



Property Information		Request Information		Update Information
File#:	BS-8c61bd680a39f6551972051b	Requested Date:	08/25/2023	Update Requested:
Owner:	BODNAR STEPHEN J & KELLY J BODNAR	Branch:		Requested By:
Address 1:	3919 Epic Dr	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	Spring, TX	# of Parcel(s):	1	

## Notes

CODE VIOLATIONS	<p>Per Philadelphia City Licenses and Inspections Department of Zoning there are no Code Violation case on this property.</p> <p>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</p>
PERMITS	<p>Per Philadelphia City Licenses and Inspections Department of Building there are no Open/Expired/Pending Permits on this property.</p> <p>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</p>
SPECIAL ASSESSMENTS	<p>Per Philadelphia City Department of Revenue there are no Special Assessments/liens on the property.</p> <p>Collector: Philadelphia City Department of Revenue Payable Address: 1401 John F. Kennedy Blvd, Philadelphia, PA 19102 Business# (215) 686-6600</p>
DEMOLITION	NO



## UTILITIES

### WATER

Account #: 0147477807056347001

Pvt & Lienable

Service Status: Active

Amount Due #: \$0.00

Due Date: N/A

Payment Status: Paid

Collector: Philadelphia Water Department

Make Checks Payable to: 1101 Market Street, 5th Floor, Philadelphia, PA 19107

Business: (215) 685-6300

### SEWER

Account #: 01121584

Pvt & Lienable

Service Status: Active

Amount Due #: \$0.00

Due Date: N/A

Payment Status: Paid

Collector: Philadelphia Water Department

Make Checks Payable to: 1101 Market Street, 5th Floor, Philadelphia, PA 19107

Business: (215) 685-6300

### GARBAGE BILLED WITH TAXES

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

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

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

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**From:** Cheryl Witherspoon <[cwitherspoon@randolph-ma.gov](mailto: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.

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

Praveen Immanuel <praveen.immanuel@stellaripl.com>

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**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 lienied 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

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

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

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](http://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](http://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 \*\*