | <u>-</u> | |
| <u>RATIO OF USABLE OPEN SPACE</u> <u>TO LOT AREA:</u> | <u>-</u> | <u>-</u> | <u>-</u> | (min.) |
| <u>NO. OF DWELLING UNITS:</u> | <u>2</u> | <u>2</u> | <u>2</u> | (max.) |
| <u>NO. OF PARKING SPACES:</u> | <u>0</u> | <u>0</u> | <u>0</u> | (min./max) |
| <u>NO. OF LOADING AREAS:</u> | <u>-</u> | <u>-</u> | <u>-</u> | (min.) |
| <u>DISTANCE TO NEAREST BLDG.</u> <u>ON SAME LOT:</u> | <u>n/a</u> | <u>n/a</u> | <u>n/a</u> | (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.

Add one window to the SE (driveway) elevation of the building according to the changing of the interior floorplan. The added window will align with other windows, with same dimensions, material, tyle.

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'.



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

BZA APPLICATION FORM

GENERAL INFORMATION

Plan No: BZA-018969-2018

Appeal: _____

2018 JUN 20 AM 10:56
 OFFICE OF THE CITY CLERK
 CAMBRIDGE, MASSACHUSETTS

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

Special Permit: v Variance:

PETITIONER: Shuang Liang

PETITIONER'S ADDRESS: 33 Line St Unit 1 Cambridge, MA 02138

LOCATION OF PROPERTY: 33 Line St 1 Cambridge, MA 02138

TYPE OF OCCUPANCY: _____ ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

Additions

DESCRIPTION OF PETITIONER'S PROPOSAL :

Add one window to the SE (driveway) elevation of the building according to the changing of the interior floorplan. The added window will align with other windows, with same dimensions, material, tyle.

SECTIONS OF ZONING ORDINANCE CITED :

Article 8.000 Section 8.22.2.C (Non-Conforming Structure).

Article 10.000 Section 10.40 (Special Permit).

Original Signature(s) :

[Handwritten Signature]
 (Petitioner(s) / Owner)

Shuang Liang
 (Print Name)

Address :

33 Line St, Unit 1
Cambridge MA 02138

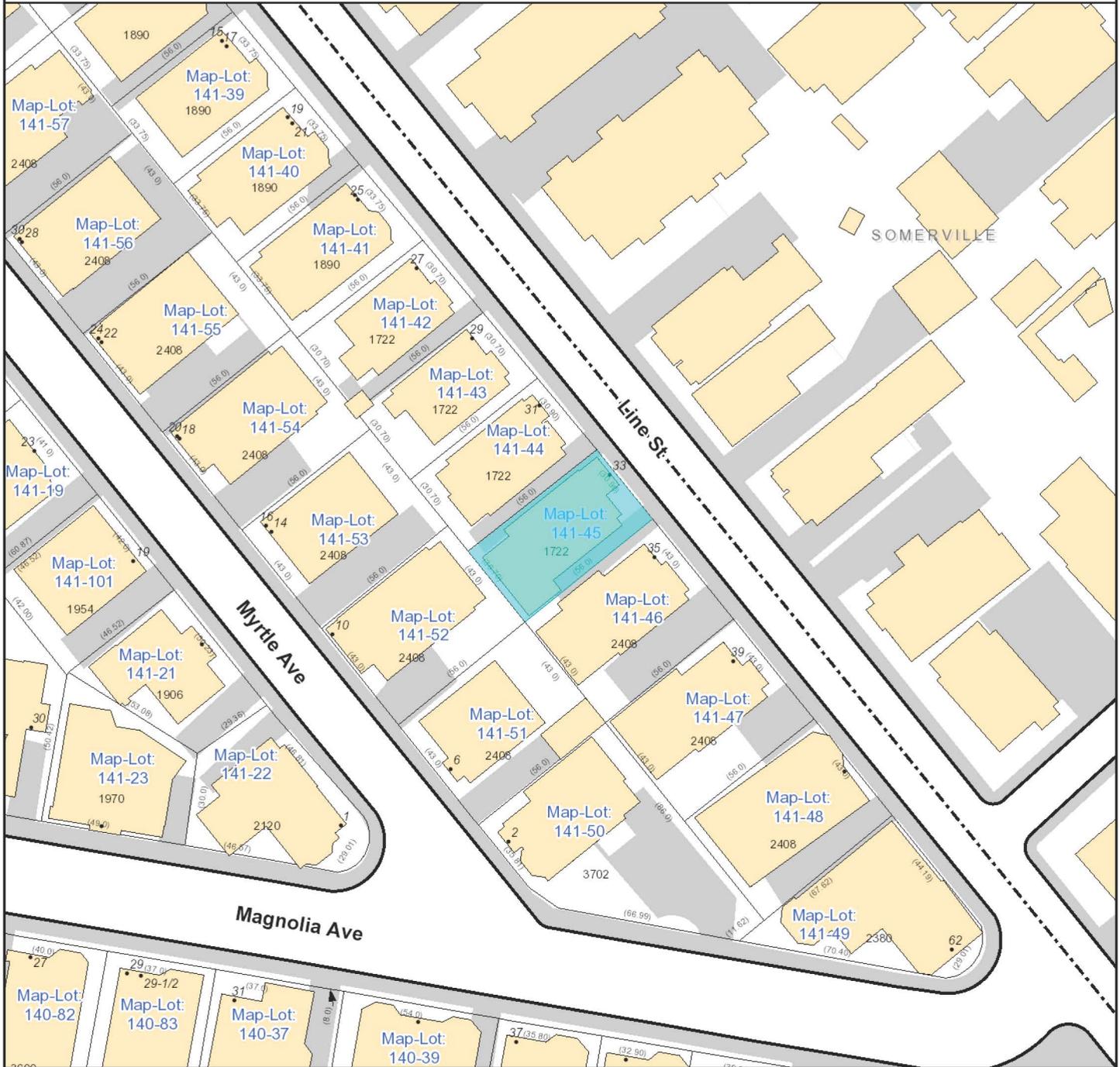
Tel. No. :

617 943 6150

E-Mail Address :

sl.shuangliang@gmail.com

Date : _____



City of Cambridge
Massachusetts

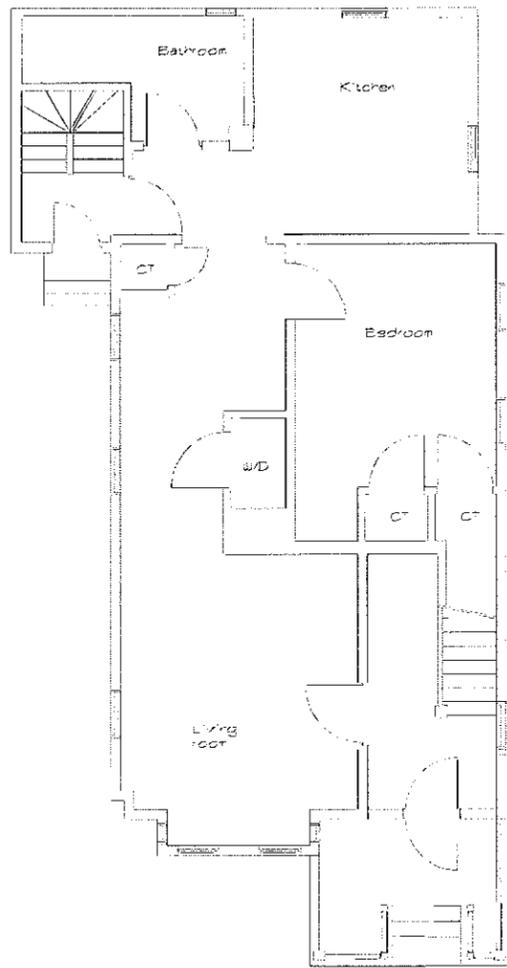
1" = 51 ft

All data is provided for graphic representation only. The City of Cambridge expressly disclaims all warranties of any type, expressed or implied, including, but not limited to, any warranty as to the accuracy of the data, merchantability, or fitness for a particular purpose.

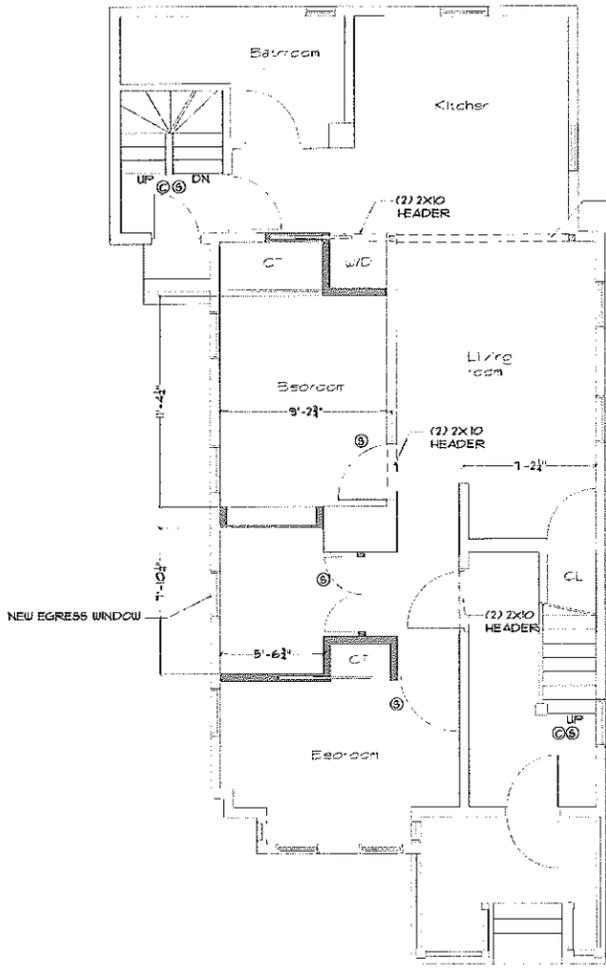
www.cambridgema.gov/gis

- Address
- Rail
- Building Footprints
- Parcels
- Paved Surfaces
 - Paved Roads
 - Bridges
 - Unpaved Roads
 - Unpaved Parking
 - Sidewalks
 - Driveways
 - Alleys
 - Other Paved Surface
 - Public Footpath





EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

- ⊙ SMOKE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR
- ▬ NEW WALL
- ▬ EXISTING WALL

FORTE MEMBER REPORT Level: Floor Deck Beam
 2 piece(s) 1 1/2" x 6 1/2" x 7' 2.02 Moments@ 9 LVL PASSED

Overall Length: 10' 7"

All locations are measured from the outside face of left support (or left end if no support) All dimensions are horizontal.

| Design Results | Actual Location | Amount | Spaced | LFDF | Load Combination (Pct) |
|---------------------|------------------|-------------|---------------|------|--------------------------|
| Member Reaction (k) | 461 @ 7' | 1279 (1.57) | Passes (1%) | 1.00 | 1.25 D + 1.5 L (M Spans) |
| W/P (k) | 307 @ 11' | 1519 | Passes (2%) | 1.00 | 1.25 D + 1.5 L (M Spans) |
| Member Deflection | 1144 @ 5' 3 1/2' | 1592 | Passes (6%) | 1.40 | 1.25 D + 1.5 L (M Spans) |
| Live Load Def. (k) | 572 @ 5' 3 1/2' | 934 | Passes (299%) | 1.00 | 1.25 D + 1.5 L (M Spans) |
| Live Load Def. (k) | 572 @ 5' 3 1/2' | 934 | Passes (299%) | 1.00 | 1.25 D + 1.5 L (M Spans) |

| Supports | Total | Available | Applied | Defl | Clear | Remarks |
|---------------|-------|-----------|---------|------|-------|---------|
| 1. Column (k) | 307 | 307 | 2.97 | 115 | 111 | OK |
| 2. Column (k) | 337 | 337 | 1.97 | 115 | 111 | OK |

Wayside Notes:
 1. The engineer's report is based on the design information provided. It is not a warranty or guarantee of performance. The engineer is not responsible for the design of the structure or the construction of the same. The engineer is not responsible for the design of the structure or the construction of the same. The engineer is not responsible for the design of the structure or the construction of the same.

GENERAL NOTES:
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO COMMENCING ANY NEW CONSTRUCTION.
 2. CONTRACTOR SHALL VERIFY FLOOR TO FLOOR HEIGHTS PRIOR TO COMMENCING CONSTRUCTION.
 3. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR INSTRUCTION.
 4. ALL WORK TO BE EXECUTED IN ACCORDANCE WITH STATE AND LOCAL CODES AND INDUSTRY STANDARD CONSTRUCTION REQUIREMENTS.

ARCHITECT'S NOTES:
 1. ALL GUSEN SELECTED SYSTEMS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS & COORDINATED WITH THESE DRAWINGS.

REVISIONS

| NO. | DATE | BY | REVISIONS |
|-----|------|----|-----------|
| | | | |

SCALE: 1/8" = 1'-0"
 DRAWING NO. 19-001-001
 DRAWN BY: H.R.L.
 CHECKED BY: R.H.T.
 DATE: 12.16

ROBERT THERRIEN, ARCHITECT
 249 AYER RD HARVARD, MA 01451
 © DRAWING COPYRIGHT ROBERT THERRIEN, ARCHITECT 2018

TITLE: EXISTING & PROPOSED PLANS
 INTERIOR RENOVATION
 19 JUNE STREET
 GAITHERSBURG, MA

CONNECTION NO. **R060718**
 Sheet **A-1**



PROPOSED 33 LINE ST ELEVATIONS
1/4"=1'0"

PROPOSED 33 LINE ST ELEVATION RENDERING
EXISTING 33 LINE ST ELEVATION PHOTO



EXISTING 33 LINE ST ELEVATION
1/4"=1'0"



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 Shuang Liang
(OWNER)

Address: 33 Line St Unit 1 Cambridge MA 02138

State that I/We own the property located at 33 Line St Unit 1 Cambridge MA 02138, which is the subject of this zoning application.

The record title of this property is in the name of Shuang Liang

*Pursuant to a deed of duly recorded in the date April 20 2018, Middlesex South County Registry of Deeds at Book 70895, Page 561; or Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____.

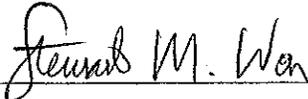


SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

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

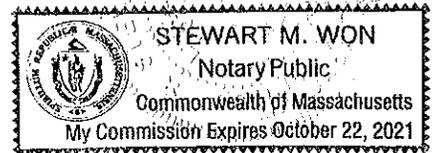
Commonwealth of Massachusetts, County of MIDDLESEX

The above-name SHUANG LIANG personally appeared before me, this 23rd day of July, 2018, and made oath that the above statement is true.



Notary

My commission expires OCT. 22, 2021 (Notary Seal).



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



Mid Cambridge Neighborhood Conservation District Commission

831 Massachusetts Avenue, Cambridge, Massachusetts 02139
Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112
E-mail: histncds@cambridgema.gov
URL: <http://www.cambridgema.gov/Historic/midcambridgehome.html>

Nancy Goodwin, *Chair* Tony Hsiao, *Vice-Chair*
Lestra Litchfield, Monika Pauli, *Members*
Margaret McMahan, Charles Redmon, *Alternates*

CERTIFICATE OF APPROPRIATENESS

PROPERTY: **33 Line Street**

OWNER: **Shuang Liang**
33 Line Street, Unit #1
Cambridge, MA 02138

The Mid Cambridge Neighborhood Conservation District Commission hereby certifies, pursuant to Title 2, Chapter 2.78, Article III, Section 2.78.140-270 of the Code of the City of Cambridge and the City Council order establishing the Commission, that the construction described below is not incongruous to the historic aspects or architectural character of the building or district:

Construct a new window opening on the first floor of the southeast elevation. Install a new double hung window to match the materials, size and configuration of the adjacent windows.

The work has been approved as depicted in the plans titled, "33 Line Street, Unit 1, Cambridge, One Window Adding proposal," by Shuang Liang dated received on June 12, 2018.

The plans and specifications that were submitted with the application are incorporated into this certificate, which is non-binding on the applicant.

If the work authorized by this certificate is not commenced within six months after the date of issuance, or if such work is suspended in significant part for a period of one year after the time the work is commenced, this certificate shall expire and be of no further effect; provided that, for cause, one or more extensions not exceeding ninety days each may be allowed in writing by the Chair.

Case Number: **MC-5468**

Date of Certificate: **July 3, 2018**

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Mid Cambridge Neighborhood Conservation District Commission on _____.

By _____, Chair

Twenty days have elapsed since the filing of this decision.

No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk



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 W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

Jurisdiction Advice

To the Owner of Property at 33 Line Street, #1

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
New window opening approved by Mid Cambridge commission.
- 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 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 July 25, 2018

Received by Uploaded to Energov

Date July 25, 2018

Relationship to project BZA 16969-2018

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.

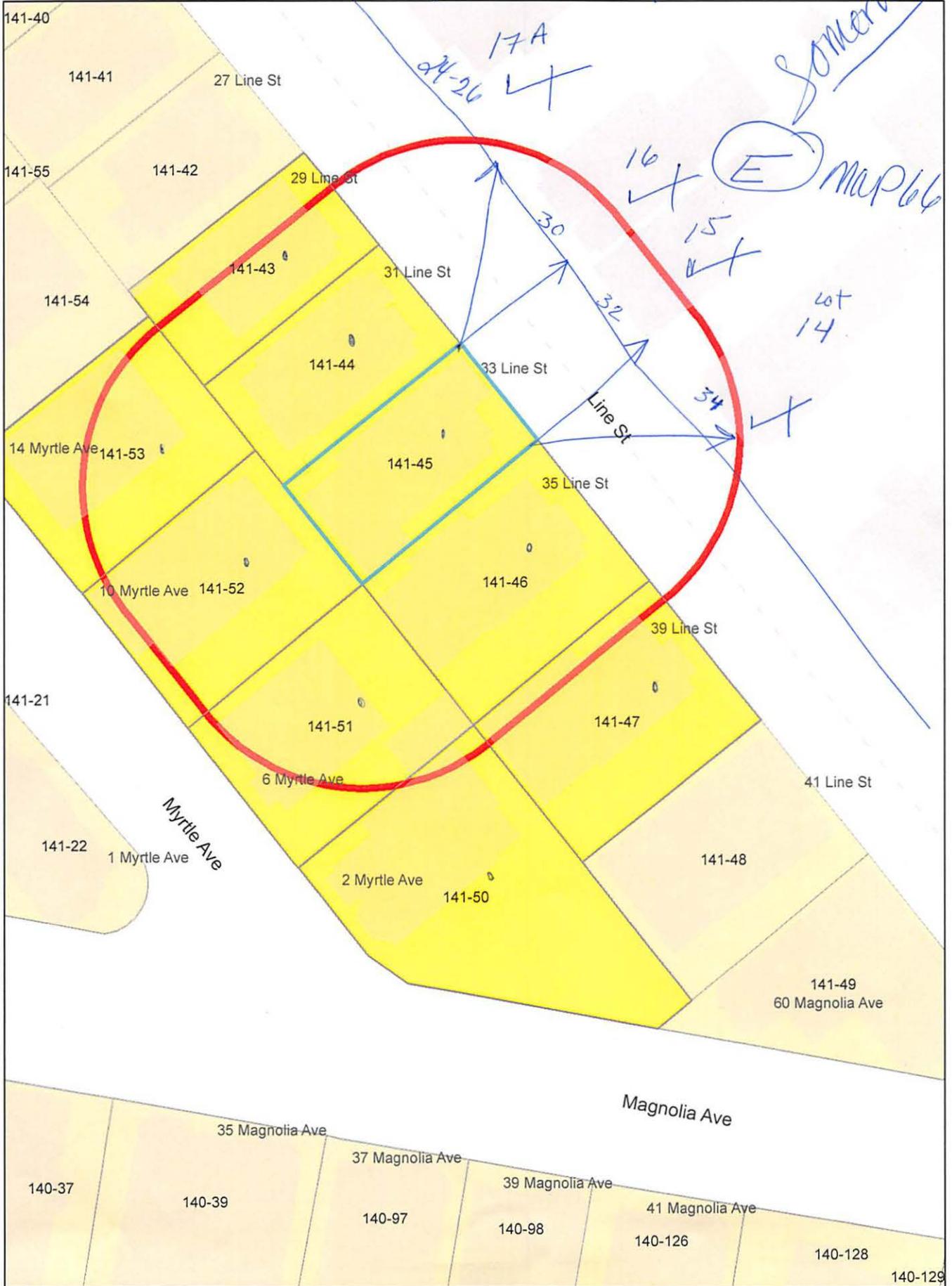
More information about the demolition permit application procedures is available on the Historical Commission's web site or by calling or dropping by the Historical Commission office.

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>

33 line st. #1

Somerville

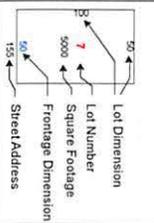




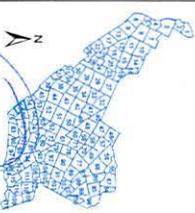
**City of
Somerville**
Massachusetts

Assessors Map

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



Source: Orthophoto and Aerial Imagery. Data were originally downloaded from Boston City GIS. Data were updated from assessor maps by CDM Smith based on City of Somerville data. The data represent the actual dimensions and located locations of individual boundaries in the City of Somerville. The data are not intended to be used for any other purpose than that intended as such.



66

33 line St. #1

Petitioner

141-43
HANSIS, WILLIAM J.
29 LINE ST
CAMBRIDGE, MA 02138

141-44
RAZI, RANA & ZIBA RAZI-WOLF
40 MEADOWBROOK RD
CHESTNUT HILL, MA 02467

SHUANG LIANG
33 LINE STREET #1
CAMBRIDGE, MA 02138

141-50
RIZZINI, CLAUDIA
2 MYRTLE AVE., #1
CAMBRIDGE, MA 02138

141-50
BAPTISTA, TONY L. & DARRIN A SHAFFER
1412 11TH ST. NW, APT. 2
WASHINGTON, DC 20001

141-50
BAPTISTA, JESSICA
2 MYRTLE AVE., #3
CAMBRIDGE, MA 02138

141-51
PIEROTTI, ALBERTO & TIA ANN CHAPMAN
6 MYRTLE AVE
CAMBRIDGE, MA 02138

141-52
LEE, LILY
10 MYRTLE AVE
CAMBRIDGE, MA 02138

141-53
LEE, LILY
14-16 MYRTLE AVE
CAMBRIDGE, MA 02138

141-45
HARKNESS, DANIEL D.
33 LINE ST., UNIT #1
CAMBRIDGE, MA 02138

141-45
KRAMER, LINDA MARGARET
33 LINE ST., UNIT #2
CAMBRIDGE, MA 02138

141-46
DAWOOD, SHUJA T, & OLIVIA Y. DAWOOD
35 LINE ST. UNIT 1
CAMBRIDGE, MA 02138

141-46
BOYLE, JENNIFER & PETER NIGRO
35 LINE ST. UNIT 2
CAMBRIDGE, MA 02138

141-47
KIRYLO, JOSEPH & SUSAN KIRYLO
59 THORNDIKE ST
CAMBRIDGE, MA 02140

66-E-14
ALICE RODRIGUES FOR LIFE
DOLORES RIZZUTO REMAINDER
34 LINE STREET
SOMERVILLE, MA 02143

66-E-15
JOSEPH & SUSAN KIRYLO
59 THORNDIKE STREET
CAMBRIDGE, MA 02141

66-E-16
YULIYA SHAMIS
P.O. BOX 441529
SOMERVILLE, MA 02144-1529

66-E-17/A
CHRYSTAL LOUIS
22 LINE STREET
SOMERVILLE, MA 02143

34 LINE ST

Location 34 LINE ST

Mblu 66/ E/ 14/ /

Acct# 18581155

Owner RODRIGUES ALICE FOR LIFE

Assessment \$821,400

PID 11066

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$304,200 | \$517,200 | \$821,400 |

Owner of Record

Owner RODRIGUES ALICE FOR LIFE
Co-Owner DOLORES RIZZUTO REMAINDER
Address 34 LINE ST
 SOMERVILLE, MA 02143

Sale Price \$1
Certificate
Book & Page 31933/ 133
Sale Date 10/18/2000
Instrument 1A

Ownership History

| Ownership History | | | | | |
|--------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| RODRIGUES ALICE FOR LIFE | \$1 | | 31933/ 133 | 1A | 10/18/2000 |
| RODRIGUES DURVAL & ALICE | \$0 | | 1907/ 241 | | 01/19/1965 |

Building Information

Building 1 : Section 1

Year Built: 1900
Living Area: 2,234
Replacement Cost: \$385,117
Building Percent 79
Good:
Replacement Cost
Less Depreciation: \$304,200

Building Photo

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style | 2 Fam Conv |
| Model | Residential |
| Grade: | Average |
| Stories: | 2.3 Stories |

32 LINE ST

Location 32 LINE ST

Mblu 66/ E/ 15/ /

Acct# 13472200

Owner KIRYLO JOSEPH & SUSAN

Assessment \$723,400

PID 11067

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$208,300 | \$515,100 | \$723,400 |

Owner of Record

Owner KIRYLO JOSEPH & SUSAN
Co-Owner
Address 59 THORNDIKE ST
 CAMBRIDGE, MA 02141

Sale Price \$1
Certificate
Book & Page 44229/ 176
Sale Date 12/03/2004
Instrument 1F

Ownership History

| Ownership History | | | | | |
|--------------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| KIRYLO JOSEPH & SUSAN | \$1 | | 44229/ 176 | 1F | 12/03/2004 |
| 32,39 LINE STREET LLC | \$1 | | 35257/ 278 | 1F | 04/11/2002 |
| KIRYLO JOSEPH G & SUSAN M | \$1 | | 26653/ 215 | 1F | 09/09/1996 |
| TRUST THIRTY-TWO LINE ST REALT | \$1 | | 25440/ 310 | F | 06/27/1995 |
| KIRYLO JOSEPH & SUS | \$0 | | | | |

Building Information

Building 1 : Section 1

Year Built: 1910
Living Area: 1,175
Replacement Cost: \$255,361
Building Percent 78
Good:
Replacement Cost
Less Depreciation: \$199,200

Building Photo

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style | 2 Fam Conv |

30 LINE ST

Location 30 LINE ST

Mblu 66/ E/ 16/ /

Acct# 24720015

Owner SHAMIS YULIYA

Assessment \$841,100

PID 11068

Building Count 1

Current Value

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$315,100 | \$526,000 | \$841,100 |

Owner of Record

Owner SHAMIS YULIYA

Sale Price \$805,000

Co-Owner

Certificate

Address PO BOX 441529

Book & Page 66307/ 357

SOMERVILLE, MA 02144-1529

Sale Date 10/30/2015

Instrument 00

Ownership History

| Ownership History | | | | | |
|--------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| SHAMIS YULIYA | \$805,000 | | 66307/ 357 | 00 | 10/30/2015 |
| XAVIER PAUL F FOR LIFE | \$1 | | 59067/ 43 | 1F | 05/10/2012 |
| XAVIER PAUL F & JANICE M | \$100 | | 14701/ 462 | | 08/18/1982 |

Building Information

Building 1 : Section 1

Year Built: 1920
Living Area: 2,338
Replacement Cost: \$338,764
Building Percent 93
Good:
Replacement Cost
Less Depreciation: \$315,100

Building Photo

| Building Attributes | |
|---------------------|-------------|
| Field | Description |
| Style | Two Family |
| Model | Residential |
| Grade: | Average |

22 LINE ST

Location 22 LINE ST

Mblu 66/ E/ 17/ A/

Acct# 20051650

Owner LOUIS CHRYSTAL

Assessment \$1,123,300

PID 103579

Building Count 1

Assessing Distr...

Current Value

| Assessment | | | |
|----------------|--------------|------|-------------|
| Valuation Year | Improvements | Land | Total |
| 2018 | \$1,123,300 | \$0 | \$1,123,300 |

Owner of Record

Owner LOUIS CHRYSTAL

Sale Price \$1,112,000

Co-Owner

Certificate

Address 22 LINE ST
SOMERVILLE, MA 02143

Book & Page 65586/ 111

Sale Date 06/22/2015

Instrument 00

Ownership History

| Ownership History | | | | | |
|------------------------------|-------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| LOUIS CHRYSTAL | \$1,112,000 | | 65586/ 111 | 00 | 06/22/2015 |
| GOLDSTEIN DEBORAH | \$807,500 | | 49176/ 226 | 00 | 03/26/2007 |
| GRISWOLD JOHN H JR & ANDREA | \$1 | | 42028/ 347 | 1F | 02/12/2004 |
| GRISWOLD JOHN H JR | \$765,000 | | 40347/ 485 | 00 | 08/06/2003 |
| LINE STREET DEVELOPMENT CORP | \$350,000 | | 33397/ 479 | 1P | 08/06/2001 |

Building Information

Building 1 : Section 1

Year Built: 2002
Living Area: 2,691
Replacement Cost: \$1,144,019
Building Percent 100
Good:
Replacement Cost
Less Depreciation: \$1,144,000

Building Photo

| Building Attributes | |
|---------------------|---------------|
| Field | Description |
| STYLE | Townhouse end |