

Assessor's Information for Override Committee

August 11, 2025



Stoneham Board of Assessors

William Jordan, *Chairman*

Frank Vallarelli, *Secretary*

Eric Josephson, *Member*

Cheryl Kozlowski, *Director of Assessing*

Nicholas Coscia, *Administrative Assistant*

EXEMPTIONS CURRENTLY AVAILABLE	
17D	Seniors, Surviving Spouses, Minor Children(of Deceased Parent)
41C	Seniors Exemption
41A	Senior Tax Deferral
18 & 18A	Hardship - Age, Infirmary, and Poverty
37A	Legally Blind Persons Exemption
42	Surviving Spouse of Police Officer or Firefighter killed in line of duty
22, 22A - 22F	Veterans
Senior Work-Off Program	
APPLIES TO ALL EXEMPTIONS	
G.L. c. 59, § 5C1/2	Optional Additional Real Estate Exemption
APPLIES TO VETERANS ONLY	
"Hero Act" Ch 178 of the Acts 2024	An Act Honoring, Empowering & Recognizing Our Servicemembers & Veterans
	Section 23 provides 2 new property tax exemptions Clauses 22I & 22J and
	Section 24 changes how eligibility for the motor vehicle exemption for a veteran with a service-connected disability is established
Section 23 - Clauses 22I & 22J - Local Options	
22I	If accepted, would increase the amount of the tax exemption granted by the cost of living adjustment (COLA) determined by the DOR based on the consumer price index (CPI)
22J	If accepted, provides an additional exemption <u>up to</u> 100% of the amount of the tax exemption granted. The city / town must accept the statute and establish the additional exemption % before July 1.
Section 24 - G.L. c.60A. § 1 Motor Vehicle Excise	
	Eligibility will be based on a disability determination by the U.S. Department of Veteran Affairs (VA). A veteran will qualify for a motor vehicle exemption if the VA determines they have a 100% disability rating or deems them unemployable due to the service-connected disability.
LEGISLATIVE UPDATE	
Docket# HD 944	An Act Providing for a Means Tested Senior Citizen Property Tax Exemption
Docket# HD 2764	An Act Expanding the Senior Property Tax Exemption

95 MAPLE STREET & 164 FRANKLIN STREET

95 MAPLE STREET		Parcel 23-0-17			270 UNITS
FY2025	LUC	VALUE	TAX RATE	TAX DOLLARS	
Land FY24	390	10,538,900	\$20.17	\$212,569.61	
FY25	112	39,729,000	\$10.59	\$420,730.11	
FY25 NEW GROWTH REPORTED		29,190,100	\$10.59	\$309,123.16	
FY24 as of 6/30/2023 building has been demolished					
FY25 as of 6/30/24 building 35% complete & garage 70% complete					
FY2026	LUC	VALUE	TAX RATE	TAX DOLLARS	
FY25	112	39,729,000	\$10.23	\$406,427.67	
COMMIT FOR FY26		69,215,800	\$10.23	\$708,077.63	
FY26 NEW GROWTH		29,486,800	\$10.23	\$301,649.96	
FY26 building is 83% complete					
* Next year will be valued using income and expense data					

40
Affordable
Units

164 FRANKLIN ST		Parcel 8-0-106			259 UNITS
FY2025	LUC	VALUE	TAX RATE	TAX DOLLARS	
393 Agriclutl. Land	FY24 393	1,895,400	\$20.17	\$38,230.22	
	FY25 112	9,660,400	\$10.59	\$102,303.64	
FY25 NEW GROWTH REPORTED		7,765,000	\$10.59	\$82,231.35	
FY25 only Town Houses began construction - % completed are					
4-6 (35%), 7-9 (35%), 10-12 (35%), 13-15 (20%)					
FY2026	LUC	VALUE	TAX RATE	TAX DOLLARS	
FY25	112	9,660,400	\$10.23	\$98,825.89	
COMMIT FOR FY26		59,621,400	\$10.23	\$609,926.92	
FY26 NEW GROWTH		49,961,000	\$10.23	\$511,101.03	
Town Houses 1-3, 4-6, 7-9, 10-12, 13-15 (each 97% complete)					
168A (75%), 168B (75%), 168C (75%), 168D (85%)					
* Next year will be valued using income and expense data					

65
Affordable
Units

CURRENT AND FUTURE NEW CONSTRUCTION

95 MAPLE ST - Apartments - 270 Units
164 FRANKLIN ST - Apartments - 259 Units
ISOLA LANE - 13 Residential Dwellings
WOODLAND RD (OLD HOSPITAL SITE) Apartments - 378 Units
1 MONTVALE AVE - Apartments - 51 Units
134 ELM ST - Townhouses - 12 Units
32 SUMMER ST - 4 Residential Dwellings
147 FRANKLIN ST - Currently a single family that will be converted to Condos - 5 Units
4 COMMON ST - Apartment 2nd floor and professional office use on the 1st floor
6-8 SOUTH ST - 2 family converting to a 3 family
477 MAIN ST - Add 2 Story addition in rear of house to build 7 residential units
590 MAIN ST - 2 family home - was a single family that was demolished due to fire
45 PARK ST - Demolished 2-family due to fire and rebuilding a 2 Family home
39 BONAD RD - Demolished and rebuilding single family home
21 TREMONT ST - Demolished single family and building a 2-family home
39 TAMAROCK RD - Demolished due to fire and rebuilding single family home

Why the Average Single Family Tax used as a Basis of Comparison

1. Variation in the Level of Assessment
2. Variation in Percentage of Residential and Commercial classes
3. Variation in CIP Shift Percentages

FY2025 Community Average Single Family Tax Bill Comparison & CIP Tax Shift

Municipality	Average Single-Family Value	Single-Family Tax Bill	% of Tax Base Residential (Unshifted)	% of Tax Base CIP (Unshifted)	CIP Shift	% of Tax Base Residential (Shifted)	% of Tax Base CIP (Shifted)
Lexington	1,578,591	\$19,306	86.42	13.58	1.75000	76.24	23.76
Winchester	1,595,586	\$17,695	95.69	4.31	1.00000	95.69	4.31
Boxford	955,890	\$12,857	97.52	2.48	1.00000	97.52	2.48
Andover	1,026,321	\$12,819	82.36	17.64	1.67000	70.54	29.46
Bedford	986,414	\$11,876	77.06	22.94	1.75000	59.85	40.15
Middleton	962,949	\$11,449	83.96	16.04	1.00000	83.96	16.04
North Reading	855,002	\$11,166	88.43	11.57	1.00000	88.43	11.57
Lynnfield	1,045,013	\$11,035	88.91	11.09	1.66578	81.53	18.47
Westford	796,584	\$10,730	90.36	9.64	1.00000	90.36	9.64
Reading	890,915	\$10,148	93.70	6.30	1.11000	93.01	6.99
North Andover	825,382	\$9,294	84.17	15.83	1.32007	79.10	20.90
Chelmsford	634,510	\$8,820	84.99	15.01	1.17002	82.44	17.56
Wakefield	776,158	\$8,809	88.97	11.03	1.75000	80.69	19.31
Tewksbury	629,508	\$8,322	84.48	15.52	1.65975	74.24	25.76
Melrose	817,630	\$8,095	94.99	5.01	1.73050	91.34	8.66
Wilmington	702,889	\$8,048	74.88	25.12	1.75000	56.04	43.96
Stoneham	765,770	\$7,834	90.65	9.35	1.75000	83.63	16.37
Danvers	693,303	\$7,619	78.79	21.21	1.48614	68.47	31.53
Billerica	632,908	\$7,196	77.92	22.08	1.74977	61.36	38.64
Saugus	641,074	\$6,847	83.43	16.57	1.75000	71.01	28.99
Burlington	782,078	\$6,773	63.73	36.27	1.72629	37.39	62.61
Peabody	646,064	\$5,983	83.52	16.48	1.75000	71.16	28.84
Woburn	700,311	\$5,981	73.68	26.32	1.75000	53.94	46.06

stoneham CIP Shift History

Fiscal Year	% of Tax Base Residential (Unshifted)	% of Tax Base CIP (Unshifted)	Single Tax Rate (Unshifted)	Maximum Allowable Shift	Shift Selected	% of Tax Base Residential (Shifted)	% of the Tax Base CIP (Shifted)	Residential Tax Rate (Shifted)	CIP Tax Rate (Shifted)
2025	90.65%	9.35%	\$11.09	175	175	83.63%	16.37%	\$10.23	\$19.40
2024	90.25%	9.75%	\$11.52	175	175	82.93%	17.07%	\$10.59	\$20.17
2023	90.13%	9.87%	\$12.09	175	175	82.72%	17.28%	\$11.10	\$21.16
2022	90.33%	9.67%	\$11.32	175	175	83.08%	16.92%	\$10.41	\$19.81
2021	90.75%	9.25%	\$11.71	175	175	83.81%	16.19%	\$10.82	\$20.49
2020	90.48%	9.52%	\$11.71	175	175	83.34%	16.66%	\$10.79	\$20.50
2019	90.43%	9.57%	\$12.19	175	175	83.25%	16.75%	\$11.22	\$21.33
2018	90.02%	9.98%	\$11.74	175	175	82.53%	17.47%	\$11.71	\$22.35
2017	89.78%	10.22%	\$13.50	174	172	82.45%	17.55%	\$12.39	\$23.21
2016	88.47%	11.87%	\$13.75	154	152	82.47%	17.53%	\$12.70	\$22.55
2015	88.89%	11.10%	\$13.97	160	158	82.45%	17.55%	\$12.96	\$22.08
2014	88.47%	11.87%	\$14.47	154	152	82.47%	17.53%	\$13.49	\$22.00
2013	88.13%	11.87%	\$13.99	150	150	82.19%	17.81%	\$13.06	\$21.00
2012	88.36%	11.64%	\$13.50	152	150	82.54%	17.46%	\$12.61	\$20.25
2011	88.22%	11.78%	\$13.09	150	150	82.35%	17.65%	\$12.21	\$19.63
2010	88.65%	11.35%	\$12.33	153	153	82.63%	17.37%	\$11.49	\$18.87

TOP 10 TAX PAYERS

Name	Parcel Id	LUC	Nature of Business	FY25 Assessed Valuation	FY25 Tax Levy	% of Net Levy
REDSTONE SHOPPING CTR LTD PT	16-222	323	Retail Shopping Center	\$52,229,600	\$1,013,254.24	1.50%
STONEHAM MAVE LLC	26-0-1	112	Apartments	\$92,206,300	\$943,270.45	1.39%
NSTAR	107040	504	Utility	\$45,571,227	\$884,081.80	1.30%
ALTA LANGWOOD LLC	27-0-3D	112	Apartments	\$76,764,500	\$785,300.84	1.16%
EXTRA SPACE STORAGE, INC	VARIOUS	316	Self-Storage	\$29,918,500	\$580,418.90	0.86%
BOSTON GAS COMPANY	107050	504	Utility	\$27,760,789	\$538,559.31	0.79%
HANIMP JV STONEHAM MA LLC	23-0-17	112	Apartments	\$39,729,000	\$406,427.67	0.60%
STONEHILL ASSOCIATES	VARIOUS	VARIOUS	Apartments	\$43,064,000	\$440,544.72	0.65%
7TH A P COMPANY	22-0-81X	114	Apartments	\$38,740,100	\$396,311.22	0.58%
PLATYPUS LLC	10-0-2	112	Apartments	\$38,292,000	\$391,727.16	0.58%
Totals				\$484,276,016	\$6,379,896.31	9.41%

Residential	\$10.23
Comm / Industrial	\$19.40
Fiscal Year Levy Total	\$67,767,768.38