



Property Information

Request Information

Update Information

File#:	BS-X01661-1360995440	Requested Date:	06/04/2024	Update Requested:
Owner:	AMERICA MARIA A TRUSTEE	Branch:		Requested By:
Address 1:	112 OAK LN	Date Completed:		Update Completed:
Address 2:		# of Jurisdiction(s):		
City, State Zip:	BROCKTON, MA	# of Parcel(s):	1	

Notes

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

Collector: City of Brockton
Payable Address: 45 School Street Brockton, MA 02301
Business# 508-580-7150

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

PERMITS Per City of Brockton Building Department there is an Expired Permit on this property.

Permit# BP-21-3141
Permit Type: Building Permit

Collector: City of Brockton
Payable Address: 45 School Street Brockton, MA 02301
Business# 508-580-7150

SPECIAL ASSESSMENTS Per City of Brockton Department of Finance there are no Special Assessments/liens on the property.

Collector: City of Brockton
Payable Address: 45 School Street Brockton, MA 02301
Business# 508-580-7150

UNABLE TO PROVIDE DOCUMENTATION TO THIRD PARTIES. VERBAL INFO ACQUIRED

DEMOLITION NO

UTILITIES Water & Sewer
MASTERMETER PAID BY HOA
Collector: City of Brockton
Payable To: 45 School Street Brockton, MA 02301
Phone# 508-580-7143

GARBAGE:
GARBAGE PRIVATE HAULER WITH LIEN STATUS AND BALANCE UNKNOWN.

Situs : 112 OAK LA #112-8 112-8
Parcel ID: 033-476
Class: Residential Condominium

Card: 1 of 1

Printed: November 2, 2023

CURRENT OWNER
 AMERICA MARIA A TRUSTEE
 9R COSMA RD
 EASTON MA 02356

GENERAL INFORMATION
 Living Units 1
 Neighborhood 660
 Alternate ID PT OF 40-3/112-8
 Vol / Pg 21925/146
 District
 Zoning R3
 Class Residential



Property Notes
 0.35

Land Information

Type	Size	Influence Factors	Influence %	Value
Total Acres: _____				
Spot: _____		Location: _____		

Assessment Information

	Appraised	Cost	Income	Prior
Land	0	0	0	0
Building	198,000	165,500	0	165,700
Total	198,000	165,500	0	165,700

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag MARKET APPROACH
Gross Building:

Entrance Information

Date	ID	Entry Code	Source

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/18/02		Bldg Only	Transfer Of Convenience	21925/146		
02/29/00	54,000	Bldg Only	Transfer Of Convenience	18315/25		
09/24/82	29,600	Bldg Only				



Situs : 112 OAK LA #112-8 112-8

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Dwelling Information

Style	Garden	Year Built	1981
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color	Natural		

Basement

Basement	Pier/Slab	# Car Bsmt Gar	
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	

Heating & Cooling

Heat Type	Central Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Hot Water	Pre-Fab	

Room Detail

Bedrooms	1	Full Baths	1
Family Rooms		Half Baths	
Kitchens		Extra Fixtures	
Total Rooms	4	Bath Type	
Kitchen Type		Bath Remod	No
Kitchen Remod	No		

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

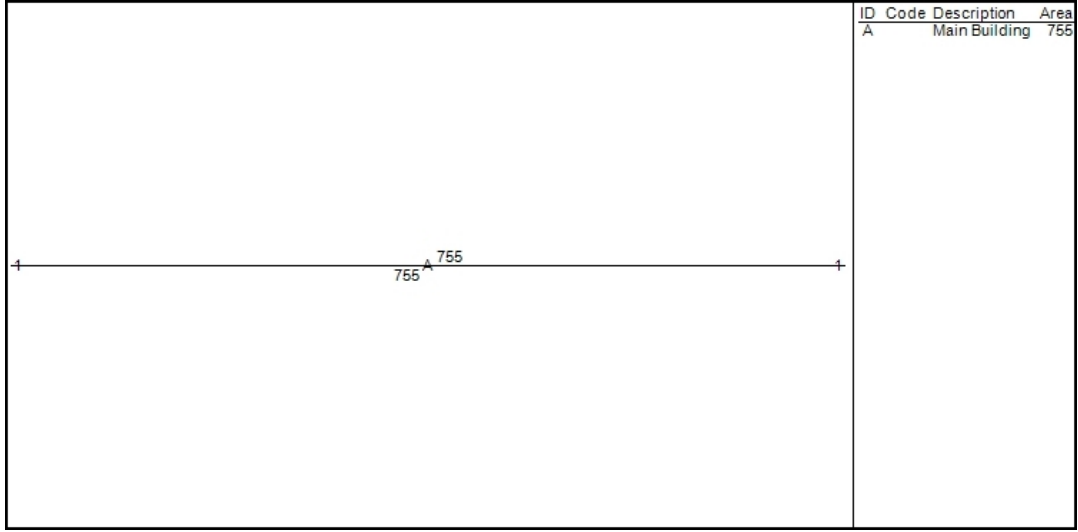
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete			

Dwelling Computations

Base Price	181,921	% Good	80
Plumbing		% Good Override	
Basement	0	Functional	
Heating	6,173	Economic	
Attic	0	% Complete	
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	188,090	Additions	
Ground Floor Area	755		
Total Living Area	755	Dwelling Value	150,470

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	
Unit Parking	
Model (MH)	
Unit Location	
Unit View	
Model Make (MH)	

Addition Details

Line #	Low	1st	2nd	3rd	Value

Electrical Inspections

DocumentManager



BUILDING PERMIT CITY OF BROCKTON

Property and Owner

Permit Status and Identification

OAK LANE	112	3
America properties	Parcel ID	
	Acreage	
508-326-7213	Year Built	
america.properties@comcast.net		

Issued		
Application Number:	BPA-21-4372	Issued By:
Application Date:	11/15/2021	James Plouffe
Permit Number:	BP-21-3141	Expiration
Issue Date:	11/24/2021	6/14/2022

Existing Building Information

Sign Information

	Existing	Proposed
Uses	<input type="text"/>	<input type="text"/>
Floors	<input type="text"/>	<input type="text"/>
Area	<input type="text"/>	<input type="text"/>
Total Area	<input type="text"/>	<input type="text"/>
Height	<input type="text"/>	<input type="text"/>
Special use	<input type="text"/>	<input type="text"/>
frontage	<input type="text"/>	<input type="text"/>

Sign Type	<input type="text"/>
Sides	<input type="text"/>
Sign SQFT	<input type="text"/>
Mounting	<input type="text"/>
Illuminated	<input type="text"/>

Application Information

Work Description	<input type="text" value="Renovations"/>	Applicant:	<input type="text"/>
Fix exterior masonry. Fix interior framing and finishes after car drove into building			
Conditions	<input type="text"/>		

Estimated Costs and Payments

Building Cost	<input type="text" value="\$54,143.00"/>	Base Fee	<input type="text" value="\$1,155.00"/>	Amendment Fee	<input type="text" value="\$0.00"/>	Fee	<input type="text" value="\$1,155.00"/>
Mechanical Cost	<input type="text"/>	Multiplier	<input type="text" value="1"/>	Inspection Fees	<input type="text" value="\$0.00"/>	Total Paid	<input type="text" value="\$1,155.00"/>
Fire Cost	<input type="text"/>	Total	<input type="text" value="\$1,155.00"/>	Other Fees	<input type="text" value="\$0.00"/>	Paid By	<input type="text" value="op"/>
Total Est Cost	<input type="text" value="\$54,143.00"/>	CO Fee	<input type="text" value="\$0.00"/>	Misc	<input type="text"/>	Check No	<input type="text"/>

Contractors License Information

License	<input type="text"/>	<input type="text"/>	<input type="text"/>
Contractor	<input type="text"/>		
E-mail	<input type="text"/>		
Address	<input type="text"/>		
	<input type="text"/>		
	<input type="text"/>		

Contractor License (If Different)

License	CSL	U
Contractor	<input type="text" value="MICHAEL F. KIRBY"/>	
E-mail	<input type="text" value="mike@boaconllc.com"/>	
Address	<input type="text" value="319 WASHINGTON ST"/>	
	<input type="text" value="E WALPOLE MA 02032"/>	
	<input type="text" value="617-642-2436"/>	

Home Improvement Contractor

HIC Required	<input type="text" value="Yes"/>
Name	<input type="text"/>
E-mail	<input type="text"/>
Address	<input type="text"/>
	<input type="text"/>
	<input type="text"/>

Professional License

Professional	<input type="text"/>	E-mail	<input type="text"/>	Address	<input type="text"/>
Name	<input type="text"/>	Phone	<input type="text"/>		<input type="text"/>

Misc Application Information

Applicants Name	MICHAEL F. KIRBY	617-642-2436
Applicants License	CS-104059	mike@boaconllc.com
WC Comp	MICHAEL F. KIRBY	
upload documents		

Associated Building Inspections

Associated File Links

2021-11-23	BPA-21-4372	Copy of Contract/Owner's Authorization Form	Google Docs Link
https://drive.google.com/file/d/1Ua8Qlq_vw3EpgGIWaq-9ozAFfpRbb2U7/view?usp=drivesdk			
2021-11-23	BPA-21-4372	Copy of Contract/Owner's Authorization Form	Google Docs Link
https://docs.google.com/document/d/1ZJgryEi0lCtDFKnCUAuzZt-NyDbOrq2G/edit?usp=drivesdk&oid=100668759326948109355&rtpof=true&sd=true			
2021-11-23	BPA-21-4372	Building Plans	Google Docs Link
https://drive.google.com/file/d/1MXo34nFeE15LzGAN8lGClIHeuxOvkqnE/view?usp=drivesdk			