

2025 Real Estate Tax Bill

Lisa Wallace, Tax Collector
 Town Office
 1042 Main Road
 Phippsburg, ME 04562

R653
 11 SURF STREET ACQUISITION LLC
 c/o MICHAEL NARDY
 22 BURKESHIRE DR
 SAG HARBOR NY 11963

Acres: 0.19
 Map/Lot 014-071
 Location 11 SURF STREET

Book/Page B2016RP07362 09/20/2016

Current Billing Information	
Land	211,700
Building	44,400
Assessment	256,100
Homestead Exempt	0
Other Exemption	0
Taxable	256,100
Rate Per \$1000	11.780
Original Bill	3,016.86
Paid To Date	735.00
First Due 11/15/24	773.43
Second Due 5/15/25	1,508.43
Total Due	2,281.86

Information

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 * PLEASE write the Account Number or Map/Lot on your check or money order.
 * The year's mil rate (Fiscal Year 2025) is 11.78. Last year's mil rate (FY 24) was 11.44.
 * Without State Aid for Education, Homestead Exemption, Bete and State Revenue Sharing, your tax bill would be 4.09% higher.
 * Tax Collector contact information: 207-389-2653 or tax@phippsburg.com
 * If you were NOT the OWNER OF RECORD as of APRIL 1, 2024, or sold your property after this date, please forward a copy of this bill to the NEW OWNER, sorry we will not.

Current Billing Distribution	
Educational	42.00%
Municipal	41.00%
County	17.00%

Remittance Instructions

Please make checks or money orders payable to
 Town of Phippsburg and mail to:

Town of Phippsburg
 Attn: Tax Collector
 1042 Main Road
 Phippsburg, ME 04562

Please remit this portion with your second payment

2025 Real Estate Tax Bill
 Account: R653
 Name: 11 SURF STREET ACQUISITION LLC
 Map/Lot: 014-071
 Location: 11 SURF STREET

5/15/2025 1,508.43

Due Date	Amount Due	Amount Paid
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Second Payment

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2025 Real Estate Tax Bill
 Account: R653
 Name: 11 SURF STREET ACQUISITION LLC
 Map/Lot: 014-071
 Location: 11 SURF STREET

11/15/2024 773.43

Due Date	Amount Due	Amount Paid
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First Payment

2025 Real Estate Tax Bill

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 Phippsburg, ME 04562

R292
 126SCR, LLC
 c/o JOHN R CHANDLER
 126 SEAL COVE RD
 PHIPPSBURG ME 04562

Acres: 1.20
 Map/Lot 023-013 Book/Page B2020RP03836 05/06/2020
 Location 126 SEAL COVE ROAD

Current Billing Information	
Land	321,200
Building	406,600
Assessment	727,800
Homestead Exempt	0
Other Exemption	0
Taxable	727,800
Rate Per \$1000	11.780
Original Bill	8,573.48
First Due 11/15/24	4,286.74
Second Due 5/15/25	4,286.74
Total Due	8,573.48

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 Name: 126SCR, LLC
 Map/Lot: 023-013
 Location: 126 SEAL COVE ROAD

5/15/2025 4,286.74

Due Date	Amount Due	Amount Paid
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2025 Real Estate Tax Bill
 Account: R292
 Name: 126SCR, LLC
 Map/Lot: 023-013
 Location: 126 SEAL COVE ROAD

11/15/2024 4,286.74

Due Date	Amount Due	Amount Paid
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R1650
 14 SURF STREET LLC
 c/o MICHAEL NARDY
 22 BURKESHIRE DR
 SAG HARBOR NY 11963

Acres: 0.10
 Map/Lot 014-081 Book/Page B2016RP07358 09/20/2016
 Location 14 SURF STREET

Current Billing Information	
Land	326,200
Building	99,200
Assessment	425,400
Homestead Exempt	0
Other Exemption	0
Taxable	425,400
Rate Per \$1000	11.780
Original Bill	5,011.21
Paid To Date	1,225.00
First Due 11/15/24	1,280.61
Second Due 5/15/25	2,505.60
Total Due	3,786.21

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2025 Real Estate Tax Bill
 Account: R1650
 Name: 14 SURF STREET LLC
 Map/Lot: 014-081
 Location: 14 SURF STREET

5/15/2025 2,505.60

Due Date	Amount Due	Amount Paid
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Second Payment

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2025 Real Estate Tax Bill
 Account: R1650
 Name: 14 SURF STREET LLC
 Map/Lot: 014-081
 Location: 14 SURF STREET

11/15/2024 1,280.61

Due Date	Amount Due	Amount Paid
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First Payment

2025 Real Estate Tax Bill

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 1042 Main Road
 Phippsburg, ME 04562

R891
 16 HYDE ROAD, LLC
 c/o MARY H / JOHN CRAWFORD
 P O BOX 369
 BERRYVILLE VA 22611-0369

Acres: 1.12
 Map/Lot 021-012
 Location 16 HYDE ROAD

Book/Page B2020RP04557 06/25/2020

Current Billing Information	
Land	300,700
Building	341,900
Assessment	642,600
Homestead Exempt	0
Other Exemption	0
Taxable	642,600
Rate Per \$1000	11.780
Original Bill	7,569.83
First Due 11/15/24	3,784.92
Second Due 5/15/25	3,784.91
Total Due	7,569.83

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2025 Real Estate Tax Bill
 Account: R891
 Name: 16 HYDE ROAD, LLC
 Map/Lot: 021-012
 Location: 16 HYDE ROAD

5/15/2025 3,784.91

Due Date	Amount Due	Amount Paid
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Second Payment

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2025 Real Estate Tax Bill
 Account: R891
 Name: 16 HYDE ROAD, LLC
 Map/Lot: 021-012
 Location: 16 HYDE ROAD

11/15/2024 3,784.92

Due Date	Amount Due	Amount Paid
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R1126
 3 SURF STREET ACQUISITION LLC
 c/o MICHAEL NARDY
 22 BURKESHIRE DR
 SAG HARBOR NY 11963

Acres: 0.24
 Map/Lot 014-072
 Location 3 SURF STREET

Book/Page B2016RP07360 09/20/2016

Current Billing Information	
Land	227,000
Building	70,800
Assessment	297,800
Homestead Exempt	0
Other Exemption	0
Taxable	297,800
Rate Per \$1000	11.780
Original Bill	3,508.08
Paid To Date	855.00
First Due 11/15/24	899.04
Second Due 5/15/25	1,754.04
Total Due	2,653.08

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2025 Real Estate Tax Bill
 Account: R1126
 Name: 3 SURF STREET ACQUISITION LLC
 Map/Lot: 014-072
 Location: 3 SURF STREET

5/15/2025 1,754.04

Due Date	Amount Due	Amount Paid
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 Account: R1126
 Name: 3 SURF STREET ACQUISITION LLC
 Map/Lot: 014-072
 Location: 3 SURF STREET

11/15/2024 899.04

Due Date	Amount Due	Amount Paid
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 Phippsburg, ME 04562

R686
 32 BAKERS WHARF ROAD, LLC
 d/b/a PURSE LINE BAIT
 d/b/a JBR MAINE LLC
 PO BOX 1453
 ROCKLAND ME 04841-1453

Current Billing Information	
Land	537,700
Building	200,000
Assessment	737,700
Homestead Exempt	0
Other Exemption	0
Taxable	737,700
Rate Per \$1000	11.780
Original Bill	8,690.11
First Due 11/15/24	4,345.06
Second Due 5/15/25	4,345.05
Total Due	8,690.11

Acres: 3.59

Map/Lot 031-052

Book/Page B2024RP04086 08/22/2024 B2024RP00563 02/02/2024

Location 32 BAKERS WHARF ROAD

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 Name: 32 BAKERS WHARF ROAD, LLC
 Map/Lot: 031-052
 Location: 32 BAKERS WHARF ROAD

5/15/2025 4,345.05

Due Date	Amount Due	Amount Paid
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Second Payment

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2025 Real Estate Tax Bill
 Account: R686
 Name: 32 BAKERS WHARF ROAD, LLC
 Map/Lot: 031-052
 Location: 32 BAKERS WHARF ROAD

11/15/2024 4,345.06

Due Date	Amount Due	Amount Paid
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R1367
 4 KENNEBEC LANE POPHAM LLC
 c/o THOMAS R PARISH
 19 LADD RD
 CENTERVILLE MA 02632

Acres: 0.27
 Map/Lot 014-103 Book/Page B2017RP05806 08/14/2017
 Location 4 KENNEBEC LANE

Current Billing Information	
Land	442,000
Building	79,000
Assessment	521,000
Homestead Exempt	0
Other Exemption	0
Taxable	521,000
Rate Per \$1000	11.780
Original Bill	6,137.38
First Due 11/15/24	3,068.69
Second Due 5/15/25	3,068.69
Total Due	6,137.38

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 Account: R1367
 Name: 4 KENNEBEC LANE POPHAM LLC
 Map/Lot: 014-103
 Location: 4 KENNEBEC LANE

5/15/2025 3,068.69

Due Date	Amount Due	Amount Paid
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 Name: 4 KENNEBEC LANE POPHAM LLC
 Map/Lot: 014-103
 Location: 4 KENNEBEC LANE

11/15/2024 3,068.69

Due Date	Amount Due	Amount Paid
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Lisa Wallace, Tax Collector
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 1042 Main Road
 Phippsburg, ME 04562

R916
 4 RIVERVIEW LLC
 c/o MICHAEL NARDY
 22 BURKESHIRE DR
 SAG HARBOR NY 11963

Acres: 0.82
Map/Lot 014-082 **Book/Page** B2016RP07355 09/20/2016
Location 4 RIVERVIEW AVENUE

Current Billing Information	
Land	868,200
Building	425,200
Assessment	1,293,400
Homestead Exempt	0
Other Exemption	0
Taxable	1,293,400
Rate Per \$1000	11.780
Original Bill	15,236.25
Paid To Date	3,700.00
First Due 11/15/24	3,918.13
Second Due 5/15/25	7,618.12
Total Due	11,536.25

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2025 Real Estate Tax Bill
 Account: R916
 Name: 4 RIVERVIEW LLC
 Map/Lot: 014-082
 Location: 4 RIVERVIEW AVENUE

5/15/2025 7,618.12

Due Date	Amount Due	Amount Paid
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2025 Real Estate Tax Bill
 Account: R916
 Name: 4 RIVERVIEW LLC
 Map/Lot: 014-082
 Location: 4 RIVERVIEW AVENUE

11/15/2024 3,918.13

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First Payment

2025 Real Estate Tax Bill

Lisa Wallace, Tax Collector
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 1042 Main Road
 Phippsburg, ME 04562

R674
 42 ROUND COVE LANE LLC
 15 ELM PL
 RYE NY 10580

Acres: 0.25
 Map/Lot 029-015 Book/Page B2022RP07949 11/03/2022
 Location 42 ROUND COVE LANE

Current Billing Information	
Land	102,500
Building	106,600
Assessment	209,100
Homestead Exempt	0
Other Exemption	0
Taxable	209,100
Rate Per \$1000	11.780
Original Bill	2,463.20
First Due 11/15/24	1,231.60
Second Due 5/15/25	1,231.60
Total Due	2,463.20

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 Map/Lot: 029-015
 Location: 42 ROUND COVE LANE

5/15/2025 1,231.60

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 Map/Lot: 029-015
 Location: 42 ROUND COVE LANE

11/15/2024 1,231.60

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First Payment

2025 Real Estate Tax Bill

Lisa Wallace, Tax Collector
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 Phippsburg, ME 04562

R3018
 70 FLAT POINT ROAD, LLC
 c/o DEBORAH COATES
 70 FLAT POINT RD
 PHIPPSBURG ME 04562

Acres: 0.99

Map/Lot 027-004-01

Book/Page B2021RP06418 07/16/2021 B2021RP06026 07/02/2021

Location 70 FLAT POINT ROAD

Current Billing Information	
Land	120,500
Building	294,100
Assessment	414,600
Homestead Exempt	0
Other Exemption	0
Taxable	414,600
Rate Per \$1000	11.780
Original Bill	4,883.99
First Due 11/15/24	2,442.00
Second Due 5/15/25	2,441.99
Total Due	4,883.99

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 Name: 70 FLAT POINT ROAD, LLC
 Map/Lot: 027-004-01
 Location: 70 FLAT POINT ROAD

5/15/2025 2,441.99

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2025 Real Estate Tax Bill
 Account: R3018
 Name: 70 FLAT POINT ROAD, LLC
 Map/Lot: 027-004-01
 Location: 70 FLAT POINT ROAD

11/15/2024 2,442.00

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2025 Real Estate Tax Bill

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 Town Office
 1042 Main Road
 Phippsburg, ME 04562

R642
 78 SURF STREET LLC
 c/o JOHN PALUSKA
 64 SHELL RD
 MILL VALLEY CA 94941

Acres: 0.45
 Map/Lot 014-122
 Location 78 SURF STREET

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Current Billing Information	
Land	426,900
Building	43,700
Assessment	470,600
Homestead Exempt	0
Other Exemption	0
Taxable	470,600
Rate Per \$1000	11.780
Original Bill	5,543.67
First Due 11/15/24	2,771.84
Second Due 5/15/25	2,771.83
Total Due	5,543.67

Information

* ALL payments are credited to ANY & ALL PREVIOUS UNPAID taxes.
 * Taxes are payable upon receipt of this bill & interest of 8.5% will be charged beginning November 16th on the 1ST half payment & May 16th for the 2nd half payment.
 * If your mortgage company pays your taxes... You will need to forward a copy to them.
 * Want a receipt, YOU MUST SEND a SELF ADDRESSED, STAMPED ENVELOPE with your payment.
 * PLEASE write the Account Number or Map/Lot on your check or money order.
 * The year's mil rate (Fiscal Year 2025) is 11.78. Last year's mil rate (FY 24) was 11.44.
 * Without State Aid for Education, Homestead Exemption, Bete and State Revenue Sharing, your tax bill would be 4.09% higher.
 * Tax Collector contact information: 207-389-2653 or tax@phippsburg.com
 * If you were NOT the OWNER OF RECORD as of APRIL 1, 2024, or sold your property after this date, please forward a copy of this bill to the NEW OWNER, sorry we will not.

Current Billing Distribution	
Educational	42.00%
Municipal	41.00%
County	17.00%

Remittance Instructions

Please make checks or money orders payable to
 Town of Phippsburg and mail to:

Town of Phippsburg
 Attn: Tax Collector
 1042 Main Road
 Phippsburg, ME 04562

Please remit this portion with your second payment

2025 Real Estate Tax Bill
 Account: R642
 Name: 78 SURF STREET LLC
 Map/Lot: 014-122
 Location: 78 SURF STREET

5/15/2025 2,771.83

Due Date	Amount Due	Amount Paid
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Second Payment

Please remit this portion with your first payment

2025 Real Estate Tax Bill
 Account: R642
 Name: 78 SURF STREET LLC
 Map/Lot: 014-122
 Location: 78 SURF STREET

11/15/2024 2,771.84

Due Date	Amount Due	Amount Paid
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First Payment