

MARTIN ISLAND, LLC  
C/O THOMAS H MARTIN  
MELROSE MA 02176

B28954P259

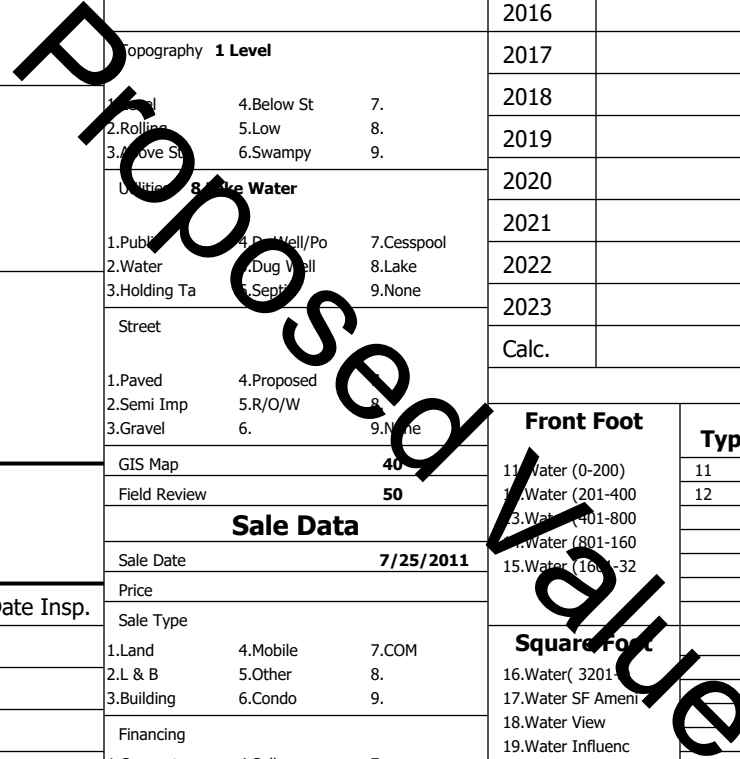
Property Data			Assessment Record						
Neighborhood <b>5 Little Sebago</b>			Year	Land	Buildings	Exempt	Total		
Tree Growth Year <b>0</b>			2011	75,754	35,915	0	111,669		
REVIEW <b>0</b>			2012	75,754	35,915	0	111,669		
Building Permit <b>0</b>			2013	75,754	35,915	0	111,669		
Zone/Land Use <b>12 Limited Residential</b>			2014	75,754	35,915	0	111,669		
Secondary Zone			2015	75,800	39,600	0	115,400		
Topography <b>1 Level</b>			2016	75,800	39,600	0	115,400		
1. Hill 4. Below St 7.			2017	75,800	39,600	0	115,400		
2. Rolling 5. Low 8.			2018	75,800	39,600	0	115,400		
3. Above St 6. Swampy 9.			2019	229,900	88,400	0	318,300		
Utilities <b>8 No Water</b>			2020	229,900	88,400	0	318,300		
1. Public 4. Driv Well/Po 7. Cesspool			2021	229,900	88,400	0	318,300		
2. Water 8. Lake			2022	229,900	88,400	0	318,300		
3. Holding Ta 9. None			2023	229,900	103,200	0	333,100		
Street			Calc.	484,800	137,400	0	622,200		
1. Paved 4. Proposed			<b>Land Data</b>						
2. Semi Imp 5. R/O/W			<b>Front Foot</b>	<b>Type</b>	<b>Effective</b>		<b>Influence</b>		<b>Influence Codes</b>
3. Gravel 6. None			11. Water (0-200)	11	Frontage	Depth	Factor	Code	
GIS Map <b>40</b>			12. Water (201-400)	12					1. Unimproved
Field Review <b>50</b>			13. Water (401-800)						2. Excess Frtg
<b>Sale Data</b>			14. Water (801-160)						3. Topography
Sale Date <b>7/25/2011</b>			15. Water (161-320)						4. Size/Shape
Price			16. Water (321-640)						5. Access
Sale Type			17. Water SF Amen						6. Restriction
1. Land 4. Mobile 7. COM			18. Water View						7. Open Space
2. L & B 5. Other 8.			19. Water Influen						8. Environmental
3. Building 6. Condo 9.			20. ShoreFront A						9. Condo
Financing			<b>Square Foot</b>	<b>Square Feet</b>					<b>Acres</b>
1. Convent 4. Seller 7.			21. Base Lot	20		1.65	50 %	5	30. Blueberry(1-20
2. FHA/VA 5. Private 8.			22. Base Lot Vacan						31. Blueberry(21 -
3. Assumed 6. Cash 9. Unknown			23. Base Lot Unpav						32. Crop Land
Validity			<b>Acres</b>						33. Pasture
1. Valid 4. Split 7. Multiple			24. Acres to 10						34. Shorefront B
2. Related 5. Partial 8. Other			25. Acres 11-30						35. Shorefront C
3. Distress 6. Exempt 9. Estate			26. Acres 31-50						36. ANTENNA SITE
Verified			27. Acres 51& over						37. Softwood TG
1. Buyer 4. Agent 7. Family			28. Acres 71 & Ove						38. Mixed Wood TG
2. Seller 5. Pub Rec 8. Other			29. Woods (41+)						39. Hardwood TG
3. Lender 6. MLS 9.			<b>Total Acreage</b>		<b>1.65</b>				40. Wasteland

Inspection Witnessed By:

No./Date	Description	Date Insp.
X		

Notes:

Gray



**Gray**

Map Lot 040-317-038-000

Account 4196

Location 1 BASS ISLAND

Card 1

Of 1

8/05/2024

Building Style <b>1 Conventional</b>	SF Bsmt Living <b>0</b>	Layout <b>1 Typical</b>
1.Conv. 5.Garrison 9.NE farm	Fin Bsmt Grade <b>0 0</b>	1.Typical 4. 7.
2.Ranch 6.Split 10.Colonia	Secondary Heat <b>0</b>	2.Inadeq 5. 8.
3.R Ranch/ 7.Contemp 11.Cottage	Heat Type <b>100% 9 Not Heated - Entire</b>	3. 6. 9.
4.Cape 8.Log 12.Gambrel	1.HWBB 5.FWA Dwelling 9.None	Attic <b>9 None</b>
Dwelling Units <b>1</b>	2.HWCI 6.Monitor 10.UNH2F	1.1/4 Fin 4.Full Fin 7.
Other Units <b>0</b>	3.HWRF 7.Electric 11.Geother	2.1/2 Fin 5.FI/Stair 8.
Stories <b>0</b>	4.Steam 8.FI/Wall 12.Heat/Co	3.3/4 Fin 6. 9.None
1.1 4.1.5 7.	Cool Type <b>0% 9 None</b>	Insulation <b>9 None</b>
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 <b>9 B &amp; B</b>	3.H Pump 6. 9.None	3.Capped 6. 9.None
1.Clapboar 5.Stucco 9.B & B	Kitchen Style <b>3 Old Style</b>	Unfinished % <b>0%</b>
2.Vin/Al 6.Brick 10.Cemplan	1.Modern 4.Obsolete	Grade & Factor <b>2 Fair 110%</b>
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 <b>1 Asphalt Shingles</b>	Bath(s) Style <b>3 Old Style</b>	3.D Grade 6.AA Grade 9.Same
1.Asphalt 4.Composit 7.Other	1.Modern 4.Obsolete 7.	SQFT (Footprint) <b>578</b>
2.Slate 5.Wood 8.	2.Typical 5. 8.	Condition <b>5 Good</b>
3.Metal 6.Roll Roo 9.	3.Old Type 6. 9.None	1.Poor Avg 7.V G
SF Masonry Trim <b>0</b>	# Rooms <b>3</b>	2.Fair Avg 8.Exc
SOLAR VOLTAIC <b>0</b>	# Bedrooms <b>4</b>	3.Avg- Good 9.Same
OPEN-4- <b>0</b>	# Full Baths <b>2</b>	Phys. % Good <b>0%</b>
Year Built <b>1950</b>	# Half Baths <b>1</b>	Funct. % Good <b>100%</b>
Year Remodeled <b>1970</b>	# Addn Fixtures <b>0</b>	Functional Code <b>9 None</b>
Foundation <b>6 Piers</b>	# Fireplaces <b>0</b>	1.Incomp 4.Delap 5.Layoff
1.Concrete 4.Wood 7.		2.O-Built 5.Bsmt 8.Long term
2.C Block 5.Slab 8.		3.Damage 6.Style None
3.Br/Stone 6.Piers 9.		Econ. % Good <b>100%</b>
Basement <b>9 No Basement</b>		Economic Code <b>None</b>
1.1/4 Bmt 4.Full Bmt 7.		0.None 3.No Power 6.Obsolete
2.1/2 Bmt 5.Crw 8.		1.Location 4.Generate 9.None
3.3/4 Bmt 6. 9.None		2.Encroach 5.Flood Pl 9.
Bsmt Gar # Cars <b>0</b>		Entrance Code <b>0</b>
Wet Basement <b>9 No Basement</b>		1.Interior 4.Vacant 7.
1.Dry 4. 7.		2.Refusal 5.Estimate 8.
2.Damp 5. 8.		3.Informed 6. 9.
3.Wet 6. 9.		Information Code <b>0</b>
		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
68 Wood Deck	0	182	0 0	0	0	% 100 %	
68 Wood Deck	0	280	0 0	0	0	% 100 %	
24 Frame Shed	0	198	0 0	0	0	% 100 %	
1 One Story Frame	0	144	0 0	0	0	% 100 %	
21 Open Frame	0	263	0 0	0	0	% 100 %	
85 Bunkhouse	2013	220	4 100	4	0	% 100 %	
24 Frame Shed	0	100	3 100	4	0	% 100 %	
24 Frame Shed	0	64	3 100	4	0	% 100 %	
88 Boat House	0	144	3 100	4	0	% 100 %	
					%	%	

- 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