



Property Information

Request Information

Update Information

File#:	BS-X01661-5127313657	Requested Date:	06/04/2024	Update Requested:
Owner:	VICTORINO AMERICA TR	Branch:		Requested By:
Address 1:	114 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

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

Permit# EP-20-154
Permit Type: Electric 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

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 : 114 OAK LA #114-11 114-1

Parcel ID: 033-497

Class: Residential Condominium

Card: 1 of 1

Printed: November 2, 2023

CURRENT OWNER
 VICTORINO AMERICA TR
 114-11 OAK LANE RLTY TRUST
 9R COSMA RD
 EASTON MA 02356

GENERAL INFORMATION
 Living Units 1
 Neighborhood 660
 Alternate ID PT 40-3/114-11
 Vol / Pg 41307/175
 District
 Zoning R3
 Class Residential



Property Notes
 0.44

Land Information

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

Assessment Information

	Appraised	Cost	Income	Prior
Land	0	0	0	0
Building	221,200	182,200	0	168,200
Total	221,200	182,200	0	168,200

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
05/01/12	72,000	Bldg Only	Valid Sale	41307/175		
04/21/94	42,200	Bldg Only				
08/01/85	72,000	Bldg Only				



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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 Oil	Openings
System Type Hot Water	Pre-Fab

Room Detail

Bedrooms 2	Full Baths 1
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms 5	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

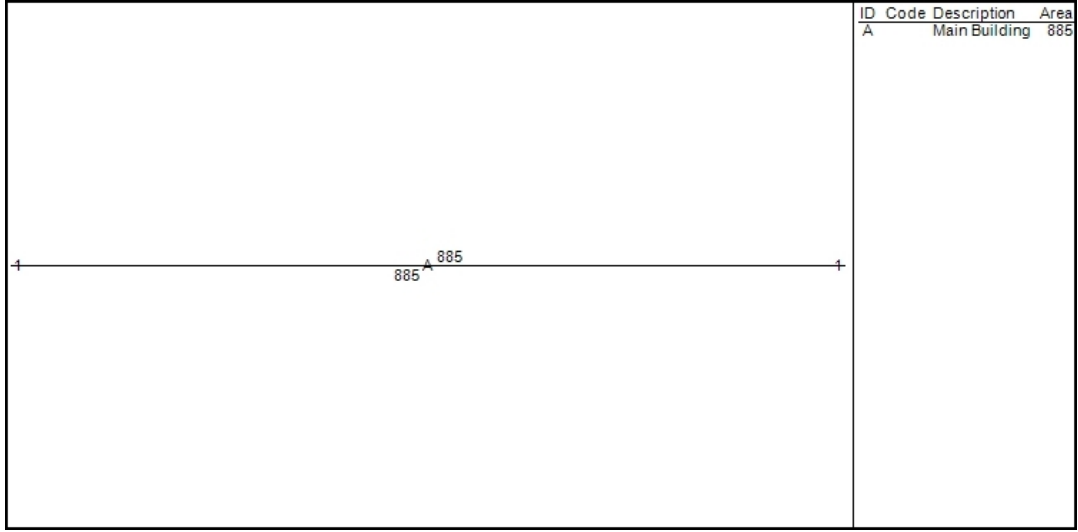
Grade & Depreciation

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

Dwelling Computations

Base Price 200,234	% Good 80
Plumbing	% Good Override
Basement 0	Functional
Heating 6,794	Economic
Attic 0	% Complete
Other Features 0	C&D Factor
	Adj Factor 1
Subtotal 207,030	Additions
Ground Floor Area 885	
Total Living Area 885	Dwelling Value 165,620

Building Notes



ID	Code	Description	Area
A		Main Building	885

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 Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Addition Details

Line #	Low	1st	2nd	3rd	Value



WIRING PERMIT - CITY OF BROCKTON

114 OAK LANE

Fee:	650.00	Issued
Paid:	650.00	Chris Sheehan
Permit:	EP-20-154	09-Nov-20

Work Description: Application: EPA-20-1690 05-Nov-20

replace meter bank run new feeders to units replace panels in units

Owner:

chateaux westgate condo	1 oak lane	Email
		Phone: 508-238-3916
	brockton ma 02301	

Electrician: Electrical JE 37587	Insurance Provider MARSH & MCLENNAN
JOHN E BRENNICK III	Liability Ins Status
6 JOHNSON ST	Insurance Type
TAUNTON, MA 02780	Coverage Desc
	Has Insurance

Proposed Use	<input type="text" value="Comm"/>	Category	<input type="text" value="Renovations"/>	Units	<input type="text" value="12"/>	Project	<input type="text"/>	Tenant	<input type="text"/>
Service	<input type="text"/>		Res Work	<input type="text"/>					
Com work	<input type="text" value="Service Work Additional Meter/Sub Feed"/>		other_work	<input type="text"/>					

Utility Authorization Number **19874582** Expiration Date: **2021-05-08**

Devices	new_type	oilburners	batt_units	exist_amps	400
RSF Number	new_meters	gasburners	alarms	exist_volt	120/
add_amps	2	feeds_amp	12 1	aircond	zones
add_msf_no	12	rec_lumin	totairtons	init_dev	exist_mtrs
gas_oil_no		lum_outlts	heatpumps	alert_dev	comp_type
Detectors		luminares	htpumptons	scalertdev	
Appliances		outlets	hpump_kw	alert_type	
cvd_no		switches	areaht_kw	sec_device	
Annupanels		ranges	heat_app	datawiring	
Solar Panel		waste_disp	htapp_kw	telewiring	
Concession		dwashers	no_signs	other	
Transformer		dryers	ballasts	ins_provd	MARSH & MCLENNAN AGENCY
Elec Signs		wheaters	motors	ins_type	
Airconditioner		wheat_kw	motor_hp	cov_desc	
Fixtures		hyd_baths	transfrmrs	add_info	
Phone/Audio		fans	trans_kva	explanation	
New Amps		hot_tubs	generators	total_cost	40000
New Volts		pool	genrtr_kva	totalcost2	

Electrical Inspections

DocumentManager