

JJ Manning

— AUCTIONEERS

PROPERTY INFORMATION PACKAGE #25-2175

Mortgagee's Foreclosure AUCTION

**1,624+/- sf, 5-Bedroom, 2-Bath Home on .14+/- Acre
w/ .14+/- Acre Adjacent Lot**

Selling in the Entirety

**240 & 0 HUNTINGTON AVE.,
HYDE PARK (BOSTON), MA**

Tuesday, April 21 at 2pm On-site

MA Auc. Lic. #111



JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

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

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

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

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

MORTGAGEE'S SALE OF REAL ESTATE

**240 Huntington Avenue, Hyde Park, Massachusetts, and
0 Huntington Avenue, Hyde Park, Massachusetts**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Three Brothers Realty Management LLC to RFB F4 NB, LLC dated June 18, 2025 and recorded with the Suffolk County Registry of Deeds, Book 71535, Page 247, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 2:00 p.m. on the 21st day of April 2026, on the premises, all and singular the two parcels of land described in said mortgage which parcels shall be sold as an entirety,

To wit:

The land situated in that part of the City of Boston, County of Suffolk which was formerly the Town of Hyde Park, Norfolk County, with all the buildings and improvements thereon, comprising Lots #59 and #60 on the plan entitled "Division 7 of Section VI of the Real Estate Building Company's Lands," Feb. 1870, Scale 100' to an inch, G.L. Richardson, Sur., recorded in the Norfolk County Registry of Deeds in Plan Book 5, Plan 196, and being bounded and described as follows:

WESTERLY	on Huntington Avenue, One Hundred (100) feet;
NORTHERLY	by Lot #58 on said plan, One Hundred Twenty-Five (125) feet;
EASTERLY	by Lots #91 and #92 on said plan, One Hundred (100) feet;
SOUTHERLY	by Lot #61 on said plan, One Hundred Twenty-Five (125) feet.

Containing 12,500 square feet on land, more or less.

Subject to and with the benefit of all easements, restrictions, conditions, provisions, rights, rights of way, covenants, orders, takings, agreements, and reservations of record, and as set forth in deeds, insofar as the same may be in force and applicable.

Meaning and intending to describe the same premises conveyed to Three Brothers Realty Management, LLC by quitclaim deed recorded in the Suffolk County Registry of Deeds in Book 70769, Page 23.

FOR REFERENCE ONLY: BOSTON ASSESSORS PARCEL IDs 1807850000 and 1807851000

Said premises will be sold subject to any and all restrictions, easements, and existing encumbrances of record prior to the mortgage, if any there be, insofar as the same are still in force and applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

Terms of Sale:

Twenty-Five Thousand Dollars (\$25,000) down payment in cash, certified check, or bank check at time and place of sale. Successful bidder must increase deposit to ten percent (10%) of purchase price within two (2) business days of auction date. Balance of purchase price payable within thirty (30) days of auction date. A mortgagee's deed in the usual form, without covenants or warranty, will be delivered on receipt of the full balance of the purchase price. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the above terms at the auction sale. In the event of error in this publication, the description of the premises contained in said mortgage shall control.

Other terms to be announced at the sale.

RFB F4 NB LLC, present holder of said mortgage,
By its Attorneys,
Daniel E. Burgoyne, Esq.
PARTRIDGE SNOW & HAHN, LLP
40 Westminster Street, Suite 1100
Providence, RI 02903
(401) 861-8254
dburgoyne@psh.com

Publish in The Boston Herald
March 30, April 6, and April 13, 2026

4930-6172-8922.1/032211-0009

PROPERTY DETAILS

OVERVIEW

 240 Huntington Av, Hyde Park, 02136

CURRENT OWNER(S)

Three Brothers Rlty Mgt Llc

Owner's Mailing Address: 240 Huntington Ave Boston MA 02136

Owner names appear as Last Name followed by First Name

Owner information may not reflect any changes submitted to the City of Boston's Assessing Department after November 21, 2025.

ASSESSED VALUE

\$442,700

PROPERTY TYPE

Residential Property (0101)

PARCEL ID

1807850000

FY2026 NET TAX

\$5,531.97

PERSONAL EXEMPTION

Not Granted

RESIDENTIAL EXEMPTION

Not Granted

PROPERTY VALUE

Learn more about [how we estimate your property's value](#)

VALUE HISTORY

Note: The assessed value is the actual billed assessment.

FISCAL YEAR	ASSESSED VALUE
2026	\$442,700
2025	\$417,300
2024	\$451,600
2023	\$421,900
2022	\$390,800
2021	\$360,100
2020	\$339,700
2019	\$322,400
2018	\$307,100
2017	\$279,200
2016	\$273,700
2015	\$215,200
2014	\$200,900
2013	\$200,900
2012	\$217,900
2011	\$217,900
2010	\$250,400
2009	\$272,300
2008	\$299,200
2007	\$314,100
2006	\$231,600
2005	\$210,800
2004	\$210,800
2003	\$180,800
2002	\$165,100
2001	\$155,500
2000	\$132,200
1999	\$124,100

1998	\$120,100
1997	\$112,300
1996	\$113,400
1995	\$111,100
1994	\$108,400
1993	\$108,400
1992	\$114,100
1991	\$133,800
1990	\$133,800
1989	\$133,800
1988	\$92,400
1987	\$75,800
1986	\$61,600
1985	\$51,300

ATTRIBUTES

GENERAL

Land Use: Single Fam Dwelling	• Style: Colonial
Gross Area: 2,790 sq ft	• Story Height: 2
Living Area: 1,624 sq ft	• View: Average
Lot Size: 6,250 sq ft	• Grade: Average

ROOMS

Number of Bedrooms: 5	• Number of Kitchens: 1
Total Bathrooms: 2	• Kitchen Type: 1 Full Eat In Kitchens
Bath Style 1: No Remodeling	• Kitchen Style 1: No Remodeling
Bath Style 2: No Remodeling	

CONSTRUCTION & CONDITION

Year Built: 1890	• Interior Condition: Average	• Parking Spots: 6
Exterior Finish: Vinyl	• Roof Cover: Asphalt Shingl	
Exterior Condition: Fair	• Roof Structure: Mansard	
Interior Finish: Normal	• Foundation: Stone	

UTILITIES

Heat Type: Forced Hot Air
AC Type: None

OUTBUILDINGS

Outbuilding 1

Type: Garage Sf
Size: 225 sq ft
Quality: Average
Condition: Fair

LAST TRANSACTION

Sale Price: \$200,000
Sale Date: November 4, 2024
Registry Book & Page: 70769-23

TAXES & EXEMPTIONS

FY2026 TAX RATE

For more information on the breakdown of the tax calculation, visit [How we tax your property](#).

RESIDENTIAL TAX RATE

\$12.40 per \$1,000

COMMERCIAL TAX RATE

\$26.96 per \$1,000

[View tax rate \(PDF\)](#)

Not Granted: This parcel did not receive a residential exemption on the third-quarter bill. You can [download the application](#). See below for information on how to apply.

Not Granted: This parcel did not receive a personal exemption on the third-quarter bill. You can [download the application](#). See below for information on how to apply.

NET TAX

Your Net Tax is the amount you owe on your property taxes after applying:
exemptions
the Community Preservation surcharge, and
any other interest or fees that you may owe on your property

FY2026 Gross Tax	\$5,489.48
Residential Exemptions	N/A ^
<p>To file a Residential Exemption Application for FY2026, use the link(s) below. The deadline for submission is Wednesday, April 1, 2026 at 12:00:00 AM. The current exemption amounts shown are for FY2026.</p> <p>The Residential Exemption application deadline for fiscal year 2026 is Wednesday, April 1, 2026 at 12:00:00 AM. Find out how to apply for the exemption.</p> <p>If you already submitted an application and have questions on its status, please call our Taxpayer Referral and Assistance Center at 617-635-4287</p> <p>Generate and download the residential exemption application for FY2026</p>	
Personal Exemptions	N/A ^
<p>To file a Personal Exemption Application for FY2026, use the link(s) below. The deadline for submission is Wednesday, April 1, 2026 at 12:00:00 AM. The current exemption amounts shown are for FY2026.</p> <p>Through an exemption, the City releases you from paying part or all of your property taxes.</p> <p>Blind exemption 37A Elderly exemption 41C Veterans Exemption 22 Surviving Spouse, Minor Child of Deceased Parent, Elderly Exemption 17D National Guard Exemption Co-op Housing Exemption</p> <p>Generate and download the personal exemption application for FY2026</p>	
Community Preservation	+ \$42.49 ^
<p>The Community Preservation surcharge supports a variety of programs. To learn more, visit the Community Preservation Act page.</p>	
FY2026 Net Tax	\$5,531.97

Pay your taxes via <https://www.boston.gov/real-estate-taxes?input1=1807850000>

ABATEMENTS

Abatement applications are not available after Monday, February 2, 2026. An abatement is a reduction in the assessed value of a property. An abatement is granted when the property is determined to be:

over-valued
improperly classified, or
disproportionately assessed.

Learn more about [tax exemptions and abatements](#).

PERMITS

[See the permits that have been approved for this address since 2009.](#)

CONTACT US

PROPERTY DETAILS

OVERVIEW

 Huntington Av, Hyde Park, 02136

CURRENT OWNER(S)

Three Brothers Rlty Mgt Llc

Owner's Mailing Address: 240 Huntington Ave Boston MA 02136

Owner names appear as Last Name followed by First Name

Owner information may not reflect any changes submitted to the City of Boston's Assessing Department after November 21, 2025.

ASSESSED VALUE

\$58,000

PROPERTY TYPE

Other Residential (0130)

PARCEL ID

1807851000

FY2026 NET TAX

\$719.2

PERSONAL EXEMPTION

Not Granted

RESIDENTIAL EXEMPTION

Not Granted

PROPERTY VALUE

Learn more about [how we estimate your property's value](#)

VALUE HISTORY

Note: The assessed value is the actual billed assessment.

FISCAL YEAR	ASSESSED VALUE
2026	\$58,000
2025	\$56,300
2024	\$54,900
2023	\$53,000
2022	\$50,500
2021	\$49,000
2020	\$46,400
2019	\$45,000
2018	\$43,900
2017	\$40,100
2016	\$38,100
2015	\$31,600
2014	\$28,200
2013	\$28,200
2012	\$30,100
2011	\$30,100
2010	\$90,700
2009	\$35,400
2008	\$35,400
2007	\$35,400
2006	\$16,000
2005	\$16,000
2004	\$16,000
2003	\$12,300
2002	\$12,300
2001	\$12,300
2000	\$11,600
1999	\$11,600

1998	\$11,600
1997	\$11,600
1996	\$11,600
1995	\$11,600
1994	\$11,300
1993	\$11,300
1992	\$40,200
1991	\$11,900
1990	\$11,900
1989	\$11,900
1988	\$7,700
1987	\$6,300
1986	\$5,100
1985	\$6,500

ATTRIBUTES

GENERAL

Land Use: RL
 Lot Size: 6,250 sq ft
 Style: Not available
 Story Height: Not available

CONSTRUCTION & CONDITION

Foundation: Not available

LAST TRANSACTION

Sale Price: \$200,000
 Sale Date: November 4, 2024
 Registry Book & Page: 70769-23

TAXES & EXEMPTIONS

FY2026 TAX RATE

For more information on the breakdown of the tax calculation, visit [How we tax your property](#).

RESIDENTIAL TAX RATE

\$12.40 per \$1,000

COMMERCIAL TAX RATE

\$26.96 per \$1,000

[View tax rate \(PDF\)](#)

Not Granted: This parcel did not receive a residential exemption on the third-quarter bill. You can [download the application](#). See below for information on how to apply.

Not Granted: This parcel did not receive a personal exemption on the third-quarter bill. You can [download the application](#). See below for information on how to apply.

NET TAX

Your Net Tax is the amount you owe on your property taxes after applying: exemptions, the Community Preservation surcharge, and any other interest or fees that you may owe on your property

FY2026 Gross Tax	\$719.2
Residential Exemptions	N/A 
To file a Residential Exemption Application for FY2026, use the link(s) below. The deadline for submission is Wednesday, April 1,	

2026 at 12:00:00 AM. The current exemption amounts shown are for FY2026.

The Residential Exemption application deadline for fiscal year 2026 is Wednesday, April 1, 2026 at 12:00:00 AM. [Find out how to apply for the exemption.](#)

If you already submitted an application and have questions on its status, please call our [Taxpayer Referral and Assistance Center](#) at [617-635-4287](tel:617-635-4287)

[Generate and download the residential exemption application for FY2026](#)

Personal Exemptions

N/A ^

To file a Personal Exemption Application for FY2026, use the link(s) below. The deadline for submission is Wednesday, April 1, 2026 at 12:00:00 AM. The current exemption amounts shown are for FY2026.

Through an exemption, the City releases you from paying part or all of your property taxes.

[Blind exemption 37A](#)

[Elderly exemption 41C](#)

[Veterans Exemption 22](#)

[Surviving Spouse, Minor Child of Deceased Parent, Elderly Exemption 17D](#)

[National Guard Exemption](#)

[Co-op Housing Exemption](#)

[Generate and download the personal exemption application for FY2026](#)

Community Preservation

N/A ^

The Community Preservation surcharge supports a variety of programs. To learn more, visit the [Community Preservation Act](#) page.

FY2026 Net Tax

\$719.2

Pay your taxes via <https://www.boston.gov/real-estate-taxes?input1=1807851000>

ABATEMENTS

Abatement applications are not available after Monday, February 2, 2026. An abatement is a reduction in the assessed value of a property. An abatement is granted when the property is determined to be:

over-valued

improperly classified, or

disproportionately assessed.

Learn more about [tax exemptions and abatements](#) .

PERMITS

[See the permits that have been approved for this address since 2009.](#)

CONTACT US

If you have questions about the **Residential Exemption or Personal Exemptions for the blind, disabled veterans, or seniors**, please contact the [Taxpayer Referral and Assistance Center](#) by calling [617-635-4287](tel:617-635-4287) or emailing TRACFAXSG@boston.gov.

If you have questions about **paying your bill**, please **call or email** the Collecting Division at [617-635-4131](tel:617-635-4131) or collecting@boston.gov.

If you have questions about **property values**, please **call or email** the Assessing Department at [617-635-4321](tel:617-635-4321) or assessing@boston.gov.

If you have **updates to ownership names or mailing addresses**, please **call or email** the Assessing Department's Tax Data Administration team at [617-635-3783](tel:617-635-3783) or TDA@boston.gov.

LEAD PAINT PROPERTY TRANSFER NOTIFICATION
TO BE SIGNED BY PROSPECTIVE PURCHASER
PRIOR TO SIGNING A FORECLOSURE AUCTION SALE AGREEMENT
AND MEMORANDUM OF TERMS AND CONDITIONS OF SALE FOR
RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978

_____ The Massachusetts Department of Public Health's Notification was provided to the prospective purchaser. The prospective purchaser has read the Notification or has had it read to him/her.

_____ The Auctioneer and/or the mortgagee and/or the attorney representing mortgagee has represented to the prospective purchaser that he/she has provided the prospective purchaser with verbal information on the possible presence of dangerous levels of lead paint, plaster, soil or other materials and the provisions of the Lead Law and Regulations.

_____ The prospective purchaser was verbally informed that because the property is being transferred by means of a foreclosure auction sale, the prospective purchaser may not be able to obtain a lead inspection either prior to executing the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale or prior to paying the balance of proceeds due on the "Closing Date" referred to in the Memorandum of Terms and Conditions of Sale. The prospective purchaser was also verbally informed that prospective purchaser's obligations under the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale are not contingent upon either the availability or results of a lead inspection.

I, _____ have been so informed and notified.

Date: _____

Purchaser

Address: _____

Date: _____

Attorney

Auctioneer



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



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

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

Let JJManning Auction your Valuable Real Estate

Marketing | Experience | Integrity | Results

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

Call or Visit JJManning.com for a Free Consultation!