

JJ Manning

— AUCTIONEERS

PROPERTY INFORMATION PACKAGE #26-2237

Mortgagee's Foreclosure AUCTION

.34+/- AC. POTENTIAL DEVELOPMENT OPPORTUNITY

(2) 2-Family Homes in Prime Transit-Oriented Location
Selling in the Entirety

1 & 4 TERRACE PL., BOSTON (MISSION HILL), MA

Tuesday, June 9, 2026 at 2pm On-site

MA Auc. Lic. #111



JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

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

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

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

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

**MEMORANDUM OF SALE OF REAL PROPERTY BY AUCTIONEER
(FORECLOSURE OF MORTGAGE)**

Date: June 9, 2026

Boston, Massachusetts

I hereby acknowledge to have this day purchased at a Mortgagee's Sale at Public Auction by Stephen Dean, Auctioneer, (the "Auctioneer") that certain parcel of land with buildings thereon

known and numbered as 1 and 4 Terrace Place, Boston, Massachusetts 02120

now or formerly of **BELLEROSE TERRACE LLC**

and described in the Notice of Mortgagee's Sale of Real Estate attached hereto as Exhibit "A" and I agree to comply with the Terms and Conditions of the Auction as stated by the Auctioneer such being part of this Memorandum of Sale.

I have made the required deposit to bind the sale, to be forfeited to the use of the Mortgagee in the event I fail to comply with the residue of the terms of sale, but a forfeiture of said sum shall not release me from my liability under this contract. The balance of the purchase money is to be paid in cash, certified bank check or bank cashiers check in accordance with the terms of sale.

Settlement is to be made at Mirrione, Shaughnessy & Uitti, LLC. by 12:00 P.M. (NOON) on or before the thirtieth (30th) day following the execution of this Memorandum. This date and place may however be altered by agreement by the parties of the sale.

I agree to comply with the Terms and Conditions of the Auction as stated by the Auctioneer such being part of this Memorandum of Sale.

Time is of the essence of this Agreement.

SOLD FOR

AUCTIONEER,

\$ _____

PURCHASER:

DEPOSIT

BALANCE

ADDRESS/EMAIL ADDRESS

WITNESS

CITY/TOWN STATE

NAME:

TELEPHONE NUMBER

Memorandum of Sale Signed at _____ AM / PM.

TERMS & CONDITIONS OF THE AUCTION

This auction is for the property known as 1 and 4 Bellerose Terrace, Boston, Massachusetts (hereinafter "the Premises").

Verbal descriptions by RD W SPV LLC (hereinafter "the Mortgagee"), the Auctioneer or anyone connected with this sale shall not invalidate nor become part of this sale, as the Purchaser, by bidding here today acknowledges that he/she has examined these premises and the title thereto, to his/her satisfaction and accepts all known and unknown defects.

The Mortgagee and all parties for whom the Auctioneer may be acting shall not be liable for any reason whatsoever as to the accuracy of description of the listed Premises, the bounds, area involved, building and or buildings, taxes and encumbrances of every name and nature.

The Purchaser shall deposit the required deposit with the Auctioneer. Failure on the part of the Purchaser to execute a Memorandum of Sale after the Premises are sold to him/her or failure on the part of the Purchaser to perform within the specified time, as stated here today, will result in a forfeiture of deposits as liquidated damages and not as a penalty for not completing this sale.

If the deposit is so retained, it shall become the property of the mortgagee as seller under this agreement and shall not be applied on the mortgage debt and such retention of the deposit shall not release the successful bidder from his or her obligations hereunder, should the mortgagee decide to pursue the same, the mortgagee reserving the rights to pursue and/or cease to pursue any and all other rights, remedies, and courses from time to time available. Should the mortgagee elect to pursue such remedies, or should the mortgagee seek damages against the successful bidder for any reason whatsoever, the mortgagee shall be entitled to recover from the successful bidder its reasonable counsel fees and costs associated with any legal action (whether or not a lawsuit is instituted).

The Purchaser is buying subject to "GUARANTEED PERFORMANCE" of the amount bid and entered on the Memorandum of Sale. Guaranteed performance is understood to mean that in the event of default, by this Purchaser, necessitating a resale at public auction for any lesser amount, this Purchaser will pay the difference between his/her bid and that of the resale bid, if any, and further agrees to pay all costs of collecting said deficiency, if such is needed, to include reasonable attorneys fees, court costs and witness fees. The Purchaser shall have no claim to any excess that may be created by a resale.

In the event that the Purchaser at the foreclosure sale shall default in the purchase of the Premises according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure

Deed to the second highest bidder provided that the second highest bidder shall deposit with Mortgagee's attorneys, Mirrione, Shaughnessy & Uitti, LLC, the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice. If the second highest bidder shall refuse to execute the Memorandum of Sale, the Mortgagee may, but is not obligated to do so, purchase the Premises for the amount of the second highest bid.

The owners of the premises, the Auctioneer and all parties for whom the Auctioneer may be acting, shall not be liable to any/all persons while you are in, on or about the Premises. ALL PERSONS ARE UPON THESE PREMISES AT THEIR OWN RISK.

Where a deposit has been made, only the refund of such deposit will be made to the Purchaser and this shall be Purchaser's sole remedy at law or in equity if (1) this parcel cannot be delivered in accordance with the terms as specified; or, (2) the foreclosure is rendered void or voidable due to a defect including, but not limited to, inadequate notice to lienholders, inadequate publication or defective judgment. The Purchaser agrees to accept as full settlement the refund of such deposit and to create no liability against the Mortgagee, the Auctioneer and all parties involved in this sale.

If the Mortgagee is unable to convey title because the Land Court has not yet issued a physical Judgment pursuant to the Service Members Civil Relief Act, the Mortgagee will be entitled to an extension of time to perform until it receives said Judgment. Upon receipt of the Land Court Judgment and notification to the Purchaser, the Purchaser shall have five (5) business days from said notification to deliver the balance of the purchase price. Notwithstanding the foregoing, the Purchaser shall have the right to accept conveyance without the Land Court Judgment, in which case the Purchaser assumes all risks and responsibilities related thereto. Time is of the essence of this agreement.

The Auctioneer reserves the following:

- (1) the right to re-offer the listed parcel, opening at the last bid, in the event two or more bidders claim to be the successful Bidder.
- (2) the right to bid for and on behalf of any Purchaser and the Mortgagee.
- (3) the right to accept or reject any and all bids.

No personal property within, on or about the listed Premises is included in this sale unless specifically listed in an attached sheet as an addendum.

The Purchaser shall take the property subject to all real estate taxes, water and sewer charges, utility obligations, assessments and liens or claims in the nature of liens up to the time of the recording of the Foreclosure Deed.

The Purchaser shall pay all costs of recording and required documentary stamps. In addition, the Purchaser shall be responsible for any attorney's fees and costs relative to title examination, document preparation and closing as well as any real estate broker's commissions which may be due, if any.

The title to the Premises shall be that which was conveyed by the Mortgage Deed to the Mortgagee and the Purchaser shall take title to the Premises by the usual Foreclosure Deed without covenants.

The Premises is being sold "AS IS" and without representation or warranty of its condition, construction, fitness for habitation or whether it conforms to applicable federal, state or local building and sanitary codes, including but not limited to whether or not the septic system, if any, complies with Title 5 Regulations enacted by the Department of Environmental Protection and any and all state and local requirements for septic approval and inspection. Any and all septic system approvals, certifications, inspections and upgrades shall be conducted and paid for by the Purchaser. The Purchaser hereby agrees to inspect the septic system, if any, and comply with Title 5 requirements at his/her own expense. The Purchaser agrees to indemnify and hold harmless the foreclosing Mortgagee concerning any and all ramifications arising from Title 5 septic requirements. THE FORECLOSING MORTGAGEE SHALL NOT BE LIABLE OR RESPONSIBLE FOR ANY APPROVALS, CERTIFICATIONS, INSPECTIONS AND UPGRADES OF THE SEPTIC SYSTEM, IF ANY.

Purchaser acknowledges that the Premises is being sold in an "AS IS" and "WHERE IS" condition, without any representation or warranty whether express, implied, or imposed by law. Without limiting the foregoing total exclusion of representations and warranties, the sale is made without any representations or warranties as to the title, or as to the validity, enforceability, or perfection of Mortgagee's right or interest. Purchaser also acknowledges that Purchaser has not been influenced to enter into this transaction nor has it relied upon any warranties or representations of any kind, whether express or implied, including, without limitation, warranties as to merchantability of fitness for any particular purpose. In addition, Purchaser acknowledges that Purchaser shall be obligated to obtain all necessary certificates, permits or approvals in connection with the sale, construction, development, use or occupancy of the Premises.

The Premises is being sold subject to the rights of all existing tenants, occupants, and others claiming possession, if any. No representation is made by the Mortgage holder as to whether the present tenancies are subject to rent control, or what, if any, the monthly income rental income is from such tenancies.

The Purchaser, if needed, will be responsible for installation of fire and smoke detector devices in compliance with Massachusetts General Laws.

The Purchaser will be required to sign a notification certification that he/she has been properly advised as to the fact that the Premises being sold, if built prior to January 1, 1978, may have lead paint contamination. The Purchaser will be responsible for compliance with Massachusetts lead paint laws and regulations. In addition, the Mortgagee makes no representation of the Premises contains asbestos, radon or any other contaminant. The Purchaser shall take the Premises AS-IS.

Copies of the Memorandum of Sale and any certificates as announced are available for inspection.

The delivery of the Foreclosure Deed by the Mortgagee to Purchaser shall be deemed to be a full performance and discharge of every agreement and obligation of the Mortgagee.

The Auctioneer requests that all qualified bidders, please remain on the Premises even after the parcel is declared as sold, as the auction proceedings are not complete until the deposit as stipulated in the newspaper advertisement has been accepted by the Auctioneer, the Attorney and/or the Parties in Interest and the Memorandum of Sale has been signed.

ACCEPTANCE OF TERMS - ALL BIDDERS, BY BIDDING AT THIS AUCTION SALE SHALL BE DEEMED TO HAVE READ, HEARD AND UNDERSTOOD ALL THE AFOREMENTIONED TERMS AND CONDITIONS OF THIS AUCTION AND BY BIDDING, AGREE TO ABIDE BY SUCH RULES, REGULATIONS, TERMS AND CONDITIONS.

PURCHASER

You have been the successful bidder at the foreclosure sale of the Premises. Pursuant to the Memorandum of Sale and Terms and Conditions of the Sale, you are required to complete the closing on or within thirty (30) days from this date. It is your responsibility to keep the Premises insured and you are responsible for any tenants that may exist on the Premises.

If you have an attorney that will represent you in the purchase of this property, that attorney should contact Gary M. Hogan, Esq. at Mirrione, Shaughnessy & Uitti, LLC as soon as possible to establish smooth communication and procedures regarding the closing. If you intend to finance the purchase, it is your responsibility to make sure that your financing bank is ready to close in thirty (30) days. You should have your mortgage representative and certainly the bank's counsel contact Gary M. Hogan as soon as possible. (You may want to order your title work done in advance through the financing bank. Remember, the foreclosing bank is not required to extend the closing past the scheduled closing date if your bank is not ready to close.)

The closing is scheduled to take place at Mirrione, Shaughnessy & Uitti, LLC, though arrangements are possible to close elsewhere.

PURCHASER

EXHIBIT "A"

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Commercial Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated May 30, 2024 given by Bellerose Terrace LLC to RD W SPV LLC, said mortgage recoded with the Suffolk County Registry of Deeds in Book 70228, Page 53, and which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **2:00 p.m. on the 9th day of June, 2026** on the mortgaged premises at 1 Terrace Place, Boston, Massachusetts 02120 where the entirety of the premises consisting of 1 Terrace Place and 4 Terrace Place (the "Mortgaged Property") will be sold all and singular the premises described in said mortgage.

To wit:

Property Address: **1 and 4 Terrace Place, Boston, Massachusetts 02120**

1 Terrace Place:

BOOK 60430, PAGE 331 (Being a parcel of land formerly known as 1 Parker Place, now known as 1 Terrace Place, Roxbury, Suffolk County MA): The land in that part of Boston called Roxbury with the buildings thereon and shown on a plan of land by Frederick P. Hall, C.E., dated April, 1909 recorded with the Suffolk County Registry of Deeds, and being the estate formerly known as 1 Parker Place in said
Roxbury

District, bounded and described as follows:

NORTHWESTERLY on Terrace Street by two lines, one of forty-one and 5/10 (41.5) feet and the other eleven (11) feet;

NORTHEASTERLY on Parker Place, sixty-eight and 64/100 (68.64) feet;

SOUTHEASTERLY on land of the Providence Division of the N.Y., N.H. & H.R.R. fifty-two and 39/100 (52.39) feet;

SOUTHWESTERLY on land now or late of Fettig, seventy-two and 7/10 (72.7) feet.

For title reference, see deed recorded in Book 60430, Page 331.

BOOK 60430, PAGE 339: A certain parcel of land shown as Lot B, containing approximately 1,127 sq. ft. more or less, as shown on a plan entitled "Subdivision Plan" by Peter Nolan & Associates LLC dated November 26, 2013 and recorded with Suffolk County Registry of Deeds in Plan Book 2014, Page 44.

For title reference, see deed recorded in Book 60430, Page 339.

4 Terrace Place:

The land and buildings thereon situated in Boston, Suffolk County, Massachusetts, numbered as 4 Terrace
Place,

Roxbury, Massachusetts, bounded and described as follows:

Parcel 1

Land, with the buildings thereon, on the northeasterly side of Terrace Place numbered four (4) in the

number of said Terrace Place, between an estate now or formerly of Hugh P. Dawson and another (numbered 6) and an estate now or formerly of City of Boston.

Said land is situated in Block 197-198 in the Roxbury District shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

Parcel 2

Land, with the buildings thereon, if any, on the northerly side of Parker Place, at end, numbered six (6), in the number of said Parker Place, between an estate now or formerly of Antone Dias and another (numbered 4) and the location of Boston and Providence Railroad, being lot shown on Frederick P. Hall Plan, dated April 1902, recorded with Suffolk Registry of Deeds in Book 5380, Page 176.

Said land is situated in Block 197-198 in the Roxbury District shown on the Boston Assessors' Plans of said City, filed in the office of the Board of Assessors.

Parcel 3

A certain parcel of land shown as Lot A shown on a plan entitled "Terrace Place, Roxbury, MA, Subdivision Plan" by Peter Nolan & Associates LLC dated November 26, 2013 and recorded with the Suffolk County Registry of Deeds in Plan Book 2014, Page 44.

For title reference, see deed recorded in Book 60430, Page 338[sic] 336.

PARCEL I (a/k/a Boston Assessor's Parcel Number 381 Ward 10)

The land with the buildings thereon in Roxbury District, Boston, Suffolk County, Massachusetts, a certain parcel of and being known as "Lot A" on a plan by H.A. Brawley, C.E., dated July 9, 1929, recorded with Suffolk County Registry of Deeds and being a subdivision of part of a lot on plan by E.W. Henck, dated February 17, 1871, filed in Suffolk Deeds, Book 1035, page 281, bounded and described as follows:

NORTHWESTERLY by Terrace Street, seventy-three (73) feet to the middle of a 30 foot street known as Parker Place;

SOUTHWESTERLY by middle line of said Parker Place twenty-three and 4/100 (23.04) feet;

SOUTHEASTERLY by land now or formerly of Abba T. Daley, by a line running through a partition wall seventy-two and 8/10 (72.8) feet; and

NORTHEASTERLY by Lot "B: on said Plan, eighteen and 26/100 (18.26) feet.

Containing 1,506 square feet of land, more or less, however otherwise bounded and described.

PARCEL II (a/k/a Boston Assessor's Parcel Number 382 Ward 10)

The land (with the buildings thereon) in Roxbury District of Boston, Suffolk County, Massachusetts, known as "Lot B" on a plan by H.A. Brawley, Civil Engineer, dated July 9, 1929, recorded with Suffolk County Registry of Deeds and being a Sub-division of part of a lot on plan by E.W. Henck, dated February 17, 1871, filed in Suffolk Deeds, Book 1035, Page 281, bounded and described as follows:

NORTHWESTERLY by Terrace Street, thirty-two and 35/100 (32.35) feet;

NORTHEASTERLY by land of Roxbury Crossing Realty Company sixteen and 16/100 (16.16) feet;

SOUTHEASTERLY by land now or formerly of Anna T. Daley, thirty-two and 2/10 (32.2); and

SOUTHWESTERLY by Lot "A" on said plan, eighteen and 26/100 (18.26) feet.

Containing Five Hundred Fifty-Four (554) square feet of land according to said plan dated July 9, 1929, which is recorded with the Suffolk Deeds in Book 5118, Page 615.

For title reference, see deed recorded in Book 67358, Page 80.

The Mortgaged Property will 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 and rights of any tenants and parties in possession, if there be any, 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. The successful bidder will pay all costs of recording the foreclosure deed and any other foreclosure documents including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements.

Terms of sale: A deposit of One Hundred Thousand and 00/100 Dollars (\$100,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. Purchaser shall be required to increase the deposit to ten (10%) percent within two days of the sale. A two (2%) percent buyer premium will be added to the highest bid to constitute the purchase price. The balance is to be paid by certified or bank check to Mirrione, Shaughnessy & Uitti, LLC, 2 Batterymarch Park, Suite 202, Quincy, MA 02169 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

RD W SPV LLC
Present holder of said mortgage
By its Attorneys,
Mirrione, Shaughnessy & Uitti, LLC,
2 Batterymarch Park, Suite 202
Quincy, MA 02169

1 Terrace Place

Return to previous page (customerlocator.aspx?itf=8&bg=7e2d0342-51f5-4f68-83af-3f05f5df1321&vsil=28&input1=1000378000)

Search Results

Please review your results below and select invoices to Pay. Search again (customerlocator.aspx?itf=8&bg=7e2d0342-51f5-4f68-83af-3f05f5df1321&vsil=28&input1=1000378000) another search. Need help selecting an Invoice?

Invoice #	Invoice Name	Property Address	Parcel ID #	Due Date	Balance Due	Actions
<input type="checkbox"/>	RE-10021712-20264	BELLEROSE 1 TERRACE PL	1000378000	5/1/2026	\$12,238.50	View
<input type="checkbox"/>	RE-10021712-20263	BELLEROSE 1 TERRACE PL	1000378000	2/2/2026	\$0.00	View
<input type="checkbox"/>	RE-10021712-20262	BELLEROSE 1 TERRACE PL	1000378000	11/3/2025	\$0.00	View
<input type="checkbox"/>	RE-10021712-20261	BELLEROSE 1 TERRACE PL	1000378000	8/1/2025	\$0.00	View
<input type="checkbox"/>	RE-10020870-20254	BELLEROSE 1 TERRACE PL	1000378000	5/1/2025	\$0.00	View
<input type="checkbox"/>	RE-10020870-20253	BELLEROSE 1 TERRACE PL	1000378000	2/3/2025	\$0.00	View
<input type="checkbox"/>	RE-10020870-20252	BELLEROSE 1 TERRACE PL	1000378000	11/1/2024	\$0.00	View
<input type="checkbox"/>	RE-10020870-20251	BELLEROSE 1 TERRACE PL	1000378000	8/1/2024	\$0.00	View

Show 50

Showing 1 to 8 of 8 entries

< 1 >

Pay Selected > Register Account

see of 6/4/26

pendem \$4.48

(NO prior years/outstanding amounts) - called 6/4

This form approved by Commissioner of Revenue

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



FY 2026

**CITY OF BOSTON
REAL ESTATE TAX**

Office of the Assessor 617-635-4287
Office of the Collector 617-635-4131

Office Hours: Monday - Friday 9:00 AM - 5:00 PM

**COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER**

BELLEROSE TERRACE LLC
1 TERRACE PL
ROXBURY MA 02120

PAYMENTS CAN BE MADE ONLINE AT:
www.boston.gov/taxpayments
PAYMENTS CAN BE MADE BY PHONE AT
(855) 731-9898
credit/debit card payments are subject to fees

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

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

**TAXPAYER'S COPY
4TH QUARTER**

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.	
10	00378-000	21712	103	
LOCATION			AREA	
1 TERRACE PL			4834	
RESIDENTIAL		OPEN SPACE	COMMERCIAL	INDUSTRIAL
Tax Rate Per \$1,000		12.40	26.96	26.96
CLASS	DESCRIPTION	ASSESSED OWNER		
R2 R2	LAND BUILDING	BELLEROSE TERRACE LLC		

TOTAL FULL VALUATION	1,220,700.00
RESIDENTIAL EXEMPTION	.00
TOTAL TAXABLE VALUATION	1,220,700.00
COMMUNITY PRESERVATION ACT	138.97
SPECIAL ASSESSMENT	.00
CODE VIOLATIONS	.00
TOTAL TAX & SPEC ASSMNT. DUE	15,275.65
PERSONAL EXEMPTIONS	.00
PAYMENTS TO DATE/CREDITS	3,580.94
NET TAX & SPEC. ASSMNT. DUE	11,694.71
PRELIMINARY OVERDUE	3,551.81
1ST TAX PAYMENTS DUE BY 02/02/2026	4,071.45
2ND TAX PAYMENTS DUE BY 05/01/2026	4,071.45
TAX DUE	11,694.71
FEES	5.00
INTEREST	381.29
TOTAL DUE	12,081.00
Pay by 05/01/2026	

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Please detach this portion and remit this slip with payment

**COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON**

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
10	00378-000	21712	103
LOCATION			
1 TERRACE PL			

**COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER**

ASSESSED OWNER: BELLEROSE TERRACE LLC

BELLEROSE TERRACE LLC
1 TERRACE PL
ROXBURY MA 02120

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash

**COLLECTOR'S COPY
2026 REAL ESTATE TAX
4TH QUARTER**

TAX DUE	11,694.71
FEES	5.00
INTEREST	381.29
TOTAL DUE	12,081.00
Pay by 05/01/2026	

00182082026300021712500012081006

4 Terrace Place

Return to previous page (customerlocator.aspx?iti=8&bg=7e2d0342-51f5-4f68-83af-3f05f5df1321&vs:il=28&input1=10003800000)

Search Results

Please review your results below and select invoices to Pay. Search again (customerlocator.aspx?iti=8&bg=7e2d0342-51f5-4f68-83af-3f05f5df1321&vs:il=28&input1=1) to run another search. [Need help selecting an invoice?](#)

Invoice #	Name	Property Address	Parcel ID #	Due Date	Balance Due	Actions
<input type="checkbox"/> RE-10021704-20264	BELLEROSE TERRACE LLC	4 TERRACE PL	1000380000	5/1/2026	\$11,012.06	View
<input type="checkbox"/> RE-10021704-20263	BELLEROSE TERRACE LLC	4 TERRACE PL	1000380000	2/2/2026	\$0.00	View
<input type="checkbox"/> RE-10021704-20262	BELLEROSE TERRACE LLC	4 TERRACE PL	1000380000	11/3/2025	\$0.00	View
<input type="checkbox"/> RE-10021704-20261	BELLEROSE TERRACE LLC	4 TERRACE PL	1000380000	8/1/2025	\$0.00	View
<input type="checkbox"/> RE-10020871-20254	BELLEROSE TERRACE LLC	4 TERRACE PL	1000380000	5/1/2025	\$0.00	View
<input type="checkbox"/> RE-10020871-20253	BELLEROSE TERRACE LLC	4 TERRACE PL	1000380000	2/3/2025	\$0.00	View
<input type="checkbox"/> RE-10020871-20252	BELLEROSE TERRACE LLC	4 TERRACE PL	1000380000	11/1/2024	\$0.00	View
<input type="checkbox"/> RE-10020871-20251	BELLEROSE TERRACE LLC	4 TERRACE PL	1000380000	8/1/2024	\$0.00	View

Show 50

Showing 1 to 8 of 8 entries

« 1 »

AD of 6/4/26
per item
\$4.03

** Confirmed no prior year/outstanding amounts * (called 6/4/26)*

This form approved by Commissioner of Revenue

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



COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER

FY 2026

CITY OF BOSTON
REAL ESTATE TAX

Office of the Assessor 617-635-4287

Office of the Collector 617-635-4131

Office Hours: Monday - Friday 9:00 AM - 5:00 PM

BELLEROSE TERRACE LLC
755 EAST BROADWAY
BOSTON MA 02127

PAYMENTS CAN BE MADE ONLINE AT:
www.boston.gov/taxpayments
PAYMENTS CAN BE MADE BY PHONE AT
(855) 731-9898
credit/debit card payments are subject to fees

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

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

**TAXPAYER'S COPY
4TH QUARTER**

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
10	00380-000	21704	103
LOCATION			AREA
4 TERRACE PL			7224
CLASS DESCRIPTION		ASSESSED OWNER	
R2 R2	LAND BUILDING	BELLEROSE TERRACE LLC	

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

TOTAL FULL VALUATION	1,097,600.00
RESIDENTIAL EXEMPTION	.00
TOTAL TAXABLE VALUATION	1,097,600.00
COMMUNITY PRESERVATION ACT	123.70
SPECIAL ASSESSMENT	.00
CODE VIOLATIONS	.00
TOTAL TAX & SPEC ASSMNT. DUE	13,733.94
PERSONAL EXEMPTIONS	.00
PAYMENTS TO DATE/CREDITS	3,212.39
NET TAX & SPEC. ASSMNT. DUE	10,521.55
PRELIMINARY OVERDUE	3,200.48
1ST TAX PAYMENTS DUE BY 02/02/2026	3,660.54
2ND TAX PAYMENTS DUE BY 05/01/2026	3,660.53
TAX DUE	10,521.55
FEES	5.00
INTEREST	343.28
TOTAL DUE	10,869.83
Pay by 05/01/2026	

Please detach this portion and remit this slip with payment

COMMONWEALTH OF MASSACHUSETTS
CITY OF BOSTON

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
10	00380-000	21704	103
LOCATION			
4 TERRACE PL			

COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER

ASSESSED OWNER: BELLEROSE TERRACE LLC

BELLEROSE TERRACE LLC
755 EAST BROADWAY
BOSTON MA 02127

MAKE CHECKS PAYABLE TO:
THE CITY OF BOSTON

MAIL CHECKS TO:
BOX 55808
BOSTON, MA 02205

Do not send cash


**COLLECTOR'S COPY
2026 REAL ESTATE TAX
4TH QUARTER**

TAX DUE	10,521.55
FEES	5.00
INTEREST	343.28
TOTAL DUE	10,869.83
Pay by 05/01/2026	

00182082026300021704200010869832

PROPERTY DETAILS

OVERVIEW

 1 Terrace Pl, Roxbury Crossing, 02120

CURRENT OWNER(S)

Bellerose Terrace Llc

Owner's Mailing Address: 1 Terrace Pl Roxbury MA 02120

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

\$1,220,700

PROPERTY TYPE

Residential Property (0104)

PARCEL ID

1000378000

FY2026 NET TAX

\$15,275.65

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	\$1,220,700
2025	\$1,220,700
2024	\$1,193,000
2023	\$1,114,700
2022	\$1,061,100
2021	\$1,030,300
2020	\$1,002,600
2019	\$954,800
2018	\$892,500
2017	\$841,800
2016	\$779,400
2015	\$637,900
2014	\$532,900
2013	\$480,100
2012	\$447,300
2011	\$417,400
2010	\$421,600
2009	\$438,200
2008	\$455,800
2007	\$455,800
2006	\$432,700
2005	\$400,800
2004	\$371,200
2003	\$254,500
2002	\$215,600
2001	\$168,400
2000	\$138,100
1999	\$130,100

1998	\$121,000
1997	\$128,200
1996	\$134,900
1995	\$130,700
1994	\$129,800
1993	\$136,600
1992	\$169,400
1991	\$163,700
1990	\$163,700
1989	\$163,700
1988	\$93,300
1987	\$76,400
1986	\$62,200
1985	\$19,100

ATTRIBUTES

GENERAL

Land Use: Two-Fam Dwelling	• Style: Conventional
Gross Area: 3,964 sq ft	• Story Height: 2
Living Area: 2,302 sq ft	• View: Fair
Lot Size: 4,834 sq ft	• Grade: Average

ROOMS

Number of Bedrooms: 4	• Number of Kitchens: 2
Total Bathrooms: 2	• Kitchen Type: 2 Full Eat In Kitchens
Bath Style 1: Modern	• Kitchen Style 1: Modern
Bath Style 2: Modern	• Kitchen Style 2: Modern

CONSTRUCTION & CONDITION

Year Built: 1900	• Interior Condition: Average
Exterior Finish: Vinyl	• Roof Cover: Asphalt Shingl
Exterior Condition: Good	• Roof Structure: Gable
Interior Finish: Normal	• Foundation: Stone

UTILITIES

Heat Type: Forced Hot Air
AC Type: None

OUTBUILDINGS

Outbuilding 1

Type: Deck/Patio Sf
Size: 40 sq ft
Quality: Average
Condition: Average

LAST TRANSACTION

Sale Price: \$9
Sale Date: November 20, 2018
Registry Book & Page: 60430-331

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 \(PDF\)](#)

The deadline for filing a Residential Exemption application for **FY2026** was **Wednesday, April 1, 2026**. We will make applications for **FY2027** available for download starting **Thursday, January 1, 2027**. The current exemption amounts shown are for **FY2026**.

The deadline for filing a Personal Exemption application for **FY2026** was **Wednesday, April 1, 2026**. We will make applications for **FY2027** available for download starting **Thursday, January 1, 2027**. The current exemption amounts shown are for **FY2026**.

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	\$15,136.68
Residential Exemptions	N/A 
<p>The deadline for filing a Residential Exemption application for FY2026 was Wednesday, April 1, 2026. Applications for FY2027 will become available for download beginning Friday, January 1, 2027. The current exemption amounts shown are for FY2026.</p> <p>If you own and live in your property as a primary residence, you may qualify for the residential exemption. This fiscal year, the residential exemption will save qualified Boston homeowners up to \$0. The exemption amount will be applied to your third-quarter tax bill issued in late December. If you didn't get the credit on your bill and believe you should have, you can apply for a residential exemption.</p>	
Personal Exemptions	N/A 
<p>The deadline for filing a Personal Exemption application for FY2026 was Wednesday, April 1, 2026. Applications for FY2027 will become available for download beginning Friday, January 1, 2027. The current exemption amounts shown are for FY2026.</p> <p>Through an exemption, the City releases you from paying part or all of your property taxes.</p> <p>Blind exemption 37A Elderly exemption 41C Veterans Exemption 22 Surviving Spouse, Minor Child of Deceased Parent, Elderly Exemption 17D National Guard Exemption Co-op Housing Exemption</p>	
Community Preservation	+ \$138.97 
<p>The Community Preservation surcharge supports a variety of programs. To learn more, visit the Community Preservation Act page.</p>	
FY2026 Net Tax	\$15,275.65

Pay your taxes via <https://www.boston.gov/real-estate-taxes?input1=1000378000>

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.

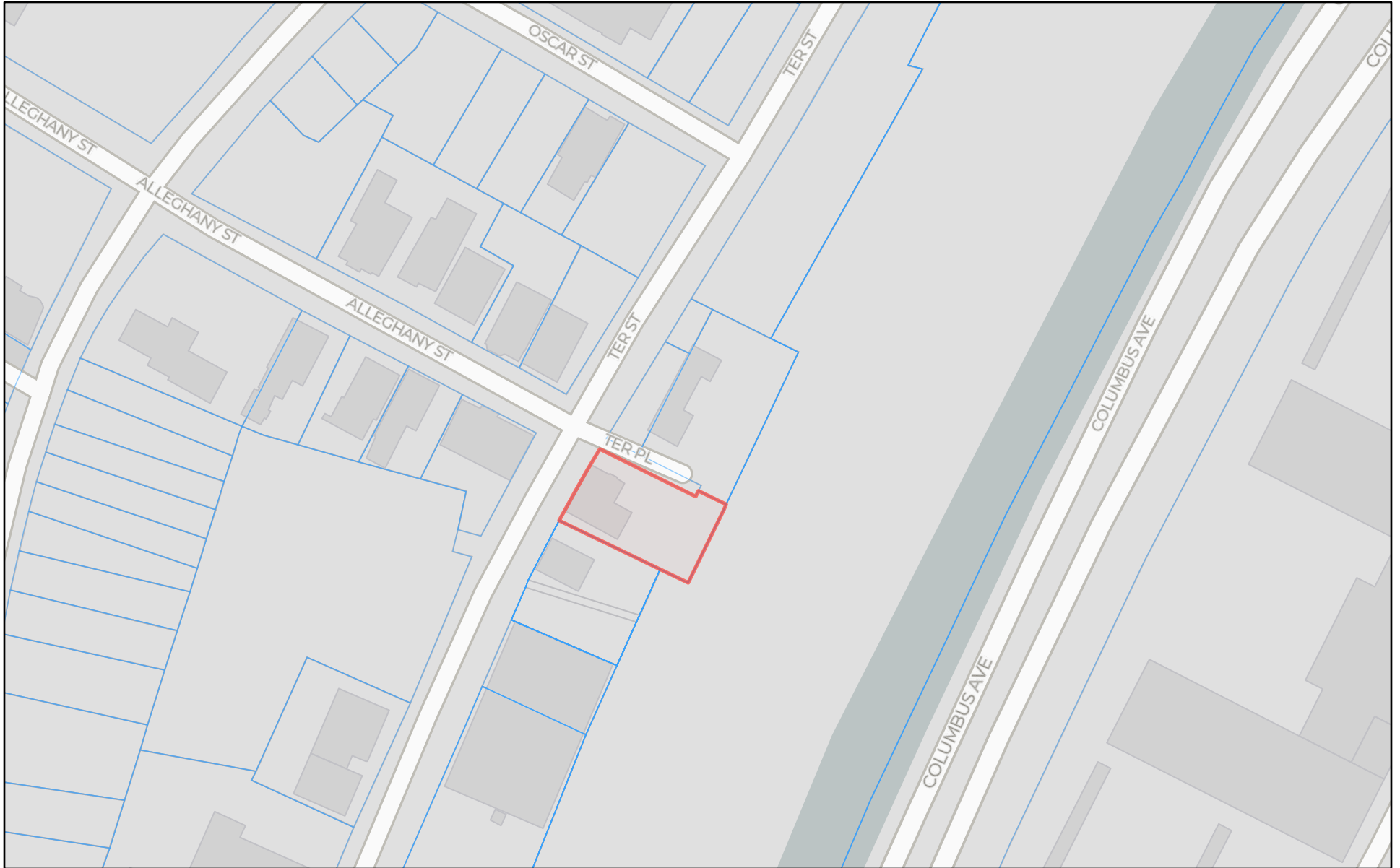
Learn more about [tax exemptions and abatements](#).

PERMITS

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

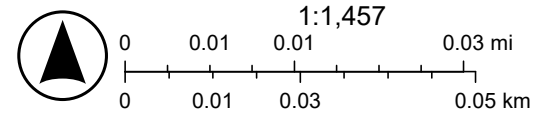
CONTACT US

ArcGIS Web Map



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 Parcels FY26



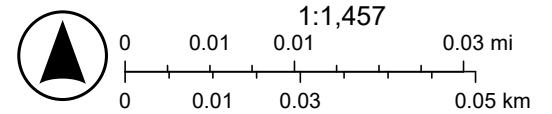
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ArcGIS Web Map



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 Parcels FY26



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

PROPERTY DETAILS

OVERVIEW

 4 Terrace Pl, Roxbury Crossing, 02120

CURRENT OWNER(S)

Bellerose Terrace Llc

Owner's Mailing Address: 755 East Broadway Boston MA 02127

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

\$1,097,600

PROPERTY TYPE

Residential Property (0104)

PARCEL ID

1000380000

FY2026 NET TAX

\$13,733.94

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	\$1,097,600
2025	\$1,097,600
2024	\$1,038,300
2023	\$970,100
2022	\$923,500
2021	\$896,600
2020	\$870,200
2019	\$828,800
2018	\$774,600
2017	\$730,700
2016	\$676,500
2015	\$491,100
2014	\$418,400
2013	\$376,900
2012	\$327,300
2011	\$305,400
2010	\$308,400
2009	\$356,100
2008	\$371,100
2007	\$374,400
2006	\$314,400
2005	\$291,300
2004	\$269,800
2003	\$189,000
2002	\$160,600
2001	\$159,500
2000	\$131,200
1999	\$123,600

1998	\$114,800
1997	\$122,100
1996	\$128,600
1995	\$124,600
1994	\$123,400
1993	\$129,900
1992	\$154,600
1991	\$166,500
1990	\$166,500
1989	\$166,500
1988	\$104,800
1987	\$82,500
1986	\$65,000
1985	\$17,300

ATTRIBUTES

GENERAL

Land Use: Two-Fam Dwelling	• Style: Two Fam Stack
Gross Area: 3,198 sq ft	• Story Height: 2
Living Area: 2,064 sq ft	• View: Fair
Lot Size: 7,224 sq ft	• Grade: Average

ROOMS

Number of Bedrooms: 4	• Number of Kitchens: 2
Total Bathrooms: 2	• Kitchen Type: 2 Full Eat In Kitchens
Bath Style 1: No Remodeling	• Kitchen Style 1: No Remodeling
Bath Style 2: No Remodeling	• Kitchen Style 2: No Remodeling

CONSTRUCTION & CONDITION

Year Built: 1880	• Interior Condition: Average
Exterior Finish: Asphalt	• Roof Cover: Rubber Roof
Exterior Condition: Fair	• Roof Structure: Flat
Interior Finish: Normal	• Foundation: Stone

UTILITIES

Heat Type: Forced Hot Air
AC Type: None

LAST TRANSACTION

Sale Price: \$9
Sale Date: November 20, 2018
Registry Book & Page: 60430-336

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 \(PDF\)](#)

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The deadline for filing a Personal Exemption application for **FY2026** was **Wednesday, April 1, 2026**. We will make applications for **FY2027** available for download starting **Thursday, January 1, 2027**. The current exemption amounts shown are for **FY2026**.

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	\$13,610.24
Residential Exemptions	N/A ^
<p>The deadline for filing a Residential Exemption application for FY2026 was Wednesday, April 1, 2026. Applications for FY2027 will become available for download beginning Friday, January 1, 2027. The current exemption amounts shown are for FY2026.</p> <p>If you own and live in your property as a primary residence, you may qualify for the residential exemption. This fiscal year, the residential exemption will save qualified Boston homeowners up to \$0. The exemption amount will be applied to your third-quarter tax bill issued in late December. If you didn't get the credit on your bill and believe you should have, you can apply for a residential exemption.</p>	
Personal Exemptions	N/A ^
<p>The deadline for filing a Personal Exemption application for FY2026 was Wednesday, April 1, 2026. Applications for FY2027 will become available for download beginning Friday, January 1, 2027. The current exemption amounts shown are for FY2026.</p> <p>Through an exemption, the City releases you from paying part or all of your property taxes.</p> <p>Blind exemption 37A Elderly exemption 41C Veterans Exemption 22 Surviving Spouse, Minor Child of Deceased Parent, Elderly Exemption 17D National Guard Exemption Co-op Housing Exemption</p>	
Community Preservation	+ \$123.7 ^
<p>The Community Preservation surcharge supports a variety of programs. To learn more, visit the Community Preservation Act page.</p>	
FY2026 Net Tax	\$13,733.94

Pay your taxes via <https://www.boston.gov/real-estate-taxes?input1=1000380000>

ABATEMENTS

Abatement applications are not available after Monday, February 2, 2026. An abatement is a reduction in the assessed value of a property. An abatement is granted when the property is determined to be:
over-valued
improperly classified, or
disproportionately assessed.
Learn more about [tax exemptions and abatements](#) .

PERMITS

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

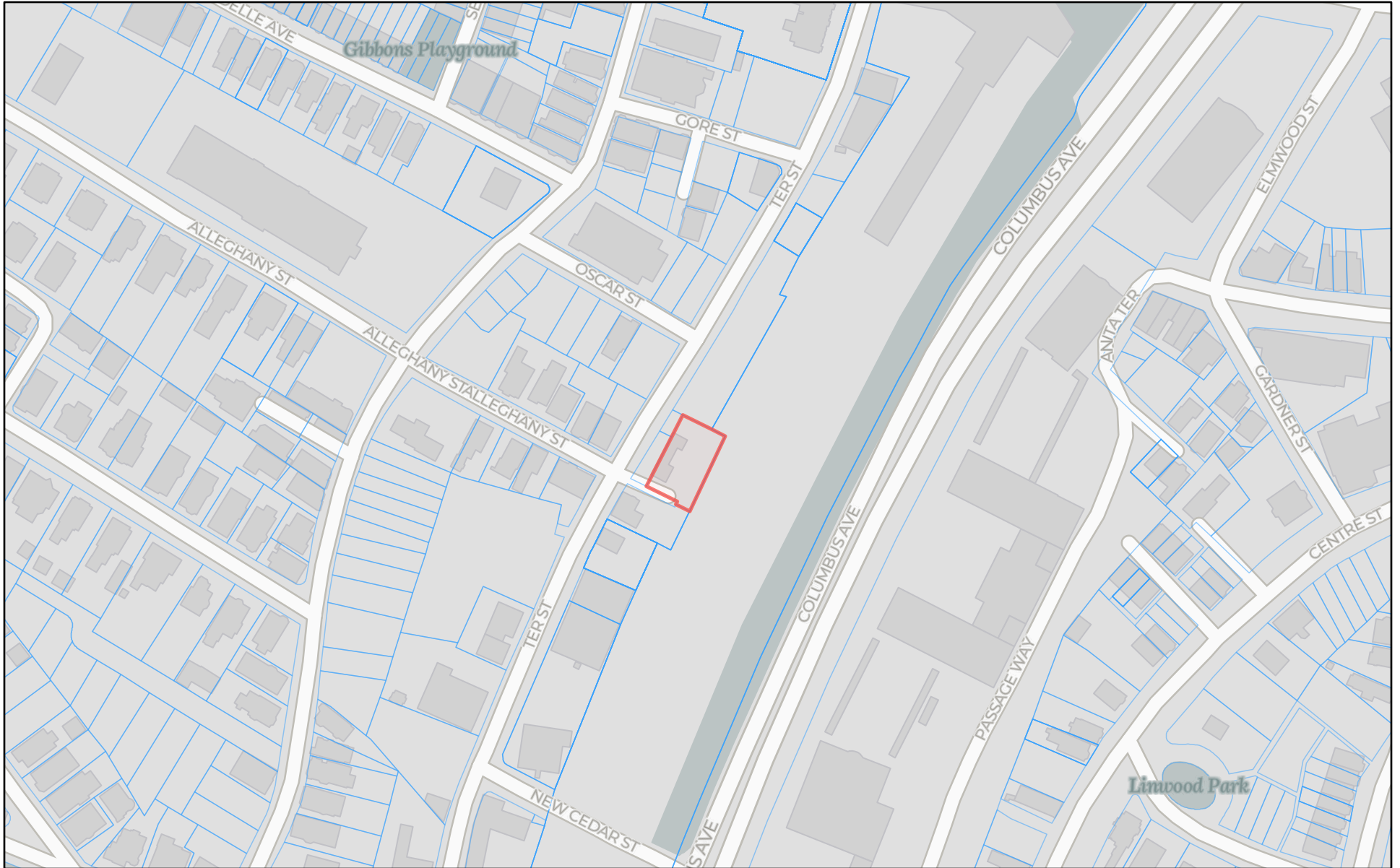
CONTACT US

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

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

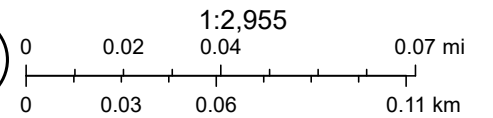
If you have questions about **property values**, please **call or email** the Assessing Department at [617-635-4321](tel:617-635-4321) or assessing@boston.gov.

ArcGIS Web Map



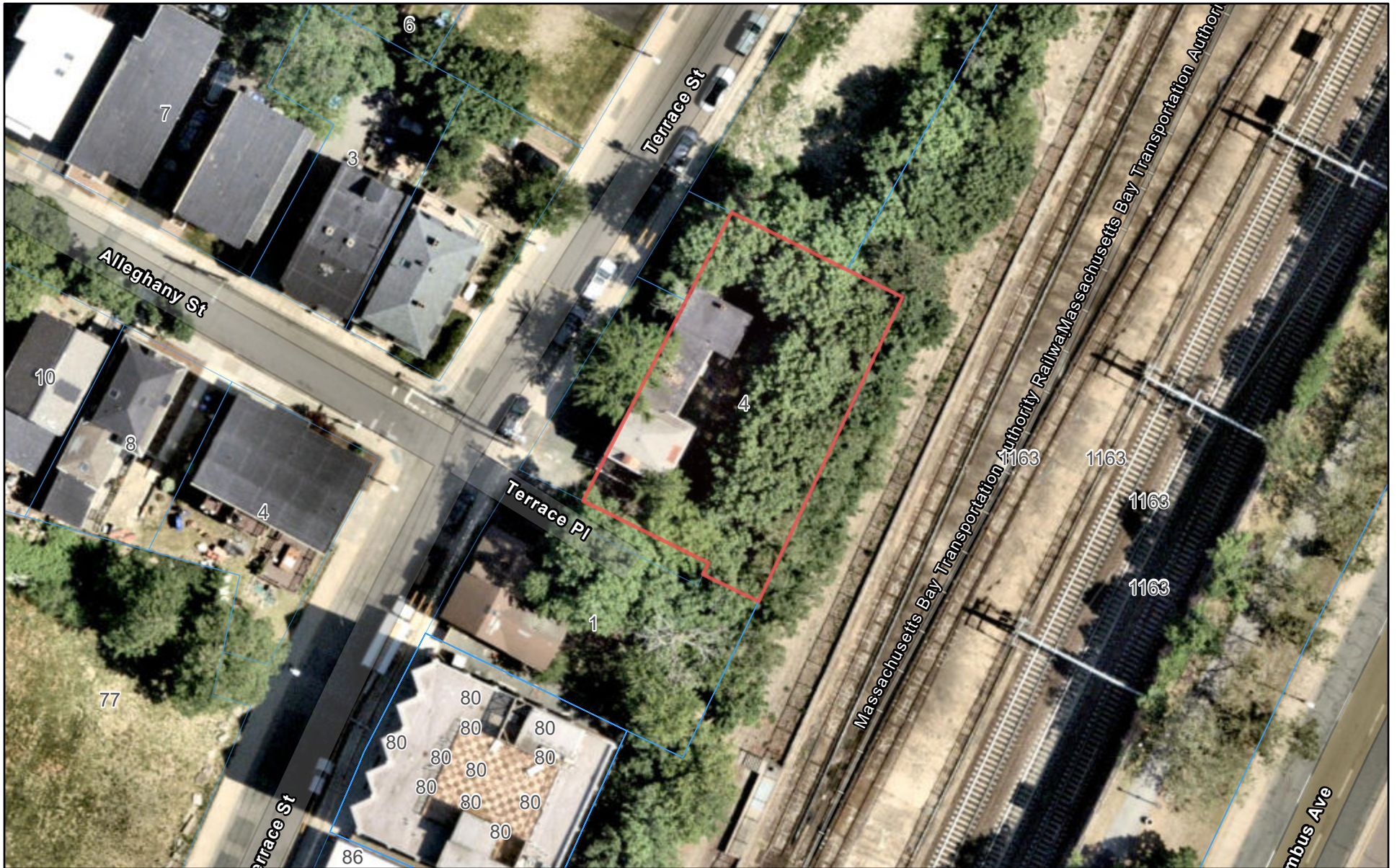
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 Parcels FY26



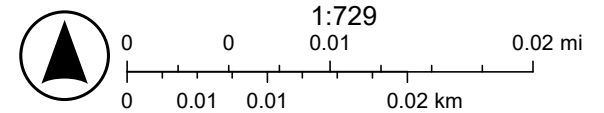
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ArcGIS Web Map



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 Parcels FY26



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



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

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

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