



## Property Information

## Request Information

## Update Information

File#:	BS-X01661-7250329805	Requested Date:	06/04/2024	Update Requested:
Owner:	AMERICA MARIA A TRUSTEE	Branch:		Requested By:
Address 1:	108 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 Multiple Expired Permits on this property.

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

Comments: Per City of Brockton Building Department there are Multiple Expired Permits on this property. Please refer to the attached document for more information.

**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 : 108 OAK LA #108-8**

**Parcel ID: 033-433**

**Class: Residential Condominium**

Card: 1 of 1

Printed: November 2, 2023

**CURRENT OWNER**  
 AMERICA MARIA A TRUSTEE  
 108-8 OAK LANE REALTY TRUST  
 9R COSMA RD  
 EASTON MA 02356

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 660  
 Alternate ID PT OF 40-3/108-8  
 Vol / Pg 18315/47  
 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
<b>Total</b>	<b>198,000</b>	<b>165,500</b>	<b>0</b>	<b>165,700</b>

**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
02/06/06	45842	23,000	BLDG Caulk,Repoint B	0

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/29/00		Bldg Only	Transfer Of Convenience	18315/66		
02/29/00	54,000	Bldg Only	Transfer Of Convenience	18315/47		
09/24/82	29,600	Bldg Only				



Situs : 108 OAK LA #108-8

Parcel Id: 033-433

Class: Residential Condominium

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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	Fireplaces	
Fuel Type	Gas	Stacks	
System Type	Hot Water	Openings	
		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	

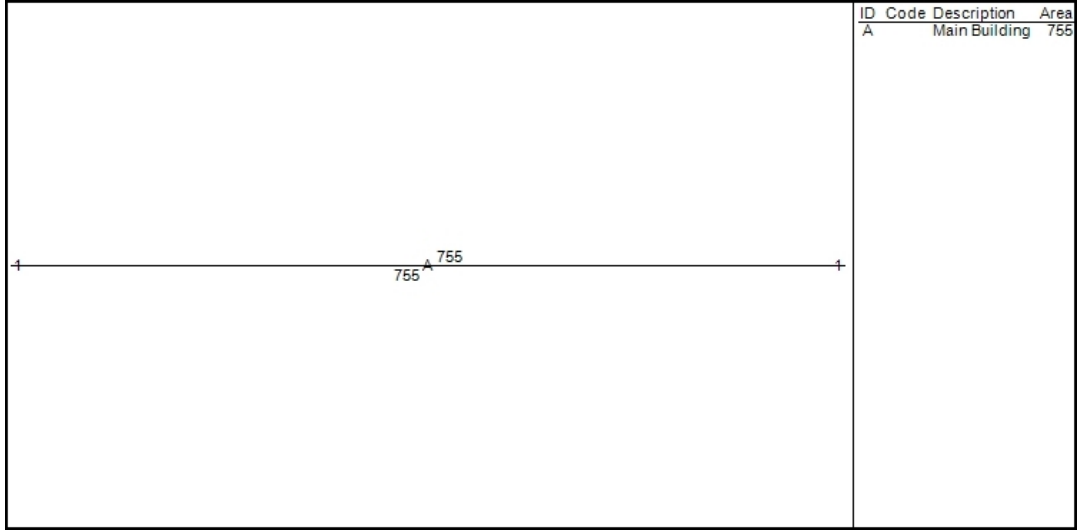
Grade & Depreciation

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

Addition Details

Line #	Low	1st	2nd	3rd	Value



# WIRING PERMIT - CITY OF BROCKTON

**108 OAK LANE**

Fee:	160.00	<b>Issued</b>
Paid:	160.00	Renee Dozier
Permit:	EP-20-141	16-Oct-20

Work Description

Application: EPA-20-1389 29-Sep-20

neaten up electrical in hallways that ceilings have been removed

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		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	<input type="text" value="Res"/>	Category	<input type="text" value="Renovations"/>	Units	<input type="text" value="1"/>	Project	<input type="text"/>	Tenant	<input type="text"/>
Service	<input type="text"/>		Res Work	<input type="text" value="Receptacles/Switches/Fixtures/CCTV   Fire/Smo"/>					
Com work	<input type="text"/>		other_work	<input type="text" value="loose conduits and boxes"/>					

Utility Authorization Number			Expiration Date:	<b>2021-04-14</b>	
Devices	<b>0</b>	new_type	oilburners	batt_units	exist_amps
RSF Number	<b>65</b>	new_meters	gasburners	alarms	exist_volt
add_amps		feeds_amp	aircond	zones	exist_type
add_msf_no		rec_lumin	totalairtons	init_dev	exist_mtrs
gas_oil_no		lum_outlts	heatpumps	alert_dev	comp_type
Detectors		luminaires	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	<b>MARSH &amp; MCLENNAN AGENCY</b>
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	
New Volts		pool	genrtr_kva	totalcost2	

Electrical Inspections

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# WIRING PERMIT - CITY OF BROCKTON

<b>108</b>	<b>OAK LANE</b>	<b>108</b>	Fee: 115.00	<b>Issued</b>
			Paid: 115.00	Chris Sheehan
			Permit: EP-21-111	09-Aug-21

Work Description

Application: EPA-21-1235 02-Aug-21

Install (5) circuits for kitchen - old work - all wires snaked in

Owner:

Anita & Oscar Garcia

Email

Phone: 617-921-6992

Electrician: Electrical	ME	10237A	Insurance Provider	Lloyd's of london
PAUL G CAMPBELL		barbara@campbellelectric.com	Liability Ins Status	Current
231 QUINCY AV		781-848-9078	Insurance Type	
BRAINTREE, MA		Has Insurance	Coverage Desc	

Proposed Use  Category  Units  Project  Tenant

Service  Res Work

Com work  other\_work

Utility Authorization Number                      Expiration Date:                      **2022-02-05**

Devices	new_type	oilburners	batt_units	exist_amps
RSF Number	<b>5</b>	new_meters	gasburners	alarms
add_amps		feeds_amp	aircond	zones
add_msf_no		rec_lumin	totairtons	init_dev
gas_oil_no		lum_outlts	heatpumps	alert_dev
Detectors		luminares	htpumptons	scalertdev
Appliances		outlets	hpump_kw	alert_type
cvd_no		switches	areaht_kw	sec_device
Annupanels	<b>0</b>	ranges	heat_app	datawiring
Solar Panel		waste_disp	htapp_kw	telewiring
Concession		dwashers	no_signs	other
Transformer		dryers	ballasts	ins_provdr <b>Lloyd's of london</b>
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 <b>3400.00</b>
New Volts		pool	genrtr_kva	totalcost2

Electrical Inspections

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# WIRING PERMIT - CITY OF BROCKTON

108 OAK LANE

Fee: 800.00 **Issued**  
Paid: 800.00 Chris Sheehan  
Permit: EP-21-190 29-Nov-21

Work Description

Application: EPA-21-1760 15-Oct-21

snake in old work, complete unit rewire to eliminate aluminum wiring

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 jbreknick@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 Expiration Date: **2022-05-28**

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	totalairtons	init_dev	exist_mtrs
gas_oil_no	lum_outlts	heatpumps	alert_dev	comp_type
Detectors	luminaires	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	<b>MARSH &amp; MCLENNAN AGENCY</b>
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	<b>40000</b>



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# WIRING PERMIT - CITY OF BROCKTON

<b>108</b>	<b>OAK LANE</b>	<b>no</b>	Fee: 825.00	<b>Issued</b>
			Paid: 825.00	Chris Sheehan
Work Description	Application: EPA-20-112 29-Jan-20		Permit: EP-20-224	17-Feb-20

replace meters and main gear run new feeders to each unit and replace panels 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      jbreन्निक@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 **19877783** Expiration Date: **2020-08-15**

Devices	new_type	<b>Unde</b>	oilburners	batt_units	exist_amps
RSF Number	new_meters	<b>25</b>	gasburners	alarms	exist_volt
add_amps	<b>6</b>	feeds_amp	aircond	zones	exist_type
add_msf_no	<b>12</b>	rec_lumin	totalairtons	init_dev	exist_mtrs
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	<b>MARSH &amp; MCLENNAN AGENCY</b>	
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	<b>800</b>	hot_tubs	generators	total_cost	
New Volts	<b>120/2</b>	pool	genrtr_kva	totalcost2	

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