



# CERTIFIED ABUTTERS LIST

Date: October 23, 2025

Subject Property Location: 20 NICOD ST Arlington, MA

Subject Parcel ID: 175.0-0006-0002.0

Search Distance: 300 Feet

| Parcel ID         | Property Location | Owner 1                        | Owner 2                        | Mailing Address   | City/Town, State, Zip |
|-------------------|-------------------|--------------------------------|--------------------------------|-------------------|-----------------------|
| 172.0-0001-0001.A | 36 WILBUR AVE     | LU ANDY                        | LIAN HSUEH CHIN                | 36 WILBUR AVE     | ARLINGTON MA, 02476   |
| 172.0-0001-0002.A | 40 WILBUR AVE     | RINDER ROSA GARCIA             |                                | 40 WILBUR AVE     | ARLINGTON MA, 02476   |
| 172.0-0001-0003.A | 44 WILBUR AVE     | CHUN DANIEL H & MICHELLE H     |                                | 44 WILBUR AVE     | ARLINGTON MA, 02476   |
| 172.0-0002-0001.A | 41 WILBUR AVE     | SHARMA KAUSTUBH                | SHARMA JENNIFER                | 41 WILBUR AVE     | ARLINGTON MA, 02476   |
| 172.0-0002-0002.A | 45 WILBUR AVE     | GIBBONS CHRISTOPHER A          | JOSEPH ELISABETH               | 45 WILBUR AVE     | ARLINGTON MA, 02476   |
| 172.0-0002-0003.A | 18 PECK AVE       | BICKMEIER JEFFREY/LAURA J      |                                | 18 PECK AVE       | ARLINGTON MA, 02476   |
| 172.0-0002-0004.A | 14 PECK AVE       | DAVIS-KAY JENNIFER K/ TRUSTEE  | J DAVIS-KAY REVOCABLE TRUST    | 14 PECK AVE       | ARLINGTON MA, 02476   |
| 172.0-0002-0005.A | 10 PECK AVE       | KHOBARE PARITOSH S             | KHOBARE DEBORAH L              | 10 PECK AVE       | ARLINGTON MA, 02476   |
| 172.0-0002-0006.0 | 6 PECK AVE        | FELDMAN JOEL & FINKEL MERYL    |                                | 6 PECK AVE        | ARLINGTON MA, 02476   |
| 172.0-0002-0008.A | 33 WILBUR AVE     | POJASEK ROBERT B/LAJOIE GERALD | TRS/LAJOIE-POJASEK TRUST       | 33 WILBUR AVE     | ARLINGTON MA, 02476   |
| 172.0-0002-0015.A | 37 WILBUR AVE     | DUFFY DONNA M                  |                                | 34 OAK HILL DR    | ARLINGTON MA, 02474   |
| 172.0-0003-0016.0 | 5 THIRD ST        | TENENBAUM ERIC M               |                                | 5 THIRD ST        | ARLINGTON MA, 02476   |
| 175.0-0004-0013.0 | 56 RUBLEE ST      | MOODY NICOLE                   | BANKS DANIEL                   | 56 RUBLEE ST      | ARLINGTON MA, 02476   |
| 175.0-0004-0014.0 | 48 RUBLEE ST      | YAMAGUCHI STACIE A             | NGUYEN MINH                    | 48 RUBLEE ST      | ARLINGTON MA, 02476   |
| 175.0-0004-0016.0 | 44 RUBLEE ST      | ENGSTROM M GUNNAR & LILLIAN R  | TRS/ ENGSTROM TRUST OF         | 44 RUBLEE ST      | ARLINGTON MA, 02476   |
| 175.0-0004-0017.0 | 40 RUBLEE ST      | DUARTE KATHRYN E /TRUSTEE      | RACHAEL M D'ONOFRIO SUPPLEMENT | 11 CRAWFORD ST    | ARLINGTON MA, 02474   |
| 175.0-0004-0018.0 | 36 RUBLEE ST      | BOYLE MICHAEL G & MARIA F      |                                | 36 RUBLEE ST      | ARLINGTON MA, 02476   |
| 175.0-0005-0001.0 | 59 RUBLEE ST      | RUBIN FRANCINE                 | QUET PIERRE-FRANCOIS DAMIEN    | 59 RUBLEE ST      | ARLINGTON MA, 02476   |
| 175.0-0005-0003.0 | 63 RUBLEE ST      | KYLE ANDREW O &                | KYLE MARGARET E                | 63 RUBLEE ST      | ARLINGTON MA, 02476   |
| 175.0-0005-0004.0 | 84 WILLIAMS ST    | COTRUPU ANTHONY E              | COTRUPU CHRISTINA M            | 84 WILLIAMS ST    | ARLINGTON MA, 02476   |
| 175.0-0005-0005.0 | 80 WILLIAMS ST    | STUDNA BERNADETTE/ TRUSTEE     | BERNADETTE STUDNA REVOCABLE TR | 80 WILLIAMS ST    | ARLINGTON MA, 02476   |
| 175.0-0005-0006.0 | 76 WILLIAMS ST    | LAWTON ELLEN M                 | SHRIBER JONATHAN L             | 76 WILLIAMS ST    | ARLINGTON MA, 02476   |
| 175.0-0005-0007.0 | 7 NICOD ST        | JONES L SCOTT & REBECCA B      |                                | 7 NICOD ST        | ARLINGTON MA, 02476   |
| 175.0-0005-0008.0 | 11 NICOD ST       | O HAGAN RONAN C                | O HAGAN-JACQUES SUZANNE        | 11 NICOD ST       | ARLINGTON MA, 02476   |
| 175.0-0005-0009.0 | 15 NICOD ST       | JOUN MYONG/SU                  |                                | 15 NICOD ST       | ARLINGTON MA, 02476   |
| 175.0-0005-0010.0 | 19 NICOD ST       | DEMAS NICKOLAS P               | NAKAJIMA NOZOMI                | 19 NICOD ST       | ARLINGTON MA, 02476   |
| 175.0-0005-0011.0 | 23 NICOD ST       | BUCKLEY MICHAEL                | ZAVAILICK LENORE               | 23 NICOD ST       | ARLINGTON MA, 02476   |
| 175.0-0005-0011.B | 155 WOLLASTON AVE | GIANAKURA STAMATIA & CHRISTE   |                                | 155 WOLLASTON AVE | ARLINGTON MA, 02476   |
| 175.0-0005-0011.C | 161 WOLLASTON AVE | KLEPPNER ANDREW N ETAL/ TRS    | ANDREW N KLEPPNER TRUST        | 161 WOLLASTON AVE | ARLINGTON MA, 02476   |
| 175.0-0005-0011.D | 27 NICOD ST       | BAIRD DANIEL W & SAEKO N       |                                | 27 NICOD ST       | ARLINGTON MA, 02476   |



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|--------------------------|--------------------|---|-----------------------------------|--------------------|----------------------------|
| 175.0-0005-0011.E        | 31 NICOD ST        | SHARMA S SHAMIK &                       | VAIDYA SONIYA S                   | 31 NICOD ST        | ARLINGTON MA, 02476        |
| 175.0-0005-0012.A        | 33 RUBLEE ST       | SHAH ANKIT GIRISH &                     | AGARWAL ABHIRUCHI                 | 33 RUBLEE ST       | ARLINGTON MA, 02476        |
| 175.0-0005-0013.A        | 37 RUBLEE ST       | HELSON HAROLD                           |                                   | 37 RUBLEE ST       | ARLINGTON MA, 02476        |
| 175.0-0005-0014.A        | 41 RUBLEE ST       | POOLE JAMES NATHAN                      | POOLE KOZUE TSUNODA               | 240 HOOK DR        | FUQUAY-VARINA NC, 27526    |
| 175.0-0005-0015.A        | 45 RUBLEE ST       | DONATO CELINE & JAMES A JR              |                                   | 45 RUBLEE ST       | ARLINGTON MA, 02476        |
| 175.0-0005-0016.A        | 49 RUBLEE ST       | OLSEN JASON DOUGLAS /SARAH              |                                   | 49 RUBLEE ST       | ARLINGTON MA, 02476        |
| 175.0-0006-0001.A        | 0LOT NICOD ST      | VAIDYANATHAN ANANTHARAM                 | SETHUNATH VIDYALAKSHMI            | 10 NICOD ST        | ARLINGTON MA, 02476        |
| 175.0-0006-0001.B        | 14 NICOD ST        | HAYES SEAN/JENNIFER                     |                                   | 14 NICOD ST        | ARLINGTON MA, 02476        |
| <b>175.0-0006-0002.0</b> | <b>20 NICOD ST</b> | <b>BOWES GEOFFREY K &amp; CYNTHIA L</b> | <b>TRS/ BOWES REVOCABLE TRUST</b> | <b>20 NICOD ST</b> | <b>ARLINGTON MA, 02476</b> |
| 175.0-0006-0003.0        | 24 NICOD ST        | BAHIRWANI ANAND ETAL/ TRS               | BAHIRWANI-CARONONGAN FAMILY       | 24 NICOD ST        | ARLINGTON MA, 02476        |
| 175.0-0006-0004.0        | 28 NICOD ST        | 28 NICOD STREET LLC                     |                                   | 32 PEARL AVE       | REVERE MA, 02151           |
| 175.0-0006-0005.0        | 34 NICOD ST        | YU HANG                                 | CUI CHUNXIAO                      | 34 NICOD ST        | ARLINGTON MA, 02476        |
| 175.0-0006-0006.0        | 151 WOLLASTON AVE  | DRES JAMES/MARIA R                      |                                   | 151 WOLLASTON AVE  | ARLINGTON MA, 02476        |
| 176.0-0008-0004.0        | 65 WILLIAMS ST     | GUAN WEICONG &                          | SZETO CHIU MAN                    | 65 WILLIAMS ST     | ARLINGTON MA, 02476        |
| 176.0-0008-0005.0        | 73 WILLIAMS ST     | RAMASWAMY POORNIMA T                    |                                   | 73 WILLIAMS ST     | ARLINGTON MA, 02476        |
| 176.0-0008-0006.0        | 75 WILLIAMS ST     | FIORE CHARLES E                         | ROGERS MARJORIE M                 | 75 WILLIAMS ST     | ARLINGTON MA, 02476        |
| 176.0-0008-0007.0        | 0LOT WILLIAMS ST   | WARD DAVID/LAURA                        |                                   | 83 WILLIAMS ST     | ARLINGTON MA, 02476        |
| 176.0-0009-0001.0        | 30 PECK AVE        | MC CALL DAVID G-MAUREEN W               |                                   | 30 PECK AVE        | ARLINGTON MA, 02476        |
| 176.0-0009-0003.0        | 26 PECK AVE        | KUTYNA JOSEPH DALE                      | WILDER JANET C                    | 26 PECK AVE        | ARLINGTON MA, 02476        |
| 176.0-0009-0005.0        | 22 PECK AVE        | STREITFIELD MARK L--ETAL                | STREITFIELD FRANCES K             | 22 PECK AVE        | ARLINGTON MA, 02476        |
| 176.0-0009-0007.A        | 49 WILBUR AVE      | CIANO CHRISTOPHER                       |                                   | 49 WILBUR AVE      | ARLINGTON MA, 02476        |
| 176.0-0009-0009.A        | 53 WILBUR AVE      | PENG YUNSHAN                            | YANG LIPING                       | 53 WILBUR AVE      | ARLINGTON MA, 02476        |
| 176.0-0009-0011.A        | 57 WILBUR AVE      | HUBBARD GORDON E & KARA J               |                                   | 57 WILBUR AVE      | ARLINGTON MA, 02476        |
| 176.0-0009-0013.0        | 61 WILBUR AVE      | GRIECO ANGELO J                         |                                   | 61 WILBUR AVE      | ARLINGTON MA, 02476        |
| 176.0-0009-0015.0        | 50 WILLIAMS ST     | FITZGERALD JANET J                      |                                   | 50 WILLIAMS ST     | ARLINGTON MA, 02476        |
| 176.0-0009-0029.0        | 5 PERTH RD         | SAAB MOHAMED & THERESA                  |                                   | 5 PERTH RD         | ARLINGTON MA, 02476        |
| 176.0-0009-0031.A        | 25 PECK AVE        | VOSSMER CHERYL N                        |                                   | 25 PECK AVE        | ARLINGTON MA, 02476        |
| 176.0-0010-0001.0        | 10 NICOD ST        | VAIDYANATHAN ANANTHARAM                 | SETHUNATH VIDYALAKSHMI            | 10 NICOD ST        | ARLINGTON MA, 02476        |
| 176.0-0010-0002.0        | 6 NICOD ST         | CRAVOTT ANN THERESE/ LIFE ESTA          | CRAVOTT PAULA M                   | 6 NICOD ST         | ARLINGTON MA, 02476        |
| 176.0-0010-0005.0        | 68 WILLIAMS ST     | BARRY MICHAEL H                         |                                   | 68 WILLIAMS ST     | ARLINGTON MA, 02476        |



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|-------------------|--------------------|-------------------------|--------------------------------|-------------------------|-----------------------|
| 176.0-0010-0008.A | 60 WILBUR AVE      | KEY LAURIE A            |                                | 60 WILBUR AVE           | ARLINGTON MA, 02476   |
| 176.0-0010-0009.A | 56 WILBUR AVE      | GILCHRIST VERNON & LORI |                                | 56 WILBUR AVE           | ARLINGTON MA, 02476   |
| 176.0-0010-0010.A | 52 WILBUR AVE      | IGOE MAUREEN E/ TRUSTEE | MAUREEN E IGOE REVOCABLE TRUST | 52 WILBUR AVE           | ARLINGTON MA, 02476   |
| 176.0-0010-0011.A | 48 WILBUR AVE      | BURNS PAUL H & SUSAN E  |                                | 48 WILBUR AVE           | ARLINGTON MA, 02476   |
| 176.A-0010-0003.0 | 72 WILLIAMS ST #1  | NAGPAL SUHANI           | YADAV ASHISH                   | 72 WILLIAMS ST          | ARLINGTON MA, 02476   |
| 176.A-0010-0004.0 | 74 WILLIAMS ST #2  | VOLKOV TATYANA          |                                | 74 WILLIAMS ST          | ARLINGTON MA, 02476   |
| 176.A-0010-0064.0 | 64 WILBUR AVE #64  | TURNER JAY              |                                | 64 WILBUR AVE UNIT 64   | ARLINGTON MA, 02476   |
| 176.A-0010-0064.A | 64 WILBUR AVE #64A | REINER AYANA RIVKA      |                                | 64 WILBUR AVE; UNIT 64A | ARLINGTON MA, 02476   |
| 177.0-0006-0018.0 | 85-87 WILLIAMS ST  | WANG YANG               | LIN BO                         | 3 CRESTHAVEN DR         | BURLINGTON MA, 01803  |
| 177.0-0006-0019.0 | 83 WILLIAMS ST     | WARD DAVID/LAURA        |                                | 83 WILLIAMS ST          | ARLINGTON MA, 02476   |

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  
Arlington, MA 02476  
phone: 781.316.3050**

**email: [assessors@town.arlington.ma.us](mailto:assessors@town.arlington.ma.us)**

