

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:

0342 WEST BOYLSTON ST

identified by the City Assessor as 1200700009 and as specified in your application
received on Jan 10, 2020 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: 0342 WEST BOYLSTON ST
PARCEL IDENTIFIER: 1200700009

LAND AREA: 20095.000 F VALUATION: 484000.00

| | | FISCAL YEAR | 2020-2019 | 2019-2018 | 2018-2017 |
|--|-----------------------|--------------|-----------|-----------|-----------|
| TAXES: | QTR 1 * | DUE 08/01/19 | 4222.90 | 4047.87 | 2644.28 |
| | QTR 2 * | DUE 11/01/19 | 4222.90 | 4047.87 | 2644.28 |
| | QTR 3 | DUE 02/03/20 | 4285.82 | 4397.93 | 5451.46 |
| | QTR 4 | DUE 05/01/20 | 4285.82 | 4397.93 | 5451.45 |
| * preliminary taxes generally represent no more than 50% of prior year tax | | | | | |
| BETTERMENTS/ASSESSMENTS: | | | | | |
| | STREET | | .00 | .00 | .00 |
| | SEWER | | .00 | .00 | .00 |
| | DEMOLITION | | .00 | .00 | .00 |
| | COMMITTED INTEREST | | .00 | .00 | .00 |
| UTILITY LIENS: | WATER | | 40.05 | 39.40 | 355.24 |
| | SEWER | | 64.54 | 63.08 | 25.19 |
| 40U LIENS: | SNOW | | .00 | .00 | .00 |
| | DUMPING | | .00 | .00 | .00 |
| | NUISANCE | | .00 | .00 | .00 |
| TOTAL BILLED | | | 17122.03 | 16994.08 | 16571.90 |
| CHARGES AND FEES | | | .00 | 5.00 | 59.00 |
| INTEREST TO CML ISSUE DATE | | | 394.14 | 1246.82 | 771.37 |
| Less: | PAYMENTS | | .00 | .00 | -14870.45 |
| | ABATEMENTS/EXEMPTIONS | | .00 | .00 | .00 |
| | BILLING ADJUSTMENTS | | .00 | -18237.84 | -2531.82 |
| BALANCE DUE | | | 17516.17 | NONE | NONE |

- This Property has previous years taxes totaling: .00
- This property is in tax title for the following: 22650.06
- This property has unpaid water/sewer charges for: Unpd Water to 08/01/2019. Loc. Code 15-0096-000 53.72
- This property has other unpaid obligations due to the City of Worcester: .00
- 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: 40219.95

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.

INT

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



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:

| | <u>Bill Date</u> | <u>Due Date</u> | | <u>Bill Date</u> | <u>Due Date</u> |
|-------------------------|-------------------------|--------------------------|-------------------------|-------------------------|--------------------------|
| 1 ST Quarter | July 1 st | August 1 st | 3 RD Quarter | January 1 st | February 1 st |
| 2 ND Quarter | October 1 st | November 1 st | 4 TH Quarter | April 1 st | May 1 st |

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 not automatically 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 PERS. 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