

State Tax Form 290
Certificate: 10028922
Issuance Date: 05/05/2026

MUNICIPAL LIEN CERTIFICATE
CITY OF NEWTON
COMMONWEALTH OF MASSACHUSETTS

Requested by OAKLEY, O'SULLIVAN & EATON PC
ATTORNEYS AT LAW
857 TURNPIKE STREET
NORTH ANDOVER, MA 01845

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 05/05/2026 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 64-0290-0002B0

21 PELHAM ST #21

	Land area	:	0.00 AC
NB REAL ESTATE HOLDCO LLC	Land Value	:	0
4800 T-REX AVE STE 120	Impr Value	:	283,400
BOCA RATON FL 33431	Land Use	:	0
	Exemptions	:	0
	Taxable Value:		283,400

Deed date: Book/Page: 82596/191
Class: 322-DISCOUNT STORES

FISCAL YEAR	2026	2025	2024
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DESCRIPTION

COMMUNITY PRESERVATION SURC	\$52.86	\$51.98	\$51.67
REAL ESTATE TAX - COM/IND	\$5,286.16	\$5,197.56	\$5,167.23
TOTAL BILLED:	\$5,339.02	\$5,249.54	\$5,218.90
Charges/Fees	\$0.00	\$0.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$2,690.39	-\$5,249.54	-\$5,218.90
Interest to 05/05/2026	\$48.76	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$2,697.39	\$0.00	\$0.00

TOTAL TAX INTEREST PER DIEM: \$1.0200
TOTAL UB INTEREST PER DIEM: \$.3900

OTHER UNPAID BALANCES:

2026 UTILITY BILLING \$2,321.83
TOTAL OTHER UNPAID BALANCES: \$2,321.83



M. RONALD MENDES, ESQ.
CITY TREASURER/COLLECTOR