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THE COMMONWEALTH OF MASSACHUSETTS
CITY OF NEWTON



OFFICE OF THE COLLECTOR OF TAXES
NOTICE OF TAX TAKING

To the owners of the hereinafter-described land and to all others concerned: You are hereby notified that on Friday November 5, 2021, at 10:00AM at Newton City Hall, 1000 Commonwealth Ave., Room B15, Newton, in said Commonwealth, pursuant to the provisions of General Laws, Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, it is my intention to take for the City of Newton the following parcels of land for non-payment of the taxes, and other assessments as applicable, that are due thereon, with interest and all incidental expenses and costs to the date of taking, unless the same shall have been paid before that date.

M. RONALD MENDES
COLLECTOR OF TAXES FOR THE CITY OF NEWTON

THIS FORM APPROVED BY THE DEPARTMENT OF REVENUE
LIST OF PARCELS TO BE TAKEN

- Land in said Newton with any buildings thereon, located at 115 Christina Street, and shown as Section Block and Lot # 83-0320-000100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 67336, Page 429. The assessed owners are Peter Bakis, Nikolaos Bakis and Dionisios Bakis as Co-Trustees of the 115 Christina Street Realty Trust. This land is being taken for the unpaid 2019 tax balance of \$9,786.43, plus unpaid community preservation act charges of \$97.86, plus unpaid water use charges added to the tax of \$32.68, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 12 Morton Road, and shown as Section Block and Lot # 24-0430-001900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 64348, Page 295. The assessed owner is David M. Bitton. This land is being taken for the unpaid 2019 tax balance of \$6,033.97, plus unpaid community preservation act charges of \$60.34, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 28 Gambier Street, and shown as Section Block and Lot # 44-0200-000900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 61072, Page 555. The assessed owner is William O. Bracken, Trustee of The William O. Bracken Trust, with the supposed subsequent owners being April A. Bracken. This land is being taken for the unpaid 2019 tax balance of \$5,374.44, plus unpaid community preservation act charges of \$53.74, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at Cherry Street, and shown as Section Block and Lot # 33-0330-001300 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 38768, Page 587 and Book 54228 Page 372. The assessed owners are Luis Briamonte and Lilia Briamonte, 50% as tenants by the entirety, and Ariel Briamonte and Cintia Briamonte, 50% as tenants by the entirety, together as tenants in common. This land is being taken for the unpaid 2018 tax balance of \$54.40, plus unpaid community preservation act charges of \$0.55, plus the unpaid 2019 tax balance of \$224.68, plus unpaid community preservation act charges of \$2.25, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 28 Parsons Street, and shown as Section Block and Lot # 31-0110-002200 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 52584, Page 136. The assessed owners are Florence M. Brinkerhoff and Bruce S. Brinkerhoff, as trustees of The Florence M. Brinkerhoff Revocable Trust. This land is being taken for the unpaid 2019 tax balance of \$5,057.86, plus unpaid community preservation act charges of \$50.58, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 82 Lexington Street, and shown as Section Block and Lot # 44-0350-005700 on the Newton Assessors' Maps, and further described in Middlesex South Land Court Registry District, at Document 1747854, Certificate of Title No. 263798, Book 1500, Page 108. The assessed owner is Frederick S. Camerato, Trustee of J.C.F. Realty Trust. This land is being taken for the unpaid 2019 tax balance of \$7,050.62, plus unpaid community preservation act charges of \$70.51, plus unpaid water, sewer and storm use charges added to the tax of \$928.77, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 6 Manhattan Terrace, and shown as Section Block and Lot # 33-0360-002500 on the Newton Assessors' Maps, and further described in Middlesex South Land Court Registry District, at Document 1179324, Certificate of Title No. 222129, Book 1240, Page 179. The assessed owners are Julius A. Chiacchia and Ronald A. Chiacchia. This land is being taken for the unpaid 2018 tax balance of \$253.06, plus unpaid community preservation act charges of \$14.72, plus the unpaid 2019 tax balance of \$6,177.00, plus unpaid community preservation act charges of \$61.77, plus unpaid water, sewer and storm use charges added to the tax of \$205.79, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 27 Cross Street, and shown as Section Block and Lot # 31-0070-001900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 12505, Page 463. The assessed owners are Kenneth J. Conboy and Patricia M. Conboy. This land is being taken for the unpaid 2019 tax balance of \$7,619.10, plus unpaid community preservation act charges of \$76.19, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 95 Norwood Avenue NVL, and shown as Section Block and Lot # 22-0070-005000 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 26080, Page 342. The assessed owner is Ellen Delaney. This land is being taken for the unpaid 2019 tax balance of \$5,740.29, plus unpaid community preservation act charges of \$58.76, plus unpaid water, sewer and storm use charges added to the tax of \$705.66, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 630-638 Commonwealth Avenue, and shown as Section Block and Lot # 61-0010-000600 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 62263, Page 6. The assessed owner is Dennis A. Dyer. This land is being taken for the unpaid 2019 tax balance of \$1,948.08, plus interest and incidental expenses and fees to the date of taking.
- A Condominium Unit in the Franchi Nevada Street Condominium created by Master Deed recorded in Book 67779, Page 309 in said Newton with any other buildings or appurtenances therein, located at 281 Nevada Street Unit 279 a/k/a (279 Nevada Street Unit 279), and shown as Section Block and Lot # 23-0060-0009A0 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 67779, Page 343. The assessed owners are Robert W. Franchi and Rachel Franchi. This condominium unit is being taken for the unpaid 2019 tax balance of \$4,789.41, plus unpaid community preservation act charges of \$47.90, plus interest and incidental expenses and fees to the date of taking.
- A Condominium Unit in the Imperial Towers Condominium created by Master Deed recorded in Book 13638, Page 391 in said Newton with any other buildings or appurtenances therein, located at 280 Boylston Street Unit 909, and shown as Section Block and Lot # 82-0020-0007DZ on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 62888, Page 3. The assessed owners are Pauline A. V. Galbraith as Trustee of the Mayflower Realty Irrevocable Trust and Marjorie E. Galbraith Life Estate. This condominium unit is being taken for the unpaid 2018 tax balance of \$2,319.76, plus unpaid community preservation act charges of \$26.01, plus the unpaid 2019 tax balance of \$4,306.45, plus unpaid community preservation act charges of \$43.06, plus interest and incidental expenses and fees to the date of taking.
- A Condominium Unit in the Peabody Hill Condominium created by Master Deed recorded in Book 14358, Page 367 in said Newton with any other buildings or appurtenances therein, located at 56 Ober Road Unit W, and shown as Section Block and Lot # 82-015B-0001W0 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 68369, Page 367. The assessed owner is Robert M. Gomez. This condominium unit is being taken for the unpaid 2018 tax balance of \$1,957.40, plus unpaid community preservation act charges of \$24.22, plus the unpaid 2019 tax balance of \$4,534.74, plus unpaid community preservation act charges of \$50.00, plus interest and incidental expenses and fees to the date of taking.
- A Condominium Unit in the Ledgebrook Condominium created by Master Deed recorded in Book 18811, Page 302 in said Newton with any other buildings or appurtenances therein, located at 281 Nahant Street Unit 281, and shown as Section Block and Lot # 83-0360-0008P0 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 66422, Page 275. The assessed owners are Craig R. Hammer and Fern H. Hammer. This condominium unit is being taken for the unpaid 2019 tax balance of \$7,578.89, plus unpaid community preservation act charges of \$79.95, plus interest and incidental expenses and fees to the date of taking.
- A Condominium Unit in Building 60 in the Farm at Chestnut Hill Condominium created by Master Deed recorded in Book 17216, Page 528 in said Newton with any other buildings or appurtenances therein, located at 99 Florence Street Unit 4D Building 60, and shown as Section Block and Lot # 82-0040-0079CE on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 67283, Page 394. The assessed owner is JLGR Realty LLC. This condominium unit is being taken for the unpaid 2019 tax balance of \$10,404.43, plus unpaid community preservation act charges of \$104.05, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 31 Edward Road, and shown as Section Block and Lot # 34-0370-002800 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 26285, Page 328. The assessed owner is Ashkan Khoshatefeh. This land is being taken for the unpaid 2019 tax balance of \$1,303.91, plus unpaid community preservation act charges of \$13.03, plus water, sewer and storm use charges added to the 2019 tax balance of \$4,999.23, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 28 Charles Street a/k/a (28 Charles Street AUB), and shown as Section Block and Lot # 41-0070-001800 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 32023, Page 265. The assessed owner is Eileen C. Kiley. This land is being taken for the unpaid 2019 tax balance of \$7,114.36, plus unpaid community preservation act charges of \$71.14, plus interest and incidental expenses and fees to the date of taking.

- Land in said Newton with any buildings thereon, located at 44 Swallow Drive, and shown as Section Block and Lot # 42-0290-001500 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 30220, Page 531. The assessed owner is Choon Soon Kim. This land is being taken for the unpaid 2019 tax balance of \$7,283.11, plus unpaid community preservation act charges of \$87.19, plus unpaid water, sewer and storm use charges added to the tax of \$201.47, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 29 Jasset Street, and shown as Section Block and Lot # 11-0090-000900 on the Newton Assessors' Maps, and further described in Middlesex South Land Court Registry District, at Document 1078884, Certificate of Title No. 212711, Book 1193, Page 161. The assessed owners are James J. King and Loretta King. This land is being taken for the unpaid 2018 tax balance of \$6,487.67, plus unpaid community preservation act charges of \$64.88, plus unpaid water, sewer and storm use charges added to the 2018 tax of \$1,041.15, plus unpaid 2019 tax balance of \$6,897.00, plus unpaid community preservation act charges of \$68.97, plus unpaid water, sewer and storm use charges added to the 2019 tax of \$889.36, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 822 Commonwealth Avenue, and shown as Section Block and Lot # 64-0360-001400 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 71266, Page 492. The assessed owner is Audrey N. Kobrin with the supposed subsequent owners being Audrey Kobrin, Trustee of The Audrey Living Trust. This land is being taken for the unpaid 2019 tax balance of \$12,147.08, plus unpaid community preservation act charges of \$121.47, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 10 Elberta Terrace, and shown as Section Block and Lot # 41-0170-001900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 16811, Page 356. The assessed owner is Kenneth J. Leary, Jr., Trustee of 2115 Commonwealth Avenue Realty. This land is being taken for the unpaid 2019 tax balance of \$2,682.21, plus unpaid community preservation act charges of \$26.82, plus interest and incidental expenses and fees to the date of taking.
- A Condominium Unit in the South Building of The Towers of Chestnut Hill Condominium created by Master Deed recorded in Book 14249, Page 3 in said Newton with any other buildings or appurtenances therein, located at 250 Hammond Pond Parkway Unit 809-S, and shown as Section Block and Lot # 65-0080-0073MG on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 66637, Page 305. The assessed owner is William Madden. This condominium unit is being taken for the unpaid 2019 tax balance of \$1,476.83, plus unpaid community preservation act charges of \$14.77, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 30 Dorr Road, and shown as Section Block and Lot # 72-0400-001200 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 48004, Page 83. The assessed owner is Brenda C. Mason. This land is being taken for the unpaid 2018 tax balance of \$4,354.97, plus unpaid community preservation act charges of \$43.55, plus the unpaid 2019 tax balance of \$9,077.92, plus unpaid community preservation act charges of \$90.78, plus unpaid water, sewer and storm use charges added to the 2019 tax of \$458.93, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 73 Wood End Road a/k/a (73 Wood End Road), and shown as Section Block and Lot # 54-0300-000600 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 31152, Page 586. The assessed owners are Robert Murray and Kathleen Murray. This land is being taken for the unpaid 2018 tax of \$2,753.81, plus unpaid community preservation act charges of \$45.55, plus unpaid water, sewer and storm use charges added to the 2018 tax balance of \$2,719.03, plus the unpaid 2019 tax balance of \$4,337.05, plus unpaid community preservation act charges of \$45.84, plus unpaid water, sewer and storm use charges added to the 2019 tax balance of \$4,226.77, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 55 River Street, and shown as Section Block and Lot # 33-0330-002500 on the Newton Assessors' Maps, and further described in Middlesex South Land Court Registry District, at Document 1256438, Certificate of Title No. 226934, Book 1264, Page 184. The assessed owners are Pasquale Nicolazzo and Rosa Nicolazzo. This land is being taken for the unpaid 2019 tax balance of \$2,295.53, plus unpaid community preservation act charges of \$33.44, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 388-390 Parker Street, and shown as Section Block and Lot # 81-0480-000100 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 66983, Page 507. The assessed owners are Timothy R. O'Brien and Nancy E. O'Brien, Trustee of the Parker Street Realty Trust. This land is being taken for the unpaid water, sewer and storm use charges added to the 2019 tax balance of \$901.30, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 190 Mt. Vernon Street, and shown as Section Block and Lot # 24-0060-000300 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 71836, Page 210. The assessed owners are Richard H. Wolff and June Johnson Wolff, Trustees of the Wolff Realty Trust with the supposed subsequent owners being Ocean Development Partners, LLC. This land is being taken for the unpaid 2019 tax balance of \$9,656.59, plus unpaid community preservation act charges of \$96.56, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 88 Walnut Park, and shown as Section Block and Lot # 12-0050-002000 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 63343, Page 156. The assessed owner is Katherine O'Malley. This land is being taken for the unpaid 2018 tax balance of \$5,564.73, plus unpaid community preservation act charges of \$55.65, plus the unpaid 2019 tax balance of \$5,820.65, plus unpaid community preservation act charges of \$58.21, plus unpaid water, sewer and storm use charges added to the 2019 tax of \$659.47, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 329-331 Watertown Street, and shown as Section Block and Lot # 11-0060-003300 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 66495, Page 83. The assessed owner is David Palumbo. This land is being taken for the unpaid 2018 tax balance of \$10,766.63, plus unpaid community preservation act charges of \$107.67, plus unpaid water, sewer and storm use charges added to the 2018 tax of \$2,354.13, plus the unpaid 2019 tax balance of \$11,730.54, plus unpaid community preservation act charges of \$117.31, plus unpaid water, sewer and storm use charges added to the 2019 tax of \$4,652.06, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 49-51 Salisbury Road, and shown as Section Block and Lot # 13-0060-000900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 12360, Page 303. The assessed owners are Stephen Proia and Judith A. Proia. This land is being taken for the unpaid 2019 tax balance of \$7,611.11, plus unpaid community preservation act charges of \$88.40, plus unpaid water, sewer and storm use charges added to the 2019 tax of \$3,580.92, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 125 High Street a/k/a (125 High Street NUF), and shown as Section Block and Lot # 51-0090-000900 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 26712, Page 594. The assessed owner is Frederick Runyon. This land is being taken for the unpaid 2019 tax balance of \$5,964.16, plus unpaid community preservation act charges of \$59.65, plus unpaid storm water use charges added to the 2019 tax balance of \$1.16, plus interest and incidental expenses and fees to the date of taking.
- A Condominium Unit in The Towers of Chestnut Hill Condominium created by Master Deed recorded in Book 14249, Page 3 in said Newton with any other buildings or appurtenances therein, located at 250 Hammond Pond Parkway Unit 810-S, and shown as Section Block and Lot # 65-0080-0073MH on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 72036, Page 307. The assessed owners are Elaine D. Schwimmer and Enrico Schwimmer, Trustees of the Elaine D. Schwimmer 2018 Trust. This condominium unit is being taken for the unpaid 2019 tax balance of \$1,863.15, plus unpaid community preservation act charges of \$18.63, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 770 Chestnut Street, and shown as Section Block and Lot # 54-0060-000200 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 49079, Page 578. The assessed owner is David Shum. This land is being taken for the unpaid 2019 tax balance of \$5,027.81, plus unpaid community preservation act charges of \$60.53, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 71 Harwich Road, and shown as Section Block and Lot # 82-0370-004600 on the Newton Assessors' Maps, and further described in Middlesex South Land Court Registry District, at Document 1528027, Certificate of Title No. 246038, Book 1381, Page 122. The assessed owners are Carole B. Silk and Kenneth J. Silk, Trustees of 71 Harwich Road Realty Trust. This land is being taken for the unpaid 2019 tax balance of \$4,485.66, plus unpaid community preservation act charges of \$89.71, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 288 Walnut Street, and shown as Section Block and Lot # 22-0040-001500 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 64212, Page 302. The assessed owners are Bradford A. Spencer, Jeffrey Katz and Mark Resnick, Trustees of 288 Walnut Street Realty Trust. This land is being taken for the unpaid 2019 tax balance of \$52,076.25, plus unpaid community preservation act charges of \$446.01, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at Rolling Lane a/k/a (33 High Rock Terrace), and shown as Section Block and Lot # 82-0300-001700 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 29968, Page 336. The assessed owner is Leslie J. Tiffany. This land is being taken for the unpaid 2018 tax balance of \$127.80, plus unpaid community preservation act charges of \$1.28, plus the unpaid 2019 tax balance of \$518.32, plus unpaid community preservation act charges of \$5.18, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 39 Wheeler Road, and shown as Section Block and Lot # 81-0130-000400 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 23364, Page 405. The assessed owners are Joseph Verovsek and Tanja Z. Verovsek. This land is being taken for the unpaid 2018 tax balance of \$5,920.72, plus unpaid community preservation act charges of \$59.21, plus the unpaid 2019 tax balance of \$8,271.18, plus unpaid community preservation act charges of \$82.71, plus unpaid water, sewer and storm use charges added to the 2019 tax of \$67.64, plus interest and incidental expenses and fees to the date of taking.
- Land in said Newton with any buildings thereon, located at 15-17 Elliot Street, and shown as Section Block and Lot # 51-0240-001000 on the Newton Assessors' Maps, and further described on a deed in Middlesex South Registry of Deeds Book 34616, Page 267. The assessed owners are Jian Wang and Yixian Zhang. This land is being taken for the unpaid 2018 tax balance of \$58.01, plus unpaid community preservation act charges of \$20.02, plus unpaid water, sewer and storm use charges added to the 2018 tax balance of \$2,258.93, plus interest and incidental expenses and fees to the date of taking.