



TOWN OF OLD ORCHARD BEACH
TAX COLLECTOR

ONE PORTLAND AVENUE
OLD ORCHARD BEACH, MAINE 04064
TEL. 207-934-5714 - ext 1531
OFFICE HOURS: MONDAY - FRIDAY 8:00 A.M. - 4:00 P.M.
TUESDAY EVENINGS UNTIL 6:00 P.M.

FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49



00404-00005-00001
UBUNTU PROPERTIES LLC
33 MCALISTER FARM RD
PORTLAND ME 04103-5909

REAL ESTATE

Location: 33 HOMEWOOD BLVD
MAP/BLOCK/LOT: 00404-00005-00001

CURRENT BILLING INFORMATION

LAND VALUE	\$	149,000
BUILDING VALUE	\$	351,800
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	500,800
TOTAL TAX	\$	5,754.19
	\$	
TAX DUE	\$	5,754.19

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 2,877.10
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 2,877.09

Bill #: 2706179

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
- The percentage rate for FY 2027 tax bill to be used for the operations and maintenance of the Waste Water Treatment Plant and Sewer Infrastructure is 16.84%.
- Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 8.55 % higher.
- Payments made after due date will be subject to interest at 7.0% per annum.

PAY YOUR REAL ESTATE TAX BILL ONLINE AT:
www.oobmaine.com

PRE-PAYMENTS OF TAXES
ARE REFLECTED ON THIS BILL

YOU WILL NOT RECEIVE A REMINDER FOR
THE SECOND INSTALLMENT WHEN DUE

IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2706179
LOCATION: 33 HOMEWOOD BLVD
MAP/BLOCK/LOT: 00404-00005-00001
BOOK / PAGE: 19064/0380
OWNERS NAME(S): UBUNTU PROPERTIES LLC

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 2,877.09
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

PAYMENT 1

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
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FY 2027 July 1, 2026 - December 31, 2026

BILL NUMBER: 2706179
LOCATION: 33 HOMEWOOD BLVD
MAP/BLOCK/LOT: 00404-00005-00001
BOOK / PAGE: 19064/0380
OWNERS NAME(S): UBUNTU PROPERTIES LLC

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 2,877.10
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

Assessing Office Updates:

The Homestead Exemption is \$25,000 for applications received prior to April 1, 2026.

To qualify for the Homestead Exemption, you must have maintained your primary residence in Maine for at least 12 months. **The exemption does not automatically transfer** to your new home if you change your primary residence. You must notify the Assessing Office of the change. Exemption applications are due by **April 1st** for the upcoming tax year.

How to Apply: The Homestead Exemption application is available at the Town Hall or you may download the application at www.maine.gov/revenue/sites/maine.gov.revenue/files/inline-files/homesteadapp2022.pdf.

The Veteran Exemption is \$6,000 for applications received prior to April 1, 2026.

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Senior Property Tax Assistance:

Old Orchard Beach offers property tax assistance to qualifying residents age **70 or older** with a primary residence in Old Orchard Beach for at least **10 consecutive years**.

In order to qualify, you must meet all of the following criteria:

- Be 70 years of age as of November 1st
- Have maintained a primary residence in Old Orchard Beach for at least ten (10) consecutive years as of the date of application
- Receive the Homestead Exemption
- Qualify for the State of Maine Property Tax Fairness Credit
- Owe no past due property taxes as of the date of the application

How to Apply: Applications are available at Town Hall or online and are due by **November 1st**.

Questions? Contact the Tax Office at **207-934-5714, ext. 1531**.

Maine Property Tax Deferral Program:

The State Property Tax Deferral Program allows qualifying Maine homeowners who are **65 or older or permanently disabled** to defer payment of property taxes on their homestead. The State will pay the property taxes to the town, including up to two years of delinquent taxes, allowing eligible homeowners to remain in their homes. Following withdrawal or disqualification from the program, the taxpayer (or their estate or heirs) must repay the total deferred taxes plus interest and costs.

How to Apply: Complete the State Property Tax Deferral Program application and submit it to the Old Orchard Beach Assessing Office between **January 1st and April 1st of 2027**. The Assessing Office will review and forward your application to Maine Revenue Services for determination of eligibility.

Town Clerk's Office Reminders:

DOG LICENSES: All dog licenses are due by December 31, 2026. Contact the Town Clerk's Office for more information, at 207-934-4042.

ELECTION DAY: Tuesday, November 3, 2026.

The polls are located at the High School on E. Emerson Cummings Blvd. Polls will be open from 8 a.m. to 8 p.m. Absentee ballots will be available 30 days prior to election (deadline to request October 29, 2026). You can request an absentee ballot by contacting the Town Clerk's Office at 207-934-4042, come into Town Hall, or you can request your absentee ballot via e-mail through a secured site: <http://www.maine.gov/cgi-bin/online/AbsenteeBallot/index.pl>. If you are registering to vote for the first time in Old Orchard Beach, it is recommended to register to vote at the Town Hall prior to Election Day to avoid lengthy lines.

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If you have any questions regarding Dog Licenses or Election Day, please contact Kim McLaughlin at kmclaughlin@oobmaine.com.



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FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49

00210-00011-00004 4444
ULDBJERG DONALD L & CHARLENE
11 GLENHAVEN CIR W
SACO ME 04072-2220

REAL ESTATE

Location: 1 OCEAN PARK RD
MAP/BLOCK/LOT: 00210-00011-00004

CURRENT BILLING INFORMATION

LAND VALUE	\$	222,000
BUILDING VALUE	\$	124,700
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	346,700
TOTAL TAX	\$	3,983.58
	\$	
TAX DUE	\$	3,983.58

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 1,991.79
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 1,991.79

Bill #: 2702957

IMPORTANT TAX BILL INFORMATION

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- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
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TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%

LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

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FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2702957
LOCATION: 1 OCEAN PARK RD
MAP/BLOCK/LOT: 00210-00011-00004
BOOK / PAGE: 3286/0298
OWNERS NAME(S): ULDBJERG DONALD L & CHARLENE

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 1,991.79
AMOUNT PAID: \$

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DATE DUE: 09/16/2026
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FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49

00323-00001-00002 691
ULTSCH BARBARA
PO BOX 7101
OCEAN PARK ME 04063-7101

REAL ESTATE

Location: 8 MARSHVIEW RD
MAP/BLOCK/LOT: 00323-00001-00002

CURRENT BILLING INFORMATION

LAND VALUE	\$	301,200
BUILDING VALUE	\$	347,600
	\$	
TOTAL EXEMPTIONS	\$	25,000
TAXABLE VALUATION	\$	623,800
	\$	
TOTAL TAX	\$	7,167.46
PRE-PAYMENTS	\$	740.58
TAX DUE	\$	6,426.88

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 2,843.15
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 3,583.73

Bill #: 2705688

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LISA DUPRA
COLLECTOR OF TAXES

159175

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FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2705688
LOCATION: 8 MARSHVIEW RD
MAP/BLOCK/LOT: 00323-00001-00002
BOOK / PAGE: 12447/0300
OWNERS NAME(S): ULTSCH BARBARA

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 3,583.73
AMOUNT PAID: \$

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BOOK / PAGE: 12447/0300
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DATE DUE: 09/16/2026
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AMOUNT PAID: \$

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FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49

1338 4185

UNCLE JOELS ICE CREAM
SMITH CAROLE
11 SCHOOL ST
OLD ORCHARD BEACH ME 04064-2234

PERSONAL PROPERTY

Location: 0 PALACE PLAYLAND
ACCOUNT #: 1338

CURRENT BILLING INFORMATION

PERSONAL PROPERTY	\$	9,150
TOTAL TAX		105.13
TAX DUE	\$	105.13

Bill #: 20270041

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PAYMENT DUE IN FULL

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PRE-PAYMENT OF TAXES
ARE REFLECTED ON THIS BILL

IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%

PAYMENT DUE IN FULL

159175

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT. FY2027 July 1, 2026 - June 30, 2027
Checks payable to : Town of Old Orchard Beach

BILL NUMBER: 20270041
LOCATION: 0 PALACE PLAYLAND
ACCOUNT #: 1338

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 105.13

OWNERS NAME(S): **UNCLE JOELS ICE CREAM**
SMITH CAROLE

AMOUNT PAID: \$

LISA DUPRA
COLLECTOR OF TAXES

Assessing Office Reminders:

Under Maine law, personal property is assessed and taxed in the municipality where it is situated on April 1st of each year, even if it is later moved or removed. Tax Bills for Personal Property are issued once a year in August with payment due in September.

Camper, Trailer, or Park Model Owners:

If you move or remove your property, you must notify the Assessing Office promptly.

If you sell or otherwise transfer your property, you must notify the Assessing Office in writing by providing a **Bill of Sale** that includes:

- Date of the Sale
- Selling Price
- Seller's name, mailing address, and phone number (email address is optional, but often helpful)
- Buyer's name, mailing address, and phone number (email address is optional, but often helpful)
- Physical Location (Resort and Site # and/or Street Address)
- Year, Make, Model, and Model # of the unit
- Serial number or VIN

The Town of Old Orchard Beach does not prorate or split tax bills between parties to a sale.

The owner of record as of April 1st will be the owner named on the tax bill for the upcoming tax year.

It is the owner's responsibility to report any changes to the Assessor.

Assessments are based on the J. D. Powell Used Retail Value. Additions such as porches, decking, sheds etc., are also subject to Personal Property Tax.

Business Owners

Notify the Assessor's Office promptly if your business is closed or sold, or if the location, mailing address, or other contact information changes.

Personal Property Declarations are due May 1st. Your business may qualify for the Business Equipment Tax Exemption (BETE) Program or the Business Equipment Tax Reimbursement (BETR) Program. For more information:

<https://www.maine.gov/revenue/taxes/tax-relief-credits-programs/property-tax-relief-programs/business-equipment-tax-programs>

Submit updated information to:

Town of Old Orchard Beach Assessing Department
1 Portland Avenue
Old Orchard Beach, ME 04064
Email: Assessing@oobmaine.com or Call: (207) 934-5714 x1514

Codes Office Reminders:

Business License Requirements/Information & Rental Information: Contact the Codes Office at 207-937-5633 or email at codeinfo@oobmaine.com.

Permit Requirements/Information: Contact the Codes Office at 207-937-5645 or email at codeinfo@oobmaine.com.

Residential rental properties of less than four (4) units are not assessed for personal property and will not receive a Personal Property Tax Bill. An active business license is still required.



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July 1, 2026 - June 30, 2027**

TAX RATE PER \$1,000: \$11.49



00310-00006-01-23

UNDERDOWN ESTHER S TRUSTEE
THE ESTHER S UNDERDOWN REVOCABLE TRUST
8 SCHOONER BAY AVE
OWLS HEAD ME 04854-3239

REAL ESTATE

Location: 39 WEST GRAND AV 23
MAP/BLOCK/LOT: 00310-00006-01-23

CURRENT BILLING INFORMATION

LAND VALUE	\$	46,700
BUILDING VALUE	\$	366,100
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	412,800
TOTAL TAX	\$	4,743.07
	\$	
TAX DUE	\$	4,743.07

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 2,371.54
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 2,371.53

Bill #: 2704125

IMPORTANT TAX BILL INFORMATION

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159175

PAYMENT 2

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2704125
LOCATION: 39 WEST GRAND AV 23
MAP/BLOCK/LOT: 00310-00006-01-23
BOOK / PAGE: 19685/0637
OWNERS NAME(S): UNDERDOWN ESTHER S TRUSTEE
THE ESTHER S UNDERDOWN REVOCABLE TRUST

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 2,371.53
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

PAYMENT 1

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 July 1, 2026 - December 31, 2026

BILL NUMBER: 2704125
LOCATION: 39 WEST GRAND AV 23
MAP/BLOCK/LOT: 00310-00006-01-23
BOOK / PAGE: 19685/0637
OWNERS NAME(S): UNDERDOWN ESTHER S TRUSTEE
THE ESTHER S UNDERDOWN REVOCABLE TRUST

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 2,371.54
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

Assessing Office Updates:

The Homestead Exemption is \$25,000 for applications received prior to April 1, 2026.

To qualify for the Homestead Exemption, you must have maintained your primary residence in Maine for at least 12 months. **The exemption does not automatically transfer** to your new home if you change your primary residence. You must notify the Assessing Office of the change. Exemption applications are due by **April 1st** for the upcoming tax year.

How to Apply: The Homestead Exemption application is available at the Town Hall or you may download the application at www.maine.gov/revenue/sites/maine.gov.revenue/files/inline-files/homesteadapp2022.pdf.

The Veteran Exemption is \$6,000 for applications received prior to April 1, 2026.

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Senior Property Tax Assistance:

Old Orchard Beach offers property tax assistance to qualifying residents age **70 or older** with a primary residence in Old Orchard Beach for at least **10 consecutive years**.

In order to qualify, you must meet all of the following criteria:

- Be 70 years of age as of November 1st
- Have maintained a primary residence in Old Orchard Beach for at least ten (10) consecutive years as of the date of application
- Receive the Homestead Exemption
- Qualify for the State of Maine Property Tax Fairness Credit
- Owe no past due property taxes as of the date of the application

How to Apply: Applications are available at Town Hall or online and are due by **November 1st**.

Questions? Contact the Tax Office at **207-934-5714, ext. 1531**.

Maine Property Tax Deferral Program:

The State Property Tax Deferral Program allows qualifying Maine homeowners who are **65 or older or permanently disabled** to defer payment of property taxes on their homestead. The State will pay the property taxes to the town, including up to two years of delinquent taxes, allowing eligible homeowners to remain in their homes. Following withdrawal or disqualification from the program, the taxpayer (or their estate or heirs) must repay the total deferred taxes plus interest and costs.

How to Apply: Complete the State Property Tax Deferral Program application and submit it to the Old Orchard Beach Assessing Office between **January 1st and April 1st of 2027**. The Assessing Office will review and forward your application to Maine Revenue Services for determination of eligibility.

Town Clerk's Office Reminders:

DOG LICENSES: All dog licenses are due by December 31, 2026. Contact the Town Clerk's Office for more information, at 207-934-4042.

ELECTION DAY: Tuesday, November 3, 2026.

The polls are located at the High School on E. Emerson Cummings Blvd. Polls will be open from 8 a.m. to 8 p.m. Absentee ballots will be available 30 days prior to election (deadline to request October 29, 2026). You can request an absentee ballot by contacting the Town Clerk's Office at 207-934-4042, come into Town Hall, or you can request your absentee ballot via e-mail through a secured site: <http://www.maine.gov/cgi-bin/online/AbsenteeBallot/index.pl>. If you are registering to vote for the first time in Old Orchard Beach, it is recommended to register to vote at the Town Hall prior to Election Day to avoid lengthy lines.

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TOWN OF OLD ORCHARD BEACH
TAX COLLECTOR

ONE PORTLAND AVENUE
OLD ORCHARD BEACH, MAINE 04064
TEL. 207-934-5714 - ext 1531
OFFICE HOURS: MONDAY - FRIDAY 8:00 A.M. - 4:00 P.M.
TUESDAY EVENINGS UNTIL 6:00 P.M.

FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49

4049

T1750-00000-00000
UNDERWOOD KAREN-SUE
7 CASTINE DR
OLD ORCHARD BEACH ME 04064-1054

REAL ESTATE

Location: 7 CASTINE DR ATV
MAP/BLOCK/LOT: T1750-00000-00000

CURRENT BILLING INFORMATION

LAND VALUE	\$	0
BUILDING VALUE	\$	160,400
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	160,400
TOTAL TAX	\$	1,843.00
TAX DUE	\$	1,843.00

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 921.50
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 921.50

Bill #: 2706882

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
- The percentage rate for FY 2027 tax bill to be used for the operations and maintenance of the Waste Water Treatment Plant and Sewer Infrastructure is 16.84%.
- Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 8.55 % higher.
- Payments made after due date will be subject to interest at 7.0% per annum.

PAY YOUR REAL ESTATE TAX BILL ONLINE AT:
www.oobmaine.com

PRE-PAYMENTS OF TAXES
ARE REFLECTED ON THIS BILL

YOU WILL NOT RECEIVE A REMINDER FOR
THE SECOND INSTALLMENT WHEN DUE

IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: **2706882**
LOCATION: **7 CASTINE DR ATV**
MAP/BLOCK/LOT: **T1750-00000-00000**
BOOK / PAGE: **NONE/NONE**
OWNERS NAME(S): **UNDERWOOD KAREN-SUE**

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 921.50
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

PAYMENT 1

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FY 2027 July 1, 2026 - December 31, 2026

BILL NUMBER: **2706882**
LOCATION: **7 CASTINE DR ATV**
MAP/BLOCK/LOT: **T1750-00000-00000**
BOOK / PAGE: **NONE/NONE**
OWNERS NAME(S): **UNDERWOOD KAREN-SUE**

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 921.50
AMOUNT PAID: \$

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Assessing Office Updates:

The Homestead Exemption is \$25,000 for applications received prior to April 1, 2026.

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- Have maintained a primary residence in Old Orchard Beach for at least ten (10) consecutive years as of the date of application
- Receive the Homestead Exemption
- Qualify for the State of Maine Property Tax Fairness Credit
- Owe no past due property taxes as of the date of the application

How to Apply: Applications are available at Town Hall or online and are due by **November 1st**.

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Town Clerk's Office Reminders:

DOG LICENSES: All dog licenses are due by December 31, 2026. Contact the Town Clerk's Office for more information, at 207-934-4042.

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TAX COLLECTOR

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TUESDAY EVENINGS UNTIL 6:00 P.M.

FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49



00310-00003-00001
UNICORN LLC
155 LITTLEFIELD AVE
BANGOR ME 04401-7206

REAL ESTATE

Location: 53 WEST GRAND AV
MAP/BLOCK/LOT: 00310-00003-00001

CURRENT BILLING INFORMATION

LAND VALUE	\$	1,655,500
BUILDING VALUE	\$	1,056,400
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	2,711,900
TOTAL TAX	\$	31,159.73
	\$	
TAX DUE	\$	31,159.73

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 15,579.87
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 15,579.86

Bill #: 2704108

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
- The percentage rate for FY 2027 tax bill to be used for the operations and maintenance of the Waste Water Treatment Plant and Sewer Infrastructure is 16.84%.
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IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

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Checks payable to: **Town of Old Orchard Beach**

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2704108
LOCATION: 53 WEST GRAND AV
MAP/BLOCK/LOT: 00310-00003-00001
BOOK / PAGE: 18187/0718
OWNERS NAME(S): UNICORN LLC

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 15,579.86
AMOUNT PAID: \$

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FY 2027 July 1, 2026 - December 31, 2026

BILL NUMBER: 2704108
LOCATION: 53 WEST GRAND AV
MAP/BLOCK/LOT: 00310-00003-00001
BOOK / PAGE: 18187/0718
OWNERS NAME(S): UNICORN LLC

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
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AMOUNT PAID: \$

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Town Clerk's Office Reminders:

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ELECTION DAY: Tuesday, November 3, 2026.

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TUESDAY EVENINGS UNTIL 6:00 P.M.

**FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027**

TAX RATE PER \$1,000: \$11.49

00308-00001-00001 2841
UNION RENTALS INC
198 SACO AVE
OLD ORCHARD BEACH ME 04064-1334

REAL ESTATE

Location: 30 WASHINGTON AV
MAP/BLOCK/LOT: 00308-00001-00001

CURRENT BILLING INFORMATION

LAND VALUE	\$	338,580
BUILDING VALUE	\$	641,700
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	980,280
	\$	
TOTAL TAX	\$	11,263.42
	\$	
TAX DUE	\$	11,263.42

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 5,631.71
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 5,631.71

Bill #: 2703934

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
- The percentage rate for FY 2027 tax bill to be used for the operations and maintenance of the Waste Water Treatment Plant and Sewer Infrastructure is 16.84%.
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IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

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FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2703934
LOCATION: 30 WASHINGTON AV
MAP/BLOCK/LOT: 00308-00001-00001
BOOK / PAGE: 17006/0171
OWNERS NAME(S): UNION RENTALS INC

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 5,631.71
AMOUNT PAID: \$

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FY 2027 July 1, 2026 - December 31, 2026

BILL NUMBER: 2703934
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MAP/BLOCK/LOT: 00308-00001-00001
BOOK / PAGE: 17006/0171
OWNERS NAME(S): UNION RENTALS INC

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
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TUESDAY EVENINGS UNTIL 6:00 P.M.

FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49

00314-00014-00004 3156
UNION RENTALS INC
198 SACO AVE
OLD ORCHARD BEACH ME 04064-1334

REAL ESTATE

Location: 109 UNION AV
MAP/BLOCK/LOT: 00314-00014-00004

CURRENT BILLING INFORMATION

LAND VALUE	\$	242,000
BUILDING VALUE	\$	308,100
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	550,100
TOTAL TAX	\$	6,320.65
	\$	
TAX DUE	\$	6,320.65

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 3,160.33
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 3,160.32

Bill #: 2704760

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
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TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



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COLLECTOR OF TAXES

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FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2704760
LOCATION: 109 UNION AV
MAP/BLOCK/LOT: 00314-00014-00004
BOOK / PAGE: 17006/0171
OWNERS NAME(S): UNION RENTALS INC

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 3,160.32
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

PAYMENT 1

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 July 1, 2026 - December 31, 2026

BILL NUMBER: 2704760
LOCATION: 109 UNION AV
MAP/BLOCK/LOT: 00314-00014-00004
BOOK / PAGE: 17006/0171
OWNERS NAME(S): UNION RENTALS INC

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 3,160.33
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

Assessing Office Updates:

The Homestead Exemption is \$25,000 for applications received prior to April 1, 2026.

To qualify for the Homestead Exemption, you must have maintained your primary residence in Maine for at least 12 months. **The exemption does not automatically transfer** to your new home if you change your primary residence. You must notify the Assessing Office of the change. Exemption applications are due by **April 1st** for the upcoming tax year.

How to Apply: The Homestead Exemption application is available at the Town Hall or you may download the application at www.maine.gov/revenue/sites/maine.gov.revenue/files/inline-files/homesteadapp2022.pdf.

The Veteran Exemption is \$6,000 for applications received prior to April 1, 2026.

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Senior Property Tax Assistance:

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- Be 70 years of age as of November 1st
- Have maintained a primary residence in Old Orchard Beach for at least ten (10) consecutive years as of the date of application
- Receive the Homestead Exemption
- Qualify for the State of Maine Property Tax Fairness Credit
- Owe no past due property taxes as of the date of the application

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Maine Property Tax Deferral Program:

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Town Clerk's Office Reminders:

DOG LICENSES: All dog licenses are due by December 31, 2026. Contact the Town Clerk's Office for more information, at 207-934-4042.

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**TOWN OF OLD ORCHARD BEACH
TAX COLLECTOR**

ONE PORTLAND AVENUE
OLD ORCHARD BEACH, MAINE 04064
TEL. 207-934-5714 - ext 1531
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TUESDAY EVENINGS UNTIL 6:00 P.M.

**FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027**

TAX RATE PER \$1,000: \$11.49

00206-00024-027-1 7936
UNKNOWN OWNER

REAL ESTATE

Location: 0 IVY AV
MAP/BLOCK/LOT: 00206-00024-027-1

CURRENT BILLING INFORMATION

LAND VALUE	\$	1,600
BUILDING VALUE	\$	0
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	1,600
TOTAL TAX	\$	18.38
TAX DUE	\$	18.38

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 9.19
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 9.19

Bill #: 2702193

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
- The percentage rate for FY 2027 tax bill to be used for the operations and maintenance of the Waste Water Treatment Plant and Sewer Infrastructure is 16.84%.
- Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 8.55 % higher.
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**PAY YOUR REAL ESTATE TAX BILL ONLINE AT:
www.oobmaine.com**

**PRE-PAYMENTS OF TAXES
ARE REFLECTED ON THIS BILL**

**YOU WILL NOT RECEIVE A REMINDER FOR
THE SECOND INSTALLMENT WHEN DUE**

IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2702193
LOCATION: 0 IVY AV
MAP/BLOCK/LOT: 00206-00024-027-1
BOOK / PAGE: WN UN/NOWN
OWNERS NAME(S): UNKNOWN OWNER

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 9.19
AMOUNT PAID: \$

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PAYMENT 1

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FY 2027 July 1, 2026 - December 31, 2026

BILL NUMBER: 2702193
LOCATION: 0 IVY AV
MAP/BLOCK/LOT: 00206-00024-027-1
BOOK / PAGE: WN UN/NOWN
OWNERS NAME(S): UNKNOWN OWNER

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 9.19
AMOUNT PAID: \$

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Assessing Office Updates:

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Town Clerk's Office Reminders:

DOG LICENSES: All dog licenses are due by December 31, 2026. Contact the Town Clerk's Office for more information, at 207-934-4042.

ELECTION DAY: Tuesday, November 3, 2026.

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TAX COLLECTOR

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OLD ORCHARD BEACH, MAINE 04064
TEL. 207-934-5714 - ext 1531

OFFICE HOURS: MONDAY - FRIDAY 8:00 A.M. - 4:00 P.M.
TUESDAY EVENINGS UNTIL 6:00 P.M.

FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49



00104-00001-29-20
URBACH STEVEN M &
CASS GINA L
13872 MAZZARA ST
VENICE FL 34293-2508

REAL ESTATE

Location: 116 PORTLAND AV 20
MAP/BLOCK/LOT: 00104-00001-29-20

CURRENT BILLING INFORMATION

LAND VALUE	\$	10,500
BUILDING VALUE	\$	345,100
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	355,600
TOTAL TAX	\$	4,085.84
	\$	
TAX DUE	\$	4,085.84

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 2,042.92
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 2,042.92

Bill #: 2700377

IMPORTANT TAX BILL INFORMATION

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- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
- The percentage rate for FY 2027 tax bill to be used for the operations and maintenance of the Waste Water Treatment Plant and Sewer Infrastructure is 16.84%.
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PRE-PAYMENTS OF TAXES
ARE REFLECTED ON THIS BILL

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IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2700377
LOCATION: 116 PORTLAND AV 20
MAP/BLOCK/LOT: 00104-00001-29-20
BOOK / PAGE: 17137/0640
OWNERS NAME(S): URBACH STEVEN M &
CASS GINA L

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 2,042.92
AMOUNT PAID: \$

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FY 2027 July 1, 2026 - December 31, 2026

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MAP/BLOCK/LOT: 00104-00001-29-20
BOOK / PAGE: 17137/0640
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CASS GINA L

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DATE DUE: 09/16/2026
AMT DUE: \$ 2,042.92
AMOUNT PAID: \$

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FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49



00305-00002-01-22
URBAN EVELYN M &
LINDA
31 E GRAND AVE APT 22
OLD ORCHARD BEACH ME 04064-2845

REAL ESTATE

Location: 31 EAST GRAND AV 22
MAP/BLOCK/LOT: 00305-00002-01-22

CURRENT BILLING INFORMATION

LAND VALUE	\$	25,700
BUILDING VALUE	\$	632,900
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	658,600
TOTAL TAX	\$	7,567.31
	\$	
TAX DUE	\$	7,567.31

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 3,783.66
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 3,783.65

Bill #: 2703666

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
- The Commitment date for FY 2027 is August 19, 2026.
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IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

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COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

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Checks payable to: **Town of Old Orchard Beach**

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2703666
LOCATION: 31 EAST GRAND AV 22
MAP/BLOCK/LOT: 00305-00002-01-22
BOOK / PAGE: 6567/0138
OWNERS NAME(S): URBAN EVELYN M &
LINDA

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 3,783.65
AMOUNT PAID: \$

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FY 2027 July 1, 2026 - December 31, 2026

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MAP/BLOCK/LOT: 00305-00002-01-22
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DATE DUE: 09/16/2026
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AMOUNT PAID: \$

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FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49

00211-00017-00003 2642
00211-00017-00003
URBANSKI MICHAEL E
PO BOX 567
OLD ORCHARD BEACH ME 04064-0567

REAL ESTATE

Location: 186 SACO AV
MAP/BLOCK/LOT: 00211-00017-00003

CURRENT BILLING INFORMATION

LAND VALUE	\$	100,900
BUILDING VALUE	\$	229,100
	\$	
TOTAL EXEMPTIONS	\$	25,000
TAXABLE VALUATION	\$	305,000
	\$	
TOTAL TAX	\$	3,504.45
	\$	
TAX DUE	\$	3,504.45

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 1,752.23
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 1,752.22

Bill #: 2703203

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
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IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%

LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

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FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2703203
LOCATION: 186 SACO AV
MAP/BLOCK/LOT: 00211-00017-00003
BOOK / PAGE: 5249/0010
OWNERS NAME(S): URBANSKI MICHAEL E

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 1,752.22
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

PAYMENT 1

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 July 1, 2026 - December 31, 2026

BILL NUMBER: 2703203
LOCATION: 186 SACO AV
MAP/BLOCK/LOT: 00211-00017-00003
BOOK / PAGE: 5249/0010
OWNERS NAME(S): URBANSKI MICHAEL E

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 1,752.23
AMOUNT PAID: \$

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Assessing Office Updates:

The Homestead Exemption is \$25,000 for applications received prior to April 1, 2026.

To qualify for the Homestead Exemption, you must have maintained your primary residence in Maine for at least 12 months. **The exemption does not automatically transfer** to your new home if you change your primary residence. You must notify the Assessing Office of the change. Exemption applications are due by **April 1st** for the upcoming tax year.

How to Apply: The Homestead Exemption application is available at the Town Hall or you may download the application at www.maine.gov/revenue/sites/maine.gov.revenue/files/inline-files/homesteadapp2022.pdf.

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Senior Property Tax Assistance:

Old Orchard Beach offers property tax assistance to qualifying residents age **70 or older** with a primary residence in Old Orchard Beach for at least **10 consecutive years**.

In order to qualify, you must meet all of the following criteria:

- Be 70 years of age as of November 1st
- Have maintained a primary residence in Old Orchard Beach for at least ten (10) consecutive years as of the date of application
- Receive the Homestead Exemption
- Qualify for the State of Maine Property Tax Fairness Credit
- Owe no past due property taxes as of the date of the application

How to Apply: Applications are available at Town Hall or online and are due by **November 1st**.

Questions? Contact the Tax Office at **207-934-5714, ext. 1531**.

Maine Property Tax Deferral Program:

The State Property Tax Deferral Program allows qualifying Maine homeowners who are **65 or older or permanently disabled** to defer payment of property taxes on their homestead. The State will pay the property taxes to the town, including up to two years of delinquent taxes, allowing eligible homeowners to remain in their homes. Following withdrawal or disqualification from the program, the taxpayer (or their estate or heirs) must repay the total deferred taxes plus interest and costs.

How to Apply: Complete the State Property Tax Deferral Program application and submit it to the Old Orchard Beach Assessing Office between **January 1st and April 1st of 2027**. The Assessing Office will review and forward your application to Maine Revenue Services for determination of eligibility.

Town Clerk's Office Reminders:

DOG LICENSES: All dog licenses are due by December 31, 2026. Contact the Town Clerk's Office for more information, at 207-934-4042.

ELECTION DAY: Tuesday, November 3, 2026.

The polls are located at the High School on E. Emerson Cummings Blvd. Polls will be open from 8 a.m. to 8 p.m. Absentee ballots will be available 30 days prior to election (deadline to request October 29, 2026). You can request an absentee ballot by contacting the Town Clerk's Office at 207-934-4042, come into Town Hall, or you can request your absentee ballot via e-mail through a secured site: <http://www.maine.gov/cgi-bin/online/AbsenteeBallot/index.pl>. If you are registering to vote for the first time in Old Orchard Beach, it is recommended to register to vote at the Town Hall prior to Election Day to avoid lengthy lines.

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TOWN OF OLD ORCHARD BEACH
TAX COLLECTOR

ONE PORTLAND AVENUE
OLD ORCHARD BEACH, MAINE 04064
TEL. 207-934-5714 - ext 1531
OFFICE HOURS: MONDAY - FRIDAY 8:00 A.M. – 4:00 P.M.
TUESDAY EVENINGS UNTIL 6:00 P.M.

FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49



69055

URBANSKI STEPHEN & JANICE
36 LIVINGSTONE AVE
BEVERLY MA 01915-2944

PERSONAL PROPERTY

Location: 0T39 SUN RETREATS WILD ACR
ACCOUNT #: 69055

CURRENT BILLING INFORMATION

PERSONAL PROPERTY	\$	63,280
TOTAL TAX		727.09
TAX DUE	\$	727.09

Bill #: 20271739

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
- The percentage rate for FY 2027 tax bill to be used for the operations and maintenance of the Waste Water Treatment Plant and Sewer Infrastructure is 16.84%.
- Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 8.55 % higher.
- Payments made after due date will be subject to interest at 7.0% per annum.

PAYMENT DUE IN FULL

PAY YOUR PERSONAL PROPERTY TAX BILL ONLINE
AT: www.oobmaine.com

PRE-PAYMENT OF TAXES
ARE REFLECTED ON THIS BILL

IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%

PAYMENT DUE IN FULL

159175

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT. FY2027 July 1, 2026 - June 30, 2027
Checks payable to : Town of Old Orchard Beach

BILL NUMBER: 20271739

LOCATION: 0T39 SUN RETREATS WILD ACRES

ACCOUNT #: 69055

BILL DATE: 08/19/2026

DATE DUE: 09/16/2026

AMT DUE: \$ 727.09

OWNERS NAME(S): URBANSKI STEPHEN & JANICE

AMOUNT PAID:

\$

LISA DUPRA
COLLECTOR OF TAXES

Assessing Office Reminders:

Under Maine law, personal property is assessed and taxed in the municipality where it is situated on April 1st of each year, even if it is later moved or removed. Tax Bills for Personal Property are issued once a year in August with payment due in September.

Camper, Trailer, or Park Model Owners:

If you move or remove your property, you must notify the Assessing Office promptly.

If you sell or otherwise transfer your property, you must notify the Assessing Office in writing by providing a **Bill of Sale** that includes:

- Date of the Sale
- Selling Price
- Seller's name, mailing address, and phone number (email address is optional, but often helpful)
- Buyer's name, mailing address, and phone number (email address is optional, but often helpful)
- Physical Location (Resort and Site # and/or Street Address)
- Year, Make, Model, and Model # of the unit
- Serial number or VIN

The Town of Old Orchard Beach does not prorate or split tax bills between parties to a sale.

The owner of record as of April 1st will be the owner named on the tax bill for the upcoming tax year.

It is the owner's responsibility to report any changes to the Assessor.

Assessments are based on the J. D. Powell Used Retail Value. Additions such as porches, decking, sheds etc., are also subject to Personal Property Tax.

Business Owners

Notify the Assessor's Office promptly if your business is closed or sold, or if the location, mailing address, or other contact information changes.

Personal Property Declarations are due May 1st. Your business may qualify for the Business Equipment Tax Exemption (BETE) Program or the Business Equipment Tax Reimbursement (BETR) Program. For more information:

<https://www.maine.gov/revenue/taxes/tax-relief-credits-programs/property-tax-relief-programs/business-equipment-tax-programs>

Submit updated information to:

Town of Old Orchard Beach Assessing Department
1 Portland Avenue
Old Orchard Beach, ME 04064
Email: Assessing@oobmaine.com or Call: (207) 934-5714 x1514

Codes Office Reminders:

Business License Requirements/Information & Rental Information: Contact the Codes Office at 207-937-5633 or email at codeinfo@oobmaine.com.

Permit Requirements/Information: Contact the Codes Office at 207-937-5645 or email at codeinfo@oobmaine.com.

Residential rental properties of less than four (4) units are not assessed for personal property and will not receive a Personal Property Tax Bill. An active business license is still required.



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FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49



00104-00002-10-15
UREY GARY
17 INTREPID ST
BRUNSWICK ME 04011-2731

REAL ESTATE

Location: 129 PORTLAND AV 15
MAP/BLOCK/LOT: 00104-00002-10-15

CURRENT BILLING INFORMATION

LAND VALUE	\$	10,900
BUILDING VALUE	\$	290,400
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	301,300
TOTAL TAX	\$	3,461.94
	\$	
TAX DUE	\$	3,461.94

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 1,730.97
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 1,730.97

Bill #: 2700480

IMPORTANT TAX BILL INFORMATION

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- Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 8.55 % higher.
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IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: **2700480**
LOCATION: **129 PORTLAND AV 15**
MAP/BLOCK/LOT: **00104-00002-10-15**
BOOK / PAGE: **18799/0739**
OWNERS NAME(S): **UREY GARY**

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 1,730.97
AMOUNT PAID: \$

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FY 2027 July 1, 2026 - December 31, 2026

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OLD ORCHARD BEACH, MAINE 04064
TEL. 207-934-5714 - ext 1531
OFFICE HOURS: MONDAY - FRIDAY 8:00 A.M. – 4:00 P.M.
TUESDAY EVENINGS UNTIL 6:00 P.M.

FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49



5235

64090
URRARO LORI & TONY
623 PIERCE ST
LEOMINSTER MA 01453-3051

PERSONAL PROPERTY

Location: 90N POWDER HORN
ACCOUNT #: 64090

CURRENT BILLING INFORMATION

PERSONAL PROPERTY	\$	40,900
TOTAL TAX		469.94
TAX DUE	\$	469.94

Bill #: 20270772

IMPORTANT TAX BILL INFORMATION

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PAYMENT DUE IN FULL

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PRE-PAYMENT OF TAXES
ARE REFLECTED ON THIS BILL

IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



PAYMENT DUE IN FULL

159175

BILL NUMBER: 20270772
LOCATION: 90N POWDER HORN
ACCOUNT #: 64090

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT. FY2027 July 1, 2026 - June 30, 2027
Checks payable to : Town of Old Orchard Beach

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 469.94

OWNERS NAME(S): URRARO LORI & TONY

AMOUNT PAID:

\$

LISA DUPRA
COLLECTOR OF TAXES

Assessing Office Reminders:

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- Date of the Sale
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- Seller's name, mailing address, and phone number (email address is optional, but often helpful)
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Old Orchard Beach, ME 04064
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FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49

00206-00002-00002
USACHOV OLEKSANDR &
KOVAL VALENTYNA
10 ROTARY DRIVE
SACO ME 04064

8136
146

REAL ESTATE

Location: 10 LAURENE DR
MAP/BLOCK/LOT: 00206-00002-00002

CURRENT BILLING INFORMATION

LAND VALUE	\$	142,900
BUILDING VALUE	\$	280,300
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	423,200
TOTAL TAX	\$	4,862.57
	\$	
TAX DUE	\$	4,862.57

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 2,431.29
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 2,431.28

Bill #: 2701993

IMPORTANT TAX BILL INFORMATION

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IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

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COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

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FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2701993
LOCATION: 10 LAURENE DR
MAP/BLOCK/LOT: 00206-00002-00002
BOOK / PAGE: 16846/0322
OWNERS NAME(S): USACHOV OLEKSANDR &
KOVAL VALENTYNA

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 2,431.28
AMOUNT PAID: \$

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SACO ME 04072

8136
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REAL ESTATE

Location: 0REAR LAURENE DR
MAP/BLOCK/LOT: 00206-00002-00006

CURRENT BILLING INFORMATION

LAND VALUE	\$	16,800
BUILDING VALUE	\$	0
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	16,800
TOTAL TAX	\$	193.03
	\$	
TAX DUE	\$	193.03

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 96.52
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 96.51

Bill #: 2701997

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
- The percentage rate for FY 2027 tax bill to be used for the operations and maintenance of the Waste Water Treatment Plant and Sewer Infrastructure is 16.84%.
- Without State Aid for Education, Homestead Exemption Reimbursement, and State Revenue Sharing, your tax bill would have been 8.55 % higher.
- Payments made after due date will be subject to interest at 7.0% per annum.

**PAY YOUR REAL ESTATE TAX BILL ONLINE AT:
www.oobmaine.com**

**PRE-PAYMENTS OF TAXES
ARE REFLECTED ON THIS BILL**

**YOU WILL NOT RECEIVE A REMINDER FOR
THE SECOND INSTALLMENT WHEN DUE**

IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2701997
LOCATION: 0REAR LAURENE DR
MAP/BLOCK/LOT: 00206-00002-00006
BOOK / PAGE: 16846/0322
OWNERS NAME(S): USACHOV OLEKSANDR &
KOVAL VALENTYNA

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 96.51
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

PAYMENT 1

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
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FY 2027 July 1, 2026 - December 31, 2026

BILL NUMBER: 2701997
LOCATION: 0REAR LAURENE DR
MAP/BLOCK/LOT: 00206-00002-00006
BOOK / PAGE: 16846/0322
OWNERS NAME(S): USACHOV OLEKSANDR &
KOVAL VALENTYNA

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 96.52
AMOUNT PAID: \$

If you sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.

Assessing Office Updates:

The Homestead Exemption is \$25,000 for applications received prior to April 1, 2026.

To qualify for the Homestead Exemption, you must have maintained your primary residence in Maine for at least 12 months. **The exemption does not automatically transfer** to your new home if you change your primary residence. You must notify the Assessing Office of the change. Exemption applications are due by **April 1st** for the upcoming tax year.

How to Apply: The Homestead Exemption application is available at the Town Hall or you may download the application at www.maine.gov/revenue/sites/maine.gov.revenue/files/inline-files/homesteadapp2022.pdf.

The Veteran Exemption is \$6,000 for applications received prior to April 1, 2026.

How to Apply: The Veteran Exemption application is available at the Town Hall or you may download the application at www.maine.gov/revenue/sites/maine.gov.revenue/files/inline-files/veteranapp.pdf.

Senior Property Tax Assistance:

Old Orchard Beach offers property tax assistance to qualifying residents age **70 or older** with a primary residence in Old Orchard Beach for at least **10 consecutive years**.

In order to qualify, you must meet all of the following criteria:

- Be 70 years of age as of November 1st
- Have maintained a primary residence in Old Orchard Beach for at least ten (10) consecutive years as of the date of application
- Receive the Homestead Exemption
- Qualify for the State of Maine Property Tax Fairness Credit
- Owe no past due property taxes as of the date of the application

How to Apply: Applications are available at Town Hall or online and are due by **November 1st**.

Questions? Contact the Tax Office at **207-934-5714, ext. 1531**.

Maine Property Tax Deferral Program:

The State Property Tax Deferral Program allows qualifying Maine homeowners who are **65 or older or permanently disabled** to defer payment of property taxes on their homestead. The State will pay the property taxes to the town, including up to two years of delinquent taxes, allowing eligible homeowners to remain in their homes. Following withdrawal or disqualification from the program, the taxpayer (or their estate or heirs) must repay the total deferred taxes plus interest and costs.

How to Apply: Complete the State Property Tax Deferral Program application and submit it to the Old Orchard Beach Assessing Office between **January 1st and April 1st of 2027**. The Assessing Office will review and forward your application to Maine Revenue Services for determination of eligibility.

Town Clerk's Office Reminders:

DOG LICENSES: All dog licenses are due by December 31, 2026. Contact the Town Clerk's Office for more information, at 207-934-4042.

ELECTION DAY: Tuesday, November 3, 2026.

The polls are located at the High School on E. Emerson Cummings Blvd. Polls will be open from 8 a.m. to 8 p.m. Absentee ballots will be available 30 days prior to election (deadline to request October 29, 2026). You can request an absentee ballot by contacting the Town Clerk's Office at 207-934-4042, come into Town Hall, or you can request your absentee ballot via e-mail through a secured site: <http://www.maine.gov/cgi-bin/online/AbsenteeBallot/index.pl>. If you are registering to vote for the first time in Old Orchard Beach, it is recommended to register to vote at the Town Hall prior to Election Day to avoid lengthy lines.

Information about Town events and activities and televised Board and Committee meetings is provided on Cable Television Channel 3. Do you want to have agendas, job opportunities, or community happenings sent to your e-mail? Please visit our website at www.oobmaine.com. You can also watch web-streaming meetings live or previously recorded.

If you have any questions regarding Dog Licenses or Election Day, please contact Kim McLaughlin at kmclaughlin@oobmaine.com.



TOWN OF OLD ORCHARD BEACH
TAX COLLECTOR

ONE PORTLAND AVENUE
OLD ORCHARD BEACH, MAINE 04064
TEL. 207-934-5714 - ext 1531
OFFICE HOURS: MONDAY - FRIDAY 8:00 A.M. – 4:00 P.M.
TUESDAY EVENINGS UNTIL 6:00 P.M.

FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49



00107-00003-01-M7
USTACH THOMAS J SR & CAROL JEAN
7 MACINTOSH LN
OLD ORCHARD BEACH ME 04064-1477

REAL ESTATE

Location: 7 MACINTOSH LN
MAP/BLOCK/LOT: 00107-00003-01-M7

CURRENT BILLING INFORMATION

LAND VALUE	\$	73,200
BUILDING VALUE	\$	373,400
	\$	
TOTAL EXEMPTIONS	\$	0
TAXABLE VALUATION	\$	446,600
TOTAL TAX	\$	5,131.43
	\$	
TAX DUE	\$	5,131.43

DUE DATE	TAX DUE 1ST BILL
09/16/2026	\$ 2,565.72
DUE DATE	TAX DUE 2ND BILL
03/17/2027	\$ 2,565.71

Bill #: 2701035

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
- The Commitment date for FY 2027 is August 19, 2026.
- The Bond Indebtedness on the Commitment Date is \$39,610,732.60
- The percentage rate for FY 2027 tax bill to be used for the operations and maintenance of the Waste Water Treatment Plant and Sewer Infrastructure is 16.84%.
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PRE-PAYMENTS OF TAXES
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TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%



LISA DUPRA
COLLECTOR OF TAXES

159175

PAYMENT 2

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT.
Checks payable to: **Town of Old Orchard Beach**

FY 2027 January 1, 2027 - June 30, 2027

BILL NUMBER: 2701035
LOCATION: 7 MACINTOSH LN
MAP/BLOCK/LOT: 00107-00003-01-M7
BOOK / PAGE: 19777/0158
OWNERS NAME(S): USTACH THOMAS J SR & CAROL JEAN

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: \$ 2,565.71
AMOUNT PAID: \$

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PAYMENT 1

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FY 2027 July 1, 2026 - December 31, 2026

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MAP/BLOCK/LOT: 00107-00003-01-M7
BOOK / PAGE: 19777/0158
OWNERS NAME(S): USTACH THOMAS J SR & CAROL JEAN

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 2,565.72
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FISCAL 2027 ANNUAL TAX BILL
July 1, 2026 - June 30, 2027

TAX RATE PER \$1,000: \$11.49



68150

USTAITIS JOSEPH JR
9 UNION AVE
OLD ORCHARD BEACH ME 04064-2622

PERSONAL PROPERTY

Location: 124 SUGAR MAPLE TRL
ACCOUNT #: 68150

CURRENT BILLING INFORMATION

PERSONAL PROPERTY	\$	9,910
TOTAL TAX		113.87
TAX DUE	\$	113.87

Bill #: 20271188

IMPORTANT TAX BILL INFORMATION

- If you have sold this property after April 1, 2026, it is your obligation to forward this bill to the new owner.
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PAYMENT DUE IN FULL

PAY YOUR PERSONAL PROPERTY TAX BILL ONLINE
AT: www.oobmaine.com

PRE-PAYMENT OF TAXES
ARE REFLECTED ON THIS BILL

IMPORTANT INFORMATION ON REVERSE SIDE

TAX DISTRIBUTION

SCHOOL:	40%
COUNTY:	4%
MUNICIPAL:	56%
TOTAL:	100%

PAYMENT DUE IN FULL

159175

PLEASE REMIT THIS PORTION WITH YOUR PAYMENT. FY2027 July 1, 2026 - June 30, 2027
Checks payable to : Town of Old Orchard Beach

BILL NUMBER: 20271188
LOCATION: 124 SUGAR MAPLE TRL
ACCOUNT #: 68150

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: \$ 113.87

OWNERS NAME(S): USTAITIS JOSEPH JR

AMOUNT PAID:

\$

LISA DUPRA
COLLECTOR OF TAXES

Assessing Office Reminders:

Under Maine law, personal property is assessed and taxed in the municipality where it is situated on April 1st of each year, even if it is later moved or removed. Tax Bills for Personal Property are issued once a year in August with payment due in September.

Camper, Trailer, or Park Model Owners:

If you move or remove your property, you must notify the Assessing Office promptly.

If you sell or otherwise transfer your property, you must notify the Assessing Office in writing by providing a **Bill of Sale** that includes:

- Date of the Sale
- Selling Price
- Seller's name, mailing address, and phone number (email address is optional, but often helpful)
- Buyer's name, mailing address, and phone number (email address is optional, but often helpful)
- Physical Location (Resort and Site # and/or Street Address)
- Year, Make, Model, and Model # of the unit
- Serial number or VIN

The Town of Old Orchard Beach does not prorate or split tax bills between parties to a sale.

The owner of record as of April 1st will be the owner named on the tax bill for the upcoming tax year.

It is the owner's responsibility to report any changes to the Assessor.

Assessments are based on the J. D. Powell Used Retail Value. Additions such as porches, decking, sheds etc., are also subject to Personal Property Tax.

Business Owners

Notify the Assessor's Office promptly if your business is closed or sold, or if the location, mailing address, or other contact information changes.

Personal Property Declarations are due May 1st. Your business may qualify for the Business Equipment Tax Exemption (BETE) Program or the Business Equipment Tax Reimbursement (BETR) Program. For more information:

<https://www.maine.gov/revenue/taxes/tax-relief-credits-programs/property-tax-relief-programs/business-equipment-tax-programs>

Submit updated information to:

Town of Old Orchard Beach Assessing Department
1 Portland Avenue
Old Orchard Beach, ME 04064
Email: Assessing@oobmaine.com or Call: (207) 934-5714 x1514

Codes Office Reminders:

Business License Requirements/Information & Rental Information: Contact the Codes Office at 207-937-5633 or email at codeinfo@oobmaine.com.

Permit Requirements/Information: Contact the Codes Office at 207-937-5645 or email at codeinfo@oobmaine.com.

Residential rental properties of less than four (4) units are not assessed for personal property and will not receive a Personal Property Tax Bill. An active business license is still required.