



Property Information		Request Information		Update Information	
File#:	BS-X01542-1775948055	Requested Date:	01/18/2024	Update Requested:	
Owner:	LAWSON CONSTANCE	Branch:		Requested By:	
Address 1:	46 PROSPECT ST	Date Completed:		Update Completed:	
Address 2:		# of Jurisdiction(s):			
City, State Zip:	FRANKLIN, MA	# of Parcel(s):	1		

Notes

CODE VIOLATIONS Per Town of Franklin Zoning Department there are no Code Violation cases on this property.

Collector: Town of Franklin Zoning Department
 Payable: 355 East Central Street Franklin MA 02038
 Business# 508-553-4858

PERMITS Per Town of Franklin Building Department there are no Open/Pending/ Expired Permit on this property.

Collector: Town of Franklin Building Department
 Payable: 355 East Central Street Franklin MA 02038
 Business# 508-553-4858

SPECIAL ASSESSMENTS Per Town of Franklin Finance Department there are no Special Assessments/liens on the property.

Collector: Town of Franklin Finance Department
 Payable: 355 East Central Street Franklin MA 02038
 Business# 508-553-4858

DEMOLITION NO

UTILITIES

WATER AND GARBAGE
 Account #: 251066
 Payment Status: DELINQUENT
 Status: Pvt & Lienable
 Amount: \$263.32
 Good Thru: 02/01/2024
 Account Active: YES
 Collector: Town of Franklin Water and Sewer Department
 Payable Address: 355 East Central St Franklin MA 02038
 Business # 508-520-4910

SEWER
 THE HOUSE IS ON A COMMUNITY SEWER. ALL HOUSES GO TO A SHARED SEPTIC SYSTEM.

FISCAL YEAR 2024 REAL ESTATE TAX BILL

Based on assessments as of January 1, 2023, your REAL ESTATE TAX for the Fiscal Year beginning July 1, 2023 and ending June 30, 2024 on the parcel of Real Estate described below is as follows:

PROPERTY DESCRIPTION			
Location: 46 PROSPECT ST Parcel ID: 326-054-000-000			
SPECIAL ASSESSMENTS			
DESC	AMOUNT	DESC	COMM
INT			

LAWSON CONSTANCE
46 PROSPECT ST
FRANKLIN, MA 02038

Tax Rate per \$1,000	
1 Residential	\$
3 Commercial	\$
4 Industrial	\$
BOOK - PAGE 31322-412	
CLASS: 101	
Class	Valuation
1	808600
3	0
4	0
Total Taxable Valuation 808,600	
Collector of Taxes Interest at the rate of % per annum will accrue on OVERDUE amounts from the DUE DATE until payment is made.	

THE COMMONWEALTH OF MASSACHUSETTS TOWN OF FRANKLIN OFFICE OF THE COLLECTOR OF TAXES		TAXPAYER COPY
BILL NUMBER 106355		
Real Estate Tax	9,700.48	
Total Special Assessments	\$.00	
TOTAL TAX & ASSESSMENTS	\$9,700.48	
PRELIMINARY TAX	\$4,893.59	
Payments Made	\$4,893.59	
Preliminary Tax Overdue	\$.00	
Interest @ % through 02/01/2024	\$.00	
Fees	\$.00	
Abatement/Exemption	\$.00	
Payment Made	\$4,893.59	
TOTAL NOW DUE	\$2,403.45	



Abatement Applications to Assessors were Due: , 2024

FISCAL YEAR 2024 TAX: This tax bill shows the amount of personal property taxes you owe for fiscal year 2024 (July 1, 2023 - June 30, 2024). The tax shown on this bill is based on assessments as of January 1, 2023.

PAYMENT DUE DATES/INTEREST CHARGES: Your preliminary tax was payable in two equal installments. The first quarter payment was due , 2023 and the second payment was due on , 2023. Your preliminary tax is shown on this bill as a credit against your tax.

The balance of your tax is payable in two equal installments. Your third quarter payment is due on , 2024. Your fourth quarter payment is due on , 2024. If your payments are not made by their due dates, interest at the rate of % per annum will be charged on the unpaid and overdue amount from the due dates until payment is made. You will also be required to pay charges and fees incurred for collection if payments are not made when due. Payments are considered made when received by the Collector.

ABATEMENT/EXEMPTION APPLICATIONS: You have a right to contest your assessment. To do so, you must file an application for an abatement in writing on an approved form with the Board of Assessors. You may apply for an abatement if you believe your property is valued at more than its fair cash value or is not assessed fairly in comparison with other properties. The filing deadline for an abatement application is February 1, 2024. Applications are timely filed when (1) received by the assessors on or before the filing deadline, or (2) mailed by United States mail, first class postage prepaid, to the proper address of the assessors, on or before the filing deadline, as shown by a postmark made by the United States Postal Service.

If your application is not timely filed, the assessors cannot by law grant an abatement. Do NOT send abatement applications with your payment

INQUIRIES: If you have questions on your valuation or assessment or on abatements, you should contact the Board of Assessors at (508) 520-4920. If you have questions on payments, contact the Collector's Office at (508) 520-4950. Make checks payable to: TOWN OF FRANKLIN.

Mail to **The Collector of Taxes** Town of Franklin, P.O. Box 986, Medford, MA 02155-0010.

To obtain a receipted bill, enclose a self-addressed stamped envelope and both copies of the bill with your payment.

Mail inquires to the appropriate office at 355 East Central Street, Franklin, MA, 02038. Office Hours Monday, Tuesday, Thursday: 8:00 to 4:00; Wednesday: 8:00 to 6:00; Friday 8:00 to 1:00

PLEASE DETACH HERE

RETURN THIS STUB WITH YOUR PAYMENT

THE COMMONWEALTH OF MASSACHUSETTS
TOWN OF FRANKLIN
OFFICE OF THE COLLECTOR OF TAXES

PAYMENT STUB

FISCAL YEAR 2024 REAL ESTATE TAX BILL

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PROPERTY DESCRIPTION			
Location: 46 PROSPECT ST Parcel ID: 326-054-000-000			
SPECIAL ASSESSMENTS			
DESC	AMOUNT	DESC	COMM
INT			

LAWSON CONSTANCE
46 PROSPECT ST
FRANKLIN, MA 02038

Tax Rate per \$1,000	
1 Residential	\$
3 Commercial	\$
4 Industrial	\$
BOOK - PAGE 31322412	
CLASS: 101	
Class	Valuation
1	808600
3	0
4	0
Total Taxable Valuation 808,600	
Collector of Taxes Interest at the rate of % per annum will accrue on OVERDUE amounts from the DUE DATE until payment is made.	

THE COMMONWEALTH OF MASSACHUSETTS TOWN OF FRANKLIN OFFICE OF THE COLLECTOR OF TAXES		PAYMENT STUB
BILL NUMBER 106355		
Real Estate Tax	9,700.48	
Total Special Assessments	\$.00	
TOTAL TAX & ASSESSMENTS	\$9,700.48	
PRELIMINARY TAX	\$4,893.59	
Payments Made	\$4,893.59	
Preliminary Tax Overdue	\$.00	
Interest @ % through 02/01/2024	\$.00	
Fees	\$.00	
Abatement/Exemption	\$.00	
Payment Made	\$4,893.59	
TOTAL NOW DUE	\$2,403.45	

11072082024800106355100002403459



Town of Franklin

355 East Central Street
Franklin, MA 02038

WATER/SEWER/TRASH BILL

Customer Copy
Keep this portion for your records

Customer				Service Address			
HOWARD S WILLARD JR				46 PROSPECT ST			
Bill Number	Bill Date	Customer Number	Account Number		Due Date		
737105	11/10/2023	69299	251066		12/11/2023		
Description	Previous Read Date	Current Read Date	Previous Meter Read	Current Meter Read	Read Code	Usage	Charge
WATER CONSUMPTION	07/24/2023	10/24/2023	206	210	A	4	27.84
TRASH	07/27/2023	10/27/2023					71.5
STORMWATER	07/27/2023	10/27/2023					27.96
Last Payment Date	Last Payment Amt	Past Due Amount	Interest/Penalty	Current Charges		Total Due	
10/23/2023	115.33	127.30	8.72	127.30		\$263.32	

100 CU. FT. = 748 Gallons / Rate per 100 cubic feet.

Subject to interest if not paid within 30 days of billing date.
Interest: 14% per annum on total of arrears.

Bad Check Charge: \$30.00

Special Messages:

WATER RATES: SEWER RATES:
0 - 15 @ \$6.96 0 - 15 @ \$7.22
16 - 40 @ \$7.33 16 - 40 @ \$7.69
41 + @ \$8.59 41 + @ \$8.83
SEWER ONLY: \$218.00 PER QUARTER
TRASH RATES: \$ 71.50 PER QUARTER

TRASH & STORMWATER COVER THE MONTHS OF OCTOBER, NOVEMBER & DECEMBER.
THERE IS AN EASY WAY TO PAY AND RECEIVE YOUR CURRENT UTILITY BILL.
LOG ON TO WWW.FRANKLINMA.GOV AND CLICK ON PAYMENTS & PERMITS.
THEN SELECT THE BILL YOU WANT TO PAY.

If you are mailing payment only, please use the enclosed envelope.

For billing information please contact:
Department of Public Works
257 Fisher Street
Franklin, MA 02038
(508) 520-4910

For payment information or payment in person:
Town of Franklin
Treasurer-Collector
355 East Central Street
Franklin, MA 02038
(508) 520-4950

Office Hours: Mon., Tues., Thurs.: 8:00 to 4:00;
Wed.: 8:00 to 6:00;
Fri.: 8:00 to 1:00.

Consumption billed in hundreds of cubic feet. Non-receipt of issued bill not deemed excuse for failure to pay. Property owner responsible for protection of meter from loss and from hot water, freezing or other damage. Any person other than an employee of Franklin Public Works who turns water off or on at curb stop, without permission, is liable to a fine.

✂ Detach and return the portion below with your payment ✂



Town of Franklin

355 East Central Street
Franklin, MA 02038

WATER/SEWER/TRASH BILL

REMIT COPY

Please write your account number on your check and enclose this portion of bill with your payment.
Make checks payable to: Town of Franklin

Bill Number	Bill Date	Customer Number	Account Number	Past Due Amount
737105	11/10/2023	69299	251066	127.30
			Interest/Penalty	Current Charges
			8.72	127.30
			Due Date	Total Due
			12/11/2023	\$263.32

HOWARD S WILLARD JR
CONSTANCE LAWSON
46 PROSPECT ST
FRANKLIN, MA 02038

11076042024800737105700000263327

Franklin Building Department records response - 46 Prospect Street

From: Tyler Paslaski <tpaslaski@franklinma.gov>
Sent: Thursday, January 25, 2024 4:07 AM
To:
Cc: Gus Brown <gbrown@franklinma.gov>
Subject: Franklin Building Department records response - 46 Prospect Street

Some people who received this message don't often get email from tpaslaski@franklinma.gov. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon,

The Franklin Building Department is responding to a records request made electronically on Friday, January 19 for information relating to the property at 46 Prospect Street. Specifically, any open/pending/expired permits, and fees/fines currently due, and/or any code violations.

After searching our records, there do not appear to be any open or expired permits for 46 Prospect Street. There also did not appear to be any code violations or fees of any kind due to the Building Department.

Please let us know if you have any additional questions.

Sincerely,

Tyler Paslaski

--

Administrative Assistant
Town of Franklin
355 East Central Street
Franklin MA 02038
tpaslaski@franklinma.gov
508-553-4858

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