CERTIFIED ABUTTERS LIST
Date: March 12, 2025
Subject Property Location: 20 POND LN Arlington, MA
Subject Property ID: 10-4-5.A
Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
10.A-4-3	374 MASS AVE UNIT 2	BACHANOWSKI JOHN S &	KIEWRA KARIN A	374 MASS AVE	UNIT 2	ARLINGTON	MA	02474
10.A-4-4	374 MASS AVE UNIT 3	LUSTIG DAVID &	TAO XIANGLONG	374 MASS AVE	UNIT 3	ARLINGTON	MA	02474
10.A-4-5	374 MASS AVE UNIT 4	THOMPSON FRED & QUINBY		31 WOODBURY ST		SOUTH PORTLAND	ME	04106
9.A-2-1	19 WYMAN TERR UNIT 1	WISE WILLIAM	GUERRERO ABEL	19 WYMAN TERR	UNIT 1	ARLINGTON	MA	02474
9.A-2-2	19 WYMAN TERR UNIT 2	ALBERT MAURA H & BLAIR LINDA J	TRS/ MAURA H ALBERT REVOCABLE	19 WYMAN TERR	UNIT 2	ARLINGTON	MA	02474
10.A-3-9	9--11 POND LN UNIT 9	SITOMER MARION		9 POND LN		ARLINGTON	MA	02474
10.A-3-11	9--11 POND LN UNIT 11	CREEDON PAUL A	CLUNIE PAIGE A	11 POND LN		ARLINGTON	MA	02474
10.A-5-1	46--48 POND LN UNIT 1	MORRISON LAI-KUEN & DONALD M		46 POND LN	UNIT 1	ARLINGTON	MA	02474
10.A-5-2	46--48 POND LN UNIT 2	RUSSELL KAREN J/ TRUSTEE	KAREN RUSSELL 2023 TRUST	46 POND LN	UNIT 2	ARLINGTON	MA	02474
10.A-3-16.1	16 AVON PL UNIT 1	CAPODANNO JILL & AMIE &	BLOUIN LYN	16 AVON PL	#1	ARLINGTON	MA	02474
10.A-3-16.2	16 AVON PL UNIT 2	SANDSTEDT DANIEL M &	CAPODANNO AMIE	16 AVON PL	#2	ARLINGTON	MA	02474
10.A-2-11.1	11 AVON PL UNIT 1	SCHWINGEL LOUISE	SCHWINGEL RICHARD E	11 AVON PL UNIT 1	UNIT 1	ARLINGTON	MA	02474
10.A-2-11.2	11 AVON PL UNIT 2	EZEKOWITZ ANDREW	LIU LIQUN	11 AVON PL UNIT 2	UNIT 2	ARLINGTON	MA	02474
9-1-6	16 WYMAN TERR	BURNHAM JAMES NEAL ETAL/ TRS	JAMES NEAL BURNHAM & SUSAN	16 WYMAN TER		ARLINGTON	MA	02474
9-1-7	12--14 WYMAN TERR	GENTILE DANIEL ETAL - UNIT 12	NAHM BYUNG JOO ETAL - UNIT 14	12-14 WYMAN TERR	CONDO CONVERSION	ARLINGTON	MA	02474
9-2-2.A	0-LOT POND LN	TOWN OF ARLINGTON PARK DEPT		730 MASS AVE		ARLINGTON	MA	02476
9-2-4	360 MASS AVE	MULHERN ROBERT & TINA		360 MASS AVE		ARLINGTON	MA	02474
9-2-5	358 MASS AVE	PEEL RE LLC		358 MASS AVE		ARLINGTON	MA	02474
9-2-6	3 WYMAN TERR	NYBERG JONATHAN	DOLAN DAVID/SARA Q	P.O. BOX 292		ARLINGTON	MA	02476
9-2-7	9 WYMAN TERR	BOEHM BERNARD L/TRUSTEE	BERNARD BOEHM TRUST	9 WYMAN TERR		ARLINGTON	MA	02474
9-2-8	11--13 WYMAN TERR	SHEEHAN JOANNE M/ TRUSTEE	J.M.S. WYMAN TERRACE TR-2022	25 MORNINGSIDE DR		ARLINGTON	MA	02474
9-2-9	15--17 WYMAN TERR	SARGENT ENRAKU &	SAU ANNA	242 WESTON RD		WELLESLEY	MA	02482
9.A-2-3	19 WYMAN TERR UNIT 3	MACLEOD AMY & GLEN A ETAL/ TRS	AMY MACLEOD REVOCABLE TRUST OF	19 WYMAN TERR	UNIT 3	ARLINGTON	MA	02474
9-2-11	21 WYMAN TERR	SPY POND LLC		21 WYMAN TER		ARLINGTON	MA	02474
9-2-12	25--27 WYMAN TERR	CHASSE MARY		25 WYMAN TERR		ARLINGTON	MA	02474
9-3-1	0-LOT POND LN	TOWN OF ARLINGTON PARK		730 MASS AVE		ARLINGTON	MA	02476
9.A-2-10	12 POND LN UNIT 10	LI HUIMING	ZENG YUANCHUN	17 JUSTIN ST		LEXINGTON	MA	02420
9.A-2-12	12 POND LN UNIT 12	KE YUE	MENG YUXI	11 OCTOBER LN		WESTON	MA	02493
9.A-2-20	12 POND LN UNIT 20	WONG CHING-WAH		5 CONCORD AVE	UNIT 52	CAMBRIDGE	MA	02138
9.A-2-21	12 POND LN UNIT 21	LIMANI FATON	URUCI-LIMANI GERTA	34 ROCKLAND AVE		ARLINGTON	MA	02474
9.A-2-22	12 POND LN UNIT 22	BUCK JAMES W		12 POND LANE	UNIT 22	ARLINGTON	MA	02474

CERTIFIED ABUTTERS LIST
Date: March 12, 2025
Subject Property Location: 20 POND LN Arlington, MA
Subject Property ID: 10-4-5.A
Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
9.A-2-23	12 POND LN UNIT 23	SPITZKOFF CRAIG		31 BROKEN TREE RD		NEWTON	MA	02459
9.A-2-24	12 POND LN UNIT 24	ZENG FENG	JIANG BOLAN	12722 KINSLEY CT		SAN DIEGO	CA	92129
9.A-2-25	12 POND LN UNIT 25	LOADWICK GEORGE J		12 POND LN	UNIT 25	ARLINGTON	MA	02474
9.A-2-26	12 POND LN UNIT 26	WEN CHIN KUEI/TR	WEN SHIAO MOON LEE/TR	294 GLEN RD		WESTON	MA	02493
9.A-2-27	12 POND LN UNIT 27	HANSON WILLIAM J & LORRAINE P/ TRS	KIRSTEN L HANSON TRUST	8 SANDY RIDGE RD		STERLING	MA	01564
9.A-2-30	12 POND LN UNIT 30	ARLINGTON REAL ESTATE TRUST		C/O CHING-WAH WONG	5 CONCORD AVE #52	CAMBRIDGE	MA	02138
9.A-2-31	12 POND LN UNIT 31	BATTINELLI PETER K		12 POND LN	UNIT 31	ARLINGTON	MA	02474
9.A-2-32	12 POND LN UNIT 32	KUNSMAN CHARLES		12 POND LN	UNIT 32	ARLINGTON	MA	02474
9.A-2-33	12 POND LN UNIT 33	MERRILL DONALD A/TRUSTEE	LUCAS ANNE MARIE/TR	12 POND LN	UNIT 33	ARLINGTON	MA	02474
9.A-2-34	12 POND LN UNIT 34	SAWANT MIHIR PREMSING		12 POND LN	UNIT 34	ARLINGTON	MA	02474
9.A-2-35	12 POND LN UNIT 35	GORKA CAROLYN		12 POND LN	UNIT 35	ARLINGTON	MA	02474
9.A-2-36	12 POND LN UNIT 36	JOHNSON DAVID H/ TRUSTEE	DAVID H JOHNSON TRUST	25 THORNTON WAY	APT 305	BRUNSWICK	ME	04011
9.A-2-37	12 POND LN UNIT 37	YANNAKEAS ELIAS/TRUSTEE	YANNAKEAS REALTY NOMINEE TRUST	119 YDRAS ST	KALAMATA	MESSINIAS GREECE		24100
9.A-2-40	12 POND LN UNIT 40	LI RUI		70 ALBERT AVE		BELMONT	MA	02478
9.A-2-41	12 POND LN UNIT 41	BORGERS CHRISTOPH	WONG AMY O	12 CHERRY ST		LEXINGTON	MA	02421
9.A-2-42	12 POND LN UNIT 42	SANTIAGO CARRIE		12 POND LN	APT 42	ARLINGTON	MA	02474
9.A-2-43	12 POND LN UNIT 43	DRUM LLC		190 CUTLERS FARM RD		MONROE	CT	06468
9.A-2-44	12 POND LN UNIT 44	PARUCHURU RAJANY		16 PLEASANT ST		NEEDHAM	MA	02492
9.A-2-45	12 POND LN UNIT 45	BOND EDITH G		12 POND LN	UNIT 45	ARLINGTON	MA	02474
9.A-2-46	12 POND LN UNIT 46	HINRICHSEN NANCY STOWELL	HINRICHSEN THOMAS HANS	225 ENCHANTING DR		WINCHESTER	VA	22603
9.A-2-47	12 POND LN UNIT 47	FAITH EDWARD P		12 POND LN	UNIT 47	ARLINGTON	MA	02474
9.A-2-50	12 POND LN UNIT 50	BREITENBACH MARIE		12 POND LN	#50	ARLINGTON	MA	02474
9.A-2-51	12 POND LN UNIT 51	LIN CHUAN	CAO HUAIGU	10 PEARL ST		LEXINGTON	MA	02420
9.A-2-52	12 POND LN UNIT 52	DIBELLO PAUL	COLONESE DAWN	12 POND LN	UNIT 52	ARLINGTON	MA	02474
9.A-2-53	12 POND LN UNIT 53	KIM MIN		12 POND LN	UNIT 53	ARLINGTON	MA	02474
9.A-2-54	12 POND LN UNIT 54	BEST AMY JOAN TORRES &	GARCIA JIMMY ANTONIOTORRES	12 POND LN	#56	ARLINGTON	MA	02476
9.A-2-55	12 POND LN UNIT 55	WONG WAH CHING EDITH		5 CONCORD AVE	#52	CAMBRIDGE	MA	02138
9.A-2-56	12 POND LN UNIT 56	BEST AMY JOAN TORRES &	GARCIA JIMMY ANTONIO TORRES	12 POND LN	#56	ARLINGTON	MA	02476
9.A-2-57	12 POND LN UNIT 57	LIU GUIZHONG & XIAOSHA		12 POND LN	UNIT 57	ARLINGTON	MA	02474
9.A-2-60	12 POND LN UNIT 60	HACHEY JEAN N		12 POND LN	#60	ARLINGTON	MA	02474

CERTIFIED ABUTTERS LIST
Date: March 12, 2025
Subject Property Location: 20 POND LN Arlington, MA
Subject Property ID: 10-4-5.A
Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
9.A-2-61	12 POND LN UNIT 61	CHARINOS MARIA		71 ATTHIDON STR	KALLITHEA ATHENS	GREECE		17672
9.A-2-62	12 POND LN UNIT 62	DE MONTIGNY WILLIAM		12 POND LN	UNIT 62	ARLINGTON	MA	02474
9.A-2-63	12 POND LN UNIT 63	BAE STELLA	KIM WONTAK	111 ROBBINS RD		WATERTOWN	MA	02472
9.A-2-64	12 POND LN UNIT 64	FERGUSON HOWARD		12 POND LN	UNIT 64	ARLINGTON	MA	02474
9.A-2-65	12 POND LN UNIT 65	DAVIDOW RACHEL B		12 POND LN	UNIT 65	ARLINGTON	MA	02474
9.A-2-66	12 POND LN UNIT 66	HESTIA PROPERTIES LLC		21 AVON PL		ARLINGTON	MA	02474
9.A-2-67	12 POND LN UNIT 67	KILLICK MAORI M--ETAL	KILLICK KATHLEEN A	12 POND LN	#67	ARLINGTON	MA	02474
9.B-1-101	366 MASS AVE UNIT 101	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-102	366 MASS AVE UNIT 102	EYE ASSOCIATES REALTY		172 CAMBRIDGE ST		BURLINGTON	MA	01803
9.B-1-103	366 MASS AVE UNIT 103	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-201	366 MASS AVE UNIT 201	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-202	366 MASS AVE UNIT 202	MASS ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-203	366 MASS AVE UNIT 203	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-204	366 MASS AVE UNIT 204	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-301	366 MASS AVE UNIT 301	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-302	366 MASS AVE UNIT 302	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-303	366 MASS AVE UNIT 303	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-304	366 MASS AVE UNIT 304	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
10-2-5	15 AVON PL	BURKE PAUL M & JENNIFER ROSE		659 MASS AVE		ARLINGTON	MA	02474
10-2-6	19 AVON PL	LOGAN MICHAEL J/ ELISABETH	TRS/LOGAN REAL ESTATE TRUST	19 AVON PL		ARLINGTON	MA	02474
10-2-7	25 AVON PL	SMITH SCOTT J/HEATHER A		25 AVON PL		ARLINGTON	MA	02474
10-2-8	29 AVON PL	AVONSTEAD LLC		3 DICKSON ST		SOMERVILLE	MA	02144
10-3-1	390 MASS AVE	KOZELIAN JOHN & SILVA N/ TRS	KOZELIAN REVOCABLE TRUST	8 CHESWICK RD		ARLINGTON	MA	02474
10-3-2	382--384 MASS AVE	CEDAR CREST ARLINGTON LLC		382 MASS AVE		ARLINGTON	MA	02474
10-3-4	7 POND LN	ROZZI PANFILO E		87 CLARK ST		BELMONT	MA	02478
10-3-6	15 POND LN	SIMADER MICHAEL & MELISSA		15 POND LN		ARLINGTON	MA	02474
10-3-7	19 POND LN	SULLIVAN JAMES	SULLIVAN CHRISTINE	19 POND LN		ARLINGTON	MA	02474
10-3-8	21 POND LN	TOWN OF ARLINGTON		730 MASS AVE		ARLINGTON	MA	02476
10-3-9	22--24 AVON PL	SAYIGH SOPHIA E/ TRUSTEE	SOPHIA E SAYIGH TRUST	24 AVON PL		ARLINGTON	MA	02474
10-3-11	12--14 AVON PL	HARDING LORI/GARY S		PO BOX 1111		WESTFORD	MA	01886
10-3-12	8--10 AVON PL	GNEWUCH CHRISTINA & SCOT C		10 AVON PL		ARLINGTON	MA	02474
10-4-1.A	378 MASS AVE	CONNEELY CONTRACTING INC		378 MASS AVE		ARLINGTON	MA	02474

CERTIFIED ABUTTERS LIST
Date: March 12, 2025
Subject Property Location: 20 POND LN Arlington, MA
Subject Property ID: 10-4-5.A
Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
10-4-1.B	10 POND LN	KEEFE KATHERINE G & ROBERT		10 POND LN		ARLINGTON	MA	02474
10.A-4-2	374 MASS AVE UNIT 1	MANTY WILLIAM/TRACY YUEN		374 MASS AVE	UNIT 1	ARLINGTON	MA	02474
10-4-3	370 MASS AVE	ARLINGTON POST NO 39	THE AMERICAN LEGION INC	370 MASS AVE		ARLINGTON	MA	02474
10-4-5.A	**20 POND LN**	**POND LANE REALTY LLC**		**C/O NICHOLAS BOIT**	**32 HARBOUR DR N**	**OCEAN RIDGE**	**FL**	**33435**
10-5-4	1 POND TERR	REYNOLDS STEPHEN/ETAL	WANAMAKER LISA M	1 POND TERR		ARLINGTON	MA	02474

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to subject parcel within 300 feet.

Town of Arlington
Office of the Board of Assessors
730 Massachusetts Ave
Arlington, MA 02476
phone: 781.316.3050
email: assessors@town.arlington.ma.us