

## **ABSOLUTE AUCTION**

On Behalf of the Estates of David G Moran & Mary A Moran

# 1,120+/- SF 3 BR HOME WITH 1 CAR GARAGE Readville Neighborhood Close to Public Transportation Selling to the Highest Bidder, Regardless of Price

## 28 WINGATE RD., HYDE PARK (BOSTON), MA

Wednesday, November 20, 2024 at 11am On-site Open House: Wednesday, November 13 (11am-1pm)

MA Auc. Lic. #111



# **TABLE OF CONTENTS**

TRANSMITTAL LETTER
TERMS & CONDITIONS
BUYER'S PREMIUM
SAMPLE P&S
PROPERTY INFORMATION & PHOTOS
LOCATION MAP



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.







October 30, 2024

#### Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer 28 Wingate Rd., Hyde Park (Boston), MA. This 1,120+/- sf 3-bedroom, 1-bath Cape with a detached 1-car garage is set on .13+/- acres on a cul-de-sac in the desirable Readville neighborhood. 3+/- blocks from Camp Meigs Playground with easy access to the Readville MBTA Station. Close to Blue Hills, Neponset River & Stony Brook Reservations. Please take the time to review the rest of this information package.

Representatives for the Estates of David G. Moran & Mary A. Moran have chosen Absolute Auction, the accelerated method of marketing, for the sale of this property. Their decision allows you to set the market price for this charming home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. The property is selling absolute to the highest bidder, regardless of price. Don't miss this special opportunity!

As you know, the property is being sold "as is, with all faults" so 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, November 20 at 11am on-site. If you can't attend but wish to make an Absentee Bid, please contact us as soon as possible.

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 \$15,000 certified deposit check made out to yourself and to 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@jimanning.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



## ABSOLUTE AUCTION

On Behalf of the Estates of David G Moran & Mary A Moran

## 1,120+/- SF 3 BR HOME WITH 1 CAR GARAGE Readville Neighborhood Close to Public Transportation Selling to the Highest Bidder, Regardless of Price

## 28 WINGATE RD., HYDE PARK (BOSTON), MA

# Wednesday, November 20, 2024 at 11am On-site Open House: Wednesday, November 13 (11am-1pm)

Auction Ref. # 24-2085 MA Auc. Lic. #111

<u>Terms of Sale:</u> 10% deposit of which Fifteen Thousand Dollars (\$15,000.00) 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, November 22, 2024. Balance in 30 days.

- <u>A.</u> Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.
- <u>B.</u> Closing will take place on or before Friday, December 20, 2024 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.
- <u>C.</u> 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.
- <u>D.</u> 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.
- <u>E.</u> 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.
- <u>F.</u> The property is being sold "Absolute" to the high bidder regardless of price.
- <u>G.</u> The property is <u>NOT</u> being sold with a financing contingency. We recommend that you prequalify 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.



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*.

| Buyer's | Initials: |
|---------|-----------|
|---------|-----------|

#### PURCHASE AND SALE AGREEMENT

This 20th day of November, 2024

#### 1. PARTIES AND MAILING ADDRESSES

Estate of Mary A. Moran & David G. Moran 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 28 Wingate Road, Hyde Park (Boston), Massachusetts.

#### 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 or subdivision.

#### 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;

#### 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 purch | nase price for said p | 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 of 4:00 pm ET Friday, November 22, 2024 as the additional deposit | check(s) by       |
|                  | \$                    | are to be paid at the time of delivery of the deed in cash, or by certified cashier's, treasurer's or bank check(s)                          | 1,                |
|                  | ¢                     | TOTAL  |                   |

#### 7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before December 20, 2024 (30 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.

#### 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.

| Buyer's | Initials: |
|---------|-----------|
|---------|-----------|

#### 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 or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

#### 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(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made 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. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate 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.

| NOTICE: This is a legal document that creates binding obl | Buyer's Initial igations. If not understood, consult an attorney. |
|---|---|
| Estate of Mary A. Moran, Seller                           | BUYER   |
| By: James M. Moran  |   |
| Estate of David G. Moran, Seller                          |   |
| By: Nancy Hume  | BUYER   |
| 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  |

# 1,120± SF 3 BR CAPE WITH 1-CAR GARAGE 28 Wingate Rd, Hyde Park (Boston), MA

Readville Neighborhood Close to Public Transportation



On Behalf of the Estates of David G Moran & Mary A Moran

Wednesday, November 20 at 11am On-site

3± blocks from Camp Meigs Playground with easy access to Readville MBTA Station. Close to Blue Hills, Neponset River & Stony Brook Reservations.

Assessed Value (2024): \$467,300

Site Area: 0.13± acres with fenced back yard

Frontage: 37± ft arc on Wingate Rd cul-de-sac, 120± ft on Wolcott St

Parking: Paved drive & 240± ft, detached 1-car

Gross Building Area: 2,472± sf Gross Living Area: 1,120± sf

House: 3 BR, 1 BA Cape built circa 1940, enclosed

Basement: Full, unfinished

Attic: Partially finished with stair access Heat: Forced hot water, 1 fireplace Siding: Vinvl. brick facade

Assessor's Parcel ID: 18-09816-000 Deed Ref: Suffolk County 18513/121

Zoning: R1

Terms of Sale: 10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, November 22, 2024. Balance in 30 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.



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

**JJManning.com** 800.521.0111

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





MA Auc Lic 111 • MA Broker Lic 5850 Brochure 1818 • Ref 24-2085

# PROPERTY INFORMATION 28 WINGATE RD, HYDE PARK (BOSTON), MA

#### ABSOLUTE AUCTION

Selling to the Highest Bidder, Regardless of Price
On Behalf of the Estates of David G Moran & Mary A Moran
Wednesday, November 20 at 11am On-site
1,120+/- sf 3 BR Cape with 1-Car Garage
Readville Neighborhood Close to Public Transportation

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

3+/- blocks from Camp Meigs Playground with easy access to bus & Readville MBTA Station. Close to Blue Hills, Neponset River & Stony Brook Reservations.

RE TAX ASSESSMENT (2024): \$467,300 (\$277,700 building, \$189,600 land)

ASSESSOR'S PARCEL ID: 18-09816-000

**ZONING: R1** 

SITE AREA: 0.13+/- acres (5,672+/- sf) with fenced back yard on cul-de-sac

FRONTAGE: 37+/- ft arc on Wingate Rd cul-de-sac, 120+/- ft fenced on Wolcott St

GARAGE: 240+/- ft, detached 1-car

PAVED DRIVEWAY: Parking for 2+/- cars

GROSS BUILDING AREA: 2,472+/- sf

GROSS LIVING OR FINISH AREA: 1,120+/- sf

HOUSE STYLE: 2-story 3-BR, 1-BA Cape with enclosed porch

YEAR BUILT: 1940

**ROOF SURFACE: Asphalt shingle** 

**GUTTERS: Yes** 

**EXTERIOR WALLS: Wood & brick** 

**FOUNDATION: Concrete** 

**WINDOW TYPE: Double-hung** 

1ST FLOOR: Kitchen, dining room, living room, master BR, full BA

2<sup>ND</sup> FLOOR: 2 BR

BASEMENT: Full, unfinished with laundry hook-ups

**HEAT:** Gas-fired forced hot water

FIREPLACE: 1, wood-burning in living room

**HEATING STOVE: 1, gas in kitchen** 

**WATER & SEWER: City** 

OTHER UTILITIES TO PROPERTY: Natural gas, electric, cable

FEMA MAP/ZONE: X, non-hazard (Map 25025C0157K 7/3/24)

**DEED REFERENCE: Suffolk County 18513/121** 

RE TAXES (2024): Currently \$1,486.97 Net with \$3,610.53 residential exemption plus \$3.93

community preservation (\$5,093.57 Gross)

RE TAX RATE (2024): \$10.90

#### **Assessing On-Line**

« New search Map

Parcel ID: 1809816000
Address: 28 WINGATE RD BOSTON MA 02136
Property Type: One Family
Classification Code: 0101 (Residential Property / SINGLE FAM DWELLING)
Lot Size: 5,672 sq ft
Living Area: 1,120 sq ft
Year Built: 1940
Owner on Sunday, January 1, 2023: MORAN MARY A
Owner's Mailing Address: 28 WINGATE RD HYDE PARK MA 02136
Residential Exemption: Yes
Personal Exemption: No

#### Value/Tax

Assessment as of Sunday, January 1, 2023, statutory lien date.

 FY2024 Building value:
 \$277,700.00

 FY2024 Land Value:
 \$189,600.00

 FY2024 Total Assessed Value:
 \$467,300.00

#### FY2024 Tax Rates (per thousand):

 - Residential:
 \$10.90

 - Commercial:
 \$25.27

 FY2024 Gross Tax:
 \$5,093.57

 Community Preservation:
 \$3.93

 - Residential Exemption:
 \$3,610.53

 - Personal Exemption:
 \$0.00

 FY2024 Net Tax:
 \$1,486.97

#### **Abatements/Exemptions**

The deadline for filing an Abatement application for FY2024 was 2/1/2024. Applications for 1 will become available for download beginning 1/1/2025.

The deadline for filing a Residential or Personal Exemption application for FY2024 was Monday, April 1, 2024. Applications for FY2025 will become available for download beginning Wednesday, January 1, 2025.

A **Residential Exemption** has been granted for this parcel.

#### **Attributes**

#### LAND

Interior Finish:

| BUILDING 1          |                           |
|---------------------|---------------------------|
| Land Use:           | 101 - SINGLE FAM DWELLING |
| Style:              | Cape                      |
| Total Rooms:        | 6                         |
| Bedrooms:           | 3                         |
| Bathrooms:          | 1                         |
| Other Fixtures:     | 0                         |
| Half Bathrooms:     | 0                         |
| Bath Style 1:       | Semi-Modern               |
| Bath Style 2:       |                           |
| Bath Style 3:       |                           |
| Number of Kitchens: | 1                         |
| Kitchen Type:       | 1 Full Eat In Kitchens    |
| Kitchen Style 1:    | Semi-Modern               |
| Kitchen Style 2:    |                           |
| Kitchen Style 3:    |                           |
| Fireplaces:         | 1                         |
| AC Type:            | None                      |
| Heat Type:          | Ht Water/Steam            |
| Interior Condition: | Average                   |
|                     |                           |

Normal

#### **Current Owner/s**

MORAN MARY A MORAN DAVID G MORAN JAMES M

Owner information may not reflect any changes submitted to City of Boston Assessing after November 22, 2023. Authoritative ownership information is held by the Registry of Deeds.

#### **Value History**

| Fiscal Year | Property Type | Assessed Value * |
|-------------|---------------|------------------|
| 2024        | One Family    | \$467,300.00     |
| 2023        | One Family    | \$432,900.00     |
| 2022        | One Family    | \$400,600.00     |
| 2021        | One Family    | \$358,000.00     |
| 2020        | One Family    | \$352,400.00     |
| 2019        | One Family    | \$340,500.00     |
| 2018        | One Family    | \$324,200.00     |
| 2017        | One Family    | \$317,800.00     |
| 2016        | One Family    | \$302,700.00     |
| 2015        | One Family    | \$276,700.00     |
| 2014        | One Family    | \$261,000.00     |
| 2013        | One Family    | \$261,000.00     |
| 2012        | One Family    | \$245,300.00     |
| 2011        | One Family    | \$238,000.00     |
| 2010        | One Family    | \$251,300.00     |
| 2009        | One Family    | \$263,200.00     |
| 2008        | One Family    | \$272,900.00     |
| 2007        | One Family    | \$281,400.00     |
| 2006        | One Family    | \$248,800.00     |
| 2005        | One Family    | \$235,000.00     |
| 2004        | One Family    | \$235,000.00     |
| 2003        | One Family    | \$181,500.00     |
| 2002        | One Family    | \$163,100.00     |
| 2001        | One Family    | \$153,700.00     |
| 2000        | One Family    | \$129,000.00     |
| 1999        | One Family    | \$125,900.00     |
| 1998        | One Family    | \$121,300.00     |
| 1997        | One Family    | \$119,400.00     |
| 1996        | One Family    | \$119,400.00     |
| 1995        | One Family    | \$117,600.00     |
| 1994        | One Family    | \$111,600.00     |
| 1993        | One Family    | \$116,300.00     |
| 1992        | One Family    | \$116,300.00     |
| 1991        | One Family    | \$128,600.00     |
| 1990        | One Family    | \$128,600.00     |
| 1989        | One Family    | \$128,600.00     |
| 1988        | One Family    | \$88,800.00      |
| 1987        | One Family    | \$72,800.00      |
| 1986        | One Family    | \$63,300.00      |
| 1985        | One Family    | \$53,600.00      |
|             |               |                  |

\* Actual Billed Assessments

View: Average Grade: Average Parking Spots: 3 Year Built: 1940 Story Height: 1.0 Roof Cover: Asphalt Shingl Roof Structure: Gable Vinyl Exterior Finish: Exterior Condition: Average Foundation: Stone

#### **OUTBUILDINGS/EXTRA FEATURES**

Type: Garage
Size/sqft: 240
Quality: AVERAGE
Condition: Average

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.

#### **OUITCLAIM DEED**

We, Mary A. Moran and Nora M. Keegan of Boston, Suffolk County, Massachusetts, David G. Moran of Melrose, Middlesex County, Massachusetts and James M. Moran of Mansfield, Bristol County, Massachusetts in consideration of less than (\$100.00) dollars

grant to the same Mary A. Moran of Boston, Suffolk County, Massachusetts, David G. Moran of Melrose, Middlesex County, Massachusetts and James M. Moran of Mansfield, Bristol County, Massachusetts as tenants in common with quitclaim covenants

The land with the buildings thereon situated in the Readville District of Boston, Suffolk County, Massachusects and numbered 28 Wingate Road bounded and described as follows:

SOUTHERLY

By Wingate Road, by a curved line, Thirty-Six and

87/100 (36.87) feet;

WESTERLY

By Lot #9 as shown on a plan hereinafter mentioned, Ninety-One and 9/100 (91.09) feet;

NORTHEASTERLY By Wolcott Street, One Hundred Twenty (120)

feet; and

SOUTHEASTERLY By Lot #11 as shown on said plan, Eighty and 74/100 (80.74) feet.

Containing 5672 sq. ft. of land and being shown as Lot #10 on Plan dated September 16, 1940, by W. Badger, Surveyor, duly recorded with Suffolk Deeds, Book 5887, Page 441.

The Grantors, Mary A. Moran, Nora M. Keegan, David G. Moran and James M. Moran herein reserve unto the same Mary A. Moran a life estate, together with all rights, uses and profits incident thereto.

Said premises are subject to conditions set forth in two deeds recorded with Norfolk Deeds, Book 617, Page 425, and Book 807, Page 177, and to restrictions of record so far as now in force and applicable, building and zoning laws of the City of Boston and to taxes assessed as of January 1, 1962.

For our title see Estate of David G. Moran, Suffolk Probate Court Docket No. 507145.

tness/our hands and seals this lith day of August, 1993.

DAVID G. MORAN

MARY MORAN

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, SS

August 11, 1993

Then personally appeared the above-named Mary A. Moran, Nora M. Keegan, David G. Moran and James M. Moran and acknowledged the foregoing instrument to be their free act and

deed, before me

Notary Public My commission expires: 2-17-2000

MARY MORAN

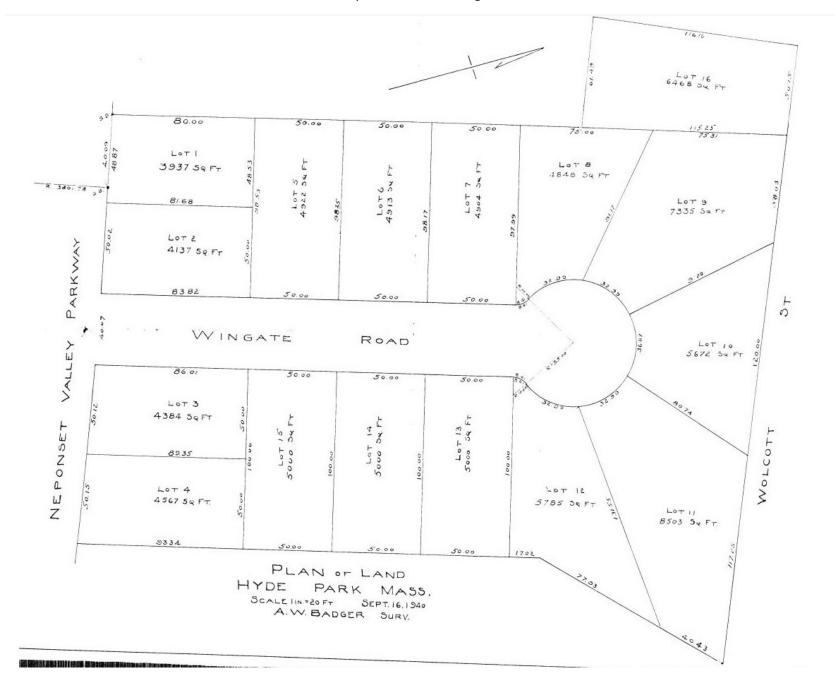
23 WINGERTE RD

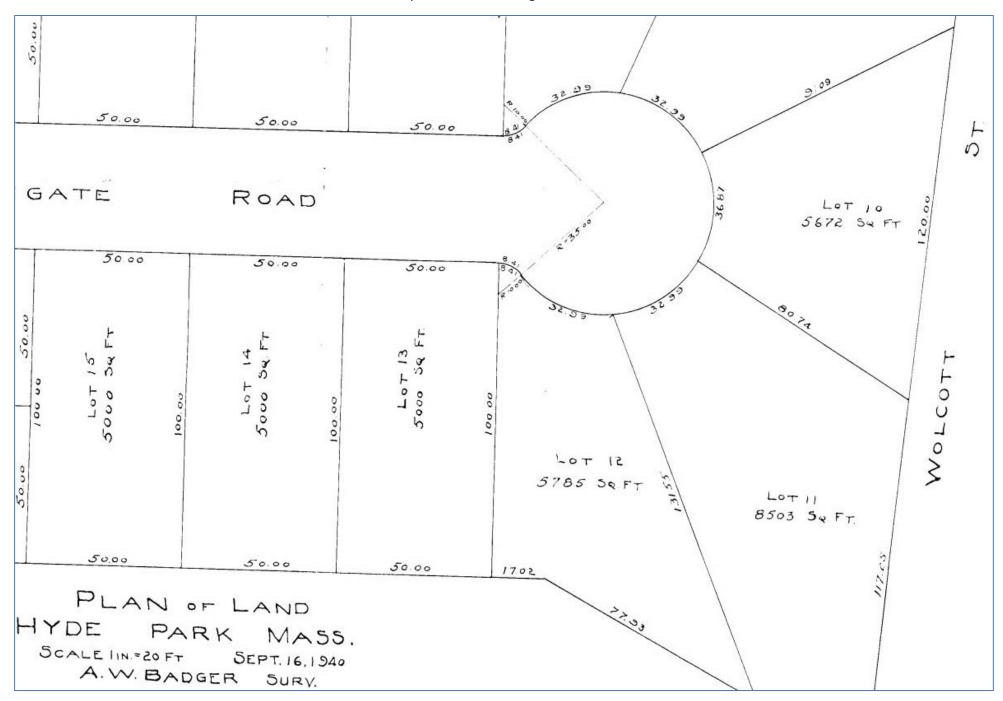
SEP 20 3 54 FM '93

READULLIE HA 02136

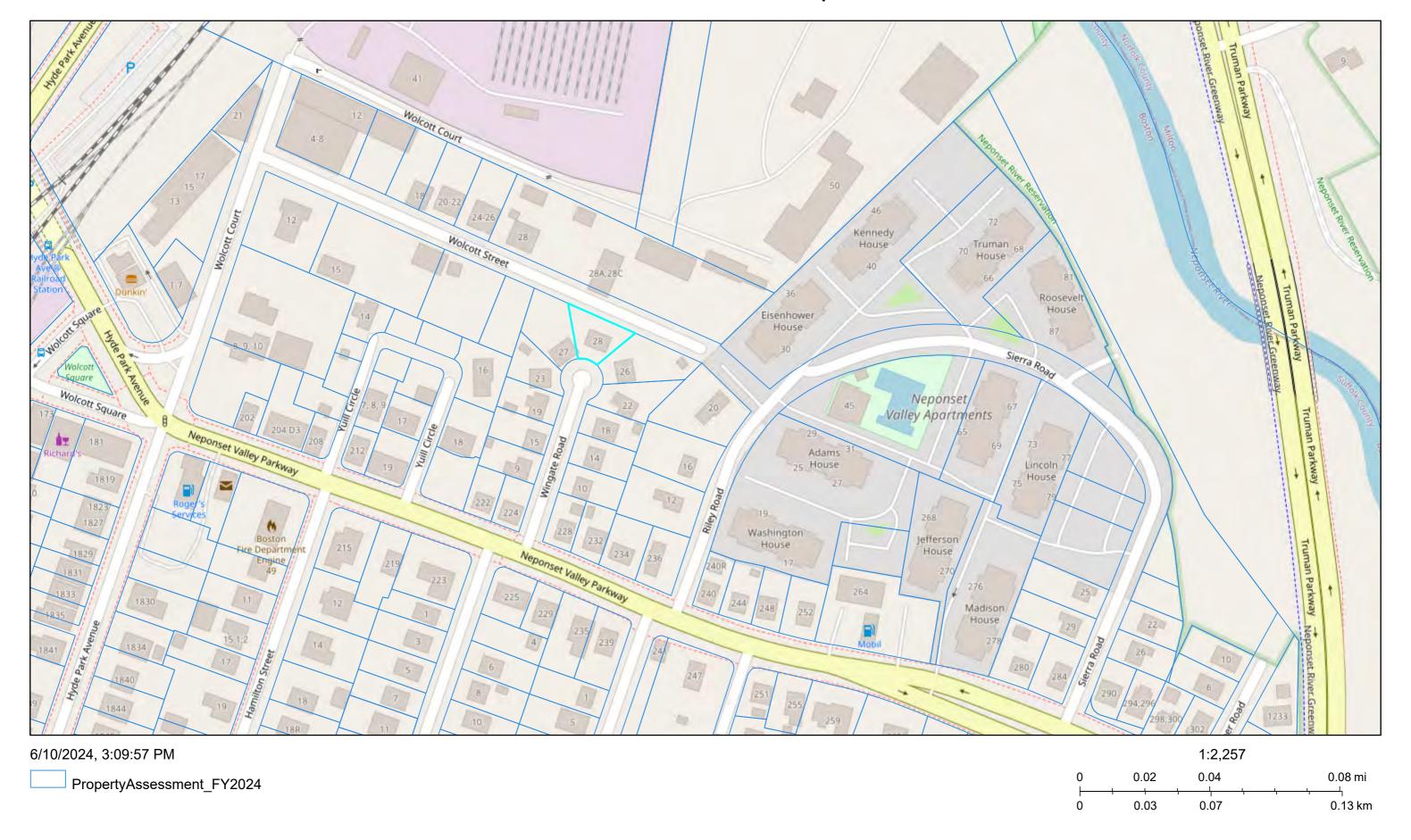
STATE AVAILABLE OF DEED

25-3





# ArcGIS Web Map



Map data © OpenStreetMap contributors, CC-BY-SA



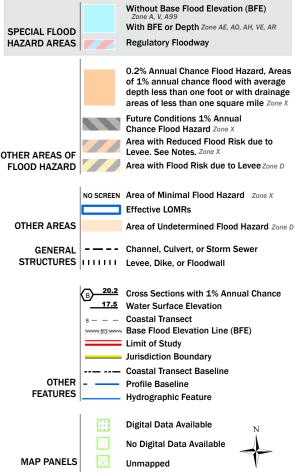
# National Flood Hazard Layer FIRMette





#### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



an authoritative property location.

The pin displayed on the map is an approximate point selected by the user and does not represent

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/21/2024 at 4:15 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

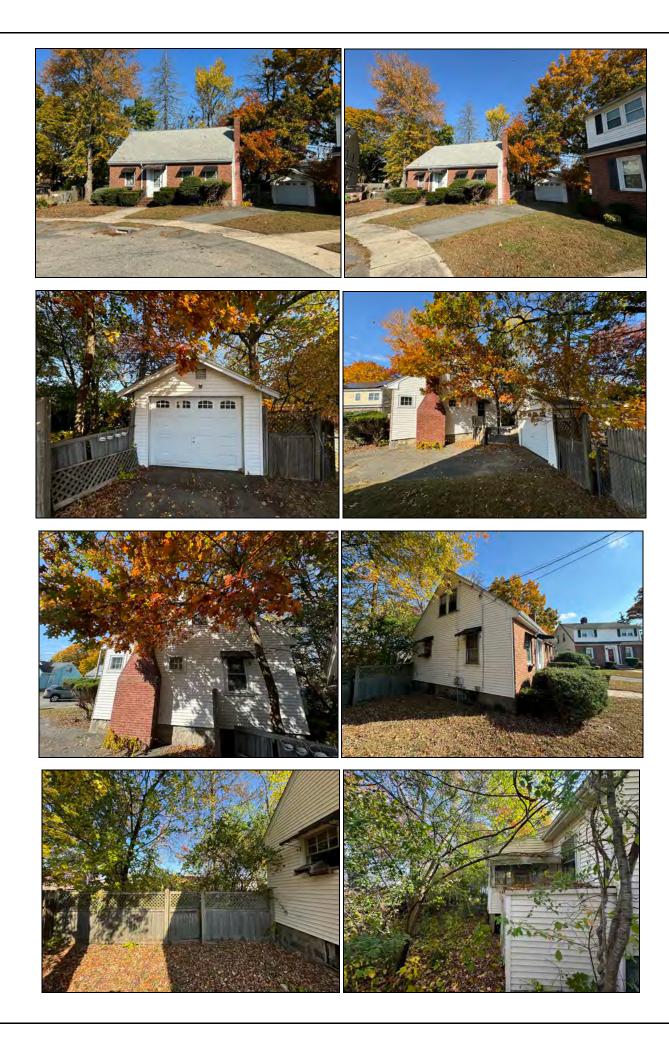
# PHOTO GALLERY 28 WINGATE RD, HYDE PARK, MA









































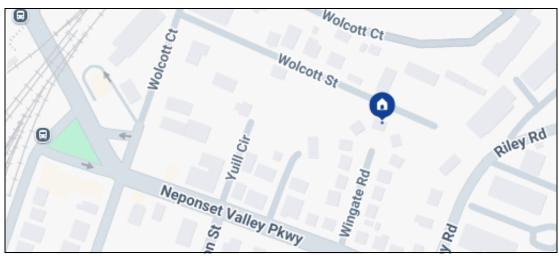








# MAP 28 WINGATE RD., HYDE PARK (BOSTON), MA









### The Commonwealth of Massachusetts

Executive Office of Health and Human Services
Department of Public Health
Bureau of Environmental Health
250 Washington Street, 7<sup>th</sup> 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 deleaded 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 deleaded. 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



# 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

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