



Property Information Request Information Update Information

File#:	BS-X01693-893541444	Requested Date:	07/17/2024	Update Requested:
Owner:	WENDELL BRADFORD	Branch:		Requested By:
Address 1:	51 ANDREA LN	Date Completed:	07/31/2024	Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	TAUNTON, MA	# of Parcel(s):	1	

Notes

CODE VIOLATIONS Per City of Taunton Department of Zoning there are no Code Violation cases on this property.

Collector: City of Taunton Zoning Department
 Payable: 141 Oak St, Taunton, MA 02780
 Business# 508-821-1015

PERMITS Per City of Taunton Building Department There are Multiple Open Permits On this Property. Please refer to the attached document for more information.

Collector: City of Taunton Building Department
 Payable: 141 Oak St, Taunton, MA 02780
 Business# 508-821-1015

SPECIAL ASSESSMENTS Per City of Taunton Tax Collector there are no Special Assessments/liens on the property.

Collector: City of Taunton Tax Collector
 Payable: 15 Summer St, Taunton, MA 02780
 Business# 508-821-1054

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES WATER & SEWER
 Account #: 15147
 Payment Status: Delinquent
 Status: Pvt & Lienable
 Amount: \$2122.34
 Good Thru: 07/31/2024
 Account Active: Yes
 Collector: City of Taunton Water Sewer Bills
 Payable Address:15 Summer St Taunton, MA 02780
 Business # 508-821-1045

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

GARBAGE
 GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN

51 ANDREA LANE

Location 51 ANDREA LANE

Mblu 74/ / 28/ 0/

Acct# 90006820

Owner BRADFORD WENDELL

Assessment \$449,400

PID 15226

Building Count 1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$309,400	\$140,000	\$449,400

Owner of Record

Owner BRADFORD WENDELL

Sale Price \$1

Co-Owner

Certificate

Address 51 ANDREA LANE
TAUNTON, MA 02780

Book & Page 12489/0116

Sale Date 07/28/2003

Instrument 1F

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
BRADFORD WENDELL	\$1		12489/0116	1F	07/28/2003
ZERMANI LINDA M & BRADFORD WENDELL	\$1		009087/0076	A	11/29/2000
	\$75		000000/0000	F	01/01/1997

Building Information

Building 1 : Section 1

Year Built:	1995
Living Area:	1,812
Replacement Cost:	\$356,420
Building Percent Good:	86
Replacement Cost Less Depreciation:	\$306,500

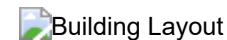
Building Attributes	
Field	Description
Style:	Raised Ranch
Model	Residential
Grade:	C+
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Clapb/Wd Shing

Building Photo



(<https://images.vgsi.com/photos2/TauntonMAPhotos/\00\02\32\02.jpg>)

Building Layout



(https://images.vgsi.com/photos2/TauntonMAPhotos//Sketches/15226_117)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,132	1,132
FB3	W/OBsmt FBLA	800	680
CAN	Canopy Attached	12	0
STP	Stoop	16	0

Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Comp Shingle
Interior Wall 1	Drywall/Plaste
Interior Wall 2	
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	1
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Average
Kitchen Style:	Average
Num Kitchens	01
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

UBM	Basement, Unfinished	256	0
WDK	Wood Deck	144	0
		2,360	1,812

Extra Features

Extra Features					<u>Legend</u>
Code	Description	Size	Value	Bldg #	
FPL1	MTL FIREPLACE	1.00 UNITS	\$1,700	1	

Land

Land Use

Use Code 1010
Description SINGLE FAM M01
Zone 3.23
Neighborhood 0070
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.6
Frontage
Depth
Assessed Value \$140,000

Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED WD RES			72.00 S.F.	\$900	1
SHD3	SHED MTL RES			48.00 S.F.	\$300	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total

2023	\$275,800	\$133,700	\$409,500
2022	\$250,100	\$122,000	\$372,100
2021	\$214,500	\$110,900	\$325,400

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The Commonwealth of
Massachusetts
City of Taunton
141 Oak Street
(508) 821-1015



PLUMBING PERMIT

Fee Paid \$31.20

Permit No. *PP-2018-0535*

Building Location *51 ANDREA LANE*

Applicant Name *Wilkins Plg*

Type of Occupancy

Type of Work

Work Description *Install water heater*

Location	Fixtures	Number
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Contractor Name	Contractor Address	Contractor Phone	License Type	License No	License Exp
	<i>85 Summer St NORTH DIGHTON MA 02764</i>			<i>M-11211</i>	

The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Ordinances of the City Of Taunton & the State Statutes of the Commonwealth of Massachusetts regarding the use, occupancy & type of Building to be constructed, added to, or altered. Additional conditions listed below:

All permits approved are subject to inspections performed by a representative of this office.

Robert Pirozzi

Plumbing / Gas Inspector Signature

Date *03/19/18*



The Commonwealth of
 Massachusetts
 City of Taunton
 141 Oak Street
 (508) 821-1015



GAS PERMIT

Fee Paid \$62.40

Permit No. **GP-2018-0552**

Building Location **51 ANDREA LANE**

Applicant Name *Wilkins Plg*

Type of Occupancy

Type of Work

Work Description *Install water heater*

Location	Fixtures	Number
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Contractor Name	Contractor Address	Contractor Phone	License Type	License No	License Exp
	<i>85 Summer St NORTH DIGHTON MA 02764</i>			<i>M-11211</i>	

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Plumbing / Gas Inspector Signature

Date *03/19/18*



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 City of Taunton
 141 Oak Street
 (508) 821-1015



PLUMBING PERMIT

Fee Paid \$40.00

Permit No. *PP-2012-0417*

Building Location *51 ANDREA LANE*

Applicant Name *Wilkins Plg.*

Type of Occupancy

Type of Work

Work Description *PLUMBING PERMIT*

Location	Fixtures	Number
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Contractor Name	Contractor Address	Contractor Phone	License Type	License No	License Exp
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The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Ordinances of the City Of Taunton & the State Statutes of the Commonwealth of Massachusetts regarding the use, occupancy & type of Building to be constructed, added to, or altered. Additional conditions listed below:

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Robert Pirozzi

Plumbing / Gas Inspector Signature

Date *03/19/18*



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 City of Taunton
 141 Oak Street
 (508) 821-1015



GAS PERMIT

Fee Paid \$40.00

Permit No. **GP-2012-0402**

Building Location **51 ANDREA LANE**

Applicant Name *Wilkins Plg*

Type of Occupancy

Type of Work

Work Description *GAS PERMIT*

Location	Fixtures	Number
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Contractor Name	Contractor Address	Contractor Phone	License Type	License No	License Exp
	<i>85 Summer St NORTH DIGHTON MA 02764</i>			<i>M-11211</i>	

The recipient of this permit accepts this permit on the condition that, as owner or as agent of the owner, he/she agrees to comply with all Building & Zoning Ordinances of the City Of Taunton & the State Statutes of the Commonwealth of Massachusetts regarding the use, occupancy & type of Building to be constructed, added to, or altered. Additional conditions listed below:

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Robert Pirozzi

Plumbing / Gas Inspector Signature

Date *03/19/18*

FW: Record Request

 11 attachments (6 MB)

From: Jennifer Britto <jbritto@taunton-ma.gov>

Sent: Wednesday, July 24, 2024 4:12 AM

To:

Cc: Bob Pirozzi <rpirozzi@taunton-ma.gov>; Jenn Leger <jleger@taunton-ma.gov>; Melanie Triolo <mtriolo@taunton-ma.gov>

Subject: Record Request

Good Evening,

At the moment have attached the permits for 51 Andrea Lane that are still currently open in the system.

There are no open violations on any of the properties provided. If there are any questions regarding the permits

, please feel free to contact the office.

Thank you,
Have a great evening!

Jenny Britto
Head Clerk-Building Department – City of Taunton
141 Oak Street Taunton, MA 02780
(508) 821-1015 -(508) 821-1019 Fax