JJ Manning
AUCTIONEERS

PROPERTY INFORMATION PACKAGE #26-2263

# REAL ESTATE AUCTION

## 1,737+/- SF, 4BR HOME W/ DETACHED 2-CAR GARAGE

**Off Furnace Brook Pkwy ~ Easy Access to I-93 & South Shore Plaza**
**Close to Blue Hills Reservation, Quarry Hills & Quincy Quarries Reservation**

## 30 CROSS ST., QUINCY, MA

## Tuesday, December 1 at 12pm On-site

**Preview: Tuesday, November 24 (11am-1pm)**

**MA Auc. Lic. #111**






# TABLE OF CONTENTS

**DISCLAIMER**

**TRANSMITTAL LETTER**

**TERMS & CONDITIONS**

**BUYER'S PREMIUM**

**SAMPLE P&S**

**PROPERTY INFORMATION & PHOTOS**

**LOCATION MAP**

JJ Manning AUCTIONEERS

# AUCTIONEER'S DISCLAIMER

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

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

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

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

Marketing | Experience | Integrity | Results
Since 1976

November 5, 2026

Dear Prospective Bidder:

JJManning Auctioneers is proud to present this 1,737± sq. ft., 4-bedroom home with a detached 2-car garage, located at 30 Cross St., Quincy, MA. Conveniently situated near I-93 and approximately 2.5± miles from South Shore Plaza, this property offers both accessibility and an exceptional lifestyle.

Located just off Furnace Brook Parkway, the home enjoys direct access to the renowned Blue Hills Reservation, one of Massachusetts' premier outdoor recreation destinations. Encompassing more than 7,000 acres, the reservation features 22 hills and over 125 miles of trails for hiking, mountain biking, horseback riding, rock climbing, and cross-country skiing. Many of the trails offer breathtaking panoramic views of the Boston skyline and surrounding countryside. The reservation is also home to numerous parks, ponds with sandy beaches, seasonal swimming and picnic areas, as well as popular attractions including Shea Memorial Ice Rink, the Blue Hill Observatory, and the Blue Hills Trailside Museum.

Additional nearby recreational amenities include Quarry Hills, a 16+ acre park featuring baseball and soccer fields, walking trails, ponds, and expansive green space, as well as the historic Quincy Quarries Reservation, known for its scenic cliffs, trails, and outdoor adventure opportunities.

This desirable location combines convenient access to major highways, shopping, dining, and recreation, making it an outstanding opportunity in the Quincy market.

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

As you know, the property is being sold "as is, with all faults," be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Tuesday, December 1, 2026 at 12:00pm on-site. Don’t miss it!

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

JJ Manning AUCTIONEERS

# TERMS & CONDITIONS

# REAL ESTATE AUCTION

## 1,737+/- SF, 4BR HOME W/ DETACHED 2-CAR GARAGE

### Off Furnace Brook Pkwy ~ Easy Access to I-93 & South Shore Plaza
### Close to Blue Hills Reservation, Quarry Hills & Quincy Quarries Reservation

## 30 CROSS ST., QUINCY, MA

## Tuesday, December 1 at 12pm On-site

### Preview: Tuesday, November 24 (11am-1pm)

**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 Thursday, December 3, 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 Thursday, December 31, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

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

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

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

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

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

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

JJ Manning AUCTIONEERS

# BUYER'S PREMIUM EXPLANATION

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

*EXAMPLE*:

| | |
|---|---|
| Bid Price: | $100,000.00 |
| Add 10% Buyer's Premium: | $ 10,000.00 |
| | ---------- |
| Contract sales price: | **$110,000.00** |

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

Buyer's Initials:_____

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

This 1st day of December 2026

1. PARTIES AND MAILING ADDRESSES
Daniel P. Hughes 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 30 Cross St., Quincy, MA.

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

4. TITLE DEED
Said premises are to be conveyed by a good and sufficient 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 Thursday, November 3, 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 Thursday, December 31, 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.

Buyer's Initials:_____

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

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

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

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

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

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

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

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

Daniel P. Hughes, Seller

_____
BUYER

_____
By:

_____ _____
By: BUYER

_____ _____
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 Initials:_____

| | |
|---|---|
| _____ | _____ |
| 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

# 1,737±sf, 4-Bedroom Home & Detached 2-Car Garage

# 30 Cross Street, Quincy, MA








# AUCTION: Tuesday, December 1 at 12pm On-site

**Convenient access to I-93 and located just 2.5± miles from South Shore Plaza**

Off Furnace Brook Parkway and adjacent to the renowned Blue Hills Reservation, this location offers exceptional access to one of Massachusetts' premier outdoor destinations. Spanning more than 7,000 acres, the reservation features 22 hills and over 125 miles of trails for hiking, mountain biking, horseback riding, rock climbing, and cross-country skiing. Many of the trails showcase sweeping panoramic views of the Boston skyline and surrounding landscape. It's also home to numerous parks, ponds with sandy beaches, seasonal swimming & picnic facilities, as well as attractions such as Shea Memorial Ice Rink, the Blue Hill Observatory and the Blue Hills Trailside Museum.

Other nearby recreational amenities include Quarry Hills, a 16+ acre park with baseball and soccer fields, trails, ponds and expansive green space, as well as Quincy Quarries Reservation.

**Parcel ID:** 4014/ 11/ / /
**County:** Norfolk
**Site Area:** .3± Acre (13,000 sf)
**Design:** 1.75-Story, 1,737± sf, 4-Bedroom, 2-Bath Colonial/Farmhouse built in 1900 with wrap-around, screened-in porch and detached 2-car garage
**1st Floor:** Foyer, Living Room, Dining Area, Family Room, Kitchen wwith back entry, Bath
**2nd Floor:** 2 Bedrooms, Large Bonus Room, Bath, Laundry
**Basement:** Full, 1,022± sf Unfinished
**Driveway:** Paved
**Utilities:** Gas, Forced Hot Water Heat; Central A/C
**Water & Sewer:** City

## Open House: Tuesday, November 24 (11am-1pm)

**Terms of Sale:**
10% certified deposit of which $25,000 in certified or bank check at auction & remainder by 4pm ET on Thursday, December 3, 2026. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**Pre-auction Offers:**
Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

**Buyer's Broker Terms:**
Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.

JJManning AUCTIONEERS

Property Info., Photos, Broker Reg. & Full Terms at:

**JJManning.com**

**800.521.0111**

179 Old King's Hwy, Yarmouth Port, MA 02675

MA Auc Lic 111 • MA Broker Lic 5850
**Bro 1899 • Ref 26-2263**

Property Location 30 CROSS ST | Map ID 4014/ 11/ / / | Bldg Name | State Use 1010
Vision ID 10404 | Account # 01094801 | Bldg # 1 | Sec # 1 of 2 | Card # 1 of 2 | Print Date 12/29/2025 4:40:05 P

| CURRENT OWNER | SUPPLEMENTAL DATA |
|---|---|
| HUGHES THOMAS P | Ward # 4 |
| C/O DANIEL P HUGHES | LAND CO |
| 30 CROSS ST | CH40B |
| QUINCY MA 02169 | DIFF PRO |
| | TIF |
| | GIS ID F_784697_2915265 |

**CURRENT ASSESSMENT**

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL | 1010 | 358,400 | 358,400 |
| RES LAND | 1010 | 344,600 | 344,600 |
| RESIDNTL | 1010 | 9,300 | 9,300 |
| | Total | 712,300 | 712,300 |

# CITY OF QUINCY

**VISION ID: 10404**

| RECORD OF OWNERSHIP | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| HUGHES THOMAS P | 04257 | 0368 | 05-25-1965 | | | 0 | NA |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| **2026** | 1010 | 358,400 | **2025** | 1010 | 336,300 | **2024** | 1010 | 323,500 |
| | 1010 | 344,600 | | 1010 | 322,700 | | 1010 | 307,900 |
| | 1010 | 9,300 | | 1010 | 9,300 | | 1010 | 9,300 |
| | **Total:** | 712,300 | | **Total:** | 668,300 | | **Total:** | 640,700 |

## ASSESSED VALUE SUMMARY

| | |
|---|---|
| Assessed Bldg. Value | 353,300 |
| Assessed XF (B) Value | 5,100 |
| Assessed OB (B) Value | 9,300 |
| Assessed Land Value | 344,600 |
| Total Assessed Parcel Value | 712,300 |
| Valuation Method: | C |
| **Total Assessed Parcel Value** | **712,300** |

**VISIT / CHANGE HISTORY**

| Date | Id | Type | Is | Cd | Purpose of Visit |
|---|---|---|---|---|---|
| 09-17-2025 | YW | 4 | 0 | 14 | Cyclical Inspection |
| 03-07-2019 | HB | 2 | 0 | 51 | Not Home Meas left Insp Notice |
| 06-11-2012 | HS | NA | 0 | 15 | Field Review |
| 07-18-2007 | SR | NA | 0 | 15 | Field Review |
| 01-21-2004 | KL | NA | 0 | 15 | Field Review |

**BUILDING PERMIT RECORD**

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Description |
|---|---|---|---|---|---|---|---|---|
| 135426 | 05-31-1987 | RF | Roofing | 4,500 | 07-17-2007 | 100 | 12-31-2006 | REROOF |
| 03062 | 05-31-1987 | 00 | | 0 | | 100 | | ADDITION |

**LAND LINE VALUATION SECTION**

| B | Use Code | Description | Zone | Zone Description | NBHD | Land Units | | Unit Price | Size Adj. | S.I. | Cond. | ST. IDX | Nbhd. Adj. | Notes | Loc. Adj | Adj Unit Pric | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1010 | Single Fam | RESA | Residence A - Single-Fam | 600 | 7,650 | SF | 43.65 | 1.00000 | 5 | 1.00 | 50 | 1.000 | | 1.0000 | 43.65 | 333,900 |
| 1 | 1010 | Single Fam | RESA | Residence A - Single-Fam | | 5,350 | SF | 2.00 | 1.00000 | 0 | 1.00 | 50 | 1.000 | | 1.0000 | 2 | 10,700 |

Total Card Land Units 0 AC | Parcel Total Land Area: 0 | Total Land Value 344,600

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Property Location | 30 CROSS ST | | Map ID | 4014/ 11/ / / | | Bldg Name | State Use 1010 |
| Vision ID | 10404 | Account # | 01094801 | Bldg # | 1 | Sec # 1 of 2 | Card # 1 of 2 | Print Date 12/29/2025 4:40:06 P |

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style: | 06 | Conventional |
| Model | 01 | Residential |
| Grade: | C | AVERAGE |
| Stories: | 1.75 | |
| Occupancy | 1 | |
| Exterior Wall 1 | 14 | Wood Shingle |
| Exterior Wall 2 | | |
| Roof Structure: | 03 | Gable/Hip |
| Roof Cover | 03 | Asphalt |
| Interior Wall 1 | 03 | Plastered |
| Interior Wall 2 | | |
| Interior Flr 1 | 12 | Hardwood |
| Interior Flr 2 | | |
| Heat Fuel | 03 | Gas |
| Heat Type: | 05 | Hot Water |
| AC Type: | 03 | Central |
| Total Bedrooms | 04 | 4 Bedrooms |
| Total Bthrms: | 1 | 1 Full |
| Total Half Baths | 0 | |
| Total Xtra Fixtrs | | |
| Total Rooms: | 7 | |
| Bath Style: | 02 | Average |
| Kitchen Style: | 01 | Old Style |
| Extra Kitchens | | |

## CONSTRUCTION DETAIL (CONTINUED)

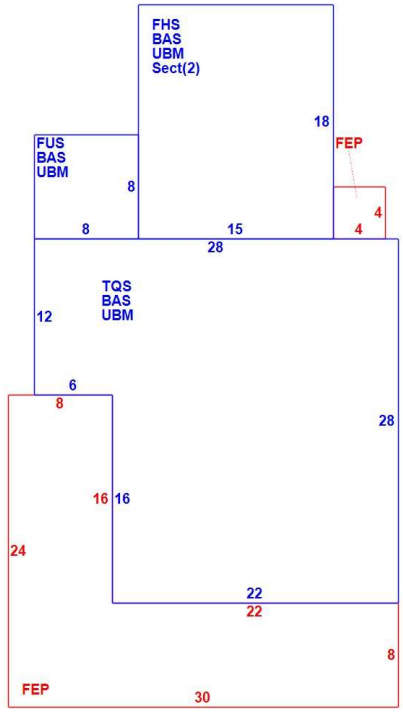
| Element | Cd | Description |
|---|---|---|
| | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 1010 | Single Fam | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| RCN | 498,228 |
| Year Built | 1900 |
| Effective Year Built | 1992 |
| Depreciation Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 32 |
| Functional Obsol | |
| Economic Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 68 |
| RCNLD | 353,300 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |




## OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|---|---|---|---|---|---|---|---|---|---|---|
| FGR1 | GARAGE 1 ST | L | 432 | 40.00 | 1935 | 03 | 50 | C | 1.00 | 8,600 |
| PAT1 | PATIO-AVG | L | 263 | 5.00 | 2000 | 03 | 50 | C | 1.00 | 700 |
| FPL3 | 2 STORY CHIM | B | 1 | 7500.00 | 2019 | 03 | 68 | C | 0.00 | 5,100 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 752 | 752 | | | 0 |
| FEP | Porch, Enclosed, Finished | 0 | 384 | | | 0 |
| FUS | Upper Story, Finished | 64 | 64 | | | 0 |
| TQS | Three Quarter Story | 516 | 688 | | | 0 |
| UBM | Basement, Unfinished | 0 | 752 | | | 0 |
| | Ttl Gross Liv / Lease Area | 1,332 | 2,640 | | | |

Property Location 30 CROSS ST | Map ID 4014/ 11/ / / | Bldg Name | State Use 1010
Vision ID 10404 | Account # 01094801 | Bldg # 1 | Sec # 2 of 2 | Card # 2 of 2 | Print Date 12/29/2025 4:40:07 P

## CURRENT OWNER

HUGHES THOMAS P
C/O DANIEL P HUGHES
30 CROSS ST
QUINCY MA 02169

## SUPPLEMENTAL DATA

Ward # 4
LAND CO
CH40B
DIFF PRO
TIF
GIS ID F_784697_2915265

## CURRENT ASSESSMENT

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL | 1010 | 358,400 | 358,400 |
| RES LAND | 1010 | 344,600 | 344,600 |
| RESIDNTL | 1010 | 9,300 | 9,300 |
| | Total | 712,300 | 712,300 |

# CITY OF QUINCY

**VISION ID: 10404**

## RECORD OF OWNERSHIP

| RECORD OF OWNERSHIP | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| HUGHES THOMAS P | 04257 | 0368 | 05-25-1965 | | | 0 | NA |

## PREVIOUS ASSESSMENTS (HISTORY)

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| **2026** | 1010 | 358,400 | **2025** | 1010 | 336,300 | **2024** | 1010 | 323,500 |
| | 1010 | 344,600 | | 1010 | 322,700 | | 1010 | 307,900 |
| | 1010 | 9,300 | | 1010 | 9,300 | | 1010 | 9,300 |
| | **Total:** | 712,300 | | **Total:** | 668,300 | | **Total:** | 640,700 |

## ASSESSED VALUE SUMMARY

| | |
|---|---|
| Assessed Bldg. Value | 353,300 |
| Assessed XF (B) Value | 5,100 |
| Assessed OB (B) Value | 9,300 |
| Assessed Land Value | 344,600 |
| Total Assessed Parcel Value | 712,300 |
| Valuation Method: | C |
| **Total Assessed Parcel Value** | **712,300** |

## VISIT / CHANGE HISTORY

| Date | Id | Type | Is | Cd | Purpose of Visit |
|---|---|---|---|---|---|
| 09-17-2025 | YW | 4 | 0 | 14 | Cyclical Inspection |
| 03-07-2019 | HB | 2 | 0 | 51 | Not Home Meas left Insp Notice |
| 06-11-2012 | HS | NA | 0 | 15 | Field Review |
| 07-18-2007 | SR | NA | 0 | 15 | Field Review |
| 01-21-2004 | KL | NA | 0 | 15 | Field Review |

## BUILDING PERMIT RECORD

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Description |
|---|---|---|---|---|---|---|---|---|
| 135426 | 05-31-1987 | RF | Roofing | 4,500 | 07-17-2007 | 100 | 12-31-2006 | REROOF |
| 03062 | 05-31-1987 | 00 | | 0 | | 100 | | ADDITION |

## LAND LINE VALUATION SECTION

| B | Use Code | Description | Zone | Zone Description | NBHD | Land Units | | Unit Price | Size Adj. | S.I. | Cond. | ST. IDX | Nbhd. Adj. | Notes | Loc. Adj | Adj Unit Pric | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 1010 | Single Fam | RESA | Residence A - Single-Fam | 600 | 7,650 | SF | 43.65 | 1.00000 | 5 | 1.00 | 50 | 1.000 | | 1.0000 | 43.65 | 333,900 |
| 1 | 1010 | Single Fam | RESA | Residence A - Single-Fam | | 5,350 | SF | 2.00 | 1.00000 | 0 | 1.00 | 50 | 1.000 | | 1.0000 | 2 | 10,700 |

Total Card Land Units 0 AC | Parcel Total Land Area: 0 | Total Land Value 344,600

Property Location 30 CROSS ST | Map ID 4014/ 11/ / / | Bldg Name | State Use 1010
Vision ID 10404 | Account # 01094801 | Bldg # 1 | Sec # 2 of 2 | Card # 2 of 2 | Print Date 12/29/2025 4:40:07 P

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style: | 06 | Conventional |
| Model | 01 | Residential |
| Grade: | C | AVERAGE |
| Stories: | 1.75 | |
| Occupancy | 1 | |
| Exterior Wall 1 | 14 | Wood Shingle |
| Exterior Wall 2 | | |
| Roof Structure: | 03 | Gable/Hip |
| Roof Cover | 03 | Asphalt |
| Interior Wall 1 | 03 | Plastered |
| Interior Wall 2 | | |
| Interior Flr 1 | 12 | Hardwood |
| Interior Flr 2 | | |
| Heat Fuel | 03 | Gas |
| Heat Type: | 05 | Hot Water |
| AC Type: | 03 | Central |
| Total Bedrooms | 00 | Studio |
| Total Bthrms: | 1 | 1 Full |
| Total Half Baths | 0 | |
| Total Xtra Fixtrs | | |
| Total Rooms: | 7 | |
| Bath Style: | 02 | Average |
| Kitchen Style: | 01 | Old Style |
| Extra Kitchens | | |

## CONSTRUCTION DETAIL (CONTINUED)

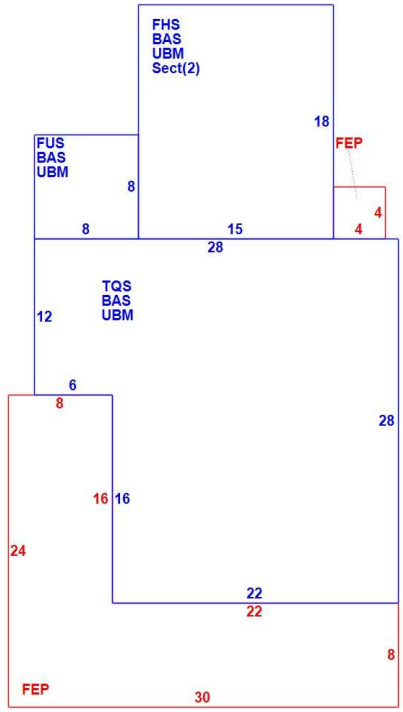
| Element | Cd | Description |
|---|---|---|
| | | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 1010 | Single Fam | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| RCN | 498,228 |
| Year Built | 1987 |
| Effective Year Built | 2006 |
| Depreciation Code | G |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 18 |
| Functional Obsol | |
| Economic Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 82 |
| RCNLD | 353,300 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |




## OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

| Code | Description | L/B | Units | Unit Price | Yr Blt | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 270 | 270 | | | 0 |
| FHS | Half Story, Finished | 135 | 270 | | | 0 |
| UBM | Basement, Unfinished | 0 | 270 | | | 0 |
| | Ttl Gross Liv / Lease Area | 405 | 810 | | | |

# PHOTO GALLERY

## 30 CROSS ST., QUINCY, MA



























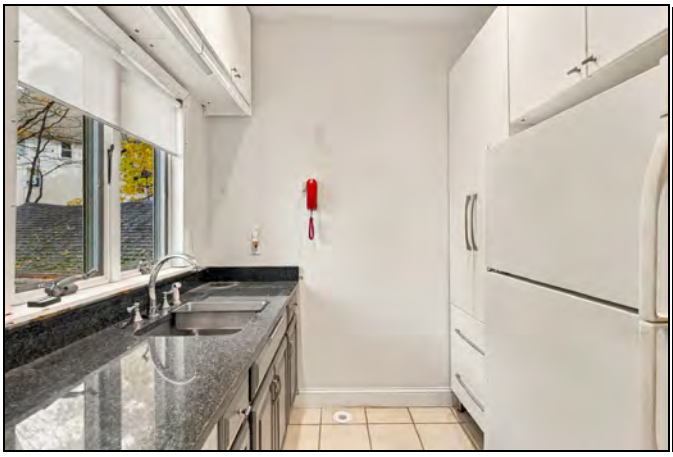


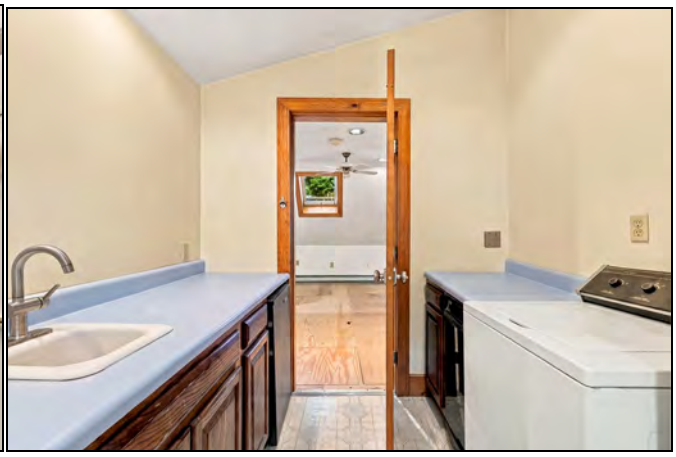











































GENERAC





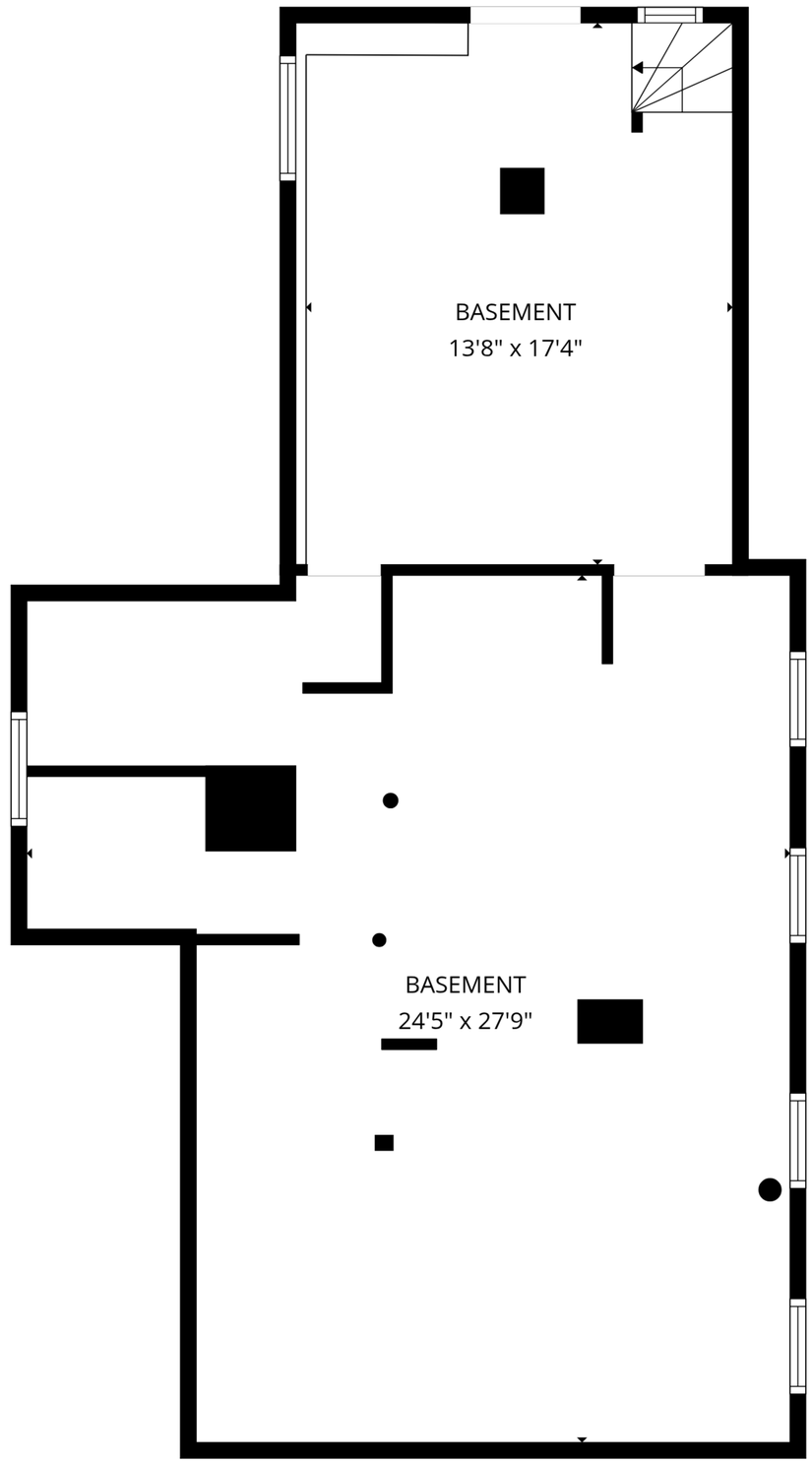










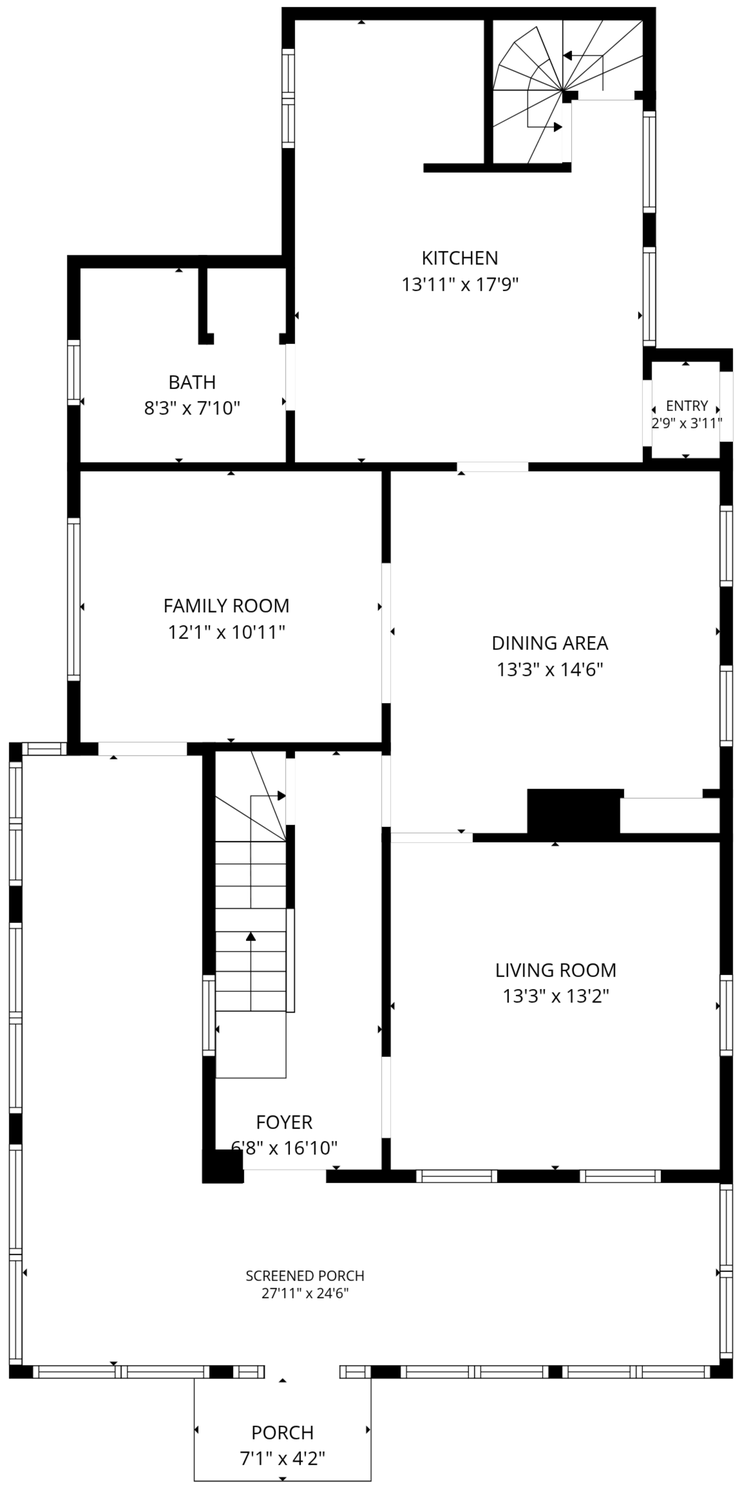



**TOTAL: 1597 sq. ft**

Basement: 0 sq. ft, 1st floor: 1034 sq. ft, 2nd floor: 563 sq. ft

EXCLUDED AREAS: BASEMENT: 898 sq. ft, SCREENED PORCH: 361 sq. ft, PORCH: 29 sq. ft, ROOM: 458 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

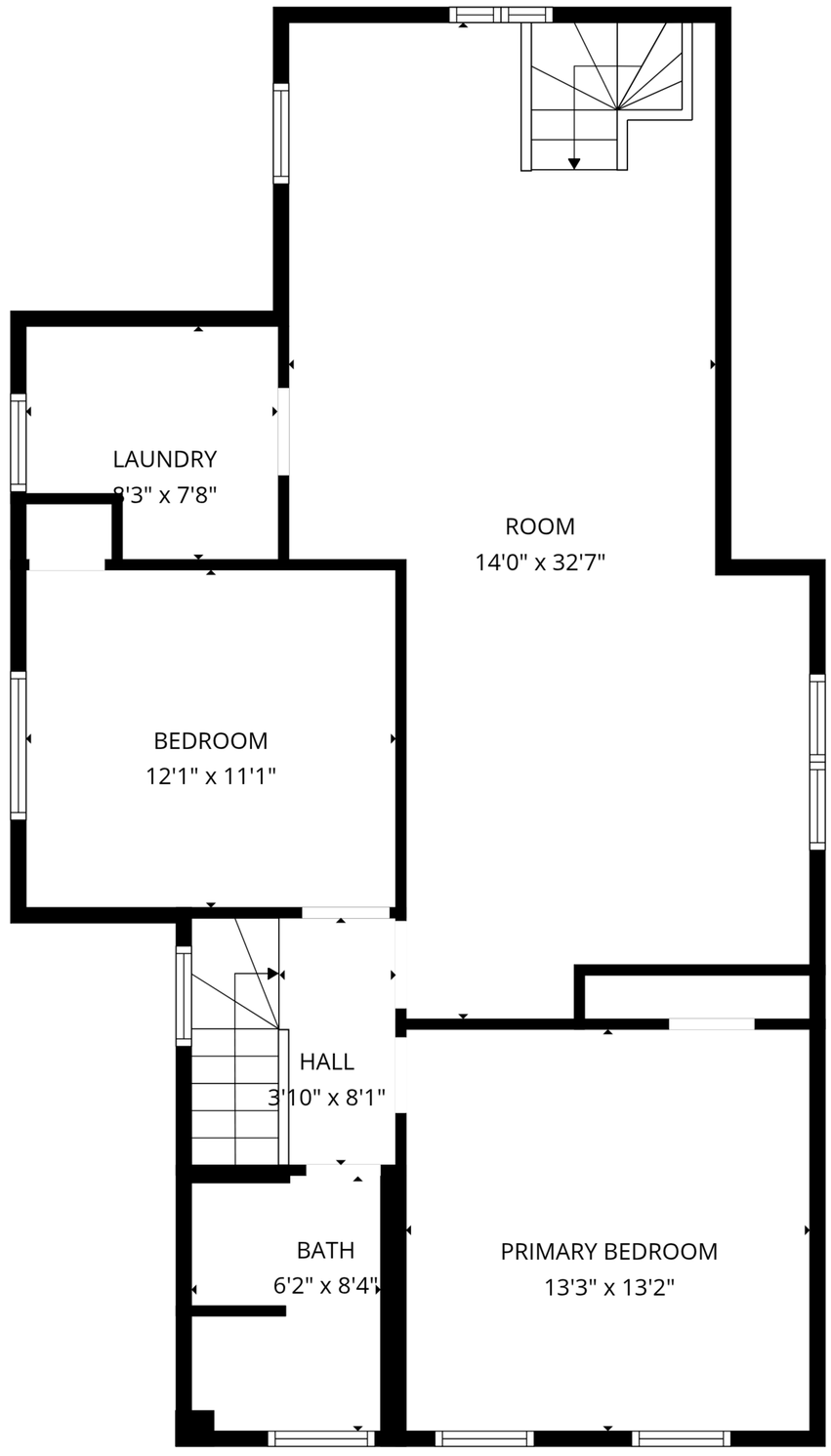



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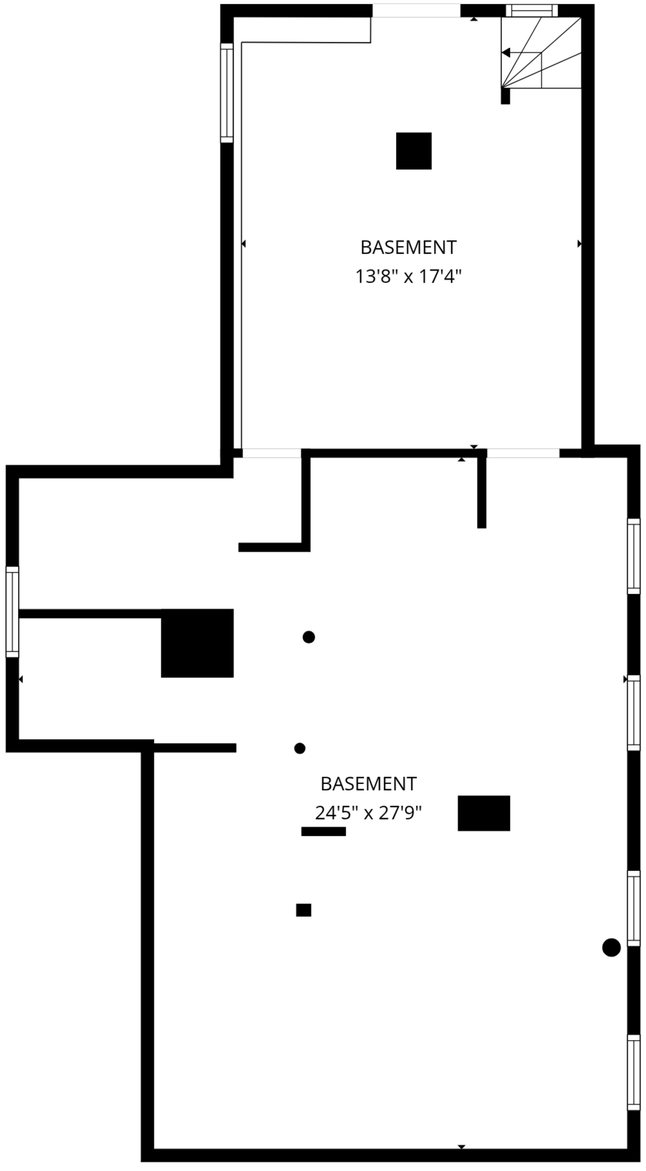



**TOTAL: 1597 sq. ft**

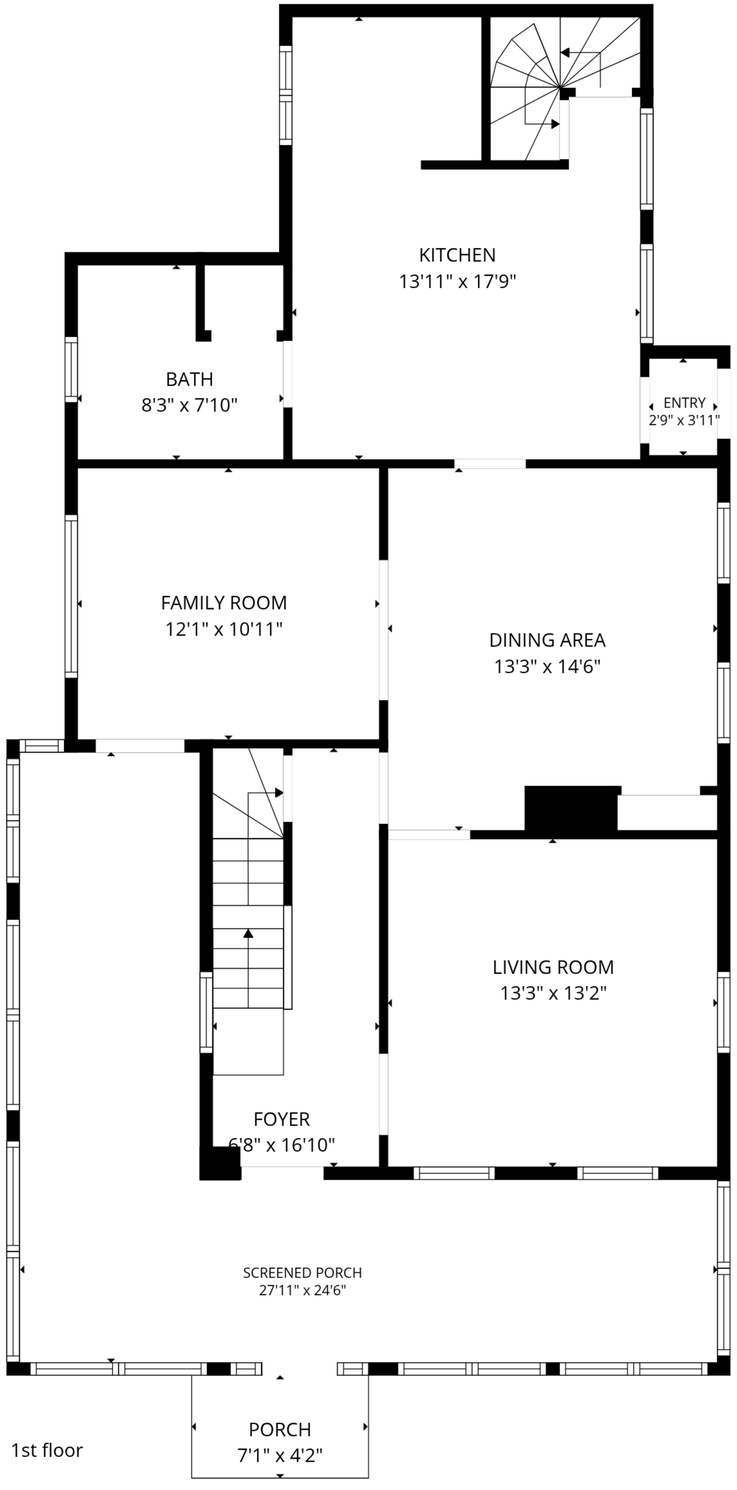
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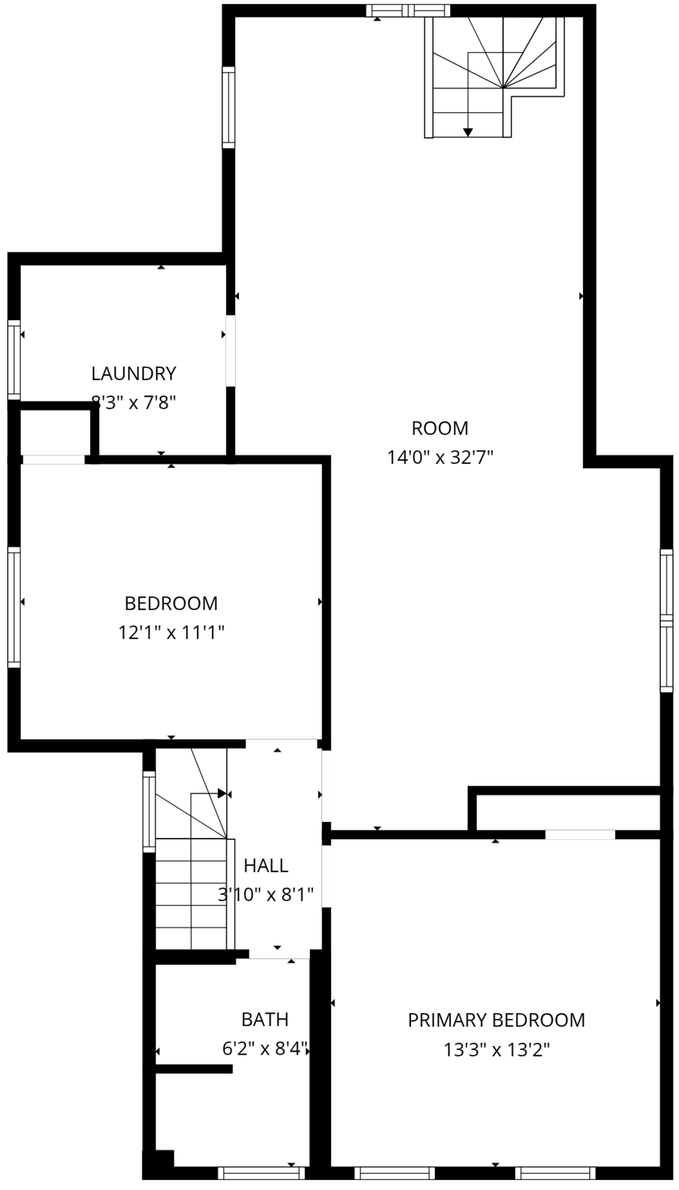
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.




Basement




1st floor




2nd floor

**TOTAL: 1597 sq. ft**

Basement: 0 sq. ft, 1st floor: 1034 sq. ft, 2nd floor: 563 sq. ft

EXCLUDED AREAS: BASEMENT: 898 sq. ft, SCREENED PORCH: 361 sq. ft, PORCH: 29 sq. ft, ROOM: 458 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

THIS FORM APPROVED BY COMMISSIONER OF REVENUE

The Commonwealth of Massachusetts

# City Of Quincy

www.quincyma.gov

Office of The Collector of Taxes
Molly Smith, Treasurer

(617) 376-1084 treascoll@quincyma.gov

## FISCAL YEAR 2027 PRELIMINARY REAL ESTATE TAX BILL

Based on assessments as of January 1, 2026, your Real Estate Tax for the fiscal year beginning July 1, 2026 and ending June 30, 2027 is outlined below.

| BILL NUMBER | DUE DATE | |
|---|---|---|
| 9858 | 11/02/2026 | SECOND QTR |

[redacted]

30 CROSS ST

| MBLU | PARCEL ID | LAND AREA (SF/AC) |
|---|---|---|
| 4014 11 | 010948 | 12,999 SF |

| PRELIMINARY TAX BILL SUMMARY | |
|---|---|
| Residential Tax | $4,195.45 |
| Commercial Tax | $0.00 |
| **Total Preliminary Real Estate Tax** | **$4,195.45** |
| **Community Preservation Act Charge** | **$36.07** |
| **SPECIAL (SP) ASSESSMENTS** | |
| TYPE AMOUNT INTEREST | **TOTAL** |
| **Total Preliminary Real Estate Tax and SP Assessments** | **$4,231.52** |

| Prior Fiscal Years Outstanding Real Estate Tax | |
|---|---|
| Real Estate Tax | $0.00 |

*Interest is included in the amounts above.

| PAYMENT BREAKDOWN | |
|---|---|
| Preliminary Tax | $4,231.52 |
| 1st Qtr Payments made | - $2,115.76 |
| Preliminary Tax Unpaid | $0.00 |
| Interest at 14% | $0.00 |
| **Past Due** | **$0.00** |
| **Second Quarter Due November 2, 2026** | **$2,115.76** |
| **Amount Due Now*** | **$2,115.76** |

*This amount does not include outstanding tax amounts from prior fiscal years.

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is received. **The tax collector has no power under the law to waive interest, charges, or fees.**

SEE REVERSE SIDE FOR IMPORTANT INFORMATION

RETURN THIS STUB WITH PAYMENT

**Payment by Mail**
Send payment by check only, along with this tear off strip, to:
**City of Quincy Office of the Collector**
PO Box 4118, Woburn, MA 01888-4118

**Payment Online**
Instructions at:
**www.quincyma.gov**
under How Do I menu

**Payment in Person**
Bring this slip, along with payment by check, cash, or credit (fees apply), to:
**City of Quincy Office of the Collector**
1305 Hancock St, Quincy, MA 02169

**Hours:**
8:30 AM - 4:30 PM
Monday - Friday

## FISCAL YEAR 2027 PRELIMINARY REAL ESTATE TAX BILL

| PROPERTY INFORMATION | | |
|---|---|---|
| 30 CROSS ST | MBLU 4014 11 | PARCEL ID 010948 |

| BILL NUMBER | DUE DATE | |
|---|---|---|
| 9858 | 11/02/2026 | SECOND QTR |

[redacted]

30 CROSS ST
QUINCY, MA 02169

| Amount Due Now | $2,115.76 |
|---|---|
| OPTIONAL DONATION | |
| Education | $ |
| Seniors/Disable | $ |
| Total Amount Paid* | $ |

*Optional Donation(s) + Tax Payment

01662082027100009858200002115764

**City of Quincy Massachusetts**
1305 Hancock St
Quincy, MA 02169
(617) 376-1918

# Utility Bill
**CUSTOMER COPY**

Please keep this portion for your records.

| CUSTOMER NAME | CUSTOMER NO. | PARCEL ID | SERVICE LOCATION |
|---|---|---|---|
| [redacted] | 124893 | 010948 | 30 CROSS STREET |

| BILL NUMBER | BILL DATE | ACCOUNT # | ACCOUNT TYPE | DUE DATE |
|---|---|---|---|---|
| 2104324 | 09/01/2026 | 00575 | 1010 1 FAMILY | 10/01/2026 |

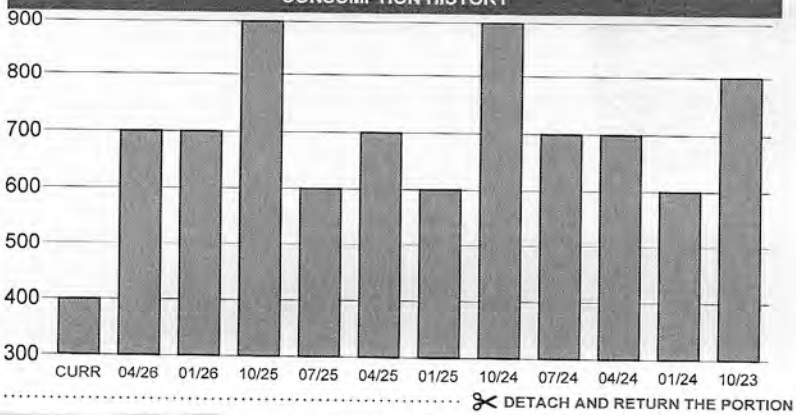
| DESCRIPTION | METER NUMBER | READ CODE | PREVIOUS READ DATE | CURRENT READ DATE | PREVIOUS READING | CURRENT READING | USAGE | UOM | CHARGE AMOUNT |
|---|---|---|---|---|---|---|---|---|---|
| SEWER @ 70% | | | 04/19/2026 | 07/18/2026 | | | | | $51.97 |
| WATER DOMESTIC | 44047007 | A | 04/19/2026 | 07/18/2026 | 27000 | 27400 | 400 | CF | $40.00 |

[redacted]

WATER - $10.00 SEWER - $18.56 PLEASE NOTE: THE TOTAL AMOUNT DUE ON THIS BILL WILL BECOME A LIEN ON YOUR PROPERTY UNLESS PAID BY DECEMBER 1, 2026. LIENS ARE SUBJECT TO A 14% LIEN CHARGE.

**For Questions:**
Regarding Usage call Water Office at (617) 376-1908.
Regarding payments call Collector's Office at (617) 376-1098.

**CONSUMPTION HISTORY**




| PREVIOUS CONSUMPTION | |
|---|---|
| Date | Cubic Feet |
| 04/26 | 700 |
| 01/26 | 700 |
| 10/25 | 900 |
| 07/25 | 600 |

**READCODE**
A = Actual
E = Estimate
F = Final

| | |
|---|---|
| Total Current Billing | $91.97 |
| Previous Balance | $150.57 |
| Adjustments | $0.00 |
| Interest | $0.00 |
| Less Payments Received | ($150.57) |
| Penalties | $0.00 |
| **Total Amount Due** | **$91.97** |

✂ DETACH AND RETURN THE PORTION BELOW WITH YOUR PAYMENT ✂

**City of Quincy Massachusetts**
1305 Hancock St
Quincy, MA 02169
(617) 376-1918

# Utility Bill
**REMIT PORTION**

Please write your Account Number on your check and enclose this portion of the bill with your payment.
**Make checks payable to: City of Quincy Collector's Office**
Online Payments @quincyma.gov

| SERVICE LOCATION | BILL NUMBER | CUSTOMER # | ACCOUNT # | PARCEL ID | DUE DATE | TOTAL DUE |
|---|---|---|---|---|---|---|
| 30 CROSS STREET | 2104324 | 124893 | 00575 | 010948 | **10/01/2026** | **$91.97** |

HUGHES THOMAS P
C/O DANIEL P HUGHES
30 CROSS STREET
QUINCY MA 02169

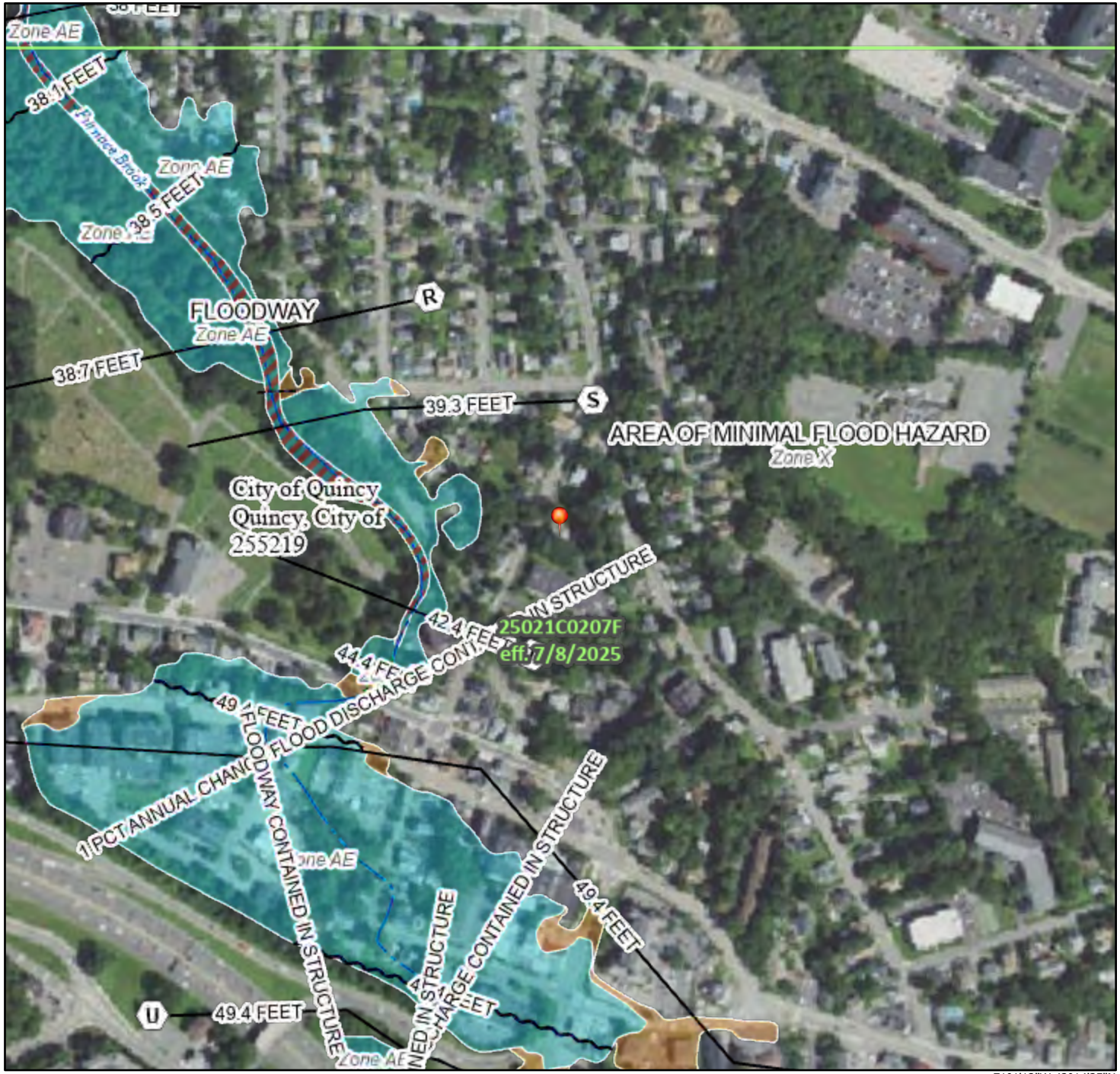
City of Quincy
Collector's Office
1305 Hancock Street
Quincy, MA

0166604202710210432450000091975

# National Flood Hazard Layer FIRMette

FEMA

71°1'50"W 42°15'1"N




0 250 500 1,000 1,500 2,000 Feet

1:6,000

71°1'12"W 42°14'35"N

*Basemap Imagery Source: USGS National Map 2023*

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

**OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

**OTHER AREAS**
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

**GENERAL STRUCTURES**
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

**OTHER FEATURES**
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/19/2026 at 8:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# Welcome to DCR's Blue Hills Reservation

Stretching from Dedham to Quincy, and Milton to Randolph, the Blue Hills Reservation encompasses over 7,000 acres, providing the largest open space within 35 miles of Boston. More than 120 miles of trails weave through the natural fabric of forest and ponds, hilltops and wetlands. Hikers can count 22 hills in the Blue Hills chain with Great Blue Hill noted as the highest summit at 635 feet above sea level. Visitors may enjoy numerous outdoor activities including hiking, biking, swimming, skiing, and savoring nature in this four-season park.



THOMAS PALMER

## ABOUT DCR

The Commonwealth of Massachusetts' Department of Conservation and Recreation (DCR) is steward to over 450,000 acres of forests, parks, greenways, trails, historic sites and landscapes, seashores, beaches, ponds, reservoirs, and watersheds. The DCR serves to protect, promote, and enhance our common wealth of natural, cultural, and recreational resources for the well-being of all; and to cooperate and partner with those who share this common purpose. To learn about DCR and discover more about the parks, programs, and recreational opportunities within Massachusetts state parks, please visit **www.mass.gov/dcr** or contact us at **mass.parks@mass.gov**.

MAP PRINTED COURTESY OF MASS AUDUBON'S BLUE HILLS TRAILSIDE MUSEUM. ALL PROCEEDS FUND THE PRINTING OF ADDITIONAL BLUE HILLS MAPS.

Mass Audubon
Blue Hills Trailside Museum

# dcr Massachusetts Blue Hills Reservation



COVER PHOTO: MAGGI BROWN

Blue Hills Reservation
695 Hillside Street
Milton, MA 02186
(617) 698-1802

2026

**TRAIL MAP**

# A World of Nature

The scenery before you is the product of a variety of forces. Geology, climate, soil, fires, logging, and farming have all shaped the delicate harmony of land and life you see today. Trails traverse many habitats: rocky summits, upland and bottomland forests, meadows, swamp and pond edges, vernal pools, and bogs.

The reservation supports a rich variety of native plants and animals, including 13 species listed as endangered or threatened in Massachusetts. Among these are small and declining populations of timber rattlesnakes and northern copperheads, which are native to the Blue Hills and are beneficial for the ecosystem. These shy animals avoid people and do not bite unless provoked. Conservation of these endangered animals is a high priority for both DCR and MassWildlife. They are protected from any harm or harassment under state law. Stay on trails, respect trail closures, keep pets leashed, and avoid any wildlife—including snakes—you may encounter.



KEN COHEN

Pink Lady's Slipper - *Cypripedium acaule*

A diversity of wildlife finds suitable habitat—food, water, shelter, and space—among the mix of trees, shrubs, and flowers of the reservation. The habitat and the season of the year play a large role in determining what you will observe as you walk the trails. Nature has its patterns. Note how plant and animal life change as you travel from the moist lowlands to the drier, wind-blown summits.



DAVID GOUTHRO

## ROCKY HILLTOPS

The hilltops of the Blue Hills range offer sweeping views of the Boston basin, the harbor, and beyond. These summits are the remains of ancient volcanoes, which erupted 440 million years ago and then collapsed. Hikers climbing Great Blue Hill on the red dot trail will trace ancient lava flows that poured out of the volcano and quickly cooled into small crystalline rock on the surface. Millions of years later, during the last ice age, a glacier scraped and polished the hilltops leaving only a thin layer of soil.

Scrub oak, pitch pine, and blueberry shrubs can tolerate the dry, acidic soils on the hilltops. In early spring and fall, watch for hawks, turkey vultures, and other birds riding the air currents, winging gracefully over the hilltops on their seasonal migration. Over 160 bird species may be seen in the Blue Hills during the year, including the eastern towhee and prairie warbler, which favor the brushy hilltops.



MAGGI BROWN

## OUR CHANGING FOREST

The Blue Hills Reservation is endowed with a wide variety of tree species, providing a unique green oasis within sight of the Boston skyline. Mature oaks, hickories, and eastern white pine abound throughout the Blue Hills, many over 100 years old. Fire-adapted pitch pine and scrub oak provide important habitat for wildlife on our rocky summits. Today, trees face a number of threats including invasive species such as spongy moths, which when combined with periodic drought conditions have caused some tree mortality. The strength of the Blue Hills forest includes its overall diversity, which can provide resilience from environmental pressures and help to support a green future for the next generation.



BILL BYRNE, MASSWILDLIFE

## WET AND WILD PONKAPOAG BOG

Ponkapoag Bog, in the southwest section of the park, is a unique and mysterious world. Neither solid land nor water, the bog is a realm in between. A quaking mat of leatherleaf, sheep laurel, and sphagnum mosses floats on the surface of the ancient peat. A cartop boat launch at Fisherman's Cove allows paddlers access to the hummocks and hollows of this Atlantic white cedar bog.

Thousands of years ago, a glacier scooped out the pond and bog, which then filled with melted ice. Poor drainage and the growth of mosses, ericaceous plants, grasses, and sedges contribute to the acidic conditions. Hike or mountain bike along the four-mile green dot trail, which winds through the woods around the pond. Be sure to enjoy the scenic view of Great Blue Hill from Fisherman's Cove.



THOMAS PALMER



THOMAS PALMER

# Enjoying the Reservation

**BLUE HILLS RESERVATION HEADQUARTERS** is located at 695 Hillside Street in Milton, ¼ mile north of Houghton's Pond, beside the State Police Station. A self-service information station provides trail maps for sale, plus park brochures and information. Visitor parking is available, limited to 10 minutes only. Please call (617) 698-1802 for park information.

**ATHLETIC FIELDS** are located on the southeast side of Houghton's Pond. Two fields are available. For reservations, visit www.mass.gov/how-to/athletic-field-scheduling or call (617) 626-4913.

**BLUE HILL OBSERVATORY** and Science Center is perched atop the summit of Great Blue Hill and has maintained a continuous weather record since 1885. Educational programs and tours are offered for a fee. This National Historic Landmark also features a gift shop with weather-related items and souvenirs as well as beverages and trail snacks for sale. Visit **www.bluehill.org** or call (617) 696-0562.

**BLUE HILLS TRAILSIDE MUSEUM** serves as an interpretive center for the Blue Hills Reservation and is operated by Mass Audubon. Interior and exterior exhibits highlight the habitats and wildlife of the park. A variety of rescued native wildlife call Trailside home and now serve important roles as environmental ambassadors. Before hiking up the red dot trail to the Eliot Tower, head inside the museum to visit the animals, learn more about the park and upcoming programs, and purchase a trail map and snacks in the gift shop. A small admission fee is charged for the museum exhibits; entry is free for members of Mass Audubon. A wide variety of programs for all ages and abilities are offered. Please, no pets or smoking on museum grounds. Visit **www.massaudubon.org/bluehills** or call (617) 333-0690.

**BOAT** on Ponkapoag Pond, launching at Fisherman's Cove on Randolph Street in Canton. Non-motorized cartop boats only. For boating on the Neponset River, visit **www.neponset.org** for their *Neponset River Paddler's Guide* listing launch sites.

**BROOKWOOD COMMUNITY FARM,** through a community-supported agriculture model, grows produce using organic methods and provides on-farm educational and community-building opportunities. The farm also actively supports local food access projects. Visit **www.brookwoodcommunityfarm.org** or call (857) 345-5528 for more information.

**CAMP** year-round only at the Appalachian Mountain Club cabins on Ponkapoag Pond. Advance reservations are required. Visit **www.outdoors.org** or call (781) 961-7007 for reservations and information.

**FREE EDUCATIONAL & RECREATIONAL PROGRAMS** are offered by DCR staff year-round. Look for program schedules posted on the park bulletin board and in the Visitor Center at Houghton's Pond. For more information call (617) 698-1802 Ext. 4, or visit **www.mass.gov/dcr/bluehills**.



THOMAS PALMER

**FISH** in the reservation's ponds including Houghton's Pond, Ponkapoag Pond, St. Moritz Ponds, Hillside Pond, the Blue Hill Reservoir, and Pine Tree Brook. Houghton's Pond and Pine Tree Brook are stocked seasonally with trout. A state fishing license is required. Visit www.mass.gov/dfw/fishing for more information.

**FRIENDS OF THE BLUE HILLS** is a non-profit volunteer organization founded in the 1970s to protect and preserve the Blue Hills Reservation. For information about free family events and trail maintenance opportunities, visit www.friendsofthebluehills.org or call (781) 205-0479.

**GOLF** at Ponkapoag Golf Course, which features two 18-hole courses at 2167 Washington Street (Route 138) in Canton, ¾ mile south of Route 93. In addition, there is a driving range, putting green, golf carts, snack bar, and pro shop. Lessons, season passes, and gift certificates are available. Visit **www.mass.gov/dcr/ponkapoag**.

**HIKE** on 120 miles of scenic trails. Purchase a color trail map at the Reservation Headquarters or the Blue Hills Trailside Museum. Trails are well-marked and suitable for a range of abilities, from novice to experienced hikers. Please dress appropriately and bring water on all hikes.

**HORSEBACK RIDING** is popular among equestrians from privately-owned stables. Many of the wider trails throughout the park are former carriage roads and are suitable for trail riding.

**HOUGHTON'S POND RECREATION AREA,** located at 840 Hillside Street in Milton, offers a number of park amenities. A small, free visitor center features park information and exhibits highlighting the human history of the Blue Hills. Accessible restroom facilities are provided year-round. The recreation area also includes a playground, park benches, and a seasonal food concession. The visitor center overlooks Marigold Marsh, accessible from a boardwalk and viewing platforms with interpretive signage. The supervised swimming beach, picnic areas, and trails are very popular features, especially in summer.

**ICE SKATE** at a DCR skating rink in the Blue Hills. For the William T. Shea Rink in Quincy, call (617) 512-8402. For the Max Ulin Rink in Milton, call (617) 438-8300. For the Metropolis Rink in Canton call (781) 821-5030.

**MOUNTAIN BIKE** in designated areas of the reservation. Please respect "No Mountain Bicycling" signs in restricted areas and the seasonal closure of bike trails during the month of March to limit trail impacts during mud season. Stop by the Reservation Headquarters or the Houghton's Pond Visitor Center to pick up a mountain bike map or visit **www.mass.gov/dcr** for information.

**NORMAN SMITH ENVIRONMENTAL EDUCATION CENTER** is managed by Mass Audubon's Blue Hills Trailside Museum. The Environmental Education Center hosts programs year-round including Blue Hills Summer Camp. The facility is also available for rentals and overnights by businesses and groups, featuring an industrial kitchen, dormitories, a large meeting space, beautiful views atop scenic Chickatawbut Hill, and access to numerous trails. Visit **www.massaudubon.org/bluehills** or call (617) 333-0690.

**PICNIC** tables are available at Houghton's Pond. Charcoal grills and picnic tables are available at Chickatawbut Overlook. Picnic sites at Houghton's Pond are in great demand during the summer—plan accordingly. Permits are required for groups of 25 or more persons. For group picnic site reservations at Houghton's Pond Recreation Area, visit ReserveAmerica at **www.reserveamerica.com** or call (877) 422-6762.

**ROCK CLIMB** at the Quincy Quarries Historic Site on Ricciuti Drive in Quincy. Proper safety equipment required.



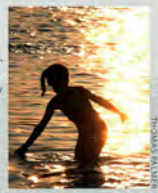
MAGGI BROWN

Enjoying the view from Eliot Tower

**SCENIC VIEWING** from the Eliot Memorial Observation Tower atop Great Blue Hill is outstanding. The tower boasts a panoramic view of Boston and the surrounding area, accessible via the hiking and biking trails. An accessible path leads to the Eliot Tower with interpretive displays and accessible picnic tables. Chickatawbut Overlook on Chickatawbut Road features a striking view of the Boston skyline; the area is accessible by car, with a parking area and picnic tables.

**SKI (CROSS-COUNTRY)** or snowshoe on trails throughout the reservation when there is sufficient snow cover. A free *Cross-Country Ski Routes* brochure is available at the Reservation Headquarters and the Houghton's Pond Visitor Center.

**SKI (DOWNHILL)** at the William F. Rogers Ski Area on Great Blue Hill on Route 138 in Canton. Offering downhill skiing, snowboarding, and tubing. Equipment rentals and instructional lessons are available. Visit **www.bluehillsboston.com** or email **info@bluehillsboston.com** for more information.



THOMAS PALMER

**SWIM** at Houghton's Pond beach with DCR lifeguard supervision during the summer season. The pond and picnic areas are very popular, especially on weekends. Parking is limited; ride sharing is encouraged. Seasonal restrooms, outdoor showers, and changing stalls are provided.

**YMCA CAMP** at Ponkapoag Outdoor Center hosts a children's summer camp located near Ponkapoag Bog. Camp facilities include a lodge, outdoor swimming pool, pavilions, and activity fields. Visit **www.ymcaboston.org** or call (617) 927-8060.

# The Faces and Places

With high vantage points, proximity to the Neponset River, easy access to the coastline and harbor islands, and an abundance of year-round resources, the Blue Hills have been attracting people throughout the ages. Today, DCR's Blue Hills Reservation is rich in both archaeological and historic resources. Interesting structures and other traces of our past include artifacts of the First People, cellar holes and fruit trees of early settlers, legacies of the granite industry at the Quincy quarries, and observation towers and trails built by the Civilian Conservation Corps. Enriching the park are more than 50 prehistoric sites, 15 historic structures listed on the National Register of Historic Places, and a National Historic Landmark—the Blue Hills Meteorological Observatory.

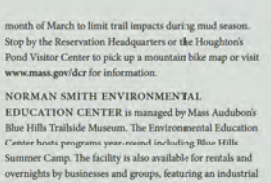


SIMON CHARLIER, DCR

Brookwood Farm English-style Barn c. 1791

## THE PEOPLE OF THE BLUE HILLS

Since long before European settlement, Indigenous people have made their homes in these hills; archaeological evidence shows that they have lived in this area for over 10,000 years. When English colonists settled the Massachusetts Bay in the 1600s, the Blue Hills quickly became a familiar landmark. Rising above the surrounding lowlands, the hills guided travelers and sailors, while their forests and rocky slopes provided timber, firewood, and grazing land. Early settlers relied on the area's natural resources for survival, but they also reshaped the landscape through farming and quarrying. The hills were rich in granite and other stone, which supplied building materials for Boston and nearby towns. Despite these changes, the Blue Hills remained a largely rugged landscape, valued for both its utility and its striking views.



THOMAS PALMER



NANCY PUTNAM

## CHARLES ELIOT & THE PARKS SYSTEM

Visionary landscape architect Charles Eliot was a major force behind the creation of the Blue Hills Reservation, one of the first acquisitions of the new Metropolitan Parks System in 1893. Eliot's idea was to set aside beachfront by the bay, land along the Charles, Mystic, and Neponset Rivers, and high ground throughout the Boston metropolitan area. Today, this regional park system has grown statewide to include more than 450,000 acres of open space across Massachusetts, a legacy we must protect and preserve. Enjoy a panoramic view of the Boston skyline from the Eliot Memorial Observation Tower atop Great Blue Hill and offer thanks to one of the founding fathers of the Metropolitan Parks System, who "sought out hill, forest, shore for all to enjoy."



MASSACHUSETTS ARCHIVES

Charles Eliot, c. 1892 (1859–1897)

*"...crowded populations, if they would live in health and happiness, must have space for air, for light, for exercise, for rest, and for the enjoyment of that peaceful beauty of nature which...is so wonderfully refreshing to the tired souls of townspeople."*

—CHARLES ELIOT

*Report of the Board of Metropolitan Park Commissioners, January 1893*



KEN COHEN



DCR ARCHIVES

Eliot Tower construction, 1937

## ROOSEVELT'S TREE ARMY

In 1933, in the midst of the Great Depression, President Franklin D. Roosevelt announced the creation of an emergency conservation work program, which became known as the Civilian Conservation Corps or CCC. This program was designed to provide employment for many young men who were out of work, and to improve the country's forest and recreational resources.

Here in the Blue Hills, the Civilian Conservation Corps lived and labored from 1933 to 1937, adding two stone observation towers, ski runs at Great Blue Hill, miles of trails, and numerous other features to the reservation. Nature is rapidly overtaking the concrete foundations and remains of the CCC camp located east of Randolph Avenue, but the good works live on, a testament to sweat and stone.

Civilian Conservation Corps workers, c. 1934



DCR

# A Precious Resource...

We ask that you extend special respect to the parkland:

- Keep pets leashed at all times and remove all pet waste.
- Stay on marked trails for your own safety, and to avoid disturbing sensitive habitats and wildlife.
- Leave no trace. Carry out all that you carry in.
- Leave plants and animals undisturbed.
- Note that all rare species are protected under state law from any harm, removal, or harassment.

## GO GREEN TO THE BLUE HILLS!

**Public transportation and ride sharing are strongly encouraged. Public parking is limited—expect heavy use, especially on weekends, and plan accordingly.**

The Blue Hills Reservation is serviced by three main MBTA bus lines. Schedules vary. For more information, visit **www.mbta.com** or call the MBTA at (800) 392-6100.

- **West Area** (Trailside Museum, Blue Hills Ski Area, Great Blue Hill, and Houghton's Pond): Take the Mattapan Station–Cobbs Corner (Canton) bus, Route 716 (this route has an unusual schedule—see website)
- **Central Area** (Chickatawbut Overlook): Take the Ashmont Station–Avon Square bus, Route 240
- **East Area** (St. Moritz Ponds and Shea Rink): Take the Quincy Center–Holbrook/Randolph bus, Route 238

# Important Contacts:

DCR Blue Hills Reservation · 695 Hillside Street, Milton, MA 02186 · (617) 698-1802

DCR 24-hour Radio Dispatch: (508) 820-1428

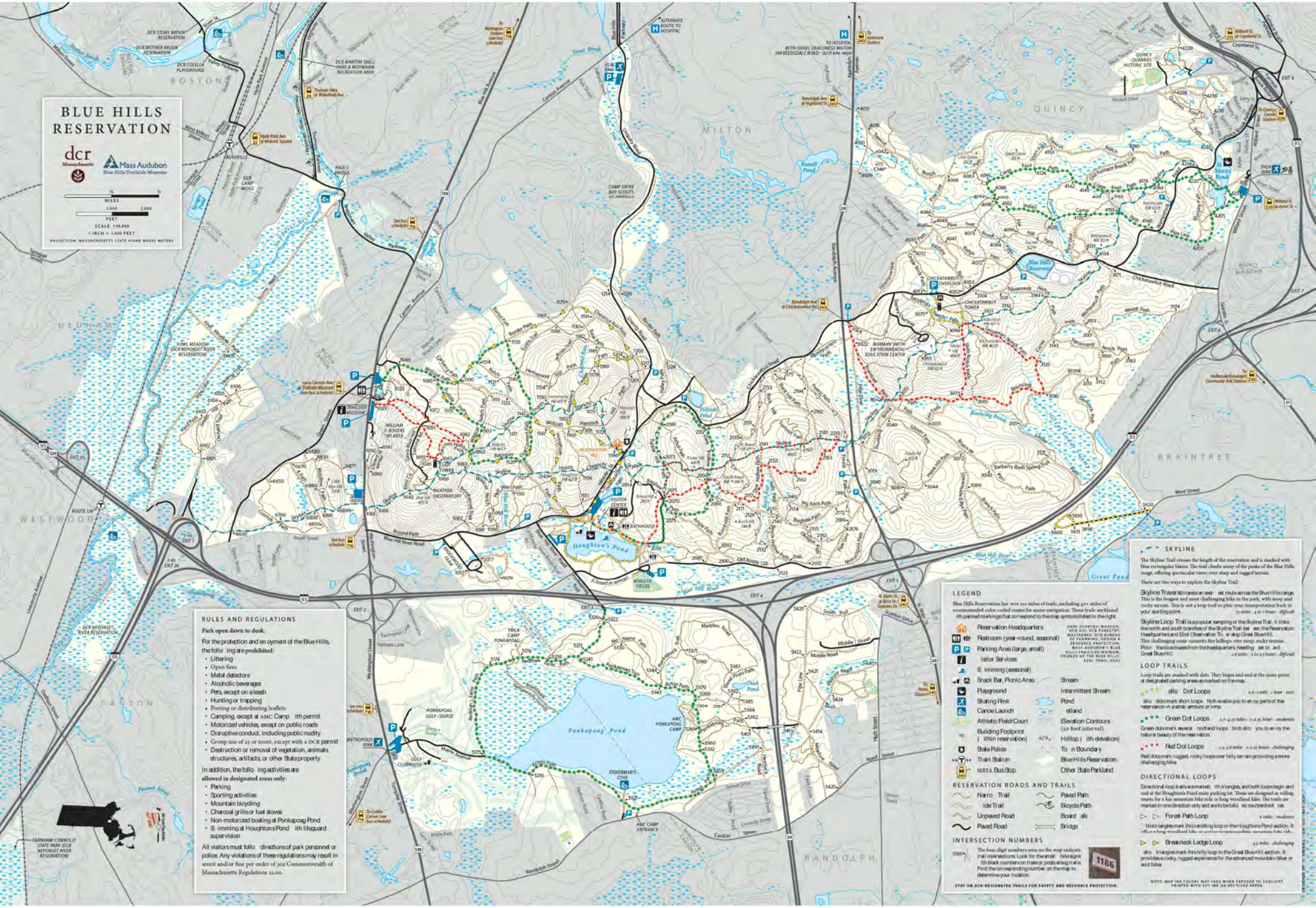
Blue Hills Trailside Museum: (617) 333-0690

Comments and concerns: please contact DCR Community Relations at **mass.parks@mass.gov** or call (617) 626-4973

For accessibility details, call DCR at (617) 698-1802

Check the DCR website for updates and advisories: **www.mass.gov/dcr**

In case of emergency, call 911 or contact the State Police Milton Barracks at (617) 698-5840


BLUE HILLS RESERVATION
dcr Massachusetts
Mass Audubon Blue Hills Trailside Museum
MILES
1,000 2,000
FEET
SCALE 1:16,800
1 INCH = 1,400 FEET
PROJECTION: MASSACHUSETTS STATE PLANE NAD83 METERS
RULES AND REGULATIONS
Park open dawn to dusk.
For the protection and enjoyment of the Blue Hills, the following are prohibited:
Littering
Open fires
Metal detectors
Alcoholic beverages
Pets, except on a leash
Hunting or trapping
Posting or distributing leaflets
Camping, except at AMC Camp with permit
Motorized vehicles, except on public roads
Disruptive conduct, including public nudity
Group use of 25 or more, except with a DCR permit
Destruction or removal of vegetation, animals, structures, artifacts, or other State property
In addition, the following activities are allowed in designated areas only:
Parking
Sporting activities
Mountain bicycling
Charcoal grills or fuel stoves
Non-motorized boating at Ponkapoag Pond
Swimming at Houghtons Pond with lifeguard supervision
All visitors must follow directions of park personnel or police. Any violations of these regulations may result in arrest and/or fine per order of 302 Commonwealth of Massachusetts Regulations 12.00.
LEGEND
Blue Hills Reservation has over 100 miles of trails, including 40+ miles of recommended color-coded routes for easier navigation. These trails are blazed with painted markings that correspond to the map symbols listed to the right.
Reservation Headquarters
Restroom (year-round, seasonal)
Parking Area (large, small)
Visitor Services
Swimming (seasonal)
Snack Bar, Picnic Area
Playground
Skating Rink
Canoe Launch
Athletic Field/Court
Building Footprint (within reservation)
State Police
Train Station
MBTA Bus Stop
Stream
Intermittent Stream
Pond
Wetland
Elevation Contours (20 foot interval)
Hilltop (with elevation)
Town Boundary
Blue Hills Reservation
Other State Parkland
RESERVATION ROADS AND TRAILS
Narrow Trail
Wide Trail
Unpaved Road
Paved Road
Paved Path
Bicycle Path
Boardwalk
Bridge
INTERSECTION NUMBERS
1186
The four-digit numbers seen on the map indicate trail intersections. Look for the small white signs with black numbers on trees or posts along trails. Find the corresponding number on the map to determine your location.
STAY ON DCR-DESIGNATED TRAILS FOR SAFETY AND RESOURCE PROTECTION.
SKYLINE
The Skyline Trail crosses the length of the reservation and is marked with blue rectangular blazes. The trail climbs many of the peaks of the Blue Hills range, offering spectacular views over steep and rugged terrain.
There are two ways to explore the Skyline Trail:
Skyline Traverse travels an east-west route across the Blue Hills range. This is the longest and most challenging hike in the park, with steep and rocky terrain. This is not a loop trail so plan your transportation back to your starting point.
Skyline Loop Trail is a popular sampling of the Skyline Trail. It links the north and south branches of the Skyline Trail between the Reservation Headquarters and Eliot Observation Tower atop Great Blue Hill. This challenging route ascends five hilltops over steep, rocky terrain. Follow the blue blazes from the headquarters, heading west to and Great Blue Hill.
LOOP TRAILS
Loop trails are marked with dots. They begin and end at the same point, at designated parking areas as marked on the map.
Yellow Dot Loops
Yellow dots mark short loops which enable you to enjoy parts of the reservation in a small amount of time.
Green Dot Loops
Green dots mark several woodland loops which allow you to enjoy the natural beauty of the reservation.
Red Dot Loops
Red dots mark rugged, rocky loops over hilly terrain providing a more challenging hike.
DIRECTIONAL LOOPS
Directional loop trails are marked with triangles, and both loops begin and end at the Houghton's Pond main parking lot. These are designed as rolling routes for a fun mountain bike ride or long woodland hike. The trails are marked in one direction only and are to be followed as counterclockwise loops.
Forest Path Loop
6 miles | moderate
White triangles mark this rambling loop in the Houghtons Pond section. It offers a long woodland hike or novice-to-intermediate mountain bike ride.
Breakneck Ledge Loop
4.5 miles - challenging
Yellow triangles mark this hilly loop in the Great Blue Hill section. It provides a rocky, rugged experience for the advanced mountain biker or avid hiker.
NOTE: MAP INK COLORS MAY FADE WHEN EXPOSED TO SUNLIGHT.
PRINTED WITH SOY INKS ON RECYCLED PAPER.
BOSTON
MILTON
QUINCY
BRAINTREE
WESTWOOD
NEEDHAM
CANTON
RANDOLPH
Houghton's Pond
Ponkapoag Pond
Great Blue Hill
Blue Hill River
Trailside Museum
Visitor Center
Bathhouse
Athletic Fields
Weather Observatory
Fisherman's Cove
Ponkapoag Golf Course
Golf Clubhouse
Metropolis Rink
Skyline Rink
Blue Hills Reservation
Blue Hills Parkway
Randolph Avenue
Canton Avenue
Hillside Street
Chickatawbut Road
Willard Street
Copeland Street
Hancock Hill
Wolcott Hill
Houghton Hill
Great Pond
Farm Pond
Ponkapoag Pond
Route 128
I-93
I-95
Farnham-Connolly State Park (DCR Neponset River Reservation)

dcr
Massachusetts

# DCR Blue Hills Reservation
# Recommended Color-coded Hiking Trails



| Trail Name/Trailhead Location/ Map site on back | Description | Round Trip Distance/Time | Difficulty |
|---|---|---|---|
| **Great Blue Hill Red Dot**<br>*Trailside Museum SOUTH Lot kiosk, 1904 Canton Ave, Milton*<br>*(See map, #1 on back)* | A family favorite and the most popular trail in the park. This rugged rocky trail leads to the Eliot Observation Tower at the summit of Great Blue Hill, with a panoramic view at 635 feet elevation. | 1.32 mile<br>*1 - 1.5 hours* | Moderately strenuous and rocky. At intersection 1082, look closely to stay on red dot trail. |
| **Wolcott Green Dot**<br>*Trailside Museum NORTH Lot kiosk, 1880 Canton Ave, Milton*<br>*(See map, # 2 on back)* | A pleasant woodland walk along Wolcott Path and Puddle Path, with a large vernal pool near intersection 1092. Listen for frog calls in spring. | 2.7 miles<br>*1.5 hours* | Moderate, rolling terrain. |
| **Skyline Loop**<br>*Begin hike at park office, 695 Hillside St, Milton. Parking at Houghton's Pond, 840 Hillside St.*<br>*(See map, # 3 and # 4 on back)* | A popular sampling of the Skyline Trail, linking the North and South branches between the Reservation Headquarters and Eliot Tower atop Great Blue Hill. This challenging route summits 5 hilltops over rocky terrain with great views. | 2.64 miles<br>*2 - 2.5 hours* | Difficult, rocky and steep. |
| **Houghton's Pond Yellow Dot**<br>*Houghton's Pond kiosk, 840 Hillside St, Milton*<br>*(See map, # 3 on back)* | An easy picturesque stroll around scenic Houghton's Pond. Enjoyable for all ages. | 1.15 miles<br>*.75 - 1 hour* | Easy, mostly level with some exposed tree roots. |
| **Tucker Hill Green Dot**<br>*Houghton's Pond kiosk, 840 Hillside St, Milton*<br>*(See map, # 3 on back)* | A rolling woodland ramble around the base of Tucker Hill and along an old carriage road. | 2.87 miles<br>*1.5 hours* | Moderate terrain. |
| **Buck Hill Red Dot**<br>*Houghton's Pond kiosk, 840 Hillside St, Milton*<br>*(See map, # 3 on back)* | A moderately strenuous trek to Buck Hill and back. Buck Hill boasts a sweeping panoramic view atop a sun-baked, rocky summit. | 3.83 miles<br>*2 - 2.5 hours* | Moderately strenuous, some rocky sections. |
| **Forest Path White Triangle Loop**<br>*Houghton's Pond kiosk, 840 Hillside St, Milton*<br>*(See map, # 3 on back)* | A long, rambling, woodland hike in the Houghton's Pond section. Begin by following white triangles east along Hillside St. Marked in one direction, counterclockwise. | 6.11 miles<br>*2.5 - 3 hours* | Long, moderate hike |
| **Breakneck Ledge Yellow Triangle Loop**<br>*Houghton's Pond kiosk, 840 Hillside St, Milton*<br>*(See map, # 3 on back)* | A rugged woodland route crossing through the Great Blue Hill section. Begin by following yellow triangles east along Hillside St. Marked in one direction only, counterclockwise. | 4.51 miles<br>*2.5 - 3 hours* | Moderately difficult hike with rolling hills |
| **Ponkapoag Pond Green Dot**<br>*Rte 93, Exit 3, Ponkapoag Trail. Park near kiosk. Do not block the gate or park on the ramps.*<br>*(See map, # 5 on back)* | An easy to moderate 4-mile hike around scenic Ponkapoag Pond. The route passes through the Ponkapoag Golf Course and borders the AMC Camp Ponkapoag. Enjoy a scenic view at Fisherman's Beach near intersection 5321. | 4.25 miles<br>*2 - 2.5 hours* | Moderate route on wide trails, with one narrow section over a stream. |
| **Braintree Pass Red Dot**<br>*Parking lot at Route 28 and Chickatawbut Rd, Quincy*<br>*(See map, # 6 on back)* | A moderate hike which starts easy and rolling, then a rocky trail climb around Kitchamakin Hill on Sassaman Notch and Slide Notch, and back again on Braintree Pass Path. | 3.39 miles<br>*1.5 - 2 hours* | Moderately difficult |
| **Chickatawbut Overlook Yellow Dot**<br>*Chickatawbut Overlook, Chickatawbut Rd, Quincy*<br>*(See map, # 7 on back)* | An easy, short woodland loop around Chickatawbut Tower and pavilion constructed by the Civilian Conservation Corp in the 1930's. Enjoy a popular vista of the Boston Skyline. | 0.62 miles<br>*.5 - 1 hour* | Easy<br>Note: tower currently closed for safety |
| **St. Moritz Green Dot**<br>*Shea Rink Parking lot, 651 Willard St, Quincy*<br>*(See map, # 8 on back)* | A woods and wetlands loop which passes by St. Moritz Ponds, a once popular winter carnival site from 1929 to the 1930's.<br>*Use caution crossing Wompatuck Road.* | 3.22 miles<br>*1.5 – 2 hours* | Moderate, fairly level |
| **West Street Yellow Dot**<br>*West St, Braintree*<br>*(See map, # 9 on back)* | A short wetland walk in a lesser known area of the park near Great Pond in Braintree. | 1.08 miles<br>.5 - .75 hours | Easy, some pavement |

Rangers recommend wearing sturdy hiking boots and carrying water, a trail map, and a cell phone on all hikes.
In Case of Emergency: Call 911 DCR Park Concerns: Call DCR 24-Hour Dispatch at (508) 820-1428

# Blue Hills Reservation Recommended Color-Coded Hikes Trailhead Map

## Things to know

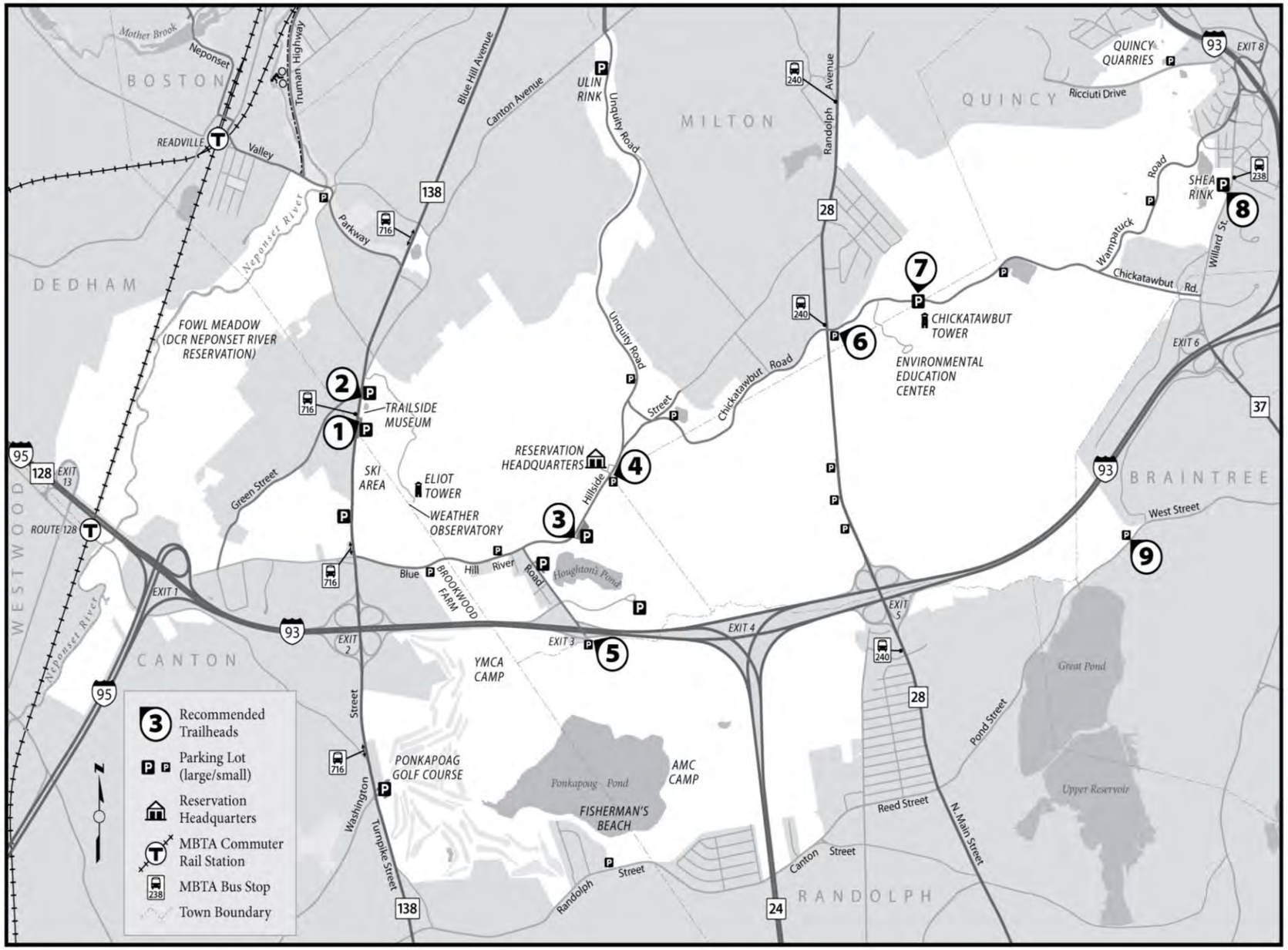
- Wear sturdy footgear.
- Carry drinking water, a trail map and a cell phone on all hikes.
- Dress for the weather. Layers are recommended for maximum comfort.

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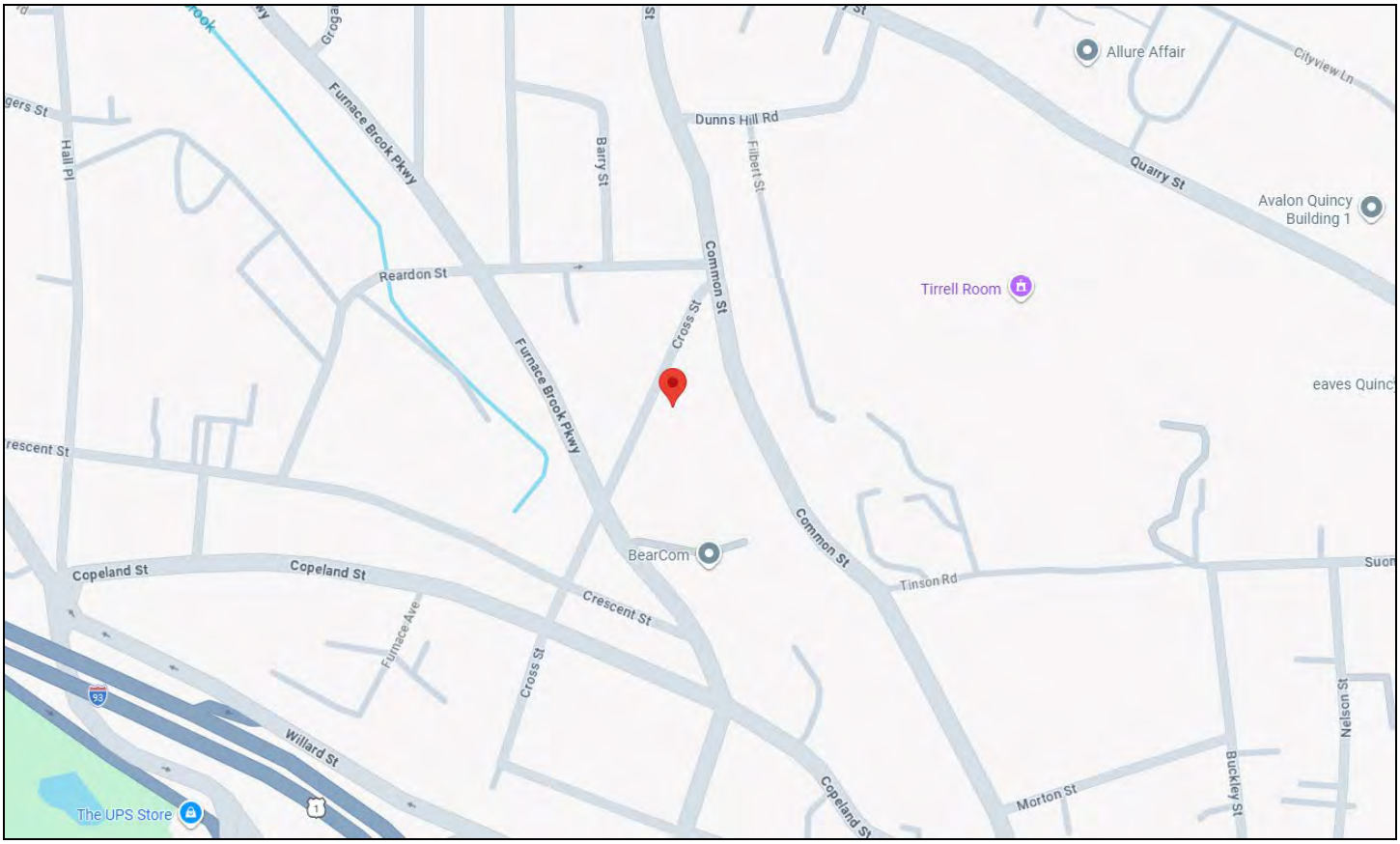


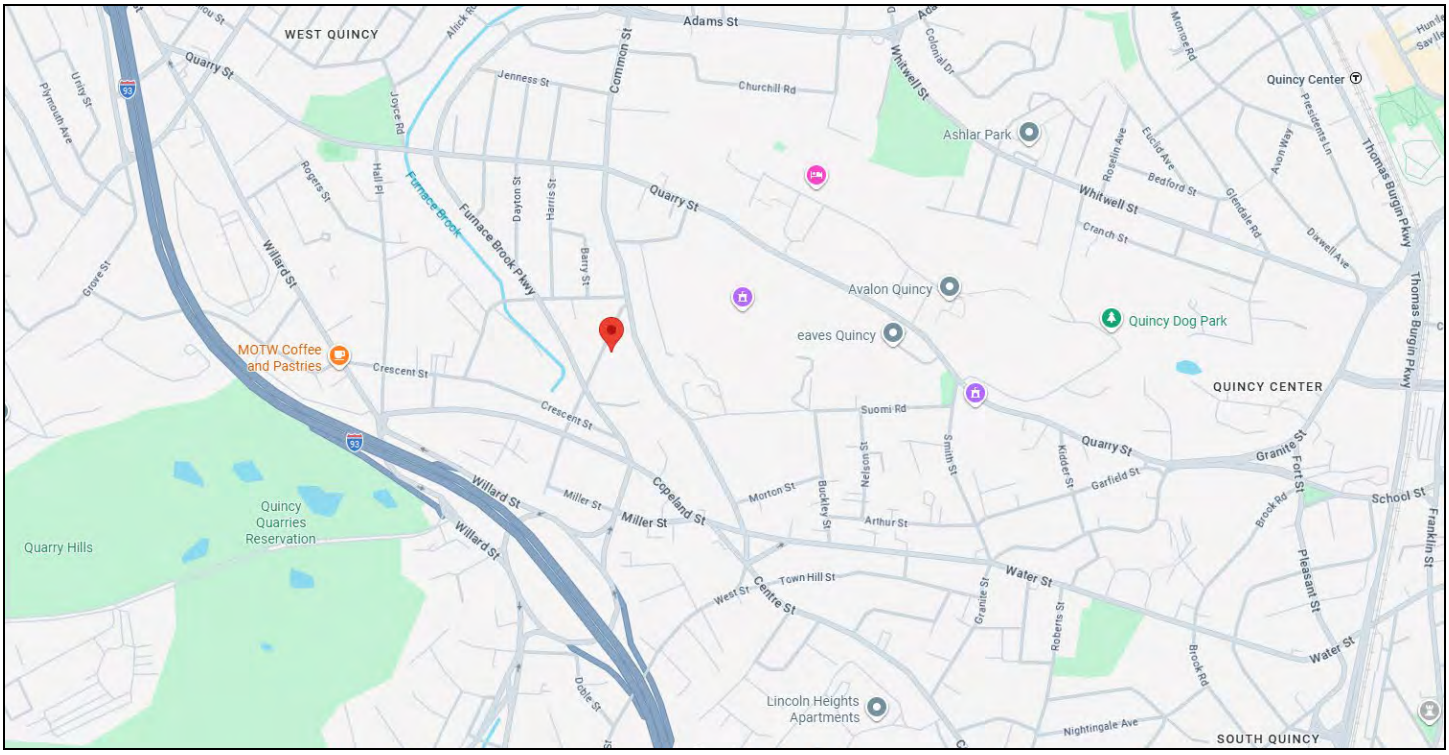

In Case of Emergency: Call 911

DCR Park Concerns: Call DCR 24- Hour Dispatch at (508) 820-1428

# MAP

## 30 CROSS ST., QUINCY, MA



JJ Manning
AUCTIONEERS

# 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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