

## MUNICIPAL LIEN CERTIFICATE

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

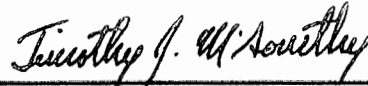
**Requested By:** SEDER & CHANDLER, LLP  
339 MAIN ST, SUITE 300  
WORCESTER, MA 01608  
ATTN: DEBRA FIRMIN

**Issue Date:** Dec 07, 2022

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:

0342 WEST BOYLSTON ST

identified by the City Assessor as 1200700009 and as specified in your application received on Dec 07, 2022 are listed on the attached schedule. Please note Real Estate parcels are subject to Supplemental Tax Assessments pursuant to GL Ch59 S2D.



Timothy J. McGourthy, Acting Treasurer & Collector of Taxes  
City of Worcester

**DESCRIPTION OF PROPERTY**

DATE RECEIVED: Dec 07, 2022

ISSUE DATE: Dec 07, 2022

ASSESSED OWNER: NASHEF LLC,  
LOCATION OF PROPERTY: 0342 WEST BOYLSTON ST  
PARCEL IDENTIFIER: 1200700009

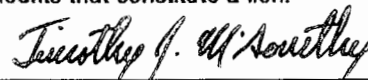
LAND AREA: 20095.000 F 326 VALUATION: 493800.00

		FISCAL YEAR	2023-2022	2022-2021	2021-2020
<b>TAXES:</b>	<b>QTR 1 *</b>	DUE 08/01/22	4114.59	4258.03	4254.36
	<b>QTR 2 *</b>	DUE 11/01/22	4114.59	4258.02	4254.36
	<b>QTR 3</b>	DUE 02/01/23	.00	3971.15	4261.69
	<b>QTR 4</b>	DUE 05/01/23	.00	3971.15	4261.69
* preliminary taxes generally represent no more than 50% of prior year tax					
<b>BETTERMENTS/ASSESSMENTS:</b>					
	<b>STREET</b>		.00	.00	.00
	<b>SEWER</b>		.00	.00	.00
	<b>DEMOLITION</b>		.00	.00	.00
	<b>COMMITTED INTEREST</b>		.00	.00	.00
<b>UTILITY LIENS:</b>	<b>WATER</b>		.00	.00	.00
	<b>SEWER</b>		.00	.00	.00
<b>40U LIENS:</b>	<b>SNOW</b>		.00	85.00	.00
	<b>DUMPING</b>		.00	.00	.00
	<b>NUISANCE</b>		.00	170.00	60.00
<b>TOTAL BILLED</b>			8229.18	16713.35	17092.10
<b>CHARGES AND FEES</b>			.00	5.00	78.52
<b>INTEREST TO CML ISSUE DATE</b>			262.42	1029.47	638.86
<b>Less:</b>	<b>PAYMENTS</b>		.00	-3500.00	-13374.99
	<b>ABATEMENTS/EXEMPTIONS</b>		.00	.00	.00
	<b>BILLING ADJUSTMENTS</b>		.00	-14231.96	-4428.52
<b>BALANCE DUE</b>			8491.60	NONE	NONE

- This Property has previous years taxes totaling: 18100.23
  
- This property is in tax title for the following: 54745.96  
Unpd Water to 02/01/2021. Loc. Code 15-0096-000
- This property has unpaid water/sewer charges for: 154.14
  
- This property has other unpaid obligations due to the City of Worcester: 610.67
  
- This property has unpaid betterments not yet added to tax for: .00
  
- There are improvements voted for which there will probably be a betterment: .00

TOTAL AMOUNT NOW DUE: 82102.60

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.



TIMOTHY J. MCGOURTHY, Acting Treasurer & Collector of Taxes  
CITY OF WORCESTER

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