



8.

CITY OF CAMBRIDGE • EXECUTIVE DEPARTMENT

Robert W. Healy, City Manager Richard C. Rossi, Deputy City Manager

May 21, 2001

To The Honorable, The City Council:

Please find attached a response to Awaiting Report Item No. 01-173, regarding a report on all tax-exempt properties, received from the Assistant City Manager for Finance James Maloney.

Very truly yours,

Robert W. Healy
City Manager

RWH/mec
Attachment



Memo

To: James P. Maloney, Jr., Treasurer

From: Donna Pritchard, Executive Assistant 

CC: Kevin T. McDevitt, Principal Assessor

Date: 05/16/01

Re: Council Order # 7, Dated 4/09/01

In regard to your request from City Manager, Robert W. Healy, in reference to the council order above on exempt property, attached is the last year taxed, current owners, prior owner, location and assessment when last taxed.

The list covers only those properties that have been removed from the tax rolls since FY 1996. The total lost commercial is \$54,655,600 and the total lost commercial taxes in FY 2001 would be \$1,278,394.48. For residential, the lost value is \$15,003,222 and the total lost residential taxes in FY 2001 would be \$138,179.67. All total, the city lost \$68,752,722 in taxable value between 1996 and 2001, which represents \$1,416,574.16 in lost property taxes in FY 2001.

<u>Year</u>	<u>Owner</u>	<u>Prior Owner</u>	<u>Location</u>	<u>Residential Value</u>	<u>Commercial Value</u>
FY96	Cambridge City Hospital	Same	0 Camelia Ave	\$ -	\$ 80,000
	Cambridge School Dept.	Same	121 Cushing Street	\$ -	\$ 131,500
	James F. Farr Academy, Inc.	Archos Inc.	82 Pearl Street	\$ -	\$ 84,700
	Lesley College	Same	0 Exford Street	\$ -	\$ 27,800
	Whitehead Institute	Same	0 Binney Street	\$ -	\$ 550,000
	Cambridge Housing Authority	Same	35 Lopez Street Unit #35/5	\$ 101,400	\$ -
	Cambridge Housing Authority	Same	47 Lopez Street Unit #47/1	\$ 88,000	\$ -
	Cambridg Housing Authority	Same	47 Lopez Street Unit #47/2	\$ 86,200	\$ -
	Cambridge Housing Authority	Same	47 Lopez Street Unit #47/3	\$ 87,900	\$ -
	Cambridge Housing Authority	Same	47 Lopez Street Unit #47/5	\$ 87,900	\$ -
	Cambridge Housing Authority	Same	47 Lopez Street Unit #47/6	\$ 87,700	\$ -
	Massachusetts Institute of Tech.	Same	0 Purrington Street	\$ -	\$ 316,700
	Cambridge City Hospital	Karl Allen Frieden	10 Camelia Avenue	\$ -	\$ 250,000
	T.J White , Tr. Part. In Health Found	Peter Marciano	113 River Street	\$ -	\$ 132,300
	Vinfen Corporation	Same	950 Cambridge Street	\$ -	\$ 1,188,000
	Lesley Realty Corp.	Peter Wasserman, Tr.of 1815 Realty Tr.	1840 Mass Avenue	\$ -	\$ 358,900
	Lesley Realty Corp.	Peter Wasserman, Tr.of 1815 Realty Tr.	25 Roseland Street	\$ -	\$ 596,900
	Lesley Realty Corp.	Peter Wasserman, Tr.of 1815 Realty Tr.	1815 Mass Avenue	\$ -	\$ 12,400,000
	Union of Concerned Scientists, Inc.	Brattle Square Associates	40 C Brattle Street 1/5	\$ -	\$ 1,800,000
	Union of Concerned Scientists, Inc.	Brattle Square Associates	40 C Brattle Street 1/6	\$ -	\$ 1,800,000
	Cohen, Saul B. & Marc Goldberg	Brattle Square Associates	40 C Brattle Street 1/2	\$ -	\$ 1,800,000
	Whitehead Institute	Same	0 Binney Street	\$ -	\$ 270,500
	President & Fellows of Harvard	Same	69 Dunster Street	\$ 797,400	\$ -
	Cambridge Housing Authority	Lawrence Linder, Tr. Of 4 1/2 Center St	4 Centre Street Unit #5	\$ 9,500	\$ -
	Massachusetts Institute of Tech.	Same	295 Vassar Street	\$ -	\$ 243,000
	Cambridge Housing Authority	Wadworth House Limited Partnership	4 Centre Street Unit	\$ 7,992	\$ -
	Massachusetts Institute of Tech.	Same	2 Waverly Street	\$ -	\$ 1,579,500
	City of Cambridge	Polaroid Corporation	123 Windsor Street	\$ -	\$ 2,707,200
	President & Fellows of Harvard	Same	4 Story Street	\$ -	\$ 3,529,800
	Church in Cambridge, Inc.	Central Green Street Property	380 Green Street	\$ -	\$ 702,500
	Institute of Traditional Science, Inc.	Thomas Cunningham	14 Concord Avenue Unit #416	\$ 93,200	\$ -
	Cambridge Community Housing	Jacek Von Henneberg & Witold Henneb	280 Franklins Street	\$ -	\$ 133,300
	Ali Tobah, Trs of Islamic Society	Same	140 Prospect Street	\$ -	\$ 165,800
	Massasoit Lodge No. 129	Same	53 Bishop Allen Drive	\$ -	\$ 138,400
	Massachusetts Institute of Tech.	Same	22 Tudor Street	\$ -	\$ 1,306,800
FY97	Lesley College	Same	16 Wendell Street	\$ 370,200	\$ -
	Lesley College	Same	13 Mellen Street	\$ 308,300	\$ -
	Lesley College	Same	28 Wendell Street	\$ 844,429	\$ -
	Cambridge Montessori School, Inc	Mercantile Bank & Trust Co.	129 Sherman Street	\$ -	\$ 519,500
	Farmer, Paul E. Partn. In Health	Samuel Dickerman	113 River Street	\$ -	\$ 127,500
	Wesley Foundaton in Camb.	Same	27 Avon Hill Street	\$ 528,900	\$ -
	Buckingham, Browne & Nichols	Same	6 Buckingham Place	\$ 707,901	\$ -
FY98					

FY99	Greek Institute Inc.	Same	1038 Massachusetts Ave.	\$	-	\$	164,300
	City of Cambridge	Sunvich Kongruengkit, Tr. Of Cedar Ct.Realty	63 Cedar Street	\$	169,300	\$	-
	City of Cambridge	Frederick Fedrini	2524 Massachusetts Ave	\$	183,600	\$	-
	Commonwealth of Mass, C/O M.D.C.	David R. Grace, Tr. Of North Shore Realty Tr.	61 Industrial Park	\$	809,000	\$	-
	Commonwealth of Mass	Shell Oil Co.	385 Massachusetts Ave.	\$	-	\$	458,400
	Cambridge Ellis School	Same	80 Trowbridge Street	\$	-	\$	707,600
	Harvard Place Inc.	Q.T. Services, Inc.	273 Harvard Street	\$	-	\$	340,600
	The Longy School Of Music Inc.	Same	33 Garden Street	\$	1,388,000	\$	-
	Cambridge Affordable Housing Corp	Same	125 Whittemore Ave.	\$	212,000	\$	-
	Cambridge Housing Authority	Same	15 Warren F. Roberts Rd. Unit 15C	\$	75,200	\$	-
FY00	Comstock & Wescott, Inc.	Same	765 Concord Ave.	\$	-	\$	1,579,900
	City of Cambridge	Camb. Corp. C/O Donald Moulton	26 Pine Street	\$	800	\$	-
	President & Fellows of Harvard	Same	2 Nutting Road	\$	-	\$	574,500
	Massachusetts Institute of Tech.	Same	30 Memorial Drive	\$	-	\$	6,901,900
	Massachusetts Institute of Tech.	Same	112-120 Sidney Street	\$	-	\$	1,200,000
	Massachusetts Institute of Tech.	Same	158 Massachusetts Ave.	\$	-	\$	217,900
	Massachusetts Institute of Tech.	Same	168 Massachusetts Ave.	\$	-	\$	176,000
	Cambridge Housing Authority	Same	264 Main Street	\$	-	\$	2,994,700
	Cambridge Affordable Housing Corp	Patrick McLaughlin	245-247 Washington Street	\$	108,200	\$	-
	The Weston College Corporation	Claire & Robert Ganz	13 Seagrave Road	\$	119,500	\$	-
FY01	Cambridge Housing Authority	Camb. COHousing	5 Phillips Place	\$	952,300	\$	-
	Cohen, Saul B. & Marc Goldberg	Same	175 Richdale Avenue Unit 119	\$	3,675,000	\$	-
	President & Fellows of Harvard	Same	40C Brattle Street Unit 1/2	\$	-	\$	1,023,600
	Tobah, Ali, Trs. Of Islamic Society	Same	8 Mount Auburn Street	\$	-	\$	702,800
	Cambridge Insight Meditation Center Inc.	Dorian Hardwick	140 Prospect Street	\$	-	\$	91,900
	Cambridge Insight Meditation Center Inc.	Mary Benjamin	107 Antrim Street Unit #1	\$	222,200	\$	-
	Lubavitch of Cambridge, Inc.	Halcott G.Gant Jr.	36 Antrim Street Unit 3	\$	160,500	\$	-
	International Buddhist Progress Society	Same	38-40 Banks Street	\$	484,800	\$	-
	International Buddhist Progress Society	Same	950 Massachusetts Unit # C1	\$	-	\$	804,000
	Commonwealth of Mass	North Federal Properties, LLC	950 Massachusetts Ave. Unit #220	\$	170,200	\$	-
	Cambridge Zen Center	Same	15 Monsignor Obrien Hwy	\$	15,200	\$	-
	On The Rise, Inc.	Edward & Christel McCarthy	199 Auburn Street	\$	2,390,000	\$	-
	The Packard Humanities	Gunwyn Corp.	341 Broadway	\$	-	\$	368,200
	President & Fellows of Harvard	George A. Fink, Tr of George Fink Realty Trust	9-11 Mount Auburn Street	\$	-	\$	906,100
	Commonwealth of Mass	North Federal Properties, LLC	26-28 Church Street	\$	-	\$	2,099,400
	Commonwealth of Mass	North Federal Properties, LLC	15 Monsignor Obrien Hwy	\$	5,200	\$	-
	Commonwealth of Mass	North Federal Properties, LLC	15 Monsignor Obrien Hwy	\$	17,800	\$	-
	Commonwealth of Mass	North Federal Properties, LLC	15 Monsignor Obrien Hwy	\$	1,000	\$	-
	City of Cambridge	David L. Mullane	163 Harvard Street	\$	-	\$	515,000
	City of Cambridge	Mara Prentiss	32-40 Dickinson Street	\$	-	\$	429,800
	Tobah, Ali, Trs. Of Islamic Society	Same	166-172 Prospect Street	\$	-	\$	332,400

Total Residential and Commercial Valuations:	\$ 15,003,222	\$ 54,655,600
Tax Rates:	\$ 9.21	\$ 23.39
Total Taxes:	138,179.67	1,278,394.48
 Total Estimated Combined Valuations:	 \$ 69,658,822	
Total Estimated Combined Taxes:	\$ 1,416,574.16	

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CITY OF CAMBRIDGE

CITY HALL, CAMBRIDGE, MASSACHUSETTS 02139
MAIN OFFICE (617) 349-4343 RESIDENTIAL VALUATION (617) 349-4110

ASSESSING DEPARTMENT

Faith D. McDonald, Acting Director
Kevin T. McDevitt, Principal Assessor

TO: ROBERT W. HEALEY CITY MANAGER
FROM:  BOARD OF ASSESSORS
SUBJECT: COUNCIL ORDER # 7 TAX EXEMPT PROPERTY REPORT
DATE: 05/16/01

In response to council order, #7 dated April 9, 2001 the following report presented. The Cambridge Exempt Report list 1009 parcels with a valuation of 6.2 billion for FY 2001.

Private Schools and Universities possess 59% of the exempt property value in Cambridge with 3.6 billion in property value.

After reviewing the exempt property list and removing religious owners, all government property, the MBTA, Cambridge Redevelopment authority and Cambridge Housing Authority, you are left with 77 organizations owning 437 land parcels that receive the In Lieu Tax Letter from the city annually.

The numbers of organizations that make a payment annually or periodically varies from 17 to 20.

Cambridge Exempt Summary Report FY2001

<i>Owner</i>	<i>Number of Parcels</i>	<i>Valuation</i>
United States America	9	137,0477,000
Commonwealth of Mass	52	372,198,950
Mass Bay Transit Auth	47	59,235,200
Middlesex County	3	122,077,800
City of Cambridge	225	707,077,800
Private Schools and Universities	282	3,665,393,000
Charitable Organizations	155	462,216,255
Church's & Temple's	133	265,058,000
State 121 A Corporations	8	116,761,000
Cambridge Housing Authority	75	294,509,000
Cambridge Redevelopment Authority	20	37,789,90
Total	1009	6,240,375,005

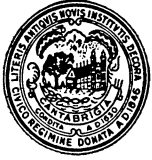
ORGANIZATIONS RECEIVING IN LIEU OF TAXLETTER

<i>NAME</i>	<i>ADDRESS</i>	<i>PAYMENT</i>
AGASSIZ NEIGHBORHOOD COUNCIL, INC.	00020 SACRAMENTO ST	
AMERICAN FRIENDS SERVICE	02161 MASSACHUSETTS AVE	
ASSOCIATED DAY CARE SERVICES	00043 ASSEX ST	
BUCKINGHAM BROWNE & NICHOLS SCHOOL	10 BUCKINGHAM ST	\$1034
C A S C A P, INC	00205 GREEN ST 207	
CAMBRIDGE CENTER FOR ADULT EDUCATION	00054 BRATTLE ST	\$5293
CAMBRIDGE COLLEGE, INC.	00974 MASSACHUSETTS AVE	\$1500
CAMBRIDGE COMMUNITY CENTER INC.	00001 CALLENDER ST 13	\$2492
CAMBRIDGE COMMUNITY SERVICES	00093 BISHOP ALLEN DR 99	
CAMBRIDGE ELLIS SCHOOL	0080 TROWBRIDGE	
CAMBRIDGE FRIENDS SCHOOL INC.	00005 CADBURY RD 5A	
CAMBRIDGE HISTORICAL SOCIETY	00159 BRATTLE ST	
77 MAGAZINE HOUSE, INC.	00077 MAGAZINE ST 79	
CAMBRIDGE MASONIC HALL ASSOCIATION	1950 MASS AVE	

<i>NAME</i>	<i>ADDRESS</i>	<i>PAYMENT</i>
CAMBRIDGE MONTESSORI SCHOOL INC.	00287 WALDEN ST	
CAMBRIDGE NURSERY SCHOOL INC.	00006 HILLSIDE PL	\$756
CAMBRIDGE ORGANIZATION OF PORTUGUESE.	01046 CAMBRIDGE ST	
CAMBRIDGE YOUNG MEN'S CHRISTIAN ASSOCIA	00820 MASSACHUSETTS AVE	
CAMBRIDGE YOUNG WOMEN'S CHRISTIAN ASSOCIAT	00011 TEMPLE ST	\$1500
CAMBRIDGEPORT CHILD CARE , INC.	00065 CHESTNUT ST 65R	
CASPAR INC	00006 CAMELIA AVE	
COHEN, SAUL B. & MARC E. GOLDBERG	1 BRATTLE SQ	
COMMUNITY ALTERNATIVE RESIDENTIAL	00019 SHEA RD 29	
DANTE ALIGHIERI SOCIETY OF MASS, INC	00199 HAMPSHIRE ST 201	
EAST END HOUSE, INC.	00109 SPRING ST 111	
ERIK H. AND JOAN M. ERIKSON CENTER, INC.	01529 CAMBRIDGE ST 1531	
EUGENE F LYNCH POST 30 UNITED AMERICAN VETS	00001 CEDAR ST	
HARVARD CRIMSON TRUST	00014 PLYPTON ST 18	\$1400
HARVARD HILLEL CHILDREN'S SCHOOL	00134 MAGAZINE ST 136	
HARVARD LAMPOON	55 MT AUBURN ST	\$311
HAVARD COMMUNITY HEALTH PLAN INC.	1611 CAMBRIDGE ST	
INSTITUTE OF THE FRANCISCAN MISSIONARIES	00014 LANCASTER ST 16	
INSTITUTE OF TRADITIONAL SCIENCE, INC.	00014 CONCORD AVE	
INTERNATIONAL BUDDHIST PROGRESS SOCIETY	00950 MASS AVE	
JAMES F. FARR ACADEMY, INC	00082 PEARL ST	
KRIS E.M CHRISTINE TRUSTEE MIND	00048 GARDEN ST	
LESLEY COLLEGE	00049 WASHINGTON ST	

NAME	ADDRESS	PAYMENT
LESLEY REALTY CORP.	01840 MASSACHUSETTS AVE	
LINCOLN LAND INSTITUTE	113 BRATTLE ST	\$5527
LONGY SCHOOL OF MUSIC INC	1 FOLLEN ST	
LUBAVITCH OF CAMBRIDGE, INC.	38-40 BANKS ST	
MARSH POST #442 OF AMERICAN LEGION	00003 GREENOUGH BLVD	
MARGARET FULLER NEIGHBORHOOD	00069 CHERRY ST 75	
MASS HALFWAY HOUSES INC.	00064 CHESTNUT ST 66	
MASSACHUSETTS INSTITUTE OF TECHNOLOGY	00864 MAIN ST 868	\$1,046,974
MASSASOIT LODGE NO.129,I.B.P.O.E.W, INC	00053 BISHOP ALLEN DR 55	
MT AUBURN HOSPITAL	00300 MOUNT AUBURN ST 300	
MT AUBURN POST VFW INC.	00688 HURON AVE	
MUSEUM OF SCIENCE	0002 MONSIGNOR OBRIEN HWY 14	
NEW ENGLAND ANTIQUITIES SOCIETY	21 LINNAEAN ST	
PARTNERS-IN HEALTH FOUNDATION	113 RIVER ST	
PRESIDENT AND FELLOWS OF HARVARD COLLEGE	00004 STORY ST 12	\$1,632,491
RADCLIFFE COLLEGE	00032 CONCORD AVE 40	
REAL COLLEGIO COMPLUTENSE, INC.	00026 TROWBRIDGE ST	\$993
RESEARCH INSTITUTE FOR EDUCATION IPROBLEM INC.	29 WARE ST	
ROMAN CATHOLIC ARCHBISHOP OF BOSTON	00080 SEVENT ST	
ROWLAND INSTITUTE FOR SCIENCE, INC.	00087 CAMBRIDGE PKY 97	\$50,000
RUAH-BREATH OF LIFE, INC.	00010 RUSSELL ST	\$895

NAME	ADDRESS	PAYMENT
SALVATION ARMY OF MASSACHUSETTS INC.	00408 MASSACHUSETTS AVE	
SANCTA MARIA HOSPITAL	00795 CONCORD AVE	
SECOND HOME INC.	00030 PEARL ST	
SHADY HILL SCHOOL	178 COOLIDGE HILL	
SHELTER INC	99 BISHOP ALLON DR	\$636
SOCIETY OF JESUS OF NEW ENGLAND, INC	00040 KIRKLAND ST	
THE WESTON COLLEDGE CORPORTATION	00005 PHILLIPS PL	\$5794
TRANSITION HOUSE INC.	00233 HARVARD ST 235	
TRUSTEE OF SHELTER REALTY TRUST II	103 SCHOOL ST	
UNION OF CONCERNED SCIENTISTS, INC.	00040 BRATTLE ST 40C	
UNITARIAN UNIVERSALIST SERVICE	00130 PROSPECT ST	
UNITED RESIDENTS OF CAMBRIDGE INC.	00011 INMAN ST	
VINFEN CORPORATION	00950 CAMBRIDGE ST 910	\$5385
VNA CARE MANAGEMENT, INC.	00065 CHILTON ST 67	
WELLMET PROJECT INC.	00018 LEONARD AVE	
WHITEHEAD INSTITUTE BIOMEDICAL RES	00009 CAMBRIDGE CTR	\$362,213
WOMENS EDUCATION CENTERS INC.	46 PLEASANT ST	
YOUVILLE REHABILITATION AND CHRONIC	01591 CAMBRIDGE ST 1593	
	TOTAL	\$3,494,251



City of Cambridge

O-1.

IN CITY COUNCIL

January 28, 2002

MAYOR SULLIVAN
VICE MAYOR DAVIS
COUNCILLOR DECKER
COUNCILLOR GALLUCCIO
COUNCILLOR MAHER
COUNCILLOR MURPHY
COUNCILLOR REEVES
COUNCILLOR SIMMONS
COUNCILLOR TOOMEY

WHEREAS: The City Council received the attached Awaiting Report Number 01-173 from the City Manager regarding a report on all tax-exempt properties at the meeting of May 21, 2001; and

WHEREAS: This information was referred to the Finance and Neighborhood and Long Term Planning Committees for a hearing; and

WHEREAS: Additional information was also required by the City Council on this matter; and

WHEREAS: No hearing was held on this matter; now therefore be it

ORDERED: That the issue of tax-exempt properties be referred to the 2002 Council and said matter be referred to the appropriate City Council subcommittee when organized.

In City Council January 28, 2002.

Adopted by the affirmative vote of nine members.

Attest:- D. Margaret Drury, City Clerk.

A true copy;

ATTEST:- *D. Margaret Drury*

D. Margaret Drury
City Clerk

F-11

Order #1

Refer issue of tax-exempt
properties to the 2002 Council for
subsequent referral to the
appropriate City Council
subcommittee.

Mayor Sullivan

In City Council January 28, 2002

ORDER ADOPTED