

MUNICIPAL LIEN CERTIFICATE


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

Requested By: DEBRA FIRMIN
339 MAIN ST
WORCESTER MA 01608

Issue Date: May 03, 2023

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 0601128+29 and as specified in your application received on May 03, 2023 are listed on the attached schedule. Please note Real Estate parcels are subject to Supplemental Tax Assessments pursuant to GL Ch59 S2D.



Shaun W. Strobel, Treasurer & Collector of Taxes
City of Worcester

DESCRIPTION OF PROPERTY

DATE RECEIVED: May 03, 2023

ISSUE DATE: May 03, 2023

ASSESSED OWNER: NASHEF LLC,
LOCATION OF PROPERTY: 0338 PARK AVE
PARCEL IDENTIFIER: 0601128+29

LAND AREA: 12500.000 F 326 VALUATION: 589700.00

FISCAL YEAR			2023-2022	2022-2021	2021-2020
TAXES:	QTR 1 *	DUE 08/01/22	4913.68	4353.96	4313.26
	QTR 2 *	DUE 11/01/22	4913.67	4353.95	4313.25
	QTR 3	DUE 02/01/23	4303.34	5473.40	4394.66
	QTR 4	DUE 05/01/23	4303.33	5473.39	4394.65
* 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		.00	.00	.00
	SEWER		.00	.00	.00
400 LIENS:	SNOW		.00	.00	.00
	DUMPING		.00	.00	.00
	NUISANCE		.00	.00	.00
TOTAL BILLED			18434.02	19654.70	17415.82
CHARGES AND FEES			.00	44.00	44.00
INTEREST TO CML ISSUE DATE			1027.47	3074.86	626.26
Less:	PAYMENTS		.00	-3500.00	-18086.08
	ABATEMENTS/EXEMPTIONS		.00	.00	.00
	BILLING ADJUSTMENTS		.00	.00	.00
BALANCE DUE			19461.49	19273.56	.00

This Property has previous years taxes totaling: 50149.45

This property is in tax title for the following: .00

Unpd Water to 04/02/2023. Loc.

This property has unpaid water/sewer charges for: Code 02-0855-000 8725.08

This property has other unpaid obligations due to the City of Worcester: 500.00

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: 98109.58

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

SHAUN W. STROBEL, TREASURER & COLLECTOR OF TAXES
CITY OF WORCESTER