

**TOWN OF WELLESLEY
OFFICE OF THE COLLECTOR OF TAXES
NOTICE OF TAX TAKING**

TO THE OWNERS OF THE HEREINAFTER DESCRIBED LAND, SITUATED IN THE TOWN OF WELLESLEY, IN THE COUNTY OF NORFOLK AND THE COMMONWEALTH OF MASSACHUSETTS, AND TO ALL OTHERS CONCERNED:

You are hereby notified that on **December 30, 2025, at 2:00 p.m.**, at the office of the Collector of Taxes, Town Hall, in said Wellesley, pursuant to 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 Town of Wellesley the following parcels of land for nonpayment of taxes 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.

Owner of record as of January 1, 2024 **SHOCKET, ALAN H, TRUSTEE** Assessed for **FY2025** taxes: **\$190.15** A parcel of land containing **1701** square feet, more or less, **142 WORCESTER ST.** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 38810-233** and as shown on the Assessors' **map & lot 010-066**

Owner of record as of January 1, 2024 **SHOCKET, ALAN H, TRUSTEE** Assessed for **FY2025** taxes: **\$198.19** A parcel of land containing **2450** square feet, more or less, **140 R WORCESTER ST.** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 38810-233** and as shown on the Assessors' **map & lot 010-004**

Owner of record as of January 1, 2024 **DOWNS, CHARLES** Assessed for **FY2025** taxes: **\$200.27** A parcel of land containing **751** square feet, more or less, **26 R EDMUNDOOR AVE.** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 0-0** and as shown on the Assessors' **map & lot 204-060**

Owner of record as of January 1, 2024 **DOGON, SALLY &** Assessed for **FY2025** taxes: **\$242.66** A parcel of land containing **39941** square feet, more or less, **75 MAUGUS AVE.** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 42308-328** and as shown on the Assessors' **map & lot 055-009**

Owner of record as of January 1, 2024 **BEHREND, DEAN F & ERICH** Assessed for **FY2025** taxes: **\$284.04** A parcel of land containing **8890** square feet, more or less, **130 WORCESTER ST.** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 8492-736** and as shown on the Assessors' **map & lot 007-039**

Owner of record as of January 1, 2024 **BEVILACQUA, PAUL, TRUSTEE** Assessed for **FY2025** taxes: **\$637.37** A parcel of land containing **11067** square feet, more or less, **21 KIMLO RD** in said Wellesley, described in deeds recorded in the Norfolk County Land Court – **Certificate # 178142** and as shown on the Assessors' **map & lot 074-025**

Owner of record as of January 1, 2024 **SHOCKET, ALAN H, TRUSTEE** Assessed for **FY2025** taxes: **\$2108.95** A parcel of land containing **19370** square feet, more or less, **136 WORCESTER ST.** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 38810-230** and as shown on the Assessors' **map & lot 010-002**

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Owner of record as of January 1, 2024 **CURRIER, EILEEN M, TRUSTEE** Assessed for **FY2025** taxes: **\$3249.56** A parcel of land containing **10507** square feet, more or less, **37 CLIFFORD ST.** in said Wellesley, described in deeds recorded in the Norfolk County Land Court – **Certificate # 206271** and as shown on the Assessors' **map & lot 099-088**

Owner of record as of January 1, 2024 **SUN, RUOQING** Assessed for **FY2025** taxes: **\$4506.69** A parcel of land containing **4240** square feet, more or less, **4 FIFE RD** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 31544-139** and as shown on the Assessors' **map & lot 011-021-A**

Owner of record as of January 1, 2024 **COLBY, ANNE &** Assessed for **FY2025** taxes: **\$6042.62** A parcel of land containing **0** square feet, more or less, **12 - RUSSELL RD 208** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 38482-404** and as shown on the Assessors' **map & lot 182-048-208**

Owner of record as of January 1, 2024 **JP Development Properties, LLC** Assessed for **FY2025** taxes: **\$10396.95** A parcel of land containing **30129** square feet, more or less, **33 ROYALSTON RD** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 42199-126** and as shown on the Assessors' **map & lot 145-052**

Owner of record as of January 1, 2024 **25 SHAW RD LLC** Assessed for **FY2025** taxes: **\$11628.95** A parcel of land containing **10400** square feet, more or less, **25 SHAW RD** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 42767-212** and as shown on the Assessors' **map & lot 086-061**

Owner of record as of January 1, 2024 **Laurano, Joseph & Madeline** Assessed for **FY2025** taxes: **\$12490.32** A parcel of land containing **32041** square feet, more or less, **7 CLIFF RD** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 41927-369** and as shown on the Assessors' **map & lot 074-047-A**

Owner of record as of January 1, 2024 **20 OAKLAND ST LLC** Assessed for **FY2025** taxes: **\$17101.07** A parcel of land containing **28669** square feet, more or less, **20 OAKLAND ST.** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 41038-250** and as shown on the Assessors' **map & lot 053-096**

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Owner of record as of January 1, 2024 **YFO MATTHILL PROPERTIES LLC** Assessed for **FY2025** taxes: **\$17551.62** A parcel of land containing **20241** square feet, more or less, **7 GARDEN RD** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 42666-12** and as shown on the Assessors' **map & lot 074-046-D**

Owner of record as of January 1, 2024 **Quinan, Deborah Pechet, Trustee** Assessed for **FY2025** taxes: **\$55211.83** A parcel of land containing **52551** square feet, more or less, **149 BENVENUE ST.** in said Wellesley, described in deeds recorded in the Norfolk County Registry of Deeds **Book & Page 41932-328** and as shown on the Assessors' **map & lot 090-020**

