



Property Information Request Information Update Information

| | | | | |
|------------------|-------------------------|-----------------------|------------|-------------------|
| File#: | BS-X01661-7335459625 | Requested Date: | 06/04/2024 | Update Requested: |
| Owner: | AMERICA MARIA A TRUSTEE | Branch: | | Requested By: |
| Address 1: | 113 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 are Expired Permits on this property.

Permit# BP-21-1996
Permit Type: Building Permit

Permit# EP-20-962
Permit Type: Electric Permit

Permit# EP-22-311
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

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 : 113 OAK LA #113-11
Parcel ID: 033-490
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 40-3/113-11
 Vol / Pg 21925/174
 District
 Zoning R3
 Class Residential



Property Notes
 0.46

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 |
|---------------|--------|-----------|-------------------------|----------------|-----------|---------|
| 04/18/02 | | Bldg Only | Transfer Of Convenience | 21925/174 | | |
| 02/29/00 | | Bldg Only | Transfer Of Convenience | 18315/163 | | |
| 02/29/00 | 70,000 | Bldg Only | Transfer Of Convenience | 18315/134 | | |
| 10/31/83 | 38,320 | Bldg Only | | | | |



Situs : 113 OAK LA #113-11

Parcel Id: 033-490

Class: Residential Condominium

Card: 1 of 1

Printed: November 2, 2023

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 | Fireplaces |
| Fuel Type Gas | Stacks |
| System Type Hot Water | Openings |
| | 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 |

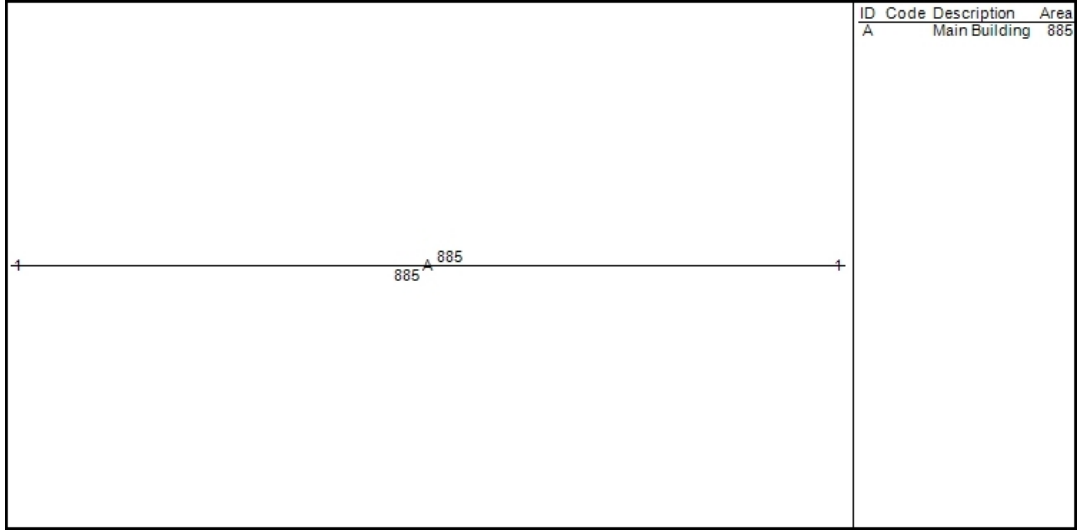
Grade & Depreciation

| | |
|----------------------------|-------------------|
| 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



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 |
|--------|-----|-----|-----|-----|-------|
| | | | | | |



BUILDING PERMIT CITY OF BROCKTON

Property and Owner

Permit Status and Identification

| | | |
|----------------------------|------------|--------------|
| OAK LANE | 113 | 113-4 |
| Daniel Santos | | |
| 113 Oak Ln Apt 4 | | Parcel ID |
| Brockton MA 2301 | | Acreage |
| 508-269-0639 | | Year Built |
| danielsantos55@concast.net | | |

| | | |
|---------------------|-------------|---------------|
| Issued | | |
| Application Number: | BPA-21-2830 | Issued By: |
| Application Date: | 7/30/2021 | James Plouffe |
| Permit Number: | BP-21-1996 | Expiration |
| Issue Date: | 8/2/2021 | 1/29/2022 |

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"/> | |
| frontage | <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="Roof / Windows / Siding"/> | Applicant: | <input type="text" value="Contractor"/> |
| install 3 replacement windows. no structural changes. | | | |
| Conditions | <input type="text"/> | | |

Estimated Costs and Payments

| | | | | | | | |
|-----------------|---|------------|---------------------------------------|-----------------|-------------------------------------|------------|---------------------------------------|
| Building Cost | <input type="text" value="\$3,593.00"/> | Base Fee | <input type="text" value="\$135.00"/> | Amendment Fee | <input type="text" value="\$0.00"/> | Fee | <input type="text" value="\$135.00"/> |
| 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="\$135.00"/> |
| Fire Cost | <input type="text"/> | Total | <input type="text" value="\$135.00"/> | Other Fees | <input type="text" value="\$0.00"/> | Paid By | <input type="text" value="op"/> |
| Total Est Cost | <input type="text" value="\$3,593.00"/> | CO Fee | <input type="text" value="\$0.00"/> | Misc | <input type="text"/> | Check No | <input type="text"/> |

Contractors License Information

| | | | |
|------------|------------------------|-----|---|
| License | CS-05092 | CSL | U |
| Contractor | GERALD R. PATRIQUIN | | |
| E-mail | richardt1127@gmail.com | | |
| Address | 51 BURMA RD | | |
| | ATHOL, MA 01331 | | |
| | 717-650-2112 | | |

Contractor License (If Different)

| | | |
|------------|--|--|
| License | | |
| Contractor | | |
| E-mail | | |
| Address | | |
| | | |
| | | |

Home Improvement Contractor

| | |
|--------------|------------------------------|
| HIC Required | Yes |
| Name | LONG ROOFING OF MASSACHUSETT |
| E-mail | richardt1127@gmail.com |
| Address | 8530 Corridor Rd, Ste 200 |
| | Savage, MD 20763 |
| | 844-317-5664 |

Professional License

| | | | | | |
|--------------|--|--------|--|---------|--|
| Professional | | E-mail | | Address | |
| Name | | Phone | | | |

Misc Application Information

| | | |
|--------------------|---------------------|------------------------|
| Applicants Name | GERALD R. PATRIQUIN | 717-650-2112 |
| Applicants License | CS-050928 | richardt1127@gmail.com |
| WC Comp | GERALD R. PATRIQUIN | |

Associated Building Inspections

Associated File Links

| | | | |
|---|-------------|---|------------------|
| 2021-07-30 | BPA-21-2830 | Other Building Permit Document | Google Docs Link |
| https://drive.google.com/file/d/1FSI_c8LiPv-eCIWmq8nPHt-2PenXMKZp/view?usp=drivesdk | | | |
| 2021-07-30 | BPA-21-2830 | Copy of Contract/Owner's Authorization Form | Google Docs Link |
| https://drive.google.com/file/d/1IVrF1YaK2cMCKFrNBVTU318Hkj_EHpxA/view?usp=drivesdk | | | |



WIRING PERMIT - CITY OF BROCKTON

113 OAK LANE

Fee: 570.00 **Issued**
Paid: 570.00 Chris Sheehan
Permit: EP-20-962 04-Aug-20

Work Description Application: EPA-20-1048 31-Jul-20

replace elcetric meter bank new feeders to units replace panel in each unit

Owner:

chateaux westgate condo 1 oak lane Email
Phone: 508-230-3916
brockton ma 02301

Electrician: Electrical JE 37587 Insurance Provider MARSH & MCLENNAN
JOHN E BRENNICK III jbrewnick@ne-ss.com Liability Ins Status Current
6 JOHNSON ST 508-880-2545 Insurance Type
TAUNTON, MA 02780 Has Insurance Coverage Desc

Proposed Use Category Units Project Tenant
Service Res Work
Com work other_work

Utility Authorization Number **19877222** Expiration Date: **2021-01-31**

| | | | | | | | |
|----------------|--------------|-------------|-------------|------------------------------------|--------------|-------------|------------|
| Devices | new_type | Unde | oilburners | batt_units | exist_amps | 400 | |
| RSF Number | new_meters | 13 | gasburners | alarms | exist_volt | 120- | |
| add_amps | 2 | feeds_amp | 12 1 | aircond | zones | exist_type | Und |
| add_msf_no | 12 | rec_lumin | totairtons | init_dev | exist_mtrs | 13 | |
| gas_oil_no | lum_outlts | heatpumps | alert_dev | comp_type | | | |
| Detectors | luminares | htpumptions | 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 | 400 | hot_tubs | generators | total_cost | 40000 | | |
| New Volts | 120-2 | pool | genrtr_kva | totalcost2 | | | |

Electrical Inspections

DocumentManager



WIRING PERMIT - CITY OF BROCKTON

113 OAK LANE

| | | |
|---------|-----------|---------------|
| Fee: | 840.00 | Issued |
| Paid: | 840.00 | Chris Sheehan |
| Permit: | EP-22-311 | 16-Feb-22 |

Work Description: Application: EPA-22-185 10-Feb-22

snake in old work complete unit rewire to eliminate aluminum wires

Owner:

chateaux westgate condo 1 oak lane Email
 Phone: 508-230-3916
 brockton ma 02301

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

Proposed Use Category Units Project Tenant

Service Res Work

Com work other_work

| | | | | |
|------------------------------|------------------|----------------------|-----------------|------------------------------------|
| Utility Authorization Number | Expiration Date: | 2022-08-15 | | |
| Devices | new_type | oilburners | batt_units | exist_amps |
| RSF Number | new_meters | gasburners | alarms | exist_volt |
| add_amps | feeds_amp | aircond | 12 zones | exist_type |
| add_msf_no | rec_lumin | totairtons | init_dev | exist_mtrs |
| gas_oil_no | lum_outlts | heatpumps | alert_dev | comp_type |
| Detectors | luminares | 48 htpumptons | scalertdev | |
| Appliances | outlets | 312 hpump_kw | alert_type | |
| cvd_no | switches | 84 areaht_kw | sec_device | |
| Annupanels | ranges | 12 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 | explnation | |
| New Amps | hot_tubs | generators | total_cost | |
| New Volts | pool | genrtr_kva | totalcost2 | 42000 |

Electrical Inspections

DocumentManager