

JJ Manning

— AUCTIONEERS

PROPERTY INFORMATION PACKAGE #23-2032

REAL ESTATE AUCTION

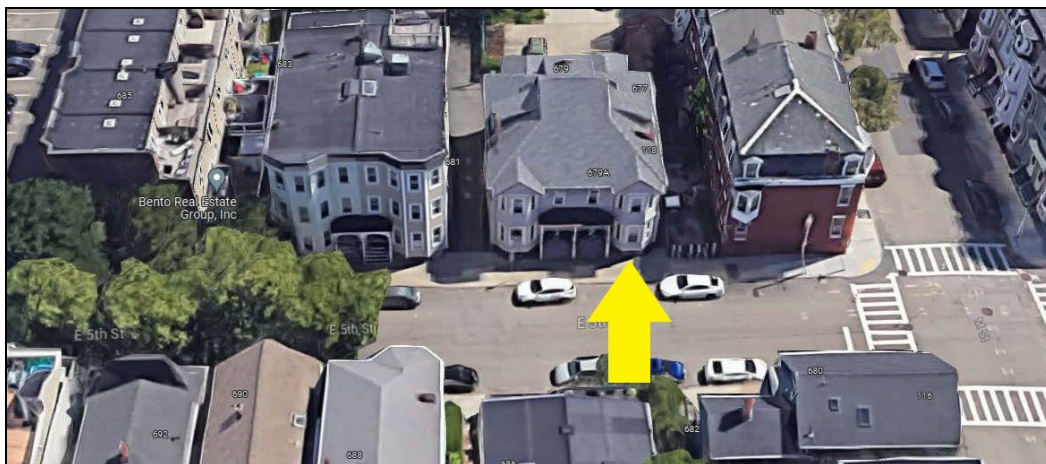
2,453+/- SF, 5BR, 2.5BA 2-FAMILY HOUSE

675-677 EAST 5TH ST., S. BOSTON, MA

Wednesday, September 20 at 11am On-Site

Open House: Wednesday, September 13 (11am-1pm)

MA Auc. Lic. #111



JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.



JJManning

— AUCTIONEERS —

Marketing | Experience | Integrity | Results
Since 1976



August 25, 2023

Dear Prospective Bidder:

On behalf of the current owner, JJManning Auctioneers is pleased to offer 675-677 East 5th St. in South Boston, MA. This great East Side 2,453+/- sf updated 2-family offers 5 bedrooms & 2.5 baths with porch and yard is in the City Point neighborhood. The right half of a designed as a 4-unit building between M & N Streets, the property is located just minutes from E. Broadway shops, restaurants and only 5+/- blocks to the beach. Convenient to the bus, Logan, I-90 & I-93. Separate front and rear entrances to #675 2-BR on 1st floor & to #677 with 3-BRs on the 2nd & 3rd floors. Partly owner occupied, the entirety will be conveyed vacant at closing providing an excellent residential income and/or owner occupation opportunity.

The owners have chosen auction, the accelerated method of marketing, for the sale of this desirable property. Their decision allows you to set the market price for this 2-family home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition.

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, September 20, 2023 at 11:00am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$50,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE
President

JJ Manning

— AUCTIONEERS —

TERMS & CONDITIONS

REAL ESTATE AUCTION

2,453+/- SF, 5BR, 2.5BA 2-FAMILY HOUSE

675-677 EAST 5TH ST., S. BOSTON, MA

Wednesday, September 20 at 11am On-Site

Open House: Wednesday, September 13 (11am-1pm)

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Fifty Thousand Dollars (\$50,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, September 22, 2023. Balance in 45 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, November 3, 2023 (45 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

H. Other terms, if any, to be announced at the auction sale.

JJ Manning

— AUCTIONEERS —

BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

	Bid Price:	\$100,000.00
Add 10% Buyer's Premium:		\$ 10,000.00

Contract sales price:		\$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

PURCHASE AND SALE AGREEMENT

This 20th day of September 2023

1. PARTIES AND MAILING ADDRESSES

Karen E. Hill hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 675-677 East 5th Street, South Boston, MA.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;
- (e) Any active building permits, if any;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Friday, September 22, 2023 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed by certified, cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, November 3, 2023 (45 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof. The BUYER will assume responsibility for the completion of any renovations in progress, if any, and compliance of same with state and municipal requirements.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & CO., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made hereunder by the BUYER shall be retained by the SELLER as liquidated damages.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit paid by the BUYER upon the execution of this Agreement shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. The closing shall not be contingent upon any certificates of compliance nor contingent upon any certificates of occupancy as the property is being conveyed strictly as is.

25. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: _____

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

Karen E. Hill, Seller

BUYER

By:

BUYER

By:

Buyer's Mailing Address (Street or P.O. Box)

Buyer's Attorney (Name)

Buyer's Mailing Address (City, State & Zip Code)

Buyer's Attorney (Firm)

Buyer's Daytime Phone

Buyer's Attorney's Address (Street or P.O. Box)

Buyer's Evening Phone

Buyer's Attorney's Address (City, State & Zip Code)

Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

EAST SIDE, CITY POINT NEIGHBORHOOD

675-677 East 5th St, South Boston, MA

2,453± SF Updated 2-Family with Porch & Yard

Income & Owner Occupation Opportunity



AUCTION: Wednesday, September 20 at 11am On-site

Property Tour: Wednesday, September 13 (11am-1pm)

Right half of designed as 4-unit building between M & N Streets, just minutes to E Broadway shops, restaurants & 5± blocks to the beach. Close to Medal of Honor Park, Evans Field, Castle Island & Pleasure Bay. Convenient to bus, Logan, I-90 & I-93. Partly owner occupied, entirety will be conveyed vacant at closing.

Description: 2,453± sf GLA built c. 1900 with high ceilings, large windows, bow bay, high ceilings, wood floors, ample closets & many updates

Per Assessor: 5 bedrooms, 2.5 baths (2 full, 1 half)

Entries: #675 & #677 each with private front & back entries into fenced back yard

#675 on 1st fl with 2BR, 1BA, eat-in kitchen, living room, office

#677 on 2 levels with 2BR, 1BA, kitchen, living areas, porch on 2nd fl & 1 BR on 3rd fl

Basement: Full, mostly unfinished with laundry hookups, storage & plumbed for BA

Off-Street Parking: None

Site: 1,684± sf (22x75± ft)

Zoning: R2

Parcel ID: 06-04011-001

Terms of Sale: 10% certified deposit of which \$50,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, September 22, 2023. Balance in 45 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers: Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms: Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.

JJManning
AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

www.JJManning.com

800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker Lic 5850
Brochure 1779 • Ref 23-2032

PROPERTY INFORMATION

675-677 EAST 5TH ST, SOUTH BOSTON, MA

AUCTION

**East Side, City Point Neighborhood
Income & Owner Occupation Opportunity
Wednesday, September 20 at 11am On-site
675-677 East 5th St, South Boston, MA
2,453+/- sf Updated 2-Family Home
With Porch & Enclosed Yard**

Property Tour: Wednesday, September 13 (11am-1pm)

Right half of designed as 4-unit building between M & N Streets, just minutes to E Broadway shops, restaurants & 5+/- blocks to the beach. Near recreation areas including Medal of Honor Park, Evans Field, Castle Island & Pleasure Bay. Convenient to bus (7,9,10), Logan, I-90 & I-93. Partly owner occupied, entirety will be conveyed vacant at closing.

GROSS LIVING AREA: 2,453+/- sf

DESCRIPTION: Semi-detached 2-family comprises right side of circa 1900 residence with high ceilings, large windows, bow bay, high ceilings (10+/- ft), wood floors, ample closets & many updates. #675 is on 1st floor, #677 is on 2nd & 3rd floors.

ENTRIES: #675 & #677 each with private front & back entries into fenced back yard

PER ASSESSOR: 5 bedrooms, 2.5 baths (2 full, 1 half)

675 on 1st fl with 2BR, 1BA, eat-in kitchen, office, living room with 3-bay window providing cross breeze from open back door to enclosed yard

677 on 2 levels with 2BR, 1BA, kitchen, living areas, porch on 2nd fl & 1 BR on 3rd fl

BASEMENT: Full, mostly unfinished with laundry hookups, storage & still plumbed from a former BA

HEAT: Gas-fired forced hot water (separate meters for #675 & #677)

RENOVATIONS: Mass Save insulated 2021, Reroofed with new skylights & repointed chimneys 6+/- years ago, bath remodel #677 8+/- years ago, electrical in apartments & basement updated within the last 20 years; other improvements include rebuilt kitchen pantry #677, ceilings replastered, front exterior stairs replaced with brick & slate, new wood flooring in select areas including stair to 2nd floor & hallway. Buyer will be responsible for completion of any renovations in progress.

ROOF: Asphalt single

GUTTERS: Yes

SIDING: Asbestos per Assessor

WINDOWS: Double-hung

FOUNDATION: Masonry

OFF-STREET PARKING: None

WATER & SEWER: City

SITE AREA: .04+/- acres (1,684+/- sf)

FRONTAGE: 23+/- ft (x 75+/- ft deep)

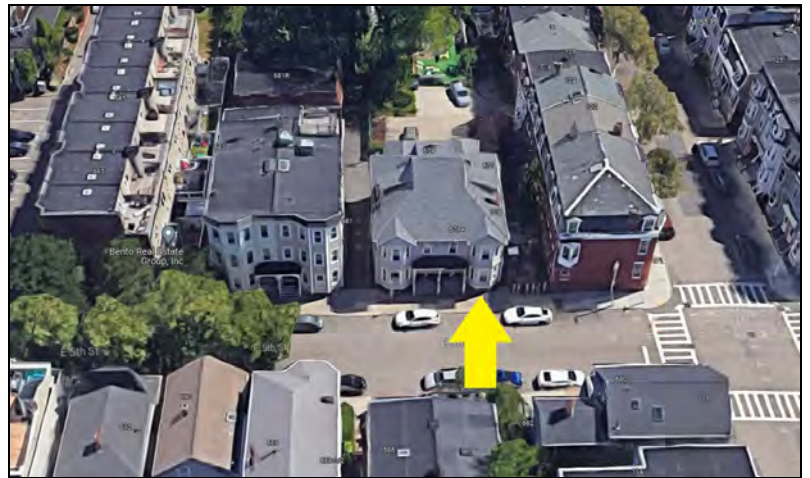
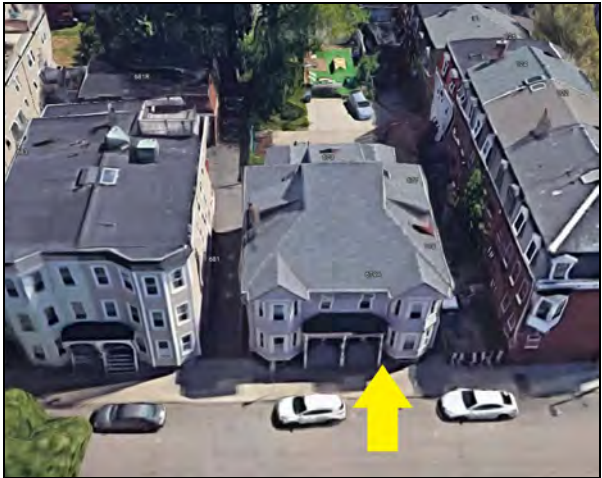
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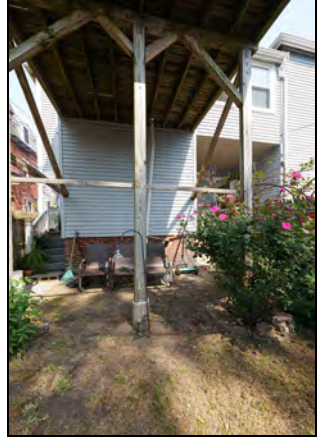
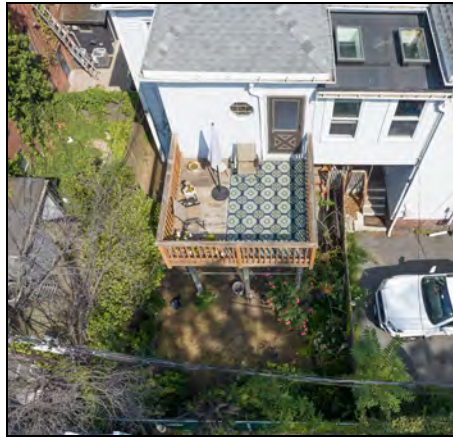
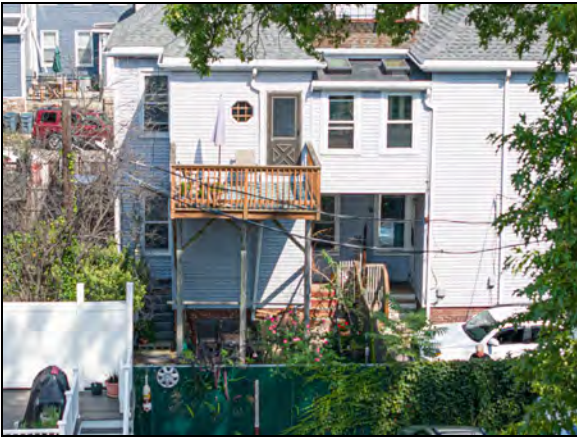
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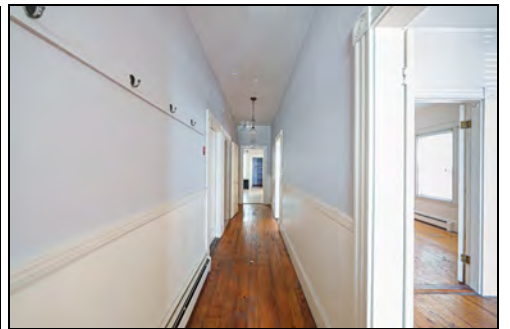
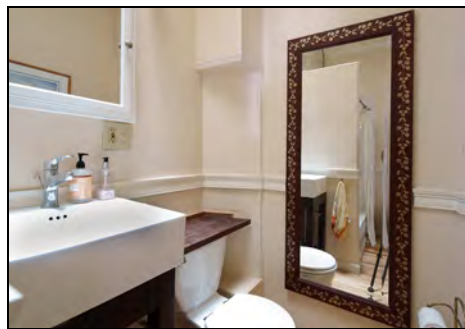
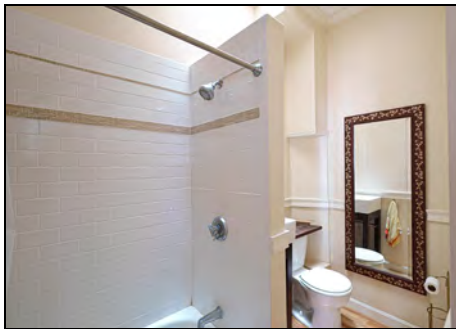
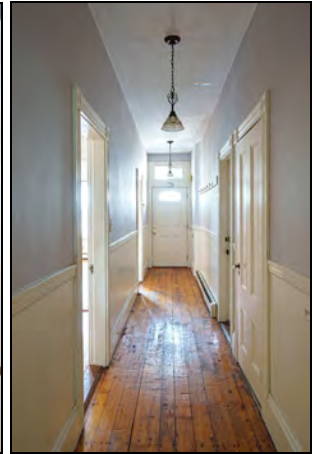
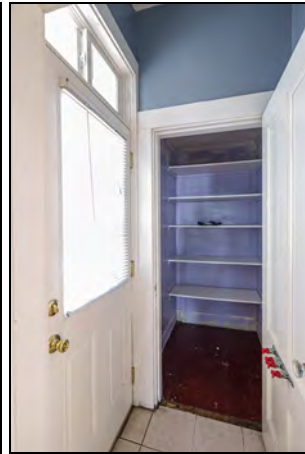
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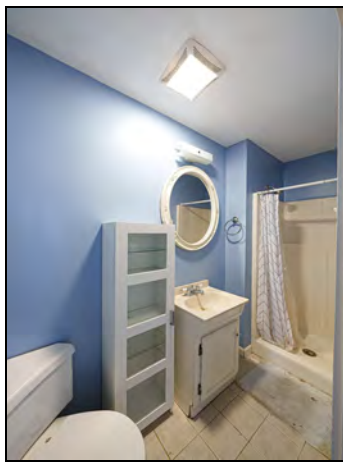
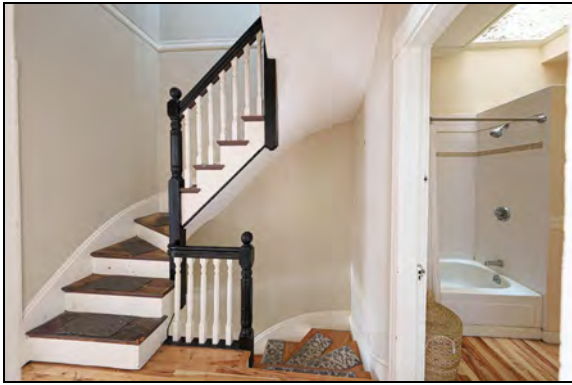
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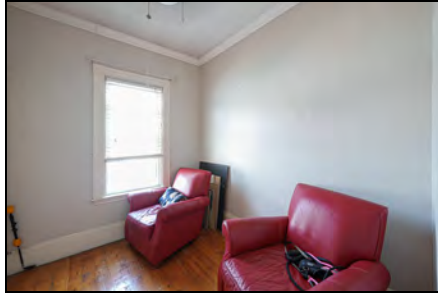
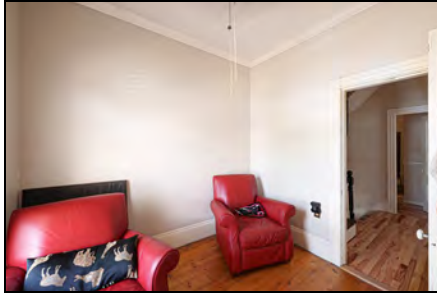
675-677 EAST 5TH ST., S. BOSTON, MA











Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0604011001
Address:	677 E FIFTH ST BOSTON MA 02127
Property Type:	Two Family
Classification Code:	0104 (Residential Property / TWO-FAM DWELLING)
Lot Size:	1,684 sq ft
Living Area:	2,453 sq ft
Year Built:	1900
Owner on Sunday, January 1, 2023:	GALAS KAREN H
Owner's Mailing Address:	677 E FIFTH ST SOUTH BOSTON MA 02127
Residential Exemption:	Yes
Personal Exemption:	No

Value/Tax

Assessment as of Saturday, January 1, 2022, statutory lien date.

FY2023 Building value:	\$754,400.00
FY2023 Land Value:	\$342,100.00
FY2023 Total Assessed Value:	\$1,096,500.00

FY2023 Tax Rates (per thousand):

- Residential:	\$10.74
- Commercial:	\$24.68

FY2024 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$4,159.96
Community Preservation:	\$36.23
Total, First Half:	\$4,196.19

Abatements/Exemptions

Applications for Abatements, Residential Exemptions, and Personal Exemptions for FY2024 will become available for download on Monday, January 1, 2024

A **Residential Exemption** was granted for this parcel for FY2023 and is reflected in the Estimated tax for FY2024.

Attributes

LAND

BUILDING 1

<i>Land Use:</i>	104 - TWO-FAM DWELLING
<i>Style:</i>	Semi-Det
<i>Total Rooms:</i>	9
<i>Bedrooms:</i>	5
<i>Bathrooms:</i>	2
<i>Other Fixtures:</i>	0
<i>Half Bathrooms:</i>	1
<i>Bath Style 1:</i>	Semi-Modern
<i>Bath Style 2:</i>	Semi-Modern
<i>Bath Style 3:</i>	Semi-Modern
<i>Number of Kitchens:</i>	2
<i>Kitchen Type:</i>	2 Full Eat In Kitchens
<i>Kitchen Style 1:</i>	Semi-Modern
<i>Kitchen Style 2:</i>	Semi-Modern

Current Owner

1 GALAS KAREN H

Owner information may not reflect any changes submitted to City of Boston Assessing after June 20, 2023.

Value History

Fiscal Year	Property Type	Assessed Value *
2023	Two Family	\$1,096,500.00
2022	Two Family	\$1,014,900.00
2021	Two Family	\$995,000.00
2020	Two Family	\$961,700.00
2019	Two Family	\$943,200.00
2018	Two Family	\$897,900.00
2017	Two Family	\$816,300.00
2016	Two Family	\$742,100.00
2015	Two Family	\$593,000.00
2014	Two Family	\$504,700.00
2013	Two Family	\$467,300.00
2012	Two Family	\$405,400.00
2011	Two Family	\$397,400.00
2010	Two Family	\$401,400.00
2009	Two Family	\$443,300.00
2008	Two Family	\$466,800.00
2007	Two Family	\$505,800.00
2006	Two Family	\$406,500.00
2005	Two Family	\$392,900.00
2004	Two Family	\$374,200.00
2003	Two Family	\$324,400.00
2002	Two Family	\$294,300.00
2001	Two Family	\$263,600.00
2000	Two Family	\$194,700.00
1999	Two Family	\$182,200.00
1998	Two Family	\$175,500.00
1997	Two Family	\$172,200.00
1996	Two Family	\$162,400.00
1995	Two Family	\$159,200.00
1994	Two Family	\$150,200.00
1993	Two Family	\$150,200.00
1992	Two Family	\$158,100.00
1991	Two Family	\$177,000.00
1990	Two Family	\$177,000.00
1989	Two Family	\$177,000.00
1988	Two Family	\$128,500.00
1987	Two Family	\$107,100.00
1986	Two Family	\$84,300.00

<i>Kitchen Style 3:</i>				
<i>Fireplaces:</i>	1	1985	Two Family	\$49,500.00
<i>AC Type:</i>	None			
<i>Heat Type:</i>	Ht Water/Steam	* Actual Billed Assessments		
<i>Interior Condition:</i>	Average			
<i>Interior Finish:</i>	Normal			
<i>View:</i>	Average			
<i>Grade:</i>	Average			
<i>Parking Spots:</i>	0			
<i>Year Built:</i>	1900			
<i>Story Height:</i>	2.0			
<i>Roof Cover:</i>	Asphalt Shingl			
<i>Roof Structure:</i>	Gable			
<i>Exterior Finish:</i>	Asbestos			
<i>Exterior Condition:</i>	Average			
<i>Foundation:</i>	Brick			

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2023 and FY2024.

View [approved building permits](#) associated with this parcel.

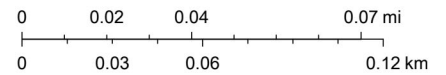
Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#). For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

ArcGIS Web Map



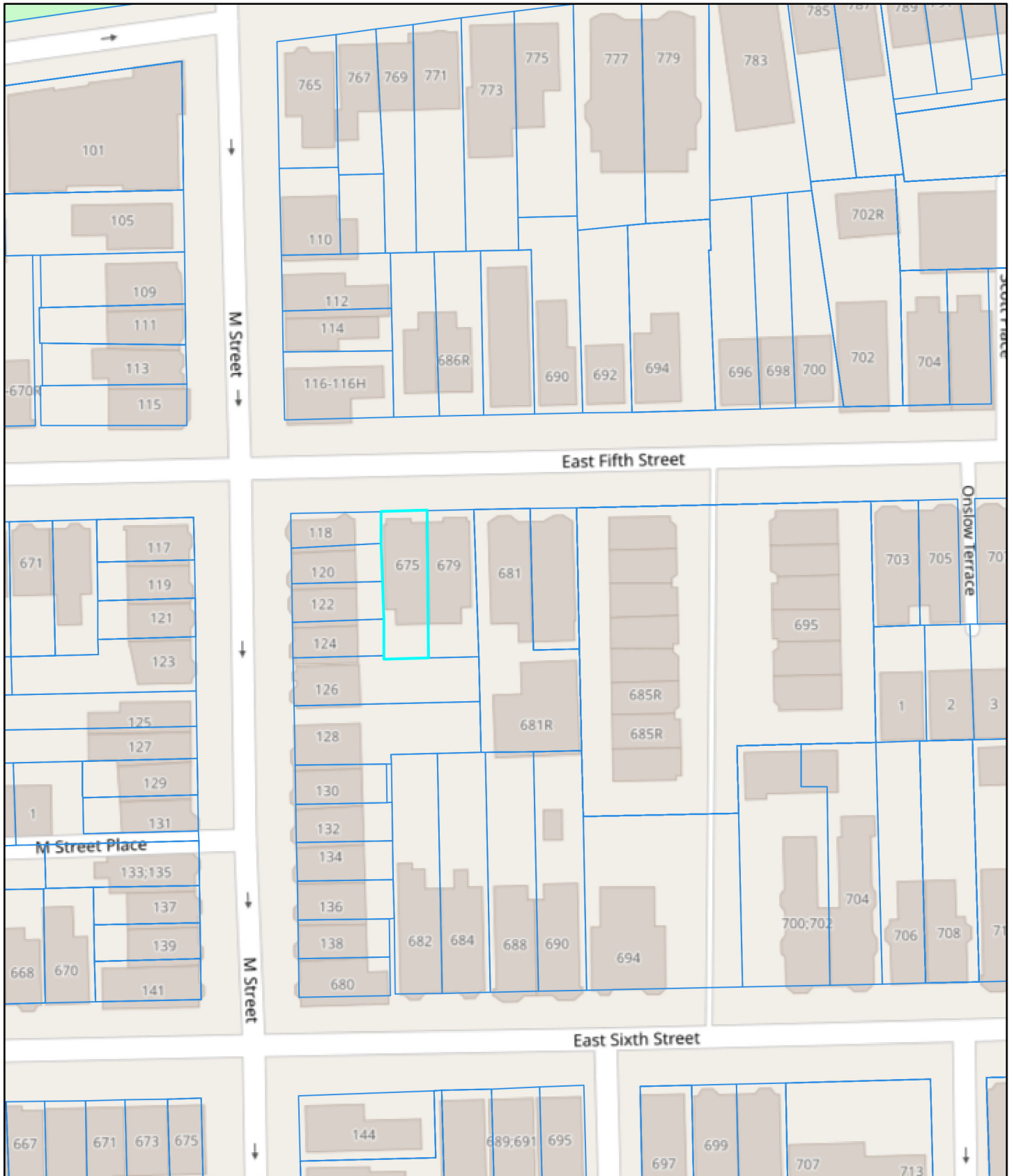
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1:2,257

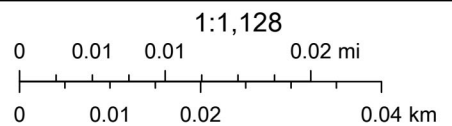


Esri Community Maps Contributors, Boston Planning & Dev Agency, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

ArcGIS Web Map



8/11/2023, 9:36:02 AM



21174233

RECORDED
1997 JAN 31 11 22 AM
QUITCLAIM DEED

461

Lotus 675-677 East Fifth Street, So. Boston MA

We, Thomas P. O'Toole and Kerry K. O'Toole, husband and wife, of Norwell, Massachusetts, for consideration paid of One Hundred Eighty-Five Thousand (\$185,000.00) Dollars, grant to Karen H. Galas, of 675-677 East Fifth Street, South Boston, Suffolk County, Massachusetts, with Quitclaim Covenants, the real property and improvements thereon described as follows:

A certain parcel of land with the buildings thereon situated in that part of Boston called South Boston and being shown as Lot A on a "Plan of Land, Boston (South Boston) Mass." dated November 17, 1960, Joseph Selwyn, C.E. recorded in the Suffolk County Registry of Deeds. Said Lot A being more particularly bounded and described as follows:

- NORTHERLY** by East Fifth Street, twenty-two and 36/100 (22.36) feet;
- EASTERLY** by Lot B as shown on said plan, the line running in part through the center of an eight inch brick party wall, seventy-five (75) feet;
- SOUTHERLY** by land of owners unknown, twenty-two and 53/100 (22.53) feet; and
- WESTERLY** by land of owners unknown, seventy-five (75) feet.

Containing 1684 square feet of land according to said plan. Be any or all of said measurements more or less or however otherwise said premises may be bounded, measured or described.

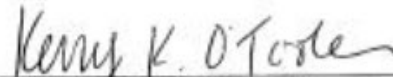
For Grantor's title, see Suffolk County Registry of Deeds, Book 14952, Page 229.

Witness our hands and seals this 30th day of January, 1997.

Return to:

Karen H. Galas
675-677 East F. St.
South Boston, MA 02127


Thomas P. O'Toole


Kerry K. O'Toole

25

21174234

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

January 30, 1997

Then personally appeared the above-named Thomas P. O'Toole and acknowledged the foregoing instrument to be his free act and deed before me.

Notary Public Kevin P. Ken
My Commission Expires: 12-4-98

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS.

January 30, 1997

Then personally appeared the above-named Kerry K. O'Toole and acknowledged the foregoing instrument to be her free act and deed before me.

Notary Public Kevin P. Ken
My Commission Expires: 12-4-98

NEEDS REC 19
SUFFOLK

01/31/97

CANCELLED

TAX 843.60
CHCK 843.60

0383A001 11:07
EXCISE TAX

This form approved by Commissioner of Revenue

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON
OFFICE OF THE COLLECTOR-TREASURER
ONE CITY HALL SQUARE, BOSTON, MA 02201

COLLECTOR OF TAXES
Ashley R. Groffenberger



FY 2023 CITY OF BOSTON REAL ESTATE TAX

Office of the Assessor 617-635-4287

Office of the Collector 617-635-4131

Office Hours: Monday - Friday 9:00 AM - 5:00 PM

PAYMENTS CAN BE MADE ONLINE AT:

www.boston.gov/taxpayments

PAYMENTS CAN BE MADE BY PHONE AT:

(855) 731-9898

Credit/Debit card payments are subject to fees

If you are using a payment service to pay this bill, you MUST indicate the **TAX YEAR** and **BILL NUMBER** on the check

GALAS KAREN H
677 E FIFTH ST
SOUTH BOSTON MA 02127

NOTICE: PLEASE SEE INSERT FOR IMPORTANT MOTOR VEHICLE REGISTRATION COMPLIANCE LAWS

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
06	04011-001	65050	111
LOCATION			AREA
677 E FIFTH ST			1684

Tax Rate	RESIDENTIAL	OPEN SPACE	COMMERCIAL	INDUSTRIAL
Per \$1,000	10.74	10.74	24.68	24.68

CLASS	DESCRIPTION	ASSESSED OWNER
R2 R2	LAND BUILDING	GALAS KAREN H

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY 4TH QUARTER

TOTAL FULL VALUATION	1,096,500
RESIDENTIAL EXEMPTION	321,834
TOTAL TAXABLE VALUATION	774,666
COMMUNITY PRESERVATION ACT	72.46
SPECIAL ASSESSMENTS	0.00
CODE VIOLATIONS	0.00
TOTAL TAX & SPEC. ASSMNT. DUE	8,392.37
PERSONAL EXEMPTIONS	0.00
PAYMENTS TO DATE/CREDITS	6,147.04
NET TAX & SPEC. ASSMNT. DUE	2,245.33
PRELIMINARY OVERDUE	0.00
1ST TAX PAYMENTS DUE BY 02/01/2023	2,245.33
2ND TAX PAYMENTS DUE BY 05/01/2023	2,245.33
TAX DUE	2,245.33
FEES	0.00
INTEREST	0.00
TOTAL DUE	\$2,245.33
Pay by 05/01/2023	

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS CITY OF BOSTON

COLLECTOR'S COPY FY 2023 REAL ESTATE TAX 4TH QUARTER

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
06	04011-001	65050	111

LOCATION
677 E FIFTH ST

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: GALAS KAREN H

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

TAX DUE	2,245.33
FEES	0.00
INTEREST	0.00
TOTAL DUE	\$2,245.33
Pay by 05/01/2023	

GALAS KAREN H
677 E FIFTH ST
SOUTH BOSTON MA 02127

00182082023000065050700002245330

Invoice

From:
HomeWorks Energy
 101 Station Landing Ste 110
 Medford, MA 02155
 (781)305-3319
 inbox@homeworksenergy.com

To:
Abode Energy Management
 555 Virginia Rd, Suite 202
 Concord, MA 01742

Invoiced Date: 10/24/2021
 Customer Name: karen hill
 Address 1: 677 East 5th Street
 Address 2: Boston Massachusetts 02127
 Telephone:
 Site ID:

Air Sealing	Quantity	Price	
Door Sweep	3.00	\$75.93	2
Exterior Door Weather Stripping (with AS hrs)	3.00	\$90.21	2
Transition Air Sealing	30.00	\$205.20	30
Work Contracted	Quantity	Price	
Kneewall Wall - 2" Thermal Barrier Polyiso	178.00	\$850.84	178
Temporary Access	1.00	\$94.49	1
Door - 2" Thermal Barrier Polyiso	1.00	\$90.44	1
Walls - Vinyl - 4" Dense Pack Cellulose	389.00	\$1,030.85	389
Gable Wall - 2" Thermal Barrier Polyiso	20.00	\$95.60	20
Kneewall Slope - 2" Thermal Barrier Polyiso	210.00	\$1,003.80	210
Walls - Asbestos - 4" Dense Pack Cellulose	704.00	\$2,386.56	704
Kneewall Wall - 3" Fiberglass Batting	178.00	\$339.98	178
Gable Wall - 3" Fiberglass Batting	20.00	\$38.20	20
Kneewall Floor - 8" Dense Pack Cellulose	196.00	\$558.60	196
Kneewall Slope - 6" Fiberglass Batting	210.00	\$447.30	210
Beyond Mass Save	Quantity	Price	
Co Detector	1.00	\$30.90	1
Storage Moving 1-way (minimum 100 sqft)	300.00	\$159.00	300
Miscellaneous	Quantity	Price	
HEA Referral Discount	0.00	\$0.00	

**CREWS USE THIS INVOICE
 (CONTAINS BMS)**

Total Insulation Measures:	\$7,497.90
Air Sealing Incentive:	\$371.34
Insulation Incentive:	\$6,936.66
Pre-Wx Incentive:	\$0.00
Mass Save Instant Rebate:	\$7,308.00
Total Customer Co-pay:	\$189.90
Customer Deposit:	\$50.00
Additional Discounts:	\$0.00
Final Customer Co-pay:	\$139.90

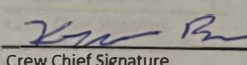
(19.10)

Certificate of Insulation

Installing Contractor:
HomeWorks Energy
 101 Station Landing Ste 110
 Medford, MA 02155
 (781) 305-3319
 inbox@homeworksenergy.com

Customer Name: karen hill
 Address 1: 677 East 5th Street
 Address 2: Boston Massachusetts 02127
 Phone:
 Site ID:

Installed Measure (Air Sealing)	# Contracted	Change in Sq. Ft.
Door Sweep	3.00	2
Exterior Door Weather Stripping (with AS hrs)	3.00	2
Transition Air Sealing	30.00	30
Installed Measure (Work)	# Contracted	Change in Sq. Ft.
Kneewall Wall - 2" Thermal Barrier Polyiso	178.00	178
Temporary Access	1.00	1
Door - 2" Thermal Barrier Polyiso	1.00	1
Walls - Vinyl - 4" Dense Pack Cellulose	389.00	389
Gable Wall - 2" Thermal Barrier Polyiso	20.00	20
Kneewall Slope - 2" Thermal Barrier Polyiso	210.00	210
Walls - Asbestos - 4" Dense Pack Cellulose	704.00	704
Kneewall Wall - 3" Fiberglass Batting	178.00	178
Gable Wall - 3" Fiberglass Batting	20.00	20
Kneewall Floor - 8" Dense Pack Cellulose	196.00	196
Kneewall Slope - 6" Fiberglass Batting	210.00	210

Air Sealing Completed?: <input checked="" type="checkbox"/> Yes / No			
Blower Door values at CFM 50: Pre: 4752 Post: 3941 Difference: 701			
I verify that the above measures were installed:			
 _____ Crew Chief Signature		12.23.21 _____ Date	

Certificate of Insulation

Installing Contractor:
HomeWorks Energy
101 Station Landing Ste 110
Medford, MA 02155
(781) 305-3319
inbox@homeworksenergy.com

Customer Name: Karen Hill
Address 1: 677 East 5th Street
Address 2: Boston Massachusetts 02127
Phone:
Site ID:

Installed Measure (Air Sealing)	# Contracted	Change in Sq. Ft.
Door Sweep	2.00	2
Air Sealing at Estimated 62.5 CFM50 Per Hour	1.00	1
Exterior Door Weather Stripping (with AS hrs)	2.00	2
Installed Measure (Work)	# Contracted	Change in Sq. Ft.
Rim Joist - 2" Thermal Barrier Polyiso	104.00	94
Walls - Asbestos - 4" Dense Pack Cellulose	704.00	632
Walls - Vinyl - 4" Dense Pack Cellulose	389.00	389

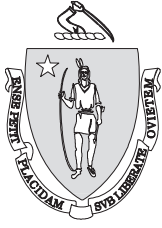
Air Sealing Completed?: Yes / No

Blower Door values at CFM 50: Pre: 4752 Post: 3991 Difference: 761

I verify that the above measures were installed:

Karen Hill
Crew Chief Signature

12-23-21
Date



The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7th Floor

Boston, MA 02108

(800) 532-9571 / (617)-624-5757

CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either delead or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at www.mass.gov/dph/clppp.

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit delead. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

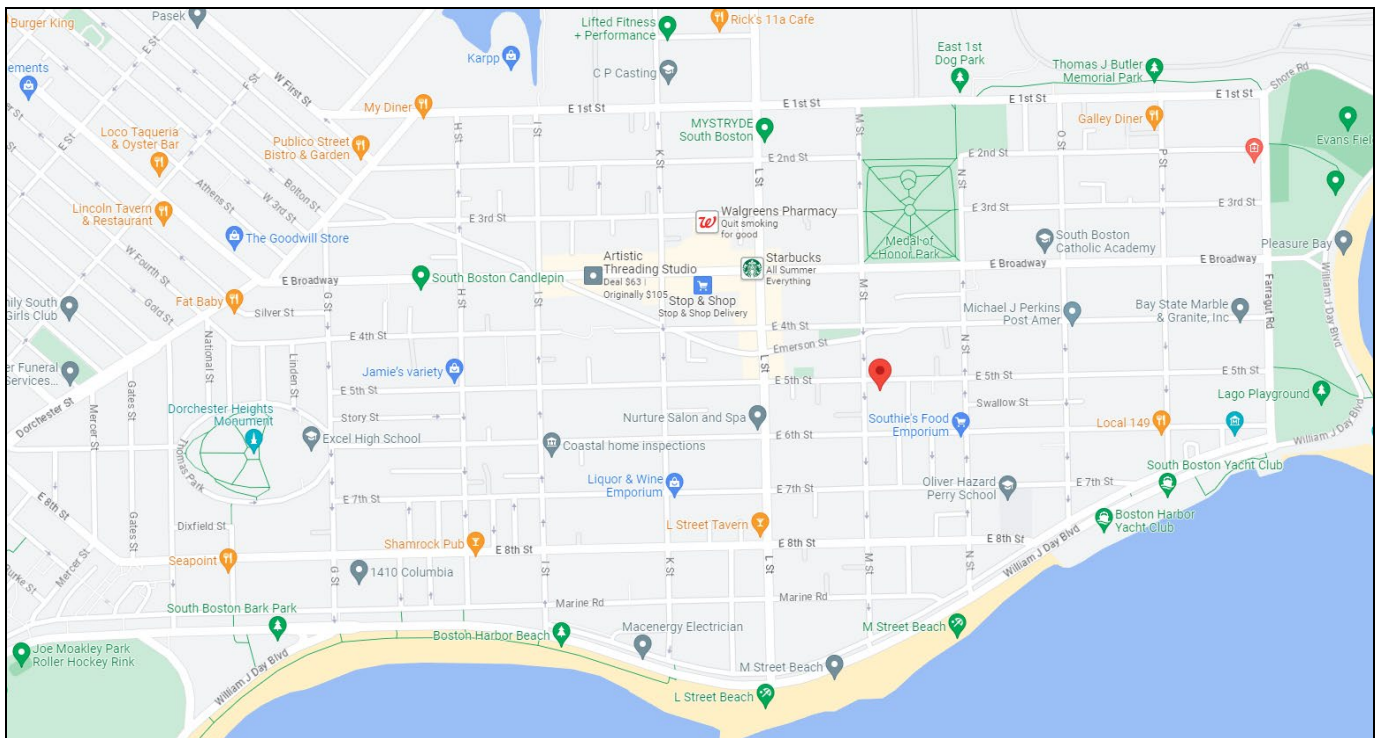
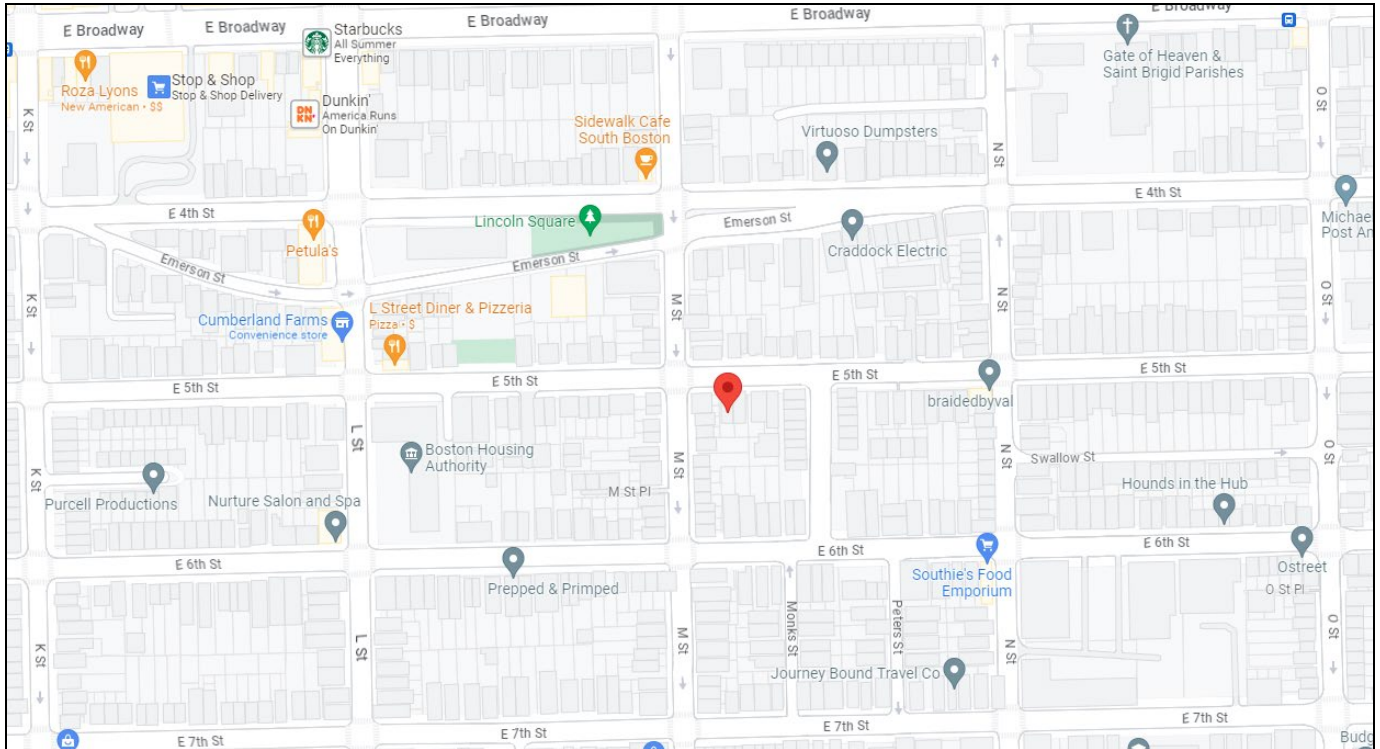
PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

**NOTIFICATION PACKAGE WILL BE SUPPLIED
TO THE AUCTION BUYER OF THIS PROPERTY**

MAP

675-677 EAST 5TH ST., S. BOSTON, MA





**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

**JJManning.com
auctions@JJManning.com**

Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

Call or Visit JJManning.com for a Free Consultation!