



Property Information		Request Information	Update Information
File#:	BS-06fb60e0d6975d5f0617f987	Requested Date: 08/29/2023	Update Requested:
Owner:	N/A	Branch:	Requested By:
Address 1:	10010 Strait Ln	Date Completed:	Update Completed:
Address 2:		# of Jurisdiction(s):	
City, State Zip:	Dallas, TX	# of Parcel(s): 1	

Notes

CODE VIOLATIONS	Per Philadelphia City Licenses and Inspections Department of Zoning there are no Code Violation case on this property. Collector: Philadelphia City Licenses and Inspections Department Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102 Business# (215) 686-1441 / (215) 686-8686
PERMITS	Per Philadelphia City Licenses and Inspections Department of Building there are no Open/Expired/Pending Permits on this property. Collector: Philadelphia City Licenses and Inspections Department Payable Address: 1401 John F. Kennedy Blvd, 11th Floor, Philadelphia, PA 19102 Business# (215) 686-1441 / (215) 686-8686
SPECIAL ASSESSMENTS	Per Philadelphia City Department of Revenue there are no Special Assessments/liens on the property. Collector: Philadelphia City Department of Revenue Payable Address: 1401 John F. Kennedy Blvd, Philadelphia, PA 19102 Business# (215) 686-6600
DEMOLITION	NO
UTILITIES	WATER & SEWER Account #: 014?47780?05634?001 Pvt & Lienable Service Status: Active Amount Due #: \$0.00 Due Date: 09/19/2023 Payment Status: Delinquent Collector: Philadelphia Water Department Make Checks Payable to: 1101 Market Street, 5th Floor, Philadelphia, PA 19107 Business: (215) 685-6300 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

FW: BS-W01384-1142057299 / 51 WALDO ST Code Enforcement Request

Sent: Thursday, July 13, 2023 4:39 PM

Subject: FW: BS-W01384-1142057299 / 51 WALDO ST Code Enforcement Request

From: Cheryl Witherspoon <cwitherspoon@randolph-ma.gov>

Sent: Friday, July 14, 2023 1:59 AM

Subject: Re: BS-W01384-1142057299 / 51 WALDO ST Code Enforcement Request

Good Afternoon,

51 Waldo does not have any Code Violations with the Code Enforcement Department.. You will have to contact the Building Department for any Building Violations. 781-961-0921.

Regards,

Cheryl Witherspoon
Code Enforcement Officer
41 South Main Street
Randolph MA. 02368
781-961-0914

Hello ,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Address: 51 WALDO ST RANDOLPH Norfolk MA 02368

Parcel: 6/ E/ 16.440A/ /

Owner: KATHRYN NOLAN

Please advise if the below address has any OPEN/PENDING/EXPIRED Permits and demolition permits that needs attention and any fees due currently.

Also advise if there are any Code Violation or fines due that needs attention currently.

Any unrecorded liens/fines/special assessments due.

Regards,

DISCLAIMER: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately. (iv) The recipient should check this email and any attachments for the presence of malware. The company accepts no liability for any damage caused by any Malware transmitted by this email.

DISCLAIMER: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately. (iv) The recipient should check this email and any attachments for the presence of malware. The company accepts no liability for any damage caused by any Malware transmitted by this email.

DISCLAIMER: The information contained in this message is proprietary and/or confidential and may be privileged. If you are not the intended recipient of this communication, you are hereby notified to: (i) delete the message and all copies; (ii) do not disclose, distribute or use the message in any manner; and (iii) notify the sender immediately. (iv) The recipient should check this email and any attachments for the presence of malware. The company accepts no liability for any damage caused by any Malware transmitted by this email.

FW: *RUSH*** 23-2030527 // 51 WALDO ST - Special Assessment & Utilities**

Praveen Immanuel <praveen.immanuel@stellaripl.com>

From: Christina Pierre-Louis <cpierre-louis@randolph-ma.gov>

Sent: Tuesday, July 18, 2023 8:53 AM

Subject: Re: ***RUSH*** 23-2030527 // 51 WALDO ST - Special Assessment & Utilities

Good morning,

There was a utility lien added to the February 2023 tax bill, but it has since been paid for.

1) The account number is #531475. The most recent bill was sent in May and was due in June. Please contact the Department of Public Works at 781-961-0942 to find out if the account is still active.

2) Please contact the Department of Public Works at 781-961-0942 to find out when the next utility bill will be mailed out, the billed amount, and the due date.

3) Around the end of November/beginning of December any utility bills that are left unpaid that were due prior to July 1st will get liened onto the real estate tax bill.

4) The real estate taxes are current and up to date. Next due is for August 1st in the amount of \$1349.60. Attached is a copy of the most recent real estate tax bill and a paid real estate tax statement.

5) The balance on the utility bill, good through 7/31/23, is \$1127.54. Attached is a copy of the payoff.

If you have any further questions, please call our office.

Sincerely,

Christina Pierre-Louis

Hello,

We are currently working with closing on this property scheduled and would need the below records verified. Please provide the requested below info at the earliest.

Property Address: 51 WALDO ST RANDOLPH Norfolk MA 02368

Parcel# : 6/ E/ 16.440A/ /

Owner Name: KATHRYN NOLAN

Any unrecorded liens/fines/special assessments due.

&

We are looking for Water & Sewer Bill information for the below mentioned Property.

- 1) Please provide the ACCOUNT NUMBER and let us know if the Water & Sewer Service is still ACTIVE on the property. Only the account
- 2) When the next Water & Sewer Bill will be mailed out? Please provide the Billed amount and Due Date.
- 3) If the bills are UNPAID, will there be a LIEN placed on the bills?
- 4) If bills are Paid, please provide the screen print, receipt or statement showing the bills are paid in full.
- 5) If bills are Unpaid, please provide a statement showing the payoff good thru 07/31/2023

COLLECTOR OF TAXES
41 SOUTH MAIN STREET
RANDOLPH, MA 02368
000004 0001277

Office of the Collector: (781) 961-0913
Office of the Assessor: (781) 961-0906

Collector of Taxes - Elizabeth Perez-Baczkowski

SCH 5-DIGIT 02368
NOLAN KATHRYN M
51 WALDO STREET
RANDOLPH, MA 02368-1942



TOWN OF RANDOLPH
INC. 1793

Town of Randolph

Fiscal Year 2024 Preliminary Real Estate Tax Bill

Bill Number	Parcel
9804	06-E-016.440A
Preliminary Real Estate Tax	\$2,658.41
Preliminary CPA Tax	\$40.78
Total Preliminary Tax	\$2,699.19
First Quarter Tax due by: 08/01/2023	\$1,349.60
Second Quarter Tax due by: 11/01/2023	\$1,349.59

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

Please see reverse side of bill
for important taxpayer information

Office Hours: Monday - Friday 8:30AM - 4:30PM

ASSESSED OWNER AS OF 01/01/2023: NOLAN KATHRYN M
LOCATION: 51 WALDO ST

FISCAL
YEAR 2024

The Commonwealth of Massachusetts
TOWN OF RANDOLPH

PRELIMINARY
REAL ESTATE TAX BILL

YOUR PRELIMINARY 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:

NAME: NOLAN KATHRYN M
LOCATION: 51 WALDO ST
PARCEL ID: 06-E-016.440A
BILL NUMBER: 9804

REMIT COUPON #2
BILL # 9804
DUE & PAYABLE
NOVEMBER 1, 2023
\$1,349.59

Town of Randolph
Department 2490
PO Box 986500
Boston, MA 02298-6500

Pay your tax bill on-line.
For more information, go to Town of Randolph website:
www.randolph-ma.gov

08282082024800009804600001349596

FISCAL
YEAR 2024

The Commonwealth of Massachusetts
TOWN OF RANDOLPH

PRELIMINARY
REAL ESTATE TAX BILL

YOUR PRELIMINARY 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:

NAME: NOLAN KATHRYN M
LOCATION: 51 WALDO ST
PARCEL ID: 06-E-016.440A
BILL NUMBER: 9804

REMIT COUPON #1
BILL # 9804
DUE & PAYABLE
AUGUST 1, 2023
\$1,349.60

Town of Randolph
Department 2490
PO Box 986500
Boston, MA 02298-6500

Pay your tax bill on-line.
For more information, go to Town of Randolph website:
www.randolph-ma.gov

08282082024800009804600001349604

REMIT COPY #2
REAL ESTATE TAX

REMIT COPY #1
REAL ESTATE TAX

Town of Randolph, MA

Real Estate Paid Tax Statement

Parcel: 06-E-016.440A

Location: 51 WALDO ST

Owner:
NOLAN KATHRYN M
51 WALDO STREET
RANDOLPH MA 02368-0000

Status:
Square 0

Land Valuation: 194,600
Building Valuation: 234,800
Exemptions: 0
Taxable Valuation: 429,400

Deed Date: 01/27/1994

Book/Page: 0705/0050

Year	Type	Due Date	Principal Due	Int/Pen	Date	Type	Amount
2023	RE-R	1 07/01/2022	1,355.55	0.00	07/29/2022	PD	1,355.55
		2 10/01/2022	1,355.54	0.00			0.00
		3 01/01/2023	2,174.04	0.00			0.00
		4 04/01/2023	1,277.82	0.00			0.00
					10/31/2022	PD	1,355.54
					01/31/2023	PD	896.22
					01/31/2023	PD	1,355.55
					01/31/2023	WO	-1,355.55
					02/01/2023	PD	1,277.82
					04/24/2023	PD	1,277.82
Bill #	9794		6,162.95	0.00			6,162.95
2021	TL-R	1 06/25/2021	1,277.62	224.02	07/29/2022	PD	1,501.64
Bill #	188		1,277.62	224.02			1,501.64
2020	TL-R	1 05/19/2021	1,960.64	355.29	07/29/2022	PD	2,315.93
Bill #	334		1,960.64	355.29			2,315.93
Grand Totals			9,401.21	579.31			9,980.52

** End of Report - Generated by Christina Pierre-Louis **

CUSTOMER STATEMENT

CURRENT ADDRESS:
NOLAN KATHRYN M
51 WALDO STREET
RANDOLPH MA 02368

LOCATION:
MULTIPLE

PROPERTY CODE:
531475

CUSTOMER ID: 17818

EFFECTIVE DATE:07/17/2023

YEAR	TYPE	CHARGE	BILLED	PRIN DUE	INT DUE	FEE/PEN DUE	TOTAL DUE	PER DIEM
2023	UB-U	1 TRASH	113.20	103.50	9.70	.00	113.20	
		1 SR.DISCOUN	.00	.00	.00	.00 PAID		
		1 WATER	97.07	88.75	8.32	.00	97.07	
		1 SR.DISCOUN	.00	.00	.00	.00 PAID		
		1 SEWER	130.27	119.11	11.16	.00	130.27	
		1 SR DISCOUN	.00	.00	.00	.00 PAID		
		BILL# 23938	340.54	311.36	29.18	.00	340.54	.10
2023	UB-U	1 TRASH	110.61	103.50	7.11	.00	110.61	
		1 SR.DISCOUN	.00	.00	.00	.00 PAID		
		1 WATER	100.33	93.88	6.45	.00	100.33	
		1 SR.DISCOUN	.00	.00	.00	.00 PAID		
		1 SEWER	136.47	127.70	8.77	.00	136.47	
		1 SR DISCOUN	.00	.00	.00	.00 PAID		
		BILL# 33507	347.41	325.08	22.33	.00	347.41	.10
2023	UB-U	1 TRASH	107.75	103.50	4.25	.00	107.75	
		1 SR.DISCOUN	58.50	-58.50	.00	.00	-58.50	
		1 WATER	88.99	85.48	3.51	.00	88.99	
		1 SR.DISCOUN	20.00	-20.00	.00	.00	-20.00	
		1 SEWER	118.31	113.64	4.67	.00	118.31	
		1 SR DISCOUN	10.00	-10.00	.00	.00	-10.00	
		BILL# 44722	226.55	214.12	12.43	.00	226.55	.10
2023	UB-U	1 TRASH	104.86	103.50	1.36	.00	104.86	
		1 SR.DISCOUN	58.50	-58.50	.00	.00	-58.50	
		1 WATER	84.71	83.61	1.10	.00	84.71	
		1 SR.DISCOUN	20.00	-20.00	.00	.00	-20.00	
		1 SEWER	111.97	110.52	1.45	.00	111.97	
		1 SR DISCOUN	10.00	-10.00	.00	.00	-10.00	
		BILL# 54301	213.04	209.13	3.91	.00	213.04	.10
		CUSTOMER TOTALS	1,127.54	1,059.69	67.85	.00	1,127.54	.40

** END OF REPORT - Generated by Christina Pierre-Louis **