



**PROPERTY INFORMATION PACKAGE #26-2184**

## **REAL ESTATE AUCTION**

**2,097+/- SF, 4BR, 2.5BA HOME ON .19+/- ACRE**

**23 PORTLAND RD., BRAINTREE, MA**

**Wednesday, March 11 at 11am On-site**

**Open House: Wednesday, March 4 (11am-1pm)**

MA Auc. Lic. #111



# **TABLE OF CONTENTS**

**DISCLAIMER**

**TRANSMITTAL LETTER**

**TERMS & CONDITIONS**

**BUYER'S PREMIUM**

**SAMPLE P&S**

**PROPERTY INFORMATION & PHOTOS**

**LOCATION MAP**

**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.



January 28, 2026

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 2,097+/- sf, 4-bedroom, 2.5-bath home on .19+/- ac. located at 23 Portland Rd., Braintree, MA. The property is convenient to shopping, and within walking distance to Liberty & South Middle Schools. It's 1.5+/- mi. to Braintree Town Forest & the 84+/- acre Cedar Swamp Conservation Area, 2+/- mi. to Braintree Municipal Golf Course & 4+/- mi. to South Shore Plaza with easy access to Rt. 3.

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 home 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", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, March 11, 2026 at 11:00am ET 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 \$20,000 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](mailto:auctions@jjmanning.com) or the phone number below for details.

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

Sincerely,

Justin J. Manning, CAI, AARE  
President

# JJ Manning

— AUCTIONEERS —

## TERMS & CONDITIONS

### REAL ESTATE AUCTION

**2,097+/- SF, 4BR, 2.5BA HOME ON .19+/- ACRE**

**23 PORTLAND RD., BRAINTREE, MA**

**Wednesday, March 11 at 11am On-site**

**Open House: Wednesday, March 4 (11am-1pm)**

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Twenty Thousand Dollars (\$20,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, March 13, 2026. Balance in 30 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, April 10, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

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

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

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

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

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

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

# JJ Manning

AUCTIONEERS

## BUYER'S PREMIUM EXPLANATION

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

*EXAMPLE:*

Bid Price:	\$100,000.00
Add 10% Buyer's Premium:	\$ 10,000.00
	-----
Contract sales price:	<b>\$110,000.00</b>

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

Buyer's Initials: \_\_\_\_\_

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

This 11th day of March, 2026

1. PARTIES AND MAILING ADDRESSES

Kevin Sullivan & Theresa M. Sullivan hereinafter called the SELLER, agrees to SELL and

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

2. DESCRIPTION

The land with the buildings thereon known as 23 Portland Rd., Braintree, MA.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

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

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

5. PLANS

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

6. PURCHASE PRICE

The agreed 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, March 13, 2026 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, April 10, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buyer's Initials: \_\_\_\_\_

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. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

#### 25. SOPHISTICATED BUYER

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

Buyer's Initials: \_\_\_\_\_

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

Kevin Sullivan & Theresa M. Sullivan, Seller(s)

By: \_\_\_\_\_

By: \_\_\_\_\_

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

\_\_\_\_\_  
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

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

## Unofficial Property Record Card - Braintree, MA

### General Property Data

Parcel ID **1098 0 37**  
Prior Parcel ID **--**  
Property Owner **SULLIVAN KEVIN**  
**SULLIVAN THERESA M**  
Mailing Address **23 PORTLAND RD**  
  
City **BRAINTREE**  
Mailing State **MA** Zip **02184**  
ParcelZoning **B**

Account Number  
  
Property Location **23 PORTLAND RD**  
Property Use **ONE FAM**  
Most Recent Sale Date **4/29/1994**  
Legal Reference **10492-454**  
Grantor **GILL JOHN J JR**  
Sale Price **144,000**  
Land Area **0.190 acres**

### Current Property Assessment

Card 1 Value Building Value **308,500** Xtra Features Value **0** Land Value **347,800** Total Value **656,300**

### Building Description

Building Style **CAPE**  
# of Living Units **1**  
Year Built **1949**  
Building Grade **AVERAGE**  
Building Condition **Good**  
Finished Area (SF) **2097**  
Number Rooms **7**  
# of 3/4 Baths **0**

Foundation Type **CONCRETE**  
Frame Type **WOOD**  
Roof Structure **GABLE**  
Roof Cover **ASPHALT**  
Siding **VINYL**  
Interior Walls **DRYWALL**  
# of Bedrooms **4**  
# of 1/2 Baths **1**

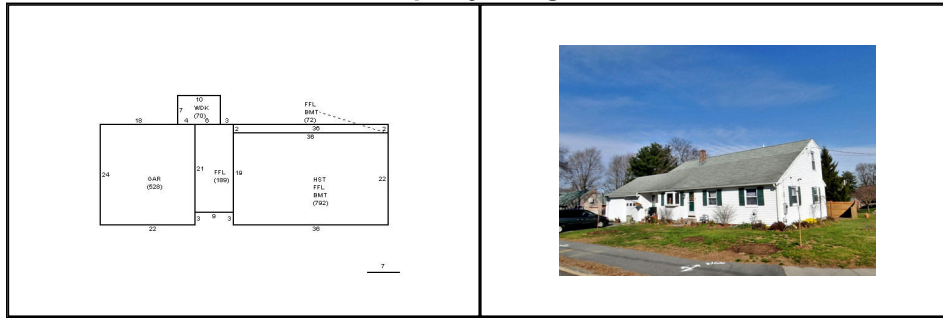
Flooring Type **HARDWOOD**  
Basement Floor **CARPET**  
Heating Type **FORCED H/W**  
Heating Fuel **GAS**  
Air Conditioning **0%**  
# of Bsmt Garages **0**  
# of Full Baths **2**  
# of Other Fixtures **0**

### Legal Description

### Narrative Description of Property

This property contains 0.190 acres of land mainly classified as ONE FAM with a(n) CAPE style building, built about 1949 , having VINYL exterior and ASPHALT roof cover, with 1 unit(s), 7 room(s), 4 bedroom(s), 2 bath(s), 1 half bath(s).

### Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

25

55916

MASSACHUSETTS QUITCLAIM DEED SHORT FORM (INDIVIDUAL) 681

JOHN J. GILL, JR. and MIRIAMANNE C. GILL, husband and wife, as tenants by the entirety, of 23 Portland Road, Braintree, Norfolk County, Massachusetts.

for consideration paid, and in full consideration of ONE HUNDRED AND FORTY-FOUR THOUSAND and NO CENTS (\$144,000.00) --- DOLLARS

grant to KEVIN SULLIVAN and THERESA M. SULLIVAN, husband and wife, as tenants by the entirety, both of Braintree, MA with quitclaim covenants

the land in Braintree, Norfolk County, Massachusetts, as follows:

[Description and encumbrances, if any]

The land with the buildings thereon, situated in said Braintree, being shown as Lot 70 on a plan by Bradford Saivetz, C.E., dated November 1, 1949, recorded with Norfolk County Registry of Deeds, Book 2904, Page 450, and bounded and described as follows:

SOUTHWESTERLY by Portland Road, Ninety (90) feet; NORTHWESTERLY by land of Thomas McSharry et ux, seventy-five (75) feet; NORTHEASTERLY by land of Thomas McSharry et ux, one hundred ten (110) feet; SOUTHEASTERLY by Future Road, fifty-five (55) feet; and SOUTHERLY by a curved line at the junction of Future Road and Portland Road, thirty-one and 42/100 (31.42) feet. AREA 8,164 square feet of land, more or less.

Excluding from the above parcel of land a triangular shaped piece of land consisting of approximately 12 square feet of land more or less situated in the Northwesterly corner of Lot 70, described as follows: beginning at a point 71.67 feet along the Northwesterly boundary as noted above and running approximately 3 feet, more or less, along same line; thence turning and running easterly by land of McSharry approximately 8 feet, more or less, thence turning and running westerly to point of beginning, approximately 12 feet of land, more or less.

Subject to and with the benefit of all easements and restrictions of record.

For Grantors' title see Norfolk Deeds Book 8618, Page 563.

Witness our hand and seal this 29th day of April 1994.

NOTARIAL PUBLIC

BARRY T. HANNON, REGISTER

The Commonwealth of Massachusetts

Norfolk ss.

Then personally appeared the above named C. Gill and acknowledged the foregoing instrument to be

John J. Gill Jr. and Miriamanne

free act and deed before me

Notary Public - Justice of the Peace

My commission expires

Sean P. Fallon

My Commission Expires: 7/24/98

al - Joint Tenants - Tenants in Common)

SECTION 6 AS AMENDED BY CHAPTER 497 OF 1969

have endorsed upon it the full name, residence and post office address of the grantee thereof in dollars or the nature of the other consideration therefor, if not delivered for a year the total price for the conveyance without deduction for any liens or encumbrances

with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.

BN10492PG454

94 APR 29 AM 10:30

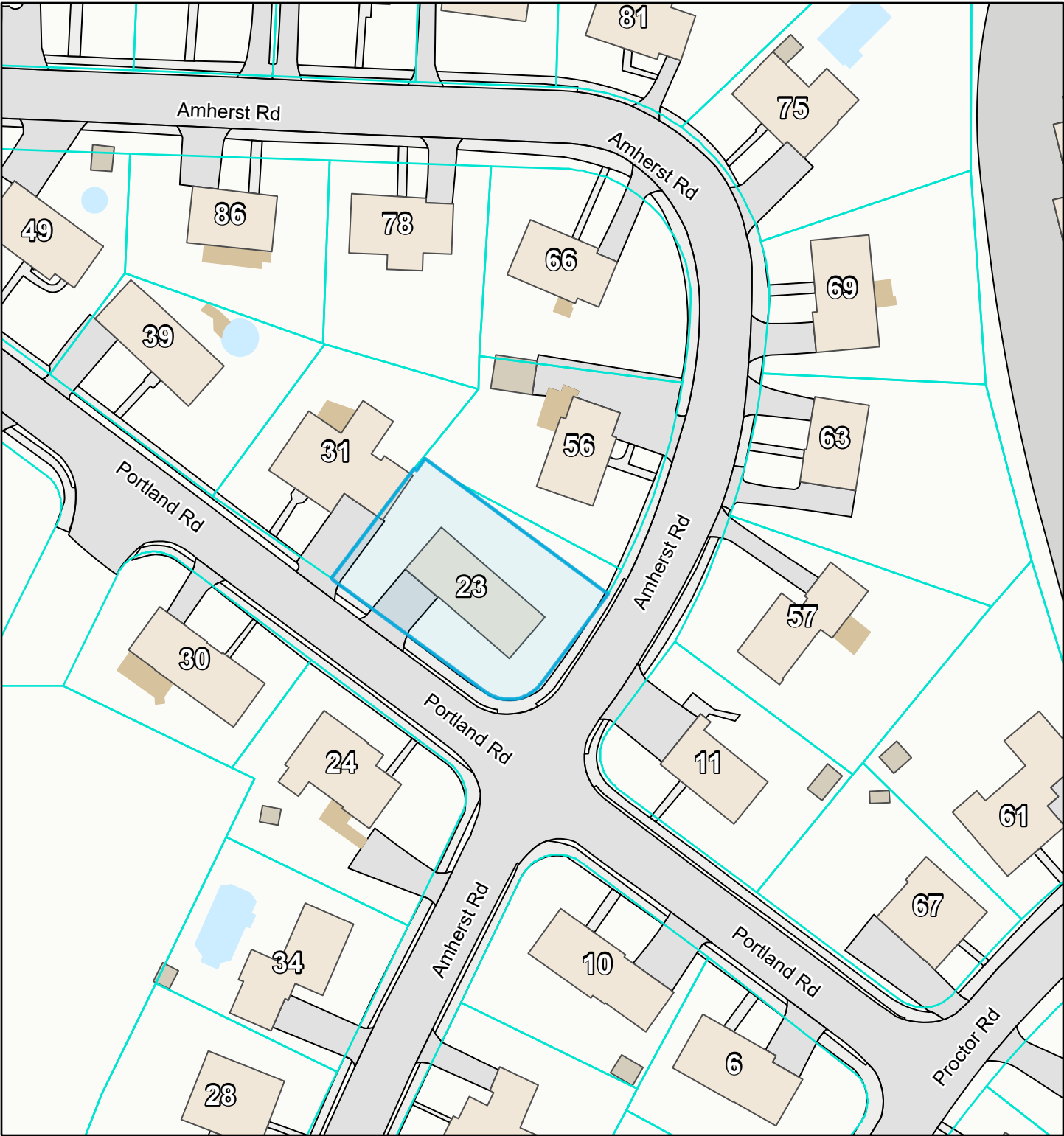
NOTARY PUBLIC

PROPERTY ADDRESS: 23 Portland Road, Braintree, MA

Grantee

RECEIVED  
656.64  
656.64  
69484017 09:22  
EXCISE TAX

Map

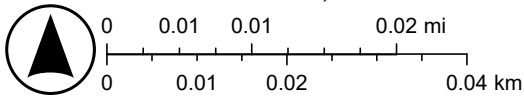


1/16/2026, 2:45:04 PM

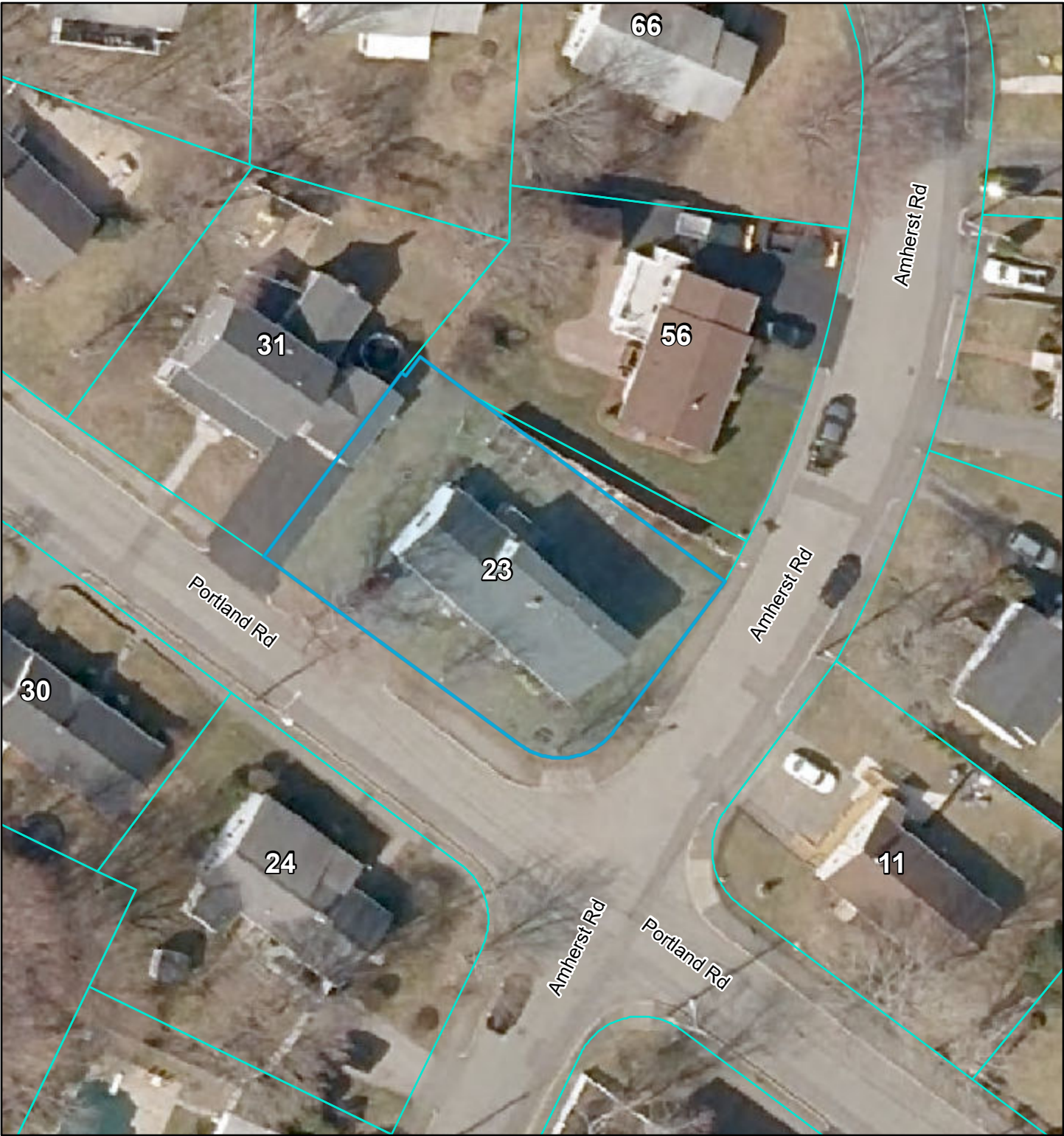
Addresses

Roads

Parcels



Map



1/16/2026, 2:46:12 PM

Addresses

Braintree\_Ortho\_Basemap\_2023

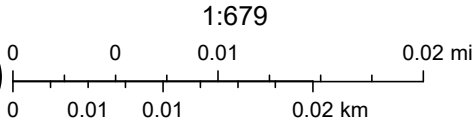
Roads

Parcels

Red: Band\_1

Green: Band\_2

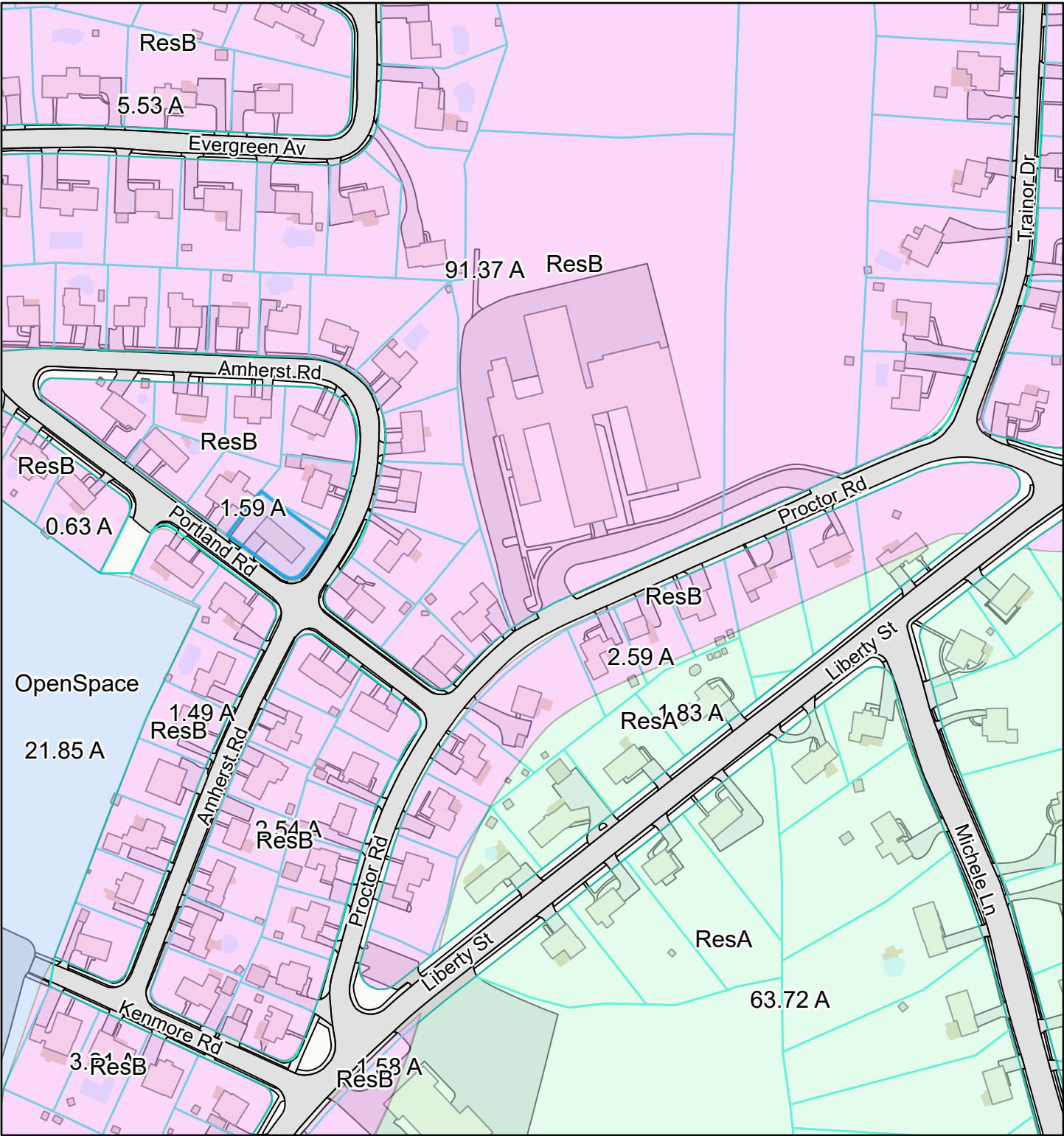
Blue: Band\_3



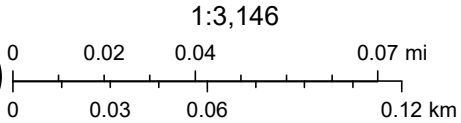
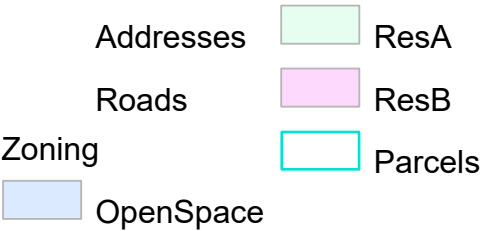
MassGIS

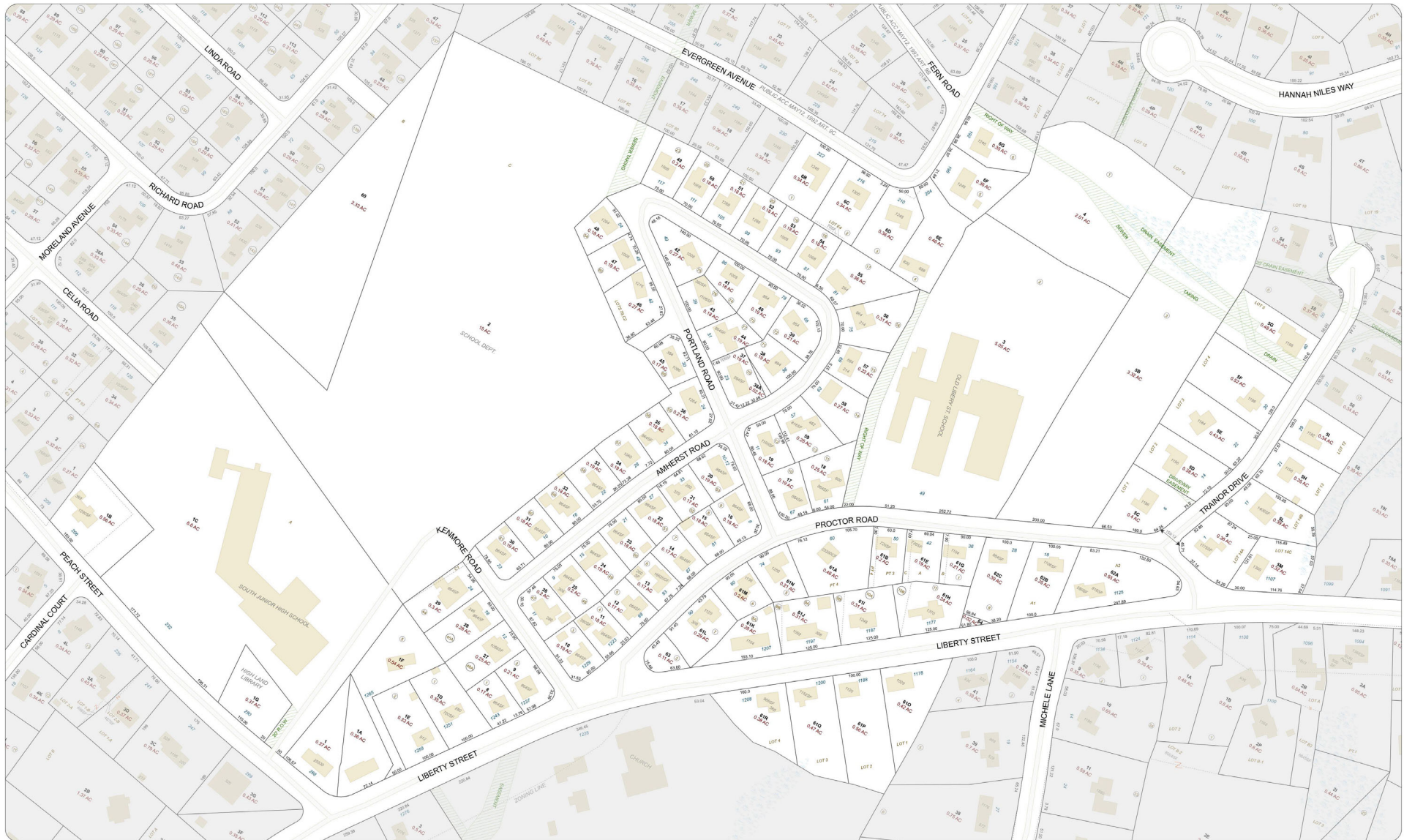


# Zoning Map



1/16/2026, 2:47:40 PM





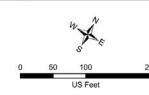
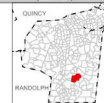
This map (or data product) is for assessment and planning purposes only. It is not intended to be used for description, conveyance, authoritative definition of any legal boundary, or property title. This is not a survey product. The Town of Braintree and its mapping contractors assume no liability for the information contained herein.

April 2024

#### Legend

- Parcels
- Parcels On Adjacent Map
- Easements
- Historic Line
- Width Reference
- Leader Lines
- Buildings
- Community Boundaries
- (Turns) from Survey Points (Polygons)
- Streams
- Water Bodies
- Wetlands
- EOT\_RoadCenterlines

## TOWN OF BRAINTREE Massachusetts Tax Maps



# MAP 1098



# Town of Braintree

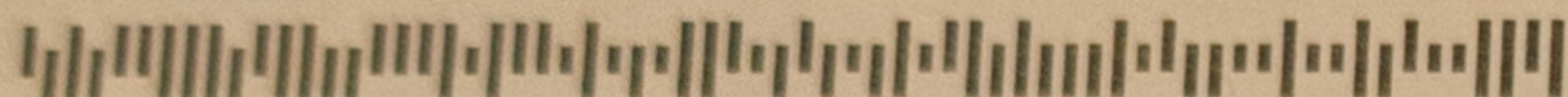
## Fiscal Year 2026 Actual Real Estate Tax Bill



TOWN OF BRAINTREE  
ONE JFK MEMORIAL DR  
BRAINTREE, MA 02184  
000029 0009187

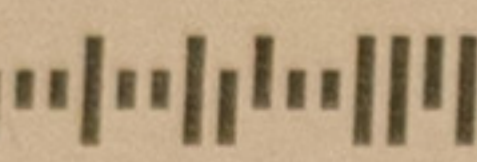
Collector of Taxes - Kristina O'Connell  
Office of the Collector: (781) 794-8130  
Office of the Assessor: (781) 794-8050  
Office Hours: Mon, Wed, Thurs, 8:30AM - 4:30PM  
Tues, 8:30 AM - 7:00 PM, Fri, 8:30AM-1:00PM

SCH 5-DIGIT 02184  
SULLIVAN KEVIN  
SULLIVAN THERESA M  
23 PORTLAND RD  
BRAINTREE, MA 02184-7633



Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

TAX RATE PER \$1000				Class	Book / Page	Area		
Residential	OpenSpace	Comm.	Industrial					
\$10.06	\$10.06	\$21.39	\$21.39	101	10492/454	0.190 acres		
Land Value		\$366,200		Parcel ID		Bill Number		
Building Value		\$313,200		1098-0-37		4838		
Taxable Value		\$679,400						
  overdue le.  RMATION				Total Special Assessments				
				Real Estate Tax FY 2026			\$6,834.76	
				CPA			\$58.29	
				Abatement / Exemption			\$0.00	
				Total Tax & Assessments			\$6,893.05	
				Preliminary Tax			\$3,385.20	
				Third Quarter Due 02/02/2026			\$1,753.90	
Fourth Quarter Due 05/01/2026			\$1,753.89					

Assessed Owner as of January 1, 2025: SULLIVAN KEVIN

### FISCAL YEAR -2026 ACTUAL 4<sup>th</sup> QUARTER REAL ESTATE TAX BILL

SULLIVAN KEVIN SULLIVAN THERESA M 23 PORTLAND RD BRAINTREE, MA 02184
LOCATION: 23 PORTLAND RD
PARCEL ID: 1098-0-37

Town of Braintree  
P.O. Box 859209  
Braintree, MA 02185-9209

### TOWN OF BRAINTREE

Bill Number	4838
4 <sup>TH</sup> Quarter Tax Due:	\$1,753.89
Payments/Abate/Exemption	\$0.00
<b>4<sup>TH</sup> QUARTER DUE:</b>	<b>\$1,753.89</b>
<b>DUE DATE:</b>	<b>05/01/2026</b>

Payments made after 12/22/2025 may not be reflected on this bill.

Make checks payable to: Town of Braintree  
Write parcel number on memo line

Online Payment: [www.braintreema.gov](http://www.braintreema.gov)

040620820263000048389000017538960501269

REMIT COPY #2  
REAL ESTATE TAX

### FISCAL YEAR -2026 ACTUAL 3<sup>rd</sup> QUARTER REAL ESTATE TAX BILL

SULLIVAN KEVIN SULLIVAN THERESA M 23 PORTLAND RD BRAINTREE, MA 02184
LOCATION: 23 PORTLAND RD
PARCEL ID: 1098-0-37

Make checks payable and mail to Town of Braintree

Town of Braintree  
P.O. Box 859209  
Braintree, MA 02185-9209

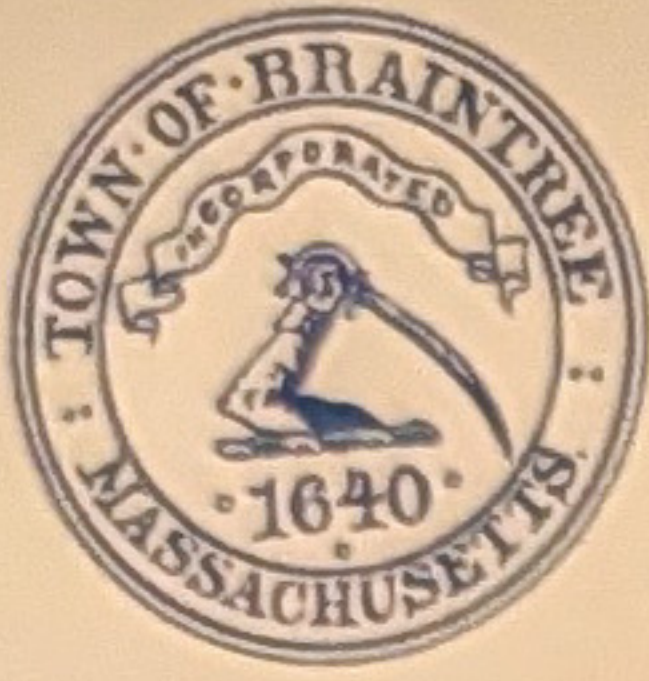
### TOWN OF BRAINTREE

Bill Number :	4838
Preliminary Tax:	\$3,385.26
Payments Made:	\$3,385.26
Tax Balance:	\$0.00
Interest on Balance:	\$0.00
3 <sup>RD</sup> Quarter Tax Due:	\$1,753.90
3 <sup>RD</sup> Quarter Abatement:	\$0.00
<b>3<sup>RD</sup> QUARTER DUE:</b>	<b>\$1,753.90</b>
<b>DUE DATE:</b>	<b>02/02/2026</b>

040620820263000048389000017539040202266

REMIT COPY #1  
REAL ESTATE TAX





Braintree Water and Sewer Dept  
85 Quincy Avenue  
Braintree, MA 02184  
Telephone: 781-843-8097

Utility Bill  
CUSTOMER COPY

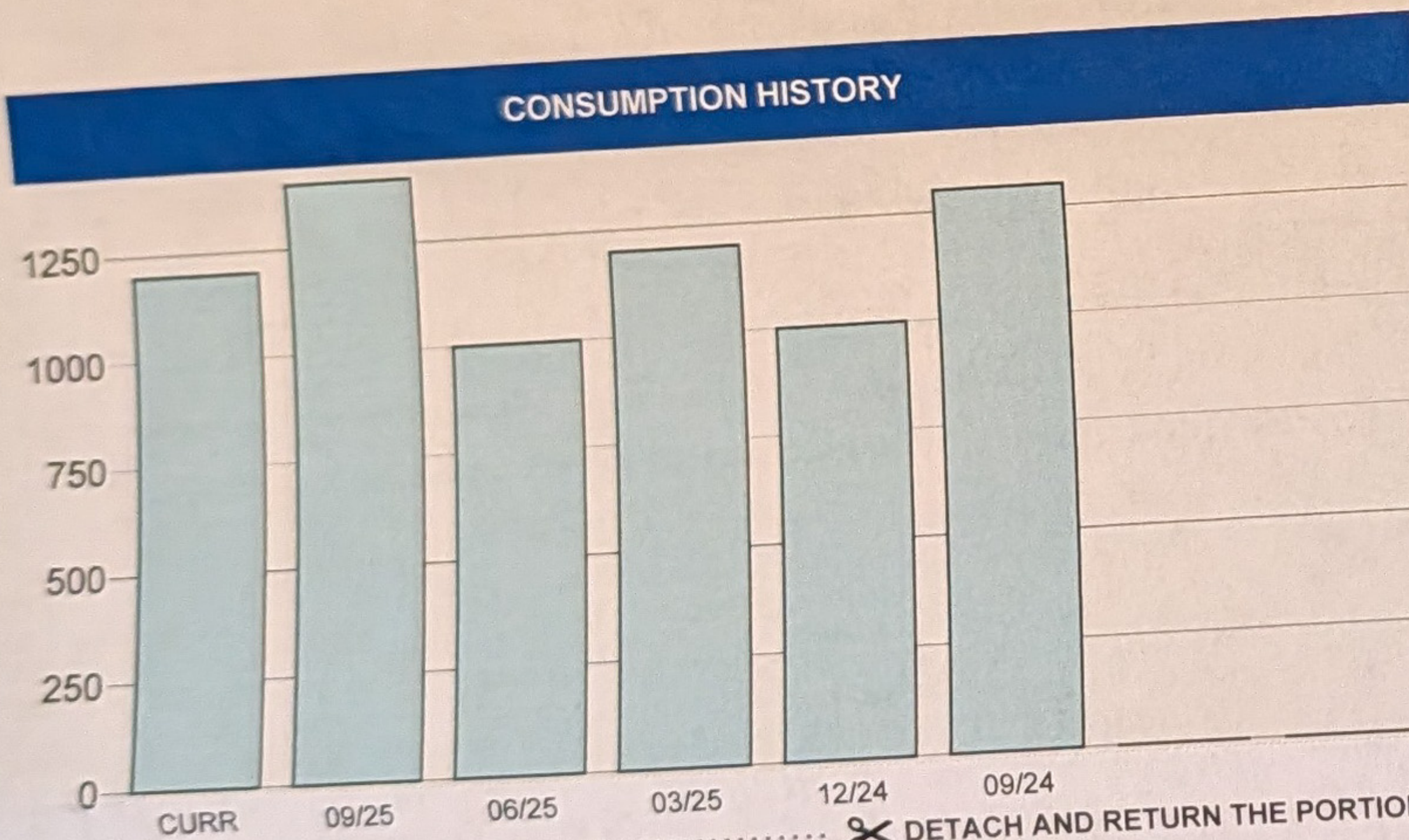
Please keep this portion for your records.

CUSTOMER NAME	CUSTOMER NO.	PARCEL ID	SERVICE LOCATION
SULLIVAN KEVIN	703435	1098-0-37	23 PORTLAND RD

BILL NUMBER	BILL DATE	ACCOUNT #	ACCOUNT TYPE	DUE DATE
229478	12/30/2025	004445	SINGLE FAMILY	02/09/2026

DESCRIPTION	METER NUMBER	READ CODE	PREVIOUS READ DATE	CURRENT READ DATE	PREVIOUS READING	CURRENT READING	USAGE	UOM	CHARGE AMOUNT
			09/30/2025	12/31/2025					\$22.50
WATER BASE CHARGE	12333222	A	09/05/2025	12/08/2025	13300	14500	1200	CF	\$59.61
WATER USAGE CHARGE									\$27.50
			09/30/2025	12/31/2025					\$87.65
SEWER BASE CHARGE			09/05/2025	12/08/2025					\$16.95
SEWER USAGE CHARGE			09/30/2025	12/31/2025					\$62.50
STORMWATER			09/30/2025	12/31/2025					
TRASH BASE									

For questions regarding your bill, please call the Water & Sewer Division at (781) 843-8097



READCODE

A = Actual  
E = Estimate  
F = Final  
W = Water

Previous Balance	\$304.27
Total Current Billing	\$276.71
Adjustments	\$0.00
Interest	\$0.00
Discount	\$0.00
Less Payments Received	\$304.27
Deposits	\$0.00
Penalties	\$0.00
<b>Total Amount Due*</b>	<b>\$276.71</b>
<b>Total Due after Due Date*</b>	<b>\$281.71</b>
Plus daily interest of 0.0003836% *	



Braintree Water and Sewer Dept  
85 Quincy Avenue  
Braintree, MA 02184  
Telephone: 781-843-8097

Utility Bill

Please write your ACCOUNT NUMBER on your check and enclose this  
Portion of the bill with your payment.  
Make checks payable to: BRAINTREE WATER AND SEWER DEPT

SERVICE LOCATION	BILL NUMBER	CUSTOMER #	ACCOUNT #	DUE DATE	AFTER DUE DATE	TOTAL DUE
23 PORTLAND RD	229478	703435	004445	02/09/2026	\$281.71	\$276.71

Plus daily interest of 0.0003836% \*

SULLIVAN KEVIN  
23 PORTLAND RD  
BRAINTREE, MA 02184

04066042026300229478300000276717

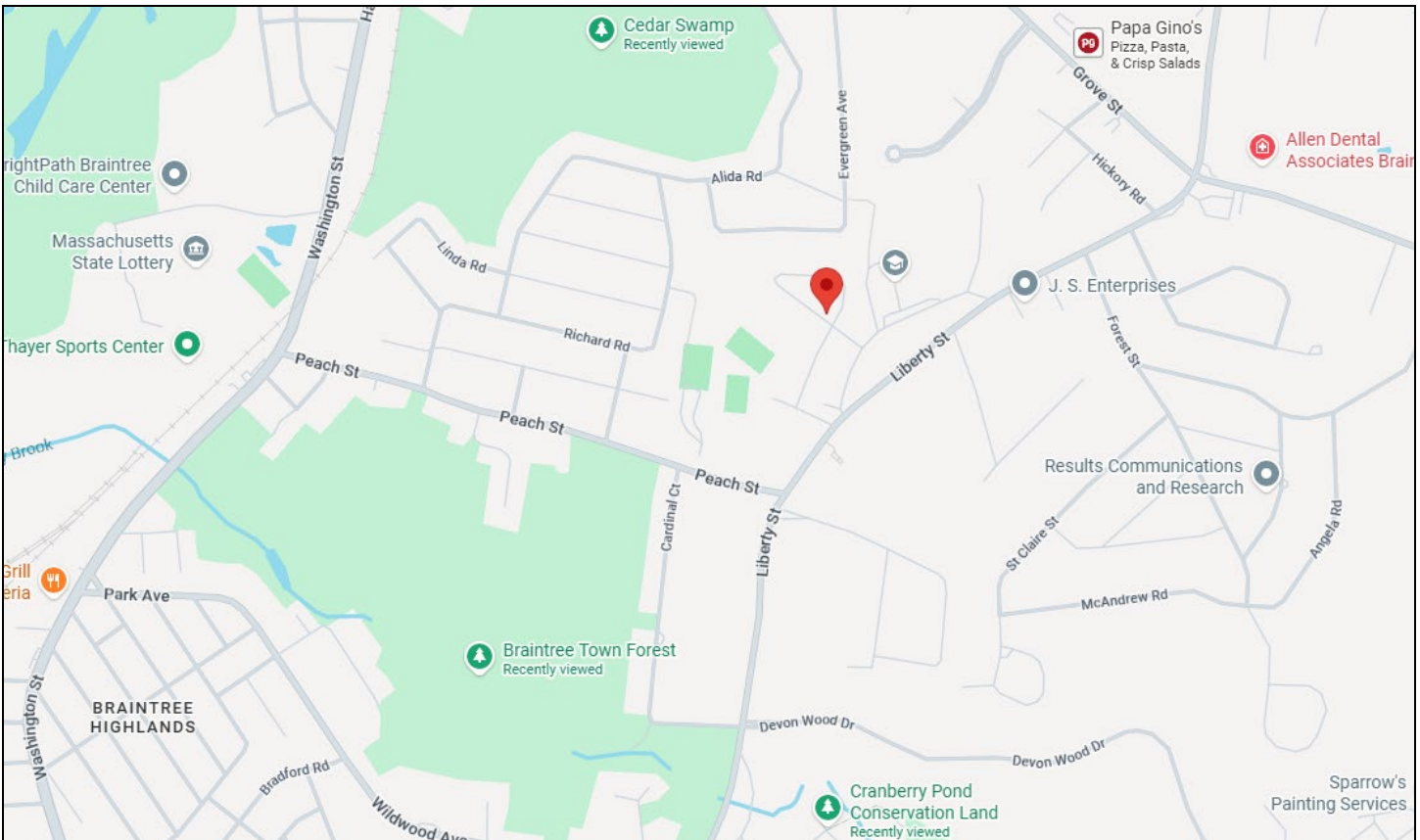
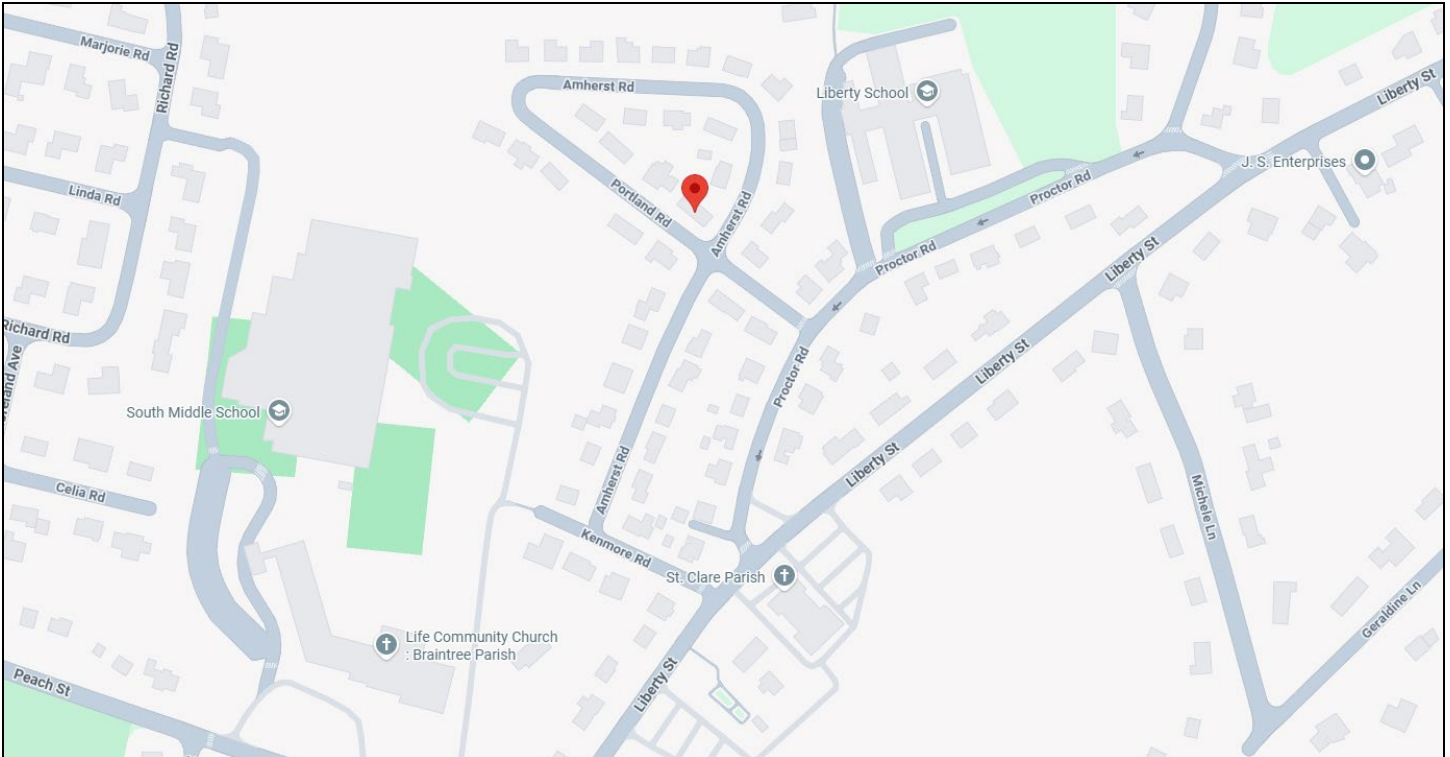


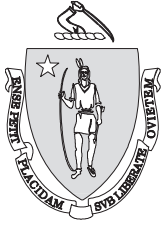
**PHOTO GALLERY**  
**23 PORTLAND RD., BRAINTREE, MA**

**COMING SOON**

# MAP

## 23 PORTLAND RD., BRAINTREE, MA





# The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7<sup>th</sup> Floor

Boston, MA 02108

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

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

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

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

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

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

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

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

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



**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](http://JJManning.com)  
[auctions@JJManning.com](mailto: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](http://JJManning.com) for a Free Consultation!**