MUNICIPAL LIEN CERTIFICATE

The Commonwealth of Massachusetts CITY OF WORCESTER Office of the Collector of Taxes

Requested By: SEDER & CHANDLER, LLP

ATTORNEYS AT LAW

339 MAIN ST, SUITE 300 WORCESTER, MA 01608

Issue Date: Jan 14, 2020

I certify from available information that all taxes, assessments and charges now payable that constitute a lien as of the date of this certificate on the property located at:

0338 PARK AVE

identified by the City Assessor as received on Jan 10, 2020

0601128+29 and as specified in your application

are listed on the attached schedule.

Thomas F. Zidelis, Acting Treasurer and Collector of Taxes City of Worcester

DESCRIPTION OF PROPERTY

DATE RECEIVED:

Jan 10, 2020

ISSUE DATE: Jan 14, 2020

ASSESSED OWNER:

NASHEF LLC,

LOCATION OF PROPERTY:

0338 PARK AVE

PARCEL IDENTIFIER:

0601128+29

LAND AREA:		12500.000 F	VALUA	TION: 49070	0.00
		FISCAL YEAR	2020-2019	2019-2018	2018-2017
TAXES:	QTR 1 *	DUE 08/01/19	4281.36	4133.80	3955.72
	QTR 2 *	DUE 11/01/19	4281.36	4133.79	3955.72
	QTR 3	DUE 02/03/20	4345.15	4428.92	4311.87
	QTR 4	DUE 05/01/20	4345.14	4428.92	4311.87
• preliminary taxes gene	erally represent no more	than 50% of prior year tax			
BETTERMENTS	S/ASSESSMENT	S:			
	STREET		.00	.00	.00
	SEWER		.00	.00	.00
	DEMOLITION		.00	.00	.00
	COMMITTED	INTEREST	.00	.00	.00
UTILITY LIENS:	WATER	and an internal response and an internal rapid yello come yellow high december in a reduced agricultural and an extension of the contract and an extension of the con	1047.33	1051.91	2184.05
	SEWER		1675.16	1614.63	3342.60
40U LIENS:	SNOW		.00	.00	.00
	DUMPING		.00	.00	.00
	NUISANCE		.00	.00	.00
TOTAL BILLED			19975.50	19791.97	22061.83
CHARGES AND	FEES		.00	44.00	44.00
INTEREST TO CML ISSUE DATE		ГЕ	399.60	2915.08	524.80
Less:	PAYMENTS		.00	.00	-22630.63
	ABATEMENT	S/EXEMPTIONS	.00	.00	.00
	BILLING ADJU	JSTMENTS	.00	.00	.00
BALANCE DUE		20375.10	22751.05	.00	

This Property has previous years taxes totaling:	.00				
This property is in tax title for the following:	.00 Unpd Water to 10/01/2019. Loc				
X This property has unpaid water/sewer charges for:	Code 02-0855-000 1179.21				
This property has other unpaid obligations due to the City of	of Worcester: .00				
This property has unpaid betterments not yet added to tax	for: .00				
There are improvements voted for which there will probable be a betterment:	00				
TOTAL AMOUNT NOW DUE: 44305.36					
All of the amounts listed above are to be paid to the Collector. I have no knowledge of any other outstanding amounts that constitute a lien.					

Thomas F. Zidelis, Acting Treasurer and Collector of Taxes City of Worcester

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CITY OF WORCESTER

Sandra J. Flynn

Treasurer & Collector of Taxes Room 203, City Hall Worcester, Massachusetts 01608 Email: treasurer@worcesterma.gov

To: Closing Attorneys, Title Companies, and Bank Officers (Please provide this courtesy notice to the New Owner, Thank you)

IMPORTANT NOTICE FOR THE NEW PROPERTY OWNER

The City of Worcester is on a quarterly billing system for Real Estate tax bills during the fiscal year, which runs from July 1st through June 30th. It is **not based** on a calendar year. The billing dates are as follows:

	Bill Date	Due Date		Bill Date	Due Date
1 ST Quarter 2 ND Quarter	July 1 st October 1 st	August 1 st November 1 st	3 RD Quarter 4 TH Quarter	January 1 st April 1 st	February 1 st May 1 st
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The Board of Assessors is required by MA General Law Chapter 59 §11, to assess Real Estate taxes to the owner of record as of January first of the year preceding the current fiscal year (which starts on July 1st). Therefore, the prior owner's name will remain on the tax bill immediately following the purchase of your home. For example, if you purchased your home between January 2, 2005 and December 31, 2005, the tax bill will not be in your name until July 1, 2006.

In most cases, the City of Worcester mails a "duplicate" tax bill "in care of" the new owner based on the address information, which appears on the **DEED** recorded at the Worcester District Registry of Deeds at the time of the sale. In certain instances this may cause tax bills to mailed to your former residence or mailing address.

If you do not receive a bill, State law requires the taxpayer to locate the tax bill and pay it on time. Bills not paid by the due dates listed above will accrue interest at a rate of 14%. Please call our office directly at (508) 799-1075 if you do not receive a bill within one week of the billing date.

If your taxes are paid through a mortgage escrow account, your bank may receive your tax information automatically. The City supplies tax service companies with amounts due each quarter. This information is then forwarded to certain Banks and Mortgage Companies. You should contact your mortgage company to verify they use a tax service. If they do not use a tax service, you will be required to supply the tax information to your mortgage company.

Furthermore, a deed change at the Registry of Deeds will <u>not automatically</u> change your water billing account. The completion of the address correction request form below ensures the City's issuance of tax and water/sewer bills to the proper mail address. This address change may also be made on the City's website at:

www.worcesterma.gov/finance/treasurer

(DETACH AND RETURN TO THE ADDRESS LISTED BELOW) ADDRESS CORRECTION REQUEST FORM						
Bill Type (please check all that apply)	REAL ESTATE	☐ WATER/SEWER	EXCISE P	ERS. PROP.		
PROPERTY LOCATION:			· · · · · · · · · · · · · · · · · · ·			
MAP/BLOCK/LOT	W/S LOC CODE		OTHER			
NEW OWNER NAME(S):						
NEW OWNER ADDRESS						
CITY		STATE	ZIP			
SIGNATURE:						

RETURN IMMEDIATELY TO:

TREASURER & COLLECTOR OF TAXES
455 MAIN STREET ROOM 203
WORCESTER, MA 01608