

**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)

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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

## 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 \*\*