

STORE MASTER FUNDNG XI LLC
PO BOX 155
WOODSTOCK VT 05091

B36091P283

Previous Owner
STONE ROAD ENERGY LLC
197 LOUDIN RD. SUITE 150

CONCORD NH 03301
Sale Date: 10/21/2019

Previous Owner
PITSTOP FUELS, INC
125 OSIPEE TRAIL EAST

STANDISH ME 04084
Sale Date: 12/29/2017

Inspection Witnessed By:

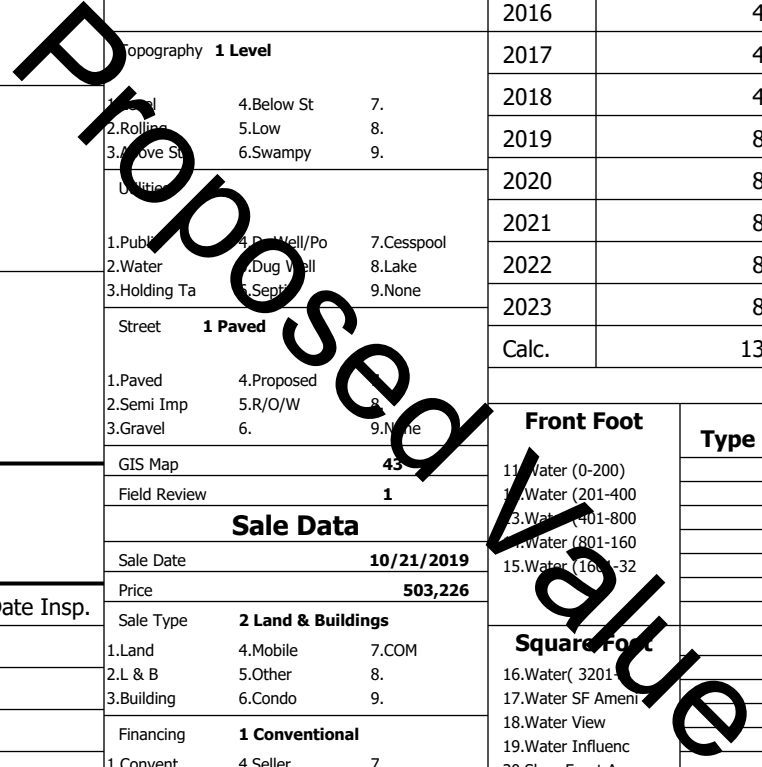
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No./Date	Description	Date Insp.

Notes:

Gray

Property Data			Assessment Record						
Neighborhood 42 Portland Rd Comm			Year	Land	Buildings	Exempt	Total		
Tree Growth Year 0			2011	7,750	0	0	7,750		
REVIEW c			2012	31,000	0	0	31,000		
Building Permit 0			2013	62,000	79,138	0	141,138		
Zone/Land Use 13 Commercial			2014	43,980	79,138	0	123,118		
Secondary Zone			2015	44,000	127,900	0	171,900		
Topography 1 Level			2016	44,000	176,700	0	220,700		
1. Hill 4. Below St 7.			2017	44,000	226,700	0	270,700		
2. Rolling 5. Low 8.			2018	44,000	226,700	0	270,700		
3. Above St 6. Swampy 9.			2019	83,700	446,700	0	530,400		
Utilities			2020	83,700	446,700	0	530,400		
1. Public 4. Dr. Well/Po 7. Cesspool			2021	83,700	446,700	0	530,400		
2. Water 5. Dug Well 8. Lake			2022	83,700	446,700	0	530,400		
3. Holding Ta 6. Septic 9. None			2023	83,700	446,700	0	530,400		
Street 1 Paved			Calc.	130,800	424,900	0	555,700		
1. Paved 4. Proposed 8.			Land Data						
2. Semi Imp 5. R/O/W 6.			Front Foot	Type	Effective		Influence		Influence Codes
3. Gravel 6. 9. None					Frontage	Depth	Factor	Code	
GIS Map 43			11. Water (0-200)			%		1. Unimproved	
Field Review 1			12. Water (201-400)			%		2. Excess Frtg	
Sale Data			13. Water (401-800)			%		3. Topography	
Sale Date 10/21/2019			14. Water (801-160)			%		4. Size/Shape	
Price 503,226			15. Water (161-32)			%		5. Access	
Sale Type 2 Land & Buildings			Square Foot		Square Feet			6. Restriction	
1. Land 4. Mobile 7. COM			16. Water (3201			%		7. Open Space	
2. L & B 5. Other 8.			17. Water SF Amen			%		8. Environmental	
3. Building 6. Condo 9.			18. Water View			%		9. Condo	
Financing 1 Conventional			19. Water Influenc			%		Acres	
1. Convent 4. Seller 7.			20. ShoreFront A			%		30. Blueberry(1-20	
2. FHA/VA 5. Private 8.			Fract. Acre		Acreege/Sites			31. Blueberry(21 -	
3. Assumed 6. Cash 9. Unknown			21. Base Lot	76	1.20	100	0	32. Crop Land	
Validity 1 Arms Length Sale			22. Base Lot Vacan			%		33. Pasture	
1. Valid 4. Split 7. Multiple			23. Base Lot Unpav			%		34. Shorefront B	
2. Related 5. Partial 8. Other			Acres			%		35. Shorefront C	
3. Distress 6. Exempt 9. Estate			24. Acres to 10			%		36. ANTENNA SITE	
Verified 5 Public Record			25. Acres 11-30			%		37. Softwood TG	
1. Buyer 4. Agent 7. Family			26. Acres 31-50			%		38. Mixed Wood TG	
2. Seller 5. Pub Rec 8. Other			27. Acres 51& over			%		39. Hardwood TG	
3. Lender 6. MLS 9.			28. Acres 71 & Ove			%		40. Wasteland	
			29. Woods (41+)			%		41. Woodland	
			Total Acreage		1.20			42. Mobile Home Si	
								43. Camp Site	
								44. Lot Improvemen	
								45. BA SF - Oce	
								46. SP Meadow Cond	



Gray

Map Lot 043-404-001-002

Account 4451

Location 50 PORTLAND RD

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.C 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.Playo
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 5 Estimated
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 5 Estimate
3.Wet 6. 9.		1.Owner 4.Agent 7.
		2.Relative 5.Estimate 8.
		3.Tenant 6.Other 9.

Date Inspected 12/21/2015

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value
276 SERVICE	1995	1938	3 100	4	0 %	100 %	
61 Canopy	1995	120	3 100	4	0 %	100 %	
276 SERVICE	1995	867	3 100	4	0 %	100 %	
294 PROPANE TANK	2015	2	4 100	4	0 %	100 %	
295 BULK OIL TANK	1995	2	4 100	4	0 %	100 %	
217 LOADING RACK	1995	1	3 100	4	0 %	100 %	
296 CONTAINMENT	0				%	%	50,000
					%	%	
					%	%	
					%	%	

