



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

BZA APPLICATION FORM

Plan No: BZA-017205-2019

GENERAL INFORMATION

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

Special Permit: ✓ Variance: Appeal:

PETITIONER: Richard Gilreath - C/O Campbell H. Ellsworth, Architect

PETITIONER'S ADDRESS: 267 Norfolk Street Cambridge, MA 02139

LOCATION OF PROPERTY: 9 Russell St Unit C Cambridge, MA

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

REASON FOR PETITION:

Other: Create larger window opening in rear setback.

DESCRIPTION OF PETITIONER'S PROPOSAL:

Owner has a fully habitable basement space in their 1F home and wishes to enlarge 2 windows, currently in a rear yard setback, to provide for a code compliant egress window.

SECTIONS OF ZONING ORDINANCE CITED:

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

Original Signature(s):


(Petitioner(s) / Owner)

CAMPBELL H. ELLSWORTH
(Print Name)

Address: 267 NORFOLK ST

CAMBRIDGE, MA 02139

Tel. No.: 617 799 4462

E-Mail Address: CAMPBELL@ELLSWORTH-ARCHITECTS.COM

Date: 10/29/19

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 Richard Gilreath


(OWNER)

Address: 9C Russell St.

State that I/We own the property located at 9C Russell St.,
which is the subject of this zoning application.

The record title of this property is in the name of Richard Gilreath,
Phyllis Itoka

*Pursuant to a deed of duly recorded in the date 11/1/16, Middlesex South
County Registry of Deeds at Book 68330 , Page 19 ; 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.

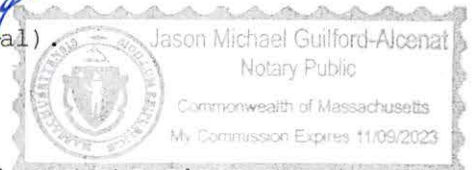
Commonwealth of Massachusetts, County of Middlesex

The above name Richard Gilreath personally appeared before me,
this 4th of Sept, 2019, and made oath that the above statement is true.



Notary

My commission expires 11/09/2023 (Notary Seal)



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

MEMORANDUM FOR THE ATTORNEY GENERAL

TO : THE ATTORNEY GENERAL, DEPARTMENT OF JUSTICE, WASHINGTON, D.C. 20530
FROM : THE ATTORNEY GENERAL, DEPARTMENT OF JUSTICE, WASHINGTON, D.C. 20530
SUBJECT: [Illegible]

(Illegible)

Reference is made to [Illegible]

It is noted that the property located at [Illegible]

is owned by [Illegible]

The record title of this property is in the name of [Illegible]

Phyllis [Illegible]

There is a deed of gift recorded in the office of the [Illegible]

dated [Illegible] and [Illegible]

conveying to [Illegible]

[Illegible]

[Illegible Signature]

Very truly yours,
[Illegible Signature]

Enclosed for the Department of Justice are [Illegible]

The [Illegible] is [Illegible]

and [Illegible]

[Illegible]

Very truly yours,
[Illegible Signature]

It is noted that the property located at [Illegible]

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 9 Russell St Unit C Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

Project Summary:

Owner has a fully habitable basement area in their single family residence. Owner wishes to create a code compliant egress window in the basement area by enlarging windows and lowering existing window sills. The building is sufficiently above grade that lowering this window opening will not necessitate building a window well. As the existing windows are inside of the required rear setback, enlarging an opening within a setback requires a special permit.

B) With the requested relief the requirements of the ordinance will be satisfied. 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 congestion, hazard, or substantial change in the established neighborhood character will result from approval of the enlarged windows at 9C Russell Street because the enlarged windows will allow for the appropriate light and air into the renovated single family dwellings and will provide a safer environment for the lower level habitable space. The new windows will be of a quality and style that is consistent with the established neighborhood character.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The continued operation of or the development of adjacent uses will not be adversely affected because there is no change to the proposed Use and the enlarged will enhance the dwelling creating more functional living spaces for its occupants.

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 will be created nor will any detriment to the health, safety and/or welfare of the of occupants of the proposed use or the citizens of the City because the enlarged windows.

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:

The proposed enlarged windows will not impair the integrity of the district and are consistent with the quality and character of the dwelling on street and the greater Cambridge neighborhood.

BZA APPLICATION FORM**DIMENSIONAL INFORMATION**

APPLICANT: ELLSWORTH ASSOCIATES, INC. **PRESENT USE/OCCUPANCY:** 1 Family

LOCATION: 9 Russell St Unit C Cambridge, MA **ZONE:** Residence C-1 Zone

PHONE: 6177994462 **REQUESTED USE/OCCUPANCY:** 1 Family

	<u>EXISTING CONDITIONS</u>	<u>REQUESTED CONDITIONS</u>	<u>ORDINANCE REQUIREMENTS</u> ¹	
<u>TOTAL GROSS FLOOR AREA:</u>	<u>1698</u>	<u>1698</u>	<u>1,531</u>	(max.)
<u>LOT AREA:</u>	<u>3061</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA:</u> ²	<u>0.56</u>	<u>0.56</u>	<u>0.50</u>	(max.)
<u>LOT AREA FOR EACH DWELLING UNIT:</u>	<u>3062</u>	<u>3062</u>	<u>2500</u>	(min.)
<u>SIZE OF LOT:</u> <u>WIDTH</u>	<u>43'</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DEPTH</u>	<u>78'</u>	<u>N/A</u>	<u>N/A</u>	
<u>SETBACKS IN FEET:</u> <u>FRONT</u>	<u>approx. 20'</u>	<u>approx. 20'</u>	<u>N/A</u>	(min.)
<u>REAR</u>	<u>approx. 20'</u>	<u>approx. 20'</u>	<u>25'</u>	(min.)
<u>LEFT SIDE</u>	<u>0</u>	<u>0</u>	<u>7'6"</u>	(min.)
<u>RIGHT SIDE</u>	<u>approx. 15'</u>	<u>approx. 15'</u>	<u>(7'6" sum.20')</u>	(min.)
<u>SIZE OF BLDG.:</u> <u>HEIGHT</u>	<u>34'</u>	<u>34'</u>	<u>35'</u>	(max.)
<u>LENGTH</u>	<u>44'</u>	<u>N/A</u>	<u>N/A</u>	
<u>WIDTH</u>	<u>22'</u>	<u>N/A</u>	<u>N/A</u>	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	<u>0.31</u>	<u>0.31</u>	<u>0.31</u>	(min.)
<u>NO. OF DWELLING UNITS:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(max.)
<u>NO. OF PARKING SPACES:</u>	<u>1</u>	<u>1</u>	<u>1</u>	(min./max)
<u>NO. OF LOADING AREAS:</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	(min.)
<u>DISTANCE TO NEAREST BLDG. 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.

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

GENERAL INFORMATION

ENUE
9
2019 OCT 30 PM 2:46
OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS
Plan No: BZA-017205-2019

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

Special Permit : √ **Variance :** **Appeal :**

PETITIONER: Richard Gilreath - C/O Campbell H.Ellsworth, Architect

PETITIONER'S ADDRESS : 267 Norfolk Street Cambridge, MA 02139

LOCATION OF PROPERTY: 9 Russell St Unit C Cambridge, MA

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

REASON FOR PETITION :

Other: Create larger window opening in rear setback.

DESCRIPTION OF PETITIONER'S PROPOSAL :

Owner has a fully habitable basement space in their 1F home and wishes to enlarge 2 windows, currently in a rear yard setback, to provide for a code compliant egress window.

SECTIONS OF ZONING ORDINANCE CITED :

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

Original Signature(s) :


(Petitioner(s) / Owner)

CAMPBELL H. GILSON

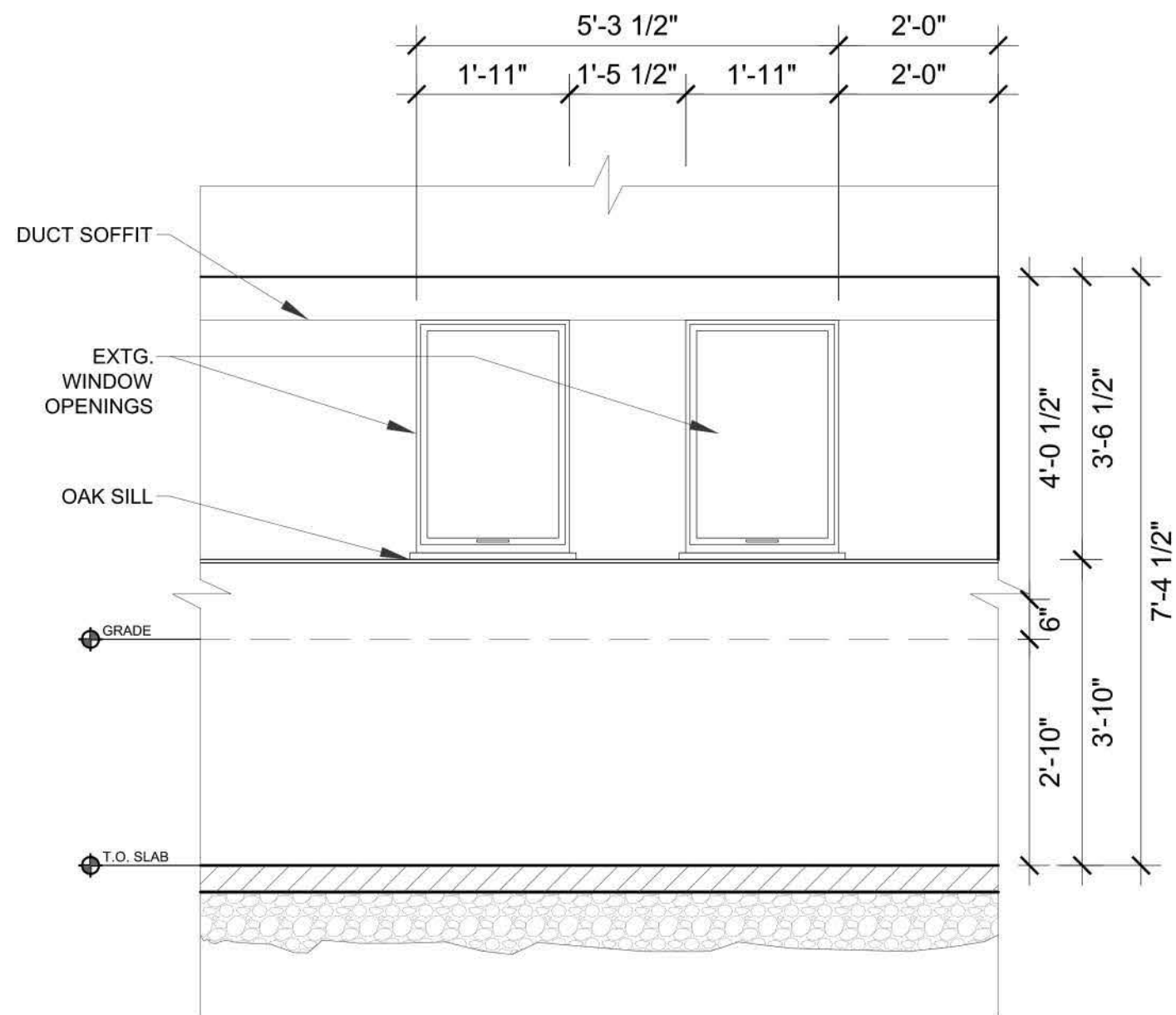
(Print Name)

Address : 267 NORFOLK ST
CAMBRIDGE, MA 02139

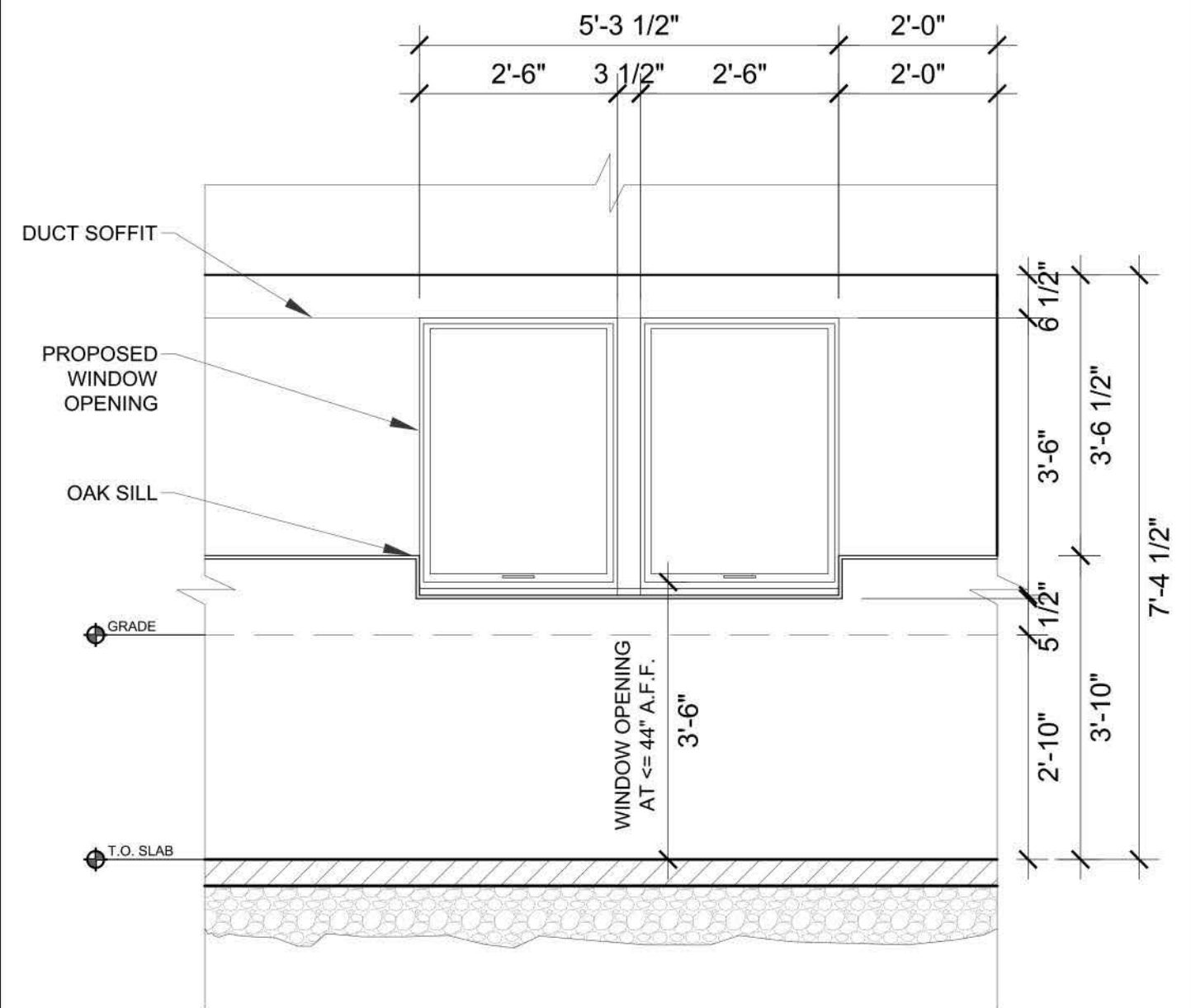
Tel. No. : 017 999 44 62

E-Mail Address : CAMPBELL@ELSWORTH-ASSOCIATES.COM

Date : _____



① Basement #1- Existing Interior Elevation
Scale: 1/2" = 1'-0"



② Basement #2- Proposed Interior Elevation
Scale: 1/2" = 1'-0"



EXISTING CONDITIONS - FRONT UNIT



EXISTING CONDITIONS - BUILDING FRONT



EXISTING CONDITIONS - REAR



EXISTING CONDITIONS - REAR



EXISTING WINDOWS



PROPOSED WINDOWS

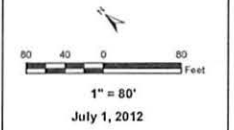
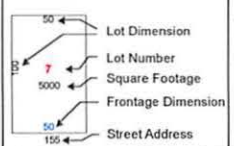


City of
Somerville
Massachusetts



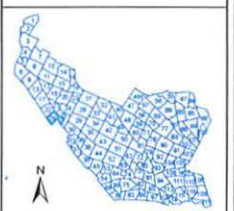
Assessors Map

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



Source: Rights of way and building footprints were originally developed from Boston Edison Company data, 1990 and have been updated by City of Somerville. Parcel data were originally developed from assessor maps by CDM Smith, 1990 and have been updated by CDM Smith based on City of Somerville records.

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



9C Russell St.

Petition

181-76
7 RUSSELL STREET INVESTMENTS, LLC
175 PALMER ST
ARLINGTON, MA 02474

181-11
LOWENHAUPT, KY & DANIEL E. SULLIVAN
12 MILTON ST
CAMBRIDGE, MA 02140-1216

CAMPBELL H. ELLSWORTH, ARCHITECT
267 NORFOLK STREET
CAMBRIDGE, MA 02139

181-13
BARKOW, BARRY
18 MILTON STREET
CAMBRIDGE, MA 02140

181-190
CASPAR, INC.
315 HIGHLAND AVE
SOMERVILLE, MA 02144-3230

181-198
KAO, SHI HUI
37 GREENWOOD RD.
WELLESLEY, MA 02481

181-195
YODA, TOMIKO & GUVEN GUZELDERE
9 RUSSELL ST
CAMBRIDGE, MA 02139

181-196
TRODERMAN-KING, RONA
TR. OF THE TRODERMAN-KING FAMILY TR.
2143 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

181-199
MCKENZIE, JAMES
2149 MASS AVE
CAMBRIDGE, MA 02138

181-201
JONES, GRAHAM M. & VALERIE C. WANG
2153 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

181-40
VICTORY PROGRAMS, INC
965 MASS AVE
BOSTON, MA 02118

181-66
RANDOLPH, ANNE P.
10 MILTON ST.
CAMBRIDGE, MA 02140-1216

181-76
LYONS BROTHERS INVESTMENTS, LLC
175 PALMER ST
ARLINGTON, MA 02474

181-202
BEKIROV, BIROL M.
2155 MASS AVE
CAMBRIDGE, MA 02140-1336

181-203
BELANGER, PIERRE & MIHO MAZAEREUW
2157 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

181-206
GILREATH, RICHARD & PHYLLIS ITOKA
9C RUSSELL ST
CAMBRIDGE, MA 02140

181-12
COHEN, H. THEODORE & CYNTHIA J. COHEN
16 MILTON STREET
CAMBRIDGE, MA 02140-1216

181-88
HENDERSON CARRIAGE LIMITED PARTNERSHIP
C/O H.J. DAVIS DEVELOPMENT TRUST
125 HIGH STREET 21ST FL
BOSTON, MA 02110

181-197
SHOULDERS, MATTHEW D. & YU-SHAN LIN
2145 MASSACHUSETTS AVE
CAMBRIDGE, MA 02140

181-200
ZEMAN, CAROLYN N.
2151 MASS AVE.
CAMBRIDGE, MA 02140

181-204
G-K, INC.
9A RUSSELL ST
CAMBRIDGE, MA 02139

181-205
LANDUCCI, STUART J.
9B RUSSELL STREET
CAMBRIDGE, MA 02142

181-189
WEBBER, PHILIP R. & VICKI C. WEBBER
TRUSTEE, THE WEBBER NOM TRUST
P.O. BOX 1135
GRANTHAM, NH 03753

181-189
BUYUKOZTURK, ORAL & HULYA BUYUKOZTURK
1 RUSSELL ST UNIT #302
CAMBRIDGE, MA 02140

181-189
DADASHEV, DZHANGIR T. &
OLGA T. DADASHEVA
1 RUSSELL ST. UNIT #204
CAMBRIDGE, MA 02140

181-189
CHIN, KYO & KYONG SOP CHIN
295 HIGDON AVE
MOUNTAIN VIEW, CA 94041

181-189
CHO, RICHARD & MIN JUNG K. CHO
1 RUSSELL ST UNIT #102
CAMBRIDGE, MA 02140

181-189
PATTERSON, JANET H & DAVID L.
TR. OF THE JANET H. PATTERSON REVOC TR
1 RUSSELL ST UNIT #100
CAMBRIDGE, MA 02140

181-189
LUO, LILI
1 RUSSELL ST., #303
CAMBRIDGE, MA 02140

181-189
SMILACK, JASCHA & LINDSEY SMILACK
1 RUSSELL ST., UNIT #106
CAMBRIDGE, MA 02140-1348

9c Russell St.

181-189
TORSNEY, PHILIP J. & JULIE A. TORSNEY
1 RUSSELL ST., #402
CAMBRIDGE, MA 02140

181-189
MCCABE, STEPHEN & MARK MORLEY
1 RUSSELL ST., #400
CAMBRIDGE, MA 02140

181-189
NESSON, MARIE & JERONE NESSON
1 RUSSELL ST., UNIT #305
CAMBRIDGE, MA 02140

181-189
CHIN, KYO JOON
1 RUSSELL ST. UNIT 105
CAMBRIDGE, MA 02140-1348

181-189
LEIGH, JAMES & MICHAEL V. LEIGH
1 RUSSEL ST #403
CAMBRIDGE, MA 02140

181-189
KOIRALA, RAMESH & KOPILA KOIRALA
1 RUSSELL ST., UNIT #304
CAMBRIDGE, MA 02140

181-189
MARVIN SMITH
C/O JOHANNA SMITH
QUAD #1
951 PRESIDENT ST #4F
BROOKLYN, NY 11215

181-189
JAFFE, HELEN
59 SUMMERSWEET LANE
NEW CANAAN, CT 06840

181-189
LEON, MARIO E. & HAYDEE E. LEON
1 RUSSELL ST., UNIT #202
CAMBRIDGE, MA 02140

181-189
BOLLIER, COREY D. & SYLVIA G. JACOB
1 RUSSELL ST. UNIT#201
CAMBRIDGE, MA 02139

181-189
TAVARES, BRIAN E.
1 RUSSELL ST #104
CAMBRIDGE, MA 02140

181-189
ARCHES, JOAN,
TRUSTEE THE JOAN ARCHES LIV TRUST
1 RUSSELL ST., #103
CAMBRIDGE, MA 02140

181-189
POTTER, KATHLEEN FLANAGAN , TRS
1 RUSSELL ST #205
CAMBRIDGE, MA 02139

181-189
OUELLETTE, MICHAEL T. & HELEN
ONE RUSSELL ST UNIT #301
CAMBRIDGE, MA 02140

181-189
NGHIEM. QUAN SARAH HALL
1 RUSSELL ST UNIT #101
CAMBRIDGE, MA 02140

181-189
DORSK, HILLARY
1 RUSSELL ST #200
CAMBRIDGE, MA 02139

SOMERVILLE ABUTTERS



26-G-9
BRYNNA L. LEDYARD
PAUL W. OVERGAAG
22 MILTON STREET
SOMERVILLE, MA 02145

26-G-10
RAFAEL H. SCHLOMING
24 MILTON STREET
SOMERVILLE, MA 02144

26-G-3-92
SUGATA BOSE & AYSHA JALAL
92 ORCHARD STREET
SOMERVILLE, MA 02144

26-G-3-92R
HARE CASPAR
92R ORCHARD STREET
SOMERVILLE, MA 02144

26-G-7
JOAN N. WATTMAN
21 RUSSELL STREET
SOMERVILLE, MA 02144

26-G-8
RUSSELL STREET REALTY LLC
75 CAMBRIDGE PARKWAY #100
CAMBRIDGE, MA 02142

22 MILTON ST**Location** 22 MILTON ST**Mblu** 26/ G/ 9/ /**Acct#** 08315090**Owner** LEDYARD BRYNNA L**Assessment** \$1,375,100**PID** 5053**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$594,300	\$780,800	\$1,375,100

Owner of Record

Owner LEDYARD BRYNNA L
Co-Owner OVERGAAG PAUL W
Address 22 MILTON ST
 SOMERVILLE, MA 02145

Sale Price \$1
Certificate
Book & Page 49304/ 112
Sale Date 04/18/2007
Instrument 1J

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
LEDYARD BRYNNA L	\$1		49304/ 112	1J	04/18/2007
LEDYARD BRYNNA L	\$353,000		26622/ 376	00	08/29/1996
BRYANNA LEDYWARD	\$178,910		22780/ 333	L	12/30/1992
FESSENDEN REALTY	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1920
Living Area: 2,557
Replacement Cost: \$702,465
Building Percent 83
Good:
Replacement Cost
Less Depreciation: \$583,000

Building Photo

Building Attributes	
Field	Description
Style	2 Fam Conv
Model	Residential

24 MILTON ST**Location** 24 MILTON ST**Mblu** 26/ G/ 10/ /**Acct#** 07267130**Owner** SCHLOMING RAFAEL H**Assessment** \$1,433,400**PID** 5054**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$623,000	\$810,400	\$1,433,400

Owner of Record

Owner SCHLOMING RAFAEL H
Co-Owner
Address 24 MILTON ST
 SOMERVILLE, MA 02144

Sale Price \$765,000
Certificate
Book & Page 57215/ 447
Sale Date 07/29/2011
Instrument 10

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SCHLOMING RAFAEL H	\$765,000		57215/ 447	10	07/29/2011
GARRITY PAULA H TRSTEE	\$100		45974/ 417	1F	08/29/2005
GARRITY PAULA H	\$0		33015/ 270	1F	06/07/2001
GARRITY FRANK E JR & PAULA H	\$0		8843/ 059		01/19/1956

Building Information**Building 1 : Section 1**

Year Built: 1920
Living Area: 3,321
Replacement Cost: \$654,717
Building Percent 93
Good:
Replacement Cost
Less Depreciation: \$608,900

Building Photo

Building Attributes	
Field	Description
Style	2 Fam Conv
Model	Residential

92 ORCHARD ST**Location** 92 ORCHARD ST**Mblu** 26/ G/ 3/ 92/**Acct#** 20052000**Owner** BOSE SUGATA**Assessment** \$1,371,600**PID** 103645**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,371,600	\$0	\$1,371,600

Owner of Record**Owner** BOSE SUGATA**Sale Price** \$875,000**Co-Owner** JALAL AYESHA**Certificate****Address** 92 ORCHARD ST**Book & Page** 39735/ 447

SOMERVILLE, MA 02144

Sale Date 06/30/2003**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BOSE SUGATA	\$875,000		39735/ 447	00	06/30/2003
FLORI PETER & DENNY TRUSTEES	\$100		36594/ 033	1F	10/02/2002
FLORI PETER & DENNY	\$750,000		36117/ 544	1P	08/13/2002
	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1920
Living Area: 2,570
Replacement Cost: \$1,471,315
Building Percent 93
Good:
Replacement Cost
Less Depreciation: \$1,368,300

Building Photo

Building Attributes	
Field	Description
STYLE	Fam Conv
MODEL	Res Condo

92R ORCHARD ST**Location** 92R ORCHARD ST**Mblu** 26/ G/ 3/ 92R/**Acct#** 20052010**Owner** HARE CASPAR**Assessment** \$1,220,600**PID** 103646**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$1,220,600	\$0	\$1,220,600

Owner of Record**Owner** HARE CASPAR**Sale Price** \$740,000**Co-Owner****Certificate****Address** 92R ORCHARD ST
SOMERVILLE, MA 02144**Book & Page** 39903/ 326**Sale Date** 07/11/2003**Instrument** 00**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HARE CASPAR	\$740,000		39903/ 326	00	07/11/2003
FLORI PETER & DENNY TRUSTEES	\$100		36594/ 033	1F	10/02/2002
FLORI PETER & DENNY	\$750,000		36117/ 544	1P	08/13/2002
	\$0				

Building Information**Building 1 : Section 1**

Year Built: 2002
Living Area: 1,927
Replacement Cost: \$1,229,351
Building Percent 99
Good:
Replacement Cost
Less Depreciation: \$1,217,100

Building Photo

Building Attributes	
Field	Description
STYLE	Fam Conv
MODEL	Res Condo

21 RUSSELL ST**Location** 21 RUSSELL ST**Mblu** 26/ G/ 7/ /**Acct#** 03120168**Owner** WATTMAN JOAN N**Assessment** \$1,312,100**PID** 5051**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$488,600	\$823,500	\$1,312,100

Owner of Record**Owner** WATTMAN JOAN N**Sale Price** \$811,890**Co-Owner****Certificate****Address** 21 RUSSELL ST
SOMERVILLE, MA 02144**Book & Page** 49516/ 558**Sale Date** 05/30/2007**Instrument** 1N**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
WATTMAN JOAN N	\$811,890		49516/ 558	1N	05/30/2007
OHMART KEITH R & CHEN H ETAL TRSTEEES	\$100		49163/ 510	1F	03/23/2007
OHMART KEITH R	\$100		39998/ 491	1A	07/17/2003
CHEN HELEN	\$45,000		13380/ 246		

Building Information**Building 1 : Section 1**

Year Built: 1920
Living Area: 3,837
Replacement Cost: \$691,302
Building Percent 68
Good:
Replacement Cost
Less Depreciation: \$470,100

Building Photo

Building Attributes	
Field	Description
Style	Two Family
Model	Residential

17 RUSSELL ST**Location** 17 RUSSELL ST**Mblu** 26/ G/ 8/ /**Acct#** 02078014**Owner** RUSSELL STREET REALTY LLC**Assessment** \$1,478,600**PID** 265**Building Count** 1**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$516,600	\$962,000	\$1,478,600

Owner of Record

Owner RUSSELL STREET REALTY LLC
Co-Owner
Address 75 CAMBRIDGE PARKWAY #100
 CAMBRIDGE, MA 02142

Sale Price \$100
Certificate
Book & Page 64347/ 318
Sale Date 10/09/2014
Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RUSSELL STREET REALTY LLC	\$100		64347/ 318	1F	10/09/2014
LAVERTY CHARLES JR &	\$178,910		22780/ 333	L	12/30/1992
FESSENSSEN REALTY	\$0				

Building Information**Building 1 : Section 1**

Year Built: 1900
Living Area: 2,459
Replacement Cost: \$741,359
Building Percent 69
Good:
Replacement Cost
Less Depreciation: \$511,500

Building Photo

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