

General Laws, Chapter 60, Section 23 as Amended. Chapter 250 1987
Municipal Lien Certificate
City of Waltham
The Commonwealth of Massachusetts

Certificate # 34982

November 30, 2023
REGNANTE STERIO, LLP
ATTORNEY AT LAW
401 EDGEWATER PLACE, STE630
WAKEFIELD MA 01880

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on November 30, 2023 are listed below.

Name of person assessed: **22 FELTON STR. LLC.**
Location of property: **22 FELTON ST**
Land Area: **11531 Square Feet** PCA # **401-Warehouses-store Ma** Lot #
Assessed Value: **\$ 372,400.00** Exemption:
Key # **38523** Parcel Id.: **R060 025 0004**

Tax Period	7/1/23 -6/30/24	7/1/22 - 6/30/23	7/1/21 - 6/30/22
Tax Rate Residential	Rate Not Set	21.95/1,000.00	22.88/1,000.00
Tax Rate Commercial	Rate Not Set	21.95/1,000.00	22.88/1,000.00
Tax			
1st quarter tax	\$2,043.55	\$1,930.50	\$1,883.33
1st quarter CPA tax	\$40.87	\$38.61	\$37.67
2nd quarter tax	\$2,043.54	\$1,930.50	\$1,883.33
2nd quarter CPA tax	\$40.87	\$38.61	\$37.67
3rd quarter tax		\$2,156.59	\$1,977.67
3rd quarter CPA tax		\$43.13	\$39.55
4th quarter tax		\$2,156.59	\$1,977.67
4th quarter CPA tax		\$43.13	\$39.55
Betterment/Asses.			
Utility Liens			
Water Lien & Sewer Lien		\$467.36	\$467.56
Total Billed	\$4,168.83	\$8,805.02	\$8,344.00
Payments		\$1,803.58	\$3,842.00
Abate./Exempt.			\$4,502.00
Charges & Fees		5.00	
Interest due to Date	\$119.92	\$177.25	
Adjustments	\$0.00	\$0.00	\$0.00
Balance Due	\$4,288.75	\$7,183.69	\$0.00
Int. Per Diem	\$1.60	\$2.69	\$0.00

Note* The City of Waltham is on a quarterly billing system for real estate taxes. New owner information may not appear on the FY2024 REAL ESTATE BILLS. Please advise the new owner to contact the Waltham Tax Collector's BEFORE EACH DATE to obtain a copy of the real estate bill. PRELIMINARY TAXES generally represent no more than 50% of prior year's tax.

Apportioned betterments not yet due: \$0.00

I have no knowledge of any other lien outstanding.

Utility accounts are subject to final readings. Please call (781) 314-3810 if you have any questions.
Utility Charges: \$460.38 Outstanding (#0004005001) Water and Sewer rates and services charges to: 11/30/23

Tax Title Amount: 2011-2022 PAID IN FULL 4/3/2023 \$113,606.20 Paid
Deferred Taxes: \$0.00

Matthew Kelly ASST.