

JJ Manning

— AUCTIONEERS —

PROPERTY INFORMATION PACKAGE #26-2224

MORTGAGEE'S FORECLOSURE AUCTION EVENT
MAJOR BOSTON DEVELOPMENT OPPORTUNITY

10+ Commercial Parcels Selling in the Entirety Only

**Buyer Has Exclusive Option to Purchase Parcel 7 (non-foreclosure)*

DORCHESTER AVE., D ST. & OLD COLONY AVE.

Tuesday, March 17 at 11:00 am On-site

MA Auc. Lic. #111



JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

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

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

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

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

Parcel ID	Street	City	Description	Acreage +/-	Parcel Description in Quitclaim Deeds
MORTGAGEE'S FORECLOSURE AUCTION - SELLING IN THE ENTIRETY ONLY					
700272000	376-384 Dorchester Ave.	Boston	Warehouse/Distribution	1.18	Parcel 1
700271001	400 Dorchester Ave.	Boston	Food Process Plant	0.75	Parcel 2
700271000	404 Dorchester Ave.	Boston	Machine Shop (small)	0.30	Parcel 3
700270000	408-410 Dorchester Ave.	Boston	Office 3-9 Story	0.09	Parcel 4
700277001	30 D St.	Boston	Old Warehouse, Garage	0.30	Parcel 5
700277000	135 Old Colony Ave.	Boston	Mini-Storage Warehouse	0.59	Parcel 6
700276000	314 Dorchester Ave.	Boston	Mini-Storage Warehouse	0.15	Parcel 8
700275000	320 Dorchester Ave.	Boston	Mini-Storage Warehouse	0.24	Parcel 8
700276001	326-330 Dorchester Ave.	Boston	Mini-Storage Warehouse	1.22	Parcel 8
700274001	332 Dorchester Ave.	Boston	Mini-Storage Warehouse	0.31	Parcel 8
				<u>5.13</u>	
Buyer Has Exclusive Option to Purchase Parcel 7 (non-foreclosure)					
700273005	370 Dorchester Ave.	Boston	Manufacturing	0.67	Parcel 7
700276005	75 Old Colony Ave.	Boston	Fast Food Restaurant	0.22	Parcel 7
				<u>0.89</u>	

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by LMDE8, LLC to CW DOT-8 CAPITAL MANAGEMENT, LLC, dated March 23, 2022, and recorded with the Suffolk Registry District of the Land Court as Document No. 00932368, as noted on Certificate of Title No. 138514, assigned to DOT DEVELOPMENTS LLC by Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated July 31, 2023, recorded with the Suffolk Registry District of the Land Court as Document No. 009457938, as noted on Certificate of Title No. 138514, 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 11:00 a.m. (ET) on the 17th day of March, 2026, on the mortgaged premises located at 39 Old Colony Avenue, South Boston, MA 02127, 314, 320, 326-330 and 332 Dorchester Avenue, South Boston, MA 02127, all and singular the premises described in said mortgage.

TO WIT: The following described property is situated in the City of Boston, County of Suffolk and Commonwealth of Massachusetts:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: The property will sell at reserved auction. A deposit of \$250,000 in certified funds is required as qualification to bid. Seller/Mortgagee has the right to accept or reject the highest bid, bid on the property, postpone, cancel or participate as otherwise defined in notice of sale, terms of sale, mortgage or other terms. The \$250,000 initial qualifying deposit of the winning bidder is non-refundable; the initial qualifying deposits of non-winning bidders shall be refunded. With the exception of the Seller/Mortgagee or its assignee, the winning bidder selected by the Seller/Mortgagee will be required to deposit an additional amount equal to 5% of the purchase price within five (5) days of auction end, which deposit amount is also non-refundable. Closing will be within 45 days of the auction. The \$250,000 initial deposit and second deposit will be credited against the purchase price.

Other terms to be announced at sale.

/s/ Dot Developments LLC
Present holder of said mortgage

By its Attorneys,

Michael T. Grant
Duane Morris LLP
100 High Street, Suite 2400
Boston, MA 02110
857-488-4218
mtgrant@duanemorris.com

EXHIBIT ALEGAL DESCRIPTION

A certain parcel of land situated in that part of Boston called South Boston, in the County of Suffolk, and Commonwealth of Massachusetts, situated on Dorchester Avenue and Old Colony Avenue.

Said land is shown as Lot C-1 on a subdivision plan drawn by New England Survey Service, Inc., Civil Engineers, dated September 28, 1951, as approved by the Court, filed in the Land Registration Office as Plan No. 12188-G, a copy of which is filed with Certificate of Title No. 55283, and Lot 4 on a subdivision plan drawn by Whitman & Howard, Civil Engineers, dated June 16, 1952, as approved by the Court, filed in the Land Registration Office as Plan No. 12188-H, a copy of a portion of which is filed with said Certificate of Title No. 55283.

For informational purposes only:

Parcel 3 (Plan No. 12188-H):
326-330 Dorchester Avenue, South Boston, MA 02127
Parcel ID: 07-00276-001

Parcel 4 (Plan No. 12188-G):
332 Dorchester Avenue, South Boston, MA 02127
Parcel ID: 07-00274-001

Also another certain parcel of land situated in said South Boston:

Said land is shown as Lot B-1 on a subdivision plan drawn by W.A. Mason & Son Co., Civil Engineers, dated June 6, 1939, as approved by the Court, filed in the Land Registration Office as Plan No. 12188-C, a copy of a portion of which is filed with Certificate of Title No. 38771.

For informational purposes only:

Parcel 2 (Plan No. 12188-C):
320 Dorchester Avenue, South Boston, MA 02127
Parcel ID: 07-00275-000

Also another certain parcel of land situated in said South Boston:

Said land is shown as Lot A on a subdivision Plan No. 12188-B, drawn by C.B. Humphrey, Engineer for the Land Court, dated March 15, 1929, as approved by the Court, filed with Certificate of Title No. 25605.

For informational purposes only:

Parcel 1 (Plan No. 12188-B):
314 Dorchester Avenue, South Boston, MA 02127
Parcel ID: 07-00276-000

The property is also commonly known as 39 Old Colony Avenue, South Boston, MA 02127

[END OF EXHIBIT A]

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by LMDE16, LLC to CW DOT CAPITAL MANAGEMENT, LLC, dated March 23, 2022, and recorded with the Suffolk Registry District of the Land Court as Document No. 00932338, as noted on Certificate of Title No. 138513, and recorded in the Suffolk County Recorder of Deeds in Book 67364, Page 205, as affected by an assignment from CW DOT CAPITAL MANAGEMENT, LLC to DOT DEVELOPMENTS LLC dated July 31, 2023 and recorded with Suffolk Registry District of Deeds in Book 69290, Page 208, 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 11:00 a.m. (ET) on the 17th day of March, 2026, on the mortgaged premises located at 135 Old Colony Avenue, Boston, MA 02127, 376-384 Dorchester Avenue, Boston, MA 02127, 404 Dorchester Avenue, Boston, MA 02127, 408-410 Dorchester Avenue, Boston, MA 02127, 30 D Street, Boston, MA 02127 and 400 Dorchester Avenue, Boston, MA 02127, all and singular the premises described in said mortgage.

TO WIT: The following described property is situated in the City of Boston, County of Suffolk and Commonwealth of Massachusetts:

SEE LEGAL DESCRIPTIONS ATTACHED HERETO

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: The property will sell at reserved auction. A deposit of \$250,000 in certified funds is required as qualification to bid. Seller/Mortgagee has the right to accept or reject the highest bid, bid on the property, postpone, cancel or participate as otherwise defined in notice of sale, terms of sale, mortgage or other terms. The \$250,000 initial qualifying deposit of the winning bidder is non-refundable; the initial qualifying deposits of non-winning bidders shall be refunded. With the exception of the Seller/Mortgagee or its assignee, the winning bidder selected by the Seller/Mortgagee will be required to deposit an additional amount equal to 5% of the purchase price within five (5) days of auction end, which deposit amount is also non-refundable. Closing will be within 45 days of the auction. The \$250,000 initial deposit and second deposit will be credited against the purchase price.

Other terms to be announced at sale.

/s/ Dot Developments LLC
Present holder of said mortgage

By its Attorneys,

Michael T. Grant
Duane Morris LLP
100 High Street, Suite 2400
Boston, MA 02110
857-488-4218
mtgrant@duanemorris.com

EXHIBIT A
LEGAL DESCRIPTION

TRACT I:

PARCEL 1 – (376-384 Dorchester Avenue):

First Parcel (Recorded Land):

The land in that part of said Boston known as South Boston, with the buildings thereon, now known as 376-384 Dorchester Avenue, comprising the greater part of Lot A and all of Lot B on a plan by Metropolitan Engineering Service Co., dated January 5, 1929, recorded with the Suffolk County Registry of Deeds in Plan Book 5083, Page 381, and bounded:

Westerly, by Dorchester Avenue, one hundred eighty-seven and 04/100 (187.04) feet;

Northerly, by land now or formerly of General Lessors Corporation, shown on a plan by New England Survey Service, Inc., dated December 3, 1948, recorded with the Suffolk County Registry of Deeds in Plan Book 6496, Page 431, thirty and 90/100 (30.90) feet;

Westerly, by the same, 87/100 (0.87) of a foot;

Northeasterly, by the Second Parcel herein-described, two hundred twelve and 49/100 (212.49) feet;

Easterly, by Lot C on said first-mentioned Plan, one hundred thirty-two and 11/100 (132.11) feet; and

Southerly, by land now or formerly of I.F. Woodbury and Sons on the center line of a passageway thirty feet wide, as shown on said first-mentioned Plan, two hundred thirty-five and 93/100 (235.93) feet.

Containing 38,586 square feet, be all or any of said measurements and the contents, more or less, or however otherwise said premises may be bounded, measured or described.

Second Parcel (Registered Land):

That certain parcel of land situated in that part of Boston called South Boston, in the County of Suffolk and Commonwealth of Massachusetts, situated on Old Colony Avenue.

Said land is shown as Lot C-4 on a subdivision plan drawn by New England Survey Services Inc., Civil Engineers, dated November 9, 1948, as approved by the Court, filed in the Land Registration Office as Plan No. 12188-F, a copy of a portion of which is filed with Certificate of Title No. 50828.

TRACT I, PARCEL 1 – For Information Only:

Property Address Reference: 376-384 Dorchester Avenue Boston, Massachusetts 02127
Parcel ID: 07-00272-000

PARCEL 2 – (400 Dorchester Avenue):

A certain parcel of land shown as Lot A on a plan dated March 30, 1965, recorded with the Suffolk County Registry of Deeds in Plan Book 7943, Page 168, bounded and described as follows:

Westerly, by Dorchester Avenue, one hundred four and 24/100 (104.24) feet;

Northerly, by the center of a street to be laid out as shown on a plan dated April 1, 1897, recorded with said Suffolk Deeds in Plan Book 2438, Page 450, two hundred fifty-nine and 91/100 (259.91) feet;

Northeasterly, by the center of said street, one hundred twenty-two and 01/100 (122.01) feet;

Southeasterly, by D Street, twenty-seven and 51/100 (27.51) feet; and

Southerly, by Lot B as shown on the first above-mentioned Plan, three hundred thirty-one and 86/100 (331.86) feet, to the point of beginning.

Containing 32,596 square feet of land, more or less.

TRACT I, PARCEL 2 – For Information Only:

Property Address Reference: 400 Dorchester Avenue Boston, Massachusetts 02127

Parcel ID: 07-00271-001

PARCEL 3 (404 Dorchester Avenue):

A certain parcel of land with the improvements thereon situated in the part of Boston called South Boston, and being shown as Lot D on a plan entitled, "Subdivision Plan of Land Boston (Dorchester) Mass., October 6, 1964, Robert H. Dunning, Surveyor," recorded with the Suffolk County Registry of Deeds in Plan Book 7898, Page 310, bounded and described as follows:

Easterly, by Lot C on said Plan, eighty-five and 81/100 (85.81) feet;

Northerly, by Lot A on said Plan, one hundred thirty-nine and 30/100 (139.30) feet;

Southerly, by Dorchester Avenue, ninety-four and 55/100 (94.55) feet;

Westerly, by land of owners unknown, one hundred (100) feet; and

Northeasterly, forty and 26/100 (40.26) feet to the point of beginning.

Containing 13,000 square feet, according to said Plan.

TRACT I, PARCEL 3 – For Information Only:

Property Address Reference: 404 Dorchester Avenue Boston, Massachusetts 02127

Parcel ID: 07-00271-000

Parcel 4 (408-410 Dorchester Avenue):

The land together with the buildings and improvements thereon, located at 410 Dorchester Avenue, Suffolk County, Massachusetts, bounded and described as follows:

Commencing on the easterly side of Dorchester Avenue 228.59 feet;

Northerly from the northwesterly corner of Dorchester Avenue and D Street at the southeasterly boundary of land Conveyed to James C. Davis and others, Trustees, by Jonathan A. Lane, Trustee, by deed recorded with the Suffolk County Registry of Deeds in Book 1917, Page 140;

Thence running northerly bounding on Dorchester Avenue 40 feet;

Thence running easterly at a right angle with Dorchester Avenue, 100 feet;

Thence southerly parallel to Dorchester Avenue, 40 feet;

Thence southerly in the same line extended to land now or formerly of Jonathan A. Lane, Trustee under the Will of I.D. Farnsworth;

Thence running northwesterly and then westerly bounding on said land now or formerly of Jonathan A. Lane, Trustee, to the point of beginning.

Containing 4,000 square feet of land more or less or however said premises may be bounded, measured or described and be any or all of said measurements more or less.

TRACT I, PARCEL 4 – For Information Only:

Property Address Reference: 408-410 Dorchester Avenue Boston, Massachusetts 02127

Parcel ID: 07-00270-000

PARCEL 5 (30 D Street):

A certain parcel of land situated in that part of Boston called 30 D Street, South Boston, and being shown as Lot C on a plan entitled, "Subdivision Plan of Land Boston (Dorchester), Mass., October 6, 1964, Robert H. Dunning Surveyor," recorded with the Suffolk County Registry of Deeds in Plan Book 7898, Page 310, bounded and described as follows:

Westerly, by Lot D on said Plan, eighty-five and 81/100 (85.81) feet;

Northerly, by Lot A on said Plan, one hundred ninety-two and 56/100 (192.56) feet;

Southeasterly, by D Street, one hundred forty-six and 76/100 (146.76) feet;

Southwesterly, by land of owners unknown, fifty and 00/100 (50.00) feet;

Southerly, by land of owners unknown, fifty-eight and 13/100 (58.13) feet.

Containing according to said Plan 13,000 square feet.

TRACT I, PARCEL 5 – For Information Only:

Property Address Reference: 30 D Street Boston, Massachusetts 02127

Parcel ID: 07-00277-001

Subject to a Notice of Activity and Use Limitation by Fred Adams Abbe, Trustee of Abbe Realty Trust (u/d/t dated November 28, 1968, filed with the Suffolk County Registry District of the Land Court as Document No. 2927735), dated March 28, 1997, recorded and filed in Book 21311, Page 5 and Document No. 550436.

TRACT II - (135 Old Colony Avenue):

A certain parcel of land, with the buildings thereon, shown as Lot C on a plan of land entitled, "Plan of Land in South Boston," prepared by Metropolitan Eng. Ser. Co., dated January 5, 1929, recorded with the Suffolk County Registry of Deeds in Plan Book 5083, Page 381, and bounded and described as follows, to wit:

Southeasterly, by D Street, ninety-four and 46/100 (94.46) feet;

Southwesterly, by the center line of the passageway thirty (30) feet wide as shown on said Plan, one hundred twenty-one and 69/100 (121.69) feet;

Southerly, by the same, twenty-five (25) feet;

Westerly, by Lot B as shown on said Plan, one hundred thirty-two and 11/100 (132.11) feet;

Northerly, by land now or formerly of Cyrus Alger, seventy-four and 54/100 (74.54) feet;

Northwesterly, by the same, sixty-three and 22/100 (63.22) feet; and

Northeasterly, by Old Colony Avenue, one hundred ninety-nine and 27/100 (199.27) feet, or however otherwise said premises may be bounded, measured or described.

Together with the benefit of rights of way over the entire length and width of the passageway as shown on the plan of land entitled, "Plan of Land in South Boston," prepared by Metropolitan Eng. Ser. Co., dated January 5, 1929, recorded with the Suffolk County Registry of Deeds in Plan Book 5083, Page 381, as set forth in the Deed from William H. Harney and John F. Harney to Harney's, Inc., dated May 15, 1945, recorded with the Suffolk County Registry of Deeds in Book 6199, Page 399.

TRACT II – For Information Only:

Property Address Reference: 135 Old Colony Avenue Boston, Massachusetts 02127

Parcel ID: 07-00277-000

For Mortgagor's title, see deed recorded and filed herewith.



LOCATION MAP
NOT TO SCALE

NOTES:

1. THE OWNER OF RECORD IS DOT SQUARE PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SROPS, LLC, A MASSACHUSETTS LIMITED LIABILITY COMPANY.
2. REFERENCE TO THIS SUBJECT PARCEL IS PARCEL 05, 0700272000, 0700271001, 0700271001, 0700271000, 0700272000 AND 0700271000 OF THE CITY OF BOSTON ASSESSORS MAPS.
3. DEED REFERENCES ARE BOOK 50028 PAGE 346, BOOK 08227 PAGE 305, BOOK 58319 PAGE 39, BOOK 58270 PAGE 72, BOOK 58234 PAGE 157, AND BOOK 81042 PAGE 341 RECORDED/FILED AT THE SUFFOLK COUNTY REGISTRY OF DEEDS.
4. THE TOTAL AREA OF THESE PARCELS IS (0700272000) 51,214 SQUARE FEET OR 1.178 ACRES, (0700271001) 32,359 SQUARE FEET OR 0.743 ACRES, (0700271001) 13,278 SQUARE FEET OR 0.305 ACRES, (0700271000) 13,074 SQUARE FEET OR 0.300 ACRES AND (0700272000) 2,388 SQUARE FEET OR 0.055 ACRES, (0700271000) 25,513 SQUARE FEET OR 0.58 ACRES.
5. TABLE ITEM 18 - THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
6. TABLE ITEM 17 - THERE ARE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED TO THE BEST OF OUR KNOWLEDGE, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
7. NO EVIDENCE OF A CEMETERY WAS OBSERVED ON THE SUBJECT PROPERTY.
8. THE SUBJECT PROPERTIES HAVE DIRECT ACCESS TO DORCHESTER AVENUE, D STREET AND OLD COLONY AVENUE, EACH A DEDICATED PUBLIC RIGHT-OF-WAY. THE RIGHT-OF-WAY LINE OF SAID STREETS AND THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE COTERMINOUS AND CONTAIN NO INTERVENING STRIPS, GAPS, GORES, OR OVERLAPS.
9. ALL UTILITIES APPEAR TO ENTER THE PROPERTY VIA A PUBLIC RIGHT-OF-WAY.
10. THE PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT-OF-WAY.
11. THE CURRENT ZONING ALLOWS FOR THE CURRENT USE.
12. THERE WAS NO EVIDENCE OF SUBSTANTIAL REFUSE.
13. THE BOUNDARY DIMENSIONS SHOWN ON THIS SURVEY MAP FROM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- .1 FOOT WITH NO GAPS OR GORES.
14. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, SANITARY LANDFILL OR CEMETERY.
15. THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 20-0353JM-FN, WITH AN EFFECTIVE DATE OF MARCH 2, 2022, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
16. THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES SHOWN ON THIS SURVEY AND THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT.
17. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE COTERMINOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
18. THERE ARE NO OBSERVABLE PARTY WALLS AND NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EITHER (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENT OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
19. THERE IS NO OBSERVABLE EVIDENCE OF EASEMENT OR RIGHTS OF WAY ON OR ACROSS THE SURVEYED PROPERTY, OR ON ANY ADJOINING PROPERTIES IF THEY APPEAR TO AFFECT THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
20. THERE ARE NO RECIPROCAL EASEMENT AGREEMENTS ("REAS"), AND NONE HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.
21. AT THE TIME OF SURVEY THERE WAS NO VISIBLE EVIDENCE OF ANY EQUIPMENT OR ACTION ASSOCIATED WITH THE PROCESS OF EXTRACTION OF MINERALS OR DRILLING FOR OIL, GAS, OR ANY OTHER HYDROCARBONS ON THE SUBJECT PROPERTY OF THIS SURVEY.

EXHIBIT A - LEGAL DESCRIPTION:

TRACT 1
PARCEL 1 - (376-384 Dorchester Avenue);
First Parcel (Recorded Land):
The land in that part of said Boston known as South Boston, with the buildings thereon, now known as 376-384 Dorchester Avenue, comprising the greater part of Lot A and all of Lot B on a plan by Metropolitan Engineering Service Co., dated January 5, 1929, recorded with the Suffolk County Registry of Deeds in Plan Book 5083, Page 361, and bounded:
Westerly, by Dorchester Avenue, one hundred eighty-seven and 04/100 (187.04) feet;
Northerly, by land now or formerly of General Leases Corporation, shown on a plan by New England Survey Service, Inc., dated December 3, 1946, recorded with the Suffolk County Registry of Deeds in Plan Book 6496, Page 431, thirty and 80/100 (30.80) feet;
Westerly, by the same, 87/100 (0.87) of a foot;
Northerly, by the Second Parcel herein-described, two hundred twelve and 49/100 (212.49) feet;
Easterly, by Lot C on said first-mentioned Plan, one hundred thirty-two and 11/100 (132.11) feet; and
Southerly, by land now or formerly of L.F. Woodbury and Sons on the center line of a passageway thirty feet wide, as shown an said first-mentioned Plan, two hundred thirty-five and 93/100 (235.93) feet.
Containing 26,288 square feet, be all or any of said measurements and the contents, more or less, or however otherwise said premises may be bounded, measured or described.
Second Parcel (Registered Land):
That certain parcel of land situated in that part of Boston called South Boston, in the County of Suffolk and Commonwealth of Massachusetts, situated on Old Colony Avenue.
Said land is shown as Lot C-4 on a subdivision plan drawn by New England Survey Service Inc., Civil Engineers, dated November 9, 1948, as approved by the Court, filed in the Land Registration Office on Plan No. 11108-F, a copy of a portion of which is filed with Certificate of Title No. 50826.

PARCEL 2 - (400 Dorchester Avenue):
A certain parcel of land shown as Lot A on a plan dated March 30, 1965, recorded with the Suffolk County Registry of Deeds in Plan Book 7943, Page 168, bounded and described as follows:
Westerly, by Dorchester Avenue, one hundred four and 24/100 (104.24) feet;
Northerly, by the center of a street to be laid out as shown on a plan dated April 1, 1897, recorded with said Suffolk Deeds in Plan Book 2436, Page 450, two hundred fifty-nine and 91/100 (259.91) feet;
Northerly, by the center of said street, one hundred twenty-two and 01/100 (122.01) feet;
Southerly, by D Street, twenty-seven and 51/100 (27.51) feet; and
Southerly, by Lot B as shown on the first above-mentioned Plan, three hundred thirty-one and 88/100 (331.88) feet, to the point of beginning.
Containing 32,598 square feet of land, more or less.

PARCEL 3 (304 Dorchester Avenue):
A certain parcel of land with the improvements thereon situated in the part of Boston called South Boston, and being shown as Lot D on a plan entitled, "Subdivision Plan of Land Boston (Dorchester) Mass., October 6, 1964, Robert H. Dunning, Surveyor," recorded with the Suffolk County Registry of Deeds in Plan Book 7898, Page 310, bounded and described as follows:
Easterly, by Lot C on said Plan, eighty-five and 81/100 (85.81) feet;
Northerly, by Lot A on said Plan, one hundred thirty-nine and 30/100 (139.30) feet;
Southerly, by Dorchester Avenue, ninety-four and 85/100 (94.53) feet;
Westerly, by land of owners unknown, one hundred (100) feet; and
Northerly, forty and 28/100 (40.28) feet to the point of beginning.
Containing 13,000 square feet, according to said Plan.
Parcel 4 (408-410 Dorchester Avenue):
The land together with the buildings and improvements thereon, located at 410 Dorchester Avenue, Suffolk County, Massachusetts, bounded and described as follows:
Commencing on the easterly side of Dorchester Avenue 228.59 feet Northerly from the northerly corner of Dorchester Avenue and D Street at the southerly boundary of land conveyed to James C. Davis and others, Trustees, by Jonathan A. Lane, Trustee, by deed returned with the Suffolk County Registry of Deeds in Book 1917, Page 140;

Thence running northerly bounding on Dorchester Avenue 40 feet;
Thence running easterly at a right angle with Dorchester Avenue, 100 feet;
Thence southerly parallel to Dorchester Avenue, 40 feet;
Thence southerly in the same line extended to land now or formerly of Jonathan A. Lane, Trustee under the Will of L.D. Farnsworth;
Thence running northerly and then westerly bounding on said land now or formerly of Jonathan A. Lane, Trustee, to the point of beginning.
Containing 4,000 square feet of land more or less or however said premises may be bounded, measured or described and be any or all of said measurements more or less.

PARCEL 5 (30 D Street):
A certain parcel of land situated in that part of Boston called 30 D Street, South Boston, and being shown as Lot C on a plan entitled, "Subdivision Plan of Land Boston (Dorchester) Mass., October 6, 1964, Robert H. Dunning, Surveyor," recorded with the Suffolk County Registry of Deeds in Plan Book 7898, Page 310, bounded and described as follows:
Westerly, by Lot A on said Plan, eighty-five and 81/100 (85.81) feet;
Northerly, by Lot A on said Plan, one hundred ninety-two and 56/100 (192.56) feet;
Southerly, by D Street, one hundred forty-six and 78/100 (146.78) feet;
Southerly, by land of owners unknown, fifty and 00/100 (50.00) feet;
Southerly, by land of owners unknown, fifty-eight and 13/100 (58.13) feet.
Containing according to said Plan 13,000 square feet.

TRACT II - (125 Old Colony Avenue).
A certain parcel of land, with the buildings thereon, shown as Lot C on a plan of land entitled, "Plan of Land in South Boston," prepared by Metropolitan Eng. Ser. Co., dated January 5, 1929, recorded with the Suffolk County Registry of Deeds in Plan Book 5083, Page 361, and bounded and described as follows, to wit:
Southerly, by D Street, ninety-four and 46/100 (94.46) feet;
Southwesterly, by the center line of the passageway thirty (30) feet wide as shown on said Plan, one hundred twenty-one and 89/100 (121.89) feet;
Southerly, by the same, twenty-five (25) feet;
Westerly, by Lot B as shown on said Plan, one hundred thirty-two and 11/100 (132.11) feet;
Northerly, by land now or formerly of Cyrus Alger, seventy-four and 84/100 (74.84) feet;
Northerly, by the same, sixty-three and 22/100 (63.22) feet; and
Northerly, by Old Colony Avenue, one hundred ninety-nine and 27/100 (199.27) feet, or however otherwise said premises may be bounded, measured or described.

Together with the benefit of rights of way over the entire length and width of the passageway as shown on the plan of land entitled, "Plan of Land in South Boston," prepared by Metropolitan Eng. Ser. Co., dated January 5, 1929, recorded with the Suffolk County Registry of Deeds in Plan Book 5083, Page 361, as set forth in the Deed from William H. Harney and John F. Harney to Harney's, Inc., dated May 15, 1945, recorded with the Suffolk County Registry of Deeds in Book 6199, Page 399.

ITEMS CORRESPONDING TO SCHEDULE B:

- AS TO TRACT I:
1. Rights of others in and to a 30' passageway shown as "30'" on the plan recorded in Plan Book 2436, Page 450, also shown as "Passageway" on the plan recorded in Plan Book 5083, Page 361, shown as "30'" on the plan recorded in Plan Book 7943, Page 168, DOES AFFECT SUBJECT - PROPERTY SHOWN ON PLAN.
 2. Terms and provisions of the Notice of Activity and Use Limitation by Fred Adams Abbe, Trustee of Abbe Realty Trust (u/g/d/t dated November 28, 1968, filed with the Suffolk County Registry District of the Land Court as Document No. 292735), dated March 28, 1997, recorded and filed in Book 21311, Page 5 and Document No. 550438, DOES AFFECT SUBJECT PROPERTY - EXIST SHOWN ON PLAN AS PARCEL 1 - FIRST PARCEL LOT-B AND PARCEL 1 - SECOND PARCEL - LOT C-4.
- AS TO TRACT II:
1. Rights of others in and to the entire length and width of the passageway as shown on the plan of land entitled, "Plan of Land in South Boston," prepared by Metropolitan Eng. Ser. Co., dated January 5, 1929, recorded in Plan Book 5083, Page 361, as set forth in the Deed from William H. Harney and John F. Harney to Harney's, Inc., dated May 15, 1945, recorded in Book 6199, Page 399. DOES AFFECT SUBJECT PROPERTY - SHOWN ON PLAN.

ZONING INFORMATION:

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE INSURER PURSUANT TO TABLE A ITEM 6c.

PARKING INFORMATION:

- 28 REGULAR PARKING SPACES
- 0 HANDICAPPED PARKING SPACES
- 28 TOTAL PARKING SPACES

TITLE INFORMATION:

THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 20-0353JM-FN, WITH AN EFFECTIVE DATE OF MARCH 2, 2022, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

STATEMENT OF ENCROACHMENTS:

- A. ABUTTERS PARKING AND CURBING ENCROACH ONTO SUBJECT PROPERTY 1.9' +/- X 158.9' +/-
- B. OVERHEAD WIRES ENCROACH ONTO SUBJECT PROPERTY 63.8' +/-
- C. FENCE ENCROACHES ONTO SUBJECT PROPERTY 0.8' +/- X 381.7' +/-
- D. BUILDING ENCROACHES INTO RIGHT OF WAY 0.5' +/- X 61.3' +/-
- E. BUILDING ENCROACHES INTO RIGHT OF WAY OF DORCHESTER AVENUE 0.8' +/- X 172.0' +/-
- F. BUILDING ENCROACHES ONTO ABUTTER 0.5' +/- X 23.5' +/-
- G. ELECTRIC MANHOLE SERVICING SUBJECT PROPERTY ENCROACHES ONTO ABUTTER 4.3' +/-

FLOOD NOTE:

BASED ON EXAMINATION OF FLOOD INSURANCE RATE MAP, MAP NUMBER 2500250008J, EFFECTIVE DATE MARCH 16, 2016, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED, THE SUBJECT PROPERTY LIES WITHIN ZONE X AREA INSIDE THE 0.2% ANNUAL CHANCE FLOOD AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

BASIS OF BEARINGS:

BEARINGS BASED ON A MAGNETIC READING TAKEN ALONG THE EASTERLY RIGHT OF-WAY LINE OF DORCHESTER AVENUE OF N 00° 31' 23" W.

SURVEYOR'S CERTIFICATE:

To: CW Dot Capital Management, LLC, a Delaware limited liability company, as administrative agent for certain lenders, together with its successors and/or assigns. In such capacity, and on their interest, may appear Fidelity National Title Insurance Company and LIME16, LLC, a Delaware limited liability company.

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 10, 13, 14, 15, 16, 17, 18 and 19 of Table A hereof. The fieldwork was completed on November 10, 2021.

Date of Plot or Map: December 5, 2021

RAYMOND P. SHEA
Registered Professional Land Surveyor No. 33192
Date: Mar 17, 2022

LEGEND

- PROPERTY LINE
- ABUTTER LINE
- SETBACK LINE
- 100 YEAR FLOOD LINE
- CURB
- BUILDING TOE LINE
- BUILDING CANOPY
- BUILDING
- CONCRETE PAD
- TREE LINE
- SEWERLINE
- WATERLINE
- UNDERGROUND ELECTRIC
- GRANDFIRE
- GASLINE
- GUARD RAIL
- CHALKLINE FENCE
- OVERHEAD ELECTRIC
- REBAR/IRON PIN FOUND
- STONE BELIAR FOUND
- BRICK HOLE FOUND
- SEW
- DOUBLE SIDED SIGN
- BOLLARD
- WATERMORN WELL
- MANHOLE
- UTILITY BOX
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SEWER MAN HOLE
- LIGHT POLE
- UTILITY POLE
- CUT WIRE
- ORANGE MAN HOLE
- DRAIN CATCH BASIN
- GAS VALVE
- WELL
- THE HYDRANT
- WATER SHUT-OFF

ALTA/NSPS LAND TITLE SURVEY
ALTA SURVEY

376-384, 400, 404,
408-410 Dorchester Ave.,
30 D Street and 135
Old Colony Ave

Boston, Suffolk County, Massachusetts 02127
03/17/2022

Revision Date	Revision Description	Dr. By:	Ch. By:
12/14/2021	Client Comments	RSB	RSB
01/29/2022	Client Comments	RSB	RSB
03/04/2022	Client Comments	RSB	RSB
03/16/2022	Client Comments	RSB	LT

Scale: N/A
Dr. By: RSB
Ch. By: LT
I.L.S. Job No. 2120955
Field Book No.
Field Book Page No.
Sheet No. 1 of 2

HOLDEN ENGINEERING & SURVEYING, INC.

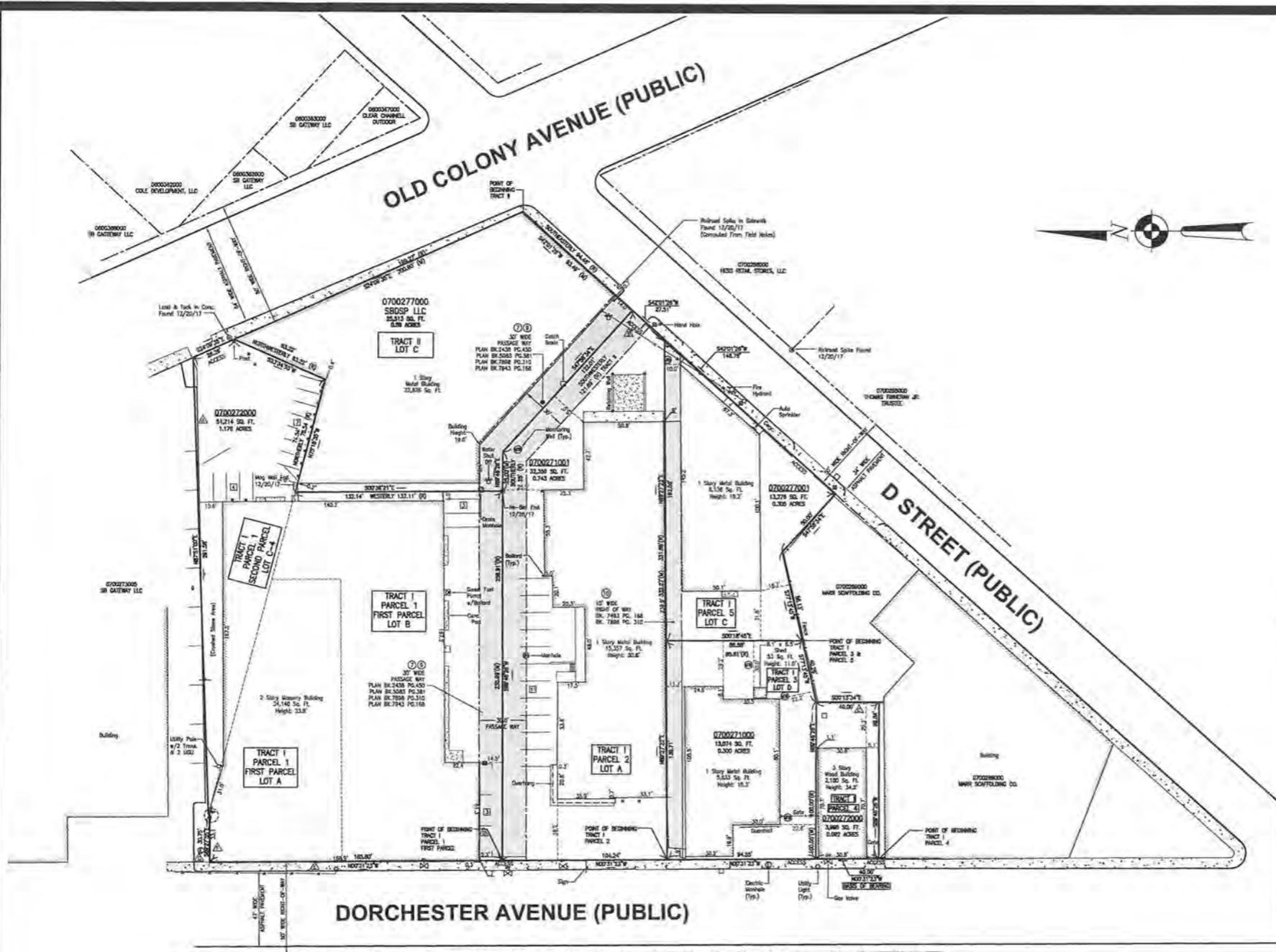
30 South Road - Unit #1
10 Fox Hill Court, LLC
(617) 272-6448

1 Dunstable Pike
1000 State St
(617) 272-5158

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1702552_376-410_Dorchester_Ave_03_17_2022.dwg

0700014000 371 DORCHESTER AVE. & 30 D ST., BOSTON, MA 02127 (0700014000), MAP 17, 0700014000
 0700014000 371 DORCHESTER AVE. & 30 D ST., BOSTON, MA 02127 (0700014000), MAP 17, 0700014000



ALTA/NSPS LAND TITLE SURVEY
ALTA SURVEY

376-384, 400, 404,
 408-410 Dorchester Ave,
 30 D Street and 135
 Old Colony Ave

Boston, Suffolk County, Massachusetts 02127
 03/17/2022

Revision Date	Revision Description	Dr. By:	Ck. By:
12/14/2021	Client Comments	CRJ	CRJ
11/11/2021	Client Comments	CRJ	CRJ
05/24/2022	Client Comments	CRJ	DSJ
03/16/2022	Client Comments	CRJ	LT

SCALE: 1" = 30'

Scale: 1" = 30'
 Dr. By: REL
 Ck. By: LT
 H.E.S. Job No. 2120955
 Field Book No.
 Field Book Page No.
 Sheet No. 2 of 2

HOLDEN ENGINEERING & SURVEYING, Inc.

30 2nd Street - 1st Fl.
 10 1st St. - 2nd Fl. (101)
 (617) 222-6600

3 Dorrison Drive
 Boston, MA 02116
 (617) 429-2000

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Assessing On-Line

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[Map](#)

Parcel ID:	0700277001
Address:	30 D ST BOSTON MA 02127
Property Type:	Commercial
Classification Code:	0317 (Commercial Property / OLD WHSE, GARAGE)
Lot Size:	13,000 sq ft
Living Area:	6,650 sq ft
Year Built:	1967
Owner on Wednesday, January 1, 2025:	LMDE16 LLC
Owner's Mailing Address:	C/O MIRICK OCONNELL 100 FRONT ST WORCESTER MA 01608
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$353,200.00
FY2025 Land Value:	\$581,700.00
FY2025 Total Assessed Value:	\$934,900.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$12,135.00
Community Preservation:	\$108.37
Total, First Half:	\$12,243.37

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

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

Current Owner/s

LMDE16 LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

Fiscal Year	Property Type	Assessed Value *
2025	Commercial	\$934,900.00
2024	Commercial	\$927,200.00
2023	Commercial	\$962,600.00
2022	Commercial	\$823,800.00
2021	Commercial	\$788,900.00
2020	Commercial	\$700,200.00
2019	Commercial	\$635,000.00
2018	Commercial	\$600,000.00
2017	Commercial	\$534,500.00
2016	Commercial	\$450,500.00
2015	Commercial	\$407,500.00
2014	Commercial	\$377,000.00
2013	Commercial	\$374,000.00
2012	Commercial	\$371,000.00
2011	Commercial	\$371,000.00
2010	Commercial	\$374,000.00
2009	Industrial	\$396,000.00
2008	Industrial	\$396,000.00
2007	Industrial	\$386,000.00
2006	Industrial	\$353,000.00
2005	Industrial	\$319,000.00
2004	Industrial	\$297,000.00
2003	Industrial	\$268,500.00
2002	Industrial	\$268,000.00
2001	Industrial	\$268,000.00
2000	Industrial	\$211,500.00
1999	Industrial	\$211,500.00
1998	Industrial	\$211,500.00
1997	Industrial	\$187,000.00
1996	Industrial	\$176,500.00
1995	Industrial	\$171,500.00
1994	Industrial	\$167,500.00
1993	Industrial	\$167,500.00
1992	Industrial	\$176,500.00
1991	Industrial	\$265,000.00
1990	Industrial	\$265,000.00
1989	Industrial	\$265,000.00
1988	Industrial	\$144,500.00
1987	Industrial	\$131,500.00
1986	Industrial	\$119,500.00
1985	Industrial	\$108,700.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

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

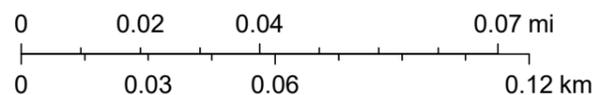
ArcGIS Web Map



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ASG PROPERTY ASSESSMENT PARCEL JOIN FY25 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY25

1:2,257



City of Boston, MassGIS, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0700277000
Address:	135 OLD COLONY AV BOSTON MA 02127
Property Type:	Commercial
Classification Code:	0312 (Commercial Property / MINI-STORAGE WHSE)
Lot Size:	25,554 sq ft
Living Area:	21,262 sq ft
Year Built:	1900
Owner on Wednesday, January 1, 2025:	LMDE16 LLC
Owner's Mailing Address:	C/O MIRICK OCONNELL 100 FRONT ST WORCESTER MA 01608
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$2,315,400.00
FY2025 Land Value:	\$1,917,100.00
FY2025 Total Assessed Value:	\$4,232,500.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$54,937.85
Community Preservation:	\$536.40
Total, First Half:	\$55,474.25

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

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

Current Owner/s

LMDE16 LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

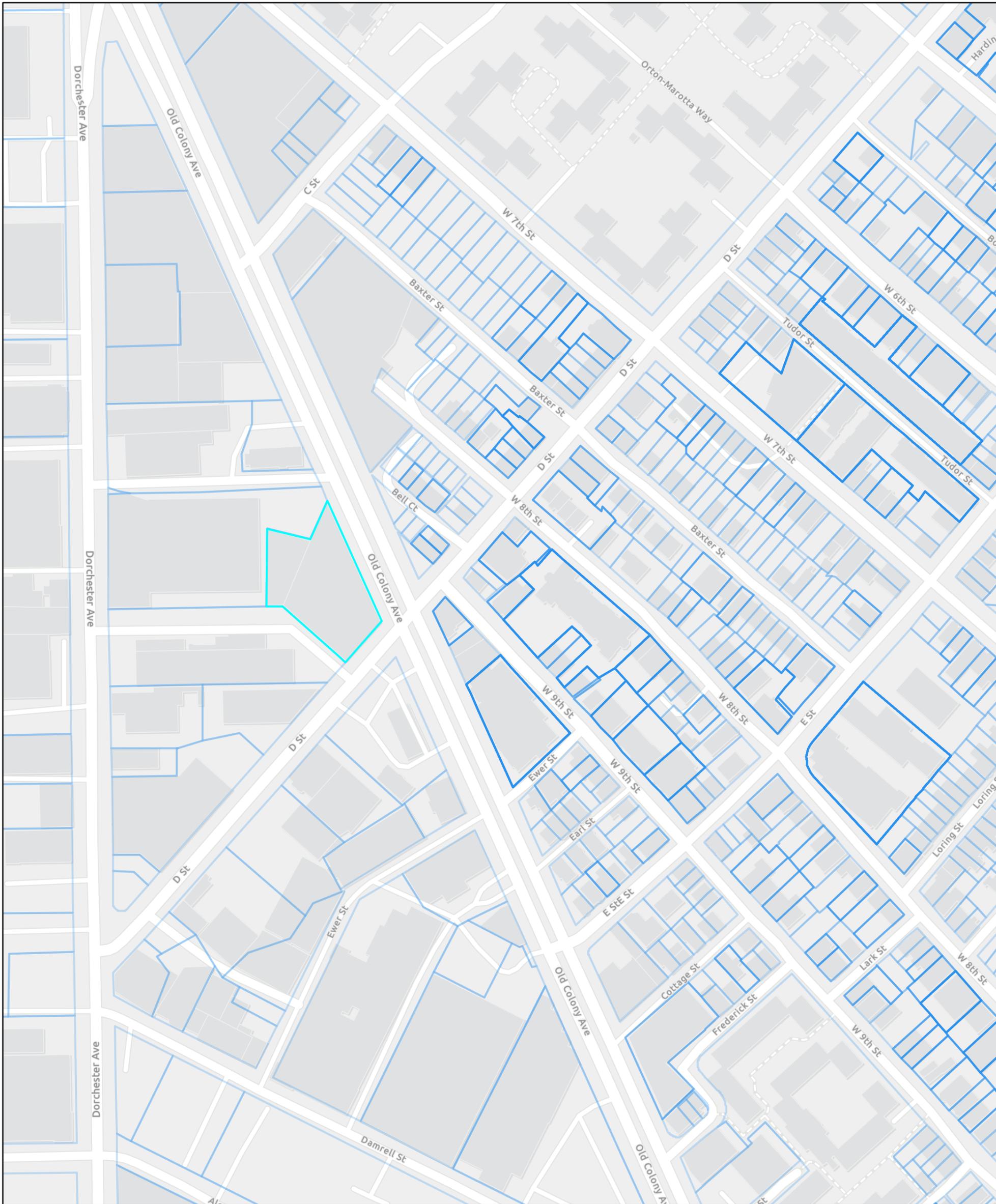
Fiscal Year	Property Type	Assessed Value *
2025	Commercial	\$4,232,500.00
2024	Commercial	\$4,075,700.00
2023	Commercial	\$4,076,000.00
2022	Commercial	\$3,979,300.00
2021	Commercial	\$3,887,800.00
2020	Commercial	\$3,754,600.00
2019	Commercial	\$3,753,500.00
2018	Commercial	\$3,752,500.00
2017	Commercial	\$3,463,500.00
2016	Commercial	\$3,189,500.00
2015	Commercial	\$3,125,000.00
2014	Commercial	\$2,337,000.00
2013	Commercial	\$2,267,000.00
2012	Commercial	\$2,248,000.00
2011	Commercial	\$2,130,000.00
2010	Commercial	\$2,148,000.00
2009	Commercial	\$2,148,000.00
2008	Commercial	\$2,148,000.00
2007	Industrial	\$2,094,500.00
2006	Industrial	\$1,949,000.00
2005	Industrial	\$1,517,000.00
2004	Industrial	\$1,412,500.00
2003	Industrial	\$863,500.00
2002	Industrial	\$863,500.00
2001	Industrial	\$863,500.00
2000	Industrial	\$562,500.00
1999	Industrial	\$562,500.00
1998	Industrial	\$562,500.00
1997	Industrial	\$650,500.00
1996	Industrial	\$619,500.00
1995	Industrial	\$607,000.00
1994	Industrial	\$593,500.00
1993	Industrial	\$593,500.00
1992	Industrial	\$625,000.00
1991	Industrial	\$751,000.00
1990	Industrial	\$659,000.00
1989	Industrial	\$659,000.00
1988	Industrial	\$457,000.00
1987	Industrial	\$415,500.00
1986	Industrial	\$377,500.00
1985	Industrial	\$352,900.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

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

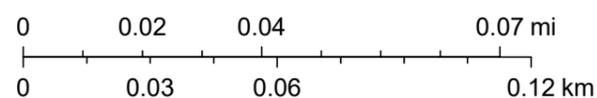
ArcGIS Web Map



10/30/2025, 9:14:01 AM

ASG PROPERTY ASSESSMENT PARCEL JOIN FY25 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY25

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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0700276000
Address:	314 DORCHESTER AV BOSTON MA 02127
Property Type:	Commercial
Classification Code:	0312 (Commercial Property / MINI-STORAGE WHSE)
Lot Size:	83,741 sq ft
Living Area:	1 sq ft
Year Built:	-
Owner on Wednesday, January 1, 2025:	LMDE8 LLC
Owner's Mailing Address:	C/O MIRICK OCONNELL 100 FRONT ST WORCESTER MA 01608
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$269,976.00
FY2025 Land Value:	\$379,119.00
FY2025 Total Assessed Value:	\$649,095.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$8,425.26
Community Preservation:	\$71.28
Total, First Half:	\$8,496.54

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

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

Current Owner/s

LMDE8 LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

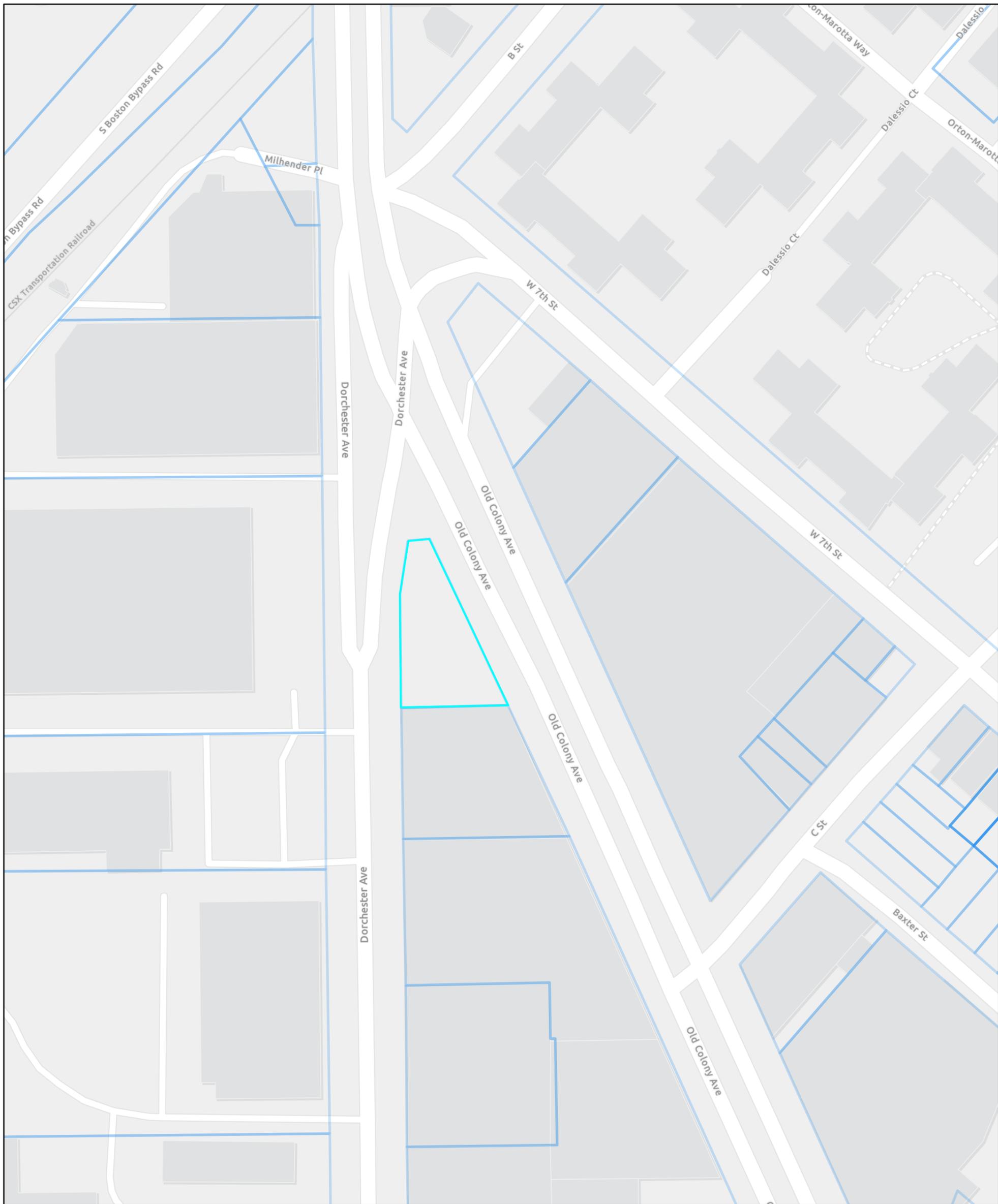
Fiscal Year	Property Type	Assessed Value *
2025	Commercial	\$649,095.00
2024	Commercial	\$631,745.00
2023	Commercial	\$632,416.00
2022	Commercial	\$607,522.00
2021	Commercial	\$591,809.00
2020	Commercial	\$568,415.00
2019	Commercial Land	\$565,543.00
2018	Commercial Land	\$562,950.00
2017	Commercial Land	\$515,348.00
2016	Commercial Land	\$472,935.00
2015	Commercial Land	\$437,504.00
2014	Commercial Land	\$327,380.00
2013	Commercial Land	\$318,721.00
2012	Commercial Land	\$316,048.00
2011	Commercial Land	\$316,048.00
2010	Commercial Land	\$318,721.00
2009	Commercial Land	\$319,000.00
2008	Commercial Land	\$319,001.00
2007	Commercial Land	\$311,101.00
2006	Commercial Land	\$288,438.00
2005	Commercial Land	\$221,924.00
2004	Commercial Land	\$206,642.00
2003	Commercial Land	\$109,600.00
2002	Commercial Land	\$71,600.00
2001	Commercial Land	\$71,600.00
2000	Commercial Land	\$53,000.00
1999	Commercial Land	\$53,000.00
1998	Commercial Land	\$53,000.00
1997	Commercial Land	\$39,000.00
1996	Commercial Land	\$38,500.00
1995	Commercial Land	\$38,500.00
1994	Commercial Land	\$38,500.00
1993	Commercial Land	\$38,500.00
1992	Commercial Land	\$41,500.00
1991	Commercial Land	\$64,000.00
1990	Commercial Land	\$64,000.00
1989	Commercial Land	\$64,000.00
1988	Commercial Land	\$51,500.00
1987	Commercial Land	\$46,000.00
1986	Commercial Land	\$35,500.00
1985	Industrial	\$20,500.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

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

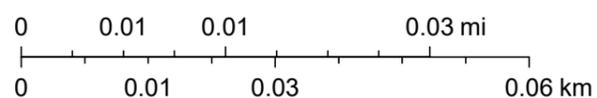
ArcGIS Web Map



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ASG PROPERTY ASSESSMENT PARCEL JOIN FY25 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY25

1:1,128



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0700275000
Address:	320 DORCHESTER AV BOSTON MA 02127
Property Type:	Commercial
Classification Code:	0312 (Commercial Property / MINI-STORAGE WHSE)
Lot Size:	83,741 sq ft
Living Area:	10,330 sq ft
Year Built:	1930
Owner on Wednesday, January 1, 2025:	LMDE8 LLC
Owner's Mailing Address:	C/O MIRICK OCONNELL 100 FRONT ST WORCESTER MA 01608
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$417,118.00
FY2025 Land Value:	\$585,746.00
FY2025 Total Assessed Value:	\$1,002,864.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$13,017.18
Community Preservation:	\$117.19
Total, First Half:	\$13,134.37

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

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

Current Owner/s

LMDE8 LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

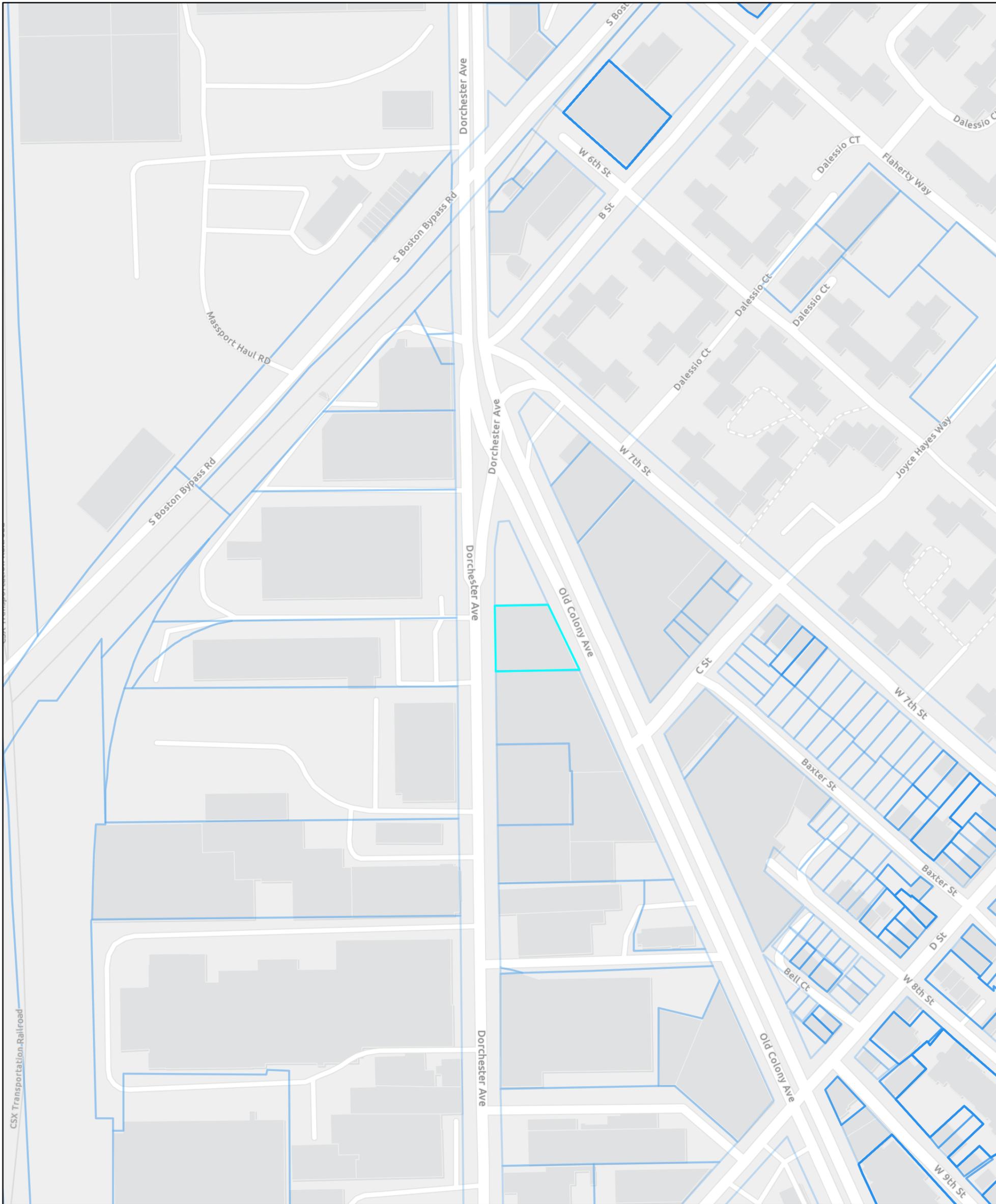
Fiscal Year	Property Type	Assessed Value *
2025	Commercial	\$1,002,864.00
2024	Commercial	\$976,059.00
2023	Commercial	\$977,095.00
2022	Commercial	\$938,632.00
2021	Commercial	\$914,356.00
2020	Commercial	\$878,213.00
2019	Commercial	\$874,536.00
2018	Commercial	\$870,526.00
2017	Commercial	\$796,917.00
2016	Commercial	\$731,330.00
2015	Commercial	\$676,540.00
2014	Commercial	\$506,249.00
2013	Commercial	\$492,860.00
2012	Commercial	\$488,726.00
2011	Commercial	\$488,726.00
2010	Commercial	\$492,860.00
2009	Commercial	\$493,291.00
2008	Commercial	\$493,292.00
2007	Commercial	\$481,075.00
2006	Commercial	\$446,029.00
2005	Industrial	\$343,175.00
2004	Industrial	\$319,544.00
2003	Industrial	\$404,500.00
2002	Industrial	\$404,500.00
2001	Industrial	\$404,500.00
2000	Industrial	\$304,500.00
1999	Industrial	\$304,500.00
1998	Industrial	\$304,500.00
1997	Industrial	\$282,000.00
1996	Industrial	\$268,000.00
1995	Industrial	\$262,000.00
1994	Industrial	\$256,000.00
1993	Industrial	\$256,000.00
1992	Industrial	\$270,000.00
1991	Industrial	\$365,000.00
1990	Industrial	\$365,000.00
1989	Industrial	\$365,000.00
1988	Industrial	\$209,500.00
1987	Industrial	\$190,500.00
1986	Industrial	\$173,000.00
1985	Industrial	\$199,400.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

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

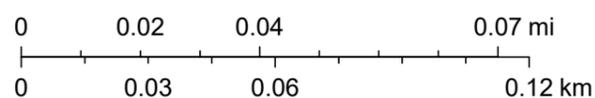
ArcGIS Web Map



10/30/2025, 10:23:14 AM

ASG PROPERTY ASSESSMENT PARCEL JOIN FY25 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY25

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0700276001
Address:	326-330 DORCHESTER AV BOSTON MA 02127
Property Type:	Commercial
Classification Code:	0312 (Commercial Property / MINI-STORAGE WHSE)
Lot Size:	83,741 sq ft
Living Area:	43,900 sq ft
Year Built:	1930
Owner on Wednesday, January 1, 2025:	LMDE8 LLC
Owner's Mailing Address:	C/O MIRICK OCONNELL 100 FRONT ST WORCESTER MA 01608
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$2,147,571.00
FY2025 Land Value:	\$3,015,771.00
FY2025 Total Assessed Value:	\$5,163,342.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$67,020.18
Community Preservation:	\$657.22
Total, First Half:	\$67,677.40

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

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

Current Owner/s

LMDE8 LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

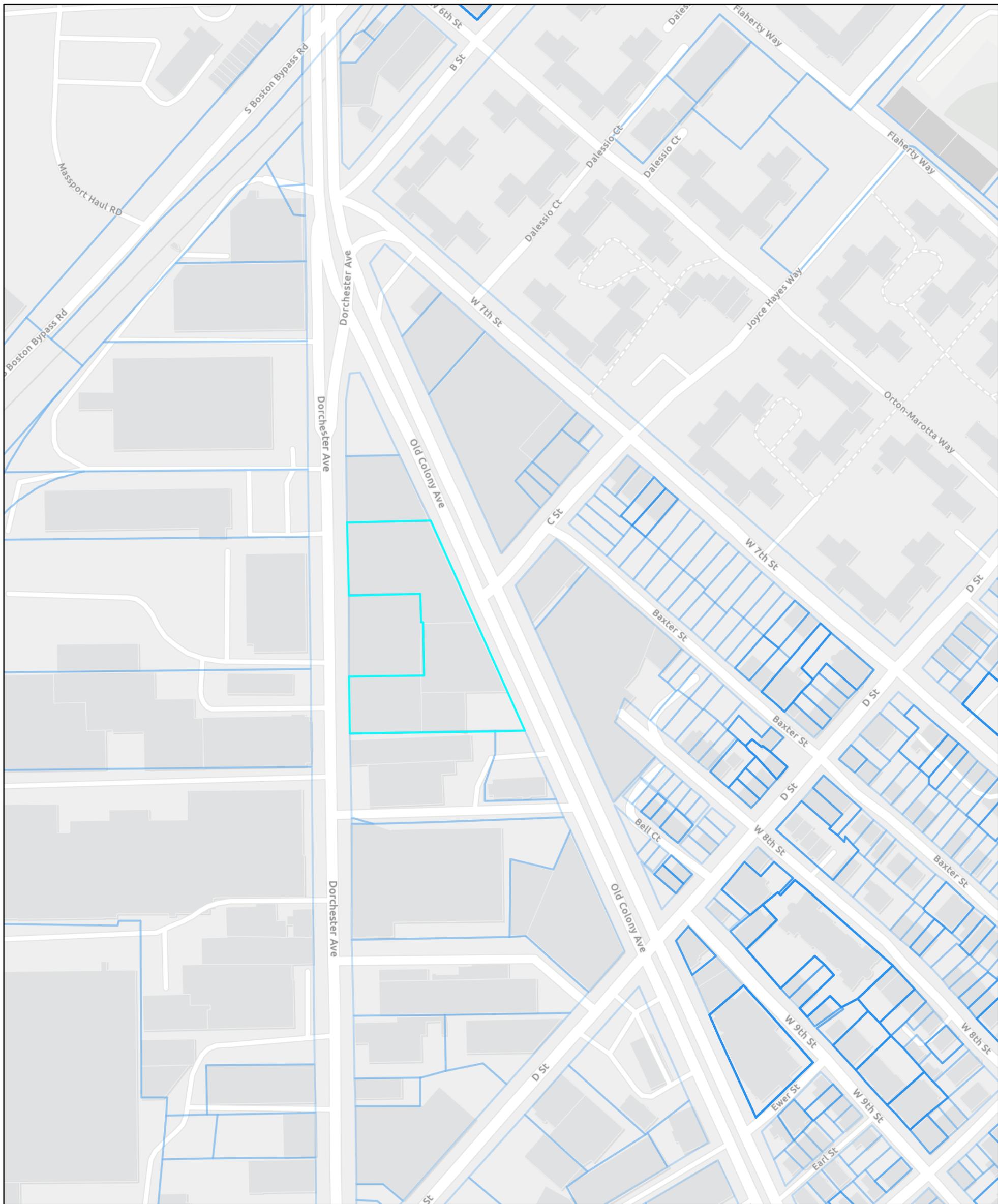
Fiscal Year	Property Type	Assessed Value *
2025	Commercial	\$5,163,342.00
2024	Commercial	\$5,025,332.00
2023	Commercial	\$5,030,667.00
2022	Commercial	\$4,832,639.00
2021	Commercial	\$4,707,648.00
2020	Commercial	\$4,521,559.00
2019	Commercial	\$4,500,953.00
2018	Commercial	\$4,480,313.00
2017	Commercial	\$4,101,475.00
2016	Commercial	\$3,763,920.00
2015	Commercial	\$3,481,936.00
2014	Commercial	\$2,605,498.00
2013	Commercial	\$2,536,589.00
2012	Commercial	\$2,515,314.00
2011	Commercial	\$2,515,314.00
2010	Commercial	\$2,536,590.00
2009	Commercial	\$2,538,812.00
2008	Commercial	\$2,538,813.00
2007	Commercial	\$2,475,938.00
2006	Commercial	\$2,295,569.00
2005	Commercial	\$1,766,213.00
2004	Commercial	\$1,644,591.00
2003	Industrial	\$1,450,000.00
2002	Industrial	\$1,450,000.00
2001	Industrial	\$1,450,000.00
2000	Industrial	\$1,143,500.00
1999	Industrial	\$1,143,500.00
1998	Industrial	\$1,143,500.00
1997	Industrial	\$1,058,000.00
1996	Industrial	\$1,005,500.00
1995	Industrial	\$983,000.00
1994	Industrial	\$959,500.00
1993	Industrial	\$959,500.00
1992	Industrial	\$1,011,500.00
1991	Industrial	\$1,410,500.00
1990	Industrial	\$1,410,500.00
1989	Industrial	\$1,410,500.00
1988	Industrial	\$996,500.00
1987	Industrial	\$906,000.00
1986	Industrial	\$823,500.00
1985	Industrial	\$860,600.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

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

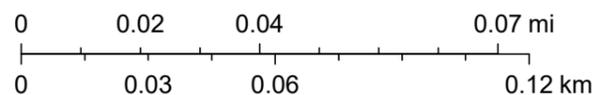
ArcGIS Web Map



10/30/2025, 10:27:27 AM

ASG PROPERTY ASSESSMENT PARCEL JOIN FY25 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY25

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Assessing On-Line

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[Map](#)

Parcel ID:	0700274001
Address:	332 DORCHESTER AV BOSTON MA 02127
Property Type:	Commercial
Classification Code:	0312 (Commercial Property / MINI-STORAGE WHSE)
Lot Size:	83,741 sq ft
Living Area:	13,200 sq ft
Year Built:	1930
Owner on Wednesday, January 1, 2025:	LMDE8 LLC
Owner's Mailing Address:	C/O MIRICK OCONNELL 100 FRONT ST WORCESTER MA 01608
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$546,735.00
FY2025 Land Value:	\$767,764.00
FY2025 Total Assessed Value:	\$1,314,499.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$17,062.20
Community Preservation:	\$157.64
Total, First Half:	\$17,219.84

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

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

Current Owner/s

LMDE8 LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

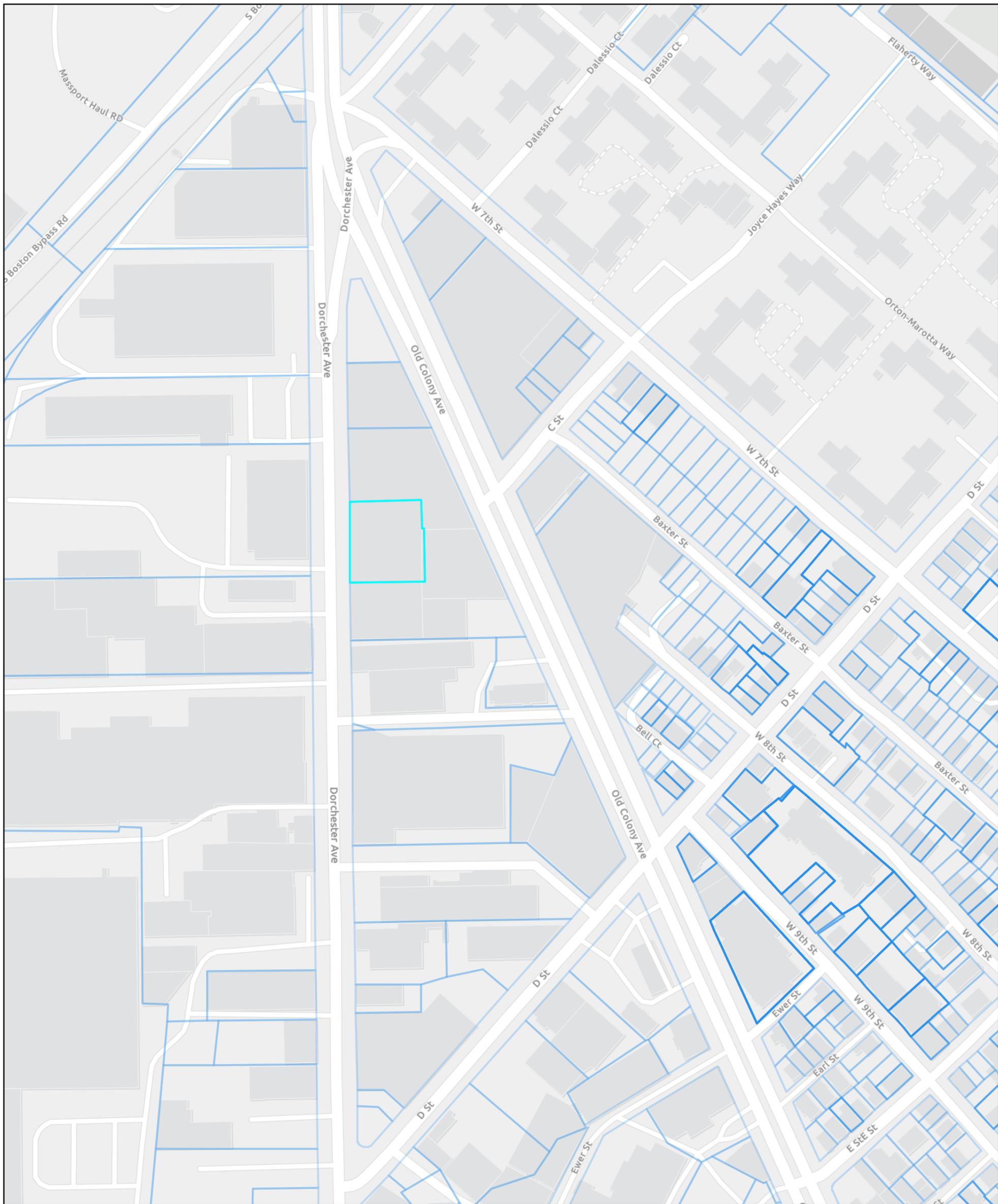
Fiscal Year	Property Type	Assessed Value *
2025	Commercial	\$1,314,499.00
2024	Commercial	\$1,279,364.00
2023	Commercial	\$1,280,722.00
2022	Commercial	\$1,230,308.00
2021	Commercial	\$1,198,487.00
2020	Commercial	\$1,151,112.00
2019	Commercial	\$1,145,968.00
2018	Commercial	\$1,140,713.00
2017	Commercial	\$1,044,258.00
2016	Commercial	\$958,315.00
2015	Commercial	\$886,521.00
2014	Commercial	\$663,375.00
2013	Commercial	\$645,829.00
2012	Commercial	\$640,413.00
2011	Commercial	\$640,413.00
2010	Commercial	\$645,830.00
2009	Commercial	\$646,396.00
2008	Commercial	\$646,396.00
2007	Commercial	\$630,388.00
2006	Commercial	\$584,464.00
2005	Commercial	\$449,688.00
2004	Commercial	\$418,722.00
2003	Industrial	\$413,000.00
2002	Industrial	\$412,500.00
2001	Industrial	\$412,500.00
2000	Industrial	\$325,500.00
1999	Industrial	\$325,500.00
1998	Industrial	\$325,500.00
1997	Industrial	\$326,000.00
1996	Industrial	\$310,000.00
1995	Industrial	\$303,500.00
1994	Industrial	\$296,000.00
1993	Industrial	\$296,000.00
1992	Industrial	\$312,000.00
1991	Industrial	\$439,000.00
1990	Industrial	\$439,000.00
1989	Industrial	\$439,000.00
1988	Industrial	\$297,000.00
1987	Industrial	\$270,000.00
1986	Industrial	\$245,500.00
1985	Industrial	\$282,800.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

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

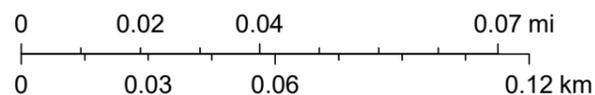
ArcGIS Web Map



10/30/2025, 10:29:43 AM

ASG PROPERTY ASSESSMENT PARCEL JOIN FY25 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY25

1:2,257



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Assessing On-Line

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[Map](#)

Parcel ID:	0700272000
Address:	376-384 DORCHESTER AV BOSTON MA 02127
Property Type:	Commercial
Classification Code:	0316 (Commercial Property / WAREHOUSE /DISTRIB)
Lot Size:	51,370 sq ft
Living Area:	41,143 sq ft
Year Built:	1899
Owner on Wednesday, January 1, 2025:	LMDE16 LLC
Owner's Mailing Address:	C/O MIRICK OCONNELL 100 FRONT ST WORCESTER MA 01608
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$2,930,400.00
FY2025 Land Value:	\$2,140,400.00
FY2025 Total Assessed Value:	\$5,070,800.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$65,818.99
Community Preservation:	\$645.21
Total, First Half:	\$66,464.20

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

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

Current Owner/s

LMDE16 LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

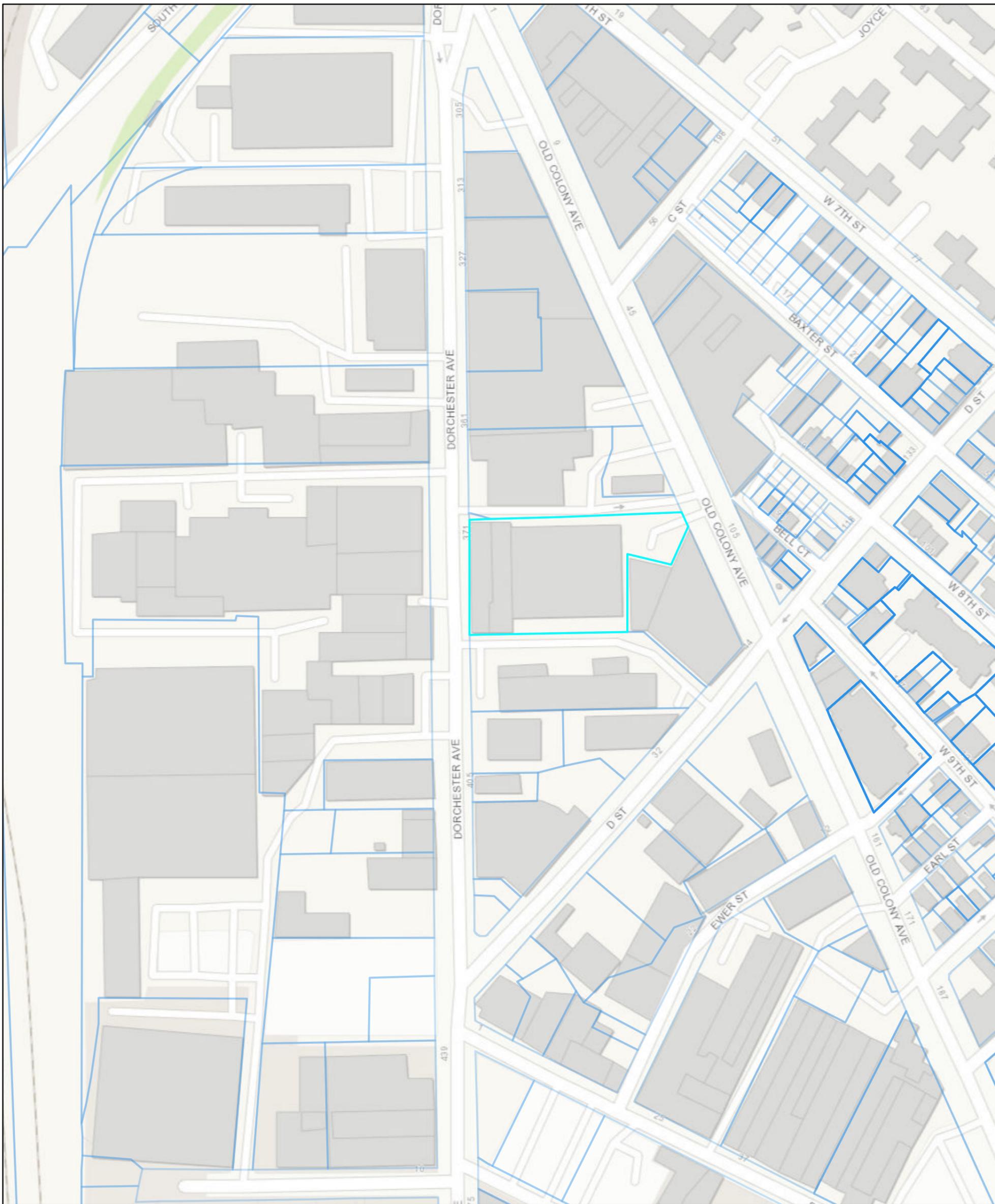
Fiscal Year	Property Type	Assessed Value *
2025	Commercial	\$5,070,800.00
2024	Commercial	\$5,234,800.00
2023	Commercial	\$5,316,100.00
2022	Commercial	\$4,635,700.00
2021	Commercial	\$4,582,600.00
2020	Commercial	\$4,107,100.00
2019	Commercial	\$3,785,000.00
2018	Commercial	\$3,623,500.00
2017	Commercial	\$3,442,500.00
2016	Commercial	\$3,008,000.00
2015	Commercial	\$2,586,000.00
2014	Commercial	\$2,417,500.00
2013	Commercial	\$2,317,000.00
2012	Commercial	\$2,298,000.00
2011	Commercial	\$2,298,000.00
2010	Commercial	\$2,317,000.00
2009	Industrial	\$2,475,000.00
2008	Industrial	\$2,475,000.00
2007	Industrial	\$2,411,000.00
2006	Industrial	\$1,877,000.00
2005	Commercial	\$1,701,000.00
2004	Commercial	\$1,578,500.00
2003	Commercial	\$1,509,000.00
2002	Commercial	\$1,509,000.00
2001	Commercial	\$1,421,500.00
2000	Industrial	\$1,242,000.00
1999	Industrial	\$758,000.00
1998	Industrial	\$739,000.00
1997	Industrial	\$664,000.00
1996	Industrial	\$639,500.00
1995	Industrial	\$621,500.00
1994	Industrial	\$609,000.00
1993	Industrial	\$606,500.00
1992	Industrial	\$642,000.00
1991	Commercial	\$815,000.00
1990	Commercial	\$815,000.00
1989	Commercial	\$815,000.00
1988	Commercial	\$702,000.00
1987	Commercial	\$610,500.00
1986	Commercial	\$531,000.00
1985	Industrial	\$636,800.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

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

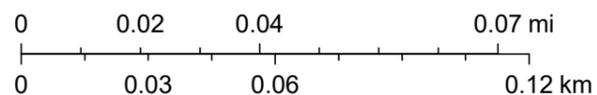
ArcGIS Web Map



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ASG PROPERTY ASSESSMENT PARCEL JOIN FY25 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY25

1:2,257



City of Boston, MassGIS, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Assessing On-Line

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[Map](#)

Parcel ID:	0700271001
Address:	400 DORCHESTER AV BOSTON MA 02127
Property Type:	Industrial
Classification Code:	0414 (Industrial Property / FOOD PROCESS PLANT)
Lot Size:	32,596 sq ft
Gross Area:	12,740 sq ft
Year Built:	1964
Owner on Wednesday, January 1, 2025:	LMDE16 LLC
Owner's Mailing Address:	C/O MIRICK OCONNELL 100 FRONT ST WORCESTER MA 01608
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$172,200.00
FY2025 Land Value:	\$757,500.00
FY2025 Total Assessed Value:	\$929,700.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$12,067.51
Community Preservation:	\$107.70
Total, First Half:	\$12,175.21

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

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

Current Owner/s

LMDE16 LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

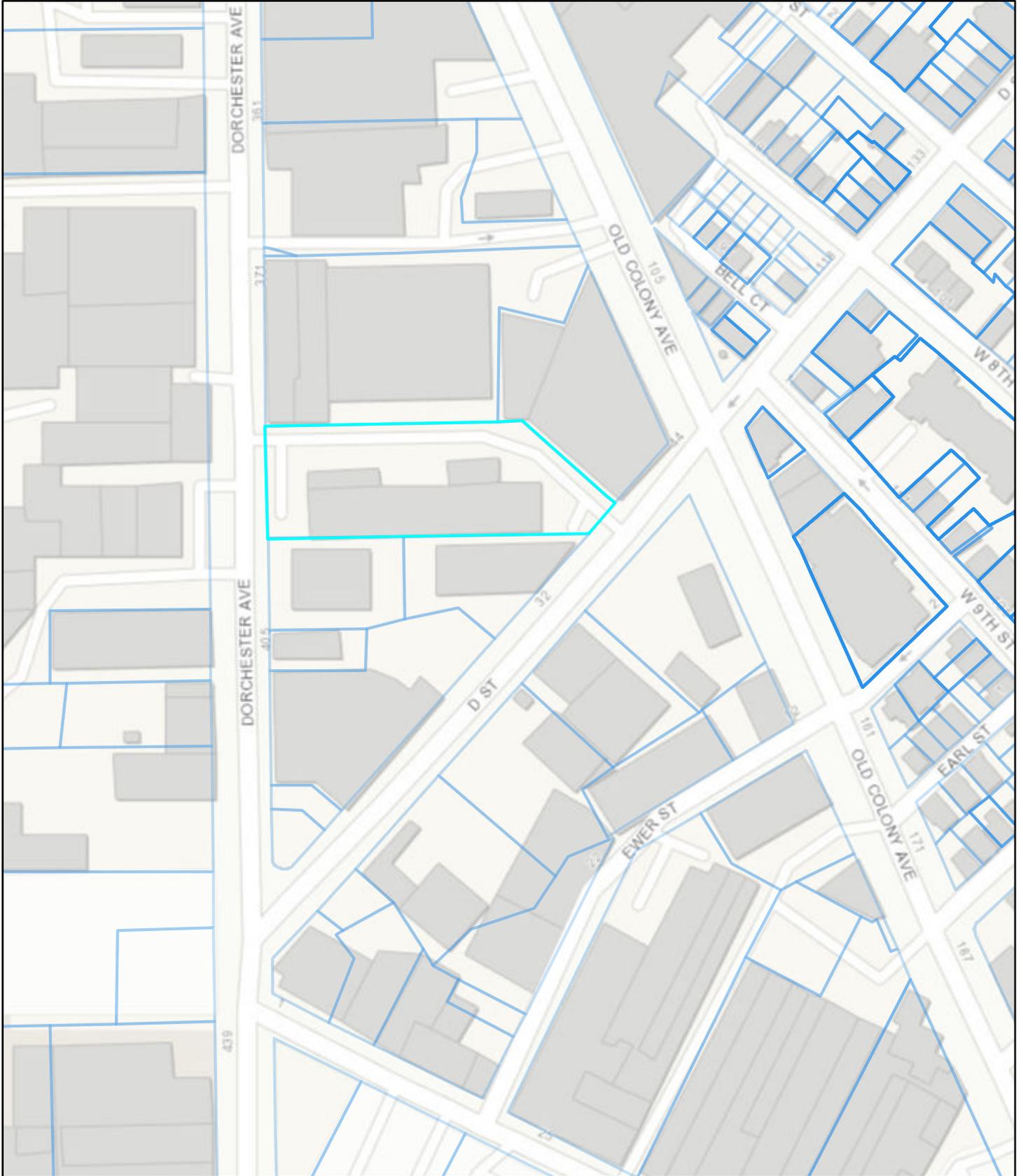
Fiscal Year	Property Type	Assessed Value *
2025	Industrial	\$929,700.00
2024	Industrial	\$945,800.00
2023	Industrial	\$945,800.00
2022	Industrial	\$948,800.00
2021	Industrial	\$855,000.00
2020	Industrial	\$869,000.00
2019	Industrial	\$828,400.00
2018	Industrial	\$728,400.00
2017	Industrial	\$515,100.00
2016	Industrial	\$486,100.00
2015	Industrial	\$482,000.00
2014	Industrial	\$453,000.00
2013	Industrial	\$450,100.00
2012	Industrial	\$413,500.00
2011	Industrial	\$491,000.00
2010	Industrial	\$707,000.00
2009	Industrial	\$749,000.00
2008	Industrial	\$749,000.00
2007	Industrial	\$730,000.00
2006	Industrial	\$657,500.00
2005	Industrial	\$595,500.00
2004	Industrial	\$554,500.00
2003	Industrial	\$508,000.00
2002	Industrial	\$475,000.00
2001	Industrial	\$475,000.00
2000	Industrial	\$373,500.00
1999	Industrial	\$373,500.00
1998	Industrial	\$373,500.00
1997	Industrial	\$347,500.00
1996	Industrial	\$329,500.00
1995	Industrial	\$461,500.00
1994	Industrial	\$316,000.00
1993	Industrial	\$316,000.00
1992	Industrial	\$332,500.00
1991	Industrial	\$376,000.00
1990	Industrial	\$376,000.00
1989	Industrial	\$365,500.00
1988	Industrial	\$261,500.00
1987	Industrial	\$237,500.00
1986	Industrial	\$216,000.00
1985	Industrial	\$174,600.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

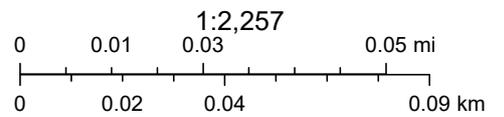
View [approved building permits](#) associated with this parcel.

ArcGIS Web Map



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ArcGIS Web AppBuilder
City of Boston, MassGIS, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA |

Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0700271000
Address:	404 DORCHESTER AV BOSTON MA 02127
Property Type:	Industrial
Classification Code:	0407 (Industrial Property / MACHINE SHOP (SMALL))
Lot Size:	13,000 sq ft
Gross Area:	5,400 sq ft
Year Built:	1964
Owner on Wednesday, January 1, 2025:	LMDE16 LLC
Owner's Mailing Address:	C/O MIRICK OCONNELL 100 FRONT ST WORCESTER MA 01608
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$66,300.00
FY2025 Land Value:	\$581,700.00
FY2025 Total Assessed Value:	\$648,000.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$8,411.04
Community Preservation:	\$71.13
Total, First Half:	\$8,482.17

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

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

Current Owner/s

LMDE16 LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

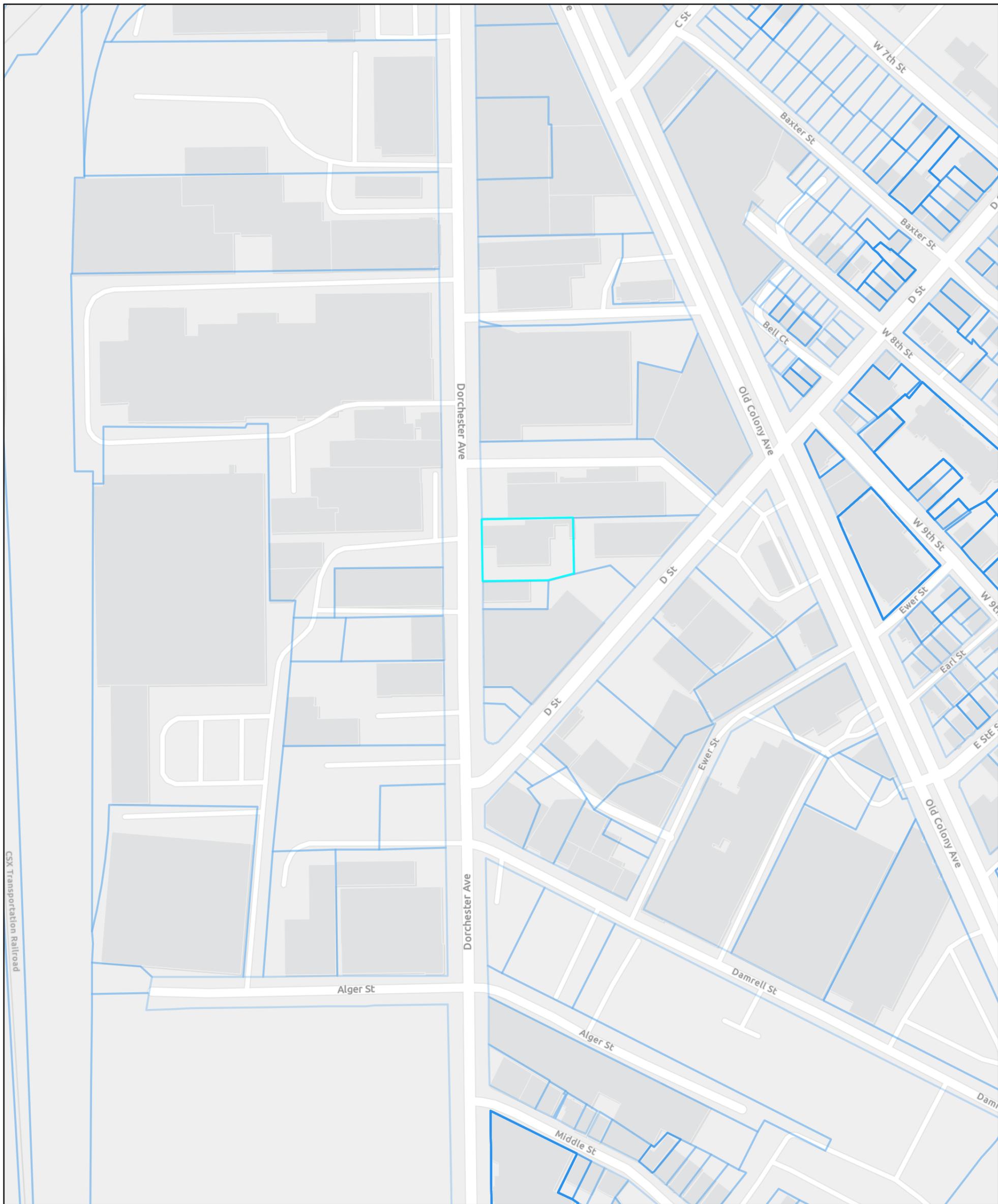
Fiscal Year	Property Type	Assessed Value *
2025	Industrial	\$648,000.00
2024	Industrial	\$640,900.00
2023	Industrial	\$664,400.00
2022	Industrial	\$581,900.00
2021	Industrial	\$537,700.00
2020	Industrial	\$477,600.00
2019	Industrial	\$433,500.00
2018	Industrial	\$409,000.00
2017	Industrial	\$364,000.00
2016	Industrial	\$307,500.00
2015	Industrial	\$278,500.00
2014	Industrial	\$257,500.00
2013	Industrial	\$252,500.00
2012	Industrial	\$250,500.00
2011	Industrial	\$250,500.00
2010	Industrial	\$252,500.00
2009	Industrial	\$267,500.00
2008	Industrial	\$267,500.00
2007	Industrial	\$261,000.00
2006	Industrial	\$235,500.00
2005	Industrial	\$213,000.00
2004	Industrial	\$198,500.00
2003	Industrial	\$179,000.00
2002	Industrial	\$179,000.00
2001	Industrial	\$179,000.00
2000	Industrial	\$141,000.00
1999	Industrial	\$141,000.00
1998	Industrial	\$141,000.00
1997	Industrial	\$130,500.00
1996	Industrial	\$124,000.00
1995	Industrial	\$121,500.00
1994	Industrial	\$118,500.00
1993	Industrial	\$118,500.00
1992	Industrial	\$125,000.00
1991	Industrial	\$155,000.00
1990	Industrial	\$155,000.00
1989	Industrial	\$155,000.00
1988	Industrial	\$113,000.00
1987	Industrial	\$102,500.00
1986	Industrial	\$93,000.00
1985	Industrial	\$79,500.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

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

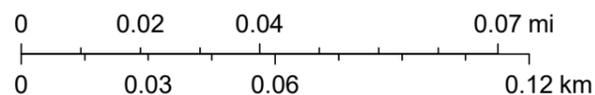
ArcGIS Web Map



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1:2,257



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Assessing On-Line

[« New search](#)

[Map](#)

Parcel ID:	0700270000
Address:	408-410 DORCHESTER AV BOSTON MA 02127
Property Type:	Commercial
Classification Code:	0344 (Commercial Property / OFFICE 3-9 STORY)
Lot Size:	4,000 sq ft
Living Area:	6,300 sq ft
Year Built:	1899
Owner on Wednesday, January 1, 2025:	LMDE16 LLC
Owner's Mailing Address:	C/O MIRICK OCONNELL 100 FRONT ST WORCESTER MA 01608
Residential Exemption:	No
Personal Exemption:	No

Value/Tax

Assessment as of Monday, January 1, 2024, statutory lien date.

FY2025 Building value:	\$233,100.00
FY2025 Land Value:	\$152,000.00
FY2025 Total Assessed Value:	\$385,100.00

FY2025 Tax Rates (per thousand):

- Residential:	\$11.58
- Commercial:	\$25.96

FY2026 Preliminary Tax (Q1 + Q2):

Estimated Tax:	\$4,998.60
Community Preservation:	\$37.01
Total, First Half:	\$5,035.61

Abatements/Exemptions

Applications for Abatements for FY2026 will become available for download on Thursday, January 1, 2026

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

Current Owner/s

LMDE16 LLC

Owner information may not reflect any changes submitted to City of Boston Assessing after June 01, 2025.

Value History

Fiscal Year	Property Type	Assessed Value *
2025	Commercial	\$385,100.00
2024	Commercial	\$443,000.00
2023	Commercial	\$446,900.00
2022	Commercial	\$454,800.00
2021	Commercial	\$442,000.00
2020	Commercial	\$433,500.00
2019	Commercial	\$410,000.00
2018	Commercial	\$386,500.00
2017	Commercial	\$335,000.00
2016	Commercial	\$298,500.00
2015	Commercial	\$266,000.00
2014	Commercial	\$248,500.00
2013	Commercial	\$236,000.00
2012	Commercial	\$231,000.00
2011	Commercial	\$227,500.00
2010	Commercial	\$231,000.00
2009	Commercial	\$243,500.00
2008	Commercial	\$243,500.00
2007	Commercial	\$238,000.00
2006	Commercial	\$216,000.00
2005	Commercial	\$205,000.00
2004	Commercial	\$192,000.00
2003	Commercial	\$192,000.00
2002	Commercial	\$192,000.00
2001	Commercial	\$189,000.00
2000	Commercial	\$149,500.00
1999	Commercial	\$142,500.00
1998	Commercial	\$132,000.00
1997	Commercial	\$152,500.00
1996	Commercial	\$147,000.00
1995	Commercial	\$142,500.00
1994	Commercial	\$140,000.00
1993	Commercial	\$141,500.00
1992	Commercial	\$122,000.00
1991	Commercial	\$181,500.00
1990	Commercial	\$181,500.00
1989	Commercial	\$181,500.00
1988	Commercial	\$141,500.00
1987	Commercial	\$123,000.00
1986	Commercial	\$107,000.00
1985	Industrial	\$101,900.00

* Actual Billed Assessments

View [Quarterly Tax Bill and Payment Information](#) for this parcel for FY2025 and FY2026.

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

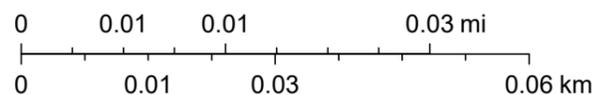
ArcGIS Web Map



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COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 100273

Date: 02/17/2026
Ward, Parcel: 07-00270-000
UNIT:

ON REAL ESTATE LOCATED AT: 408 410 DORCHESTER AV

2026 Assessed To: LMDE16 LLC

Assessment 2026	Area: 4,000 SF	Land: 152,000	Building: 206,600	Total: 358,600	Tax: 9,737.58
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Taxes and Apportioned Assessments	Year 2026	Year 2025	Year 2024	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance	2,350.98			
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:	2,350.98			2,350.98

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk						
Street						
Sewer						
Inspectional Services:						
TOTAL						NONE

TOTAL DUE ON THIS CERTIFICATE: 2,350.98

Water Charges: Contact Water & Sewer Commission

It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 02/17/2026. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.
Celia M. Barlow
Asst. Collector-Treasurer

Fee for this certificate, 150.00

Applicant's Name: DUANE MORRIS

This form approved by the Commissioner of Department of Revenue

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 100274

Date: 02/17/2026
Ward, Parcel: 07-00271-000
UNIT:

ON REAL ESTATE LOCATED AT: 404 DORCHESTER AV

2026 Assessed To: LMDE16 LLC

Assessment 2026	Area:	Land:	Building:	Total:	Tax:
	13,000 SF	581,700	66,300	648,000	17,617.82

Taxes and Apportioned Assessments	Year 2026	Year 2025	Year 2024	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance	4,567.82			
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:	4,567.82			4,567.82

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk						
Street	NONE					
Sewer						
Inspectional Services:						
TOTAL						NONE

TOTAL DUE ON THIS CERTIFICATE: 4,567.82

Water Charges: Contact Water & Sewer Commission

It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 02/17/2026. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.

Celia M. Barlow
Asst. Collector-Treasurer

Fee for this certificate, 150.00

Applicant's Name: DUANE MORRIS

This form approved by the Commissioner of Department of Revenue

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 100271

Date: 02/17/2026
Ward, Parcel: 07-00271-001
UNIT:

ON REAL ESTATE LOCATED AT: 400 DORCHESTER AV

2026 Assessed To: LMDE16 LLC

Assessment 2026	Area:	Land:	Building:	Total:	Tax:
	32,596 SF	757,500	172,200	929,700	25,288.40

Taxes and Apportioned Assessments	Year 2026	Year 2025	Year 2024	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance	6,556.59			
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:	6,556.59			6,556.59

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk						
Street	<i>NONE</i>					
Sewer						
Inspectional Services:						
TOTAL						<i>NONE</i>

TOTAL DUE ON THIS CERTIFICATE: 6,556.59

Water Charges: Contact Water & Sewer Commission

It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 02/17/2026. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.

Celia M. Barlow
Asst. Collector-Treasurer

Fee for this certificate, 150.00

Applicant's Name: DUANE MORRIS

This form approved by the Commissioner of Department of Revenue

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 100275

Date: 02/17/2026
Ward, Parcel: 07-00272-000
UNIT:

ON REAL ESTATE LOCATED AT: 376 384 DORCHESTER AV

2026 Assessed To: LMDE16 LLC

Assessment 2026	Area:	Land:	Building:	Total:	Tax:
	51,370 SF	2,140,400	2,971,100	5,111,500	139,157.14

Taxes and Apportioned Assessments	Year 2026	Year 2025	Year 2024	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance	36,346.47			
Code Enforcement Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:	36,346.47			36,346.47

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk						
Street	NONE					
Sewer						
Inspectional Services:						
TOTAL						NONE

TOTAL DUE ON THIS CERTIFICATE: 36,346.47

Water Charges: Contact Water & Sewer Commission

It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 02/17/2026. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.
Anna M. Barthelemy
Asst. Collector-Treasurer

Fee for this certificate,

150.00

Applicant's Name: DUANE MORRIS

This form approved by the Commissioner of Department of Revenue

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 100267

Date: 02/17/2026
Ward, Parcel: 07-00274-001
UNIT:

ON REAL ESTATE LOCATED AT: 332 DORCHESTER AV

2026 Assessed To: LMDE8 LLC

Assessment 2026	Area: 83,741 SF	Land: 767,764	Building: 550,810	Total: 1,318,574	Tax: 35,877.29
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Taxes and Apportioned Assessments	Year 2026	Year 2025	Year 2024	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance	9,328.72			
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:	9,328.72			9,328.72

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk						
Street						
Sewer						
Inspectional Services:						
TOTAL						NONE

TOTAL DUE ON THIS CERTIFICATE: 9,328.72

Water Charges: Contact Water & Sewer Commission
It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 02/17/2026. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.
Celia M Bar
Asst. Collector-Treasurer

Fee for this certificate, 150.00 Applicant's Name: DUANE MORRIS

This form approved by the Commissioner of Department of Revenue

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 100269

Date: 02/17/2026
Ward, Parcel: 07-00275-000
UNIT:

ON REAL ESTATE LOCATED AT: 320 DORCHESTER AV

2026 Assessed To: LMDE8 LLC

Assessment 2026	Area:	Land:	Building:	Total:	Tax:
	83,741 SF	585,746	420,227	1,005,973	27,365.28

Taxes and Apportioned Assessments	Year 2026	Year 2025	Year 2024	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance	7,115.45			
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:	7,115.45			7,115.45

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk						
Street						
Sewer						
Inspectional Services:						
TOTAL						NONE

TOTAL DUE ON THIS CERTIFICATE: 7,115.45

Water Charges: Contact Water & Sewer Commission
It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 02/17/2026. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.
Celia M. Barch
Asst. Collector-Treasurer

Fee for this certificate, 150.00 Applicant's Name: DUANE MORRIS

This form approved by the Commissioner of Department of Revenue

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 100270

Date: 02/17/2026
Ward, Parcel: 07-00276-000
UNIT:

ON REAL ESTATE LOCATED AT: 314 DORCHESTER AV

2026 Assessed To: LMDE8 LLC

Assessment 2026	Area: 83,741 SF	Land: 379,119	Building: 271,988	Total: 651,107	Tax: 17,702.42
-----------------	--------------------	------------------	----------------------	-------------------	-------------------

Taxes and Apportioned Assessments	Year 2026	Year 2025	Year 2024	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance	4,602.94			
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:	4,602.94			4,602.94

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk						
Street						
Sewer						
Inspectional Services:						
TOTAL						NONE

TOTAL DUE ON THIS CERTIFICATE: 4,602.94

Water Charges: Contact Water & Sewer Commission

It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 02/17/2026. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.
Clara M. B...
Asst. Collector-Treasurer

Fee for this certificate, 150.00

Applicant's Name: DUANE MORRIS

This form approved by the Commissioner of Department of Revenue

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 100268

Date: 02/17/2026
Ward, Parcel: 07-00276-001
UNIT:

ON REAL ESTATE LOCATED AT: 326 330 DORCHESTER AV

2026 Assessed To: LMDE8 LLC

Assessment 2026	Area: 83,741 SF	Land: 3,015,771	Building: 2,163,576	Total: 5,179,347	Tax: 141,004.59
-----------------	--------------------	--------------------	------------------------	---------------------	--------------------

Taxes and Apportioned Assessments	Year 2026	Year 2025	Year 2024	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance	36,663.59			
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:	36,663.59			36,663.59

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk						
Street	NONE					
Sewer						
Inspectional Services:						
TOTAL						NONE

TOTAL DUE ON THIS CERTIFICATE: 36,663.59

Water Charges: Contact Water & Sewer Commission

It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 02/17/2026. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.

Anna M. Barak
Asst. Collector-Treasurer

Fee for this certificate, 150.00

Applicant's Name: DUANE MORRIS

This form approved by the Commissioner of Department of Revenue

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 100276

Date: 02/17/2026
Ward, Parcel: 07-00277-000
UNIT:

ON REAL ESTATE LOCATED AT: 135 OLD COLONY AV

2026 Assessed To: LMDE16 LLC

Assessment 2026	Area:	Land:	Building:	Total:	Tax:
	25,554 SF	1,917,100	2,346,500	4,263,600	116,069.17

Taxes and Apportioned Assessments	Year 2026	Year 2025	Year 2024	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance	30,297.46			
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:	30,297.46			30,297.46

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk						
Street	NONE					
Sewer						
Inspectional Services:						
TOTAL						NONE

TOTAL DUE ON THIS CERTIFICATE: 30,297.46

Water Charges: Contact Water & Sewer Commission
It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 02/17/2026. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.
Clara M. Barthelemy
Asst. Collector-Treasurer

Fee for this certificate, 150.00 Applicant's Name: DUANE MORRIS

This form approved by the Commissioner of Department of Revenue

COMMONWEALTH OF MASSACHUSETTS
City of Boston
OFFICE OF THE COLLECTOR-TREASURER
Certificate of Municipal Liens

NO: 100272

Date: 02/17/2026
Ward, Parcel: 07-00277-001
UNIT:

ON REAL ESTATE LOCATED AT: 30 D ST

2026 Assessed To: LMDE16 LLC

Assessment 2026	Area: 13,000 SF	Land: 581,700	Building: 353,200	Total: 934,900	Tax: 25,429.99
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Taxes and Apportioned Assessments	Year 2026	Year 2025	Year 2024	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance				
4th Quarter Balance	6,593.31			
Code Enforcement				
Assessments Apportioned, Including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:				
Interest:				
Total Owed:	6,593.31			6,593.31

Betterment assessments not yet added to tax

Kind	Book	Page	Lien Attaches	Original Amount	Period of Apportionments	Apportioned
Sidewalk						
Street						
Sewer						
Inspectional Services:						
TOTAL						NONE

TOTAL DUE ON THIS CERTIFICATE: 6,593.31

Water Charges: Contact Water & Sewer Commission

It is hereby certified from available information that above are listed all taxes and assessments, which on the above date constitute liens on the parcel of real estate specified in your application, dated: 02/17/2026. The AMOUNTS NOW PAYABLE on account of such real estate so far as they are fixed and ascertained are itemized above. Any amount not ascertainable is so stated.

I have no knowledge of any other lien outstanding.

Cecilia M. Barakat
Asst. Collector-Treasurer

Fee for this certificate, 150.00

Applicant's Name: DUANE MORRIS

This form approved by the Commissioner of Department of Revenue

DM

**BUYER HAS EXCLUSIVE OPTION TO
PURCHASE PARCEL 7 (*non-foreclosure*)**

**PARCEL 7:
370 DORCHESTER AVE. (700273005)
75 OLD COLONY AVE. (700276005)**

PROPERTY DETAILS

OVERVIEW

 370 Dorchester Av, South Boston, 02127

CURRENT OWNER(S)

Jtmp7 Llc

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

\$5,396,600

PROPERTY TYPE

Industrial Property (0403)

PARCEL ID

0700273005

FY2026 NET TAX

\$146,920.3

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	\$5,396,600
2025	\$5,113,300
2024	\$4,946,100
2023	\$4,765,700
2022	\$4,118,500
2021	\$3,841,700
2020	\$3,303,500
2019	\$3,003,000
2018	\$2,920,500
2017	\$2,723,000
2016	\$2,291,000
2015	\$2,053,500
2014	\$1,927,000
2013	\$1,855,500
2012	\$1,839,500
2011	\$1,839,500
2010	\$1,855,500
2009	\$1,974,500
2008	\$1,974,500
2007	\$1,921,500
2006	\$1,741,000
2005	\$1,532,000
2004	\$1,417,500
2003	\$1,322,500
2002	\$1,322,500
2001	\$1,322,500
2000	\$1,056,500
1999	\$236,500
1998	\$236,500

ATTRIBUTES

GENERAL

Land Use: I

Style: Not available

Story Height: Not available

CONSTRUCTION & CONDITION

Foundation: Not available

OUTBUILDINGS

Outbuilding 1

Type: Loading Dock Concrete

Outbuilding 2

• Type: Cold Storage Facility Cooler

Outbuilding 3

• Type: Sprinkler System Exposed


BACK
TO TOP

Size: 704
Quality: Average
Condition: Average

- Size: 576
- Quality: Average
- Condition: Average

- Size: 14409
- Quality: Average
- Condition: Average

LAST TRANSACTION

Sale Price: \$25,000,000
Sale Date: December 28, 2023
Registry Book & Page: 948907

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	\$145,492.34
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 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	+ \$1,427.96 ^
The Community Preservation surcharge supports a variety of programs. To learn more, visit the Community Preservation Act page.	
FY2026 Net Tax	\$146,920.3

Pay your taxes via <https://www.boston.gov/real-estate-taxes?input1=0700273005>

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

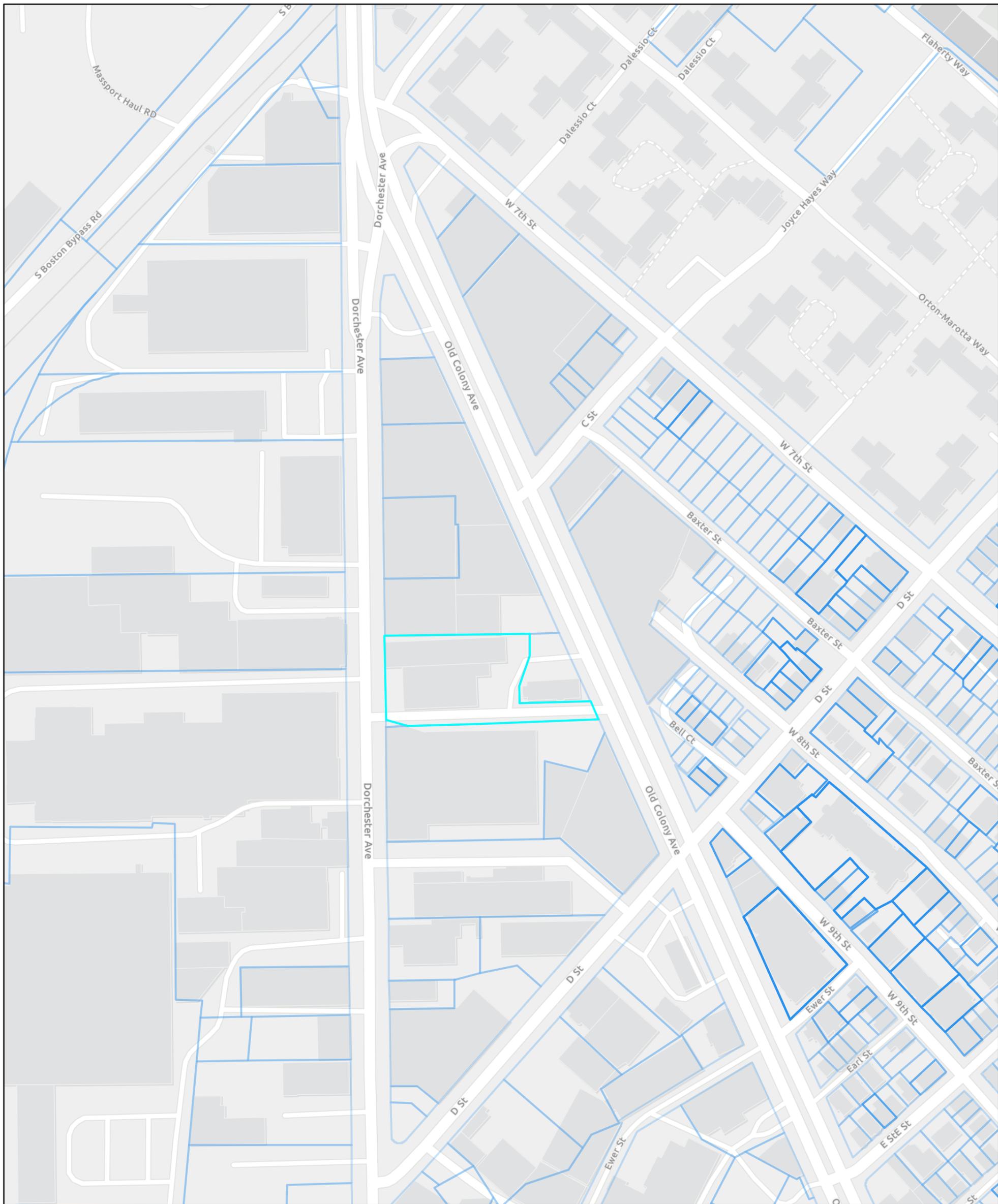
[See the permits that have been approved for this address since 2009.](#)

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 or emailing TRACFAXSG@boston.gov.

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

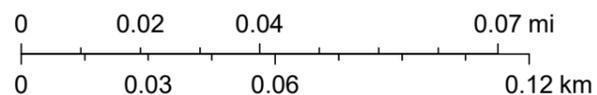
ArcGIS Web Map



2/10/2026, 9:47:28 AM

ASG PROPERTY ASSESSMENT PARCEL JOIN FY25 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY25

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

PROPERTY DETAILS

OVERVIEW

 75 Old Colony Av, South Boston, 02127

CURRENT OWNER(S)

Jtmp7 Llc

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

\$610,200

PROPERTY TYPE

Commercial Property (0328)

PARCEL ID

0700276005

FY2026 NET TAX

\$16,588.54

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	\$610,200
2025	\$594,500
2024	\$624,500
2023	\$608,100
2022	\$538,100
2021	\$564,700
2020	\$564,700
2019	\$564,500
2018	\$539,500
2017	\$534,000
2016	\$465,500
2015	\$409,500
2014	\$372,500
2013	\$348,500
2012	\$339,500
2011	\$339,500
2010	\$348,500
2009	\$371,000
2008	\$371,000
2007	\$361,000
2006	\$283,500
2005	\$249,500
2004	\$240,000
2003	\$219,500
2002	\$219,500
2001	\$219,500
2000	\$163,000
1999	\$163,000
1998	\$102,500

ATTRIBUTES

GENERAL

Land Use: C

Style: Not available

Story Height: Not available

CONSTRUCTION & CONDITION

Foundation: Not available

OUTBUILDINGS

Outbuilding 1

Type: Cold Storage Facility Cooler

Outbuilding 2

- Type: Yard Paving Blacktop

Size: 140
Quality: Average
Condition: Average

- Size: 7000
- Quality: Average
- Condition: Average

LAST TRANSACTION

Sale Price: \$25,000,000
Sale Date: December 28, 2023
Registry Book & Page: 948907

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	\$16,450.99
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 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	+ \$137.55 ^
The Community Preservation surcharge supports a variety of programs. To learn more, visit the Community Preservation Act page.	
FY2026 Net Tax	\$16,588.54

Pay your taxes via <https://www.boston.gov/real-estate-taxes?input1=0700276005>

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

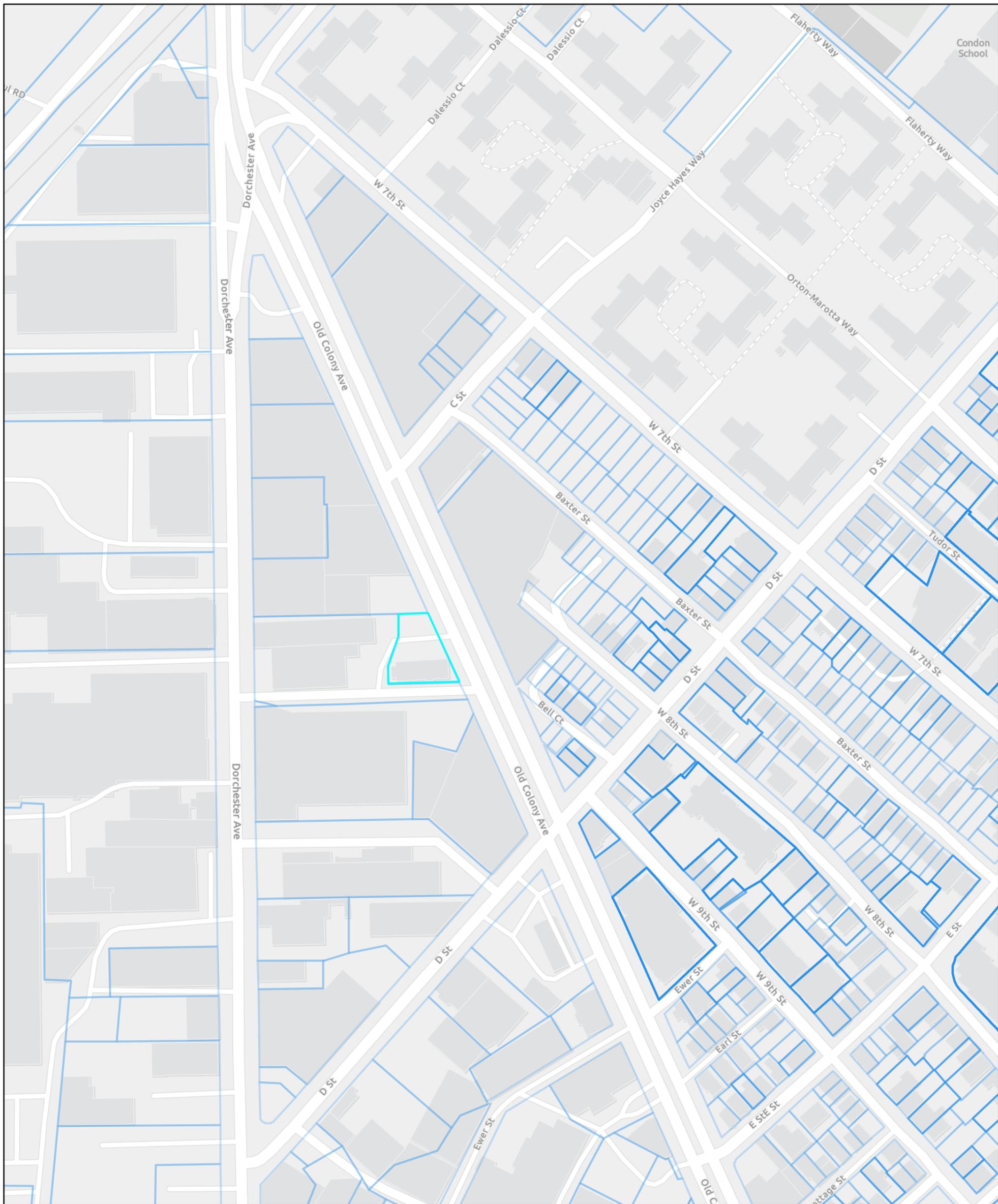
[See the permits that have been approved for this address since 2009.](#)

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 or emailing TRACFAXSG@boston.gov.

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

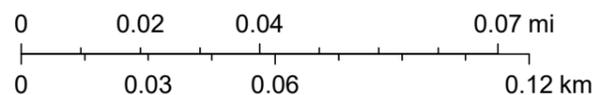
ArcGIS Web Map



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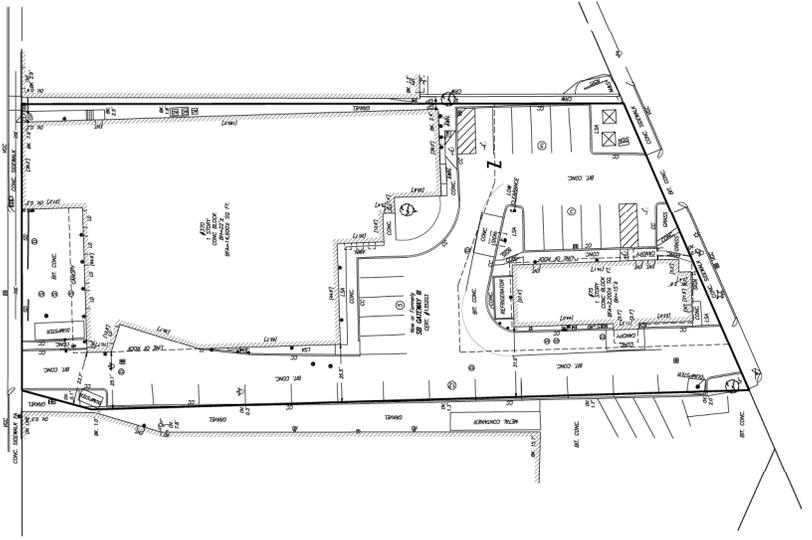
ASG PROPERTY ASSESSMENT PARCEL JOIN FY25 - ASG.PROPERTY ASSESSMENT PARCEL JOIN FY25

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

DORCHESTER (PUBLIC - 467 985) AVENUE



10+ COMMERCIAL PARCELS SELLING IN THE ENTIRETY **DORCHESTER AVE., D ST., OLD COLONY AVE., BOSTON, MA**

**Buyer has Exclusive Option to Purchase Parcel 7*







**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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