Dear Attorney, Financial Institution, Property Owner:

Town of Kingston Real Estate Tax Billing is QUARTERLY: July 1 – June 30 (FY 2013)
Bill mailing: July 1 & January 1 (2 coupons)
Payments Due: Aug. 1, Nov. 1, Feb. 1, May 1
FY2013 Tax Rate: $15.33 (effective 1/1/12)

The Town of Kingston, Massachusetts has numerous recorded liens on properties for Septic (Title V) or Sewer Hookup Loans and for Sewer Betterment Assessments.

Loans are required to be paid in full at time of refinance or sale of a property.

Unlike loans, a Sewer Betterment lien is not required to be paid in full and may Remain with the property. Be aware, the Town will not subordinate this lien.

For better maintenance of issued Municipal Lien Certificates, the following information is being provided to you to (first) expedite the process to issue you a certificate by providing all the required information and (secondly) to assure the requested monies are received by the Town of Kingston in a timely manner.

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REQUIRED INFORMATION ON A REQUEST FOR MUNICIPAL LIEN CERTIFICATE
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Advise the following information:

Indicate if this is for Refinance, Sale, Insurance or Foreclosure of property

Property Owner Name(s)

Parcel ID/Map, Lot, Plot
Newly created or subdivided lots not provided to Collector by the Board of Assessors at time of MLC request, will reflect the Mother Lot information.

Parcel ID/Map & Lot Number is obtained through the Board of Assessors at 781.585.0509.

Property Street Number and Street Name

Scheduled Closing Date

Check for $50.00 (per parcel) made payable to: Town of Kingston

Stamped (US Mail Postage Stamp), self-addressed return envelope

Thank you for your cooperation and complete information when requesting an MLC.

Sincerely,

Caroline F. Gavigan Wilson
Collector of Taxes
Kingston, Massachusetts

You may mail your request to:
Collector of Taxes
Town of Kingston
P.O. Box 900
Kingston, MA 02364

Or visit us at:
26 Evergreen Street
Kingston
8:30 am – 4:30 pm
MASSACHUSETTS
Town of Kingston
Collector of Taxes
26 Evergreen Street
P. O. Box 900
Kingston, MA 02364-0900
Phone: 781.585.0507 Hours: 8:30am – 4:30 pm

MUNICIPAL LIEN CERTIFICATE REQUEST
(Processed on Wednesday’s     Available on Friday’s)

Date: __________________________

I, __________________________________________ hereby request a lien certificate

Paid for by: __________________________________________

Telephone: _______ Fax: _______ Cell: _______

Address: __________________________________________  City/Town: ______________

Information required for questioned property:

☐ Refinance  ☐ Sale  ☐ Insurance

(contact Board of Assessors for assistance in completing this section 781-585-0509)

Property Address: __________________________________________

Owner of Record: __________________________________________

Map: _______ Lot: _______ Plot: _______ (same as Parcel ID)

Please check one of the following to forward completed Certificate:

☐ Mail  ☐ Pick up at office

Please complete this form and accompany with your check for $50.00
made payable to the TOWN OF KINGSTON
with a SELF ADDRESSED, STAMPED, ENVELOPE

Thank you.