

Property Information		Request Informati	ion	Update Information		
File#:	BS-X01661-9103417238	Requested Date: 0	06/04/2024	Update Requested:		
Owner:	AMERICA MARIA A TRUSTEE	Branch:		Requested By:		
Address 1:	118 OAK LN	Date Completed:		Update Completed:		
Address 2:		# of Jurisdiction(s):				
City, State Zip: BROCKTON, MA		# of Parcel(s):	l			

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-19-1806

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.



RESIDENTIAL PROPERTY RECORD CARD 2024

BROCKTON

Situs: 118 OAK LA #118-7 118-7

Parcel ID: 033-529

Class: Residential Condominium

Card: 1 of 1

Printed: November 2, 2023

CURRENT OWNER

AMERICA MARIA A TRUSTEE 118-7 OAK LANE REALTY TRUST 9R COSMA RD EASTON MA 02356

GENERAL INFORMATION

Living Units 1 Neighborhood 660

Alternate ID PT 40-3/118-7 Vol / Pg 21925/88

District Zoning Class

R3 Residential

Property Notes

0.45



033-529 03/22/2020

	Land	Information
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Type Influence Factors

Influence % Value

Assessment Information Appraised Cost Income Land 0 0 216,100 183,500 0 166,800

Building Total

216,100 183,500 Manual Override Reason

Value Flag MARKET APPROACH

Base Date of Value Effective Date of Value

Gross Building:

Total Acres: Spot: Location:

Entrance Information

ID Date **Entry Code** Source **Permit Information**

Deed Type

Date Issued Number

Price Purpose

% Complete

Prior

166,800

0

Sales/Ownership History

Transfer Date 04/18/02 04/18/02 02/29/00 02/29/00		Bldg Onl Bldg Onl Bldg Onl Bldg Onl
02/29/00 10/31/83		Bldg Only
	,	

Validity Transfer Of Convenience Transfer Of Convenience Family Sale Transfer Of Convenience

Deed Reference 21925/88 21925/202 18315/211 18315/182

Grantee

Situs: 118 OAK LA #118-7 118-7

RESIDENTIAL PROPERTY RECORD CARD 2024

Parcel Id: 033-529

Class: Residential Condominium

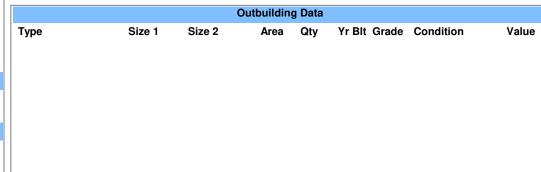
BROCKTON

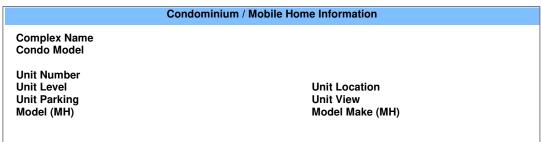
Card: 1 of 1

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 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 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** 201.700 % Good 80 **Base Price** % Good Override Plumbing **Basement** 0 **Functional** Heating 6,844 **Economic** Attic 0 % Complete 0 Other Features **C&D Factor** Adj Factor 1 Subtotal 208,540 Additions **Ground Floor Area** 895 895 **Total Living Area** Dwelling Value 166,830 **Building Notes**

ID Code Description Area
A Main Building 898





d Value	

LUMBING PERMIT - CITY OF BROCKTON

Number of Fixtures 1

118 **OAK LANE** 11

85.00

Issued

Application: PPA-20-231 22-Apr-20 Work Description

Paid: 85.00

Fee:

Mark Bowie Permit: PP-20-22 23-Apr-20

Replacement of bathtub on second floor						
Owner:						
Mike Foley	4 Ganawatte Drive	Email				
,		Phone:	617-312-7625			
	Walpole	MA Cell Pho	ne:			
Plumber:			Insurance Provider Commerce			
JAMES E. CRAIG	jimbeyond@icloud.d	com	Liability Ins Status			
116 Vincent Road	781-603-9206		Insurance Type			
Dedham, Ma 02026	Has Insurance		Coverage Desc			
Bathtub	1					
Cross Conn Device						
Dedicated Special Waste						
Dedicated Gas/Oil/Sand						
Dedicated Grease Sys						
Dedicated Gray Water						
Dedicated Water Refuse						
Dishwasher						
Drinking Fountain						
Food Waste Grinder						
Floor / Area Drain						
Intercepter Interior						
Kitchen Sink						
Lavatory						
Roof Drain						
Shower Stall						
Service / Mop Sink						
Toilet						
Urinal						
Washing Machine Conn						
Water Heater						
Water Piping						
Other 1						

Plumbing Inspections		
DocumentManager		



WIRING PERMIT - CITY OF BROCKTON

118 OAK LANE

Fee: 650.00 **Issued**Paid: 650.00 Chris Sheehan

Work Description | Application: EPA-21-252 17-Feb-21

Permit: EP-21-239 18-Feb-21

Work Description Application: EPA-21-252 17-Feb-21 Permit: EP-21-239 18-Feb-21							
replace meter bank run new feeders to each unit and replace panels in each unit							
Owner: chateax westgate condo	o 1 oak	lano	En	nail			
Chateax westgate cond	U I UAN	iane		ione: 508-230-391	6		
	brock	ton ma		300 200 331			
Electrician: Electrical	JE 37587			Insurance Provide	MARSH & MCLENNAN		
JOHN E BRENNICK III	jbren	nick@ne-ss.com		Liability Ins Status	Current		
6 JOHNSON ST	508-8	880-2545		Insurance Type			
TAUNTON, MA 02780	Has Ir	nsurance		Coverage Desc			
Proposed Use Comm	Category Renovat	ions Unit	ts 12 Project		Tenant		
Service			Res Work				
Com work Service W	/ork Additional Mete	r/Sub Feed	other_work				
Utility Authorization Nu	ımber 19873838 E	xpiration Date:	2021-11-02				
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	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	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_provdr	MARSH & MCLENNA	AN 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				

Electrical Inspections

Inspection Date: 06-May-21 Final|Service PASSED

Inspected By: Chris Sheehan

Electricians Name and Phone JOHN E BRENNICK III 508-880-2545

DocumentManager



BUILDING PERMIT CITY OF BROCKTON

Property and Owner

Permit Status and Identification

OAK LANE		118	118-8			Is	sued	
LINDA MELANSOI	N				Application N	lumber:	BPA-19-2063	Issued By:
118-8 OAK LANE			Parcel ID		Application D		10/1/2019	James Plouffe
BROCKTON	MA		Acreage		Permit Numb		BP-19-1806	Expiration
508-208-6680		`	Year Built		Issue Date:		10/1/2019	3/29/2020
email@sample.co	om							
Existing Building	Information	ı		Sign	nformation			
	Existing	Propos	sed	Sigr	Туре			
Uses				Side	es			
Floors				Sigr	SQFT			
Area					unting			
Total Area								
Height				IIIur	minated			
Special use								
frontage								
Application Infor	mation							
Work Description	Roof / Wir	ndows / Siding				Арр	licant: Contra	ictor
INSTALL (5) REPL	ACEMENT W	/INDOWSINSTA	LL (1) REPLACE	/IENT F	PATIO DOORNO	STRUCTU	RAL	
Conditions								
Conditions								
Estimated Costs a	and Paymer	nts						
Building Cost	\$5,556.00	Base Fee	\$175.00	Ame	endment Fee	\$0.0	00 Fee	\$175.00
Mechanical Cost		Multiplier		1 Insp	ection Fees	\$0.0	00 Total Paid	\$175.00
Fire Cost		Total	\$175.00	Othe	er Fees	\$0.0	O Paid By	ор
Total Est Cost	\$5,556.00	CO Fee	\$0.00	Misc			Check No	

Contractors License Information Contractor License (If Different) Home Improvement Contractor License License HIC Required Yes CS-07277 CSL Contractor Contractor Name JEFF C STEELE WINDOW WORLD OF BOSTON, LLC E-mail E-mail E-mail RON@PERMITSERVICENE.COM ron@permitservicesne.com Address Address Address 24 SHERWOOD AVE 15A CUMMINGS PARK DANVERS MA 01923 WOBURN, MA 01801 978-828-4398 978-828-4398 **Professional License** Proffesional E-mail Address Name Phone **Misc Application Information** Applicants Name JEFF C STEELE 978-828-4398 Applicants License CS-072772 RON@PERMITSERVICENE.COM WC Comp JEFF C STEELE **Associated Building Inspections** Associated File LInks 2019-10-01 BPA-19-2063 Copy of Contract/Owner's Authorization Form Google Docs Link

https://drive.google.com/file/d/1ndjGgYV6pBx10yNKIwq_BgW7DDq6ABH4/view?usp=drivesdk