

TOWN OF WAREHAM  
ZONING BOARD OF APPEALS

APPLICATION FOR A PUBLIC HEARING FOR A VARIANCE/SPECIAL PERMIT

Certain uses are allowed in several zoning districts only by means of a Variance and/or Special Permit from the Zoning Board of Appeals. Those uses are indicated in the Wareham Zoning By-Laws. To apply for a Variance/Special Permit from the Zoning Board of Appeals, please do the following:

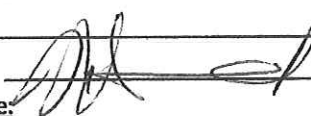
- o Complete this form.
- o Complete information packets. (Directions attached)
- o Submit application form and packet to Town Clerk for signature.
- o Submit application form and packet to Town Collector for signature.
- o Submit completed form, packets, and appropriate fees\*\* to the Zoning Board of Appeals secretary.

\*\*Permits may be issued only after a public hearing. There is a filing fee of \$300.00 per lot, per application for all non-conforming residential lots, whether built upon or not. There is a filing fee of \$750.00 per lot, per application for all commercial applications. In the case of a multi-family development, the fee is \$300.00 plus an additional \$50.00 for every unit over two (2). Please make check payable to the Town of Wareham.

\*\*A check to cover two (2) legal advertisements for the public hearing should be made payable to Wareham Week in the amount of \$80.00.

\*\*The applicant will also be responsible for the costs of sending out abutter notifications by Certified Mail. The cost is \$6.73 per certified letter to each abutter. Please see Zoning Board secretary for cost of mailings. Please make check payable to the Town of Wareham.

I hereby apply for a Variance/Special Permit for a use to be made of the following described place:

STREET & NUMBER: 5 Indian Neck Rd MAP: 45 LOT: F63  
 ZONING DISTRICT: MP-30 BOOK: 50228 PAGE: 342  
 USE REQUESTED: \_\_\_\_\_  
 OWNER OF LAND & BUILDING: ROBERT HAMMOND TEL.# 508-577-3300  
 ADDRESS OF OWNER: 5 INDIAN NECK RD, WAREHAM, MA. 02571  
 PERSON(S) WHO WILL UTILIZE PERMIT: SELF  
 ADDRESS: \_\_\_\_\_  
 DATE: \_\_\_\_\_ SIGNATURE: 

This application was received on the date stamped here:

WAREHAM TOWN CLERK  
2021 NOV 4 AM 11:03

Town Clerk: \_\_\_\_\_ Date: \_\_\_\_\_  
 Tax Collector: Bathy King Date: 9/28/21  
 Planning/Zoning Dept.: Donna Raposo Date: 11-3-21  
 Application fee paid: 300.00 Check #: 1428 Receipt: \_\_\_\_\_  
 Advertising fee paid: 100.00 Check #: 1431 Receipt: \_\_\_\_\_  
 Abutters fee paid: 131.49 Check #: 1430 Receipt: \_\_\_\_\_

TOWN OF WAREHAM

APPLICANT/CONTRACTOR/REPRESENTATIVE INFORMATION SHEET

Check Applicable:  Variance  Special Permit  Site Plan  Appeal

Date stamped in: \_\_\_\_\_ Date decision is due \_\_\_\_\_

Applicant's Name: ROBERT HAMMOND

Applicant's Address: S WIPAHY HICK RD., WAREHAM

Telephone Number: 508-577-~~8100~~ 2300

Cell Phone Number: - SAME -

Email Address: BOSTONBOB1945@GMAIL.COM

Address of Property/Project: SAME

Landowner's Name: SAME

Owner's Address: SAME

Telephone Number: SAME

Contact Person: SAME Telephone Number: SAME

Map # 45 Lot # F-63 Zone M R-30

Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Wareham Zoning Board of Appeals

October 5, 2021

Wareham Town Hall

Wareham, MA 02571

Dear Zoning Board of Appeals,

My wife, Virginia, and I, have owned 5 Indian Neck Rd., Wareham, MA 02571 for over 2 years.

The previous owner, Mr. Donald Bingham, built the back end of the house, and the 24' x 44' loft area, on the second floor, is the considered area for finishing.

At this time, I desire a Variance on said property, to fill in the vacant area over the back end of our home, and make a 2 Bedroom, 1 Bath and Kitchen area, for an "In-Law" Apartment.

I seek the wisdom and guidance of the Town Offices, and a task successfully completed.

I have bids in on Electric and Plumbing, and we await your approval to begin.

There will be 2 exterior doors for access and egress, and discussion of a one level elevator for the potential disabled and general use is being considered.

Several years ago, I was acting General Contractor for a 9 Unit Condo Conversion in Taunton, and a 14-man crew under me, plus Contractors in their areas of expertise. The Conversion to this open area into a 2 Bed Unit should be straight forward enough

Thank you for your thoughtful insight and approval of this project.

Respectfully Submitted,



Robert S. Hammond

5 Indian Neck Rd.

Wareham, MA 02571

(508) 577-3300



# TOWN of WAREHAM

*Massachusetts*

## BUILDING DEPARTMENT

David L. Riquinha  
Building Commissioner

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Robert Hammond  
5 Indian Neck Road  
Wareham, MA 02571

September 21, 2021

RE: 5 Indian Neck Road (Accessory Apartment)

Map # 45, Lot # F-63

I have reviewed your application to create an accessory apartment at 5 Indian Neck Road, in Wareham, MA. The "Accessory Apartment" use is not permitted in the MR-30 zoning district and must be denied at this time. A Use Variance must be applied for and secured from the Wareham Zoning Board of Appeals in order to proceed with your request.

Your application to create a new accessory apartment in the MR-30 Zoning district is being denied under the following sections of the Wareham Zoning By-Law:

- **Article 3 Section 330, Table of Accessory Use Regulations:** The "accessory apartment" use is not permitted in the MR-30 zoning district and requires a Use Variance from the Zoning Board of Appeals.
- **Article 14 Section 1471, Use Variances:** "The Board of Appeals is specifically empowered to grant variances from the restrictions imposed by this By-law as to Use".

The subject building is located in MR-30 Zoning district.

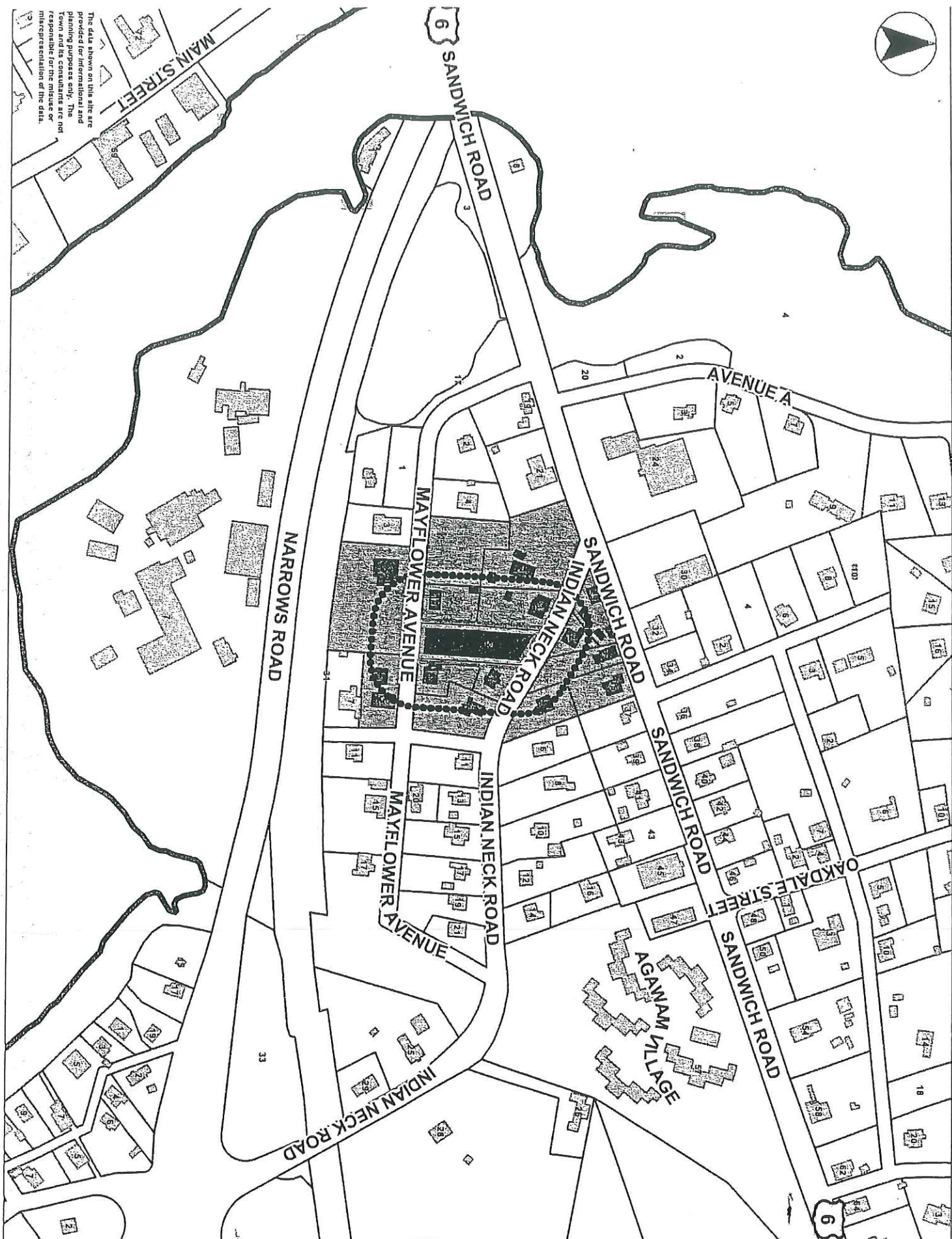
Respectfully,

David Riquinha  
Building Commissioner  
Zoning Enforcement Officer

It is the owners' responsibility to check with other departments, i.e. Health, and conservation, etc. to ensure full compliance.

In accordance with the provisions of MGL chapter 40A §§ 15, you may apply to the Zoning Board of Appeals for the above noted relief within thirty (30) days of receipt of this letter.

TOWN OF WAREHAM ABUTTERS				STATE	ZIP CODE
MAP 45 LOT F63 100'					
OWNER ROBERT & VIRGINIA HAMMOND					
5 INDIAN NECK RD					
<b>MAP &amp; LOT</b>	<b>OWNER</b>	<b>CO-OWNER</b>	<b>STREET ADDRESS</b>	<b>TOWN</b>	<b>STATE</b>
45-F65	BUMPUS BENJAMIN F JR	BUMPUS SHIRLEY A	1 INDIAN NECK RD	WAREHAM	MA 02571
45-F71	JOHNSON ALTON	C/O DONALD JOHNSON	86 GORDON ST	WAREHAM	MA 02576
45-F83	RACICOT MARC N	RHUE ELISA	PO BOX 1463	POCASSET	MA 02559
45-F73	REED PETER T JR		10 MAYFLOWER AVE	WAREHAM	MA 02571
45-F64	KELENOSY BRUCE P	SEMPOS KATHLEEN	3 INDIAN NECK RD	WAREHAM	MA 02571
45-1009/A	MCWILLIAMS CHRISTINE M		29 SANDWICH RD	WAREHAM	MA 02571
45-1009/B	MACWILLIAMS NANCY L		2 INDIAN NECK RD	WAREHAM	MA 02571
45-F63	HAMMOND ROBERT	HAMMOND VIRGINIA	5 INDIAN NECK RD	WAREHAM	MA 02571
45-1010	BARNETT ROBIN L		33 SANDWICH RD	WAREHAM	MA 02571
45-FD	GAMACHE DAVID A	SAYWARD DARLENE C	14 MAYFLOWER AVE	WAREHAM	MA 02571
45-FA	STGERMAINE ARIEL		7 INDIAN NECK RD	WAREHAM	MA 02571
45-F50	BARNETT RITA J		35 SANDWICH RD	WAREHAM	MA 02571
45-F82	MARTIN RONNIE JR	MATTHEWS NINA ROSE	5 ISSAK ST	WAREHAM	MA 02571
45-F51	MOREA BRIANNA M	MOREA MICHAEL L	4 INDIAN NECK RD	WAREHAM	MA 02571
45-FB	BELIVEAU RYAN C	TORREN JESSICA M	9 INDIAN NECK RD	WAREHAM	MA 02571
ABUTTERS AS THEY APPEAR ON OUR					
TAX ROLLS AS OF 9/28/2021					
<i>By: Robert Atkins</i>					
ASSESSORS OFFICE					
REQUESTED BY					
ROBERT HAMMOND					
508 577-3300					
<u>BOSTONBOB1945@GMAIL.COM</u>					



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

360  
720 ft

Printed on 09/28/2021 at 11:17 AM

MapsOnline by PeopleGIS

- MA Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Buildings
- Parcels
- Town Boundary
- MA Highway
- Private Road
- US Highway
- Numbered Route
- Streets
- Bathymetry
  - 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Abutting Town Labels
- Abutting Towns



# TOWN OF WAREHAM

Department of Inspectional Services • 54 Marion Road Wareham, MA 02571 • Tel: 508-291-3100 Ext 3190

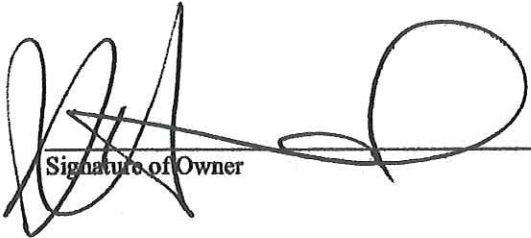
## Property Owner Affidavit

I, ROBERT HAMMOND as Owner of the subject property  
Property Owner (print)

at 5 INDIAN NECK RD., WAREHAM  
Property Location

hereby authorize RICHARD LUZZE AND ROBERT HAMMOND  
Agent/Builder/ Contractor

to act on my behalf, in all matters relative to this building permit application.

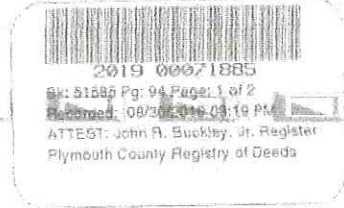
  
Signature of Owner

9-13-2024  
Date

Borrower: Hammond, Robert & Virginia  
Property Address: 5 Indian Neck Road  
City: Wareham  
Lender: Eastern Bank

File No.: 12206M  
Case No.: 2020-3230388  
State: MA  
Zip: 02571

Bk: 51585 Pg: 94



PLYSBACH COUNTY EXCISE TAX  
Plymouth District ROD #11-001  
Date: 08/30/2019 03:19 PM  
Ch# 127679 20261 Deed 00071885  
Fee: \$1,812.60 Cons: \$397,200.00

CANCELLED

Space Above This Line For Recording Data

QUITCLAIM DEED

I, GAYLE T. BINGHAM, of 5 Indian Neck Road, Wareham, Plymouth County, Massachusetts 02571, for full consideration of Three Hundred Ninety-Seven Thousand Two Hundred and no/100 Dollars (\$397,200.00)

grant to ROBERT HAMMOND and VIRGINIA HAMMOND, husband and wife, as tenants by the entirety, now of 5 Indian Neck Road, Wareham, Plymouth County, MA 02571

with quitclaim covenants

Two adjoining lots of land in Wareham, Plymouth County, Massachusetts, with the buildings thereon shown as Lots numbered Sixty-three (63) and Seventy-four (74) on "Plan of Peering Park, Wareham, Mass., Oct. 1912, surveyed by A.B. Savary", filed with Plymouth County Registry of Deeds, February 14, 1913, in Plan Book 1, at page 873. Said two lots in their entirety are more particularly bounded and described as follows:

- NORTHEASTERLY Eighty-five and no/100 (85.0) feet more or less by Indian Neck Road;
- SOUTHEASTERLY Two hundred twenty and no/100 (220) feet more or less by Lots numbered 62 and 75, as shown on said Plan.
- SOUTHWESTERLY Seventy-five and no/100 (75.0) feet more or less by Mayflower Avenue; and
- NORTHWESTERLY Two hundred sixty and no/100 (260.0) feet more or less by Lots numbered 64 and 73, as shown on said Plan.

Together with all rights, privileges and easements connected therewith and subject to restrictions and easement of record and are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

Property Address: 5 Indian Neck Road, Wareham, MA 02571

*Robert Hammond*  
5 Indian Neck Road  
Wareham, MA  
02571

~~Richardson and Tyler, LLP  
3 Cabot Place, 3<sup>rd</sup> Floor  
Stoughton, MA 02072~~





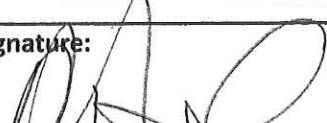

# TOWN OF WAREHAM

54 Marion Rd  
Wareham, Massachusetts 02571

Telephone: (508) 291-3160 FAX: (508) 291-3167

## ASSESSORS CHANGE OF ADDRESS FORM

If there is a transfer of ownership or change of address, please fill out this form and return to the Assessors Office for processing. Changes will no longer be accepted via phone.

NAME OF CURRENT PROPERTY OWNER	GAYLE T. BINGHAM
NAME OF NEW PROPERTY OWNER	Robert Hammond + Virginia Hammond
PROPERTY LOCATION	5 Indian Neck Road
OLD MAILING ADDRESS	
NEW MAILING ADDRESS	5 Indian Neck <del>Road</del> Road
Name of person requesting change*	Robert Hammond
Contact Information*	508 577 3300
Date Submitted:	8-30-2019
Signature:	 

\*Please note: No changes will be made without Name and Contact information

Email- [mpozza@wareham.ma.us](mailto:mpozza@wareham.ma.us)

Fax - (508) 291-3167

Important - Motor Vehicle, Boat, Trailer address changes MUST be made with the Registry of Motor Vehicles.

**NOTE:** If this is a transfer of ownership, the appropriate water department should be notified

Wareham Water Dept - (508) 295-0450

Onset Water Dept - (508) 295-0603

**CHANGE OF OWNERSHIP**

Account # 22-22970 Date of Inquiry 8/15/19

SERVICE LOCATION 5 INDIAN NECK

**CURRENT OWNER**

**NEW OWNER**

Name Donald Bingham

Name Robert Hammond

Billing Address \_\_\_\_\_

Billing Address SAME

Phone & Email \_\_\_\_\_

8/30/19  
**DATE OF CLOSING**

Inquiry made by Patti

Telephone 774/259-2431

FAX/Email TEAM@DoyleWALDRON.com

Current Reading 122900 Date 8-19

Last Reading 122700 Date MAY 2019

Usage <u>200</u>	x .2001 =	<u>40</u>	x .1915 =	<u>38</u>
		WQM FEE		CIPF TOWER
Usage <u>200</u>	x .5049 =	<u>1.01</u>	x .3217 =	<u>.64</u>
		CIP MP WELL		CIPF MAIN REPL
Usage <u>200</u>	x .9896 =	<u>1.98</u>		
		WATER TREATMENT FACILITY		

1 month or 333cft = \$20.00	_____ x 0.85 = _____	*if 2001+ see Overage below:
2 months or 667cft = \$40.00	_____ x 0.85 = _____	
3 months or 1000cft = <u>\$60.00</u>	_____ x 0.85 = _____	2001-4000 cubic feet \$0.85
4 months or 1333cft = \$80.00	_____ x 0.85 = _____	4001-10,000 cubic feet \$3.40
5 months or 1666cft = \$100.00	_____ x 0.85 = _____	Over 10,000 cubic feet \$3.85
6 months or 2000cft = \$120.00	_____ x 0.85 = _____	(chg per hundred cubic feet)

Scheduled Final Meter Reading \$45.00 45.00  
(NON-SCHEDULED SAME DAY \$70.00)  
Current Charges 6442

Date Paid: \_\_\_\_\_

Over Run Charge \_\_\_\_\_

Past Due / Balance Due 0

Check #: \_\_\_\_\_

**TOTAL Balance Due\*** \$ 10942

(\*Total Balance valid through DATE OF CLOSING only.)

**Make Check Payable to: WAREHAM FIRE DISTRICT**

<b>CURRENT OWNER</b>		<b>TOPO.</b>	<b>UTILITIES</b>	<b>STRT./ROAD</b>	<b>LOCATION</b>	<b>CURRENT ASSESSMENT</b>	
HINGHAM GAYLE T LIFE ESTATE		2 Above Street	2 Public Water	1 Paved	2 Suburban	Description	Code
INDIAN NECK RD		6 Septic	6 Sidewalk			RES BLDG	1010
WAREHAM, MA 02571						RES LAND	1010
Additional Owners:							
Other ID:		SUPPLEMENTAL DATA		Plan #	F74		314,400
Total Ac		0.41		Assoc. Parcels			81,700
District		11					
S.C.E.							
GIS ID: M_265893_834388							
ASSOC PID#							

VISION

<b>RECORD OF OWNERSHIP</b>		<b>BK-VOL/PAGE</b>	<b>SALE DATE</b>	<b>Q/U</b>	<b>W/I</b>	<b>SALE PRICE</b>	<b>V.C.</b>	<b>Yr.</b>	<b>Code</b>	<b>Assesed Value</b>	<b>Yr.</b>	<b>Code</b>	<b>Assesed Value</b>
LAMMOND ROBERT		51585/ 94	08/30/2019	Q	I	397,200		10	IA	2020	1010	314,400	1010
HINGHAM GAYLE T		51585/ 92	08/30/2019	U	I	100		100	IA	2020	1010	81,700	1010
HINGHAM GAYLE T LIFE ESTATE		50728/ 342	08/29/2018	U	I	100		100	IA	2020	1010	299,700	2018
HINGHAM GAYLE T LIFE ESTATE		50156/ 264	08/10/2018	U	I	100		100	IA	2020	1010	82,200	2018
HINGHAM GAYLE T		15773/ 285	12/31/1997	Q	I	45,000		00					
LAULT RAYMOND J		3753/ 98	01/01/1901	U	I			1					
<b>Total:</b>													

<b>EXEMPTIONS</b>		<b>Description</b>	<b>Amount</b>	<b>Code</b>	<b>Description</b>	<b>Number</b>	<b>Amount</b>	<b>Comm. Int.</b>
Year								
NBHD/ SUB		NBHD Name	Street Index Name	Tracing	Batch			
0050/A								
<b>Total:</b>								

**ASSESSING NEIGHBORHOOD**

**NOTES**

FUNCG= OVERBUILT FOR AREA

FUS= BR FR 3/4 B

BAS= LR DR K BR 2B MUD

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	314,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	81,700
Appraised Land Value	0
Total Appraised Parcel Value	396,100
Valuation Method:	
Adjustment:	
Net Total Appraised Parcel Value	396,100

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
R16-1293	06/13/2016	RF	Roofing	9,800	02/27/2017	100		27 SQ'S ROOF	08/28/2018			JL C	01	Measured & Notice
R16-1172	05/11/2016	SOL	Solar Panels	20,000	02/27/2017	100		20 SOLAR PANELS	02/27/2017			SC	06	Building Permit
R16-669	12/17/2015	RF	Roofing	14,800	03/14/2016	100		ROOF	03/14/2016			SC	06	Building Permit
R07699	03/27/2007	AL	Alterations	3,800	07/01/2008	100		BSMT 434SF	07/09/2014			SB	50	Vision Review
04336	09/24/2003	GR	Addition	6,000	07/01/2009	100		1056 SF 2NDFL GR	03/18/2008			RG	30	Abatement-V+L
03306	09/30/2002	AD	Garage	1,600	07/01/2006	100								
02197	08/28/2001	AD	Addition	52,700	07/01/2006	100		234SF+180SF+INT ALLT						

**LAND LINE VALUATION SECTION**

B #	Use	Zone	D	Front	Depth	Units	Unit	I	C	ST.	Adi.	Notes- Adi	Special Pricing	S Adj	Unit Price	Land Value
1	1010 SINGLE FAMILY	MR30	1			17,925 SF	4.56	1.00000	5	1.00	0050	1.00		1.00		81,700

**Parcel Information**

Total Card Land Units: 0.41 AC

Parcel Total Land Area: 0.41 AC

Total Land Value: 81,700

L. SETTLEMENT CHARGES				
700. Total Real Estate Broker Fees			Paid From	Paid From
Division of commission (line 700) as follows:			Borrower's	Seller's
701.			Funds at	Funds at
702.	\$00 to Compass Massachusetts LLC		Settlement	Settlement
703.	Commission paid at settlement (EMD \$40,000.00 to P.O.C.)			
704.				
705.				
706.				
<b>800. Items Payable In connection with Loan</b>				
801.	Loan Origination Fee	to		
802.	Loan Discount	to		
803.				
804.				
805.				
806.				
<b>900. Items Required By Lender To Be Paid In Advance</b>				
901.	Interest from			
902.	Mortgage insurance premium			
903.	Hazard Insurance premium			
904.				
905.				
<b>1000. Reserves Deposited With Lender</b>				
1001.	Hazard Insurance			
1002.	Mortgage Insurance			
1003.	City property taxes			
1004.	County property taxes months at per month			
1005.	Annual assessments			
1006.				
1007.				
1008.	Aggregate Adjustments			
<b>1100. Title Charges</b>				
1101.				
1102.				
1103.				
1104.	Title Examination	to Quirk Associates (includes final rundown/record)	350.00	
1105.				
1106.				
1107.	Attorney's fees	to Bacon Flaherty, LLC	1,000.00	
1108.	Title Insurance	to First American Title Insurance Company	1,592.00	
1109.	Lender's coverage @ \$ .00 \$ 1,114.40			
1110.	Owner's coverage \$397,200.00 @ \$ 1,592.00 \$ 477.60 to First American Title Insurance Company			
1111.	Obtain MLC	to Town of Wareham	50.00	
1112.	Discharge Tracking Fee	to Bacon Flaherty, LLC		95.00
1113.	Title Insurance Commission	to Bacon Flaherty, LLC (1114.40 POC)		
<b>1200. Government Recording and Transfer Charges</b>				
1201.	Recording fees: Deed \$127.00 Mortgage Releases \$77.00		127.00	77.00
1202.	City/county tax/stamps Deed \$1,812.60 Mortgage			1,812.60
1203.	State tax/stamps: Deed Mortgage			
1204.	Record MLC	to Plymouth Registry of Deeds	67.00	
1205.	Record Deed	to Plymouth Registry of Deeds		127.00
<b>1300. Additional Settlement Charges</b>				
1301.	Survey	to Boston Survey, Inc.	125.00	
1302.	Overnight Courier Fee	to Bacon Flaherty, LLC		20.00
1303.	P&S Review Fee	to Thomas J. Flaherty, Esq.	250.00	
1304.				
1305.				
<b>1400. TOTAL SETTLEMENT CHARGES</b>			<b>3,561.00</b>	<b>2,131.60</b>

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on August 30, 2019.

Buyer Robert Hammond

Seller Gayle T. Bingham

Buyer Virginia Hammond

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement.

Settlement Agent:

Date:

8/30/19

A. Settlement Statement		U.S. Department of Housing and Urban Development		OMB Approval No. 2502-0265	
B. Type of Loan					
1. <input type="checkbox"/> FHA    2. <input type="checkbox"/> RHS    3. <input type="checkbox"/> Conv. Unins    4. <input type="checkbox"/> VA    5. <input type="checkbox"/> Conv. Ins    6. <input checked="" type="checkbox"/> Cash    7. <input type="checkbox"/> Other					
8. File Number 19-396		9. Loan Number		10. Mortgage Insurance Case Number	
C. NOTE: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing, they are shown here for informational purposes and are not included in the totals.					
D. NAME AND ADDRESS OF BORROWER:		Robert Hammond and Virginia Hammond			
E. NAME AND ADDRESS OF SELLER:		Gayle T. Bingham 5 Indian Neck Road, Wareham, MA 02571			
F. NAME AND ADDRESS OF LENDER:		Cash			
G. PROPERTY LOCATION:		5 Indian Neck Road, Wareham MA 02571			
H. SETTLEMENT AGENT		Bacon Flaherty, LLC 15 South Main St, Randolph MA 02368 (781) 963-5858			
PLACE OF SETTLEMENT		15 South Main St, Randolph MA 02368			
I. SETTLEMENT DATE:		08/30/2019		DISBURSEMENT DATE	
				08/30/2019	
J. Summary of Borrower's Transaction			K. Summary of Seller's Transaction		
100. Gross Amount Due From Borrower			400. Gross Amount Due To Seller		
101. Contract Sales Price		397,200.00	401. Contract Sales Price		397,200.00
102. Personal Property			402. Personal Property		
103. Settlement charges to borrower (line 1400)		3,561.00	403.		
104.			404.		
105.			405.		
Adjustments for items paid by seller in advance			Adjustments for items paid by seller in advance		
106. City/Town taxes 08/30/2019 to 09/30/2019		438.93	406. City/Town taxes 08/30/2019 to 09/30/2019		438.93
107. County taxes			407. County taxes		
108.			408.		
109. Oil Adjustment		612.56	409. Oil Adjustment		612.56
110.			410.		
111.			411.		
112.			412.		
120. Gross Amount Due From Borrower		401,812.49	420. Gross Amount Due To Seller		398,251.49
200. Amounts Paid By Or In Behalf Of Borrower			500. Reductions In Amount Due To Seller		
201. Deposit or earnest money		40,000.00	501. Excess deposit (see instructions)		40,000.00
202. Principal amount of new loan(s)			502. Settlement charges to seller (line 1400)		2,131.60
203. Existing loan(s) taken subject to			503. Existing loan(s) taken subject to		
204.			504. Payoff Digital Federal Credit Union		23,010.71
205.			505.		
206.			506. Deposit retained by realtor		
207.			507. FY 2020 8/1 Taxes w/Int to Town of Wareham		1,312.92
208.			508. Final Water to Wareham Fire District		109.42
209.			509. C/S Sewer to Town of Wareham		313.00
Adjustments for items unpaid by seller			Adjustments for items unpaid by seller		
210. City/Town taxes			510. City/Town taxes		
211. County taxes			511. County taxes		
212. Assessments			512. Assessments		
213.			513.		
214.			514.		
215.			515.		
216.			516.		
217.			517.		
218.			518.		
219.			519.		
220. Total Paid By/For Borrower		40,000.00	520. Total Reduction Amount Due Seller		66,877.65
300. Cash At Settlement From/To Borrower			600. Cash At Settlement From/To Seller		
301. Gross Amount due from borrower (line 120)		401,812.49	601. Gross Amount due to Seller (line 420)		398,251.49
302. Less amounts paid by/for borrower (line 220)		40,000.00	602. Less reductions in amount due seller (line 520)		66,877.65
303. CASH From BORROWER		361,812.49	603. CASH To SELLER		331,373.84

We, the undersigned, identified in Section D hereof and Seller in Section E hereof, hereby acknowledge receipt of this completed Settlement Statement (Pages 1 and 2) on August 30, 2019.

Buyer Robert Hammond

*Gayle T. Bingham* PMA  
*Robert Hammond*  
 Seller Gayle T. Bingham

Buyer Virginia Hammond

AERIAL MAP

Borrower: Hammond, Robert & Virginia

File No.: 12206M

Property Address: 5 Indian Neck Road

Case No.: 2020-3230388

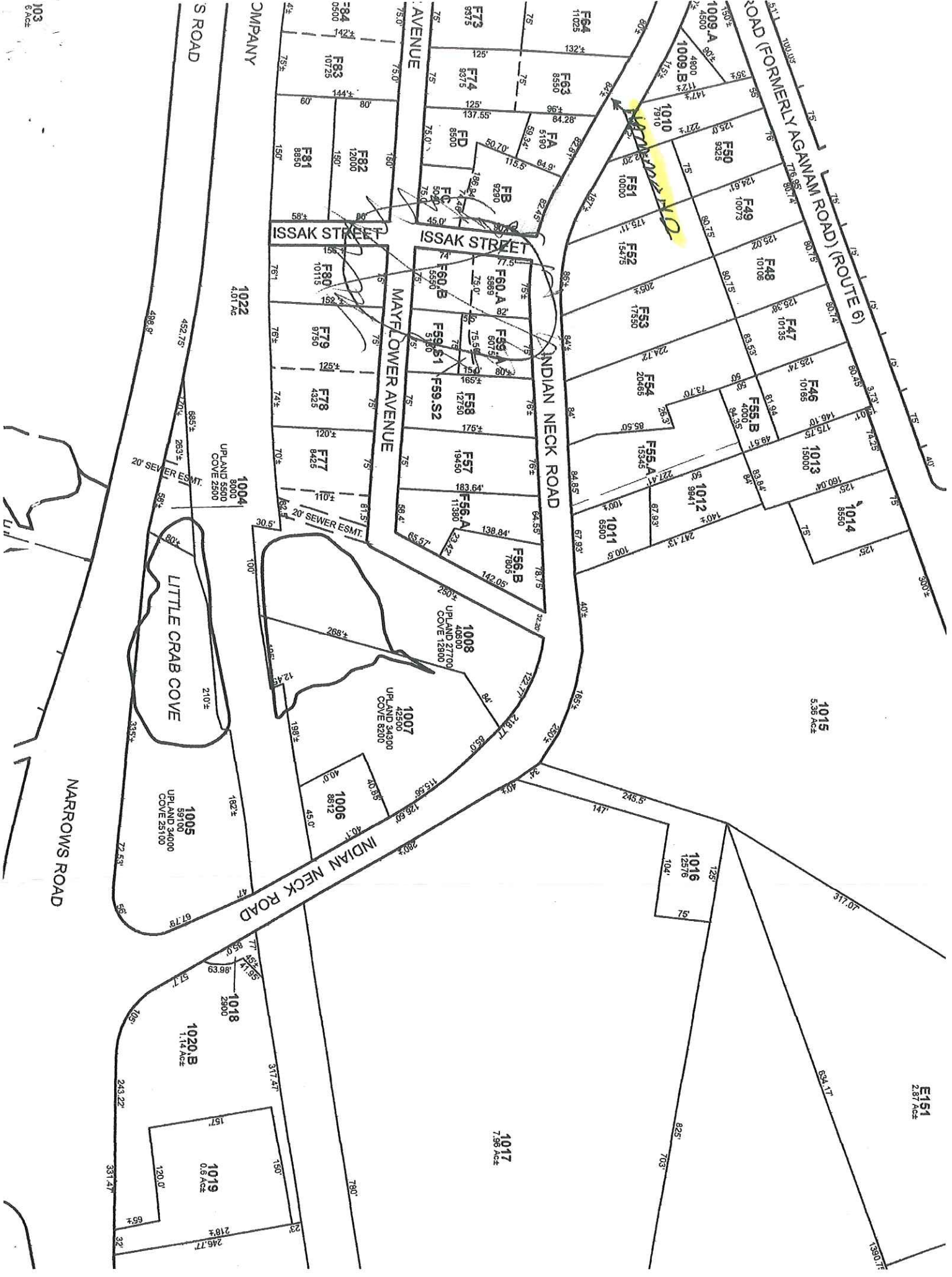
City: Wareham

State: MA

Zip: 02571

Lender: Eastern Bank





E151  
2.87 AC±

1015  
5.36 AC±

1016  
12576  
104'

1017  
7.98 AC±

1019  
0.5 AC±

1020.B  
1.14 AC±

1018  
2900

1005  
59700  
UP LAND COVE 25100

1006  
8812  
45.0'

1007  
42500  
UP LAND COVE 8200

1008  
40500  
UP LAND COVE 12800

1004  
8000  
UP LAND COVE 2500

1022  
4.07 AC±

NARROWS ROAD

S ROAD

COMPANY

ISSAK STREET

ISSAK STREET

MAYFLOWER AVENUE

INDIAN NECK ROAD

INDIAN NECK ROAD

ROAD (FORMERLY AGANAM ROAD) (ROUTE 6)

LITTLE CRAB COVE

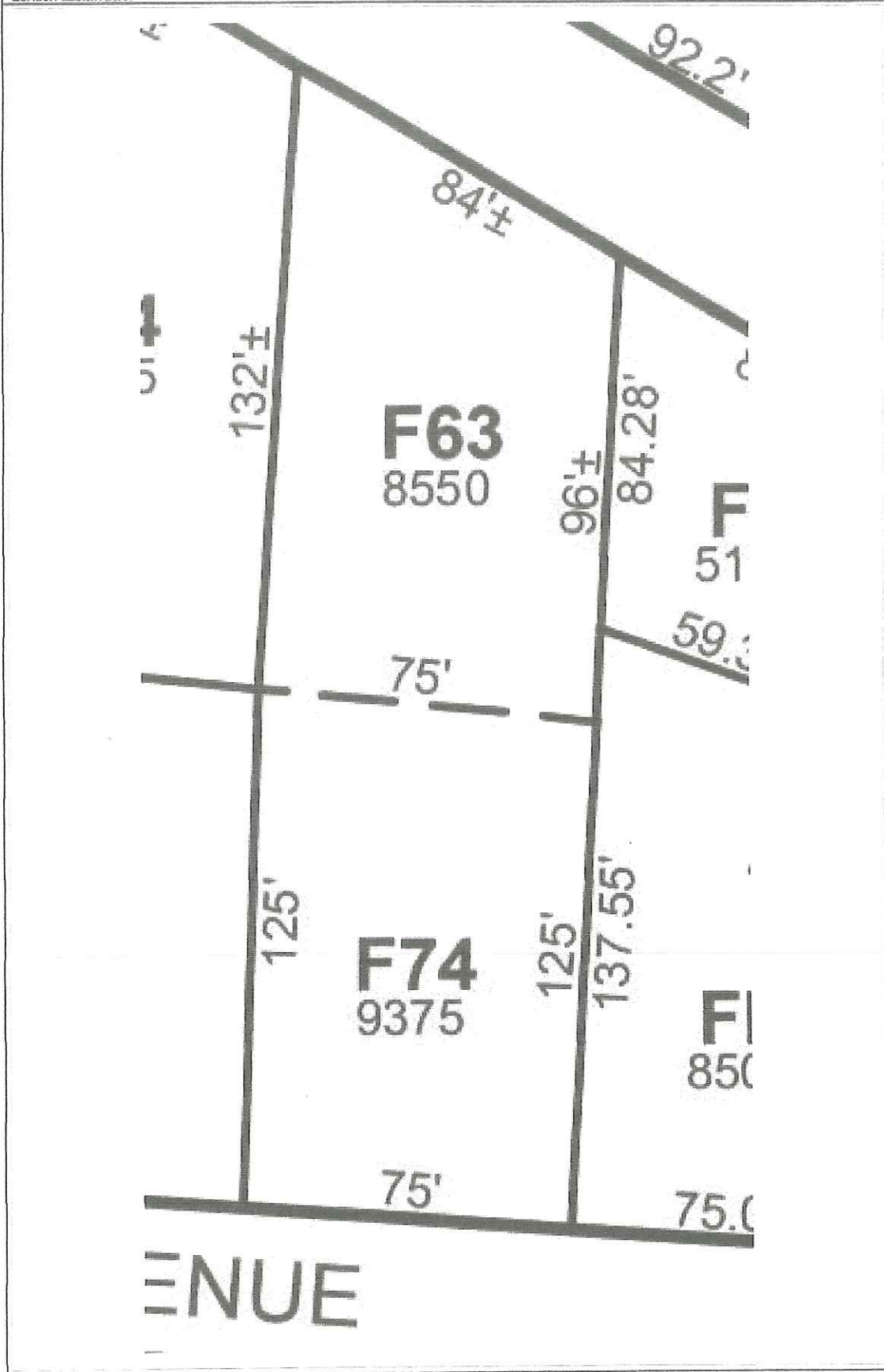
20' SEWER ESMT.

20' SEWER ESMT.

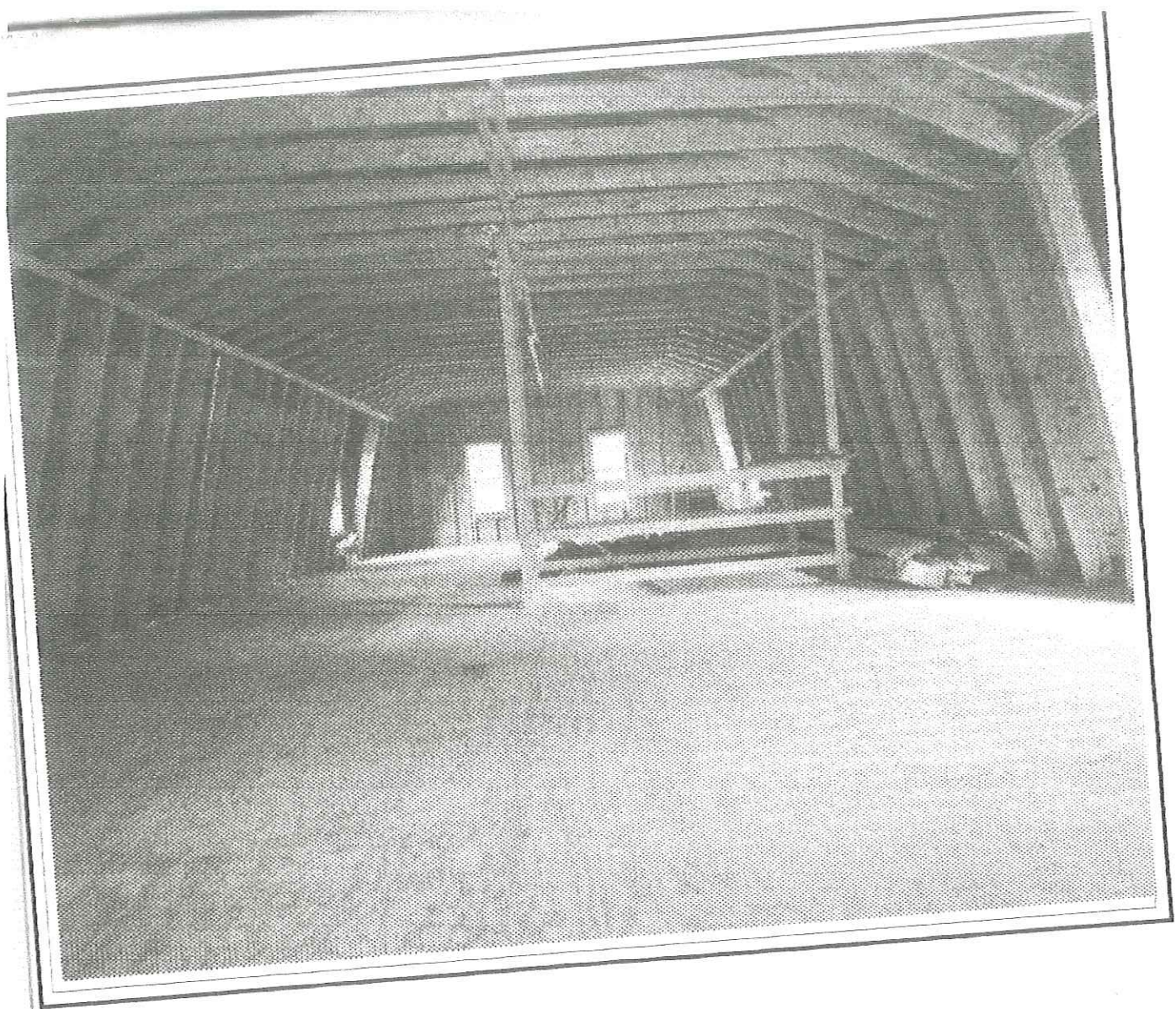
PLAT MAP

Borrower: Hammond, Robert & Virginia  
Property Address: 5 Indian Neck Road  
City: Wareham  
Lender: Eastern Bank

File No.: 12206M  
Case No.: 2020-3230388  
State: MA  
Zip: 02571







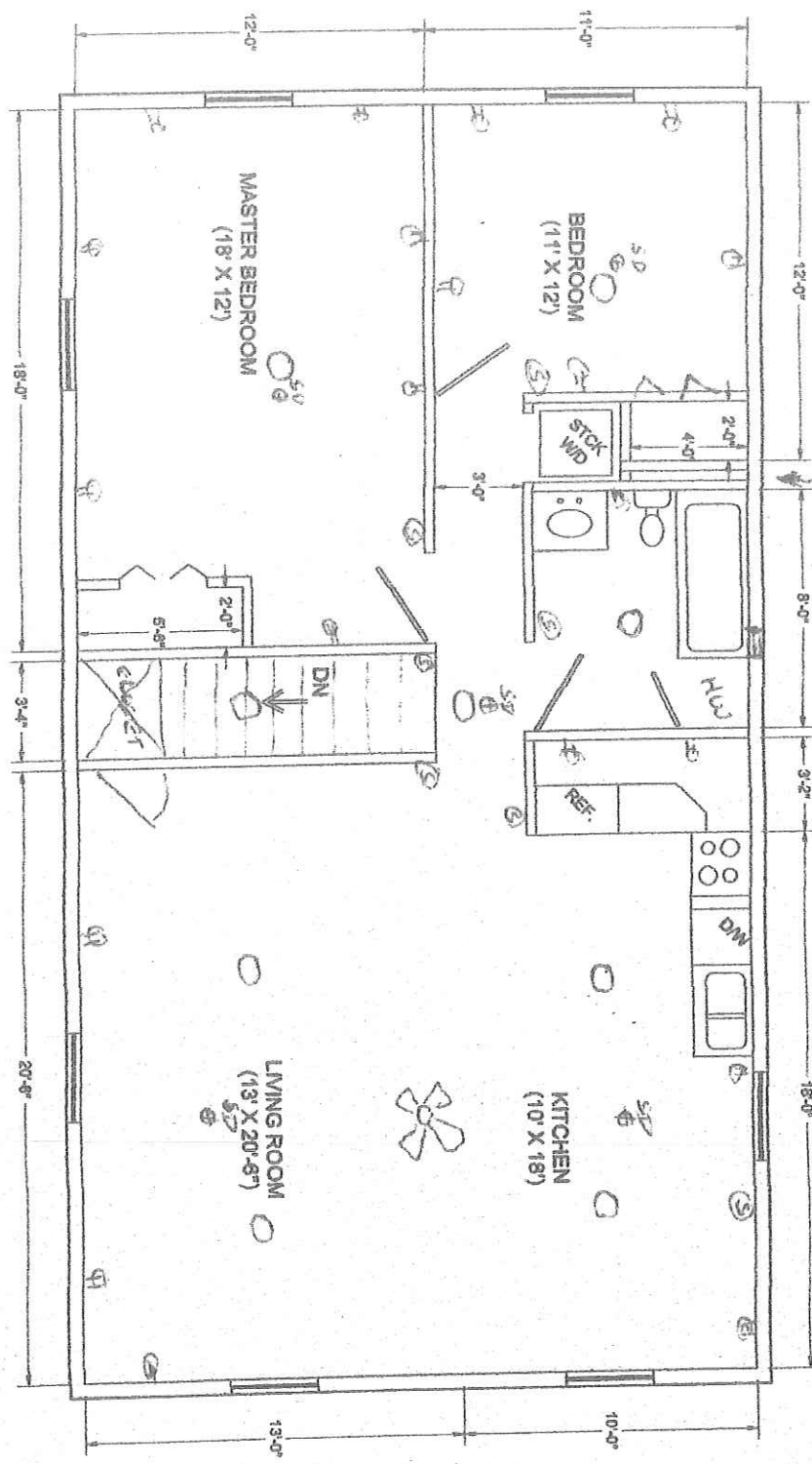
over garage

34.8727 [www.aciweb.com](http://www.aciweb.com)

PHT6

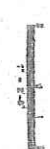
basement

WAMWENID  
 5 MIDWAY NECK RD



BACKYARD

FRONT OF HOUSE



SHEET NO. SK-1 0	SITE B STREET ENGINEERS, LLC 14713-200-1011 • f sitebstreet@gmail.com 10100 Route 101, 20100 <b>PRELIMINARY LAYOUT - 1ST FLOOR</b>	<b>5 MIDWAY NECK ROAD WAMWENID, MA 01908</b>	This document is prepared for the purpose of design review under the authority of the State of Massachusetts, P.E. License No. 0000000000. It is not to be used for construction, bidding or permit purposes.	<table border="1"> <tr><td>1</td><td></td></tr> <tr><td>2</td><td></td></tr> <tr><td>3</td><td></td></tr> <tr><td>4</td><td></td></tr> <tr><td>5</td><td></td></tr> <tr><td>6</td><td></td></tr> <tr><td>7</td><td></td></tr> <tr><td>8</td><td></td></tr> <tr><td>9</td><td></td></tr> <tr><td>10</td><td></td></tr> </table>	1		2		3		4		5		6		7		8		9		10	
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