



PROPERTY INFORMATION PACKAGE #25-2167

REAL ESTATE AUCTION

1.14+/- ACRE PRIME DEVELOPMENT OPPORTUNITY

8 Parcels Selling in the Entirety

.5+/- Miles from Forest Hills Public Transit

BOSTON, MA (FOREST HILLS)

Off Lanesville Terrace & Arboretum Road

Wednesday, December 10 at 11am On-site

MA Auc. Lic. #111



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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.



October 28, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to present a prime development opportunity: 1.14+/- acres comprising eight parcels of unimproved land located off Lanesville Terrace and Arboretum Road in Boston (Forest Hills), MA.

This property offers excellent accessibility, situated approximately 0.5+/- mile from the Forest Hills intermodal public transit transfer station, which serves the MBTA rapid transit Orange Line, three MBTA commuter rail lines, and is a major terminus for MBTA bus routes. It is also 1.1+/- miles from the Roslindale Village commuter rail station and 8.8+/- miles from Logan International Airport.

Zoned Local Industrial, the property is set away from the Roslindale line and has no open DEP files. It is located near other sites that have been proposed for large-scale mixed-use or residential developments.

The location offers high visibility off Washington Street, adjacent to a newly opened pedestrian entrance to the 280+/- acre Arnold Arboretum of Harvard University, a renowned landscape designed by Frederick Law Olmsted and a significant part of the Emerald Necklace Park System. Additionally, it is convenient to the 275+/- acre Forest Hills Cemetery greenspace, as well as local shops, restaurants, and nightlife.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent opportunity with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults." There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, December 10, 2025 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 \$200,000 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



TERMS & CONDITIONS

REAL ESTATE AUCTION

1.14+/- ACRE PRIME DEVELOPMENT OPPORTUNITY

8 Parcels Selling in the Entirety

.5+/- Miles from Forest Hills Public Transit

BOSTON, MA (FOREST HILLS)

Off Lanesville Terrace & Arboretum Road

Wednesday, December 10 at 11am On-site

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Two Hundred Thousand Dollars (\$200,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check due by 4pm ET on Friday, December 12, 2025. 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, January 23, 2026 (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 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.



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*.

AUCTION PURCHASE AND SALE AGREEMENT
(MA Auctioneer Lic# 111)

This 10th day of December 2025

1. PARTIES AND MAILING ADDRESSES

Albert M. Todesca, Trustee & Paul A Todesca, Trustee of Todesca Realty Trust 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 any buildings thereon located off Lanesville Terr. & Arboretum Rd., Boston, MA, more particularly described as Parcel ID's 1902854010, 1902856000, 1902857000, 1902858000, 1902859000, 1902860000, 1902861000, 1902862000.

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. 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;
- (e) Provisions of existing building and zoning laws;

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, December 12, 2025 as the additional deposit

\$ _____ 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)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, January 23, 2026 (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. Seller shall be allowed up to 90 days beyond the closing to continue the process of crushing stone and materials on the site.

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 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. ENVIRONMENTAL

Seller makes no representations regarding the environmental status of the property, other than acknowledging that there are no open DEP files on any of the subject parcels being conveyed in this transaction.

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.

Albert M. Todesca, Trustee & Paul A Todesca, Trustee of Todesca Realty Trust, Seller

By: Albert M. Todesca, Trustee

By: Paul A. Todesca, Trustee

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

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

Buyer's Daytime Phone

Buyer's Evening Phone

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

BUYER

BUYER

Buyer's Attorney (Name)

Buyer's Attorney (Firm)

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

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

Buyer's Attorney's Phone

Boston, MA (Forest Hills)

Off Lanesville Terrace
& Arboretum Road

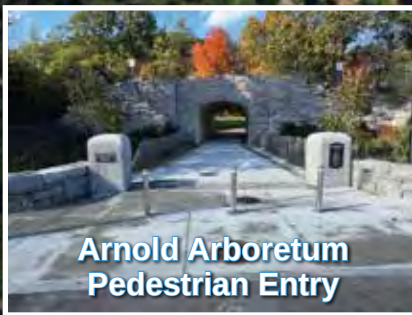
1.14± ACRES

Prime Development Opportunity

8 Parcels of Unimproved Land

.5± Miles from Forest Hills Public Transit

Selling in the Entirety



Arnold Arboretum
Pedestrian Entry



Arboretum Rd
Lanesville Ter

Washington St

Arborway



AUCTION: Wednesday, December 10 at 11am On-site

BOUNDARIES
APPROXIMATE
© Pictometry.com

.5± miles from the Forest Hills intermodal public transit transfer station for the MBTA rapid transit Orange Line, 3 MBTA commuter rail lines & a major terminus for MBTA bus routes. 1.1± mile from Roslindale Village commuter rail station.

8.8± miles to Logan International Airport.

Set a lot away from the Roslindale line in the Local Industrial Zone with no open DEP files, close to other properties that have been proposed for large scale mixed-use or residential developments.

In a high-visibility location off Washington St. Next to a newly opened pedestrian entrance to the 280± acre Arnold Arboretum of Harvard University

designed by Frederick Law Olmsted, a gem in the Emerald Necklace park system. Convenient to the 275± acre Forest Hill Cemetery greenspace, shops, restaurants & nightlife.

Acreage: 1.14± (.86± acre comprised of 7 contiguous Assessor's parcels & .28± acre parcel separated from the rest by a railway access area)

Zoning: JP Neighborhood District, LI – Local Industrial

Frontage: 161± ft on Arboretum Road, 198± ft & 260± ft on Lanesville Terrace

FEMA Flood Zone: X, non-hazard

Parcel ID	Boston, MA Address	Area ± SF
1902854010	Lanesville Ter	12,215
1902856000	19 Lanesville Ter	11,480
1902857000	Lanesville Ter	1,657
1902858000	Lanesville Ter	5,895
1902859000	25 Lanesville Ter	6,205
1902860000	Arboretum Rd	4,000
1902861000	Arboretum Rd	4,000
1902862000	Arboretum Rd	4,368
	Total	49,820

Terms of Sale: 10% certified deposit of which \$200,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, December 12, 2025. 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 & 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% Buyer's Broker Commission offered. Visit www.JJManning.com for details & mandatory pre-registration requirements.

JJManning

AUCTIONEERS

Property Information, Broker Reg & Full Terms at:

JJManning.com

800.521.0111

1.14± Acre Prime Development Opportunity
8 Parcels of Unimproved Land
Boston, MA (Forest Hills)

**Arnold Arboretum
Pedestrian
Entry**

Arboretum Rd

Lanesville Ter

Washington St

BOUNDARIES
APPROXIMATE
© Pictometry.com

AUCTION

Wed., December 10 at 11am On-site

Selling in the Entirety

JJ Manning
AUCTIONEERS

JJManning.com

800.521.0111

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



MA AUC LIC 111
MA BROKER LIC 5850
BRO 1859
REF 25-2167

Boston, MA (Forest Hills)
Off Lanesville Terrace
& Arboretum Road

Neesham Branch

Lanesville Terrace

Washington Street

Arboretum Rd

1.14± ACRES

Prime Development Opportunity

Comprised of 8 Parcels

.5± Miles from Forest Hills Public Transit

Selling in the Entirety

AUCTION: Wednesday, December 10 at 11am On-site

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1902854010
Address:	LANESVILLE TE BOSTON MA 02131
Property Type:	Commercial Land
Classification Code:	0390 (Commercial Property / COMMERCIAL LAND)
Lot Size:	12,215 sq ft
Living Area:	0 sq ft
Year Built:	-
Owner on Saturday, January 1, 2022:	TODESCA ALBERT M TS
Owner's Mailing Address:	C/O NEWMAN & NEWMAN PC ONE MCKINLEY SQ BOSTON MA 02109
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2023 Building value:	\$0.00
FY2023 Land Value:	\$248,200.00
FY2023 Total Assessed Value:	\$248,200.00
FY2023 Tax Rates (per thousand):	
- Residential:	\$10.74
- Commercial:	\$24.68
FY2023 Gross Tax:	\$6,125.58
Community Preservation:	\$36.58
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2023 Net Tax:	\$6,162.16

Abatements/Exemptions

The deadline for filing an Abatement application for FY2023 was 2/1/2023. Applications for FY2024 will become available for download beginning 1/1/2024.

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

Current Owner

- 1 TODESCA ALBERT M TS
- 2 TODESCA PAUL A TS
- 3 TODESCA REALTY TR

Owner information may not reflect any changes submitted to City of Boston Assessing after December 16, 2022. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2023	Commercial Land	\$248,200.00
2022	Commercial Land	\$248,200.00
2021	Commercial Land	\$231,600.00
2020	Commercial Land	\$231,600.00
2019	Commercial Land	\$231,600.00
2018	Commercial Land	\$223,400.00
2017	Commercial Land	\$215,100.00
2016	Commercial Land	\$198,600.00
2015	Commercial Land	\$173,700.00
2014	Commercial Land	\$157,200.00
2013	Commercial Land	\$157,200.00
2012	Commercial Land	\$148,900.00
2011	Commercial Land	\$148,900.00
2010	Commercial Land	\$148,900.00
2009	Commercial Land	\$148,900.00
2008	Commercial Land	\$148,900.00
2007	Commercial Land	\$148,900.00
2006	Commercial Land	\$122,600.00

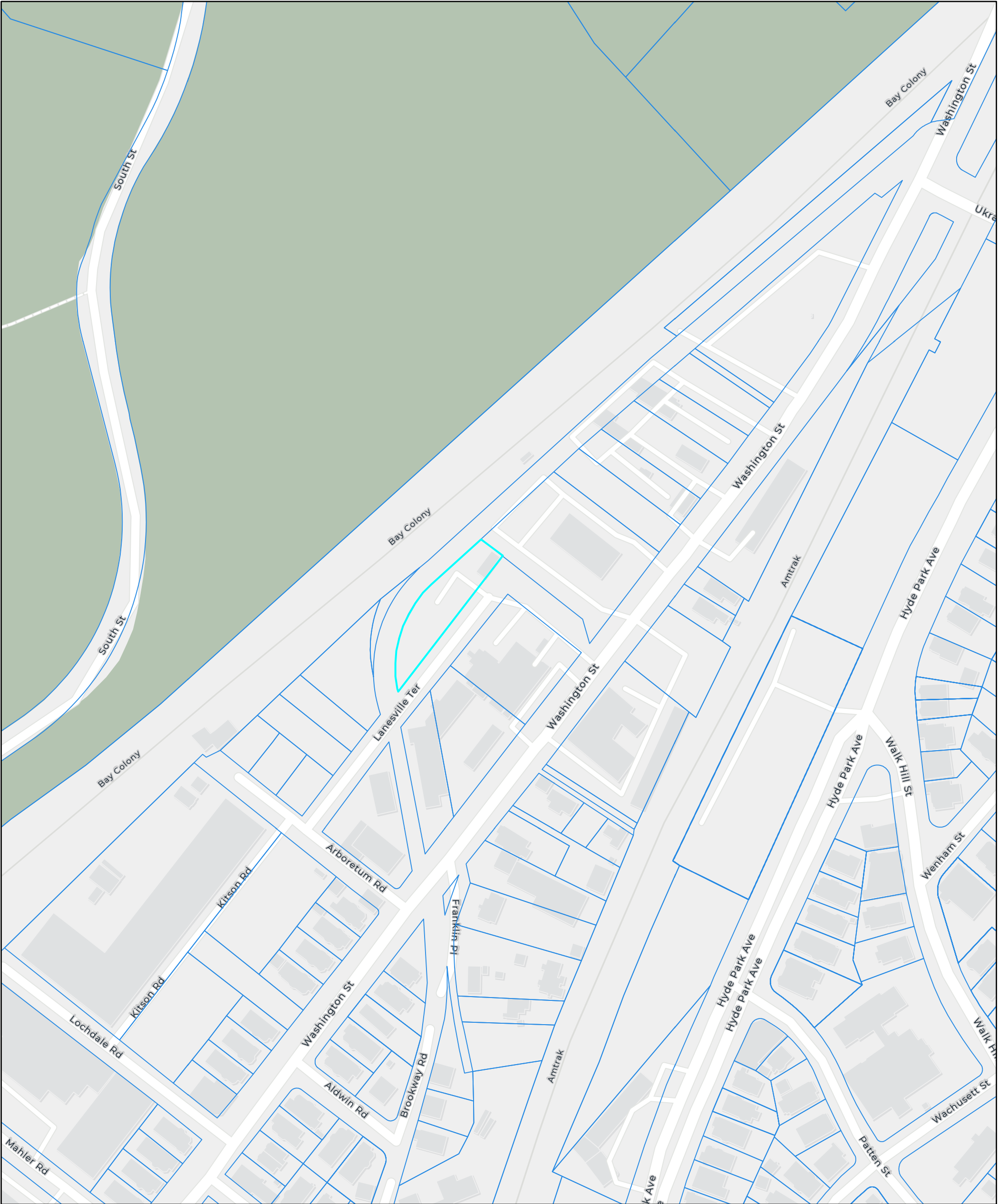
* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

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.

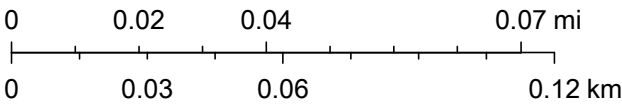
ArcGIS Web Map



5/4/2023, 9:31:41 AM

 Parcels 2021

1:2,257



Esri Community Maps Contributors, Harvard University, City of Boston, Town of Brookline, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	1902856000
Address:	19 LANESVILLE TE BOSTON MA 02131
Property Type:	Commercial Land
Classification Code:	0390 (Commercial Property / COMMERCIAL LAND)
Lot Size:	11,480 sq ft
Living Area:	1 sq ft
Year Built:	-
Owner on Saturday, January 1, 2022:	TODESCA REALTY TRUST
Owner's Mailing Address:	C/O NEWMAN & NEWMAN PC ONE MCKINLEY SQ BOSTON MA 02109
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2023 Building value:	\$0.00
FY2023 Land Value:	\$189,400.00
FY2023 Total Assessed Value:	\$189,400.00

FY2023 Tax Rates (per thousand):

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

FY2023 Gross Tax:	\$4,674.39
Community Preservation:	\$22.06
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2023 Net Tax:	\$4,696.45

Abatements/Exemptions

The deadline for filing an Abatement application for FY2023 was 2/1/2023. Applications for FY2024 will become available for download beginning 1/1/2024.

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

Current Owner

- 1 TODESCA REALTY TRUST
- 2 TODESCA ALBERT M
- 3 TODESCA PAUL A

Owner information may not reflect any changes submitted to City of Boston Assessing after December 16, 2022. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2023	Commercial Land	\$189,400.00
2022	Commercial Land	\$189,400.00
2021	Commercial Land	\$181,700.00
2020	Commercial Land	\$181,700.00
2019	Commercial Land	\$181,500.00
2018	Commercial Land	\$173,600.00
2017	Commercial Land	\$165,700.00
2016	Commercial Land	\$149,900.00
2015	Commercial Land	\$134,100.00
2014	Commercial Land	\$118,400.00
2013	Commercial Land	\$118,400.00
2012	Commercial Land	\$110,400.00
2011	Commercial Land	\$110,400.00
2010	Commercial Land	\$110,400.00
2009	Commercial Land	\$110,400.00
2008	Commercial Land	\$110,400.00
2007	Commercial Land	\$110,400.00
2006	Commercial Land	\$90,000.00
2005	Commercial Land	\$81,900.00
2004	Commercial Land	\$81,900.00
2003	Commercial Land	\$73,600.00
2002	Commercial Land	\$73,600.00
2001	Commercial Land	\$73,600.00
2000	Industrial	\$69,000.00
1999	Industrial	\$69,000.00
1998	Industrial	\$69,000.00
1997	Industrial	\$86,000.00
1996	Industrial	\$86,000.00
1995	Industrial	\$86,000.00
1994	Industrial	\$96,000.00
1993	Industrial	\$96,000.00
1992	Industrial	\$103,500.00
1991	Commercial Land	\$92,000.00
1990	Commercial Land	\$92,000.00
1989	Commercial Land	\$92,000.00

1988	Commercial Land	\$67,000.00
1987	Commercial Land	\$60,000.00
1986	Commercial Land	\$46,000.00
1985	Commercial Land	\$30,500.00

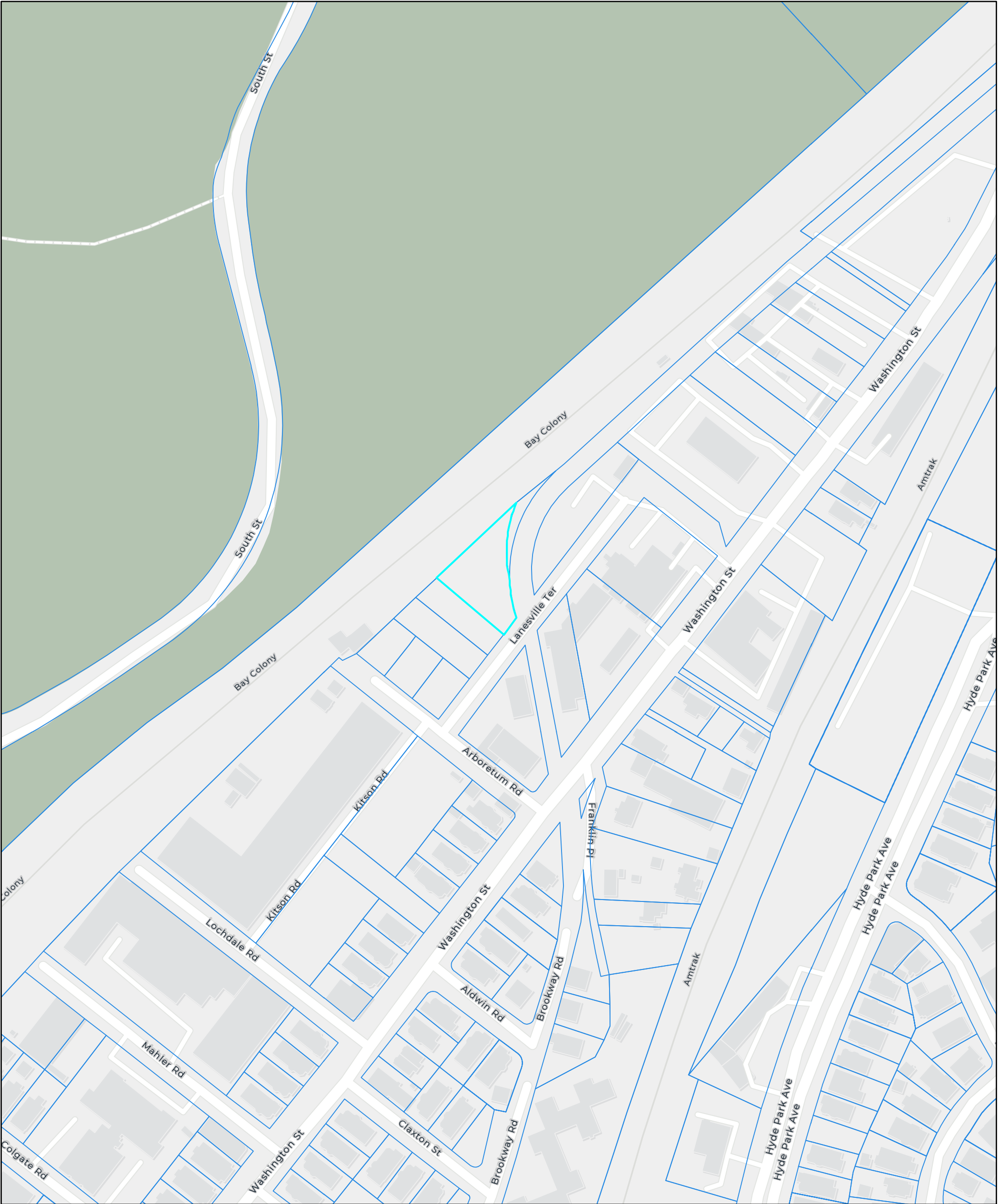
* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

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.

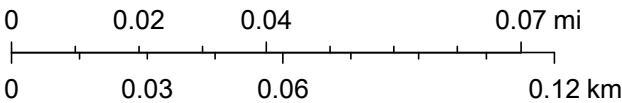
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Parcels 2021

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Assessing On-Line

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[Map](#)

Parcel ID:	1902857000
Address:	LANESVILLE TE BOSTON MA 02131
Property Type:	Commercial Land
Classification Code:	0390 (Commercial Property / COMMERCIAL LAND)
Lot Size:	1,657 sq ft
Living Area:	1 sq ft
Year Built:	-
Owner on Saturday, January 1, 2022:	MALVONE ANGELO J
Owner's Mailing Address:	C/O NEWMAN & NEWMAN PC ONE MCKINLEY SQ BOSTON MA 02109
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2023 Building value:	\$0.00
FY2023 Land Value:	\$30,900.00
FY2023 Total Assessed Value:	\$30,900.00

FY2023 Tax Rates (per thousand):	
- Residential:	\$10.74
- Commercial:	\$24.68

FY2023 Gross Tax:	\$762.61
Community Preservation:	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2023 Net Tax:	\$762.61

Abatements/Exemptions

The deadline for filing an Abatement application for FY2023 was 2/1/2023. Applications for FY2024 will become available for download beginning 1/1/2024.

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

Current Owner

1 MALVONE ANGELO J

Owner information may not reflect any changes submitted to City of Boston Assessing after December 16, 2022.

Value History

Fiscal Year	Property Type	Assessed Value *
2023	Commercial Land	\$30,900.00
2022	Commercial Land	\$30,900.00
2021	Commercial Land	\$28,900.00
2020	Commercial Land	\$28,900.00
2019	Commercial Land	\$28,700.00
2018	Commercial Land	\$26,900.00
2017	Commercial Land	\$25,100.00
2016	Commercial Land	\$23,300.00
2015	Commercial Land	\$21,500.00
2014	Commercial Land	\$19,700.00
2013	Commercial Land	\$19,700.00
2012	Commercial Land	\$18,800.00
2011	Commercial Land	\$18,800.00
2010	Commercial Land	\$18,800.00
2009	Commercial Land	\$18,800.00
2008	Commercial Land	\$18,800.00
2007	Commercial Land	\$18,800.00
2006	Commercial Land	\$16,700.00
2005	Commercial Land	\$14,900.00
2004	Commercial Land	\$14,900.00
2003	Commercial Land	\$13,000.00
2002	Commercial Land	\$13,000.00
2001	Commercial Land	\$13,000.00
2000	Industrial	\$10,000.00
1999	Industrial	\$10,000.00
1998	Industrial	\$10,000.00
1997	Industrial	\$12,500.00
1996	Industrial	\$12,500.00
1995	Industrial	\$12,500.00
1994	Industrial	\$14,000.00
1993	Industrial	\$14,000.00
1992	Industrial	\$15,000.00
1991	Commercial Land	\$13,500.00
1990	Commercial Land	\$13,500.00
1989	Commercial Land	\$13,500.00
1988	Commercial Land	\$9,500.00
1987	Commercial Land	\$8,500.00
1986	Commercial Land	\$6,500.00

1985	Commercial Land	\$4,200.00
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* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

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.

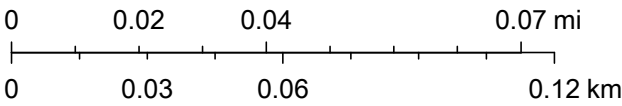
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 Parcels 2021

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[Map](#)

Parcel ID:	1902858000
Address:	LANESVILLE TE BOSTON MA 02131
Property Type:	Commercial Land
Classification Code:	0390 (Commercial Property / COMMERCIAL LAND)
Lot Size:	5,895 sq ft
Living Area:	1 sq ft
Year Built:	-
Owner on Saturday, January 1, 2022:	TODESCA ALBERT M
Owner's Mailing Address:	C/O NEWMAN & NEWMAN PC ONE MCKINLEY SQ BOSTON MA 02109
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2023 Building value:	\$0.00
FY2023 Land Value:	\$81,700.00
FY2023 Total Assessed Value:	\$81,700.00

FY2023 Tax Rates (per thousand):

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

FY2023 Gross Tax:	\$2,016.36
Community Preservation:	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2023 Net Tax:	\$2,016.36

Abatements/Exemptions

The deadline for filing an Abatement application for FY2023 was 2/1/2023. Applications for FY2024 will become available for download beginning 1/1/2024.

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

Current Owner

- 1 TODESCA ALBERT M
- 2 TODESCA PAUL A
- 3 TODESCA REALTY TR

Owner information may not reflect any changes submitted to City of Boston Assessing after December 16, 2022. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2023	Commercial Land	\$81,700.00
2022	Commercial Land	\$81,700.00
2021	Commercial Land	\$76,000.00
2020	Commercial Land	\$76,000.00
2019	Commercial Land	\$75,800.00
2018	Commercial Land	\$71,100.00
2017	Commercial Land	\$66,300.00
2016	Commercial Land	\$61,600.00
2015	Commercial Land	\$56,800.00
2014	Commercial Land	\$52,100.00
2013	Commercial Land	\$52,100.00
2012	Commercial Land	\$49,800.00
2011	Commercial Land	\$49,800.00
2010	Commercial Land	\$49,800.00
2009	Commercial Land	\$49,800.00
2008	Commercial Land	\$49,800.00
2007	Commercial Land	\$49,800.00
2006	Commercial Land	\$44,200.00
2005	Commercial Land	\$39,300.00
2004	Commercial Land	\$39,300.00
2003	Commercial Land	\$34,400.00
2002	Commercial Land	\$34,400.00
2001	Commercial Land	\$34,400.00
2000	Industrial	\$35,500.00
1999	Industrial	\$35,500.00
1998	Industrial	\$35,500.00
1997	Industrial	\$44,000.00
1996	Industrial	\$44,000.00
1995	Industrial	\$44,000.00
1994	Industrial	\$49,500.00
1993	Industrial	\$49,500.00
1992	Industrial	\$53,000.00
1991	Commercial Land	\$47,000.00
1990	Commercial Land	\$47,000.00
1989	Commercial Land	\$47,000.00

1988	Commercial Land	\$34,000.00
1987	Commercial Land	\$30,500.00
1986	Commercial Land	\$23,500.00
1985	Commercial Land	\$15,600.00

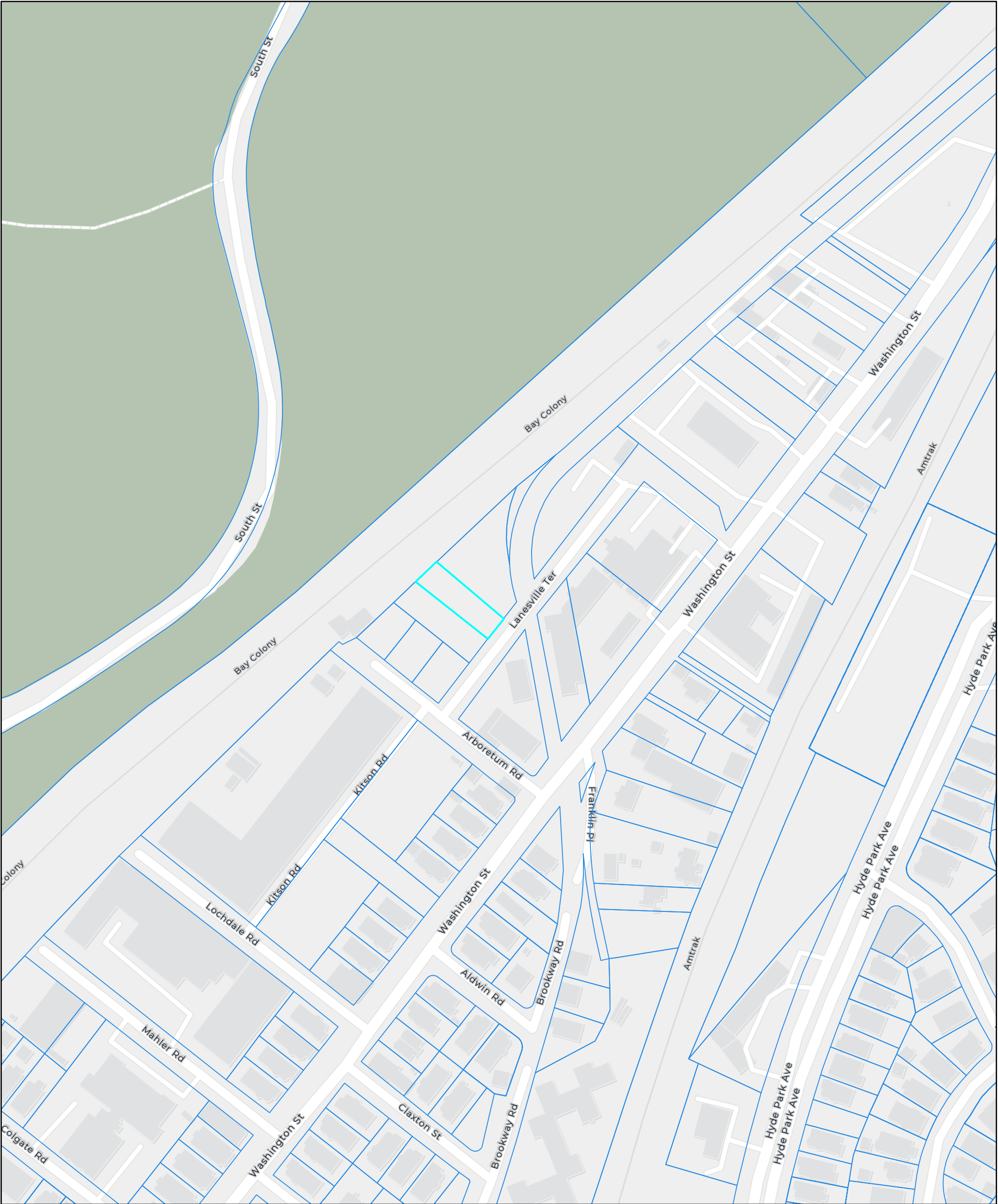
* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

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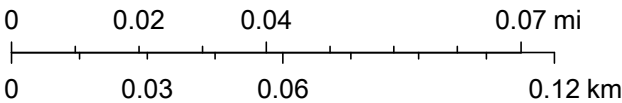
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Parcels 2021

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Assessing On-Line

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[Map](#)

Parcel ID:	1902859000
Address:	25 LANESVILLE TE BOSTON MA 02131
Property Type:	Commercial Land
Classification Code:	0390 (Commercial Property / COMMERCIAL LAND)
Lot Size:	6,205 sq ft
Living Area:	1 sq ft
Year Built:	-
Owner on Saturday, January 1, 2022:	TODESCA ALBERT M
Owner's Mailing Address:	C/O NEWMAN & NEWMAN PC ONE MCKINLEY SQ BOSTON MA 02109
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2023 Building value:	\$900.00
FY2023 Land Value:	\$84,900.00
FY2023 Total Assessed Value:	\$85,800.00

FY2023 Tax Rates (per thousand):

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

FY2023 Gross Tax:	\$2,117.54
Community Preservation:	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2023 Net Tax:	\$2,117.54

Abatements/Exemptions

The deadline for filing an Abatement application for FY2023 was 2/1/2023. Applications for FY2024 will become available for download beginning 1/1/2024.

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

Current Owner

- 1 TODESCA ALBERT M
- 2 TODESCA PAUL A
- 3 TODESCA REALTY TR

Owner information may not reflect any changes submitted to City of Boston Assessing after December 16, 2022. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2023	Commercial Land	\$85,800.00
2022	Commercial Land	\$85,800.00
2021	Commercial Land	\$79,900.00
2020	Commercial Land	\$79,900.00
2019	Commercial Land	\$79,400.00
2018	Commercial Land	\$74,400.00
2017	Commercial Land	\$69,400.00
2016	Commercial Land	\$64,500.00
2015	Commercial Land	\$59,600.00
2014	Commercial Land	\$54,700.00
2013	Commercial Land	\$54,700.00
2012	Commercial Land	\$52,200.00
2011	Commercial Land	\$52,200.00
2010	Commercial Land	\$52,200.00
2009	Commercial Land	\$52,100.00
2008	Commercial Land	\$52,100.00
2007	Commercial Land	\$52,100.00
2006	Commercial Land	\$46,400.00
2005	Commercial Land	\$41,200.00
2004	Commercial Land	\$41,200.00
2003	Commercial Land	\$36,000.00
2002	Commercial Land	\$36,000.00
2001	Commercial Land	\$36,000.00
2000	Commercial Land	\$37,500.00
1999	Commercial Land	\$37,500.00
1998	Commercial Land	\$37,500.00
1997	Industrial	\$47,000.00
1996	Industrial	\$46,500.00
1995	Industrial	\$46,500.00
1994	Industrial	\$52,000.00
1993	Industrial	\$52,000.00
1992	Industrial	\$56,000.00
1991	Commercial Land	\$49,500.00
1990	Commercial Land	\$49,500.00
1989	Commercial	\$54,500.00

1988	Commercial	\$27,500.00
1987	Commercial	\$24,000.00
1986	Commercial	\$21,000.00
1985	Commercial	\$16,200.00

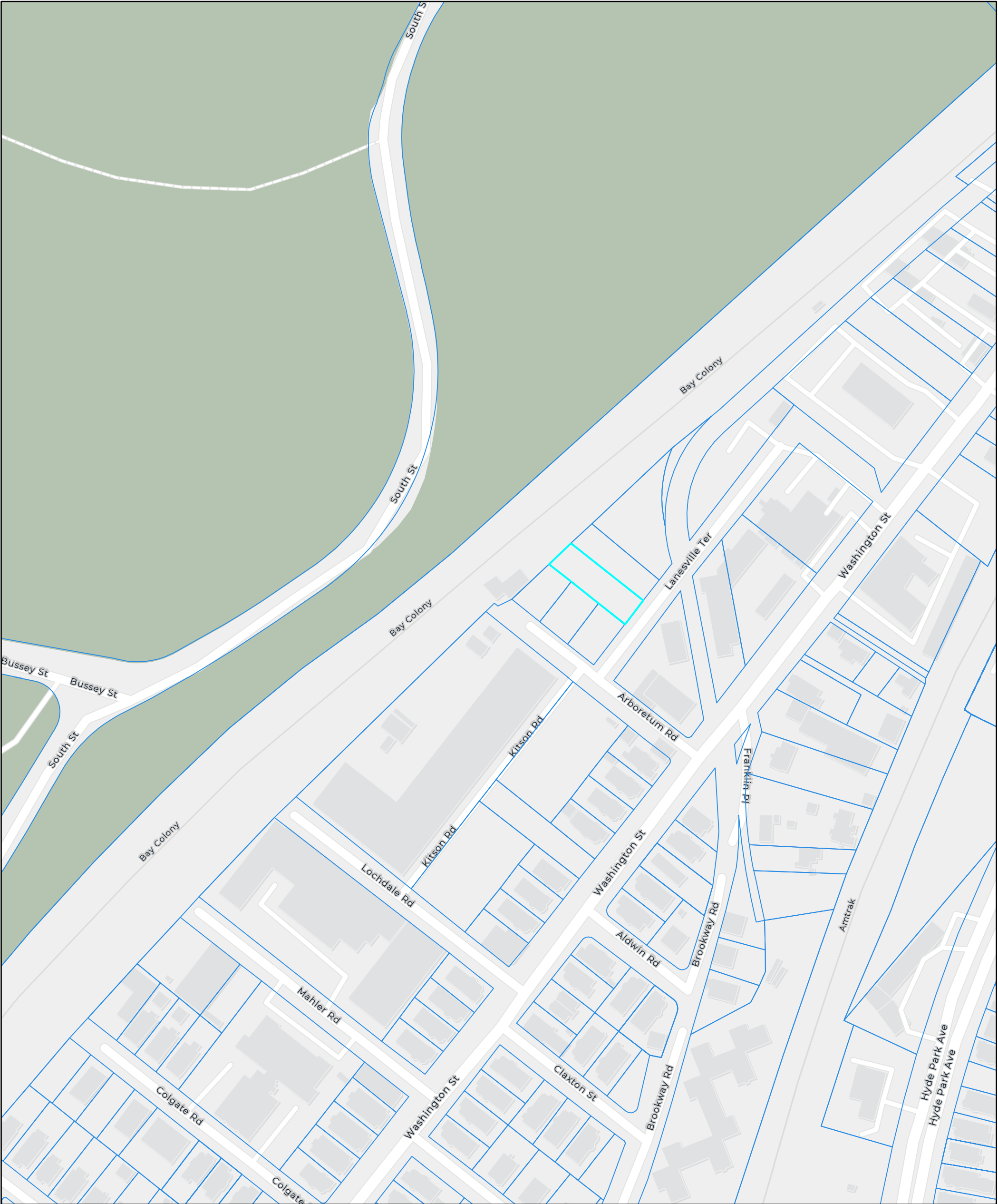
* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

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

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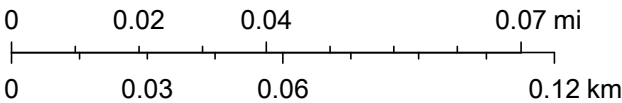
ArcGIS Web Map



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 Parcels 2021

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[Map](#)

Parcel ID:	1902860000
Address:	ARBORETUM RD BOSTON MA 02131
Property Type:	Commercial Land
Classification Code:	0390 (Commercial Property / COMMERCIAL LAND)
Lot Size:	4,000 sq ft
Living Area:	1 sq ft
Year Built:	-
Owner on Saturday, January 1, 2022:	TODESCA ALBERT M
Owner's Mailing Address:	C/O NEWMAN & NEWMAN PC ONE MCKINLEY SQ BOSTON MA 02109
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2023 Building value:	\$0.00
FY2023 Land Value:	\$60,700.00
FY2023 Total Assessed Value:	\$60,700.00
FY2023 Tax Rates (per thousand):	
- Residential:	\$10.74
- Commercial:	\$24.68
FY2023 Gross Tax:	\$1,498.08
Community Preservation:	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2023 Net Tax:	\$1,498.08

Abatements/Exemptions

The deadline for filing an Abatement application for FY2023 was 2/1/2023. Applications for FY2024 will become available for download beginning 1/1/2024.

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

Current Owner

- 1 TODESCA ALBERT M
- 2 TODESCA PAUL A
- 3 TODESCA RLTY TR

Owner information may not reflect any changes submitted to City of Boston Assessing after December 16, 2022. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2023	Commercial Land	\$60,700.00
2022	Commercial Land	\$60,700.00
2021	Commercial Land	\$56,500.00
2020	Commercial Land	\$56,500.00
2019	Commercial Land	\$56,300.00
2018	Commercial Land	\$52,800.00
2017	Commercial Land	\$49,300.00
2016	Commercial Land	\$45,800.00
2015	Commercial Land	\$42,200.00
2014	Commercial Land	\$38,700.00
2013	Commercial Land	\$38,700.00
2012	Commercial Land	\$37,000.00
2011	Commercial Land	\$37,000.00
2010	Commercial Land	\$37,000.00
2009	Commercial Land	\$37,000.00
2008	Commercial Land	\$37,000.00
2007	Commercial Land	\$37,000.00
2006	Commercial Land	\$32,900.00
2005	Commercial Land	\$29,200.00
2004	Commercial Land	\$29,200.00
2003	Commercial Land	\$25,500.00
2002	Commercial Land	\$25,500.00
2001	Commercial Land	\$25,500.00
2000	Industrial	\$24,000.00
1999	Industrial	\$24,000.00
1998	Industrial	\$24,000.00
1997	Industrial	\$30,000.00
1996	Industrial	\$30,000.00
1995	Industrial	\$30,000.00
1994	Industrial	\$33,500.00
1993	Industrial	\$33,500.00
1992	Industrial	\$36,000.00
1991	Commercial Land	\$32,000.00
1990	Commercial Land	\$32,000.00
1989	Commercial Land	\$32,000.00

1988	Commercial Land	\$23,500.00
1987	Commercial Land	\$21,000.00
1986	Commercial Land	\$16,000.00
1985	Commercial Land	\$12,000.00

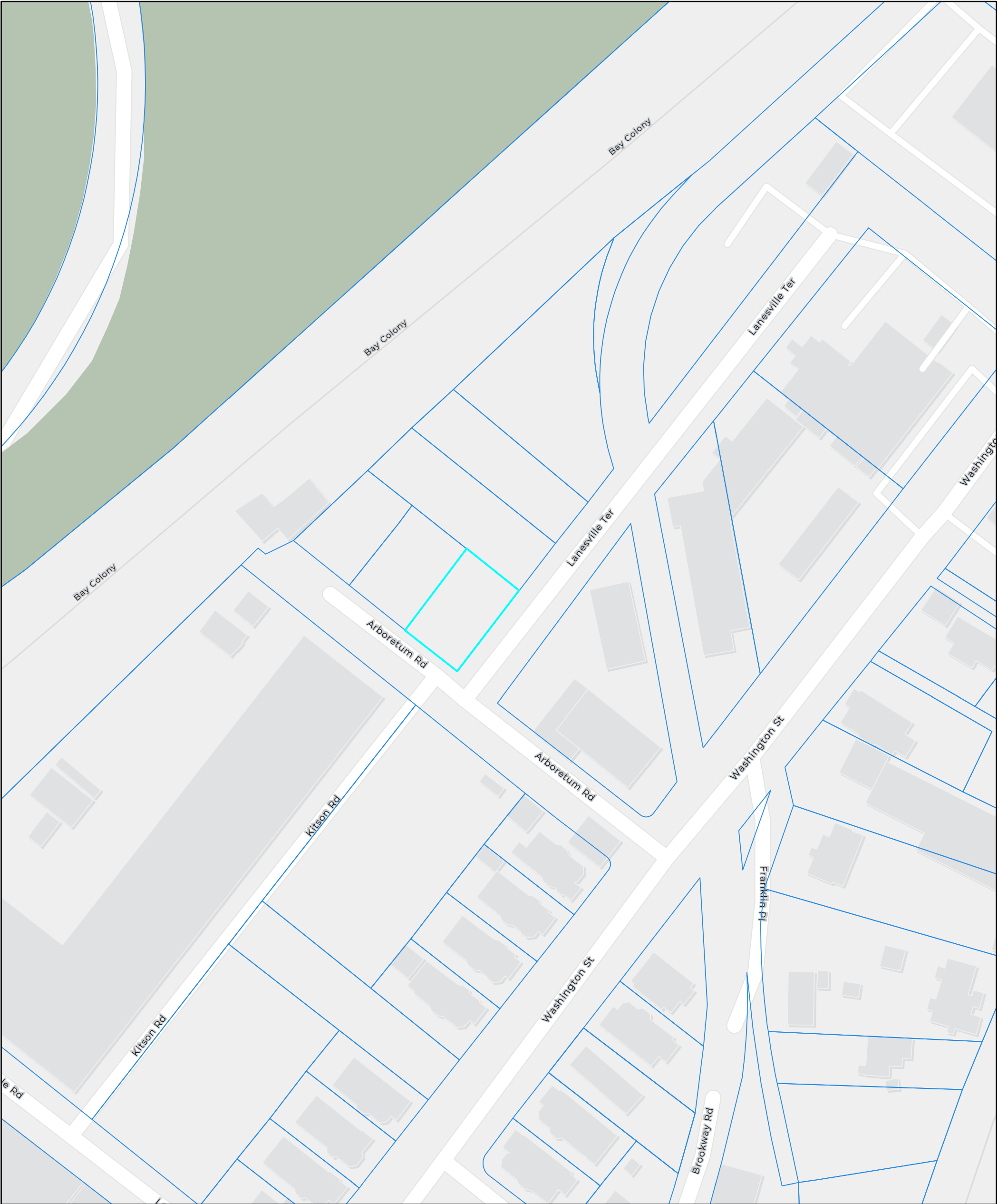
* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

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

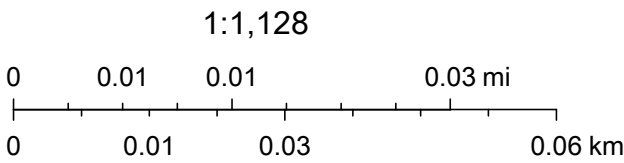
Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#).
For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

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[Map](#)

Parcel ID:	1902861000
Address:	ARBORETUM RD BOSTON MA 02131
Property Type:	Commercial Land
Classification Code:	0390 (Commercial Property / COMMERCIAL LAND)
Lot Size:	4,000 sq ft
Living Area:	1 sq ft
Year Built:	-
Owner on Saturday, January 1, 2022:	TODESCA ALBERT M
Owner's Mailing Address:	C/O NEWMAN & NEWMAN PC ONE MCKINLEY SQ BOSTON MA 02109
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2023 Building value:	\$800.00
FY2023 Land Value:	\$60,700.00
FY2023 Total Assessed Value:	\$61,500.00

FY2023 Tax Rates (per thousand):

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

FY2023 Gross Tax:	\$1,517.82
Community Preservation:	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2023 Net Tax:	\$1,517.82

Abatements/Exemptions

The deadline for filing an Abatement application for FY2023 was 2/1/2023. Applications for FY2024 will become available for download beginning 1/1/2024.

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

Current Owner

- 1 TODESCA ALBERT M
- 2 TODESCA PAUL A
- 3 TODESCA RLTY TR

Owner information may not reflect any changes submitted to City of Boston Assessing after December 16, 2022. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2023	Commercial Land	\$61,500.00
2022	Commercial Land	\$61,500.00
2021	Commercial Land	\$57,300.00
2020	Commercial Land	\$57,300.00
2019	Commercial Land	\$56,800.00
2018	Commercial Land	\$53,300.00
2017	Commercial Land	\$49,800.00
2016	Commercial Land	\$46,300.00
2015	Commercial Land	\$42,600.00
2014	Commercial Land	\$39,100.00
2013	Commercial Land	\$39,100.00
2012	Commercial Land	\$37,400.00
2011	Commercial Land	\$37,400.00
2010	Commercial Land	\$37,400.00
2009	Commercial Land	\$37,400.00
2008	Commercial Land	\$37,300.00
2007	Commercial Land	\$37,300.00
2006	Commercial Land	\$33,200.00
2005	Commercial Land	\$29,500.00
2004	Commercial Land	\$29,500.00
2003	Commercial Land	\$25,800.00
2002	Commercial Land	\$25,800.00
2001	Commercial Land	\$25,800.00
2000	Industrial	\$24,000.00
1999	Industrial	\$24,000.00
1998	Industrial	\$24,000.00
1997	Industrial	\$30,000.00
1996	Industrial	\$30,000.00
1995	Industrial	\$30,000.00
1994	Industrial	\$33,500.00
1993	Industrial	\$33,500.00
1992	Industrial	\$36,000.00
1991	Commercial Land	\$32,000.00
1990	Commercial Land	\$32,000.00
1989	Commercial Land	\$32,000.00

1988	Commercial Land	\$23,500.00
1987	Commercial Land	\$21,000.00
1986	Commercial Land	\$16,000.00
1985	Commercial Land	\$12,000.00

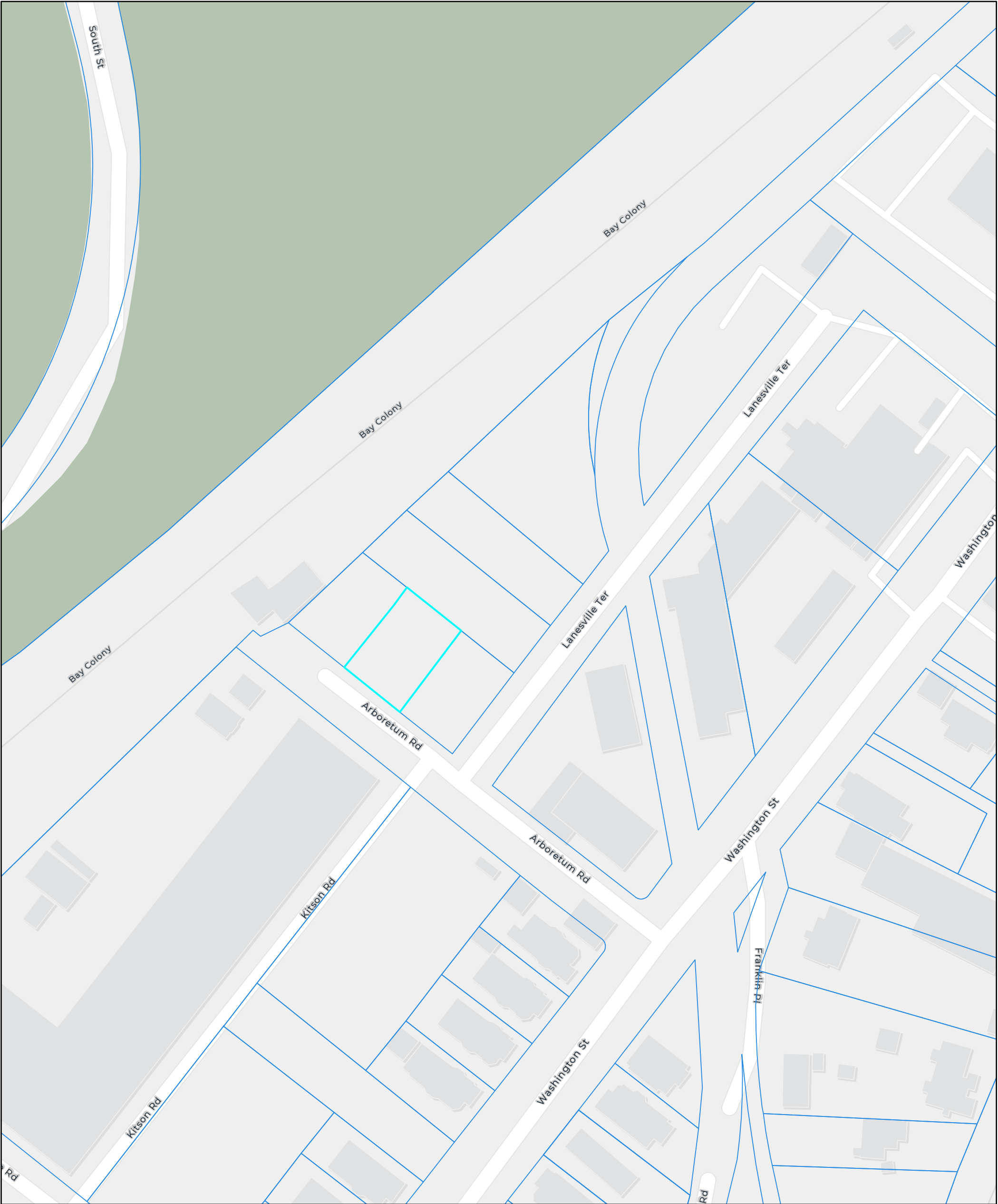
* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

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

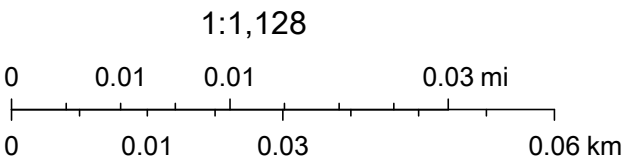
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 Parcels 2021



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Assessing On-Line

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[Map](#)

Parcel ID:	1902862000
Address:	ARBORETUM RD BOSTON MA 02131
Property Type:	Commercial Land
Classification Code:	0390 (Commercial Property / COMMERCIAL LAND)
Lot Size:	4,368 sq ft
Living Area:	1 sq ft
Year Built:	-
Owner on Saturday, January 1, 2022:	TODESCA ALBERT M
Owner's Mailing Address:	C/O NEWMAN & NEWMAN PC ONE MCKINLEY SQ BOSTON MA 02109
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

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

FY2023 Building value:	\$0.00
FY2023 Land Value:	\$65,000.00
FY2023 Total Assessed Value:	\$65,000.00
FY2023 Tax Rates (per thousand):	
- Residential:	\$10.74
- Commercial:	\$24.68
FY2023 Gross Tax:	\$1,604.20
Community Preservation:	\$0.00
- Residential Exemption:	\$0.00
- Personal Exemption:	\$0.00
FY2023 Net Tax:	\$1,604.20

Abatements/Exemptions

The deadline for filing an Abatement application for FY2023 was 2/1/2023. Applications for FY2024 will become available for download beginning 1/1/2024.

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

Current Owner

- 1 TODESCA ALBERT M
- 2 TODESCA PAUL A
- 3 TODESCA RLTY TR

Owner information may not reflect any changes submitted to City of Boston Assessing after December 16, 2022. Authoritative ownership information is held by the Registry of Deeds.

Value History

Fiscal Year	Property Type	Assessed Value *
2023	Commercial Land	\$65,000.00
2022	Commercial Land	\$65,000.00
2021	Commercial Land	\$60,400.00
2020	Commercial Land	\$60,400.00
2019	Commercial Land	\$60,200.00
2018	Commercial Land	\$56,500.00
2017	Commercial Land	\$52,700.00
2016	Commercial Land	\$49,000.00
2015	Commercial Land	\$45,200.00
2014	Commercial Land	\$41,400.00
2013	Commercial Land	\$41,400.00
2012	Commercial Land	\$39,500.00
2011	Commercial Land	\$39,500.00
2010	Commercial Land	\$39,500.00
2009	Commercial Land	\$39,500.00
2008	Commercial Land	\$39,500.00
2007	Commercial Land	\$39,500.00
2006	Commercial Land	\$35,200.00
2005	Commercial Land	\$31,200.00
2004	Commercial Land	\$31,200.00
2003	Commercial Land	\$27,300.00
2002	Commercial Land	\$27,300.00
2001	Commercial Land	\$27,300.00
2000	Industrial	\$26,000.00
1999	Industrial	\$26,000.00
1998	Industrial	\$26,000.00
1997	Industrial	\$33,000.00
1996	Industrial	\$33,000.00
1995	Industrial	\$33,000.00
1994	Industrial	\$36,500.00
1993	Industrial	\$36,500.00
1992	Industrial	\$39,500.00
1991	Commercial Land	\$35,000.00
1990	Commercial Land	\$35,000.00
1989	Commercial Land	\$35,000.00

1988	Commercial Land	\$26,000.00
1987	Commercial Land	\$23,000.00
1986	Commercial Land	\$17,500.00
1985	Commercial Land	\$13,200.00

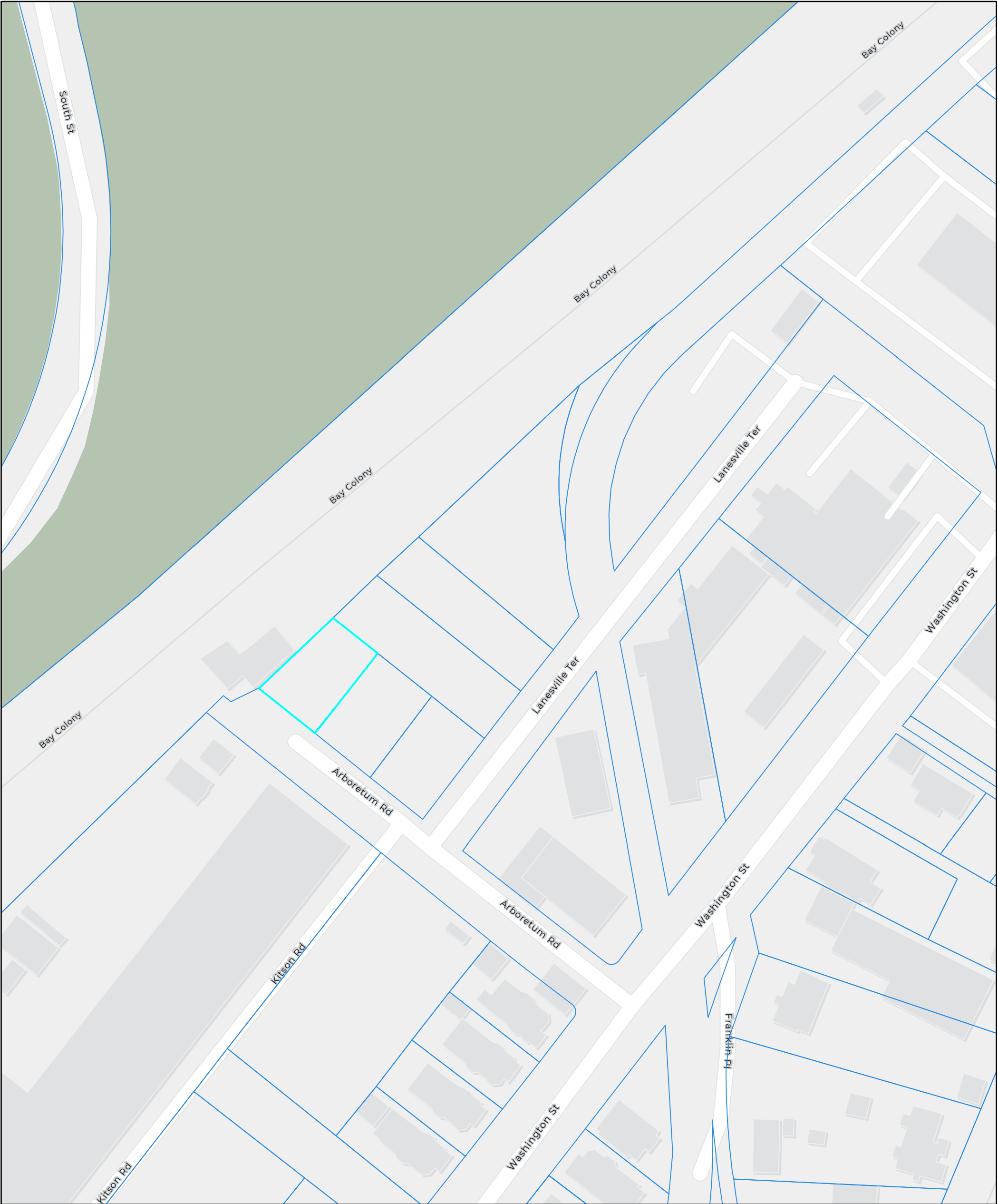
* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2022 and FY2023.

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

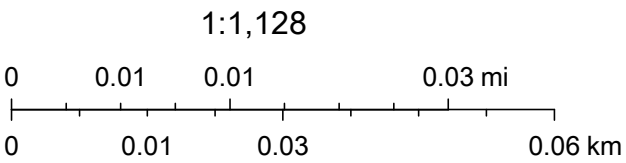
Questions? For CURRENT fiscal year tax bill Questions, contact the [Taxpayer Referral & Assistance Center](#).
For PRIOR fiscal year tax payments, interest charges, fees, etc. contact the Collector's office at 617-635-4131.

ArcGIS Web Map



5/4/2023, 9:43:38 AM

 Parcels 2021



Esri Community Maps Contributors, Harvard University, City of Boston, Town of Brookline, MassGIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US

2

19



2007 00742765
Cert#: 124862 Bk: 620 Pg: 52
Doc: DED 09/17/2007 11:15 AM

TODESCA EQUIPMENT CO., INC., a Massachusetts corporation duly organized and existing and having its principal office at 8 Wolcott Court, Hyde Park, MA

For consideration paid and in full consideration of less than One Hundred (\$100.00) Dollars

Grants to Albert M. Todesca and Paul A. Todesca, Trustees of the Todesca Realty Trust, under declaration of trust dated August 14, 1984, recorded with Suffolk County Registry of Deeds in Book 11225, Page 324, of 8 Wolcott Court, Hyde Park, Suffolk County, Massachusetts 02137

With QUITCLAIM COVENANTS

THIS DOES NOT CONSTITUTE ALL THE ASSETS OF THE CORPORATION

That certain parcel of land situated in that part of Boston formerly West Roxbury in the County of Suffolk and Commonwealth of Massachusetts, situated on Lanesville Terrace and Arboretum Road.

Said land is shown as Lots 278, 279, 280, 281 and 282 on a plan drawn by W. C. Bates, C. E., dated January 15, 1916, as modified and approved by the Court filed in the Land Registration Office as Plan No. 5824-A, a copy of a portion of which is filed with Certificate of Title No. 9080.

The above described land is subject to a Taking by the city of Boston for highway purposes in said Arboretum Road under order dated June 1, 1951, filed and registered as Document No. 197171.

For Title see Certificate of Title No. 103228, Book 512, Page 28.

EXECUTED as a sealed instrument this 10th day of May, 2007.

TODESCA EQUIPMENT CO., INC.

By: *Albert M. Todesca*
Pres. / TRUSTEE

W. C. Bates, C. E.
GRANTEE.

243 W. Lanesville Terrace
Westwood, MA 02090

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

On this 10 day of May, 2007, before me, the undersigned notary public, personally appeared, the above Albert Todesca, proved to me through satisfactory evidence of Identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and with the authority to sign as Albert Todesca of Todesca Equipment Co., Inc.



Notary Public

My Commission Expires

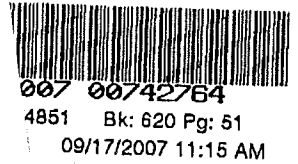


THOMAS R. BOLITO JR.
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
MAY 8, 2009

2

QUITCLAIM DE

25
Ad.



TODESCA EQUIPMENT CO., INC., a Massachusetts corporation
principal office at 8 Wolcott Court, Hyde Park, MA

and existing and having its

For consideration paid and in full consideration of less than One Hundred (\$100.00) Dollars

Grants to Albert M. Todesca and Paul A. Todesca, Trustees of the Todesca Realty Trust, under
declaration of trust dated August 14, 1984, recorded with Suffolk County Registry of Deeds in Book
11225, Page 324, of 8 Wolcott Court, Hyde Park, Suffolk County, Massachusetts 02137

With QUITCLAIM COVENANTS

THIS DOES NOT CONSTITUTE ALL THE ASSETS OF
THE CORPORATION

That certain parcel of land situated in that part of Boston formerly West Roxbury in the County of
Suffolk and Commonwealth of Massachusetts, situated on Lanesville Terrace.

Said land is determined by the Court to be located as shown on a plan drawn by W. C. Bates, C. E., dated
January 15, 1916, as modified and approved by the Court, filed in the Land Registration Office as Plan
No. 5824-A, a copy of a portion of which is filed with Certificate of Title No. 9080, and said land is shown
thereon as lot 283.

For Title see Certificate of Title No. 103227, Book 512, Page 27.

EXECUTED as a sealed instrument this 10th day of May, 2007.

TODESCA EQUIPMENT CO., INC.

By:

Pres. / TRU

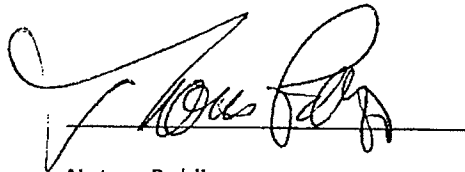
LUCAS LANSVILLE, J.P.
GRANTEE

243 WETHERBEE DR.
WESTWOOD, MA 02090

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss.

On this 10 day of May, 2007, before me, the undersigned notary public, personally appeared, the above ALBERT M. TODESCA, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose and with the authority to sign as Albert Todeca of Todesca Equipment Co., Inc.



Notary Public

My Commission Expires



THOMAS R. POLITO JR.
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
MY COMMISSION EXPIRES
MAY 8, 2009

SUFFOLK COUNTY REGISTRY OF DEEDS
RECORDED

2002 JAN -4 PM 3:57

Quit

Lot

284

626880

F. P. Davis Monumental Works, Inc. with a principal place of business at 3859 Washington Street, Roslindale, Massachusetts 02131, for consideration paid of One Hundred Thirty-One Thousand Two Hundred Fifty (\$131,250.00) Dollars paid, hereby grants to Albert M. Todesca and Paul A. Todesca, Trustees of Todesca Realty Trust dated August 14, 1984 and recorded with Suffolk County Registry of Deeds in Book 11225, Page 325, of 8 Wolcott Court, Readville, MA 02137

with Quitclaim Covenants, the following:

The land in Boston, Suffolk County, Massachusetts, shown as Lot 12 on a subdivision plan drawn by Engineering Design Consultants dated July 8, 2000 filed with the Registration Office as plan No. 5824¹ (the "Property").

The Grantee, for itself and its successors, mortgagees and assigns, covenants and agrees that no portion of the Property shall be used for grinding rubble, stone or its byproducts. The foregoing restrictive covenant shall run with the land and be binding upon the Grantee, for itself and its successors, mortgages and assigns. In no event shall this restriction last longer than 30 years from the date of recording of this Deed with the Suffolk District Registry of Deeds. In the event the foregoing covenant is breached by the then owner of the Property, then the Grantor or its successors and/or assigns shall be entitled, in addition to all other remedies available at law or in equity, to injunctive relief to enforce the restrictions. The Grantee hereto acknowledges and agrees that any remedy at Law for any breach of the provisions of this covenant would be inadequate, and Grantor and Grantee each acknowledge that the Grantor may seek injunctive or other equitable relief, without the necessity of proving actual monetary loss, in order that the breach or threatened breach of such provisions may be effectively restrained. The Grantee for themselves and their successors, mortgagees and/or assigns, by acceptance of this Deed, acknowledge and agree to such enforcement rights and acknowledges that this restriction is of actual and substantial benefit to the Grantor.

The Grantor reserves to itself, its successors and assigns, the perpetual right and easement to erect, maintain and repair a fence of a design, height and construction of Grantor's choosing along a 2 foot strip of the Property running along the boundary line between Lots 12 and 13 as shown on the aforementioned plan, and along a 2 foot strip of the property running along the Southeasterly boundary line of said Lot 12 for a distance of first forty (40) feet in length only from the boundary line between Lots 12 and 13 as shown on said plan. The easement shall run with and be appurtenant to Lot 13.

The Property does not constitute all or substantially all of the Grantor's assets.

LAND COURT, BOSTON, The land herein described will be shown on our approved plan to follow as

NEWMAN & NEWMAN, P.C.
One McKinley Square
Boston, Massachusetts 02109

NOV 27 2001

Plan 5824¹ Lot 12
(EXAMINED AS TO DESCRIPTION ONLY)
Louis A. Moore, Engineer P.C.

For Grantor's title see Certificate of Title Number 94282 filed with the Suffolk Registry District of the Land Court.

Signed as a sealed instrument this 12th day of November, 2001.

F. P. Davis Monumental Works, Inc.

By: John L. Tigges
John L. Tigges, President

Commonwealth of Massachusetts

Suffolk, ss

November 7, 2001

Then personally appeared the above-named John L. Tigges, President of F. P. Davis Monumental Works, Inc. and acknowledged the foregoing to be his free act and deed and that of F. P. Davis Monumental Works, Inc., before me,

Doris F. Martins
Notary Public

My commission expires:

CANCELLED
BOSTON
DEEDS REG 19
SUFFOLK
CANCELLED
01/04/02 0157PM 01
050500 41883

DORIS F. MARTINS
Notary Public
My Commission Expires
June 20, 2008

FEE 1075.50
GREG \$1378.44

CANCELLED

LAND ON LANESVILLE TERRACE, BOSTON, MA

QUITCLAIM DEED

GINA M. LOMBARDI, also known as GINA MALVONE LOMBARDI of 96 Old Colony Avenue, Apartment 221, East Taunton, MA 02718 **AND ANGELA MALVONE**, of Post Office Box 395, Norwood, MA 02062

for consideration paid and in full consideration of FIVE THOUSAND (\$5,000.00) DOLLARS

grant to **ALBERT M. TODESCA AND PAUL A. TODESCA, as they are Trustees of the Todesca Realty Trust**, under Declaration of Trust dated August 14, 1984 and recorded with Suffolk County Registry of Deeds in Book 11225, Page 324, having a mailing address of 8 Seafood Way, Boston, MA 02210

with QUITCLAIM COVENANTS

The following parcel of land situated in Boston, Suffolk County, Massachusetts:

That certain parcel of land situated in the West Roxbury section of the said City of Boston, as shown within yellow lines on a map attached to a deed from the Boston and Providence Railroad Corporation, the Old Colony Railroad Company and the New York, New Haven and Hartford Railroad Company to the Forest Hills Laundry Company, dated August 20, 1930 and recorded with Suffolk Deeds, Book 5208, Page 572, entitled "New York New Haven and Hartford Railroad Real Estate and Right of Way Department Land in Boston, Mass. to be conveyed to Forest Hills Laundry Company Scale 1" = 50' April 1930", and bounded and described as follows:

NORTHWESTERLY by land now or formerly of the Boston and Providence Railroad Corporation, the Old Colony Railroad Company and the New York, New Haven and Hartford Railroad Company in a line which begins at a point distant seventy-two (72) feet southeasterly from the monumented base line of the Boston and Providence Railroad Corporation, the Old Colony Railroad Company and the New York, New Haven and Hartford Railroad

Company from Forest Hills to West Roxbury, measured at right angles thereto, at station 21 + 68.42 and then runs southwesterly sixty-six and fifteen hundredths (66.15) feet to a point distance sixty-six (66) feet southeasterly from said monumented base line, measured at right angles thereto, at station 22 + 34.30 feet;

EASTERLY

two hundred two and eight-one hundredths (202.81) feet, more or less, by and taken by an order of the Board of Street Commissions of the City of Boston dated September 1, 1915, recorded with Suffolk Deeds, Book 3906, Page 190; and

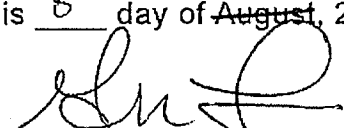
SOUTHWESTERLY

one hundred forty-seven and four hundredths (147.04) feet, more or less, by land registered in Case No. 5824 in the Massachusetts Land Court; containing one thousand six hundred and fifty-seven (1,657) feet, more or less.

This conveyance is made subject to and with the benefit of easements, restrictions, conditions, reservations, and agreements of record, if any, insofar as the same are now in force and applicable.

Being a portion of the land conveyed to Angelo Malvone by Deed of Paul A. Reid dated April 1, 1977 and recorded with Suffolk County Registry of Deeds in Book 8944, Page 49. Angelo Malvone died on December 3, 1996. A copy of his Death Certificate is filed herewith. At the time of his death he was survived by his wife, Beverly Malvone, and his two daughters, Gina M. Lombardi, also known as Gina Malvone Lombardi, and Angela Malvone. See Plymouth County Probate and Family Court No. 99P1325-AD1. Beverly Malvone, also known as Beverly Cheslock, died on November 6, 2018. See Estate of Beverly Cheslock, Norfolk County Probate and Family Court No. 19P0260EA. A copy of her Death Certificate is recorded herewith.

Executed as a sealed instrument this 8th day of ~~August~~ ^{November}, 2023.



GINA M. LOMBARDI, also known as GINA
MALVONE LOMBARDI



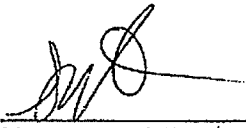
ANGELA MALVONE

COMMONWEALTH OF MASSACHUSETTS

Batseel, ss.

On this 8th day of ~~August~~ ^{November}, 2023, before me, the undersigned notary public, personally appeared, the above GINA M. LOMBARDI, also known as GINA MALVONE LOMBARDI, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.

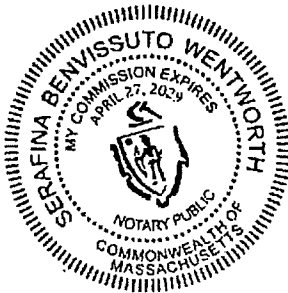


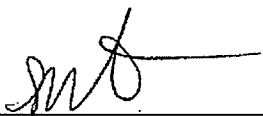

 Notary Public
 My Commission Expires: 4/27/29

COMMONWEALTH OF MASSACHUSETTS

Batseel, ss.

On this 8th day of ~~August~~ ^{November}, 2023, before me, the undersigned notary public, personally appeared, the above ANGELA MALVONE, proved to me through satisfactory evidence of identification, which was a Massachusetts driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.




 Notary Public
 My Commission Expires: 4/27/29

Suffolk County Registry of Deeds

Electronically Recorded Document

This is the first page of the document - Do not remove

Recording Information

Document Number : 3764
Document Type : DED
Recorded Date : January 18, 2024
Recorded Time : 12:33:48 PM

Recorded Book and Page : 69816 / 19
Number of Pages(including cover sheet) : 4
Receipt Number : 1046071
Recording Fee (including excise) : \$177.80

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 01/18/2024 12:33 PM
Ctrl# 235776 23636 Doc# 00003764
Fee: \$22.80 Cons: \$5,000.00

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

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

COLLECTOR OF TAXES
Ashley R. Groffenberger

This form approved by Commissioner of Revenue



FY 2026
CITY OF BOSTON
PRELIMINARY 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

TODESCA ALBERT M TS
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ
BOSTON MA 02109

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY
2ND QUARTER

THIS PROPERTY HAS PAST DUE TAXES

PRELIMINARY REAL ESTATE TAX	\$3,221.64
COMMUNITY PRESERVATION ACT	\$19.24
TOTAL PRELIMINARY TAX	\$3,240.88
1ST TAX PAYMENT DUE BY 08/01/2025	\$1,620.44
2ND TAX PAYMENT DUE BY 11/03/2025	\$1,620.44
PAYMENTS TO DATE/CREDITS	\$0.00
TAX DUE	\$3,240.88
FEES	\$0.00
INTEREST	\$58.43
TOTAL DUE Pay by 11/03/2025	\$3,299.31

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02854-010	165939	
LOCATION LANESVILLE TE			
ASSESSED OWNER TODESCA ALBERT M TS			

Please detach this portion and remit this slip with payment

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02854-010	165939	
LOCATION LANESVILLE TE			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: TODESCA ALBERT M TS

TODESCA ALBERT M TS
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ
BOSTON MA 02109

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

COLLECTOR'S COPY
FY 2026 PRELIMINARY
REAL ESTATE TAX
2ND QUARTER

THIS PROPERTY HAS PAST DUE TAXES

TAX DUE	\$3,240.88
FEES	\$0.00
INTEREST	\$58.43
TOTAL DUE Pay by 11/03/2025	\$3,299.31

00182082026300165939000003299310

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

COLLECTOR OF TAXES
Ashley R. Groffenberger

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FY 2026
CITY OF BOSTON
PRELIMINARY REAL ESTATE TAX

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indicate the **TAX YEAR** and **BILL NUMBER** on the check

TODESCA REALTY TRUST
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ
BOSTON MA 02109

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY

2ND QUARTER

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02856-000	165948	
LOCATION 19 LANESVILLE TE			
ASSESSED OWNER TODESCA REALTY TRUST			

THIS PROPERTY HAS PAST DUE TAXES

PRELIMINARY REAL ESTATE TAX	\$2,458.41
COMMUNITY PRESERVATION ACT	\$11.61
TOTAL PRELIMINARY TAX	\$2,470.02
1ST TAX PAYMENT DUE BY 08/01/2025	\$1,235.01
2ND TAX PAYMENT DUE BY 11/03/2025	\$1,235.01
PAYMENTS TO DATE/CREDITS	\$0.00
TAX DUE	\$2,470.02
FEES	\$0.00
INTEREST	\$44.53
TOTAL DUE Pay by 11/03/2025	\$2,514.55

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

COLLECTOR'S COPY

**FY 2026 PRELIMINARY
REAL ESTATE TAX
2ND QUARTER**

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02856-000	165948	
LOCATION 19 LANESVILLE TE			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: TODESCA REALTY TRUST

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

THIS PROPERTY HAS PAST DUE TAXES

TAX DUE	\$2,470.02
FEES	\$0.00
INTEREST	\$44.53
TOTAL DUE Pay by 11/03/2025	\$2,514.55

TODESCA REALTY TRUST
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ
BOSTON MA 02109

00182082026300165948100002514552

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

COLLECTOR OF TAXES
Ashley R. Groffenberger

This form approved by Commissioner of Revenue



FY 2026
CITY OF BOSTON
PRELIMINARY REAL ESTATE TAX

Office of the Assessor 617-635-4287

Office of the Collector 617-635-4131

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

TODESCA REALTY TRUST
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ 3RD FL
BOSTON MA 02109

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY
2ND QUARTER

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02857-000	165949	
LOCATION LANESVILLE TE			
ASSESSED OWNER TODESCA REALTY TRUST			

THIS PROPERTY HAS PAST DUE TAXES

PRELIMINARY REAL ESTATE TAX	\$401.08
COMMUNITY PRESERVATION ACT	\$0.00
TOTAL PRELIMINARY TAX	\$401.08
1ST TAX PAYMENT DUE BY 08/01/2025	\$200.54
2ND TAX PAYMENT DUE BY 11/03/2025	\$200.54
PAYMENTS TO DATE/CREDITS	\$0.00
TAX DUE	\$401.08
FEES	\$0.00
INTEREST	\$7.23
TOTAL DUE Pay by 11/03/2025	\$408.31

Please detach this portion and remit this slip with payment

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02857-000	165949	
LOCATION LANESVILLE TE			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: TODESCA REALTY TRUST

TODESCA REALTY TRUST
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ 3RD FL
BOSTON MA 02109

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

COLLECTOR'S COPY
FY 2026 PRELIMINARY
REAL ESTATE TAX
2ND QUARTER

THIS PROPERTY HAS PAST DUE TAXES

TAX DUE	\$401.08
FEES	\$0.00
INTEREST	\$7.23
TOTAL DUE Pay by 11/03/2025	\$408.31

00182082026300165949900000408310

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

COLLECTOR OF TAXES
Ashley R. Groffenberger

This form approved by Commissioner of Revenue



FY 2026
CITY OF BOSTON
PRELIMINARY 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

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

TODESCA ALBERT M
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ
BOSTON MA 02109

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY

2ND QUARTER

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02858-000	165932	
LOCATION LANESVILLE TE			
ASSESSED OWNER TODESCA ALBERT M			

THIS PROPERTY HAS PAST DUE TAXES

PRELIMINARY REAL ESTATE TAX	\$1,060.47
COMMUNITY PRESERVATION ACT	\$0.00
TOTAL PRELIMINARY TAX	\$1,060.47
1ST TAX PAYMENT DUE BY 08/01/2025	\$530.24
2ND TAX PAYMENT DUE BY 11/03/2025	\$530.23
PAYMENTS TO DATE/CREDITS	\$0.00
TAX DUE	\$1,060.47
FEES	\$0.00
INTEREST	\$19.12
TOTAL DUE	\$1,079.59
Pay by 11/03/2025	

Please detach this portion and remit this slip with payment

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02858-000	165932	
LOCATION LANESVILLE TE			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: TODESCA ALBERT M

TODESCA ALBERT M
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ
BOSTON MA 02109

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

COLLECTOR'S COPY

**FY 2026 PRELIMINARY
REAL ESTATE TAX
2ND QUARTER**

THIS PROPERTY HAS PAST DUE TAXES

TAX DUE	\$1,060.47
FEES	\$0.00
INTEREST	\$19.12
TOTAL DUE	\$1,079.59
Pay by 11/03/2025	

00182082026300165932500001079599

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

COLLECTOR OF TAXES
Ashley R. Groffenberger

This form approved by Commissioner of Revenue



FY 2026
CITY OF BOSTON
PRELIMINARY 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

TODESCA ALBERT M
C/O NEWMAN & NEWMAN PC
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BOSTON MA 02109

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WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02859-000	165933	
LOCATION 25 LANESVILLE TE			
ASSESSED OWNER TODESCA ALBERT M			

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY
2ND QUARTER

THIS PROPERTY HAS PAST DUE TAXES

PRELIMINARY REAL ESTATE TAX	\$1,113.69
COMMUNITY PRESERVATION ACT	\$0.00
TOTAL PRELIMINARY TAX	\$1,113.69
1ST TAX PAYMENT DUE BY 08/01/2025	\$556.85
2ND TAX PAYMENT DUE BY 11/03/2025	\$556.84
PAYMENTS TO DATE/CREDITS	\$0.00
TAX DUE	\$1,113.69
FEES	\$0.00
INTEREST	\$20.08
TOTAL DUE Pay by 11/03/2025	\$1,133.77

Please detach this portion and remit this slip with payment

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02859-000	165933	
LOCATION 25 LANESVILLE TE			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: TODESCA ALBERT M

TODESCA ALBERT M
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COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

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COLLECTOR'S COPY
FY 2026 PRELIMINARY
REAL ESTATE TAX
2ND QUARTER

THIS PROPERTY HAS PAST DUE TAXES

TAX DUE	\$1,113.69
FEES	\$0.00
INTEREST	\$20.08
TOTAL DUE Pay by 11/03/2025	\$1,133.77

00182082026300165933300001133776

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

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WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02860-000	165934	
LOCATION ARBORETUM RD			
ASSESSED OWNER TODESCA ALBERT M			

THIS PROPERTY HAS PAST DUE TAXES

PRELIMINARY REAL ESTATE TAX	\$787.89
COMMUNITY PRESERVATION ACT	\$0.00
TOTAL PRELIMINARY TAX	\$787.89
1ST TAX PAYMENT DUE BY 08/01/2025	\$393.95
2ND TAX PAYMENT DUE BY 11/03/2025	\$393.94
PAYMENTS TO DATE/CREDITS	\$0.00
TAX DUE	\$787.89
FEES	\$0.00
INTEREST	\$14.20
TOTAL DUE Pay by 11/03/2025	\$802.09

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

COLLECTOR'S COPY
FY 2026 PRELIMINARY
REAL ESTATE TAX
2ND QUARTER

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WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02860-000	165934	
LOCATION ARBORETUM RD			

MAKE CHECKS PAYABLE TO:
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BOSTON, MA 02205

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COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: TODESCA ALBERT M

TODESCA ALBERT M
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ
BOSTON MA 02109

THIS PROPERTY HAS PAST DUE TAXES

TAX DUE	\$787.89
FEES	\$0.00
INTEREST	\$14.20
TOTAL DUE Pay by 11/03/2025	\$802.09

00182082026300165934100000802090

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

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Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02861-000	165935	
LOCATION ARBORETUM RD			
ASSESSED OWNER TODESCA ALBERT M			

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TAXPAYER'S COPY
2ND QUARTER

THIS PROPERTY HAS PAST DUE TAXES

PRELIMINARY REAL ESTATE TAX	\$798.27
COMMUNITY PRESERVATION ACT	\$0.00
TOTAL PRELIMINARY TAX	\$798.27
1ST TAX PAYMENT DUE BY 08/01/2025	\$399.14
2ND TAX PAYMENT DUE BY 11/03/2025	\$399.13
PAYMENTS TO DATE/CREDITS	\$0.00
TAX DUE	\$798.27
FEES	\$0.00
INTEREST	\$14.39
TOTAL DUE Pay by 11/03/2025	\$812.66

Please detach this portion and remit this slip with payment

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02861-000	165935	
LOCATION ARBORETUM RD			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: TODESCA ALBERT M

TODESCA ALBERT M
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ
BOSTON MA 02109

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

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COLLECTOR'S COPY
FY 2026 PRELIMINARY
REAL ESTATE TAX
2ND QUARTER

THIS PROPERTY HAS PAST DUE TAXES

TAX DUE	\$798.27
FEES	\$0.00
INTEREST	\$14.39
TOTAL DUE Pay by 11/03/2025	\$812.66

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

COLLECTOR OF TAXES
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PAYMENTS CAN BE MADE BY PHONE AT:

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2ND QUARTER

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02862-000	165936	
LOCATION ARBORETUM RD			
ASSESSED OWNER TODESCA ALBERT M			

THIS PROPERTY HAS PAST DUE TAXES

PRELIMINARY REAL ESTATE TAX	\$843.70
COMMUNITY PRESERVATION ACT	\$0.00
TOTAL PRELIMINARY TAX	\$843.70
1ST TAX PAYMENT DUE BY 08/01/2025	\$421.85
2ND TAX PAYMENT DUE BY 11/03/2025	\$421.85
PAYMENTS TO DATE/CREDITS	\$0.00
TAX DUE	\$843.70
FEES	\$0.00
INTEREST	\$15.21
TOTAL DUE Pay by 11/03/2025	\$858.91

Please detach this portion and remit this slip with payment

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
19	02862-000	165936	
LOCATION ARBORETUM RD			

COLLECTOR OF TAXES
Ashley R. Groffenberger

ASSESSED OWNER: TODESCA ALBERT M

TODESCA ALBERT M
C/O NEWMAN & NEWMAN PC
ONE MCKINLEY SQ
BOSTON MA 02109

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

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MAIL CHECKS TO:
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BOSTON, MA 02205

Do not send cash

COLLECTOR'S COPY

**FY 2026 PRELIMINARY
REAL ESTATE TAX
2ND QUARTER**

THIS PROPERTY HAS PAST DUE TAXES

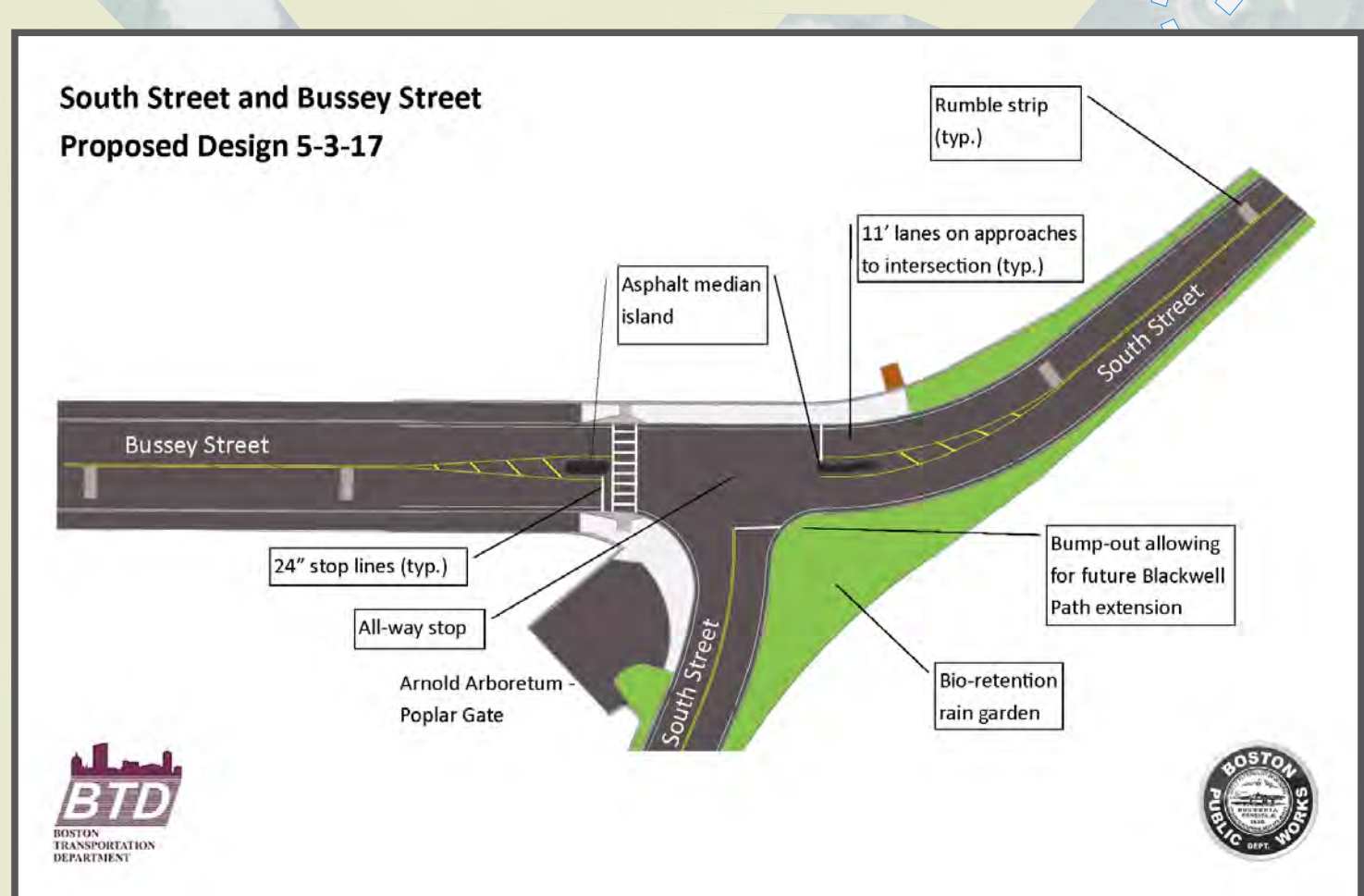
TAX DUE	\$843.70
FEES	\$0.00
INTEREST	\$15.21
TOTAL DUE Pay by 11/03/2025	\$858.91

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Boston Green Links Arboretum/Roslindale Gateway Path



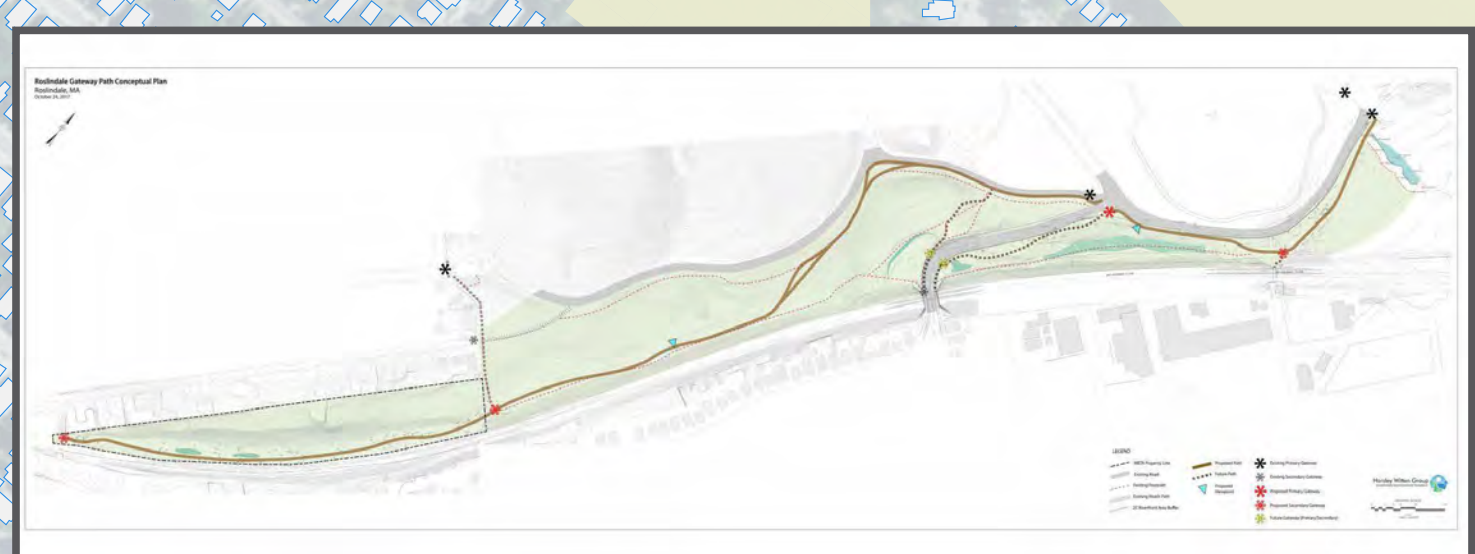
The new Casey Arborway connects the Blackwell Path to the Southwest Corridor at Forest Hills Station.



City of Boston traffic calming and rain garden at South St and Bussey St.



City of Boston repairing stone wall on South St (above), next to proposed path in the Arboretum (concept shown below; Image credit: Horsley Witten Group).



Off-street connection to Roslindale Village Commuter Rail Station

Existing Blackwell Path in the Arboretum

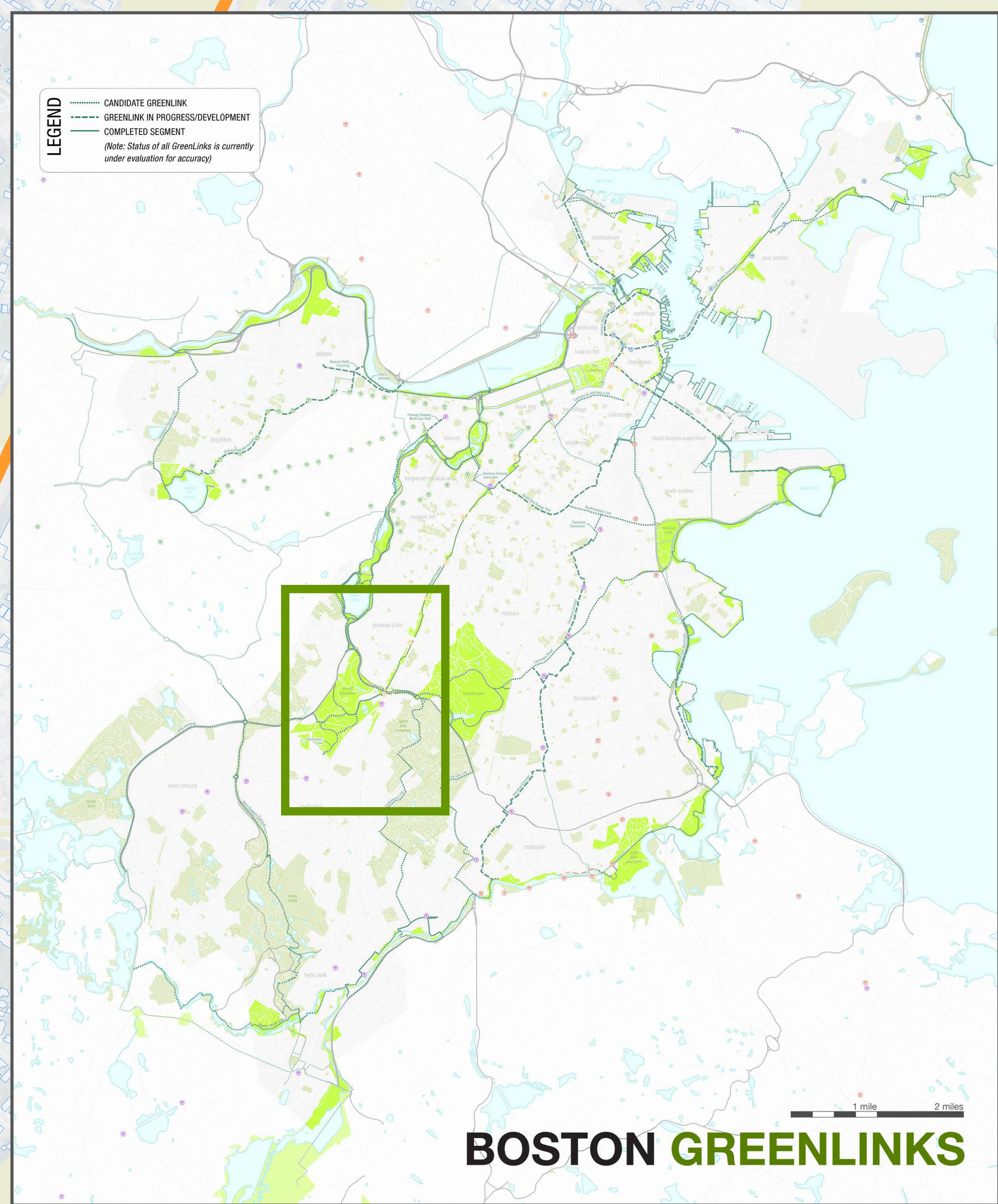
Arboretum Rd connection

Better Bus service: Washington St peak hour bus lane

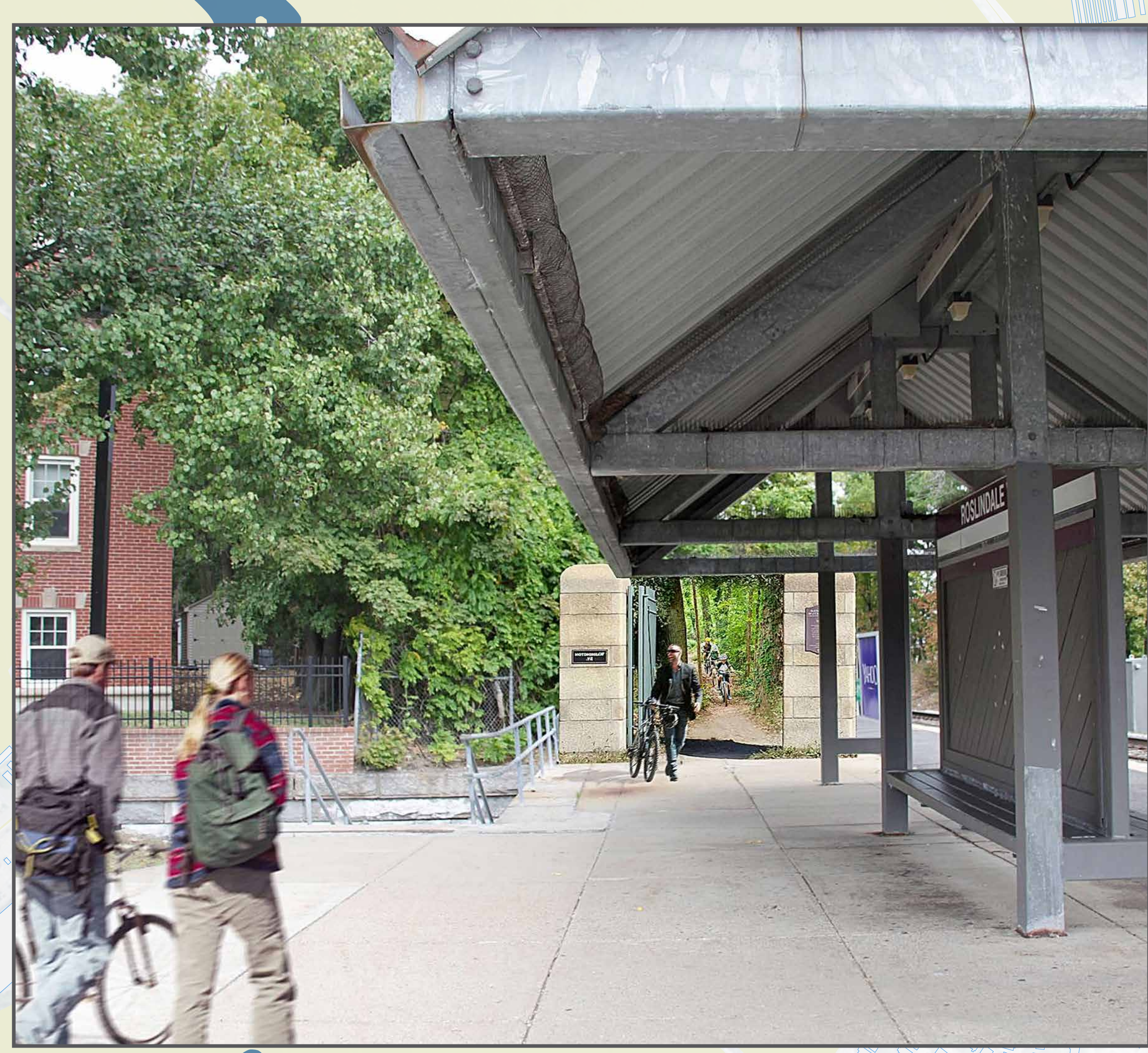
New path along MBTA right of way.

What is a "Green Link"?

Green Links are missing bike and pedestrian connections that, when completed, will create a seamless network of greenway paths called the "Emerald Network." Green Links include off-road paths, protected bike lanes, safer road crossings, and low-traffic streets also known as "neighborways".



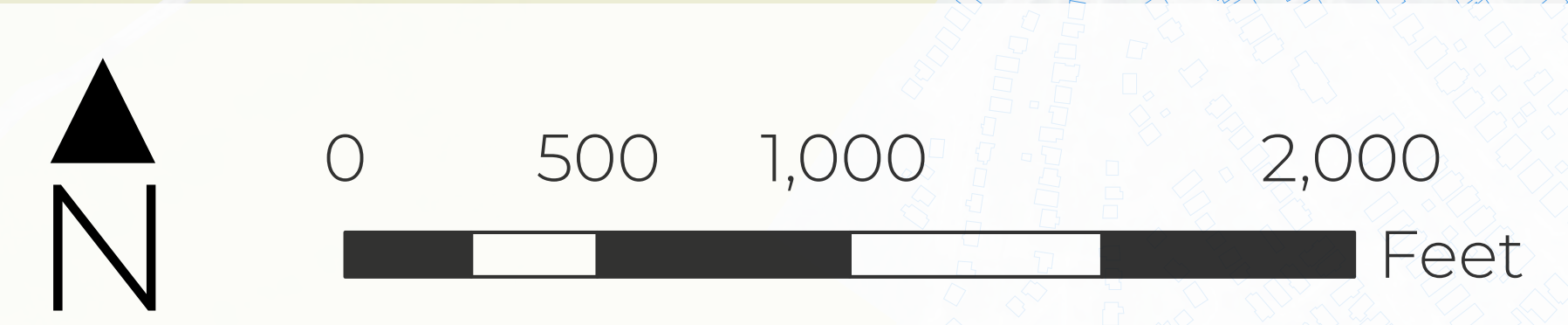
The **Arboretum/Roslindale Gateway Path** is a proposed Green Link that extends from the Southwest Corridor at Forest Hills Station to Roslindale Village, via the Casey Arborway and the Arnold Arboretum.



View of proposed connection to Gateway Path at the Roslindale Village Station.
(Image Credit: Halvorson Design Partnership/WalkUP Roslindale)



boston.gov/transportation/boston-green-links
app01.cityofboston.gov/GreenLinks/



On Jul 29, 2025 <https://arboretum.harvard.edu/stories/new-arboretum-entrance-opens-with-block-party/>

The Arnold Arboretum is pleased to announce a significant milestone in expanding access to its landscape for the community. On Saturday, July 19, Mayor Wu, elected officials, and administrators from the City of Boston joined Arnold Arboretum Director William (Ned) Friedman for a Block Party on Arboretum Road to celebrate the opening of the Arboretum's newest entrance at Arboretum Road in Roslindale. Construction began in summer 2023, funded by the City of Boston as part of the Roslindale Gateway Path project, which promotes alternative transportation options between Forest Hills and Roslindale Square MBTA stations for neighbors and commuters.

"Nothing can get done like this without teamwork," said Arboretum Director William (Ned) Friedman in welcoming neighbors and visitors to the block party. "We all knew what the vision was, we all knew it was going to be a process, but we all also believe in equitable access to public spaces."



Mayor Michelle Wu cuts the ceremonial ribbon to officially open the new entrance to the Arnold Arboretum at Arboretum Road. *Mayor's Office Photo by Mike Mejia*

The new entrance utilizes a restored MBTA Commuter Rail underpass at the end of Arboretum Road, creating a safe and more accessible portal into the Arboretum. Visitors can now follow the newly constructed Tupelo Path to connect with the Blackwell Footpath in Bussey Brook Meadow and continue on to the Arboretum's historic landscape via the South Street Gate. The Arboretum will fund the ongoing horticultural development and maintenance of both the Arboretum Road entrance and Tupelo Path going forward.

"We're standing here with a beautiful new entrance into one of the most important treasures in the entire world when it comes to nature and green space," Mayor Wu said in her remarks at the event. "The Arboretum is a living history of trees, founded by the City of Boston and Harvard University to be the place where—no matter what is happening in any other part of the world—we are going to make sure that we are growing, that we are investing, that we are planting the seeds."

The new entrance at Arboretum Road opens the northern portion of the Arboretum to thousands of Roslindale residents along the Washington Street corridor and its surrounding neighborhoods. The project also complements the Arboretum's Entrance Improvement Project, which prioritizes renewing the landscape's entrances near environmental justice neighborhoods and health care facilities to ensure a safe, welcoming experience for all.



Neighbors and visitors enjoy festivities at a block party to celebrate the completion of the new entrance to the Arnold Arboretum at Arboretum Road. *Mayor's Office Photo by Mike Mejia*

Like the creation of the entrance itself, the block party held on July 19 was a group effort celebrating the shared commitment of community partners to envisioning a better Boston. Organized and presented by the Arboretum's Public Programs team, the Archdale Village community, and the City of Boston, the event included official remarks and a community ribbon cutting, free pizza and ice cream, face-painting, balloon animals, bubble making and science games by the Inventor Mentor, and plant displays from the Arboretum's collections. Dancers from OrigiNation entertained the crowds, and information tables featured representatives from the Arboretum Park Conservancy, Friends of the Library, Menino Community Center, PowerCorps Boston, Livable Streets Alliance, WalkUP Roslindale, and the Trust for Public Land.

on
Jul 29, 2025



ARBORETUM
of HARVARD UNIVERSITY

125 Arborway
Boston, MA 02130-3500
tel: 617-384-5454
www.arboretum.harvard.edu

Map Labels:

- Hunnewell Visitor Center
- ARBORWAY GATE
- Magnolias
- Dawn Redwoods
- Tulip Trees
- Lindens
- Meadow Road
- Willow Path
- Willows
- Maples
- LEVENTRITT SHRUB & VINE GARDEN
- Cork Trees
- Horsechestnuts
- Bonsai & Penjing Collection
- Dana Greenhouses (No Public Access)
- CENTRE STREET GATE
- Forest Hills MBTA Station Orange Subway Line, Multiple Bus Routes, and Bluebike Rentals
- Free Parking Along Arborway
- Forest Hills Road
- BRADLEY ROSACEOUS COLLECTION
- Cherries
- Forest Hills Gate
- Washington Street Gate
- South Street
- BUSSEY BROOK MEADOW
- Blackwell Footpath
- South Street Gate
- Arboretum Road Entrance
- POPLAR GATE
- Flora Way
- Peters Hill Road
- Peters Hill Gate
- Peters Hill
- Crabapples
- Hawthorns
- Oaks
- Mendum Street Gate
- Access to Bluebike Rentals on Centre Street and Washington Street
- Mendum Street
- Weld Hill
- Weld Street
- Weld Hill Research & Administration Building (No Public Access)
- Bluebike Rentals
- MBTA Bus Route 51 Stop
- Free Parking Along Flora Way and Walter Street
- Walter Street Gate
- BUSSEY HILL GATE
- Hemlock Hill Road
- Hemlock Hill
- Mountain Laurels
- Rhododendron Path
- Rhododendrons
- Beeches
- Beech Path
- Stewartias
- Dove Tree
- Explorers Garden
- Azaleas
- Oak Path
- Oaks
- Valley Road
- Walnuts
- Hickories
- Bussey Hill Road
- Elms
- Lilacs
- Ashes
- Bussey Hill
- CONIFER COLLECTION
- Conifer Path
- Spruces
- Pines
- Yews
- Junipers
- Firs
- Larches
- Walter Street
- VFW Parkway
- Centre Street
- Access to Bluebike Rentals outside Faulkner Hospital
- MBTA Bus Route 38 Stop
- Faulkner Hospital
- Access to MBTA Bus Routes 38, 39, 41 on South Street and Centre Street
- Access to Bluebike Rentals on South Street and Centre Street

MAP KEY

- City Street (traffic)
- Entrance Gate
- Access Road (paved)
- Plant Collection
- Walking Path (unpaved)
- Main Road (paved)
- Valley Road
- Portable Restrooms
- Seasonal Portable Restrooms (Spring-Fall)
- Drinking Fountain (Spring-Fall)
- Bike Rack
- Bike Repair Station

Scale: 0 to 1/2 mi. (0 to .75 km)

EMERALD NECKLACE PARKS

Detail of

Arnold Arboretum



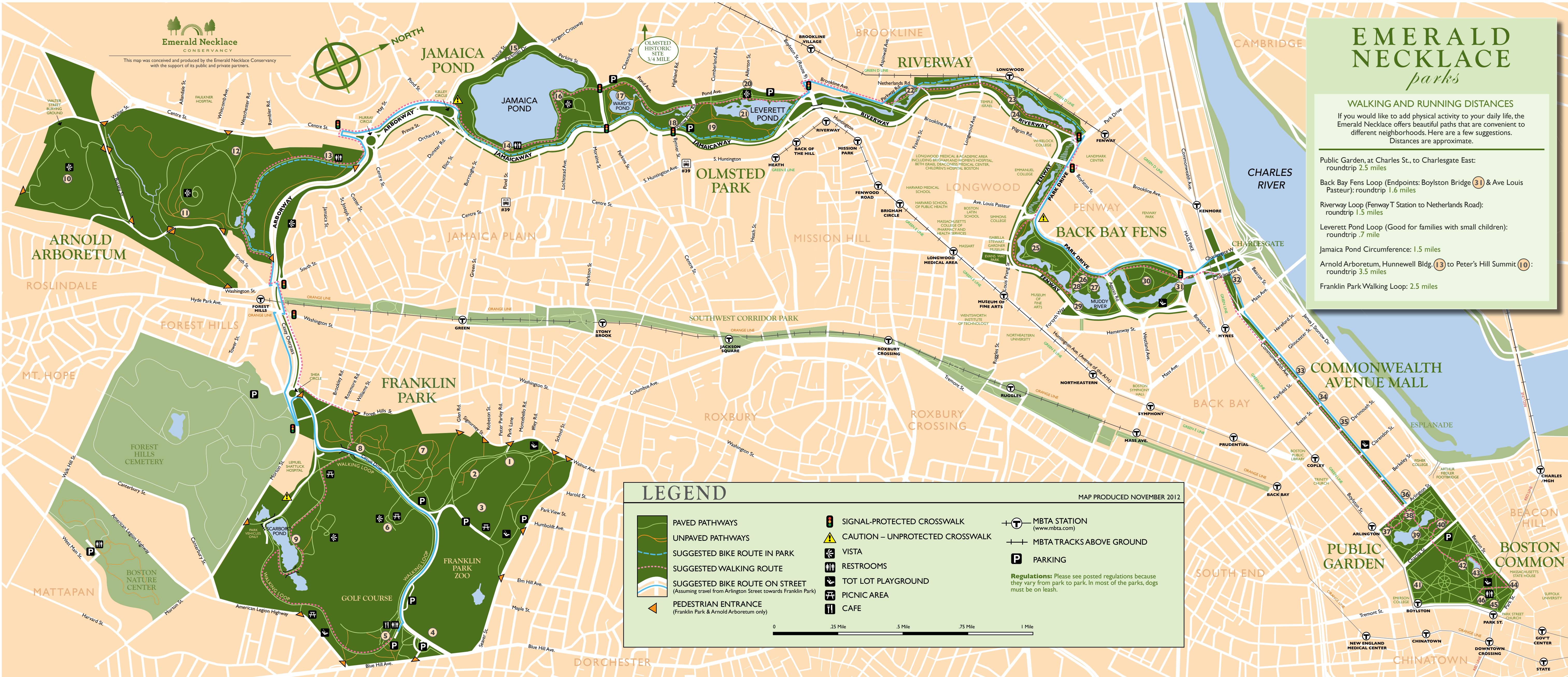
This map was conceived and produced by the Emerald Necklace Conservancy with the support of its public and private partners.



Arnold Arboretum Features

- 10. Peters Hill:** The highest point in the Emerald Necklace, Peters Hill (240 feet) offers spectacular views of Jamaica Plain, Roslindale, and the Boston skyline.
- 11. Explorers Garden:** The area around the Chinese Path has long been used by researchers to test the hardiness of new plants gathered from around the world by plant explorers. Don't miss rare and unusual plants like the dove tree, paperbark maple, or *Franklinia*.
- 12. Larz Anderson Bonsai Collection:** See the oldest and smallest trees at the Arboretum. Open mid-April to early November.
- 13. Hunnewell Building:** This building houses administrative offices, a horticultural library, restrooms, and a visitor center with maps, seasonal exhibitions, and knowledgeable staff to help make the most of your visit. Weekday building access for restrooms begins at 9:00am; closed holidays.
Visitor Center hours: *November through March: noon–4:00pm, April through October, 11:00am–6:00pm; closed Wednesdays. (617.384.5209).*
Library hours: Monday–Friday, 10:00am–3:45pm. (617.522.1086).





EMERALD NECKLACE parks

WALKING AND RUNNING DISTANCES

If you would like to add physical activity to your daily life, the Emerald Necklace offers beautiful paths that are convenient to different neighborhoods. Here are a few suggestions. Distances are approximate.

Public Garden, at Charles St., to Charlesgate East: roundtrip 2.5 miles

Back Bay Fens Loop (Endpoints: Boylston Bridge 31 & Ave Louis Pasteur): roundtrip 1.6 miles

Riverway Loop (Fenway T Station to Netherlands Road): roundtrip 1.5 miles

Leverett Pond Loop (Good for families with small children): roundtrip .7 mile

Jamaica Pond Circumference: 1.5 miles

Arnold Arboretum, Hunnewell Bldg. 13 to Peter's Hill Summit 10 : roundtrip 3.5 miles

Franklin Park Walking Loop: 2.5 miles

LEGEND

- PAVED PATHWAYS
- UNPAVED PATHWAYS
- SUGGESTED BIKE ROUTE IN PARK
- SUGGESTED WALKING ROUTE
- SUGGESTED BIKE ROUTE ON STREET (Assuming travel from Arlington Street towards Franklin Park)
- PEDESTRIAN ENTRANCE (Franklin Park & Arnold Arboretum only)
- SIGNAL-PROTECTED CROSSWALK
- CAUTION – UNPROTECTED CROSSWALK
- VISTA
- RESTROOMS
- TOT LOT PLAYGROUND
- PICNIC AREA
- CAFE

- MBTA STATION (www.mbta.com)
- MBTA TRACKS ABOVE GROUND
- PARKING

Regulations: Please see posted regulations because they vary from park to park. In most of the parks, dogs must be on leash.

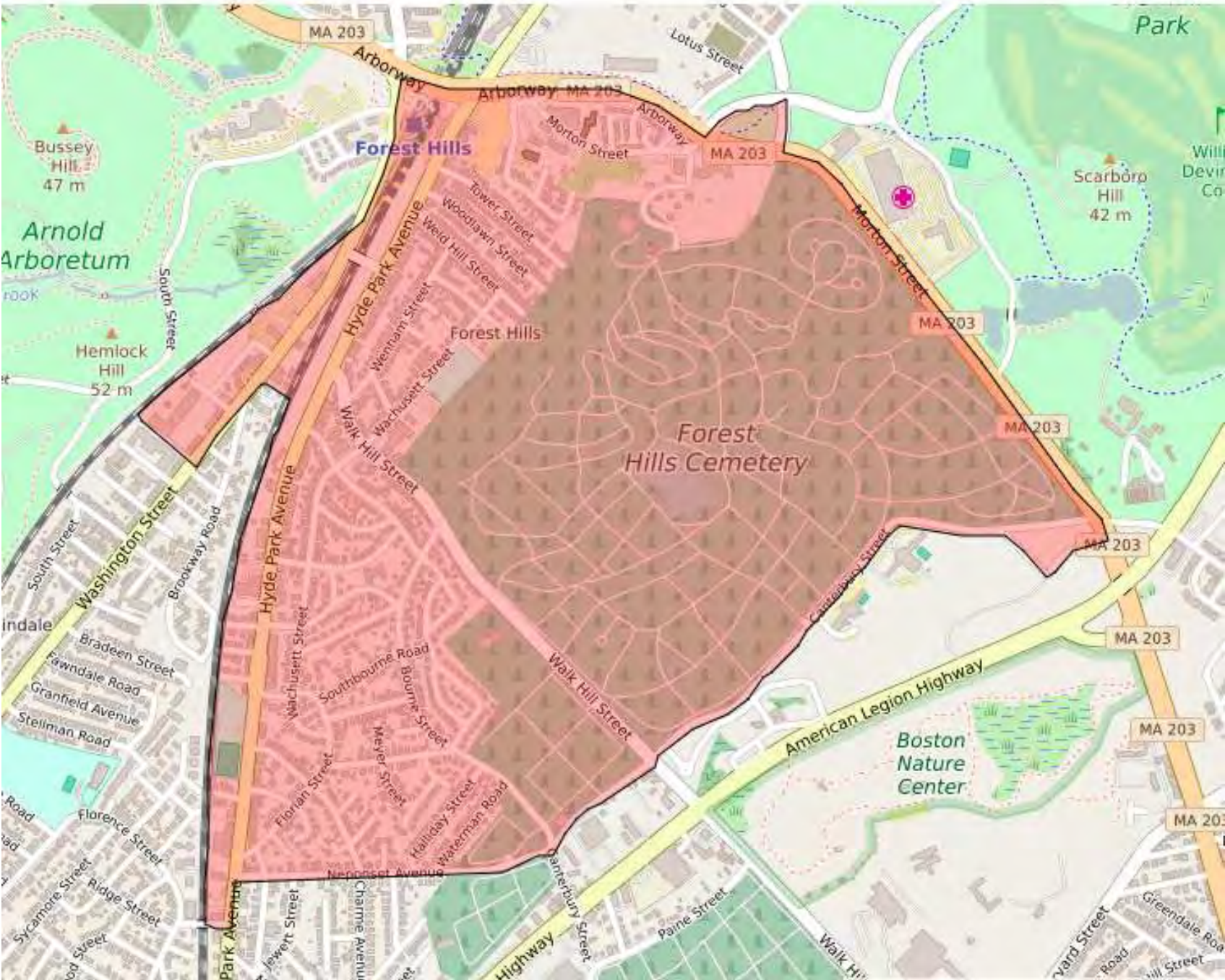
MAP PRODUCED NOVEMBER 2012

0 25 Mile .5 Mile .75 Mile 1 Mile

PARK FEATURES

- White Stadium**
- Overlook Shelter Ruins:** Originally a field house, it was one of the few structures Olmsted ever designed. The site was the home to Elma Lewis' Playhouse in the Park in the '60s and '70s, and jazz greats, including Duke Ellington, performed here.
- The Playstead:** A large, active sports area that accommodates basketball, tennis and many field sports.
- Franklin Park Zoo:** Founded in 1912, the zoo's 72 acres are home to lions, tigers, giraffes, and more. Visitors to the signature Tropical Forest can stand face-to-face with the Zoo's seven gorillas at one of five glass viewing stations. Heroic statues by Daniel Chester French flank the north entrance. \$ www.franklinparkzoo.org
- William J. Devine Golf Course:** Originally a sheep meadow in Olmsted's design, this 18-hole facility is the second oldest public golf course in the country. Open year round, weather permitting. \$ 617.265.4084
- Schoolmaster Hill:** Named for Ralph Waldo Emerson who lived near this site in the 1820s when he was a schoolteacher in Roxbury. This hidden spot has picnic tables, century-old white pines, and offers a spectacular view across the park and to the Blue Hills beyond.
- The Wilderness:** A 65-acre native oak forest with meandering paths and huge Roxbury puddingstone outcroppings, the Wilderness is a picturesque landscape and a good example of urban woodlands.
- The 99 Steps/Ellicott Arch**
- Scarboro Pond and Hill**
- Peters Hill:** The highest point in the Emerald Necklace, Peters Hill (240 feet) offers spectacular views of Jamaica Plain, Roslindale, and the Boston skyline.
- Explorers Garden:** The area around the Chinese Path has long been used by researchers to test the hardness of new plants, gathered from around the world by plant explorers. Don't miss rare and unusual plants like the dove tree, paperbark maple, or *Franklinia*.
- Larz Anderson Bonsai Collection:** See the oldest and smallest trees at the Arboretum. Open mid-April to early November.
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- Jamaica Pond Boathouse/Bandstand:** Built in 1912, these Tudor-style structures add a rustic element to the pond. Visitors can rent sailboats or rowboats to enjoy unique views of the park or simply drift on the water (www.courageoussailing.org). The Bandstand is home to numerous recreational, educational, and cultural activities. The Boathouse is open April 1 through Veteran's Day.
- Parkman Memorial:** Daniel Chester French, Sculptor
- Pinebank Promontory:** A peaceful spot in this busy park, the promontory's stunning views across the Pond and cooling breezes through tall pines made it an attractive site for three successive mansions in the 1800s. Today, a granite outline marks the footprint of the last mansion that stood here.
- Ward's Pond:** This secluded pond is a glacial "kettle-hole" formed at the end of the last ice age. A serene, heavily wooded area, the visitor finds a quiet wilderness, steps from the surrounding city.
- Wildflower Meadow:** Once the site of an indoor ice skating rink, the meadow now offers unique habitat for butterflies, bees, and other pollinators.
- Daisy Field:** Olmsted originally designed this as a large meadow surrounded by woods. Today, playing fields serve community groups for little league, softball, soccer and touch football.
- Allerton Overlook:** This semi-circular walk descends into the park and provides scenic views of the banks and islands of Leverett Pond.
- Leverett Pond:** Leverett Pond is a fine example of Olmsted's skill combining landscape, water, and structure into his designs. Islands were created to provide both visual interest and waterfowl breeding area.
- Bellevue Street Bridge**
- Chapel Street Bridge Area/Historic Bridle Paths:** Bridges played a key role in all of Olmsted's work, not only along rivers, but everywhere that he sought to separate different modes of transportation. The Chapel Street Bridge separated walkers above from the bridle path below.
- Round House Shelter**
- Athletic Facilities:** The Joseph Lee Playground area features softball, soccer, lacrosse, football, basketball and a recreational running track. One of the diamonds is named in honor of Roberto Clemente—the first Latin American elected to the Baseball Hall of Fame.
- James P. Kelleher Rose Garden:** Designed by landscape architect Arthur Shurcliff in the 1920s, this garden was restored by the City of Boston and the Emerald Necklace Conservancy. Combining the best of old and new roses, today's garden includes over 1,500 plants representing 200 different varieties.
- War Memorials**
- Japanese Bell:** Found on a scrap heap in Yokosuka, this beautiful bronze 17th-century temple bell was brought back by sailors on the USS Boston in 1945. In 1953, the Japanese government announced that the bell should remain in Boston as a gesture of peace.
- Shattuck Emerald Necklace Visitor Center:** Designed by H. H. Richardson in 1882, the building is one of a pair that housed the gates used to regulate the Stony Brook's flow into the Fens. This gatehouse, no longer in operation, was converted in 2010 to a visitor center and offices of the Emerald Necklace Conservancy.
- Fenway Victory Gardens:** Victory Gardens were cultivated during World War II to ease demand on wartime food supply. The Fenway gardens are among the few to remain in continuous cultivation. Today, 500 plots are tended by community gardeners and feature a bounty of flowers and vegetables.
- Boylston Bridge:** Designed by prominent 19th-century architect H. H. Richardson, this bridge is constructed of Cape Ann granite. Projecting bays offer sweeping views across the Fens.
- Leif Eriksson Statue**
- Boston Women's Memorial:** Mayor Thomas M. Menino reserved the site for a women's memorial in 1992. The Boston Women's Commission selected Abigail Adams, Lucy Stone, and Phillis Wheatley as exemplary figures. Meredith Bergmann, Sculptor
- Samuel Eliot Morison Statue:** This scholar, educator, and maritime historian was the Pulitzer-prize winning author of the "Oxford History of the United States" (1927) and "The Oxford History of the American People" (1965). Penelope Jencks, Sculptor
- William Lloyd Garrison Statue:** Publisher of "The Liberator" and founder of the New England Anti-Slavery Society, Garrison was a powerful voice in the abolitionist movement. Olin Levi Warner, Sculptor
- Alexander Hamilton Statue:** Hamilton, a Founding Father who also started the central banking system, welcomes visitors to the Mall between Arlington and Berkeley streets. Dr. William Rimmer, Sculptor
- 9/11 Memorial**
- George Washington Statue:** Thomas Ball, Sculptor
- Swan Boats:** These iconic pedal boats first appeared on the Lagoon in 1877. Designed by Robert Paget, they are still owned and operated by the Paget Family. \$
- Make Way for Ducklings Sculpture:** Mrs. Mallard and her eight ducklings were created as a tribute to Robert McCloskey, author of a children's book about ducks that live in the Public Garden's Lagoon. Nancy Schön, Sculptor
- Central Burying Ground:** Purchased in 1756 and added to the Common in 1839, this is the final resting place for Revolutionary War soldiers and many others.
- Soldiers and Sailors Civil War Monument:** Martin Milmore, Sculptor
- Frog Pond:** Site of 1848's "Water Celebration" inaugurating the city's public water system, today the pond serves as a skating rink in the winter and a supervised wading pool in the summer. The Tadpole Playground is nearby.
- Shaw Memorial:** This honors the 54th Regiment of the Massachusetts Infantry, led by Colonel Robert Gould Shaw, the 54th was the first free black regiment in the Union. Bronze relief by Augustus Saint-Gaudens. Granite frame and terrace by Charles F. McKim
- Brewer Fountain**
- Boston Common Visitors' Center and Park Ranger Station:** Maps, tourist information, and restrooms. This also marks the start of the Freedom Trail @. Hours: Monday–Saturday, 8:30 am–5pm; Sunday 10am–6pm

Forest Hills Map



National Flood Hazard Layer FIRMMette



71°7'27"W 42°18'N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

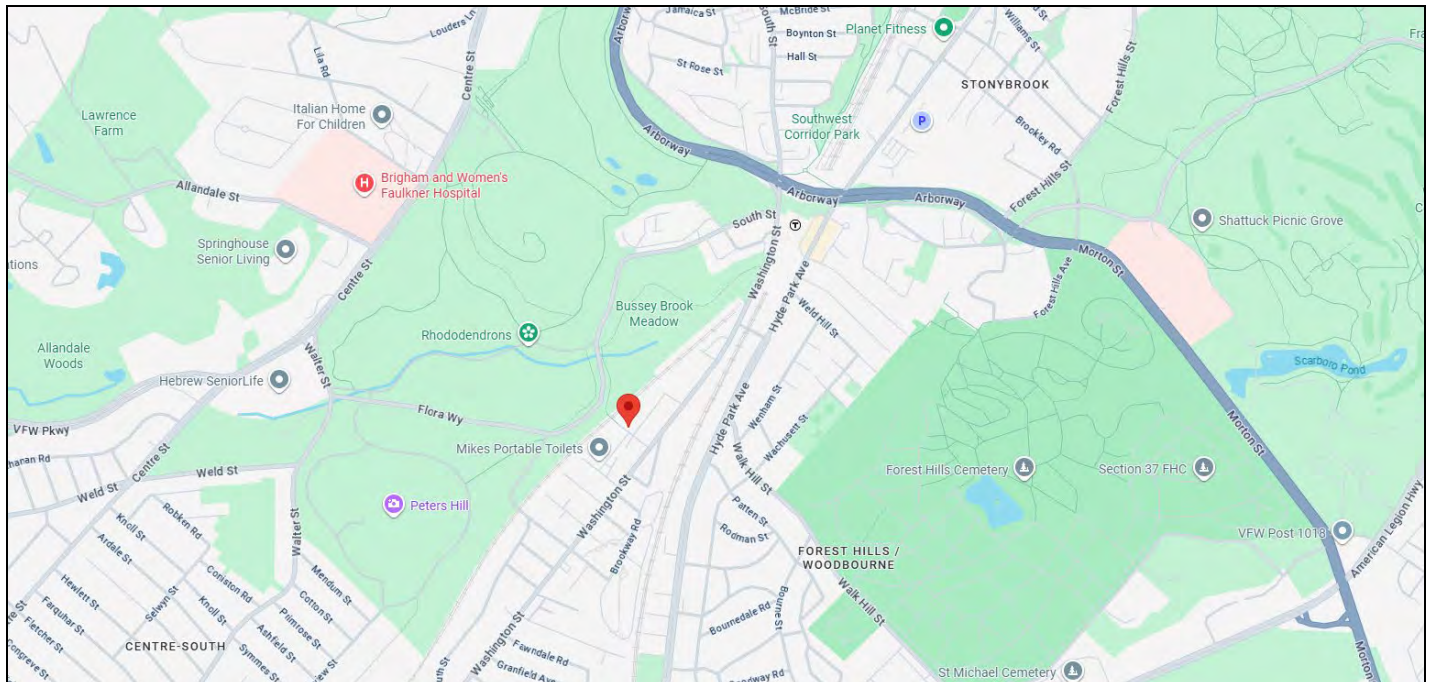
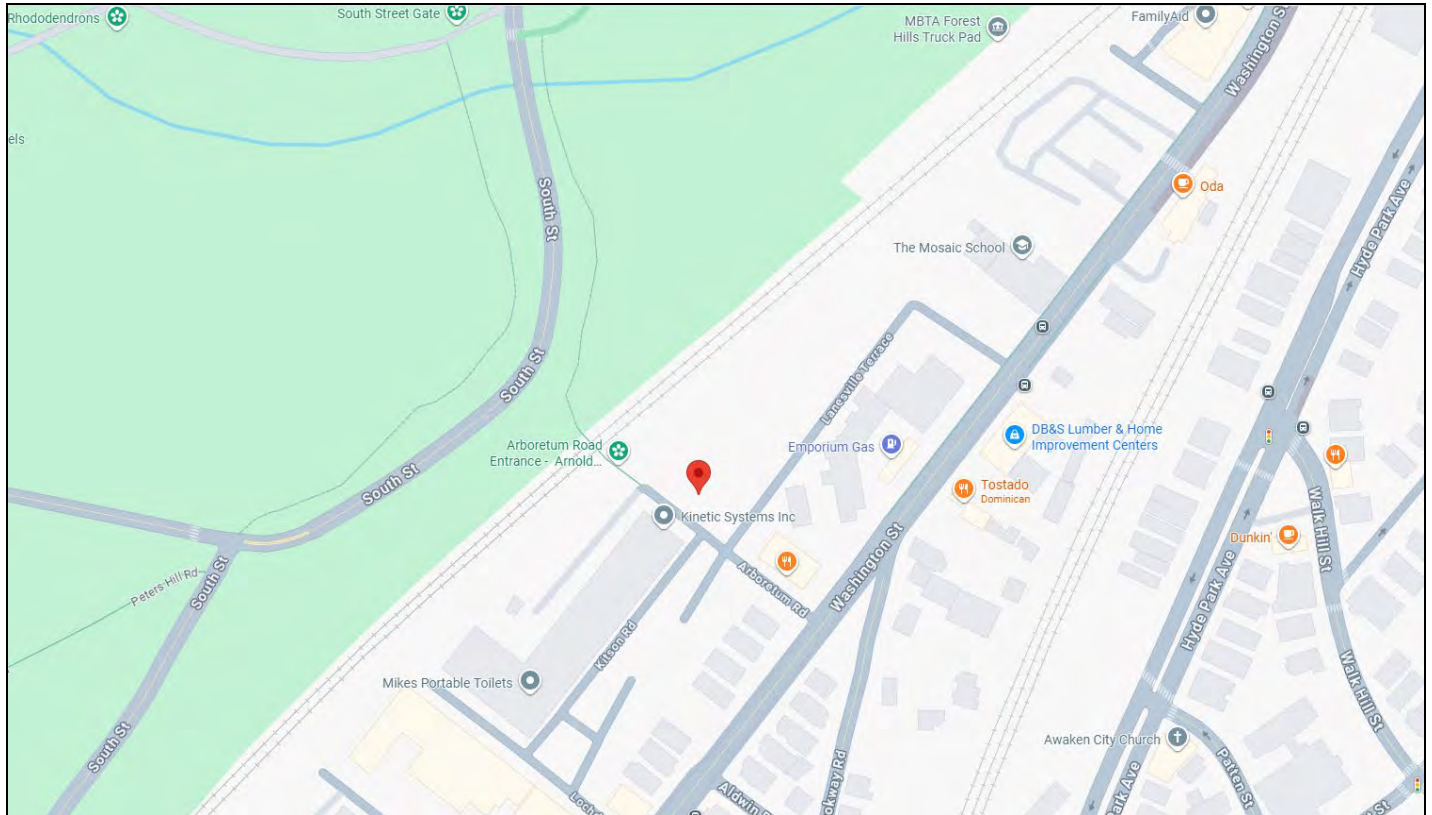
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The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/22/2025 at 2:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective 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.

MAP

1.14+/- AC. OFF LANESVILLE TERR. & ARBORETUM RD.
BOSTON (FOREST HILLS), 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.**



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