



**PROPERTY INFORMATION PACKAGE #25-2128**

**Mortgagee's Foreclosure AUCTION**

**.43+/- AC. POTENTIAL DEVELOPMENT SITE  
CHARLESTOWN (BOSTON), MA**

**0, 31 UNIT 1 & 33-39 CAMBRIDGE ST., & 6 SEVER ST.**

*4 Adjoining Parcels to be Sold in the Entirety*

**In the heart of Sullivan Square**

**Across from MBTA Orange Line Station**

**Tuesday, May 20 at 11:00 am On-site**

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.

**.43± Acre Transit-Oriented Potential Development Site**  
**Includes 20,360± sf of Current Improvements**  
**33-39 Cambridge St et al\*, Charlestown (Boston), MA**



**AUCTION: Tuesday, May 20 at 11am On-site**

**4 Adjoining Assessor's Parcels Selling in the Entirety**

**\*See Parcel Addresses & ID's Provided**



★ 31 Cambridge St Units 2 & 3 excluded from sale

BOUNDARIES APPROXIMATE © Pictometry.com

**JJ Manning**  
AUCTIONEERS

**JJManning.com**

**800.521.0111**

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



MA AUC LIC 111  
BRO 1834  
REF 25-2128

**Terms of Sale:**

\$150,000 in certified or bank check at this Mortgagee's Foreclosure auction. Balance in 45 days. 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 & inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. Mortgagee's Counsel: Bruce Miller Esq, Pierce Atwood LLP 617-488-8116.

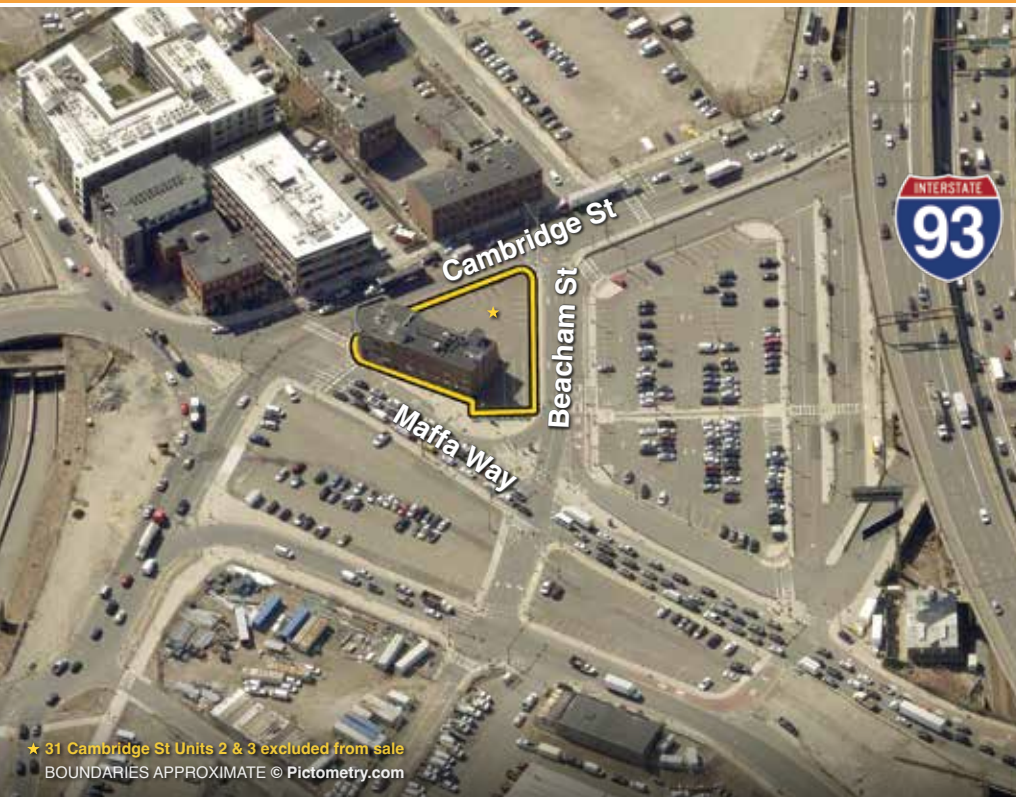
JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.



# 33-39 Cambridge St et al\*, Charlestown (Boston), MA

## .43± Acre Transit-Oriented Potential Development Site

*4 Adjoining Assessor's Parcels Selling in the Entirety*



★ 31 Cambridge St Units 2 & 3 excluded from sale  
BOUNDARIES APPROXIMATE © Pictometry.com



Centrally located across from Sullivan Square bus service & MBTA Orange Line transit station providing access to North Station, Downtown Crossing (5± min), Back Bay (12± min) & connections to Cambridge. At the intersection of Cambridge St, Beacham St & Maffa Way close to Graphic Lofts apartments.

Convenient to Schrafft's City Center, Hood Business Park, Encore, Assembly Row, Logan, shopping, dining, entertainment & culture. Easy access to Rt 99, Rutherford Ave & Rt 1 within 1± mile of I-93 offering commuter ease & accessibility to all the City has to offer.

### PROPERTY DETAILS

#### \*Parcel IDs:

0201921000 (6 Sever St)  
0201923000 (33-39 Cambridge St)  
0201923001 (0 Cambridge St)  
0201922002 (31 Cambridge St Unit 1)

#### Area:

.43± acre (18,848± sf) per appraisal  
.41± acre (17,853± sf) per Assessor

#### Frontage:

200± ft each on Cambridge St & Beacham St,  
150± ft on Maffa Way

#### Zoning:

LC (Local Convenience)

**Gross Living Area:** 20,360± sf out of  
estimated 23,337± sf existing improvements  
on site

#### Development:

Auction sale is for a portion of a larger holding that was the subject of past discussions with the City in regard to conceptual redevelopment up to 285± residential units in a 300,000± sf 24-story building. Please note that 31 Cambridge St Units 2 & 3 are excluded from this auction sale. Prospective buyers must conduct their own due diligence in regard to any potential redevelopment.

# JJ Manning

— AUCTIONEERS —

Property Information & Full Terms at:

**JJManning.com**

**800.521.0111**

## **AUCTION:** Tuesday, May 20 at 11am On-site

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage and Security Agreement, (the "Mortgage") given by **33 CAMBRIDGE VENTURES LLC**, a Massachusetts limited liability company, to **WARRIOR CAPITAL CORP.**, a Massachusetts corporation, dated February 8, 2022, recorded with the Suffolk County Registry of Deeds in Book 67147, Page 74, (the "**Mortgage**") of which Mortgage the undersigned is the present holder, for breach of the conditions of the Mortgage and for the purpose of foreclosing the same, there will be sold at Public Auction at **11:00 a.m. on the 20<sup>th</sup> day of May, 2025**, at a portion of the mortgaged premises located at 33 Cambridge Street in the Charlestown section of Boston, Suffolk County, Massachusetts, (the "**Property or the 'Mortgaged Property'**") all and singular the premises described in the Mortgage,

To wit:

### **33-39 Cambridge Street**

The land in Boston (Charlestown), bounded and described as follows:

NORTHEASTERLY by Sever Street, 88.50 feet;  
SOUTHEASTERLY by land now or formerly of McCarthy as shown on a plan hereinafter referred to, 53.06 feet;  
NORTHEASTERLY again by said land of McCarthy, 29.13 feet;  
SOUTHEASTERLY again by Cambridge Street, 106.87 feet;  
SOUTHWESTERLY by a curved line on land now or formerly of the MBTA, 30.22 feet;  
WESTERLY by land of said MBTA, 94.66 feet;  
NORTHWESTERLSY by land of said MBTA, 32.07 feet;  
NORTHEASTERLY again by land of said MBTA, 3.33 feet; and  
NORTHWESTERLY again by land of said MBTA, 46.79 feet;

Said premises are shown on a Plan of Land in Charlestown by Alphonse L. Savignac, Registered Land Surveyor, dated July 2, 1969.

### **0 Cambridge Street**

The land in Charlestown (Boston), Massachusetts, bounded and described as follows:

Starting at the intersection of Sever Street and Cambridge Street on a line with a bearing of South 60° 21' 31" East a distance of one hundred fifty-nine and seventy-

one hundredths (159.71) feet to Point A being the point of beginning;

THENCE on a line with a bearing of South 31° 00' 33" West a distance of forty-seven and thirty-six hundredths (47.36) feet to Point B;

THENCE on a line with a bearing of North 57° 54' 24" West a distance of three and thirty-three hundredths (3.33) feet to Point C;

THENCE on a line with a bearing of South 63° 51' 59" West a distance of thirty-one and ninety hundredths (31.90) feet to Point D;

THENCE on a line with a bearing of North 00° 03' 36" East a distance of seventy-one and sixteen hundredths (71.16) feet to Point E;

THENCE on a line with a bearing of South 89° 52' 58" East a distance of fifty-seven and forty-nine hundredths (57.49) feet to Point F;

THENCE on a line with a bearing of South 05° 28' 52" West a distance of eighteen and twenty-six hundredths (18.26) feet to the point of beginning being Point A, and containing two thousand nine hundred fifty (2,950) square feet, more or less, all as shown on M.B.T.A. Plan No. L-d- 23232, dated December 4, 1972, entitled "Plan of Land Owned by Massachusetts Bay Transportation Authority - Sullivan Square - Charlestown, Mass."

## **6 Sever Street**

The land in Boston, formerly of Charlestown, with the buildings thereon as shown on plan made by Alexander Wadsworth, Surveyor, dated September 16, 1871 and recorded in the Suffolk County Registry of Deeds in Book 1410, Page 999, and being further bounded and described as follows:

NORTHEASTERLY	by said Seaver (also known as Sever) Street, twenty-two (22) feet, one and one-half (1 ½) inches;
SOUTHEASTERLY	by Lot 2 on said plan by line through the middle of partition wall, fifty (50) feet, one and one-half (1 ½) inches;
SOUTHWESTERLY	by said Lot 2, eleven (11) feet, two (2) inches;
SOUTHEASTERLY	again by said Lot 2, nine (9) feet, ten (10) inches;
WESTERLY	by Lot 1 on said plan on a line running through the middle of a passageway, four (4) feet wide, which continues Southward to Cambridge Street, thirteen (13) feet;

NORTHWESTERLY by Lot 3 on said plan, fifty-two (52) feet, seven (7) inches.

Containing 1,176.75 square feet, and being Lot 2 ½ on said plan.

Being the premises conveyed to 33 Cambridge Ventures LLC by deed of Local 25 Health and Welfare Realty Corp. recorded herewith. in Book 67145, Page 203.

**Thirty-One Cambridge Street Condominium, Unit 1**

Condominium Unit No. 1 (the “Unit”) in the Condominium known as Thirty-One Cambridge Street Condominium (the “Condominium”) situated at 2-4 Sever Street and 31 Cambridge Street, Charlestown, Massachusetts created by a Master Deed dated July 13, 1988 and recorded in the Suffolk County Registry of Deeds in Book 14882, Page 62 (the “Master Deed”).

The Unit is more particularly described (1) in the Master Deed; (2) such site and floor plans as have been recorded therewith; and (3) the Unit Plan recorded previously with the Suffolk County Registry of Deeds in Book 14882, Page 109. The Unit is conveyed together with an undivided 50% interest in the common areas and facilities of the Condominium.

The Unit is conveyed subject to and together with the benefit of (1) the provision of Chapter 183A of the General Laws of the Commonwealth of Massachusetts; (2) the provisions and matters set forth and/or referenced in the Master Deed, including the exclusive use areas for the benefit of Unit 1 as set forth in the Master Deed; and (3) the provision of any instrument creating the Unit Owners Organization and the By-Laws thereunder recorded with the Master Deeds and such Rules and Regulations as may be promulgated thereunder.

Being the premises conveyed to 33 Cambridge Ventures LLC by virtue of deed from Thirty One Cambridge Street LLC recorded herewith in Book 67145, Page 250.

The Mortgaged Property will be sold subject to and with the benefit of all restrictions, easements, covenants, orders of condition, improvements, outstanding tax titles, municipal or other public taxes, assessments, betterments, water bills, environmental liens or restrictions, liens or claims in the nature of liens, now existing or hereafter arising, the rights of tenants and parties in possession and existing encumbrances of record, created prior to the Mortgage or to which the Mortgage has or shall have been subordinated of record.

This sale is subject to a first mortgage given by 33 Cambridge Ventures LLC to Bank of New England dated February 8, 2022 in the original principal amount of \$11,380,000.00 recorded with the Suffolk County Registry of Deeds in Book 67147, Page 41.

**Terms of Sale:**

A deposit of \$150,000.00 (the “Initial Deposit”) will be required to be paid by certified or bank check by the purchaser at the time and place of sale. The balance of the purchase price shall

be required to be paid in cash or by certified or bank check within forty-five (45) days of the sale date at the offices of Pierce Atwood LLP, 100 Summer Street, Boston, Massachusetts 02110.

In the event of any typographical errors in the publication of the legal description of the Mortgaged Property in this Notice of Sale, the legal description contained in the Mortgage shall control.

THE SALE OF THE MORTGAGED PROPERTY WILL BE OFFERED AND SOLD "AS-IS", "WHERE-IS", AND "WITH ALL FAULTS", LATENT OR PATENT, AND SUBJECT TO ALL PRIOR ENCUMBRANCES, AND WITHOUT ANY WARRANTIES OR REPRESENTATIONS WHETHER EXPRESS, IMPLIED, OR IMPOSED BY LAW. The transfer of the Mortgaged Property will be made and accepted by the highest bidder without any other expressed or implied representations or warranties whatsoever, including, but not limited to, representations regarding acreage, description of the Mortgaged Property, uses, rent rolls, leases, outstanding taxes, liens and encumbrances, title and/or title matters, availability of any utilities, building permits, occupancy, state and city requirements regarding smoke detection equipment, lead paint regulations, any matter relating to any structure on the Mortgaged Property, or any other matter. The highest bidder shall be deemed to have expressly acknowledged by participation in the sale that any warranty or representation, other than those contained herein, are without authority and that the highest bidder has duly inspected the Mortgaged Property, the title thereto, the occupancy thereof, and all other matters in connection with the sale by itself and by its own experts, including counsel, as the highest bidder has elected to consult.

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

From and after the conclusion of the sale, all risk of loss or damage to the Mortgaged Property shall pass to, and be borne by, the highest bidder.

The Mortgagee reserves the right to credit bid at the sale, to advance its bid at the Sale, and to pause and/or postpone the Sale by auctioneer's public proclamation. The Mortgagee further reserves the right to change terms of the Sale at the Sale or to add additional terms and to qualify some or all bidders.

The undersigned holder of the Mortgage reserves the right to reject any and all bids for the Mortgaged Property and to continue the foreclosure sale from time to time to such subsequent date or dates as such holder may deem necessary or appropriate. The description of the premises contained in said Mortgage shall control in the event of an error in this publication.

**WARRIOR CAPITAL CORP.**

Present holder of said mortgage,

By its Attorney

Bruce Miller, Esquire

Pierce Atwood LLP

100 Summer Street

Boston, MA 02110

617-488-8116

Dated: April\_14, 2025



# Assessing On-Line

[« New search](#)

[Map](#)

<b>Parcel ID:</b>	0201923001
<b>Address:</b>	CAMBRIDGE ST BOSTON MA 02129
<b>Property Type:</b>	Commercial Land
<b>Classification Code:</b>	0337 (Commercial Property / PARKING LOT)
<b>Lot Size:</b>	2,950 sq ft
<b>Living Area:</b>	1 sq ft
<b>Year Built:</b>	-
<b>Owner on Monday, January 1, 2024:</b>	33 CAMBRIDGE VENTURES LLC
<b>Owner's Mailing Address:</b>	12 ERICSSON ST C/O SULLIVAN SQUARE HOLDINGS LLC DORCHESTER MA 02122
<b>Residential Exemption:</b>	No
<b>Personal Exemption:</b>	No

Value/Tax	Current Owner/s
<b>Assessment as of Monday, January 1, 2024, statutory lien date.</b>	33 CAMBRIDGE VENTURES LLC
<b>FY2025 Building value:</b> \$8,900.00	Owner information may not reflect any changes submitted to City of Boston Assessing after October 25, 2024.
<b>FY2025 Land Value:</b> \$173,700.00	
<b>FY2025 Total Assessed Value:</b> \$182,600.00	
<b>FY2025 Tax Rates</b> (per thousand):	<b>Value History</b>
- Residential: \$11.58	<b>Fiscal Year    Property Type    Assessed Value *</b>
- Commercial: \$25.96	2025    Commercial Land    \$182,600.00
<b>FY2025 Gross Tax:</b> \$4,740.30	2024    Commercial Land    \$182,600.00
Community Preservation: \$21.44	2023    Commercial Land    \$123,000.00
- Residential Exemption: \$0.00	2022    Commercial Land    \$123,000.00
- Personal Exemption: \$0.00	2021    Commercial Land    \$112,800.00
<b>FY2025 Net Tax:</b> \$4,761.74	2020    Commercial Land    \$112,800.00
<b>Abatements/Exemptions</b>	2019    Commercial Land    \$112,600.00
The deadline for filing an Abatement application for FY2025 was 2/3/2025. Applications for 1 will become available for download beginning 1/1/2026.	2018    Commercial Land    \$112,600.00
	2017    Commercial Land    \$107,300.00
This type of parcel is not eligible for a residential or personal exemption.	2016    Commercial Land    \$100,000.00
	2015    Commercial Land    \$99,400.00
	2014    Commercial Land    \$91,900.00
	2013    Commercial Land    \$91,400.00
	2012    Commercial Land    \$91,400.00
	2011    Commercial Land    \$91,400.00
	2010    Commercial Land    \$91,400.00
	2009    Commercial Land    \$92,300.00
	2008    Commercial Land    \$91,700.00
	2007    Commercial Land    \$91,700.00
	2006    Commercial Land    \$76,900.00
	2005    Commercial Land    \$69,600.00
	2004    Commercial Land    \$69,600.00
	2003    Commercial Land    \$68,900.00
	2002    Commercial Land    \$68,900.00
	2001    Commercial Land    \$68,900.00
	2000    Commercial Land    \$34,000.00
	1999    Commercial Land    \$34,000.00
	1998    Commercial Land    \$34,000.00
	1997    Commercial Land    \$33,500.00
	1996    Commercial Land    \$33,500.00
	1995    Commercial Land    \$33,500.00
	1994    Commercial Land    \$32,000.00
	1993    Commercial Land    \$32,000.00
	1992    Commercial Land    \$34,500.00
	1991    Commercial Land    \$44,000.00
	1990    Commercial Land    \$44,000.00
	1989    Commercial Land    \$44,000.00
	1988    Commercial Land    \$29,000.00
	1987    Commercial Land    \$26,000.00
	1986    Commercial Land    \$21,500.00
	1985    Commercial Land    \$8,300.00
	* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2024 and FY2025.

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

# Assessing On-Line

[« New search](#)

[Map](#)

<b>Parcel ID:</b>	0201922002
<b>Address:</b>	31 CAMBRIDGE ST # 1 BOSTON MA 02129
<b>Property Type:</b>	Commercial Condo Unit
<b>Classification Code:</b>	0358 (Commercial Property / OFFICE CONDO)
<b>Lot Size:</b>	2,010 sq ft
<b>Living Area:</b>	0 sq ft
<b>Year Built:</b>	-
<b>Owner on Monday, January 1, 2024:</b>	<a href="#">33 CAMBRIDGE VENTURES LLC</a>
<b>Owner's Mailing Address:</b>	12 ERICSSON ST DORCHESTER MA 02122
<b>Residential Exemption:</b>	No
<b>Personal Exemption:</b>	No

Value/Tax	
Assessment as of Monday, January 1, 2024, statutory lien date.	
<b>FY2025 Building value:</b>	\$272,900.00
<b>FY2025 Land Value:</b>	\$0.00
<b>FY2025 Total Assessed Value:</b>	\$272,900.00
<b>FY2025 Tax Rates</b> (per thousand):	
- Residential:	\$11.58
- Commercial:	\$25.96
<b>FY2025 Gross Tax:</b>	\$7,084.48
<a href="#">Community Preservation:</a>	\$44.88
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
<b>FY2025 Net Tax:</b>	\$7,129.36

**Abatements/Exemptions**

The deadline for filing an Abatement application for FY2025 was 2/3/2025. Applications for I will become available for download beginning 1/1/2026.

This type of parcel is not eligible for a residential or personal exemption.

**Current Owner/s**

33 CAMBRIDGE VENTURES LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after October 25, 2024.

Value History		
Fiscal Year	Property Type	Assessed Value *
2025	Commercial Condo Unit	\$272,900.00
2024	Commercial Condo Unit	\$301,200.00
2023	Commercial Condo Unit	\$317,300.00
2022	Commercial Condo Unit	\$269,700.00
2021	Commercial Condo Unit	\$224,200.00
2020	Commercial Condo Unit	\$201,600.00
2019	Commercial Condo Unit	\$192,000.00
2018	Commercial Condo Unit	\$184,500.00
2017	Commercial Condo Unit	\$176,000.00
2016	Commercial Condo Unit	\$156,000.00
2015	Commercial Condo Unit	\$134,500.00
2014	Commercial Condo Unit	\$131,000.00
2013	Commercial Condo Unit	\$121,000.00
2012	Commercial Condo Unit	\$118,000.00
2011	Commercial Condo Unit	\$116,500.00
2010	Commercial Condo Unit	\$118,000.00
2009	Commercial Condo Unit	\$125,500.00
2008	Commercial Condo Unit	\$125,500.00
2007	Commercial Condo Unit	\$122,000.00
2006	Commercial Condo Unit	\$108,000.00
2005	Commercial Condo Unit	\$98,500.00
2004	Commercial Condo Unit	\$95,000.00
2003	Commercial Condo Unit	\$95,000.00
2002	Commercial Condo Unit	\$95,000.00
2001	Commercial Condo Unit	\$92,500.00
2000	Commercial Condo Unit	\$82,500.00
1999	Commercial Condo Unit	\$78,500.00

1998	Commercial Condo Unit	\$78,500.00
1997	Commercial Condo Unit	\$73,500.00
1996	Commercial Condo Unit	\$68,500.00
1995	Commercial Condo Unit	\$66,000.00
1994	Commercial Condo Unit	\$64,000.00
1993	Commercial Condo Unit	\$64,500.00
1992	Commercial Condo Unit	\$67,000.00
1991	Commercial Condo Unit	\$102,500.00
1990	Commercial Condo Unit	\$102,500.00

\* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2024 and FY2025.

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.

# Assessing On-Line

[« New search](#)

[Map](#)

<b>Parcel ID:</b>	0201923000
<b>Address:</b>	33-39 CAMBRIDGE ST BOSTON MA 02129
<b>Property Type:</b>	Commercial
<b>Classification Code:</b>	0342 (Commercial Property / MEDICAL OFFICE)
<b>Lot Size:</b>	13,727 sq ft
<b>Living Area:</b>	15,248 sq ft
<b>Year Built:</b>	1950
<b>Owner on Monday, January 1, 2024:</b>	33 CAMBRIDGE VENTURES LLC
<b>Owner's Mailing Address:</b>	12 ERICSSON ST C/O SULLIVAN SQUARE HOLDINGS LLC DORCHESTER MA 02122
<b>Residential Exemption:</b>	No
<b>Personal Exemption:</b>	No

Value/Tax	Current Owner/s	
Assessment as of Monday, January 1, 2024, statutory lien date.	33 CAMBRIDGE VENTURES LLC	
FY2025 Building value:	\$2,062,900.00	
FY2025 Land Value:	\$904,400.00	
FY2025 Total Assessed Value:	\$2,967,300.00	
FY2025 Tax Rates (per thousand):		
- Residential:	\$11.58	
- Commercial:	\$25.96	
FY2025 Gross Tax:	\$77,031.11	
Community Preservation:	\$744.35	
- Residential Exemption:	\$0.00	
- Personal Exemption:	\$0.00	
+ 38D Penalty:	\$250.00	
FY2025 Net Tax:	\$77,775.46	
Abatements/Exemptions		
The deadline for filing an Abatement application for FY2025 was 2/3/2025. Applications for 1 will become available for download beginning 1/1/2026.		
This type of parcel is not eligible for a residential or personal exemption.		
	Owner information may not reflect any changes submitted to City of Boston Assessing after October 25, 2024.	
	Value History	
Fiscal Year	Property Type	Assessed Value *
2025	Commercial	\$2,967,300.00
2024	Commercial	\$3,399,900.00
2023	Commercial	\$3,552,800.00
2022	Commercial	\$3,465,300.00
2021	Commercial	\$2,999,900.00
2020	Commercial	\$2,747,800.00
2019	Commercial	\$2,529,500.00
2018	Commercial	\$2,437,500.00
2017	Commercial	\$2,437,500.00
2016	Commercial	\$2,221,000.00
2015	Commercial	\$1,986,500.00
2014	Commercial	\$1,929,000.00
2013	Commercial	\$1,684,000.00
2012	Commercial	\$1,449,000.00
2011	Commercial	\$1,425,500.00
2010	Commercial	\$1,449,000.00
2009	Commercial	\$1,538,000.00
2008	Commercial	\$1,538,000.00
2007	Commercial	\$1,498,500.00
2006	Commercial	\$1,379,000.00
2005	Commercial	\$1,220,000.00
2004	Commercial	\$1,174,500.00
2003	Commercial	\$1,227,500.00
2002	Commercial	\$1,227,500.00
2001	Commercial	\$1,184,500.00
2000	Commercial	\$1,037,500.00
1999	Commercial	\$946,000.00
1998	Commercial	\$946,000.00
1997	Commercial	\$946,000.00
1996	Commercial	\$905,500.00
1995	Commercial	\$876,000.00
1994	Commercial	\$847,000.00
1993	Commercial	\$852,500.00
1992	Commercial	\$929,000.00
1991	Commercial	\$1,153,000.00
1990	Commercial	\$1,153,000.00
1989	Commercial	\$1,153,000.00
1988	Commercial	\$1,227,000.00
1987	Commercial	\$1,067,000.00
1986	Commercial	\$928,000.00
1985	Commercial	\$369,300.00
* Actual Billed Assessments		

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2024 and FY2025.

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

# Assessing On-Line

[« New search](#)

[Map](#)

<b>Parcel ID:</b>	0201921000
<b>Address:</b>	6 SEVER ST BOSTON MA 02129
<b>Property Type:</b>	Commercial
<b>Classification Code:</b>	0344 (Commercial Property / OFFICE 3-9 STORY)
<b>Lot Size:</b>	1,176 sq ft
<b>Living Area:</b>	3,102 sq ft
<b>Year Built:</b>	1950
<b>Owner on Monday, January 1, 2024:</b>	33 CAMBRIDGE VENTURES LLC
<b>Owner's Mailing Address:</b>	12 ERICSSON ST C/O SULLIVAN SQUARE HOLDINGS LLC DORCHESTER MA 02122
<b>Residential Exemption:</b>	No
<b>Personal Exemption:</b>	No

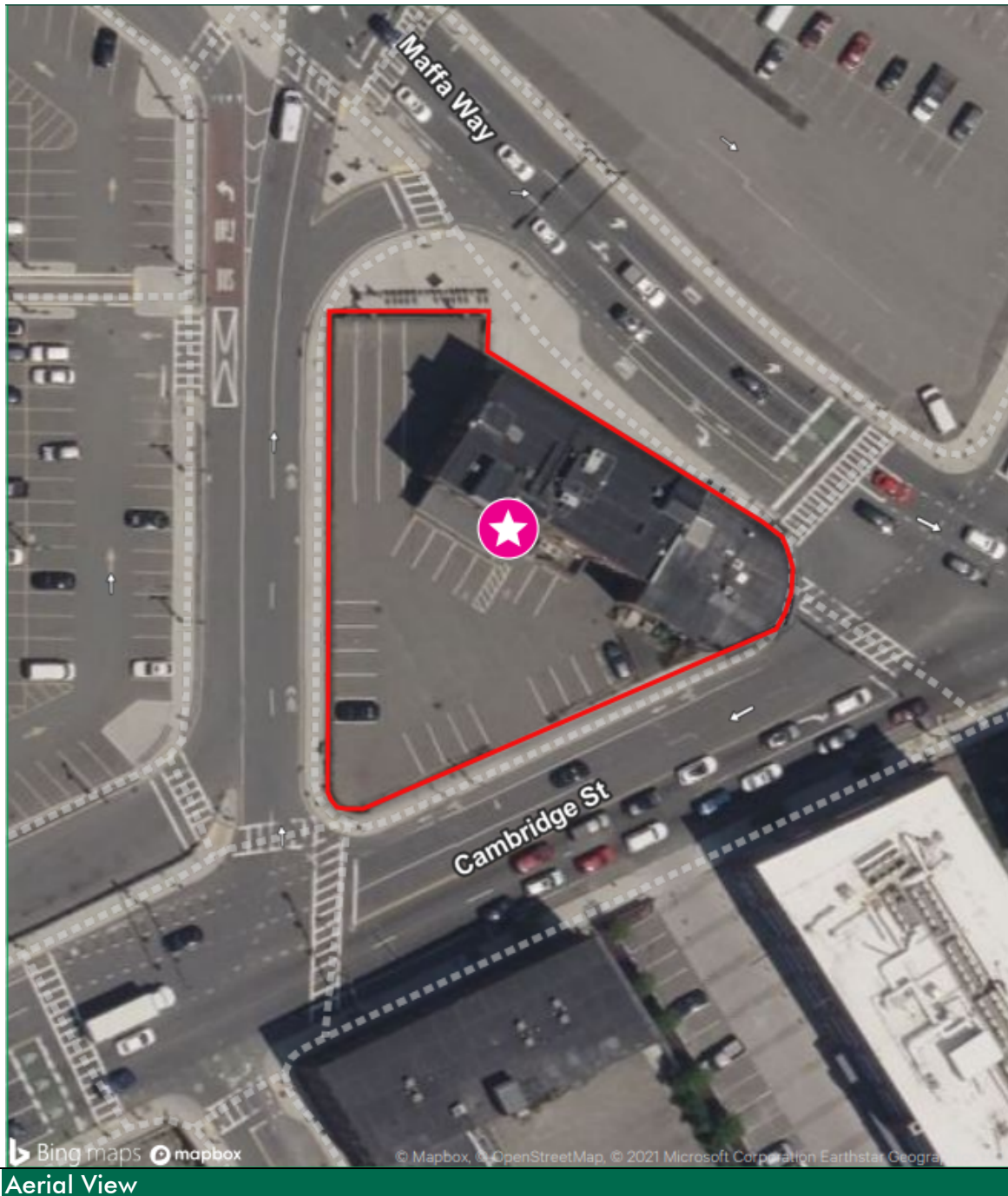
Value/Tax	Current Owner/s	
Assessment as of Monday, January 1, 2024, statutory lien date.	33 CAMBRIDGE VENTURES LLC	
FY2025 Building value:	\$489,200.00	
FY2025 Land Value:	\$107,500.00	
FY2025 Total Assessed Value:	\$596,700.00	
FY2025 Tax Rates (per thousand):		
- Residential:	\$11.58	
- Commercial:	\$25.96	
FY2025 Gross Tax:	\$15,490.33	
Community Preservation:	\$128.94	
- Residential Exemption:	\$0.00	
- Personal Exemption:	\$0.00	
FY2025 Net Tax:	\$15,619.27	
Abatements/Exemptions		
The deadline for filing an Abatement application for FY2025 was 2/3/2025. Applications for 1 will become available for download beginning 1/1/2026.		
This type of parcel is not eligible for a residential or personal exemption.		
	Owner information may not reflect any changes submitted to City of Boston Assessing after October 25, 2024.	
	Value History	
Fiscal Year	Property Type	Assessed Value *
2025	Commercial	\$596,700.00
2024	Commercial	\$682,800.00
2023	Commercial	\$717,800.00
2022	Commercial	\$688,500.00
2021	Commercial	\$574,100.00
2020	Commercial	\$519,500.00
2019	Commercial	\$491,000.00
2018	Commercial	\$464,000.00
2017	Commercial	\$445,500.00
2016	Commercial	\$406,500.00
2015	Commercial	\$359,500.00
2014	Commercial	\$353,000.00
2013	Commercial	\$334,500.00
2012	Commercial	\$326,000.00
2011	Commercial	\$320,500.00
2010	Commercial	\$320,500.00
2009	Commercial	\$365,500.00
2008	Commercial	\$325,500.00
2007	Commercial	\$317,000.00
2006	Commercial	\$292,000.00
2005	Commercial	\$257,500.00
2004	Commercial	\$248,000.00
2003	Commercial	\$260,000.00
2002	Commercial	\$260,000.00
2001	Commercial	\$251,500.00
2000	Commercial	\$219,500.00
1999	Commercial	\$200,000.00
1998	Commercial	\$200,000.00
1997	Commercial	\$190,500.00
1996	Commercial	\$182,500.00
1995	Commercial	\$176,500.00
1994	Commercial	\$172,000.00
1993	Commercial	\$173,500.00
1992	Commercial	\$189,000.00
1991	Commercial	\$258,000.00
1990	Commercial	\$258,000.00
1989	Commercial	\$258,000.00
1988	Commercial	\$180,500.00
1987	Commercial	\$157,000.00
1986	Commercial	\$136,500.00
1985	Commercial	\$71,800.00
* Actual Billed Assessments		

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2024 and FY2025.

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



## Subject Photographs





Typical View of The Subject



Typical View of The Subject



Typical View of The Subject



Typical View of The Subject



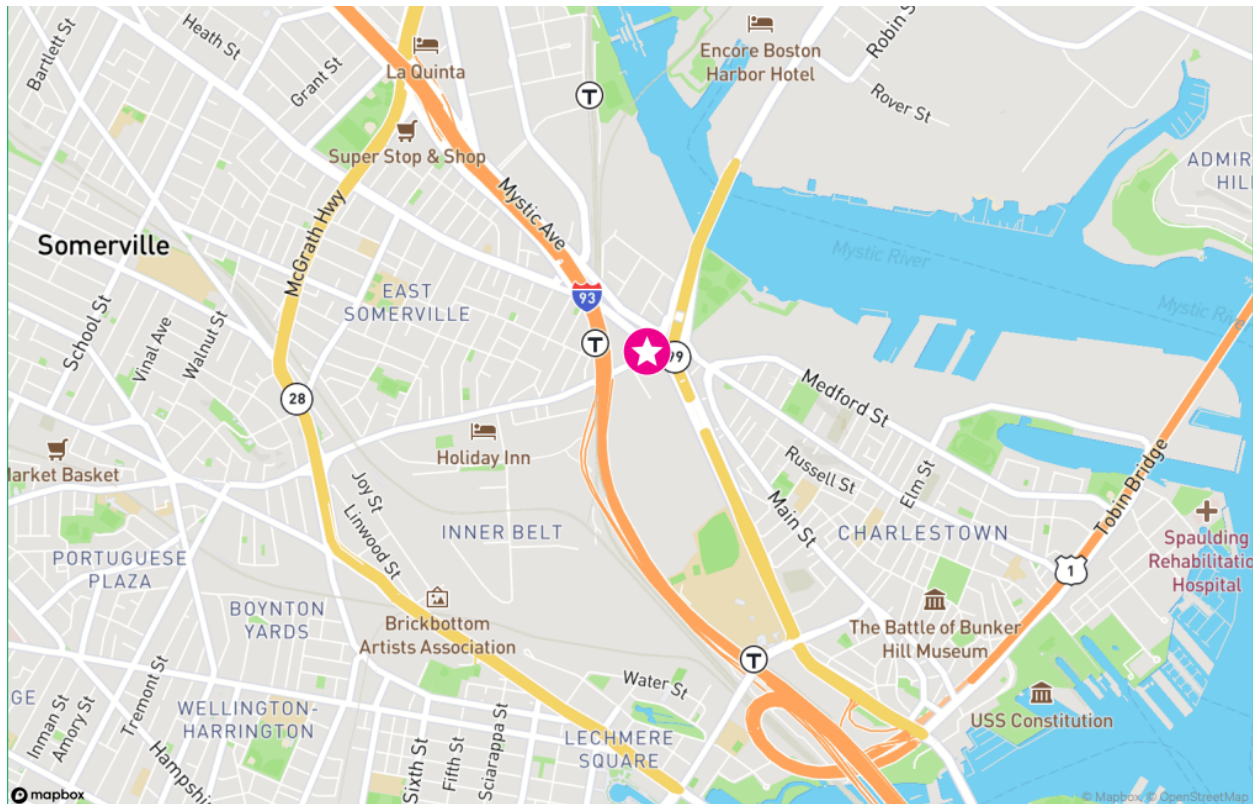
Typical View of The Subject



Typical View of The Subject



## Neighborhood Analysis



### LOCATION

The subject property is located in the Charlestown neighborhood of the City of Boston. Charlestown is one of Boston's oldest neighborhoods and was settled before Boston in the early 17th century. Charlestown is surrounded by water on three sides. It is located just north of downtown Boston across from the North Station district of Boston. The Charlestown Bridge connects the community to the financial district. The heart of downtown Boston and the financial

More specifically, the subject property is located in the heart of Sullivan Square directly across from the Sullivan Square MBTA Orange Line Station, making the project an ideal Transit Oriented Development site.

The neighborhood provides "city living" at its best. The community immediately abuts a Whole Foods, CVS, numerous restaurants and pubs. The lifestyle is further complimented by the fact that the property is just steps from the MBTA bus and Orange Line train service providing access throughout Boston to downtown (5 minutes), Back Bay (12 minutes) and connections to neighboring Cambridge.

## LAND USE

Land uses within the subject neighborhood consist of a harmonious mixture of commercial and residential development.

Historically, the subject's immediate surrounding land uses much like the subject property have been industrial in nature or open space as evidenced by parking lots on either side of the subject and similar industrial uses. However, as will be described herein, the surrounding land uses are in the process of change and adapting to the transit orientation of the location. This is evidenced by the recent construction of a property known as The Graphic that abuts the subject to the southeast.

The majority of surrounding land uses in Charlestown represents single- and multi- family developments of varying quality. To the southeast of the subject property is the Charlestown Navy Yard and City Square.

Significant developments in the City Square area include the following:

- Residence Inn – 2003 constructed, 8-story hotel with 168 rooms and a conference center
- 10 City Square – 1980 rehabilitated, 8-story, Class B office building with ground floor retail
- 20 City Square – 2002 constructed, 3-story, Class A office building with ground floor retail
- 80/100 City Square – 2005 constructed, 5-story Class A office building with ground floor retail
- 1 Constitution Center – 1984 constructed, 3-story, Class A office building
- 2 Constitution Center – 1985 constructed, 2-story, Class A office building

In addition to these more traditional office uses in the neighborhood, Boston is the #1 life science market in the world, where Boston's and Cambridge's lab inventory has doubled in the last three years. With office and lab clusters spread across Charlestown and neighboring Somerville and Cambridge that include Hood Park, Cambridge Crossing, Schrafft's Center, Assembly Row, Inner Belt, Boynton Yards, and USQ, there is 20 MSF of new lab and office space in the pipeline within two miles of the subject. These new employment opportunities will provide an influx of new affluent renters over the coming years. The increase in housing demand is exacerbated by the fact that almost all available land is being developed for life-science. Major developments of note include the following:

- Hood Park Charlestown – 1.7 MSF master plan to include 1.4 MSF of office/lab, as well as residential, hotel, retail and a 1,465- car garage.
- Shraffts Center, Charlestown – 980,000 SF of existing office space, with waterfront redevelopment totalling nearly 2 MSF of office, lab, retail, housing and residential uses.

- Inner Belt, Somerville – 2.6 MSF planned three-phase development, which will include office, lab and residential uses.
- Assembly Row, Somerville – Assembly Row is home to 1.5 MSF of existing office space including the headquarters for Mass General Brigham and Puma. There is an additional 2.3 MSF of office and lab in the pipeline (BioMed 1.3 MSF, Greystar 465,000 sf and Capital Hall 500,000 sf).
- Boynton Yards, Somerville – 1.3 MSF innovation campus, to include office, lab, residential and a public green space. First phase is to be finished summer 2022, and is leased to Flagship Pioneering a life science VC firm who formed Moderna.
- USQ, Somerville – 2.4 MSF master-planned development over 15 acres in Somerville's Union Square. The \$2 billion project broke ground in 2021, and will comprise 1.2 MSF of office and lab
- as well as hotel, retail, arts and creative space, residential and multiple open spaces/parks.

### ACCESS

Primary access to the subject neighborhood is excellent. Rutherford Avenue located southeast of the subject and provides access to North Washington Street and the Charlestown Bridge, which provide immediate proximity to downtown Boston and the financial district. Main Street in Charlestown is also easily accessible.

Transportation linkages to and from Charlestown are also good. Both I-93 and US 1 travel through the community in a north-south locus. MBTA rapid transit service is available steps from the property on the "Orange Line" via the Community College stop. Buses run through Charlestown and provide direct service to downtown Boston. There is also water shuttle service running from the Navy Yard within several hundred yards of Paris Landing to Long Wharf (seven minutes) in downtown Boston.

Interstate 93 is the major highway artery extending along the western border of Charlestown in a north/south directly. There is a northbound exit ramp from Interstate 93 directly to the west of the Subject on Cambridge Street. Access to Interstate 93 northbound is available approximately 1-mile to the north of the Subject site along Mystic Avenue. Southbound access to Interstate 93 is located approximately 1-mile to the south of the Subject site along Rutherford Avenue.

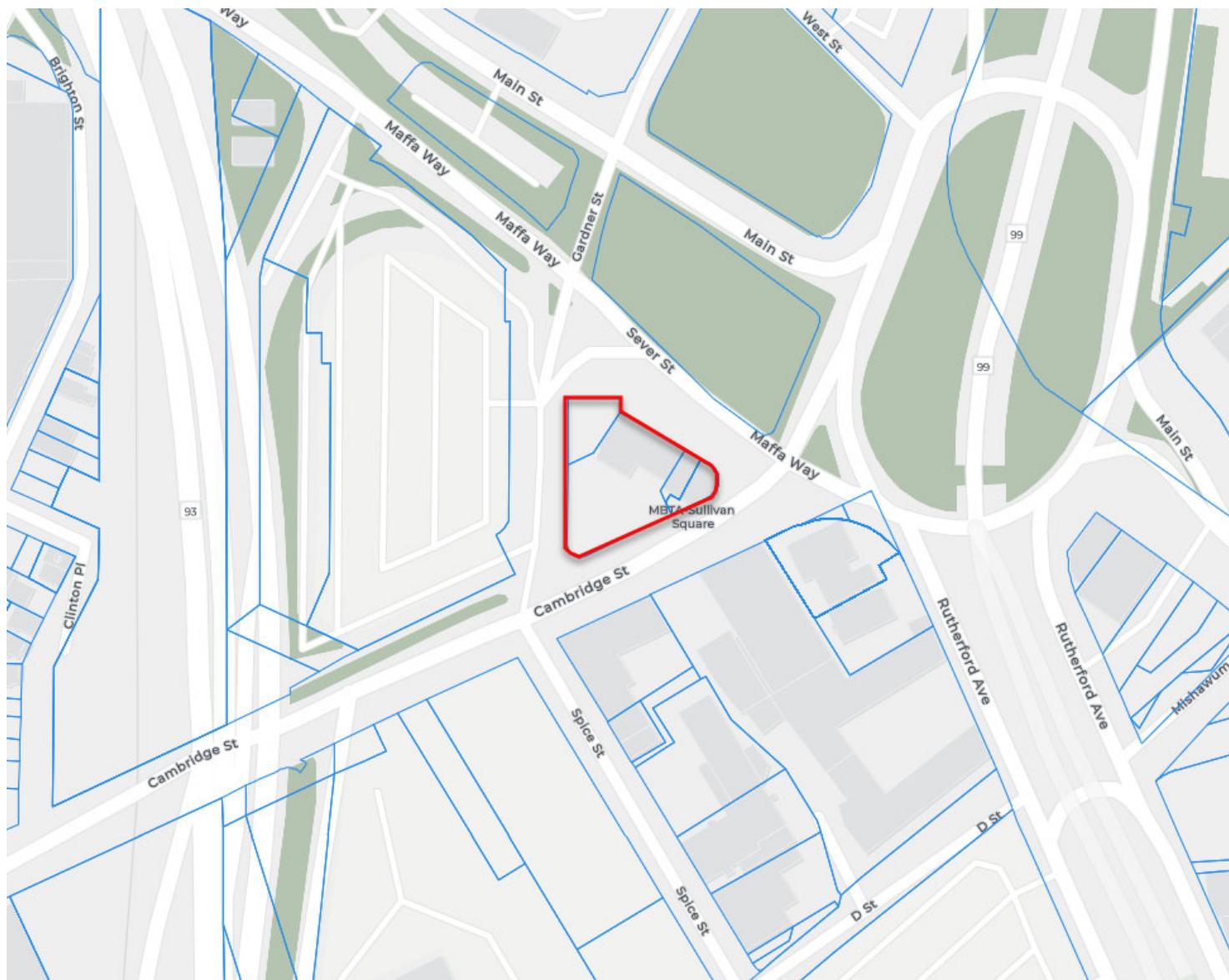
Route 99 is a local access divided artery that extends through Charlestown in a north/south direction connecting the neighborhood with Boston to the south and Everett to the north. In the immediate neighborhood, Route 99 is known as Rutherford Avenue. Cambridge Street, which turns into Washington Street in Somerville and Kirkland Street in Cambridge, is an east/west artery connecting Sullivan Square with Harvard Square, Cambridge approximately 2-miles to the west.



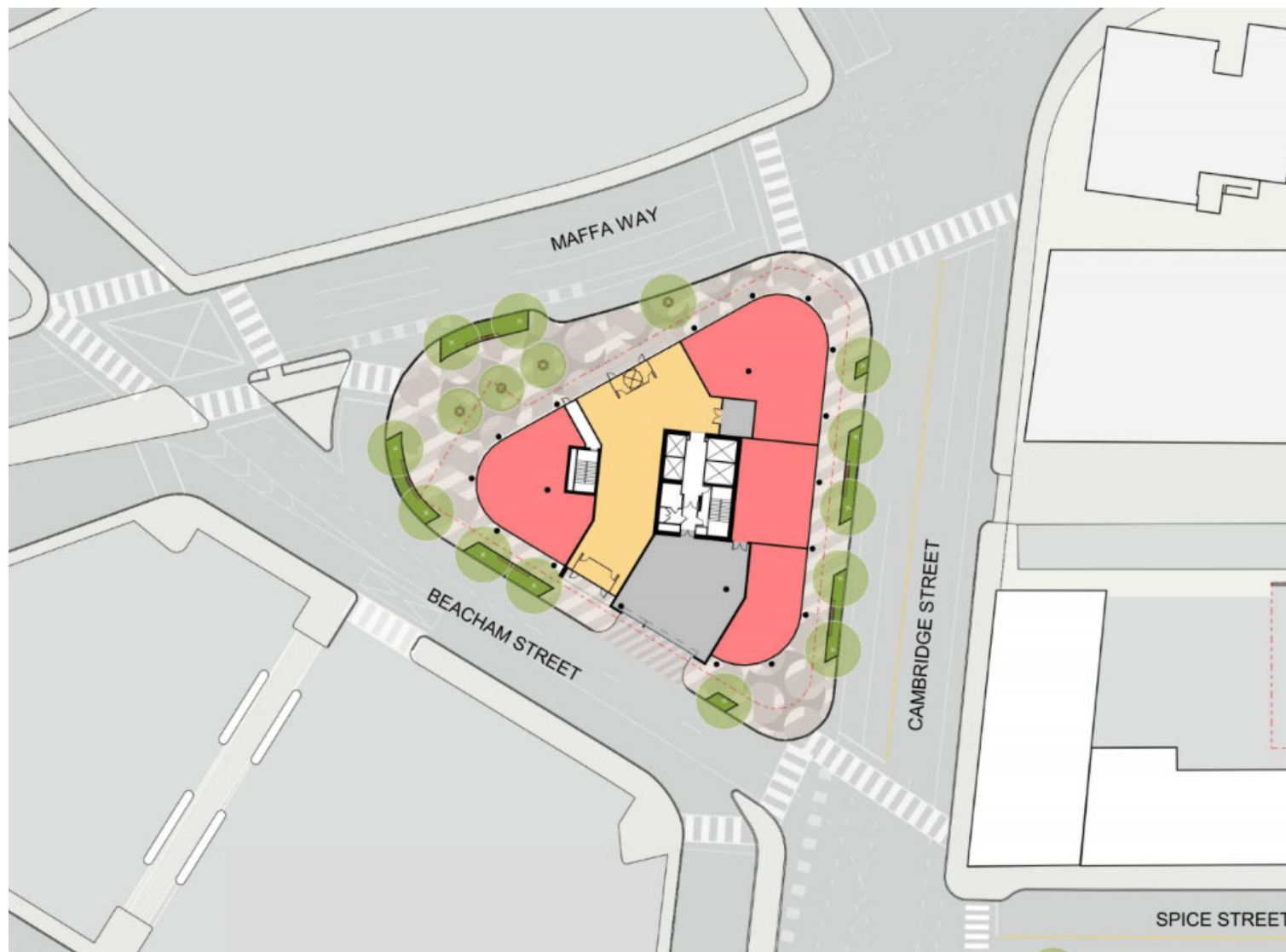
Sullivan Square is home to one of two MBTA Orange Line transit stations serving Charlestown. Located directly across Cambridge Street from the Subject, the Sullivan MBTA station is two exits north of Boston's North Station and provides direct service to North Station, Downtown Crossing and the Back Bay stations thereby servicing the majority of Boston's commercial district. 32 Cambridge Street is also only one stop south of the new Assembly Row station, providing quick access to a growing commercial and retail center. In addition, the Downtown Crossing station links with the Red line, providing connection to Cambridge.

Overall, the Sullivan Square location is developing into one of the hottest infill locations in Boston due to its location only 2 miles north of Boston's CBD, its public transit accessibility, its proximity to major employers in Hood Business Park, Schraffts City Center and Assembly Row

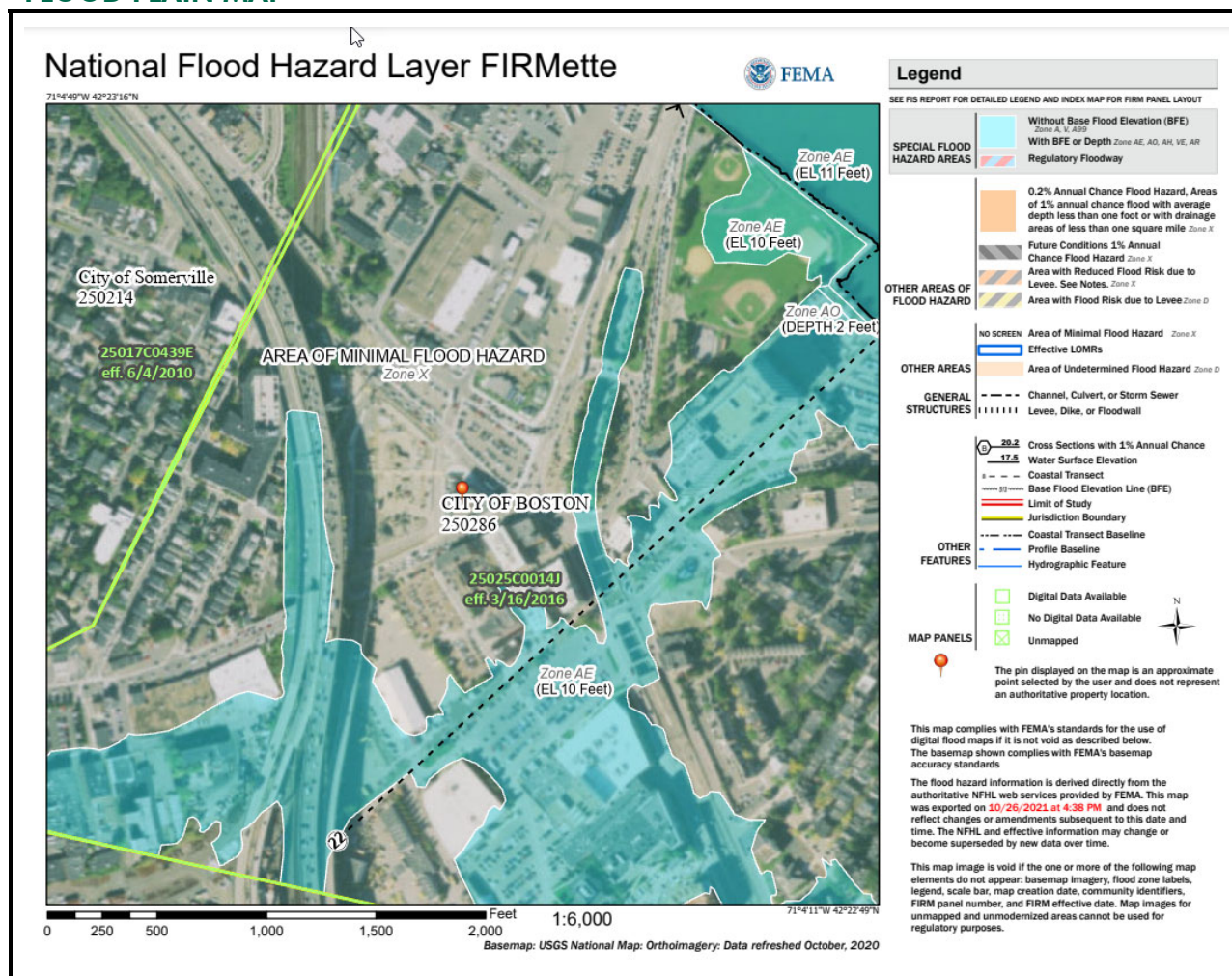
## GIS MAP



## SITE PLAN



## FLOOD PLAIN MAP



## Site Analysis

The following chart summarizes the salient characteristics of the subject site.

SITE SUMMARY AND ANALYSIS			
<b>Physical Description</b>			
Gross Site Area	0.43 Acres	18,848 Sq. Ft.	
Net Site Area	0.43 Acres	18,848 Sq. Ft.	
Primary Road Frontage	Cambridge Street	200 Feet	
Secondary Road Frontage	Beacham Street	200 Feet	
Additional Road Frontage	Maffa Way	150 Feet	
Excess Land Area	None	n/a	
Surplus Land Area	None	n/a	
Shape	Irregular		
Topography	Generally Level		
	Local Convenience (LC)		
Zoning District			
Flood Map Panel No. & Date	25025C0014J	16-Mar-16	
Flood Zone	Zone X (Unshaded)		
Adjacent Land Uses	Predominantly Residential Uses		
Earthquake Zone	Moderate		
<b>Comparative Analysis</b>		<b><u>Rating</u></b>	
Visibility	Good		
Functional Utility	Average		
Traffic Volume	Average		
Adequacy of Utilities	Assumed adequate		
Landscaping	Average		
Drainage	Assumed adequate		
<b>Utilities</b>		<b><u>Provider</u></b>	<b><u>Availability</u></b>
Water	City of Boston		Yes
Sewer	City of Boston		Yes
Natural Gas	National Grid		Yes
Electricity	Eversource		Yes
Telephone	Verizon/Comcast		Yes
Mass Transit	MBTA		Yes
<b>Other</b>		<b><u>Yes</u></b>	<b><u>No</u></b>
Detrimental Easements			x
Encroachments			x
Deed Restrictions			x
Reciprocal Parking Rights			x



ZONING MAP



## Zoning

The following chart summarizes the subject's zoning requirements.

<b>ZONING SUMMARY</b>	
Current Zoning	Local Convenience (LC)
Legally Conforming	No - See Comments
Uses Permitted	Post office, adult education center, community center, daycare center, day care center elderly, library, place of worship, elementary school, kindergarten, art studio, private club, artists' mixed-use, agency or professional office, open space, group residence, multi-family dwelling, townhouse, bakery, local retail business, barber, dry-cleaning shop, laundry, photocopying, shoe repair, tailor shop, photographer's studio, radio/television repair, upholsterer's
Zoning Change	Not likely
<b>Category</b>	<b>Zoning Requirement</b>
Minimum Lot Size	None
Minimum Lot Width	None
Maximum Height	35 Feet
Minimum Setbacks	
Front Yard	None
Side Yard	None
Rear Yard	20 Feet
Minimum FAR	2.00 : 1
Proposed FAR	15.92 : 1
Parking Requirements	2 spaces per unit
Subject's Actual Parking	0.42 spaces per unit
Source: Planning & Zoning Dept.	

### As of Right Density

The property resides in a zoning area (Local Convenience District) that allows residential use up to a height of 35'. Within the LC subdistrict, the maximum floor area ratio is 2.0. Other dimensional regulations in the subject's zoning area are shown in the preceding table.

As stated previously in the report, the area of the project site is 18,848 square feet. Given a by-right FAR of 2.0, a total of 37,696 square feet of GFA may be constructed at the site without zoning relief.

# Suffolk County Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number	: 11507
Document Type	: UD
Recorded Date	: February 09, 2022
Recorded Time	: 08:41:24 AM
Recorded Book and Page	: 67145 / 250
Number of Pages(including cover sheet)	: 4
Receipt Number	: 954072
Recording Fee (including excise)	: \$6,995.00

\*\*\*\*\*

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 02/09/2022 08:41 AM  
Ctrl# 218769 04416 Doc# 00011507  
Fee: \$6,840.00 Cons: \$1,500,000.00

\*\*\*\*\*

**Suffolk County Registry of Deeds**  
**Stephen J. Murphy, Register**  
**24 New Chardon Street**  
**Boston, MA 02114**  
**617-788-8575**  
**Suffolkdeeds.com**

Property Address: 31 Cambridge Street, Unit 1, Charlestown, Massachusetts 02129

## UNIT DEED

Thirty One Cambridge Street LLC, a Massachusetts Limited Liability Company with an address of 17 Neponset Street, Unit 3, Canton, Massachusetts, for consideration paid of One Million, Five Hundred Thousand and 00/100 Dollars (**\$1,500,000.00**) grant to 33 Cambridge Ventures, LLC, a Massachusetts Limited Liability Company with an address of 12 Ericsson Street, Boston, Massachusetts, with **QUITCLAIM COVENANTS**

Condominium Unit No. 1 (the Unit) in the Condominium known as Thirty-One Cambridge Street Condominium (the Condominium) situated at 2-4 Sever Street and 31 Cambridge Street, Charlestown, Massachusetts created by Master Deed (the Master Deed) dated July 13, 1988 recorded with the Suffolk Registry of Deeds, Book 14882, Page 062.

The Unit is more particularly described (1) in the Master Deed (2) such site and floor plans as have been recorded or filed therewith, and (3) in the Unit Plan recorded previously with Suffolk Registry of Deeds in Book 14882 at Page 115. The Unit is conveyed together with an undivided 50% interest in the common areas and facilities of the Condominium.

The Unit is conveyed subject to and together with the benefit of (1) the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts, (2) the provisions and matters set forth and/or referred to in the Master Deed, including the exclusive use areas for the benefit of Unit 1 as set forth in the Master Deed (3) the provisions of any instrument creating the Unit Owners Organization and the By-Laws thereunder as recorded or filed with Master Deed and such Rules and Regulations as may be promulgated thereunder.

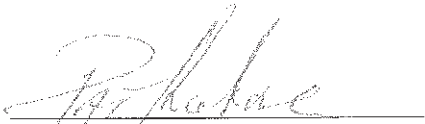
The within premises does not constitute all or substantially all of the assets of Thirty One Cambridge Street, LLC. This sale is made in the ordinary course of Grantor's business.

For Grantor's title see Deed recorded in Suffolk County Registry of Deeds in Book 62175, Page 41.

*[Signature Pages to Follow.]*

Executed as a sealed instrument this 1 day of February, 2022.

Thirty One Cambridge Street LLC,



Patrick Keohane, Manager  
Duly Authorized

**COMMONWEALTH OF MASSACHUSETTS**

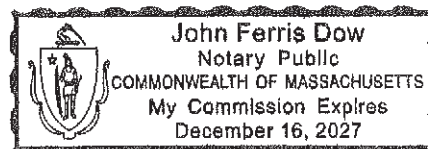
Middlesex, ss

On this 1 day of February, 2022 before me, the undersigned notary public, personally appeared Patrick Keohane, Manager of Thirty One Cambridge Street LLC, proved to me through satisfactory evidence of identification, which was ☒ MA Driver's License or \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and who acknowledged to me that he signed it voluntarily for its stated purpose.



Notary Public

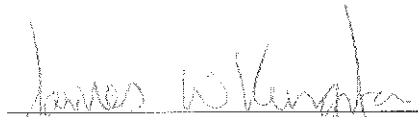
My commission expires:





Executed as a sealed instrument this 7 day of February, 2022.

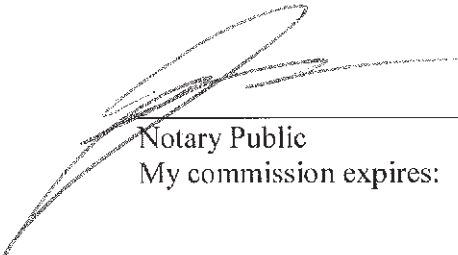
Thirty One Cambridge Street LLC,

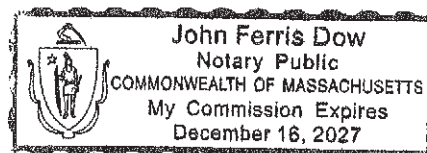
  
James W. Kingston, Manager  
Duly Authorized

**COMMONWEALTH OF MASSACHUSETTS**

Middlesex, ss

On this 7 day of February, 2022, before me, the undersigned notary public, personally appeared James W. Kingston, Manager of Thirty One Cambridge Street LLC, proved to me through satisfactory evidence of identification, which was ☒ MA Driver's License or \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, who swore and affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and who acknowledged to me that he signed it voluntarily for its stated purpose.

  
Notary Public  
My commission expires:



# Suffolk County Registry of Deeds

## Electronically Recorded Document

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### Recording Information

Document Number	: 11499
Document Type	: DED
Recorded Date	: February 09, 2022
Recorded Time	: 08:35:39 AM
Recorded Book and Page	: 67145 / 203
Number of Pages(including cover sheet)	: 6
Receipt Number	: 954070
Recording Fee (including excise)	: \$59,435.00

\*\*\*\*\*

MASSACHUSETTS EXCISE TAX  
Suffolk County District ROD # 001  
Date: 02/09/2022 08:35 AM  
Ctrl# 218768 00535 Doc# 00011499  
Fee: \$59,280.00 Cons: \$13,000,000.00

\*\*\*\*\*

**Suffolk County Registry of Deeds**  
**Stephen J. Murphy, Register**  
**24 New Chardon Street**  
**Boston, MA 02114**  
**617-788-8575**  
**Suffolkdeeds.com**

QUITCLAIM DEED

Upon Recording Return To:  
 John Pariseault, Esq.  
 Hinckley, Allen & Snyder LLP  
 28 State Street  
 Boston, Massachusetts 02109-1775

LOCAL 25 HEALTH AND WELFARE REALTY CORP., a Massachusetts not-for-profit corporation, having an address of 529 Main Street, Suite 209, Charlestown, Massachusetts 02129 ("**Grantor**"), for consideration paid and full consideration of Thirteen Million and No/100 Dollars (\$13,000,000.00) grants to 33 CAMBRIDGE VENTURES LLC, a Massachusetts limited liability company, having an address c/o Sullivan Square Holdings LLC, 12 Ericsson Street, Boston, Massachusetts 02122, with QUITCLAIM COVENANTS, the land, together with any improvements thereon, located in Boston, Suffolk County, Massachusetts, as more particularly described in Exhibit A attached hereto and made a part hereof (the "**Property**").

The conveyance is made together with and subject to all recorded easements, conditions, restrictions, contracts, and agreements, and other matters of record that encumber, affect or otherwise apply to the Property.

For Grantor's title to the Property see (a) with respect to 33-39 Cambridge Street, that certain Quitclaim Deed from William J. McCarthy and John H. Welch, as Trustees under Declaration of Trust dated March 28, 1969 and recorded with the Suffolk County Registry of Deeds (the "**Registry**") in Book 8273, Page 271, dated September 25, 1969 and recorded with the Registry in Book 8333, Page 732; (b) with respect to 6 Sever Street, that certain Quitclaim Deed from Warren P. Connor and Julia M. Anderson dated July 2, 2018 and recorded with the Registry in Book 59840, Page 152; and (c) with respect to 0 Cambridge Street, that certain Quitclaim Deed from Sean M. O'Brien, as Trustee under Declaration of Trust dated March 28, 1969 and recorded with the Registry in Book 8273, Page 271, dated as of March 5, 2021 and recorded with the Registry in Book 64945, Page 251.

Grantor certifies that the conveyance of the Property does not cause a material change in the nature of the activities conducted by Grantor.

*[Balance of page intentionally left blank]*

33-39 Cambridge Street, 6 Sever Street and 0 Cambridge Street,  
 Boston, Suffolk County, Massachusetts

Witness our hand and seal as of the 8th day of February, 2022.

**GRANTOR:**

**LOCAL 25 HEALTH AND WELFARE REALTY CORP.,**

a Massachusetts not-for-profit corporation

By:

Name: Sean M. O'Brien

Title: President

COMMONWEALTH OF MASSACHUSETTS

COUNTY OF SUFFOLK

January 28, 2022

On this day, before me, the undersigned notary public, personally appeared Sean M. O'Brien, proved to me through satisfactory evidence of identification, being (check whichever applies) ☐ driver's license or other state or federal governmental document bearing a photographic image; ☐ oath or affirmation of a credible witness known to me who knows the above signatory; or ☒ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him as his free act and deed, voluntarily for its stated purpose as President of Local 25 Health and Welfare Realty Corp., a Massachusetts not-for-profit corporation, as the voluntary act of said Local 25 Health and Welfare Realty Corp.



Eleanor Lennon Perry  
NOTARY PUBLIC  
Commonwealth of  
Massachusetts  
My Commission Expires  
6/2/2028

Elaine Perry

\_\_\_\_\_, Notary Public

My Commission Expires: 6/2/2028

*[Signatures Continue on Next Page]*

By: 

Name: Michael Shaughnessy

Title: Treasurer

COMMONWEALTH OF MASSACHUSETTS )

COUNTY OF SUFFOLK )

Jan 25, 2022

On this day, before me, the undersigned notary public, personally appeared Michael Shaughnessy, proved to me through satisfactory evidence of identification, being (check whichever applies) ☒ driver's license or other state or federal governmental document bearing a photographic image; ☐ oath or affirmation of a credible witness known to me who knows the above signatory; or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by him as his free act and deed, voluntarily for its stated purpose as Treasurer of Local 25 Health and Welfare Realty Corp., a Massachusetts not-for-profit corporation, as the voluntary act of said Local 25 Health and Welfare Realty Corp.

, Notary Public

My Commission Expires: \_\_\_\_\_

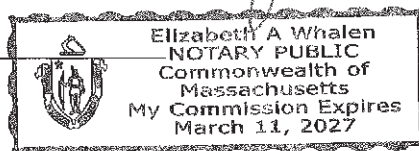


EXHIBIT ALegal Description of Property33-39 Cambridge Street

The land in Boston (Charlestown), bounded and described as follows:

NORTHEASTERLY: by Sever Street, 88.50 feet;  
 SOUTHEASTERLY: by land now or formerly of McCarthy as shown on a Plan hereinafter referred to, 53.06 feet;  
 NORTHEASTERLY: again by said land of McCarthy, 29.13 feet;  
 SOUTHEASTERLY: again by Cambridge Street, 106.87 feet;  
 SOUTHWESTERLY: by a curved line on land of the MBTA, 30.22 feet;  
 WESTERLY: by land of the MBTA, 94.66 feet;  
 NORTHWESTERLY: by land of the MBTA, 32.07 feet;  
 NORTHEASTERLY: again by land of the MBTA, 3.33 feet; and  
 NORTHWESTERLY: again by land of the MBTA, 46.79 feet.

Said premises are shown on a Plan of Land in Charlestown by Alphonse L. Savignac, Registered Land Surveyor, dated July 2, 1969.

6 Sever Street

The land in Boston, formerly Charlestown, with the buildings thereon as shown on plan made by Alexander Wadsworth, surveyor, dated September 16, 1871, recorded with Suffolk Registry of Deeds, Book 1410, end and bounded:

NORTHEASTERLY: by said Seaver (also known as Sever) Street, twenty-two (22) feet, one and one-half (1 1/2) inches;  
 SOUTHEASTERLY: by Lot 2 on said plan by line through the middle of partition wall, fifty (50) feet, one and one-half (1 1/2) inches;  
 SOUTHWESTERLY: by said Lot 2, eleven (11) feet, two (2) inches;  
 SOUTHEASTERLY: again by said Lot 2, nine (9) feet, ten (10) inches;



WESTERLY: by Lot 1 on said plan on a line running through the middle of a passageway, four (4) feet wide, which continues Southward to Cambridge Street, thirteen (13) feet;

NORTHWESTERLY: by Lot 3 on said plan, fifty-two (52) feet, seven (7) inches.

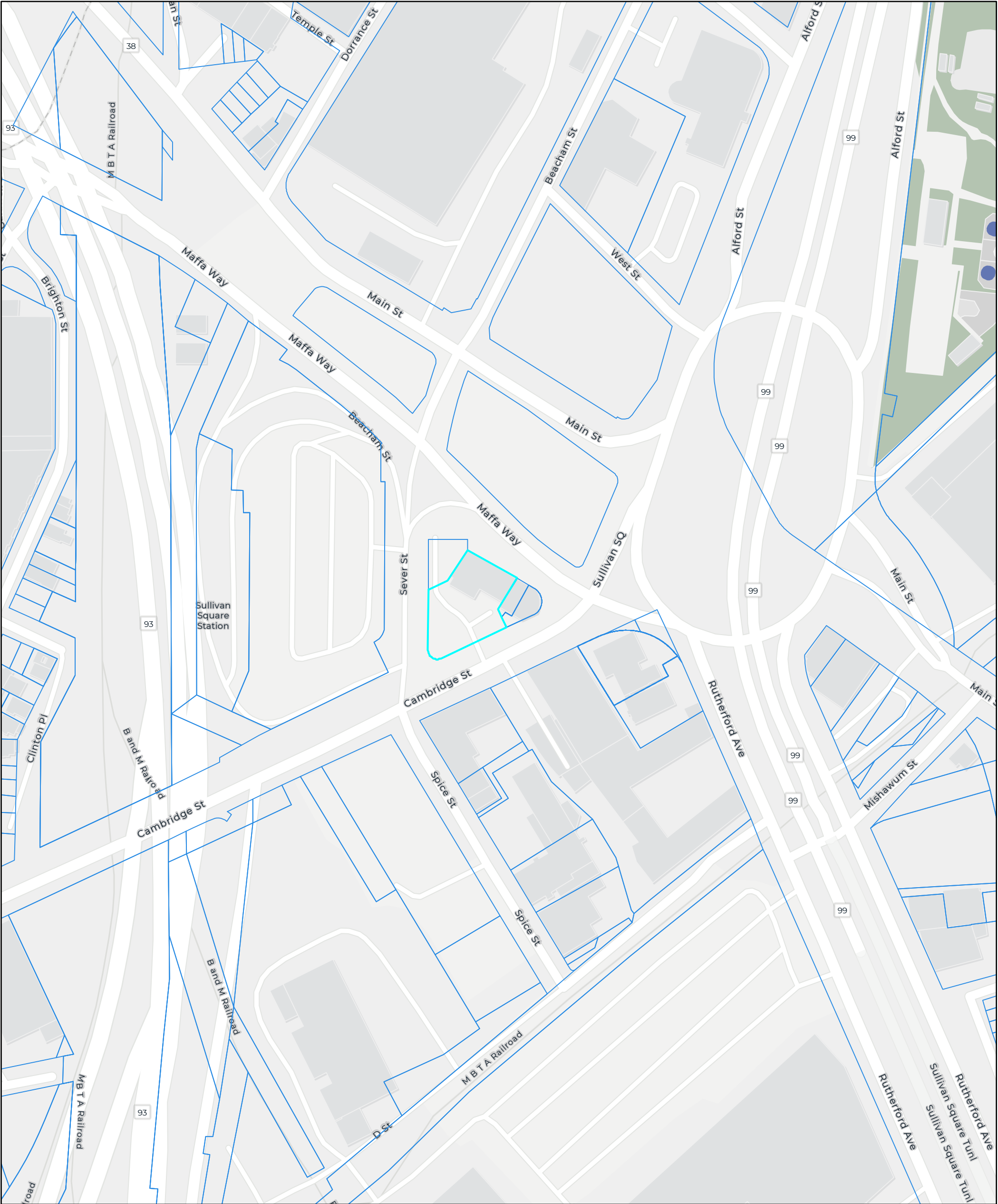
Containing 1,176.75 square feet, and being lot 2 1/2 on said plan. Said premises are numbered 6 Sever Street.

0 Cambridge Street

The land in Charlestown (Boston), Massachusetts, bounded and described as follows:

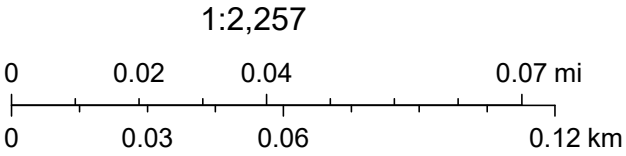
Starting at the intersection of Sever Street and Cambridge Street on a line with a bearing of S-60°-21'-31" E a distance of one hundred fifty nine and seventy one hundredths (159.71) feet to Point A being the point of beginning; thence on a line with a bearing of S-31°-00'-33" W a distance of forty seven and thirty six hundredths (47.36) feet to Point B; thence on a line with a bearing of N-57°-54'-24" W a distance of three and thirty three hundredths (3.33) feet to Point C; thence on a line with a bearing of S-63°-51'-59" W a distance of thirty one and ninety hundredths (31.90) feet to Point D; thence on a line with a bearing of N-00°-03'-36" E a distance of seventy one and sixteen hundredths (71.16) feet to Point E; thence on a line with a bearing of S-89°-52'-58" E a distance of fifty seven and forty nine hundredths (57.49) feet to Point F; thence on a line with a bearing of S-05°-28'-52" W a distance of eighteen and twenty six hundredths (18.26) feet to the point of beginning being Point A, and containing two thousand nine hundred and fifty (2,950) square feet more or less, all as shown on M.B.T.A. Plan No. L-d-23232, dated December 4, 1972, entitled "Plan of Land Owned By Massachusetts Bay Transportation Authority- Sullivan Square- Charlestown, Mass.

# ArcGIS Web Map



3/15/2024, 2:51:35 PM

Property\_Assessment\_FY23



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**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**

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