



PROPERTY INFORMATION PACKAGE #26-2247

REAL ESTATE AUCTION

**1,965+/- SF, 5BR, 3BA, 3-FAMILY HOME
3 Deeded Parking Spots in Rear**

595-A595 EAST 6TH ST., S. BOSTON, MA

WEDNESDAY, SEPTEMBER 30 AT 12PM ON-SITE

Property Tour: Wednesday, September 23 (11am-2pm)

MA Auc. Lic. #111



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AUCTIONEER'S DISCLAIMER

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

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

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

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



September 2, 2026

Dear Prospective Bidder:

JJManning Auctioneers is pleased to present a 1,965+/- sf prime development opportunity located at 595-A595 East 6th St., South Boston, MA. This 5-bedroom, 3-bath, 3-family home is on .06+/- acre and includes 3 rear deeded parking spots.

Located in one of Boston's most desirable neighborhoods, the property offers an exceptional blend of city convenience and coastal charm. Residents enjoy easy access to downtown Boston, the Seaport District, and major transportation routes, while benefiting from South Boston's vibrant character and strong sense of community. Just moments away are beloved waterfront destinations including Castle Island, M Street Beach, Carson Beach, and the scenic Harborwalk. The neighborhood is also rich with acclaimed restaurants, cafés, fitness studios, parks, and shopping options, creating an unparalleled urban lifestyle and making the area a premier destination for living, working, and investing.

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent 3-family home with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Wednesday, September 30, 2026 at 12:00pm on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$25,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at auctions@jjmanning.com or the phone number below for details.

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

Sincerely,

Justin J. Manning, CAI, AARE
President



TERMS & CONDITIONS

REAL ESTATE AUCTION

**1,965+/- SF, 5BR, 3BA, 3-FAMILY HOME
3 Deeded Parking Spots in Rear**

595-A595 EAST 6TH ST., S. BOSTON, MA

WEDNESDAY, SEPTEMBER 30 AT 12PM ON-SITE

Property Tour: Wednesday, September 23 (11am-2pm)

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Twenty-Five Thousand Dollars (\$25,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, October 2, 2026. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Friday, October 30, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

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

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

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

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

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

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

This 30th day of September 2026

1. PARTIES AND MAILING ADDRESSES

Adamson Holdings LLC hereinafter called the SELLER, agrees to SELL and

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

2. DESCRIPTION

The land with the buildings thereon known as 595-A595 East 6th Street, Boston, Massachusetts.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED

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

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

5. PLANS

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

6. PURCHASE PRICE

The agreed purchase price for said premises is _____ dollars, of which

\$ _____ have been paid as a deposit this day and

\$ _____ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by
4:00 pm ET on Friday, October 2, 2026 as the additional deposit

\$ _____ are to be paid at the time of delivery of the deed in cash, or by certified,
cashier's, treasurer's or bank check(s)

\$ _____ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, October 30, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

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

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

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

25. SOPHISTICATED BUYER

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

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

Adamson Holdings LLC, Seller

BUYER

By: Paul Adamson

BUYER

By:

Buyer's Initials:_____

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

Buyer's Attorney (Name)

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

Buyer's Attorney (Firm)

Buyer's Daytime Phone

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

Buyer's Evening Phone

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

Buyer's Attorney's Phone

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

PROPERTY DETAILS

OVERVIEW

📍 595-A595 E Sixth St, South Boston, 02127

👤 CURRENT OWNER(S)

Adamson Holdings 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

\$1,540,800

🏠 PROPERTY TYPE

Residential Property (0105)

🔍 PARCEL ID

0702251000

💰 FY2026 NET TAX

\$19,284.58

👤 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	\$1,540,800
2025	\$1,440,000
2024	\$1,312,400
2023	\$1,238,200
2022	\$1,125,600
2021	\$1,125,600
2020	\$1,034,600
2019	\$985,600
2018	\$939,000
2017	\$893,900
2016	\$777,400
2015	\$689,200
2014	\$586,100
2013	\$524,100
2012	\$499,400
2011	\$489,500
2010	\$494,500
2009	\$539,700
2008	\$567,500
2007	\$589,400
2006	\$518,400
2005	\$487,100
2004	\$451,000
2003	\$337,000
2002	\$301,300
2001	\$283,500
2000	\$211,700
1999	\$197,500
1998	\$189,700
1997	\$182,500
1996	\$182,700
1995	\$181,900
1994	\$178,500
1993	\$187,900
1992	\$197,700
1991	\$243,900
1990	\$243,900
1989	\$243,900
1988	\$162,500
1987	\$129,000
1986	\$101,500
1985	\$36,000

ATTRIBUTES

GENERAL

Land Use: Three-Fam Dwelling • Grade: Good

Style: Row End
Story Height: 3
View: Average

ROOMS

Number of Bedrooms: 5	• Bath Style 3: Semi-Modern	• Kitchen Style 2: Semi-Modern
Total Bathrooms: 3	• Number of Kitchens: 3	• Kitchen Style 3: Semi-Modern
Bath Style 1: Semi-Modern	• Kitchen Type: 3 Full Eat In Kitchens	
Bath Style 2: Semi-Modern	• Kitchen Style 1: Semi-Modern	

CONSTRUCTION & CONDITION

Year Built: 1890	• Interior Condition: Good
Exterior Finish: Brick/Stone	• Roof Cover: Asphalt Shingl
Exterior Condition: Average	• Roof Structure: Mansard
Interior Finish: Normal	• Foundation: Brick

UTILITIES

Heat Type: Ht Water/Steam
AC Type: None

LAST TRANSACTION

Sale Price: \$1,275,000
Sale Date: May 30, 2025
Registry Book & Place: 71465-91

TAXES & EXEMPTIONS

FY2026 TAX RATE

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

RESIDENTIAL TAX RATE	COMMERCIAL TAX RATE
\$12.40 per \$1,000	\$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	\$19,105.92
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	+ \$178.66 ^

Pay your taxes via <https://www.boston.gov/real-estate-taxes?input1=0702251000>

ABATEMENTS

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](#) . The deadline for filing an abatement application is **Monday, February 2, 2026 at 12:00:00 AM**. [Download Property Tax Abatements Application \(PDF\)](#)

PERMITS

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

CONTACT US

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

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

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

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

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

ADAMSON HOLDINGS LLC
46 CRABTREE ROAD
QUINCY MA 02171

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

Do not send cash

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
07	02251-000	11027	
LOCATION			AREA
595 A595 E SIXTH ST			2457
RESIDENTIAL OPEN SPACE COMMERCIAL INDUSTRIAL			
Tax Rate Per \$1,000 12.40 12.40 26.96 26.96			
CLASS	DESCRIPTION	ASSESSED OWNER	
R3 R3	LAND BUILDING	921-923 E BROADWAY LLC	

IMPORTANT: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

IF YOU WISH TO CONTEST YOUR ASSESSMENT, YOU MAY FILE AN ABATEMENT BY 02/02/2026.
DEADLINE FOR PAYMENT WITHOUT INTEREST IS 02/02/2026.

Please detach this portion and remit this slip with payment

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

3RD QUARTER

TOTAL FULL VALUATION	1,540,800.00
RESIDENTIAL EXEMPTION	.00
TOTAL TAXABLE VALUATION	1,540,800.00
COMMUNITY PRESERVATION ACT	178.66
SPECIAL ASSESSMENT	.00
CODE VIOLATIONS	.00
TOTAL TAX & SPEC ASSMNT. DUE	19,284.58
PERSONAL EXEMPTIONS	.00
PAYMENTS TO DATE/CREDITS	8,415.19
NET TAX & SPEC. ASSMNT. DUE	10,869.39
PRELIMINARY OVERDUE	.00
1ST TAX PAYMENTS DUE BY 02/02/2026	5,434.70
2ND TAX PAYMENTS DUE BY 05/01/2026	5,434.69
TAX DUE	5,434.70
FEES	.00
INTEREST	.00
TOTAL DUE	5,434.70
Pay by 02/02/2026	

COMMONWEALTH OF MASSACHUSETTS

CITY OF BOSTON

This form approved by Commissioner of Revenue

WARD	PARCEL NO.	BILL NUMBER	BANK NO.
07	02251-000	11027	
LOCATION			
595 A595 E SIXTH ST			

COLLECTOR OF TAXES
ASHLEY R. GROFFENBERGER

ASSESSED OWNER: 921-923 E BROADWAY LLC

ADAMSON HOLDINGS LLC
46 CRABTREE ROAD
QUINCY MA 02171

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

3RD QUARTER

TAX DUE	5,434.70
FEES	.00
INTEREST	.00
TOTAL DUE	5,434.70
Pay by 02/02/2026	

00182082026300011027000005434709

ArcGIS Web Map



1/8/2026, 3:15:27 PM

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

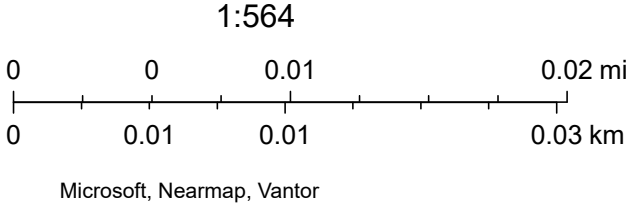
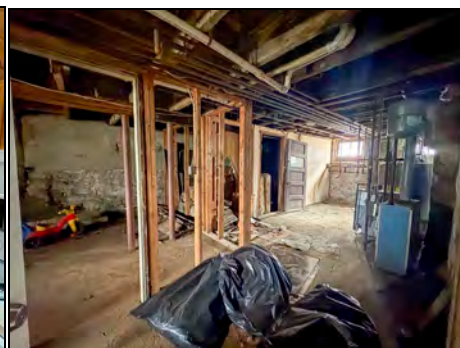
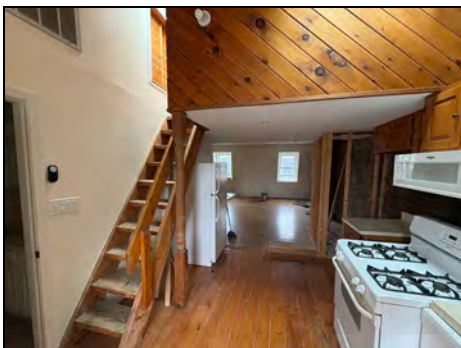
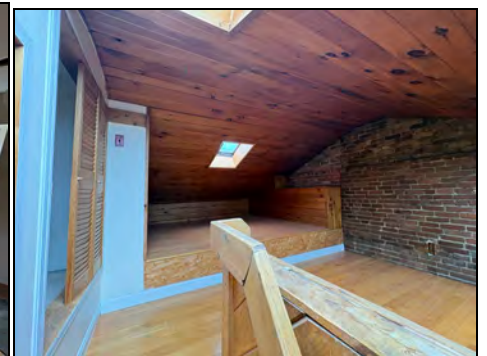
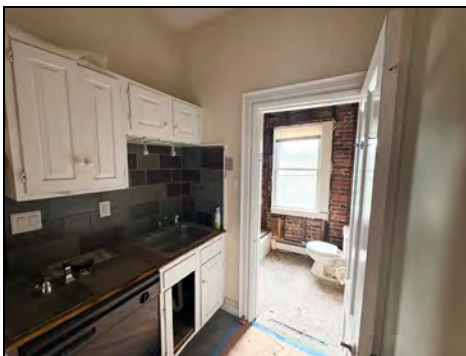


PHOTO GALLERY

595-A595 E. 6TH ST., S. BOSTON, MA





Book :

72950

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5/30/2025

FIDUCIARY DEED

Harold B. Murphy, Esq., as Chapter 7 Trustee in Bankruptcy for 921-923 E. Broadway LLC, a Massachusetts limited liability company (Case No. 24-11119-JEB) pending in the United States Bankruptcy Court District of Massachusetts, with an address of c/o Murphy & King, PC, 28 State Street, Suite 3101, Boston, Massachusetts 02109, by the power conferred therein, and every other power,

for consideration paid of One Million Two Hundred Seventy-Five Thousand and No/100 Dollars (\$1,275,000.00),

grant to Adamson Holdings, LLC, a Massachusetts limited liability company with an address of 46 Crabtree Road, Quincy, Massachusetts 02171,

The property known as 595 East 6th Street, South Boston, Suffolk County, Commonwealth of Massachusetts further described as follows containing 3,128.9 square feet of land.

The land in that part of Boston known as South Boston, Suffolk County, Commonwealth of Massachusetts, with the buildings thereon, being numbered 595 East Sixth Street and bounded and described as follows:

Northerly: on East Sixth Street, nineteen and 8/12 (19.8/12) feet;

Easterly: on land now or late of Dow, one hundred twenty-five (125) feet;

Southerly: by land now or late of C.M. Bechler, nineteen and 8/12 (19.8/12) feet;

Westerly: by land now or late of Clapp, one hundred twenty-five and (125) feet.

Be any and all measurements more or less.

Being the same premises conveyed to 921-923 E. Broadway LLC by Deed recorded with the Suffolk County Registry of Deeds in Book 66829, Page 167.

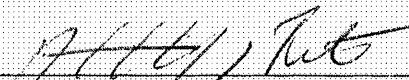
The above-described premises is not homestead property of the Grantor.

SELLER does hereby reserve its fee interest in and to parking space No. 5.

[SIGNATURE PAGE TO FOLLOW]

595 East Sixth Street, Boston, Massachusetts 02127

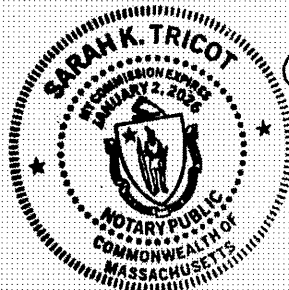
Witness my hand and seal this 28 day of May, 2025.

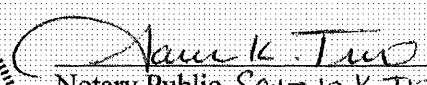

Harold B. Murphy, Esq.
as Ch. 7 Trustee of the Bankruptcy Estate of
921-923 E Broadway LLC, and not
individually

COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

On this 28th day of May, 2025, before me, the undersigned notary public, personally appeared Harold B. Murphy, Esq., as Chapter 7 Trustee in Bankruptcy for 921-923 E. Broadway LLC, proved to me through satisfactory evidence of identification, which was ☐ photographic identification with signature issued by a federal or state governmental agency, ☒ personal knowledge of the undersigned, ☐ oath or affirmation of a credible witness, to be the person whose name is signed on the preceding or attached documents, and acknowledged to me that he signed it voluntarily for its stated purpose as Chapter 7 Trustee in Bankruptcy for 921-923 E. Broadway LLC.




Notary Public Sarah K. Tricot
My commission expires: 01/02/2026

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

NO: 92141

Date: 05/16/2025
Ward, Parcel: 07-02251-000
UNIT:

ON REAL ESTATE LOCATED AT: 595 A595 E SIXTH ST

2025 Assessed To: 921-923 E BROADWAY LLC

Assessment 2025	Area:	Land:	Building:	Total:	Tax:
	2,457 SF	595,300	844,700	1,440,000	16,830.37

Taxes and Apportioned Assessments	Year 2025	Year 2024	Year 2023	Total
1st Quarter Balance				
2nd Quarter Balance				
3rd Quarter Balance	5.55			
4th Quarter Balance	4,805.85			
Code Enforcement				
Assessments Apportioned, including committed interest:				
Street:				
Sidewalk:				
Charges and Fees:	5.00			
Interest:	27.86			
Total Owed:	4,844.26			4,844.26

Tax Title Years 2022 - 2024 46,255.45

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: 51,099.71

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: 05/16/2025. 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. Barick
Asst. Collector-Treasurer

Fee for this certificate,

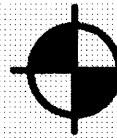
25.00

Applicant's Name: ATWOOD

This form approved by the Commissioner of Department of Revenue

MORTGAGE INSPECTION PLAN

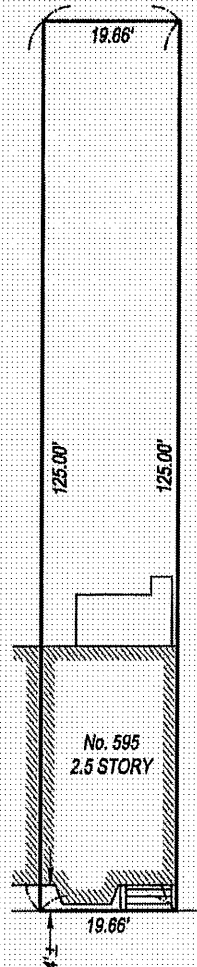
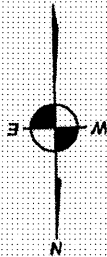
LOCATION: 595 EAST SIXTH STREET
CITY, STATE: BOSTON, MA
APPLICANT: ADAMSON HOLDINGS, LLC.
CERTIFIED TO:
DATE: 01-08-2025



BOSTON
SURVEY, INC.

P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1818
WWW.BOSTONSURVEYINC.COM

25-02051



EAST SIXTH STREET

SCALE: 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in an area designated as ZONE: X

COMMUNITY PANEL No. 25025C0083J

EFFECTIVE DATE: 3/16/2016

REFERENCES

DEED REF: 66829/167
PLAN REF: ASSESSORS

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.

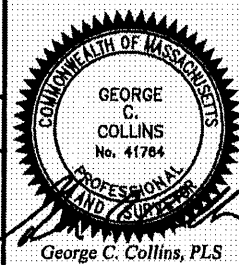


EXHIBIT A

The property known as 595 East 6th Street, South Boston, Suffolk County, Commonwealth of Massachusetts further described as follows containing 3,128.9 square feet of land.

The land in that part of Boston known as South Boston, Suffolk County, Commonwealth of Massachusetts, with the buildings thereon, being numbered 595 East Sixth Street and bounded and described as follows:

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Easterly: on land now or late of Dow, one hundred twenty-five (125) feet;
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Be any and all measurements more or less.

Being the same premises conveyed to 921-923 E. Broadway LLC by Deed recorded with the Suffolk County Registry of Deeds in Book 66829, Page 167.

Suffolk County Registry of Deeds

Electronically Recorded Document

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

Recording Information

Document Number	: 40876
Document Type	: DED
Recorded Date	: June 30, 2026
Recorded Time	: 01:05:32 PM
Recorded Book and Page	: 72950 / 313
Number of Pages(including cover sheet)	: 4
Receipt Number	: 1152890
Recording Fee (including excise)	: \$497.00

MASSACHUSETTS EXCISE TAX
Suffolk County District ROD # 001
Date: 06/30/2026 01:05 PM
Ctrl# 254811 18590 Doc# 00040876
Fee: \$342.00 Cons: \$75,000.00

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

RELEASE DEED

Harold B. Murphy, Esq., the duly appointed Trustee of the bankruptcy estate of 921-923 E Broadway, LLC (Case No. 24-11119-JEB) pending in the United States Bankruptcy Court District of Massachusetts, with an address of c/o Murphy & King, PC, 28 State Street, Suite 3101, Boston, Massachusetts 02109, by the power conferred therein, and every other power (the "Grantor"),

for consideration paid and in full consideration of **SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS,**

grants to **Adamson Holdings, LLC**, a Massachusetts limited liability company with an address of 46 Crabtree Road, Quincy, MA 02171 (the "Grantee"),

the perpetual, exclusive parking easement consisting of one (1) parking space, numbered No. 5 on the "593 East Sixth Street, South Boston, Final Condominium Site Plan," located in the rear of 595 East Sixth Street, together with vehicular and pedestrian access to the parking area located in the rear of 595 East Sixth Street ("The Easement Area") as depicted in the "593 East Sixth Street, South Boston, Final Condominium Site Plan" recorded with the Suffolk County Registry of Deeds on January 2, 2024 as Plan Book 2024, Page 1.

Grantee shall have the right to transfer the rights created herein in whole or part, and Grantee shall have the right to convey the exclusive use and easement to parking space No. 5. The easement shall be perpetual in nature unless otherwise prohibited by law. Grantee shall have the right to relocate or modify this easement. All rights and privileges herein granted shall run with the land and shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, executors, administrators, successors, assigns and legal representatives. By signing below, each party acknowledges and accepts the terms of this Easement.

SUBJECT TO AND TOGETHER WITH all other reservations, restrictions, covenants, easements, rights, and/or encumbrances of record, if any, insofar as the same may now be in force and applicable.

Being the same premises described in the Easement Deed recorded with the Suffolk County Registry of Deeds on January 2, 2024 at Book 69774, Page 299.

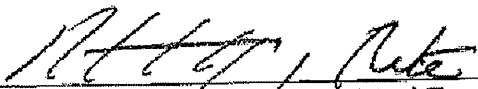
See Order Granting Motion by Trustee to Confirm Sale of Real Property by Private Sale, Free and Clear of Liens, Claims, Interests, and Encumbrances (Parking Space No. 5) recorded herewith.

[Signature pages to follow]

Parking Space No. 5, 595 East Sixth Street, Boston MA

WITNESS my hand and seal this 17th day of June 2026.

GRANTOR:


Harold B. Murphy, the duly appointed Trustee of
the bankruptcy estate of 921-923 E Broadway,
LLC, and not individually

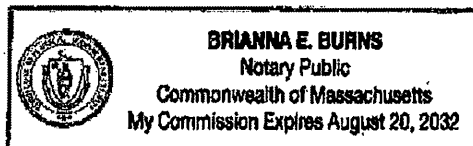
COMMONWEALTH OF MASSACHUSETTS

County of Suffolk

On this 17th day of June 2026, before me, the undersigned Notary Public, personally appeared Harold B. Murphy, the duly appointed Trustee of the bankruptcy estate of 921-923 E Broadway, LLC, who proved to me through satisfactory evidence of identification, which was Personal Knowledge, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as the duly appointed Trustee of the bankruptcy estate of 921-923 E Broadway, LLC.


Notary Public.

My commission expires:



WITNESS my hand and seal this 25 day of June 2026.

GRANTEE:
ADAMSON HOLDINGS, LLC

Paul Adamson
Paul Adamson, Manager

COMMONWEALTH OF MASSACHUSETTS

County of Norfolk

On this 25th day of June 2026, before me, the undersigned Notary Public, personally appeared Paul Adamson, as Manager of Adamson Holdings, LLC who proved to me through satisfactory evidence of identification, which was Massachusetts Driver's License, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Manager and being duly authorized to do so, on behalf of Adamson Holdings, LLC.

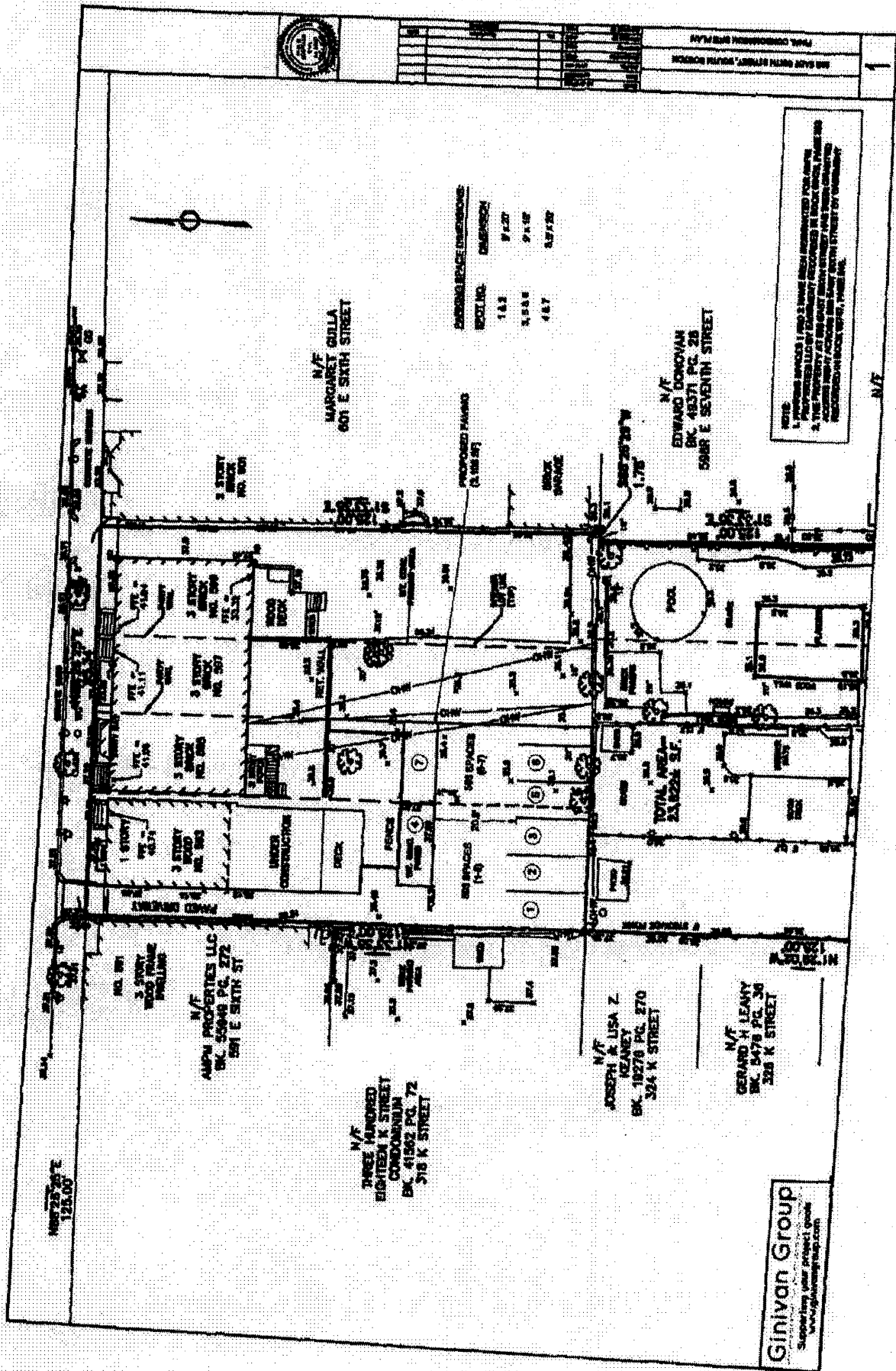
Christopher N. Carroll
Notary Public: Christopher N. Carroll
My commission expires: 6/25/2026



CHRISTOPHER N. CARROLL
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 13, 2028

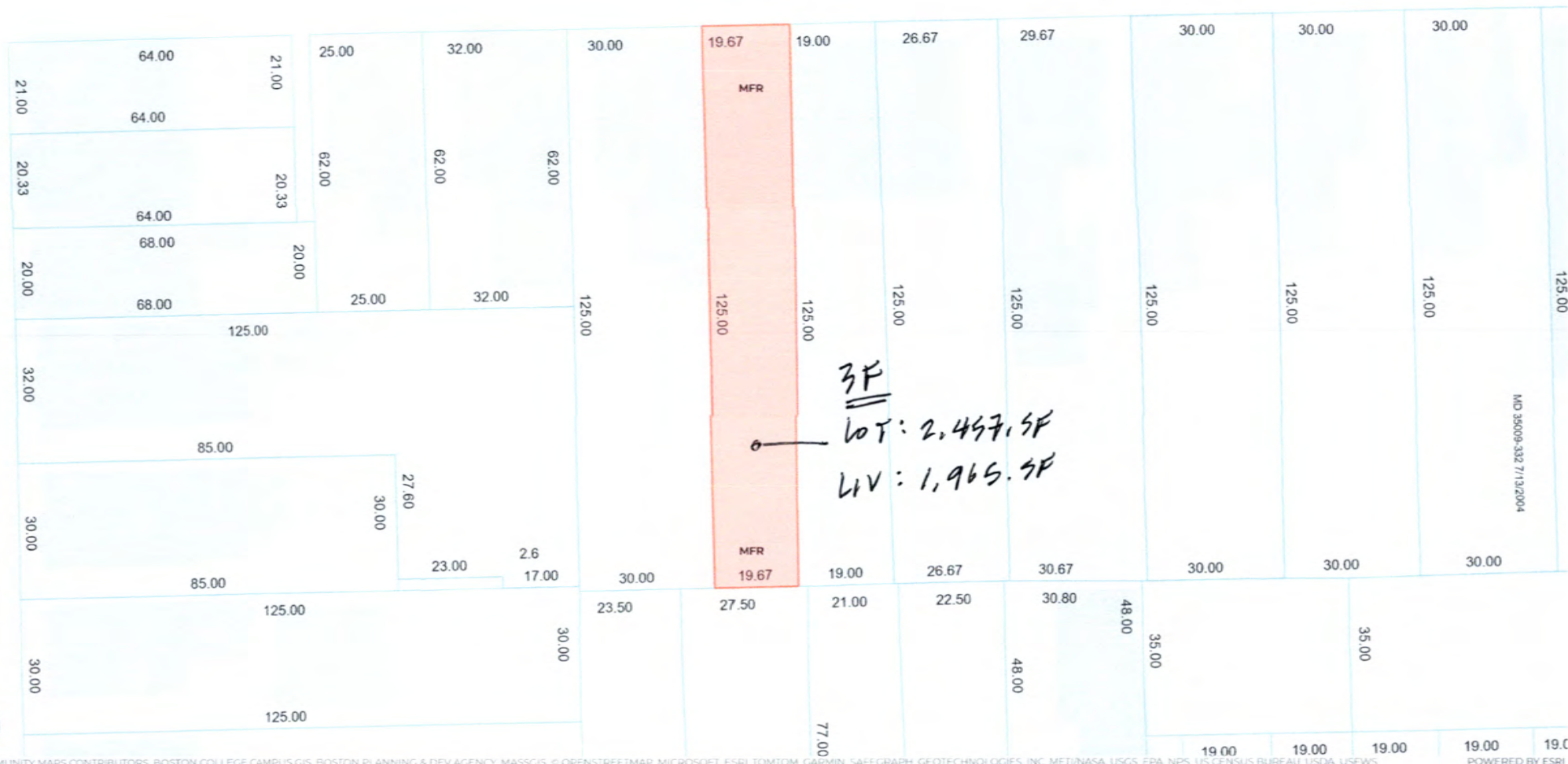
Attached is Parking Easement and Parking Plan for Space Number 5 located behind 595 East 6 th Street South Boston, Suffolk County, Massachusetts 02127 recorded in Book 69774, Page 299 at Suffolk County Registry of Deeds (the "Parking Easement").

Adamson Holdings was conveyed the above described parking interest on June 30, 2026 recorded at Suffolk Registry of Deeds, Boston, Massachusetts in Book 72950, Page 313 and 314.



595 E. SIXTH ST.

CURRENT KAR = 0.8
MAX. KAR = 2.0 OR 4.9144% OF LIVING



Multifamily Residential Subdistrict

	Lot Area Minimum (Sq. Ft.)	Additional Lot Area for Ea. Addit'l Dwell. Unit (Sq. Ft.)	Lot Width Minimum (Feet)	Lot Frontage Minimum (Feet)	Floor Area Ratio Maximum	Building Height Maximum (Feet)	Usable Open Space Minimum Sq. Ft. Per Dwelling Unit	Front Yard Min. Depth (Feet)	Side Yard Min. Depth (Feet)	Rear Yard Min. Depth (Feet)	Rear Yard Maximum Occupancy by Accessory Building (Percent)
MFR	2,000	1,000	20	20	2.0	40	200	5 ⁽¹⁾	3	20	25
MFR/LS	5,000	1,000	20	20	1.5	35	200	5 ⁽¹⁾	3	20	25

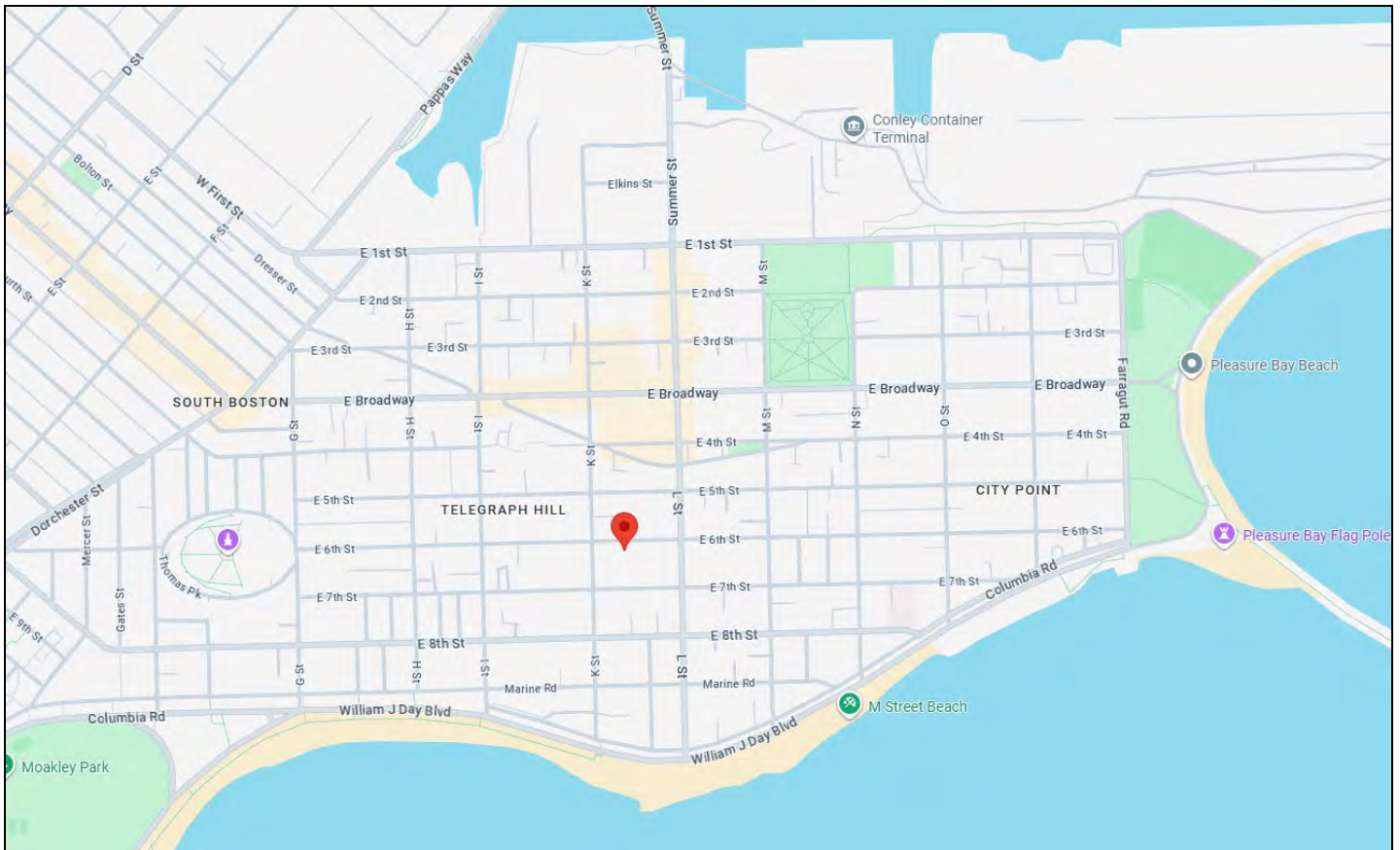
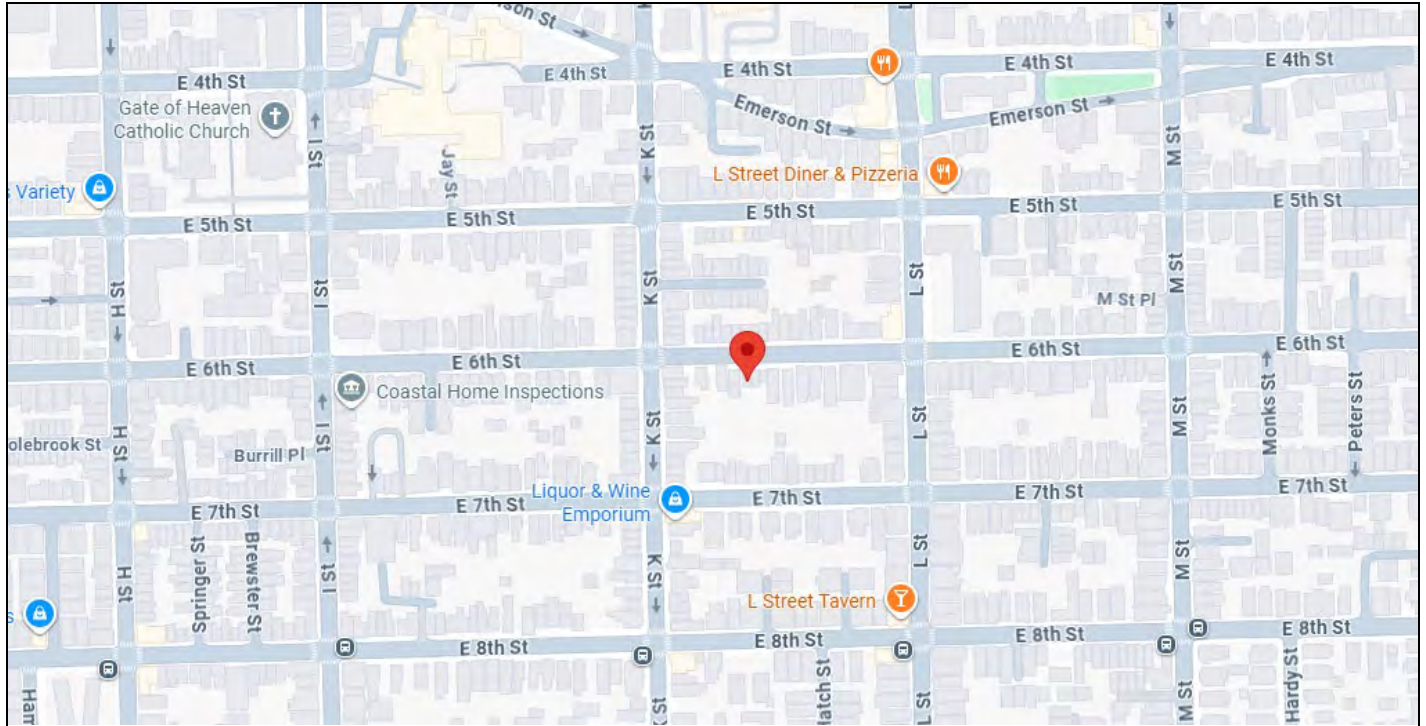
Footnotes to Table D

1. The Front Yard Setback shall be determined through Small or Large Project Review if applicable, but shall be a minimum of 5 feet along First Street to provide additional pedestrian right of way, or the modal front yard depth as calculated by the method provided in Section 18-2 of this Code, whichever is greater.
2. Where a lot is less than 1,000 square feet in area, the maximum number of dwelling units shall be one (1).

(Text Amd. No. 423, § 2(a), 11-18-16; Text Amd. No. 442, § 3, 10-15-2019)

MAP

595-A595 EAST 6TH ST., S. BOSTON, MA





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



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

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

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