

City of Cambridge

FY 1985

TOTAL VALUATION BY TYPE OF PROPERTY (\$ millions)

1-family	511.9	
2-family	400.3	
3-family	242.8	
4-8 units	108.6	
9+ units	152.7	
Condo's	283.2	
Mixed use (res.)	60.7	
Vacant	<u>19.9</u>	
Total residential		1,780.1
Commercial	770.6	
Industrial	367.1	
Mixed use (comm.)	55.8	
Personal property	<u>109.8</u>	
Total commercial		<u>1,303.3</u>
TOTAL TAXABLE VALUE		3,083.4

ASSESSMENT TRENDING FACTORS -FY 85

Dist.	1	2	3	4	5	6	7	8	9	10	11	12	13
R1	1.20	1.17	1.02	1.09	1.15	1.07	1.15	1.05	1.03	1.10	1.10	1.10	1.10
#sales	8	3	5	10	1	6	25	2	6	14	0	6	9
R2	1.20	1.07	0.97	1.0	1.15	1.15	1.15	1.05	1.03	1.25	1.15	1.07	1.0
	3	5	6	9	1	2	8	6	0	3	0	4	3
R3	1.48	1.30	1.07	1.20	1.20	1.20	1.35	1.05	1.03	1.25	1.15	1.07	1.0
	7	3	4	2	0	1	5	1	0	0	0	8	3
Condo	1.08	1.08	1.08	1.08	1.08	1.07	1.04	1.06	1.10	1.17	1.07	1.07	1.03
	1	0	66	30	0	54	18	2	2	5	11	1	2
R4	all	1.0											
	3	2	6	1	0	0	2	0	0	0	0	0	4
AP	all	1.0											
							2						

TAX ALTERNATIVE FACT SHEET

Property Value (X)= Owner-occupied	Manager's Recommend.		FY84 Class.		Full Class.		No Class.	
	w/o 16.52	with 17.63	w/o 16.31	with 17.40	w/o 15.26	with 16.28	w/o 23.47	with 25.05
50,000	826	882	816	870	763	814	1174	1253
50,000 (X)	826	663	816	654	763	612	1174	941
100,000	1652	1763	1631	1740	1526	1628	2347	2505
100,000 (X)	1652	1544	1631	1524	1526	1429	2347	2194
150,000	2478	2645	2447	2610	2289	2442	3521	3758
150,000 (X)	2478	2426	2447	2394	2289	2240	3521	3446
197,218	3258	3477	3217	3432	3010	3211	4629	4840
197,218 (X)	3258	3258	3217	3217	3010	3010	4629	4629
300,000	4956	5289	4893	5220	4578	4884	7041	7515
300,000 (X)	4956	5070	4893	5004	4578	4682	7041	7204
<u>Commercial: (rate)</u>	(32.97)		(33.25)		(34.70)		(23.47)	
100,000	3,297		3,326		3,470		2,347	
500,000	16,485		16,630		17,350		11,735	
Rent controlled units; absentee-owned buildings; change in annual taxes per unit:								
10,000/unit	-5	+6	-7	+4	-17	-7	+65	+80
20,000/unit	-10	+12	-14	+8	-34	-14	+130	+160
30,000/unit	-15	+18	-21	+12	-51	-21	+195	+240

R1 PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
22/33		17 Fifth St.	9/28 83	\$68,000.00	46194	1.47		✓	
32/43		87 Sixth St.	1/4 83	\$67,000	41141	1.63		✓	
24/117		75 Otis St.	10/11 83	\$70,000	78394		A	✓	
40/204		6 Lilac Ct.	10/11 83	\$82,000	80972	1.01		✓	
78/20		55 Bristol St.	10/25 83	\$65,000	51192	1.27		✓	
26/127		88 Sixth St.	3/31 83	\$52,000	51337	1.01		✓	
40/227		7 Lilac Ct.	4/27 83	\$87,500	83372	1.05		✓	
36/65		33 Porter St.	9/8 83	\$35,000	38329	.91		✓	
36/125		819 Cambridge St.	5/23 83	\$63,000	73535		H	✓	
40/221		21 Lilac Ct.	10/24 83	\$95,000	83372	1.14		✓	
									3 Lilac Ct. Sales holding increase down
					8	1.19	.203		















Class

District

R4  
PARCEL

UNIT

2  
ADDRESS

SALE  
DATE

SALE  
PRICE

AV

RATIO

NAL

SV

COMMENT

80/19

240-246 Elm St.

6/30  
83

\$86,000

~~73,800~~

1.18

✓

89/110

12-14 Suffolk St.

1/20  
83

\$54,500

60200

.90

✓

2

1.04

.14





PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
109/69		50 Amory St.	11/3/83	\$109,000	118,944	.92		✓	
117/45		25 Clinton St.	3/21/83	\$87,000	104,217	.83		✓	
141/18		25/27 Myrtle Ave.	9/6/83	\$108,000	107,978	1.00		✓	
114A/33		89 Antrim St.	11/22/83	\$78,800	114,571		AV H	✓	
117/110		310 Harvard St.	3/1/83	\$104,000	143,493		N	✓	Δ to RA / Δ to 117-100
114/45		46-48 Antrim St.	7/25/83	\$142,223	144,195	.99		✓	
113/13		9 Fayette St.	8/1/83	\$144,000	132,063	1.09		✓	
109/28		70 Inman St.	7/19/83	\$83,000	83,414	1.00			
					6	.97	.064		

PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
109/4		4 King Pl.	5/12 83	\$55,000	63,488	.87		✓	
<del>141/17</del>		<del>16-16½ Magnolia Ave.</del>	<del>10/24 83</del>	<del>\$162,000</del>	<del>151,917</del>			✓	<del>Δ to R4</del>
114A/110		113 Antrim St.	8/15 83	\$146,000	132,252	1.11		✓	
117/52		9 Clinton St.	11/23 83	\$120,000	120,480		K	✓	
131/33		409 Broadway	9/1 83	\$126,000	103,158	1.22			
115/41		44 Dana	11/1	147,000	138,994	1.06			
					4	1.07	.10		

CEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT	U/P
111-28-29		1425-1427 Cambridge St.	5/11 83	\$140,000	175,910		N.	✓		
07/84		151 Bishop Allen Dr.	11/22 83	\$130,000	150,284	.87		✓		
07/111		14 St. Paul St.	2/8 83	\$25,000	45,207			✓	(ck)	
17/71		38-40 Lee St.	1/18 83	\$120,000	204,555	.59		✓	ck value	
12/88		78 Highland Ave.	5/13 83	\$84,000	99,150	.85		✓		
18/28		9 Bigelow St.	10/18 83	\$210,000	238,111	.84		✓		
116/62		340 Harvard	5/6	175,000	91,711	1.86				
111/77		16-16 1/2 Magnolia	10/24	162,000	151,917	1.07				
					6	1.02	.297			

PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
16/pt83	206	10 Dana St.	9/31 83	\$42,800	48,700	.88		✓	
16/pt2	#3A	352 Harvard St.	6/9 83	\$85,000	77,700	1.09		✓	
08/pt25	#101	285 Harvard St.	10/13 83	\$46,500	38,300	1.21		✓	
15/pt97	#6B	1-6 Crawford St.	7/29 83	\$30,000	11,300	<del>2</del>		✓	(?)
16/pt 16-17	#103	12-16 Ellery St.	4/5 83	\$55,000	67,300	.82		✓	
18/pt15	#64	284 Harvard St.	6/21 83	\$51,000	39,500	1.29		✓	
18/pt 74-75	#30A	30-32 Bigelow St.	6/12 83	\$90,000	99,900	.90		✓	
12/pt139	#2	16 Highland Ave.	8/26 83	\$175,000	154,500	1.13		✓	
16/84	#2	11½ Centre St.	11/25 83	\$85,000	68,000	1.25		✓	
12/47	#44	36 Highland Ave.	7/15 83	\$47,000	46,974	1.00		✓	
18/pt 51-52	#35	280 Harvard St.	3/11 83	\$68,000	58,500	1.16		✓	
11/pt 31-32	#2	256 Hampshire St.	5/21 83	\$57,000	65,400	.87		✓	
6/pt 16-17	306	12-16 Ellery St.	7/7 83	\$68,000	67,300	1.01			
8/pt23	#24	287 Harvard St.	8/29 83	\$47,000	44,700	1.05			

CD PARCEL	UNIT	3 ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
118/pt15	35-1	35 Lee St.	7/24 83	\$19,000				✓	?
140/pt54	#3	8-8A Leonard Ave.	8/11 83	\$71,000	51,200	1.39		✓	
115/5	173-3	171-75 Hancock St.	9/22 83	\$69,500	75,400	.92		✓	
107/pt27	276-2	276 Harvard St.	7/5 83	\$96,000	94,900	1.01		✓	
118/pt80	#6	20 Clinton St.	4/28 83	\$110,000	# 98,300	1.12		✓	
108/pt23	#42	287 Harvard St.	11/9 83	\$69,000	62,800	1.10		✓	
116/pt81	#1	1-3 Dana St.	9/2 83	\$37,000	42,200	.88		✓	
115/pt97	4-8	1-6 Crawford St.	9/15 83	\$42,000	37,600	1.12		✓	
111/pt54	#2	1429A Cambridge St.	6/24 83	\$90,000	83,500	1.08		✓	
108/pt25	303	285 Harvard St.	1/20 83	\$28,000	# 27,400	1.02		✓	
112/pt 23-24	R5C	395 Broadway	5/16 83	\$84,500	# 70,000	1.21		✓	
112/36	#4	63 Highland Ave.	7/20 83	\$110,000	76,000	1.45		✓	
112/pt23	R1C	395 Broadway	10/7 83	\$67,500	42,400	1.59		✓	
107/pt20	#2	24 Inman St.	5/19 83	\$109,000	# 115,000	.95		✓	

CD PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
117/pt57	#43	863 Mass. Ave.	8/4 83	\$43,900	37,760	1.16		✓	
117/pt38	#6	28 Lee St.	10/13 83	\$67,500	69,900	.97		✓	
139/pt92	#2	61 Dana St.	5/25 83	\$95,000	# 109,350	.87		✓	
117/pt55	#2	3 Clinton St.	9/19 83	\$120,000	89,200	1.35		✓	
112/pt23	L4G	395 Broadway	8/12 83	\$56,000	56,200	.99		✓	
117/pt15	#9	37 Lee St.	9/16 83	\$68,000	89,700	.76		✓	(?)
112/pt23	L4F	395 Broadway	9/22 83	\$39,000	39,200	.99		✓	
108/pt25	#209	285 Harvard St.	11/15 83	\$35,000	35,500	.99		✓	
118/pt45	#4	36 Bigelow St.	11/10 83	\$88,357.50	67,000	1.32		✓	
118/pt15	#41	284 Harvard St.	1/5 83	\$55,000	# 55,900	.98		✓	
110/84	#8	81-87 Amory St.	9/30 83	\$68,000	57,500	1.18		✓	
108/pt25	#205	285 Harvard St.	8/31 83	\$52,000	43,200	1.20		✓	
115/pt97	6&8	1-6 Crawford	4/29 83	\$42,500	# 38,200	1.11		✓	
108/pt48	#8	35-41 West St.	4/7 83	\$119,000	# 116,200	1.02		✓	

CD	PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
	17/pt57	#33	863 Mass. Ave.	3/4 83	\$37,000	# 37,760	.98		✓	
	12/pt 23-24	R2A	395 Broadway	1/20 83	\$29,000	# 31,800	.91		✓	
	18/pt49	#A	44 Bigelow St.	7/26 83	\$100,000	201,240		G <sup>v</sup>	✓	
	08/pt 23-24	#45	287 Harvard St.	6/28 83	\$33,900	57,400	1.24		✓	
	5/pt97	2-10	1-6 Crawford St.	8/12 83	\$49,500	37,600	1.32		✓	
	6/pt35	#33	7-7½ Centre St.	8/5 83	\$92,000	75,400	1.22		✓	
	8/pt25	#109	285 Harvard St.	9/2 83	\$26,900	28,700	.94		✓	
	5/pt58	#3A	149 Hancock St.	9/7 83	\$70,000	61,100	1.14		✓	
	8/pt23	#72	287 Harvard St.	8/25 83	\$69,000	62,800	1.10		✓	
	1/pt31	#3	258 Hampshire St.	11/14 83	\$71,500	68,600	1.04		✓	
	0/pt94	#2	81-87 Amory St.	10/3 83	\$63,750	53,600	1.19		✓	
	8/pt15	#51	284 Harvard St.	7/27 83	\$74,000	55,900	1.32		✓	
	7/pt99	#31	12 Inman St.	4/14 83	\$75,000	# 57,400	1.31		✓	
	7/20- 60A	#T-1	15-17 Lee St.	5/12 83	\$130,000	# 126,800	1.03		✓	

PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
118/pt73	28A	28A Bigelow St.	7/6 83	\$58,000	42,700	1.36		✓	
115/pt57	#8	159-161 Hancock St.	2/28 83	\$38,000	37,900	1.00		✓	
113/pt26	#1	34 Maple Ave.	6/27 83	\$72,000	75,000	.96		✓	
112/pt25	#3	24 Ellsworth Ave.	4/19 83	\$90,500	152,172		G	✓	
117/pt15	#4	35 Lee St.	7/12 83	\$48,950	50,592	.97		✓	
112/pt23	#L5G	395 Broadway	10/20 83	\$67,000	60,400	1.11		✓	
115/pt96	#3-9	1-6 Crawford St.	5/20 83	\$39,000	38,200	1.02		✓	
117/pt20	T-4	15-17 Lee St.	8/5 83	\$127,000	122,500	1.04		✓	
139/pt69	#1	3 Ellsworth Ave.	7/29 83	\$127,500	125,600	1.02		✓	
115/pt67	205	321 Harvard St.	6/22 83	\$85,000	76,500	1.19		✓	
117/pt15	37-8	35-37 Lee St.	8/26 83	\$91,000	98,900	.92		✓	
112/pt23- 24	L4E	395 Broadway	7/5 83	\$42,900	42,400	1.01		✓	
112/pt104	#22	393 Broadway	10/19 83	\$32,000	33,100	.97		✓	
118/pt 74-75	30B	30-32 Bigelow St.	7/1 83	\$95,000	99,900	.95		✓	





PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
142/96		16 Kirkland Rd.	9/2 83	\$270,000	157,711	1.71		✓	
142/159		105-117 Trowbridge St.	5/4 83	\$161,000	132,885	1.21		✓	
151/115		126 Oxford St.	6/23 83	\$126,000	138,742	.91		✓	
150/131		28 Crescent St.	5/4 83	\$41,000	59,666	.69		✓	(cl)
142/140		36 Irving St.	7/5 83	\$125,000	109,765	1.14		✓	
235/58		5 Gracewood Pk.	11/18 83	\$190,000	178,777	1.06		✓	
149/141		42 Gorham St.	6/1 83	\$132,000	129,503	1.02		✓	
154/105		11 Garfield St.	11/17 83	\$100,000	120,869	.83		✓	
142/165		105-117 Trowbridge St.	5/17 83	\$165,000	135,892	1.22		✓	
142/152		70-7 Kirkland St.	11/10 83	\$190,000	171,824	1.11		✓	
					10	1.09	.188		

PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
151/42		22-24 Traymore St.	4/25 83	\$100,000	127,171		A	✓	
150/124		53 Wendell St.	8/23 83	\$125,000	134,623	.93		✓	
237/69		65 Reservoir St.	11/1 83	\$165,000	151,297	1.09		✓	
236/99		31 Gurney St.	5/10 83	\$135,000	142,990	.92		✓	
236/88		61 Faverweather St.	8/1 83	\$218,000	177,587	1.23		✓	
249/15		112-114 Larch Rd.	10/28 83	\$175,000	179,671	.97		✓	
249/18		98 Larch Rd.	8/31 83	\$205,000	189,651	1.08		✓	
249/55		142-144 Larch Rd.	5/2 83	\$169,500	171,660	.99		✓	
51/40		14-16 Traymore St.	4/15 83	\$125,000	126,732	.99		✓	
249/60		111 Museum St.	10/25 83	\$95,000	125,989	.76		✓	(2)
					9	.99			
						.995	.083		





PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
135/pt39	#2B	361 Harvard St.	9/12 83	\$54,000	54,200	1.0		✓	
157/pt39	#25	1617-1619 Mass. Ave.	2/18 83	\$66,500	51,700	1.30	'	✓	
150/73	#5	57 Gorham St.	10/12 83	\$50,000	56,800		N	✓	
142/pt112	#37	1697-99 Cambridge St.	10/6 83	\$48,000	52,300	.92		✓	
135/pt19	#1B	371 Harvard St.	2/7 83	\$60,500	63,400	.95		✓	
135/pt 25 & 122	16-41	16 Ware St.	6/1 83	\$51,500	43,500	1.18		✓	
235/pt14	#2	133 Lexington Ave.	2/22 83	\$110,000	121,600	.90		✓	
137/pt38	#31	1716 Cambridge St.	7/25 83	\$63,500	56,141	1.13		✓	
142/pt112	#50	1697-99 Cambridge St.	8/5 83	\$51,000	58,500	.87		✓	
140/pt149	#51	1543 Cambridge St.	10/18 83	\$68,000	60,600	1.12		✓	
135/pt10	#4-C	45 Trowbridge St.	10/5 83	\$70,000	71,300	.98		✓	
142/pt29	#3	49 Irving St.	8/16 83	\$114,000	104,000	1.10		✓	
150/pt97	#1	60 Crescent St.	11/9 83	\$57,000	97,487		G	✓	
142/166	#11	111 Trowbridge St.	11/1 83	\$215,000	144,325			✓	(?) CK

CD	PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
				8/9						
	157/pt39	#22	1617-19 Mass. Ave.	83	\$72,000	53,000	1.34		✓	
	140/pt 149	#72	1643 Cambridge St.	10/17 83	\$69,900	65,000	1.06		✓	
	140/pt 149	#57	1643 Cambridge St.	8/5 83	\$67,900	63,900	1.06		✓	
	247/pt 212	#A	58 Grozier Rd.	6/28 83	\$208,000	219,373		G	✓	
	135/pt 25&122	14-23	14 Ware St.	4/21 83	\$50,000	43,500	1.15		✓	
	53/pt66 7,68,69 0	8 units	1-8 Newport Rd.	7/4 83	\$400,000			A	✓	
	30/pt57	#6	249 Huron Ave.	6/1 83	\$78,000	73,500	1.06		✓	
	53/ 66-70	7-5	Newport Rd.	4/14 83	\$66,500	42,900	1.55		✓	
	42/pt 112	#22	1697-99 Cambridge St	9/5 83	\$56,000	64,000	.87	N	✓	
	57/39	#36	1619 Mass. Ave.	7/8 83	\$36,000	21,400	<del>1.68</del>		✓	ck
	54/pt46	#12	61 Garfield St.	8/15 83	\$71,000	56,600	1.25		✓	
	55/pt 38	#2	16 Garfield St.	8/17 83	\$105,000	75,500	1.39		✓	
	35/pt 12-13	#3B	4-8 Trowbridge Pl.	5/4 83	\$33,750	40,000	.84		✓	
	135/pt 12	#2D	4-8 Trowbridge St.	8/23 83	\$80,000	80,000	1.00		✓	

PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
137/pt38	#22	1716 Cambridge St.	11/10 83	\$55,000	58,401	.94		✓	
135/pt19	#14	361 Harvard St.	5/24 83	\$53,500	49,700	1.08		✓	
150/pt136	#2	45 Sacramento St.	8/15 83	\$61,000	58,900	1.04		✓	
142/pt112	#49	1697-99 Cambridge St	9/22 83	\$51,000	52,300	.97		✓	
153/pt66- 67,68,69, 70	#1-8	1-8 Newport Rd.	5/31 83	\$82,000	44,000	<del>1.86</del>		✓	
135/39	#7	361 Harvard St.	6/16 83	\$90,000	100,200	.90		✓	
142/pt29	#2	49 Irving St.	7/7 83	\$154,500	113,500	1.35		✓	
135/pt25	#14B	14 Ware St.	10/21 83	\$34,900	43,500	.78		✓	
230/pt57	#1	249 Huron Ave.	6/2 83	\$83,500	77,000	1.09		✓	
135/pt25	16-32	16 Ware St.	11/25 83	\$50,000	43,500	1.15		✓	
					30	1.08	.135		





PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
209/28		27 Raymond St.	6/17 83	\$250,000	249,197		K <sup>✓</sup>	✓	
201 <sup>5</sup> /75		103 Raymond St.	4/27 83	\$180,000	200,421	.90		✓	entry denied TV = approx 185
202/pt 68-69		107-109 Walden St.	6/30 83	\$100,000			D <sup>✓</sup>	✓	
174/11		35 Hudson St.	7/12 83	\$108,500	100,976	1.08		✓	
206/6		50-52 Fenno St.	3/18 83	\$87,000	102,168	.85		✓	
225/20		62 Buckingham St.	7/22 83	\$315,000	216,768	1.45		✓	(?)
211/52		16 Hillside Ave.	8/12 83	\$225,000	203,715	1.11		✓	
208/14		36 Raymond St.	6/7 83	\$138,000	165,479		K <sup>✓</sup>		
201.5 /76		105 Raymond	7/18	186,000	185,023	1.01			
					6	1.07	.147		





PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
177/pt66	#6	63 Mt. Vernon St.	5/11 83	\$41,500			G <sup>v</sup>	✓	
177/pt66	#5	63 Mt. Vernon St.	5/11 83	\$41,000			G <sup>v</sup>	✓	
214/pt7	#4-5	46 Shepard St.	9/15 83	\$120,000	126,300		N	✓	
173/pt91	#61	9 Chauncy St.	7/5 83	\$87,500	103,100	.85		✓	
216/pt4-5	614	14 Concord Ave.	6/16 83	\$102,500	84,400	1.21		✓	
174/pt 53-60	10-4	10 Avon St.	7/28 83	\$62,000	57,000		N	✓	
216/pt 4	#514	14 Concord Ave.	9/2 83	\$99,500	82,700	1.20		✓	
185/pt67	#3	26 Hurlbut St.	6/15 83	\$90,000	105,700	.85		✓	
172/pt97	701	1600 Mass. Ave.	4/15 83	\$133,000	102,800		D	✓	
172/pt97	602	1600 Mass. Ave.	7/29 83	\$100,000	78,080		D	✓	
179/pt64	#24	32 Shepard St.	5/11 83	\$99,500	107,800	.94		✓	
212/pt52	36-1	36-40 Linnaean St.	3/29 83	\$38,900	34,400	1.13		✓	
112/pt51	#38	81 Martin St.	7/1 83	\$47,500	60,000		N	✓	
172/pt97	607	1600 Mass. Ave.	4/25 83	\$121,000	95,600		D	✓	

PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
216/pt4	307	14 Concord Ave.	9/21 83	\$84,500	66,200	1.28		✓	
172/pt73	6B	1580 Mass. Ave.	9/14 83	\$93,000	93,600	.99		✓	
214/pt33	6A	19 Chauncy St.	9/26 83	\$152,500	147,000	1.04		✓	
174/pt51	2-4	2 Avon St.	9/1 83	\$43,000	39,900	1.08		✓	
209/pt52	5	41-43 Linnaean St.	5/9 83	\$62,000	52,000	1.19		✓	
176/pt74	34	7 Linnaean St.	5/27 83	\$103,000	120,400	.86		✓	
172/pt12	47	1572 Mass. Ave.	8/26 83	\$78,600	94,101	.84		✓	
215/pt19	806	29 Concord Ave.	8/2 83	\$46,800	51,100	.92		✓	
173/pt60	47-2	41-51 Langdon	8/30 83	\$65,000	65,400	.99		✓	
212/pt51	#24	81 Martin St.	8/19 83	\$56,500	60,700	.93		✓	
176/pt75	#1	9 Lancaster St.	2/18 83	\$250,000	200,300	1.25		✓	
174/pt49	19-44	19-21 Shepard St.	10/7 83	\$56,700	56,600	1.0		✓	
176/pt13	#A	18 Lancaster St.	10/21 83	\$115,000	95,000	1.21		✓	
173/pt39	#7	44 Langdon St.	8/2 83	\$69,200	59,300	1.17		✓	

PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
172/pt97	#501	1600 Mass. Ave.	6/7 83	\$135,000	99,600		D ✓	✓	
212/pt52	36-3	36 Linnaean St.	6/23 83	\$39,000	34,400	1.13		✓	
215/pt19	#714	29 Concord Ave.	9/20 83	\$42,500	48,800	.87		✓	
205/pt33	#3	28 Sherman St.	7/22 83	\$55,500	52,800	1.05		✓	
172/97	#604	1600 Mass. Ave.	7/22 83	\$112,500	92,480		D	✓	
172/pt97	#605	1600 Mass. Ave.	7/22 83	\$112,500	92,480		D	✓	
172/pt97	#808	1600 Mass. Ave.	7/27 83	\$124,250	87,680		D	✓	
173/pt29	#3	8 Shepard St.	8/15 83	\$105,050	96,355	1.09		✓	
212/pt51	#1	81 Martin St.	9/1 83	\$62,000	66,800	.93		✓	
209/pt52	#4	41 Linnaean St.	1/7 83	\$64,000	56,300	1.14		✓	
211/pt9	#2	37 Linnaean St.	1/18 83	\$130,000	134,200	.97		✓	
173/pt74	#69	67-69 Walker St.	1/28 83	\$120,000	115,500	1.04		✓	
174/pt49	21-32	19-21 Shepard St.	8/1 83	\$67,500	31,600			✓	?
174/pt7	#1	46 Shepard St.	8/29 83	\$105,000	84,300	1.25		✓	



PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
172/97	804	1600 Mass. Ave.	6/28 83	\$130,000	95,680		D	✓	
212/pt52	10	36-42 Linnaean St.	3/4 83	\$27,000	24,500	1.10		✓	
201½/39	#4	186-188 Upland Rd.	8/15 83	\$110,000	99,667	1.10		✓	
212/pt52	38-9	36-42 Linnaean St.	6/17 83	\$46,000	34,400	1.33		✓	
214/pt54	#3	23 Chauncy St.	6/30 83	\$62,500	49,300	1.27		✓	
205/pt34	#3	30-32 Sherman St.	3/7 83	\$66,000	64,100	1.03		✓	
175/pt 41-42	#4-4	12 Chauncy St.	5/25 83	\$78,250	49,700	<del>1.57</del>		✓	?
172/pt97	704	1600 Mass. Ave.	7/27 83	\$121,900	117,700		D	✓	
173/pt74	#2	67-69A Walker	6/17 83	\$71,000	60,300	1.04		✓	
215/pt19	804	29 Concord Ave.	6/13 83	\$50,500	51,100	.98		✓	
205/pt34	#3	30-32 Sherman St.	3/7 83	\$66,000	64,100	1.03		✓	
172/pt97	202	1600 Mass. Ave.	7/15 83	\$94,000	71,760		D	✓	
172/pt73	#4E	1580 Mass. Ave.	8/4 83	\$96,000	86,500	1.11		✓	
117/pt12	#57	1572 Mass. Ave.	8/19 83	\$65,000	66,117	.98		✓	



PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
203/33		78 Bolton St.	5/23 83	\$30,000	54,034	.56		✓	OK
199/pt106		8 Cogswell Ave.	2/16 83	\$120,000	101,211		G	✓	CHECK ?
251/256		581 Mt. Auburn St.	11/1 83	\$115,000	108,928	1.06		✓	
193/pt58		29 Jackson St. 6/9 31 Jackson St.	6/1 83	62,900 \$79,900	NOT SPLIT 95,034		DV DL	✓	
199/3-4		45-47 Cogswell Ave.	2/3/ 83	\$75,000	79,526	.94		✓	
256/27		18 Lawn St.	5/20 83	\$47,000	55,416	.85		✓	
181/66		10 Milton St.	6/22 83	\$50,250	84,989		J	✓	
190/204		143 Dudley St.	5/6 83	\$70,000	62,477	1.12		✓	
199/129		45 Cogswell Ststion	9/1 83	\$79,750	76,326	1.04		✓	
188/58		39 Madison Ave.	7/18 83	\$75,000	66,859	1.12		✓	
202/112		28-30 Hubbard Ave.	2/8 83	\$48,000	84,031		H	✓	Tax title to Estate
198/8+93		20 Fairfield St.	5/13 83	\$137,500	93,211	1.48		✓	
199/pt103		45 Cogswell Ave.	5/6 83	\$75,000	76,126	.99		✓	
179/48		18 Orchard St.	10/19 83	\$90,000	78,929	1.14		✓	
183/110		15 Moachan Rd	6/4	56,000	67,569	.85			check SV

PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
251/257		581 Mt. Auburn St.	10/12 83	\$103,000	106,038	.97		✓	
251/156		115 Aberdeen Ave.	11/10 83	\$147,500	105,995	1.39		✓	
193/29		53 Clifton St.	7/15 83	\$61,500	58,600	1.05		✓	
193/ 168		106 Dudley St.	7/14 83	\$60,000	52,353	1.15		✓	
267A/ 198,199 200,201		11-23 Normandy Terr	6/14 83	\$65,000	69,369	.94		✓	
267A/ 258		27 Normandy Terrace	9/1 83	\$122,000	95,073	1.28		✓	
267B/ 196		39 Sunset Rd.	10/28 83	\$81,500	79,771	1.02		✓	
201/ 129		10 Buena Vista Park	9/22 83	\$135,000	97,491	1.48		✓	
199/pt3-4 103-104		47 Cogswell Ave.	2/3 83	\$73,000	80,726	.91		✓	
199/pt 3		47 Cogswell Ave#16	6/20 83	\$76,200	79,726	.94		✓	
181/11		12 Milton St.	8/17 83	\$140,000	85,060	1.64		✓	?
267B/193		84 Griswold St.	9/29 83	\$79,000	81,397	.97		✓	
255/102		15 Tningvalla Ave.	9/30 83	\$85,000	56,181	1.51		✓	
199/pt30		45-47 Cogswell Ave.	2/3 83	\$73,000	80,126	.91		✓	
					25	1.19		182	

PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
199/pt 116-116A		14 Cogswell Ave.	4/29 83	\$89,900	59,704	1.50		✓	
252A/123		104 Aberdeen Ave.	11/17 83	\$110,000	107,705	1.03		✓	
179/17		20 Beech St.	7/22 83	\$115,500	88,668	1.30		✓	
179/2		140 Elm St.	8/19 83	\$25,000	100,516		H ✓	✓	
182/69		17 Milton St.	1/3 83	\$107,000	86,879	1.23		✓	
201/108		5 Herbert St.	2/25 83	\$113,000	99,559	1.14		✓	
192/135		11-13 Norris St.	5/26 83	\$95,000	116,693		H	✓	
199/ 106		8A and 8B Cogswell	7/26 83	\$223,500	101,211		D	✓	
186/pt 99		2595 Mass. Ave.	6/21 83	\$41,000	38,800		J ✓	✓	
195/ 41		60 Middlesex St.	9/27 83	\$20,000	76,716			✓	(?)
83/56		9 Locke St.	5/11 83	\$125,000	82,465	1.51		✓	
199/118 & 118A		18 Cogswell Ave.	6/24 83	\$84,500	80,000	1.06		✓	
186/ 121		52 Gold Star Rd	10/18	86,000	85,826	1.01			
					8	1.22	.163		sales concentrated in more desirable areas







PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
182/pt46	#4-D	2-4 Chester St.	8/17 83	\$102,000	126,300	.81		✓	?
186/pt99	#13	2595 Mass. Ave.	5/3 83	\$37,500	38,800	.97		✓	
182/pt77	#3	30 Dover St.	10/12 83	\$86,500	84,200	1.03		✓	
183/pt 102-103	#26	2353 Mass. Ave.	5/13 83	\$47,200	45,500	1.04		✓	
199/pt3	#18	47 Cogswell Ave.	6/10 83	\$75,700	76,326			✓	Δ to R1
186/pt99	#9	2595 Mass. Ave.	5/26 83	\$28,500	23,600	1.21		✓	
252/pt 144	#8	33-35 Homer Ave	8/1 83	\$40,000	34,600	1.16		✓	
183/pt102	48	2353 Mass. Ave.	10/25 83	\$63,000	59,900	1.05		✓	
186/pt99	#2	2595 Mass. Ave.	11/29 83	\$34,000	38,800	.88		✓	
199/pt32	#1A	2130 Mass. Ave.	4/1 83	\$125,000	42,500		✓ A	✓	
257/pt47 57,58,59	#36	676-694 Huron Ave.	5/3 83	\$141,672	133,592	1.06		✓	
252A/pt 152	#62	47 Homer Ave.	4/4 83	\$62,500	62,100	1.00		✓	
258/pt 45	#3	650 Huron Ave.	9/27 83	\$53,500	65,300	.82		✓	?
183/pt 102	#72	2353 Mass. Ave.	8/8 83	\$68,000	62,300	1.09		✓	





PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
259/29		196 Larch Rd.	8/1 83	\$140,000	140,537	1.00		✓	
229/91		316-318 Walden St.	11/7 83	\$141,000	132,256	1.07		✓	Close Dist. OK
230/50		31-33 Royal Ave.	4/13 83	\$ 179,500	150,638	1.19		✓	
262/117		307 Concord Ave.	9/12 83	\$125,000	137,983	<del>1.11</del>	H	✓	
261/147		395 Concord Ave.	1/31 83	\$20,000	94,775		✓ A	✓	
233/192		70-72 Chilton St.	5/31 83	\$135,000	115,893	1.16		✓	
261/109		419-421 Concord Ave.	1/31 83	\$95,000	116,546	.82		✓	?
23A/76		183 Lakeview Ave	8/9	155,000	147,407	1.05			
					6	1.05	.092		one low sale





PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
251/226		36 Larchwood Dr.	3/1 83	\$330,000	298,711	1.10		✓	
247/189		209 Brattle St.	4/29 83	\$197,800	166,804	1.19		✓	
266/14		169 Grove St.	6/1 83	\$182,000	183,527	.99		✓	
250/36		11 Fr. Pond Lane	4/4 83	\$355,000	320,539	1.11		✓	
242A/69		101-103 Coolidge Av.	2/2 83	\$272,500	289,601	.94		✓	
251/181		30-32 Larchwood Dr.	7/12 83	\$96,000	213,325		J	✓	
247/93		30 Fresh Pond Parkway	3/7 83	\$175,000	202,556	.87		✓	
251/63		581 Mt. Auburn St.	2/18 83	\$112,500	109,162			✓	Δ to Dist 7
					6	1.03	.10		

*Handwritten notes:*  
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PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
38/77		12 Reservoir St.	4/6/83	\$445,000	536,541	.80		✓	
67/61		159 Mt. Auburn St.	6/883	\$130,000	149,865	.87		✓	?
16/33		21 Berkeley St.	8/183	\$500,000	341,423	1.45		✓	
20/66		8 Foster Pl.	2/183	\$178,000	152,509	1.17		✓	
39/44		5 Channing Circle	2/883	\$237,280	228,578	1.04		✓	
40/9		16 Traill St.	4/183	\$300,000	305,896	.98		✓	
46A/35		234 Brattle St.	9/2883	\$170,000	149,311	1.14		✓	
32/64		89 Appleton St.	7/1183	\$650,000	531,914	1.22		✓	
67/31		6 Ash Street Place	11/883	\$325,000	209,669	1.56		✓	
18/8		10 Craigie St.	4/183	\$395,000	349,919	1.13		✓	
32/101, 111		26 Reservoir St.	8/3183	\$560,000	503,211	1.11		✓	
38/79		18 Kennedy Rd.	8/3083	\$486,000	498,227	.98		✓	
22/5		148 Brattle St.	1/1483	\$325,000	336,894	.97		✓	
57/72		9 Ash St.	1/1283	\$185,000	193,936	.95		✓	
						1.10	.156		





Class	District	10	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
CD	PARCEL	UNIT	ADDRESS						
20/pt165	26C	2-8 Bradbury	6/21 83	69,736 114,264 <del>1184,000</del>	192,800		G ✓ G ✓	✓	
20/pt165	#26C	2-8 Bradbury	3/15 83	\$115,000	119,600	.97		✓	
20/pt165	#407	221 Mt. Auburn St.	3/15 83	\$245,000	234,100	1.05		✓	
20/pt165	#604	221 Mt. Auburn St.	8/5 83	\$130,000	93,800	1.39		✓	
20/pt165	#310	221 Mt. Auburn St.	4/29 83	\$105,000	100,000	1.05		✓	
20/pt76	#4B	205 Mt. Auburn St.	6/24 83	\$470,000	339,600	1.39		✓	
20/pt165	802	221 Mt. Auburn St.				1.17	.176		

CD PARCEL	UNIT	11 ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
34/pt56	#5-F	1105 Mass. Ave.	6/30 83	\$130,000	151,100	.86		✓	
34/pt56	#6-C	1105 Mass. Ave.	8/5 83	\$85,000	83,100	1.02		✓	
34/pt20	#13	10-14 Remington St.	10/7 83	\$44,000	41,000	1.07		✓	
34/pt8	#26	1137 Mass. Ave.	8/5 83	\$37,500	34,200	1.09		✓	
4/pt8	#24	1137 Mass. Ave.	9/29 83	\$44,900	32,200	1.39		✓	
9/pt 15-16	#2	10-12 Farwell Pl.	11/10 83	\$101,300	127,800	<del>1.27</del>	✓	✓	
4/pt56	#4F	1105 Mass. Ave.	3/19 83	\$138,000	127,600	1.09		✓	
4/pt56	#6D	1105 Mass. Ave.	7/1 83	\$60,500	64,800	.93		✓	
4/pt8	#54	1137 Mass. Ave.	4/7 83	\$40,000	32,000	1.25		✓	
4/pt56	#11A	1105 Mass. Ave.	2/3 83	\$92,000	89,100	1.03		✓	
4/pt20	#10	10-14 Remington St.	8/3 83	\$102,000	79,500	1.28		✓	
59/pt 15-16	#1	10-12 Farwell Pl.	11/10 83	\$142,700	139,000		✓	K	
34-6	22	1137 Mass Ave	7/1	51,500	37,700	1.36			
					11	1.12	.142		High sales = low value units



PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
27/41		20 Fairmont Ave.	11/21 83	\$62,000	55,723	1.11		✓	
21/25		600 Green St.	3/30 83	\$89,900	77,513	1.16		✓	
20.96-97		18-4 Bay St.	8/4 83	\$100,000	67,033	1.49		✓	?
27/108		8 Andrew St.	10/5 83	\$60,000	55,726	1.07		✓	
27/97		12 Laurel St.	7/13 83	\$54,900	66,053	1.17		✓	
21/31		527 527B Franklin St.	8/9 83	<del>\$87,500</del>	62,568	1.40	N	✓	2 bldgs/lot subdivided in 83
					6	1.13	.178		1st sale = TH



PARCEL	UNIT	ADDRESS	SALE DATE	SALE PRICE	AV	RATIO	NAL	SV	COMMENT
27/34		33 Fairmont Ave.	10/28 83	\$75,000	65,152	1.15		✓	
30/125		363-365 Western Ave.	7/26 83	\$50,000	70,147	.71		✓	
22/166		73 Howard St.	7/1 83	\$101,000	62,528	1.62		✓	
25/107		5 Jay St.	5/6 83	\$72,700	74,319	.97		✓	
9/85		452-454 Green St.	9/21 83	\$125,000	97,384	1.29		✓	
04/139		94-98 Pleasant St.	8/24 83	\$79,000	64,386	1.23		✓	
26/155		9 Howard St.	8/31 83	\$60,000	68,600	.88		✓	
24/10		414-416 Franklin	2/18	50,000	69,000	.72			Int. Est.
							.23		



R1 Dist 13

PARCEL	UN.	ADDRESS	DATE	PRICE	AV	RATIO	VAL	SV	COMMENT	SA PR
3/55		32 Pearl St.	2/18 83	\$77,500	90.221	.86				
06/16		15 Cottage St.	7/29 83	\$120,000	82.334	1.46		✓		
5/140		4 Ft. Washington Pl.	9/12 83	\$97,000	100.938	.96		✓		
5/12		10 Salem St.	3/14 83	\$50,000	50.496	.99		✓		
4/48		46 Pearl St.	11/10 83	\$100,000	75.896	1.33		✓		
2-146 147		203 Allston St.	11/23 83	\$135,500	95.131	1.42		✓		
4/68		19 Kelly Rd.	8/24 83	\$145,000	83.140	1.75		✓		
5/44		17 Magazine St.	9/2 83	\$92,000	106.226	.86		✓		
04/199		30 Upton St.	9/1 83	\$66,500	65.178	1.02		✓		
4/192		R40 Valentine St.	7/15 83	\$85,000	81.649	1.04		✓		
					10	1.10	.20			











# CITY OF CAMBRIDGE

CAMBRIDGE, MASSACHUSETTS 02139  
Tel. 498-9011

EXECUTIVE DEPARTMENT  
ROBERT W. HEALY  
City Manager

September 24, 1984

To the Honorable, the City Council:

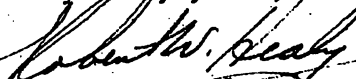
Enclosed is the additional information that the City Council requested relative to the variety of options for dealing with the issue of the tax rate.

In an effort to simplify this complex matter, the easiest points of comparison are as follows:

	<u>FY1984</u>	<u>FY1985</u>
Total Levy	\$69,617,211	\$72,435,022
Total Value	2,901.6B	3,083.4B
Total Residential Value	1,642.9B	1,780.1B
Total Commercial Value	1,258.7B	1,303.3B
Equalized Tax Rate (No Classification)	23.99	23.47 (2.347%)
<u>Manager's Recommended Rate</u>		
Residential Rate	17.00	16.52
Rate with 10% Residential Factor		17.63
Commercial Rate	33.12	32.97
<u>Maximum Classification</u>		
Residential Rate		15.26
Rate with 10% Residential Factor		16.28
Commercial Rate		34.70

As you can see, with maximum classification the commercial rate would go up substantially and would not be in keeping with the goal of stabilizing tax rates as an incentive for development. While I am recommending an increase in the residential classification percentage from 70.9% in FY84 to 70.4% in FY85, this still permits a decrease in both the Commercial and Residential Rate. For these primary reasons, I am reiterating my recommendation of adopting classification at the 70.4% level.

Very truly yours,

  
Robert W. Healy  
City Manager

RWH/mbf

F-301

Re: enclosed additional information pertaining to the hearing scheduled at 6:00 p.m. on this date relative to the tax rate.

City Council,

September 24, 1984

9/24/84

Prepared to  
the  
HEARING