



**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 R3  
 Class Residential



**Property Notes**  
 0.45

**Land Information**

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

**Assessment Information**

	Appraised	Cost	Income	Prior
Land	0	0	0	0
Building	216,100	183,500	0	166,800
<b>Total</b>	<b>216,100</b>	<b>183,500</b>	<b>0</b>	<b>166,800</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

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/18/02		Bldg Only	Transfer Of Convenience	21925/88		
04/18/02		Bldg Only	Transfer Of Convenience	21925/202		
02/29/00		Bldg Only	Family Sale	18315/211		
02/29/00	70,000	Bldg Only	Transfer Of Convenience	18315/182		
10/31/83	38,320	Bldg Only				



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Dwelling Information

<b>Style</b> Garden	<b>Year Built</b> 1981
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Frame	<b>Amenities</b>
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b> Natural	

Basement

<b>Basement</b> Pier/Slab	<b># Car Bsmt Gar</b>
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b>

Heating & Cooling

<b>Heat Type</b> Central Ac	<b>Stacks</b>
<b>Fuel Type</b> Gas	<b>Openings</b>
<b>System Type</b> Hot Water	<b>Pre-Fab</b>

Room Detail

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

Adjustments

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

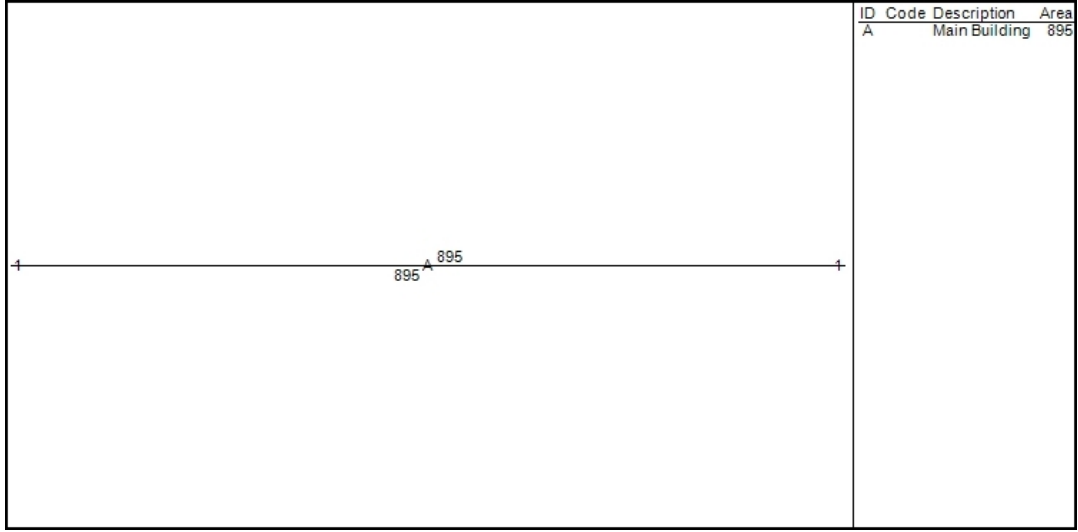
Grade & Depreciation

<b>Grade</b> C+	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b>	

Dwelling Computations

<b>Base Price</b> 201,700	<b>% Good</b> 80
<b>Plumbing</b>	<b>% Good Override</b>
<b>Basement</b> 0	<b>Functional</b>
<b>Heating</b> 6,844	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b>
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1
<b>Subtotal</b> 208,540	<b>Additions</b>
<b>Ground Floor Area</b> 895	
<b>Total Living Area</b> 895	<b>Dwelling Value</b> 166,830

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

Addition Details

Line #	Low	1st	2nd	3rd	Value



# PLUMBING PERMIT - CITY OF BROCKTON

118

OAK LANE

11

Fee: 85.00

Issued

Paid: 85.00

Mark Bowie

Permit: PP-20-22

23-Apr-20

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

Work Description

Replacement of bathtub on second floor

Owner:

Mike Foley

4 Ganawatte Drive

Email

Phone: 617-312-7625

Walpole MA

Cell Phone:

Plumber:

JAMES E. CRAIG

jimbeyond@icloud.com

Insurance Provider Commerce

Liability Ins Status

116 Vincent Road

781-603-9206

Insurance Type

Dedham, Ma 02026

Has Insurance

Coverage Desc

Bathtub	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cross Conn Device	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dedicated Special Waste	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dedicated Gas/Oil/Sand	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dedicated Grease Sys	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dedicated Gray Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dedicated Water Refuse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drinking Fountain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Food Waste Grinder	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor / Area Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interceptor Interior	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lavatory	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof Drain	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shower Stall	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Service / Mop Sink	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Urinal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing Machine Conn	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Piping	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other 1	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Number of Fixtures

Plumbing Inspections

DocumentManager



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

<b>OAK LANE</b>	<b>118</b>	<b>118-8</b>
LINDA MELANSON		
118-8 OAK LANE		Parcel ID
BROCKTON MA		Acreege
508-208-6680		Year Built
email@sample.com		

### Permit Status and Identification

## Issued

Application Number:	BPA-19-2063	Issued By:	
Application Date:	10/1/2019	James Plouffe	
Permit Number:	BP-19-1806	Expiration	
Issue Date:	10/1/2019	3/29/2020	

### Existing Building 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 frontage	<input type="text"/>	

### Sign Information

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 ( 5 ) REPLACEMENT WINDOWSINSTALL ( 1 ) REPLACEMENT PATIO DOORNO STRUCTURAL				
Conditions				

### Estimated Costs and Payments

Building Cost	<input type="text" value="\$5,556.00"/>	Base Fee	<input type="text" value="\$175.00"/>	Amendment Fee	<input type="text" value="\$0.00"/>	Fee	<input type="text" value="\$175.00"/>
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="\$175.00"/>
Fire Cost	<input type="text"/>	Total	<input type="text" value="\$175.00"/>	Other Fees	<input type="text" value="\$0.00"/>	Paid By	<input type="text" value="op"/>
Total Est Cost	<input type="text" value="\$5,556.00"/>	CO Fee	<input type="text" value="\$0.00"/>	Misc	<input type="text"/>	Check No	<input type="text"/>



**Contractors License Information**

License	CS-07277	CSL	U
Contractor	JEFF C STEELE		
E-mail	RON@PERMITSERVICENE.COM		
Address	24 SHERWOOD AVE		
	DANVERS MA 01923		
	978-828-4398		

**Contractor License (If Different)**

License		
Contractor		
E-mail		
Address		

**Home Improvement Contractor**

HIC Required	Yes
Name	WINDOW WORLD OF BOSTON, LLC
E-mail	ron@permitservicesne.com
Address	15A CUMMINGS PARK
	WOBURN, MA 01801
	978-828-4398

**Professional License**

Professional		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
<a href="https://drive.google.com/file/d/1ndjGgYV6pBx10yNklwq_BgW7DDq6ABH4/view?usp=drivesdk">https://drive.google.com/file/d/1ndjGgYV6pBx10yNklwq_BgW7DDq6ABH4/view?usp=drivesdk</a>	