

DAMM, HUGO A & ESTELA M AS TRUSTEES
15 WORCESTER DRIVE REALTY TRUST
97 ROBBINS ST
MILTON MA 02186

B34526P249

Previous Owner
DAMM, HUGO & ESTELA M
97 ROBBINS ST

MILTON MA 02186
Sale Date: 12/13/2017

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97 ROBBINS ST

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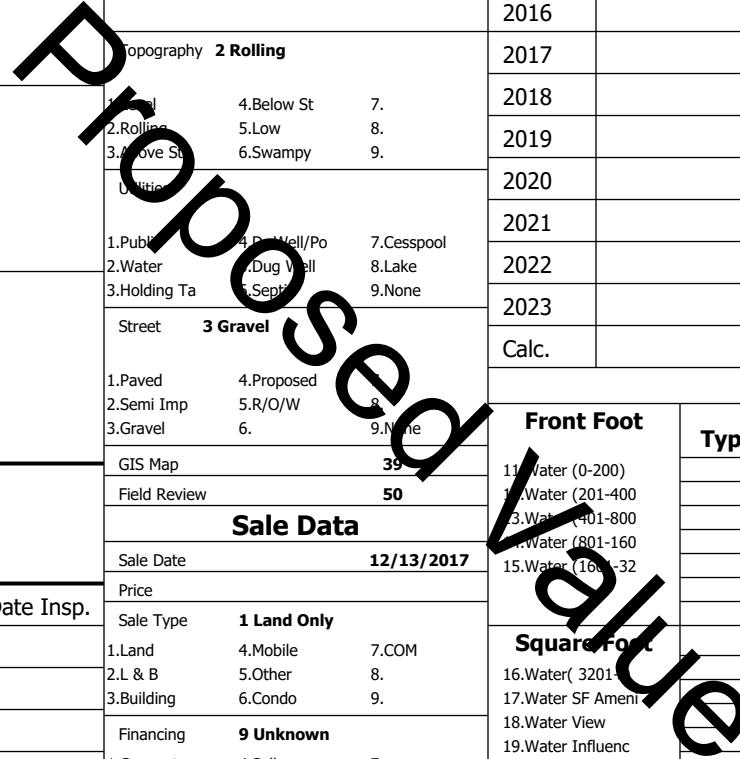
Inspection Witnessed By:

X	Date	Date Insp.
No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 5 Little Sebago			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	36,150	0	0	36,150		
REVIEW 0			2012	36,150	0	0	36,150		
Building Permit 0			2013	36,150	0	0	36,150		
Zone/Land Use 23 Lake District			2014	36,150	0	0	36,150		
Secondary Zone			2015	36,200	0	0	36,200		
Topography 2 Rolling			2016	36,200	0	0	36,200		
1. Above St 2. Rolling 3. Above St			2017	36,200	0	0	36,200		
4. Below St 5. Low 6. Swampy			2018	36,200	0	0	36,200		
7. 8. 9.			2019	39,900	0	0	39,900		
1. Public 2. Water 3. Holding Ta			2020	39,900	0	0	39,900		
4. Dug Well/Po 5. Septic 6. Swampy			2021	39,900	0	0	39,900		
7. Cesspool 8. Lake 9. None			2022	39,900	0	0	39,900		
Street 3 Gravel			2023	43,900	0	0	43,900		
1. Paved 2. Semi Imp 3. Gravel			Calc.	87,900	0	0	87,900		
4. Proposed 5. R/O/W 6. None			Land Data						
GIS Map 39			Front Foot	Type	Effective		Influence		Influence Codes
Field Review 50					Frontage	Depth	Factor	Code	
Sale Data			11. Water (0-200)			%		1. Unimproved	
Sale Date 12/13/2017			12. Water (201-400)			%		2. Excess Frtg	
Price			13. Water (401-800)			%		3. Topography	
Sale Type 1 Land Only			14. Water (801-160)			%		4. Size/Shape	
1. Land 2. L & B 3. Building			15. Water (161-320)			%		5. Access	
4. Mobile 5. Other 6. Condo			Square Foot			%		6. Restriction	
7. COM 8. 9.			Square Feet			%		7. Open Space	
Financing 9 Unknown			16. Water (3201-6400)			%		8. Environmental	
1. Convent 2. FHA/VA 3. Assumed			17. Water SF Amen			%		9. Condo	
4. Seller 5. Private 6. Cash			18. Water View			%		Acres	
7. 8. 9. Unknown			19. Water Influen			%		30. Blueberry(1-20	
Validity 2 Related Parties			20. ShoreFront A			%		31. Blueberry(21 -	
1. Valid 2. Related 3. Distress			Fract. Acre			%		32. Crop Land	
4. Split 5. Partial 6. Exempt			21. Base Lot			%		33. Pasture	
7. Multiple 8. Other 9. Estate			22. Base Lot Vacan	22	1.84	80	1	34. Shorefront B	
Verified 5 Public Record			23. Base Lot Unpav	24	1.31	100	0	35. Shorefront C	
1. Buyer 2. Seller 3. Lender			Acres			%		36. ANTENNA SITE	
4. Agent 5. Pub Rec 6. MLS			24. Acres to 10			%		37. Softwood TG	
7. Family 8. Other 9.			25. Acres 11-30			%		38. Mixed Wood TG	
			26. Acres 31-50			%		39. Hardwood TG	
			27. Acres 51& over			%		40. Wasteland	
			28. Acres 71 & Ove			%		41. Woodland	
			29. Woods (41+)			%		42. Mobile Home Si	
			Total Acreage		3.15			43. Camp Site	
								44. Lot Improvemen	
								45. BA SF - Oce	
								46. SP Meadow Cond	



Gray

Map Lot 039-317-001-001

Account 4202

Location WORCESTER DR

Card 1

Of 1

8/05/2024

Building Style 0	SF Bsmt Living 0	Layout 0
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade 0 0	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat 0	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type 100% 0	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA 9.None	Attic 0
Dwelling Units 0	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units 0	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories 0	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type 0% 9 None	Insulation 0
2.2 5.1.75 8.	1.Central 4.W&C Air 7.	1.Full 4.Minimal 7.
3.3 6.2.5 9.	2.Evapor 5. 8.	2.Heavy 5. 8.
Exterior Walls 0	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style 0	Unfinished % 0%
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor 0 0%
3.Compos./ 7.Stone 11.Concret	2.Typical 5. 8.	1.E Grade 4.B Grade 7.SC Grade
4.Asbestos 8.Wood Shi 12.Wood Bo	3.Old Type 6. 9.None	2.C Grade 5.A Grade 8.
Roof Surface 0	Bath(s) Style 0	3.D Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) 0
2.Slate 5.Wood 8.	2.Typical 5. 8.	1.Poor Avg 7.V G
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	2.Fair Avg 8.Exc
SF Masonry Trim 0	# Rooms 0	3.Avg- Good 9.Same
SOLAR VOLTAIC 0	# Bedrooms 0	Phys. % Good 0%
OPEN-4- 0	# Full Baths 0	Funct. % Good 100%
Year Built 0	# Half Baths 0	Functional Code 9 None
Year Remodeled 0	# Addn Fixtures 0	1.Incomp 4.Delap 7.Layoff
Foundation 0	# Fireplaces 0	2.O-Built 5.Bsmt 8.Long term
1.Concrete 4.Wood 7.		3.Damage 6.Style None
2.C Block 5.Slab 8.		Econ. % Good 100%
3.Br/Stone 6.Piers 9.		Economic Code None
Basement 0		0.None 3.No Power 6.Obsolete
1.1/4 Bmt 4.Full Bmt 7.		1.Location 4.Generate 9.None
2.1/2 Bmt 5.Crwl 8.		2.Encroach 5.Flood Pl 9.
3.3/4 Bmt 6. 9.None		Entrance Code 0
Bsmt Gar # Cars 0		1.Interior 4.Vacant 7.
Wet Basement 0		2.Refusal 5.Estimate 8.
1.Dry 4. 7.		3.Informed 6. 9.
2.Damp 5. 8.		Information Code 0
3.Wet 6. 9.		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.



Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
					%	%	1.One Story Fram
					%	%	2.Two Story Fram
					%	%	3.Three Story Fr
					%	%	4.1 & 1/2 Story
					%	%	5.1 & 3/4 Story
					%	%	6.2 & 1/2 Story
					%	%	21.Open Frame Por
					%	%	22.Encl Frame Por
					%	%	23.Frame Garage
					%	%	24.Frame Shed
					%	%	25.Frame Bay Wind
					%	%	26.1SFr Overhang
					%	%	27.Unfin Basement
					%	%	28.Unfinished Att
					%	%	29.Finished Attic

Proposed Value