

**From:** [Lani Criasia](#)  
**To:** [Michael Slagle](#); [Valerie Oorthuys](#)  
**Cc:** [Lani Criasia](#)  
**Subject:** Mr. Franklin  
**Date:** Thursday, February 29, 2024 2:12:39 PM

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Hi Michael

Per our conversation yesterday, I have placed copies of the letters that we are sending out to STOW INDUSTRIAL LLC. There are still delinquent taxes due and as the letter states, if not paid by March 8<sup>th</sup>, the tax taking process will begin. Thank you for your assistance yesterday!

Lani

***Lani R Criasia***

Assistant Treasurer/Collector  
Town of Stow  
380 Great Road  
Stow Ma 01775  
978.897.2834

COPY

Planning



## THE COMMONWEALTH OF MASSACHUSETTS

## Town of Stow

## OFFICE OF THE COLLECTOR OF TAXES

## Intent to Advertise

Brad Brightman, Collector of Taxes

Phone Number: (978) 897-2834

Office Hours: 8:30-4:00 Mon-Th. Fri 8:30 -12pm

February 29, 2024

STOW INDUSTRIAL LLC  
6 WAYNE ROAD  
WESTFORD MA 01886

RE: Property Located at 0 GLEASONDALE RD OFF

Parcel Identification Reference:U-8-5

Our records indicate that as of FEBRUARY 28, 2024 you continue to owe real estate taxes for the prior fiscal year(s). The Town of Stow will be initiating the Tax Taking procedure by posting and advertising the list of delinquent taxpayers for the prior fiscal years. If your outstanding balance is not paid in full, the Town of Stow will proceed with recording a lien against your property at the South Middlesex Registry of Deeds.

The balance shown below must be paid by MARCH 8, 2024 to stop the Tax Taking procedure. The amounts shown below do not include the current year 2024 taxes which may also be due. Please note that if you pay this on line that you MUST enter the drop down arrow of the Levy year for the taxes which are due.

Please contact this office if you have any questions. Thank you.

*The balances reflected below are calculated through March 15, 2024*

Levy	Account	Tax	Liens	Interest	Fees	Total
2019	U-8-5	\$64.40	\$0.00	\$46.27	\$10.00	\$120.67
2021	U-8-5	\$41.86	\$0.00	\$17.54	\$10.00	\$69.40
2022	U-8-5	\$84.61	\$0.00	\$26.65	\$10.00	\$121.26
2023	U-8-5	\$78.43	\$0.00	\$13.88	\$10.00	\$102.31
		\$269.30	\$0.00	\$104.34	\$40.00	\$413.64

Brad Brightman, Collector of Taxes

# Parcel Balance Calculated Through 3/8/2024

Parcel: U-8-5

Location: 0 GLEASONDALE RD OFF

Owner: STOW INDUSTRIAL LLC

		Tax	Liens	Interest	Fees	Total	PerDiem
Real Estate							
2024	U-8-5	U-8-5	0 GLEASONDALE RD OFF				
		\$56.32	\$0.00	\$2.86	\$0.00	\$59.18	\$0.020
2023	U-8-5	U-8-5	0 GLEASONDALE RD OFF				
		\$78.43	\$0.00	\$13.69	\$10.00	\$102.12	\$0.030
2022	U-8-5	U-8-5	0 GLEASONDALE RD OFF				
		\$84.61	\$0.00	\$26.44	\$10.00	\$121.05	\$0.032
2021	U-8-5	U-8-5	0 GLEASONDALE RD OFF				
		\$41.86	\$0.00	\$17.42	\$10.00	\$69.28	\$0.016
2019	U-8-5	U-8-5	OFF GLEASONDALE RD				
		\$64.40	\$0.00	\$46.07	\$10.00	\$120.47	\$0.024
Grand Total		\$325.62	\$0.00	\$106.48	\$40.00	\$472.10	\$0.122

## Parcel Balance Calculated Through 3/12/2024

Parcel: U-8-4

Location: 501 GLEASONDALE RD

Owner: STOW INDUSTRIAL LLC

		Tax	Liens	Interest	Fees	Total	PerDiem
Real Estate							
2024	U-8-4	U-8-4	501 GLEASONDALE RD				
		\$21,910.04	\$0.00	\$1,093.47	\$0.00	\$23,003.51	\$8.404
2023	U-8-4	U-8-4	501 GLEASONDALE RD				
		\$22,905.99	\$0.00	\$1,845.02	\$0.00	\$24,751.01	\$8.786
2022	U-8-4	U-8-4	501 GLEASONDALE RD				
		\$8,677.32	\$0.00	\$2,263.24	\$10.00	\$10,950.56	\$3.328
Grand Total		\$53,493.35	\$0.00	\$5,201.73	\$10.00	\$58,705.08	\$20.518

\$59,177.70

## Parcel Balance Calculated Through 3/12/2024

Parcel: U-8-5

Location: 0 GLEASONDALE RD OFF

Owner: STOW INDUSTRIAL LLC

		Tax	Liens	Interest	Fees	Total	PerDiem
Real Estate							
2024	U-8-5	U-8-5	0 GLEASONDALE RD OFF				
		\$56.32	\$0.00	\$2.94	\$0.00	\$59.26	\$0.020
2023	U-8-5	U-8-5	0 GLEASONDALE RD OFF				
		\$78.43	\$0.00	\$13.80	\$10.00	\$102.23	\$0.030
2022	U-8-5	U-8-5	0 GLEASONDALE RD OFF				
		\$84.61	\$0.00	\$26.57	\$10.00	\$121.18	\$0.032
2021	U-8-5	U-8-5	0 GLEASONDALE RD OFF				
		\$41.86	\$0.00	\$17.50	\$10.00	\$69.36	\$0.016
2019	U-8-5	U-8-5	OFF GLEASONDALE RD				
		\$64.40	\$0.00	\$46.19	\$10.00	\$120.59	\$0.024
Grand Total		\$325.62	\$0.00	\$107.00	\$40.00	\$472.62	\$0.122



COPY

VAL/michael

THE COMMONWEALTH OF MASSACHUSETTS

Town of Stow  
OFFICE OF THE COLLECTOR OF TAXES

Intent to Advertise

Brad Brightman, Collector of Taxes

Phone Number: (978) 897-2834

Office Hours: 8:30-4:00 Mon-Th. Fri 8:30 -12pm

February 29, 2024

RECEIVED

FEB 29 2024

TOWN OF STOW  
PLANNING BOARD

STOW INDUSTRIAL LLC  
6 WAYNE RD  
WESTFORD MA 01886

RE: Property Located at 501 GLEASONDALE RD

Parcel Identification Reference:U-8-4

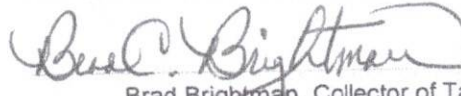
Our records indicate that as of FEBRUARY 28, 2024 you continue to owe real estate taxes for the prior fiscal year(s). The Town of Stow will be initiating the Tax Taking procedure by posting and advertising the list of delinquent taxpayers for the prior fiscal years. If your outstanding balance is not paid in full, the Town of Stow will proceed with recording a lien against your property at the South Middlesex Registry of Deeds.

The balance shown below must be paid by MARCH 8, 2024 to stop the Tax Taking procedure. The amounts shown below do not include the current year 2024 taxes which may also be due. Please note that if you pay this on line that you MUST enter the drop down arrow of the Levy year for the taxes which are due.

Please contact this office if you have any questions. Thank you.

*The balances reflected below are calculated through March 15, 2024*

Levy	Account	Tax	Liens	Interest	Fees	Total
2022	U-8-4	\$8,677.32	\$0.00	\$2,273.22	\$10.00	\$10,960.54
2023	U-8-4	\$22,905.99	\$0.00	\$1,871.38	\$0.00	\$24,777.37
		\$31,583.31	\$0.00	\$4,144.60	\$10.00	\$35,737.91

  
Brad Brightman, Collector of Taxes



# Parcel Balance Calculated Through 3/8/2024

Parcel: U-8-4  
 Location: 501 GLEASONDALE RD  
 Owner: STOW INDUSTRIAL LLC

	Tax	Liens	Interest	Fees	Total	PerDiem
Real Estate						
2024	U-8-4	U-8-4	501 GLEASONDALE RD			
	\$21,910.04	\$0.00	\$1,059.86	\$0.00	\$22,969.90	\$8.404
2023	U-8-4	U-8-4	501 GLEASONDALE RD			
	\$22,905.99	\$0.00	\$1,809.87	\$0.00	\$24,715.86	\$8.786
2022	U-8-4	U-8-4	501 GLEASONDALE RD			
	\$8,677.32	\$0.00	\$2,249.92	\$10.00	\$10,937.24	\$3.328
Grand Total	\$53,493.35	\$0.00	\$5,119.65	\$10.00	\$58,623.00	\$20.518

## Lani Criasia

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**From:** Lani Criasia  
**Sent:** Thursday, August 31, 2023 11:11 AM  
**To:** filterkleen@gmail.com  
**Cc:** Brad Brightman; Lani Criasia; Valerie Oorthuys  
**Subject:** Tax Payment  
**Attachments:** Message from KM\_C450i

Good morning, Mr. Franklin

This email is to inform you that your (Industrial Rents LLC) check #5746 in the amount of \$10251.51 made payable to the Town of Stow, which was posted on 08.15.2023 has bounced. This has caused a payment reversal in that amount leaving you a balance due (as of today 08.30.2023) in the amount of \$40,587.48 plus the cost of the bounced check fee in the amount of \$102.52.

Also, the Town will no longer accept payment from this account. Payments going forward will need to be in the form of a bank check.

I have attached copies of the NSF which we received from the bank, along with a copy of the parcel balance calculated out as of today (08.30.2023).

Please feel free to call with any questions.

Thank you!

Lani

*Lani R Criasia*  
Assistant Treasurer/Collector  
Town of Stow  
380 Great Road  
Stow Ma 01775  
978.897.2834



# Fidelity Bank

HELPING YOU GET WHERE YOU WANT TO BE

*[Handwritten signature]*

Notice Date: 08-23-2023  
Account Number: ~~XXXXXXXXXX~~  
Current Balance: ~~XXXXXXXXXX~~  
Available Balance: ~~XXXXXXXXXX~~

TOWN OF STOW  
380 GREAT RD  
STOW MA 01775

*MAILED 8/30*

## RETURNED CHECK NOTICE

Dear Town Of Stow:

Recently, you cashed or deposited check(s) that have been returned to us because the funds were not available. Your account has been charged as follows:

Check Amount

Service Charge

10,251.61

0.00

Return Reason: A - Insufficient Funds  
Returning Institution: 211370752 - Main Street Bank  
Maker: Industrial Rents LLC  
TraceNbr: 7010150040

If you have any questions, please contact a Call Center Representative at 1-800-581-5363 or you can stop by your local Fidelity Bank office.

Sincerely,

Fidelity Bank

*8/30 [Handwritten signature]*

\*061000146\*  
08/23/2023  
4471686699

This is a LEGAL COPY of  
your check. You can use it  
the same way you would  
use the original check.

RETURN REASON - A  
NOT SUFFICIENT  
FUNDS

Do Not Redeposit

NSF

NSF

000007010150040  
[211370707] 08/15/2023

INDUSTRIAL RENTS LLC  
6 WAYNE RD.  
WESTFORD, MA 01586

CB181

8/15/23

5746

PAY TO  
THE ORDER OF

Town of Stow

\$ 10,257.50

Ten Thousand Two Hundred Fifty Seven and 50/100

MAIN STREET BANK

MEMO

⑆2⑆1370752⑆030802⑆538⑆ 5746

⑆2⑆1370752⑆ 030802⑆538⑆ 5746 ⑆000102516⑆

\$ 40587.48

## History Summary As Of 8/31/2023

Town of Stow  
Real Estate

Thursday, August 31, 2023 10:48:42 AM

Account: U-8-4  
 Levy: 2022  
 Parcel: U-8-4  
 Record Owner: STOW INDUSTRIAL LLC  
 Location: 501 GLEASONDALE RD  
 Balance: \$10,304.86

Debits	Name	BillingDate	DueDate	Billed	Credits	Remainder	Interest	TotalDue	PerDiem
	Quarterly Preliminary	7/1/2021	8/2/2021	\$5,985.53	\$6,100.32	\$0.00	\$0.00	\$0.00	\$0.00
	Quarterly Preliminary	10/1/2021	11/1/2021	\$5,985.51	\$6,249.53	\$0.00	\$0.00	\$0.00	\$0.00
	Quarterly Actual	1/1/2022	2/1/2022	\$8,677.33	\$8,753.88	\$0.00	\$0.00	\$0.00	\$0.00
	Quarterly Actual	4/1/2022	5/2/2022	\$8,677.32	\$0.00	\$8,677.32	\$1,617.54	\$10,294.86	\$3,328
	Demand	5/25/2022	6/8/2022	\$10.00	\$0.00	\$10.00	\$0.00	\$10.00	\$0.00
	<b>Grand Total</b>			<b>\$29,335.69</b>	<b>\$21,103.73</b>	<b>\$8,687.32</b>	<b>\$1,617.54</b>	<b>\$10,304.86</b>	<b>\$ 3,328</b>

Transactions	Name	Eff. Date	Post Date	Batch	Total	Tax	Liens	Fees	Interest	Comments
	Payment	9/21/2021	9/21/2021	FY21 FY22	\$6,100.32	\$5,985.53	\$0.00	\$0.00	\$114.79	CK#5784 \$33162 62 INDUSTRIAL RENTS LLC FOR FY19 FY21 FY22 AMOUNTS DUE.
	Payment	2/24/2022	3/5/2022	631	\$15,003.41	\$14,662.84	\$0.00	\$0.00	\$340.57	CK#5443
	Payment Reversal	8/15/2023	8/30/2023	L FY22 PYMNT	(\$10,251.61)	(\$8,677.32)	\$0.00	(\$10.00)	\$1,564.29	8.30.2023 REC FROM BANK THAT ck5746 Industrial rents llc NSF. Reverse payment as of 8.15.23. LC
	Payment	8/15/2023	8/15/2023	117	\$10,251.61	\$8,677.32	\$0.00	\$10.00	\$1,564.29	ck # 5746
	<b>Grand Total</b>				<b>\$21,103.73</b>	<b>\$20,648.37</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$455.36</b>	

# Parcel Balance Calculated Through 8/31/2023

Parcel: U-8-4  
 Location: 501 GLEASONDALE RD  
 Owner: STOW INDUSTRIAL LLC

	Tax	Liens	Interest	Fees	Total	PerDiem
Real Estate						
2024	U-8-4	U-8-4	501 GLEASONDALE RD			
	\$7,153.75	\$0.00	\$82.32	\$0.00	\$7,236.07	\$2.744
2023	U-8-4	U-8-4	501 GLEASONDALE RD			
	\$22,905.99	\$0.00	\$140.56	\$0.00	\$23,046.55	\$8.786
2022	U-8-4	U-8-4	501 GLEASONDALE RD			
	\$8,677.32	\$0.00	\$1,617.54	\$10.00	\$10,304.86	\$3.328
Grand Total	\$38,737.06	\$0.00	\$1,840.42	\$10.00	\$40,587.48	\$14.858

+ 102.52 NSF Fee

\$ 40,690.00