

RECEIVED BY
OFFICE OF CITY CLERK
1992 OCT -2 PM 2:56
Robert Wolynes
62 Magnolia Ave
Cambridge, MA 02138
(617) 876-4632

October 2, 1992

To the Cambridge City Council:

I've been robbed by the City of Cambridge!

Looking at the 1992 property revaluation list of the City of Cambridge, as published in various local newspapers, I have discovered some very disturbing facts about the value of my home and the rest of the homes on my street.

According to the list, there are 60 residential units on Magnolia Ave, where I own 4 units and have lived for over 60 years. The average unit value on my street is \$113,884. But each of the four units that I own are valued at only \$41,400 each! Somehow, my four units are valued at \$289,936 less than my neighbors!

Why is there such a discrepancy in property valuation between my home and others on my street? Why is my home valued at only 1/3 of my neighbors? Why is my whole building worth only \$165,600, when there are single units in multi-family dwellings valued at 168,000?

Magnolia Ave is a modest residential street lined with buildings all similar in size and shape. Is my building in worse condition than others on the street? Are my apartments smaller or in greater need of repair than those of my neighbors? The fact is, there is no physical difference in the units in my home and other units along the street.

The only difference between my home and others on Magnolia Ave. is that I own a 4 unit building which subjects me to the city's rent control laws. The city's rent control policy has devalued my home by nearly \$290,000, forcing me to provide affordable housing for over 20 years, while my neighbors are exempt.

My parents, who came here from Russia more than 80 years ago, worked hard to buy this home in 1929. This was their piece of the "American dream." They came to this country to be free. The irony is that while my relatives in Russia celebrate a new-found freedom, I have been robbed and continue to be robbed by my own city government, the Cambridge City Council and the Cambridge Rent Control Board. Perhaps I, like my parents, should seek my "American dream" of freedom. Perhaps I should move to Russia.

Robbed by Cambridge,

Robert Wolynes

attachment: list of 1992 property revaluation
for Magnolia Ave.

cc: Cambridge Rent Control Board

RECEIVED BY
OFFICE OF CITY CLERK

1992 OCT -2 PM 2:56

CAMBRIDGE MA.

1992 REVALUATION LIST

ADDRESS		# OF UNITS	↓ VALUE
11	MAGNOLIA AVE		229,300
14-16.5	MAGNOLIA AVE	14/1	168,100
14-16.5	MAGNOLIA AVE	14/2	167,700
14-16.5	MAGNOLIA AVE	14/3	167,700
14-16.5	MAGNOLIA AVE	16/1	168,100
14-16.5	MAGNOLIA AVE	16/2	167,700
14-16.5	MAGNOLIA AVE	16/3	167,700
14-16.5	MAGNOLIA AVE	14.51	116,600
14-16.5	MAGNOLIA AVE	14.52	116,600
14-16.5	MAGNOLIA AVE	14.53	116,600
14-16.5	MAGNOLIA AVE	15.51	116,600
14-16.5	MAGNOLIA AVE	15.52	116,600
14-16.5	MAGNOLIA AVE	15.53	116,600
17	MAGNOLIA AVE	2	210,300
19	MAGNOLIA AVE	1	121,400
19	MAGNOLIA AVE	2	121,400
19	MAGNOLIA AVE	3	104,100
20	MAGNOLIA AVE		237,300
25	MAGNOLIA AVE		209,300
26	MAGNOLIA AVE		269,300
27	MAGNOLIA AVE		290,500
29	MAGNOLIA AVE		294,400
31	MAGNOLIA AVE		302,700
32	MAGNOLIA AVE		203,300
36	MAGNOLIA AVE		200,600
37	MAGNOLIA AVE	1	139,900
37	MAGNOLIA AVE	2	139,900
37	MAGNOLIA AVE	3	139,900
39	MAGNOLIA AVE		239,300
41	MAGNOLIA AVE		316,000
59	MAGNOLIA AVE	1	111,900
59	MAGNOLIA AVE	2	111,900
59	MAGNOLIA AVE	3	115,200
60-62	MAGNOLIA AVE	62	41,400
60-62	MAGNOLIA AVE	50/1	41,400
60-62	MAGNOLIA AVE	50/2	41,400
60-62	MAGNOLIA AVE	50/3	41,400
63	MAGNOLIA AVE	1	111,800
63	MAGNOLIA AVE	2	111,800
63	MAGNOLIA AVE	3	111,800
9	MAGNOLIA AVE	2	227,600

RECEIVED BY
OFFICE OF CITY CLERK

1992 OCT -2 PM 2:56

CAMBRIDGE MA.
Robert Wolynes
62 Magnolia Ave.
Cambridge, MA 02138
(617)876-4632

October 2, 1992

Ms. Margaret Drury, City Clerk
Office of the City Clerk
795 Mass. Ave.
Cambridge, MA 02139

Dear Ms. Drury:

Please enter the attached letter regarding the 1992 property revaluation as a communication to the Cambridge City Council for the Oct. 5, 1992 meeting.

Sincerely,



Robert Wolynes

Consent Comm. # 6

F-435

Comm. from Robert Wolynes, 62
Magnolia Ave., regarding the 1992
property revaluation list.

In City Council,

October 19, 1992

Placed on file