



Shawn Machado
Assistant City Manager

MEMORANDUM

TO: Thomas A. Golden, Jr., City Manager 

FROM: Shawn Machado, Assistant City Manager

CC: Doreen Burgess & Conor Baldwin

DATE: January 7, 2026

SUBJECT: **MOTION RESPONSE: C. Descoteaux 1/6/2026 Request the City Manager provide an update on the status of 809 Stevens Street.**

Summary of Property Information:

- **Assessed Value:**
 - Parcel 809.1: \$192,500
 - Parcel 809: \$576,600
- **Lot Size:**
 - Parcel 809.1: 4,194 sq. ft.
 - Parcel 809: 20,612 sq. ft.
- **Amount Due:**
 - Parcel 809: \$6,642.58
 - Parcel 809.1: \$0

Tax Title History:

- **Tax Taking:** Book 38242, Pages 213 & 214 (Recorded 12/19/2023)
- **Notice of Filing:** Book 38877, Page 278 (Recorded 11/6/2024)
- **Land Court Docket No.:** 24 TL 000694
- **Land Court Status:** Open; finding issued, contingent upon complete repayment
- **Next Step:** Seek Judgment



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Narrative:

On **August 28, 2025**, the Land Court issued a finding allowing redemption upon payment of **\$39,143.77** plus statutory interest, court costs of **\$729.64**, and legal fees of **\$0.00**.

On **November 20, 2025**, a partial payment of **\$35,000.00** was made, which appears to have satisfied the balance for **Parcel 809.1**, leaving a remaining balance of **\$6,642.58** on **Parcel 809 Stevens Street**.

At this point:

- A **release of tax taking** will be issued for **Parcel 809.1**.
- The remaining balance and any new taxes for **Parcel 809** must be paid before the City can issue a release for that parcel and dismiss the case.
- The Law Department's Tax Title Division is actively working with the property owner to finalize payment via the Land Court's order.
- Once all outstanding amounts are satisfied, DDS will then work with the property owner to ensure the current maintenance issues (overgrowth, etc.) are corrected in a timely fashion.