

Prop	erty Information	Request Information	Update Information
File#:	BS-X01661-1360995440	Requested Date: 06/04/2	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):	

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.



2024 **RESIDENTIAL PROPERTY RECORD CARD**

BROCKTON

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 21925/146

Vol / Pg District Zoning Class

R3 Residential

Property Notes

0.35

Total Acres: Spot:

Date

ID



033-476 03/22/2020

Type Size Influence Factors

Influence %

Value

Assessment Information Appraised Cost Income

198,000

198,000

Land **Building** Total

0 0 165,500 0 165,700 165,700 165,500

Value Flag MARKET APPROACH

Manual Override Reason **Base Date of Value Effective Date of Value**

Gross Building:

Entrance Information

Location:

Entry Code Source **Permit Information**

Date Issued Number

Price Purpose

Deed Type

% Complete

Prior

0

Sales/Ownership History

Transfer Date 04/18/02	Price	Type Bldg Only
02/29/00	54,000	Bldg Only
09/24/82	29,600	Bldg Only

Validity Transfer Of Convenience Transfer Of Convenience

Deed Reference 21925/146 18315/25

Grantee

BROCKTON RESIDENTIAL PROPERTY RECORD CARD 2024

Situs: 112 OAK LA #112-8 112-8 Parcel Id: 033-476 **Dwelling Information** Style Garden Year Built 1981 Story height 1 **Eff Year Built** Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim X Color Natural In-law Apt No **Basement** Basement Pier/Slab # Car Bsmt Gar FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Heating & Cooling Fireplaces** Heat Type Central Ac Stacks Fuel Type Gas Openings

Room Detail

System Type Hot Water Pre-Fab

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

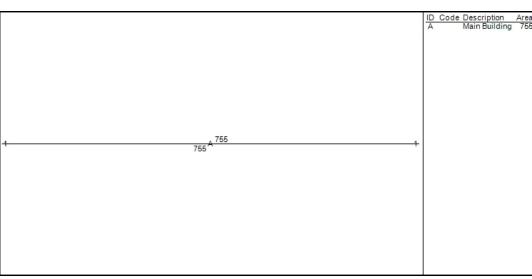
Dwelling Computations 181.921 % Good 80 **Base Price** % Good Override Plumbing **Basement** 0 **Functional** Heating 6,173 **Economic** 0 Attic % Complete 0 **Other Features C&D Factor** Adj Factor 1 Subtotal 188,090 Additions **Ground Floor Area** 755 755 **Total Living Area** Dwelling Value 150,470

Building Notes

Class: Residential Condominium

Card: 1 of 1

Printed: November 2, 2023



- 1								
				Outbuilding	g Data			
	Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value
- 1	1							

Condominium / Mobile Home Information						
Complex Name Condo Model						
Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)					

					Addition Process
					Addition Details
Line #	Low	1st	2nd	3rd	Value



WIRING PERMIT - CITY OF BROCKTON

no

112 **OAK LANE** Fee: 400.00

Paid:

Issued Chris Sheehan

Work Description

Phone/Audio

New Amps

New Volts

fans

pool

hot_tubs

Application: EPA-20-361 13-Mar-20

400.00 Permit: EP-20-344 13-Mar-20

run new feeders to each unit an	d replace panels in each u	nit		
Owner:				
chateaux westgate condo	1 oak lane		Email	
			Phone: 508-230-391	16
	brockton	ma 02301		
Electrician: Electrical JE	37587		Insurance Provide	MARSH & MCLENNAN
JOHN E BRENNICK III	jbrennick@ne-ss.	com	Liability Ins Status	Current
6 JOHNSON ST	508-880-2545		Insurance Type	
TAUNTON, MA 02780	Has Insurance		Coverage Desc	
Proposed Use Comm Cates	gory Renovations	Units 12 Project		Tenant
Service		Res Work		
Com work Additional Meter	/Sub Feed	other_work		
Utility Authorization Number	Expiration Da	te: 2020-09-0	09	
Devices new_t	cype oilburners	batt_unit	exist_amps	800
RSF Number new_r	meters gasburner	s alarms	exist_volt	120/
add_amps feeds_	_amp 12 1 aircond	zones	exist_type	Und
add_msf_no 12 rec_lu	min totairtons	init_dev	exist_mtrs	25
gas_oil_no lum_o	outlts heatpump	s alert_dev	comp_type	
Detectors lumina	ares htpumpto	ns scalertde	V	
Appliances outlets	s hpump_kv	v alert_typ	е	
cvd_no switch	nes areaht_kw	sec_devi	ce	
Annupanels ranges	heat_app	datawirir	ng	
Solar Panel waste	_disp htapp_kw	telewirin	g	
Concession dwash	ners no_signs	other		
Transformer dryers	ballasts	ins_prov	dr MARSH & MCLENN	AN AGENCY
Elec Signs wheat	ers motors	ins_type		
Airconditioner wheat	:_kw motor_hp	cov_desc		
Fixtures hyd_b	aths transfrmrs	add_info		

explnation

total_cost

totalcost2

trans_kva

generators

genrtr_kva

Electrical Inspections		
DocumentManager		



BUILDING PERMIT CITY OF BROCKTON

Property and Owner

Permit Status and Identification

OAK LANE		112	3			lss	sued	
America propertion 508-326-7213 america.propertion		A	Parcel ID Acreage Year Built		Application N Application D Permit Numb Issue Date:	lumber: B pate: 1 per: B		Issued By: James Plouffe Expiration 6/14/2022
Existing Building	Informatio	า		Sign I	nformation			
Uses Floors Area Total Area Height Special use frontage	Existing	Propos	ed	Side Sign Mou	Type s SQFT unting ninated			
Application Infor	mation							
Work Description Fix exterior maso Conditions			finishes after	car drove	e into building	Applio	cant:	
Estimated Costs a	and Paymer	nts						
Building Cost Mechanical Cost	54,143.00	Base Fee Multiplier	\$1,155		ndment Fee ection Fees	\$0.00 \$0.00		\$1,155.00 \$1,155.00
Fire Cost Total Est Cost	54,143.00	Total CO Fee	\$1,155	.00 Othe	r Fees	\$0.00	Paid By Check No	ор

Contractors License Information Contractor License (If Different) Home Improvement Contractor License License HIC Required Yes **CSL** U Contractor Name Contractor MICHAEL F. KIRBY E-mail E-mail E-mail mike@boaconllc.com Address Address Address 319 WASHINGTON ST E WALPOLE MA 02032 617-642-2436 **Professional License** Proffesional Address E-mail Name Phone **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_vw3EpgGlWaq-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&ouid=100668759326948109355&rtpof=true&sd=true

2021-11-23 BPA-21-4372 Building Plans

https://drive.google.com/file/d/1MXo34nFeE15LzGAN8IGCIIHeuxOvkgnE/view?usp=drivesdk

Google Docs Link