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

REAL ESTATE

Location: 93 WEST GRAND AV 201
MAP/BLOCK/LOT: 00313-00004-003-2

CURRENT BILLING INFORMATION		
LAND VALUE	$	182,800
BUILDING VALUE	$	553,500
	$	
TOTAL EXEMPTIONS	$	0
TAXABLE VALUATION	$	736,300
TOTAL TAX	$	8,460.09
	$	
TAX DUE	$	8,460.09

8011
21

00313-00004-003-2
BIGREDDOG LLC
3 BOULDER DRIVE
BELMONT NH 03220

DUE DATE	TAX DUE 1ST BILL
09/16/2026	$ 4,230.05
DUE DATE	TAX DUE 2ND BILL
03/17/2027	$ 4,230.04

Bill #: 2704650

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: 2704650
LOCATION: 93 WEST GRAND AV 201
MAP/BLOCK/LOT: 00313-00004-003-2
BOOK / PAGE: 1918/518
OWNERS NAME(S): BIGREDDOG LLC

BILL DATE: 08/19/2026
DATE DUE: 03/17/2027
AMT DUE: $ 4,230.04
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: 2704650
LOCATION: 93 WEST GRAND AV 201
MAP/BLOCK/LOT: 00313-00004-003-2
BOOK / PAGE: 1918/518
OWNERS NAME(S): BIGREDDOG LLC

BILL DATE: 08/19/2026
DATE DUE: 09/16/2026
AMT DUE: $ 4,230.05
AMOUNT PAID: $

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

National Flood Hazard Layer FIRMette

FEMA

70°23'6"W 43°30'47"N



70°22'28"W 43°30'21"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/29/2026 at 11:40 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Property Location 93 WEST GRAND AV 201 | Map ID 313/ 4/ 3-2/ / | Bldg Name | State Use 1020
Vision ID 112152 | Account # 112152 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 09-02-2026 3:27:00 P

CURRENT OWNER

BIGREDDOG LLC

3 BOULDER DRIVE

BELMONT NH 03220

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Alt Prcl ID 112152	MH MBL'S
NOTES 1	BUS LIC
NOTES 2	NOTES 8
NOTES 3	PFTC
NOTES 4	MVR EXE
ACCESS	
GIS ID 112150	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL	1020	553,500	553,500
RES LAND	1020	182,800	182,800
	Total	736,300	736,300

4521

OLD ORCHARD BEACH, ME

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BIGREDDOG LLC	19186	518	01-17-2023	Q	I	630,000	00
DURP LLC	19017	0194	04-29-2022	U	I	1,350,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2026	1020	553,500	2026	1020	529,700	2026	1020	529,700
	1020	182,800		1020	182,800		1020	182,800
	Total	736,300		Total	712,500		Total	712,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

SEA GLASS CONDOMINIUMS - UNIT 201 CONDO DECL DATED 1-17-2023

4BR, 2 BATH, OCEAN VIEWS, LAUNDRY ROOM,

OPEN CONCEPT, ROOFTOP DECK

REMODELD 2024 - 4-BEDRM RES UNIT

UNIT 101 = RESTAURANT ON 1ST FL

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	523,500
Appraised Xf (B) Value (Bldg)	30,000
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	182,800
Special Land Value	0
Total Appraised Parcel Value	736,300
Valuation Method	C
Total Appraised Parcel Value	736,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
23-B313	05-09-2023	RS	Residential	140,000	02-01-2024	100	02-01-2024	TOTAL REHAB-2ND FLR CO
22-B204	06-24-2022	RE	Remodel	5,000	02-01-2024	50	02-01-2024	DEMO INTERIOR - STRUCTU

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
02-01-2024	DJP			28	Certificate of Occupancy
08-03-2023	KLF			36	New Lot Created

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1020	Condo MDL-05	DD-		2,400	SF	33.12	4.60000	C	0.50	1	1.000		1.0000	76.18	182,800
				Total Card Land Units	2,400	SF	Parcel Total Land Area	0.06							Total Land Value	182,800

Property Location 93 WEST GRAND AV 201 | Map ID 313/ 4/ 3-2/ / | Bldg Name | State Use 1020
Vision ID 112152 | Account # 112152 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 09-02-2026 3:27:00 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	55	Condominium
Model	05	Res Condo
Grade	03	Average
Stories:	1	
Occupancy	1	
Interior Wall 1:	05	Drywall/Sheet
Interior Wall 2:		
Interior Floor 1	20	Laminate
Interior Floor 2		
Heat Fuel:	04	Electric
Heat Type:	07	Electr Basebrd
AC Type:	02	Heat Pump
Ttl Bedrms:	04	4 Bedrooms
Total Full Baths:	2	2 Full
Total Half Baths	0	
Xtra Fixtres	0	
Total Rooms:	6	
Bath Style:	03	Modern
Kitchen Style:	02	Modern

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

CONDO DATA

Parcel Id	112150	C	SG		Owne		
	SEA GLASS			B	1	S	1

Adjust Type	Code	Description	Factor%
Condo Flr			100
Condo Unit	2	2	325

COST / MARKET VALUATION

Building Value New	551,062
Adjusted Base Rate	346.58
Year Built	1920
Effective Year Built	2005
Depreciation Code	G
Remodel Rating	05
Year Remodeled	2024
Depreciation %	5
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	95
Cns Sect Rcnld	523,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

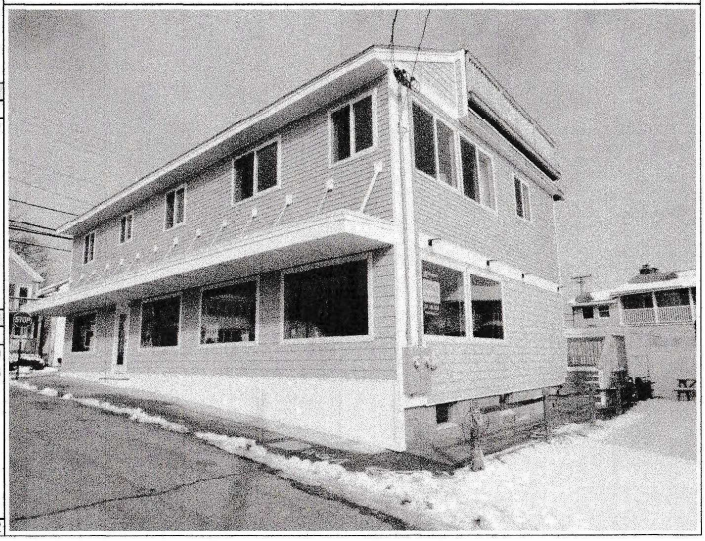
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
ELF1	ELEV-F 2-3 S	B	1	40000.00	1998		75		0.00	30,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,550	1,550	1,550	346.58	537,199
UBM	Basement, Unfinished	0	224	40	61.89	13,863
	Ttl Gross Liv / Lease Area	1,550	1,774	1,590		551,062

BAS
(1,550 sf)

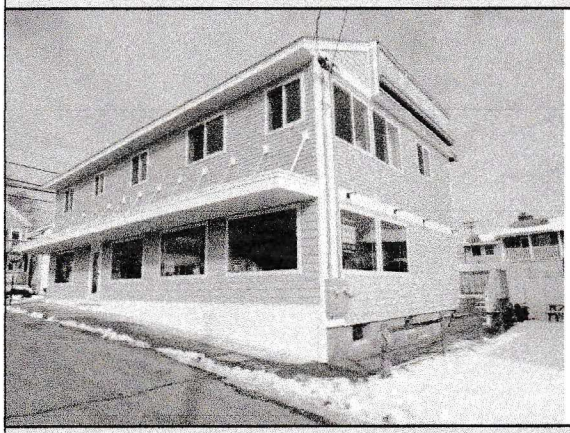
UBM
(224 sf)



Property Card: 93 WEST GRAND AV 201

Town of Old Orchard Beach, ME

Parcel Information



Parcel ID: 313-4-3-2
Vision ID: 112152

Owner: BIGREDDOG LLC
Mailing Address: 3 BOULDER DRIVE

BELMONT NH 03220

General Information

Map: 313
Block: 4
Lot: 3-2
Use Description: Condo MDL-05
Zone: DD-2
Land Area in Acres: 0.055096

Assessed Value

Land: $182,800
Buildings: $523,500
Extra Bldg Features: $30,000
Outbuildings: $0
Total: $736,300

Sale History

Book/Page: 19186/518
Sale Date: 1/17/2023
Sale Price: $630,000

Building Details: Building # 1

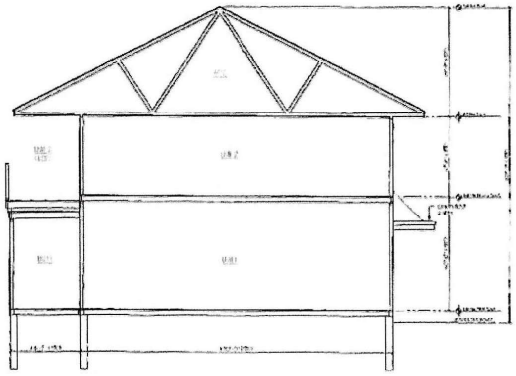
Kitchen Desc: Modern
Interior Wall Desc 1: Drywall/Sheet
Interior Wall Desc 2:
Exterior Wall Desc 1:
Exterior Wall Desc 2:
No. Total Rooms: 6
No. Bedrooms: 4
No. Baths: 2
No. Half Baths: 0
Bathroom Desc: Modern

Model Description: Res Condo
Living Area: 1550
Approx Year Built: 2005
Style: Condominium
Stories: 1
Occupancy: 1
Roof Cover:
Roof Structure:
Heating Type: Electr Basebrd
Heating Fuel: Electric
A/C Type: Heat Pump

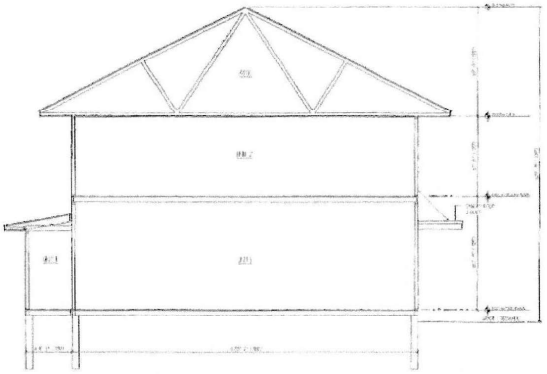
Exemptions

Code	Type	Year	STAB Fiscal Year

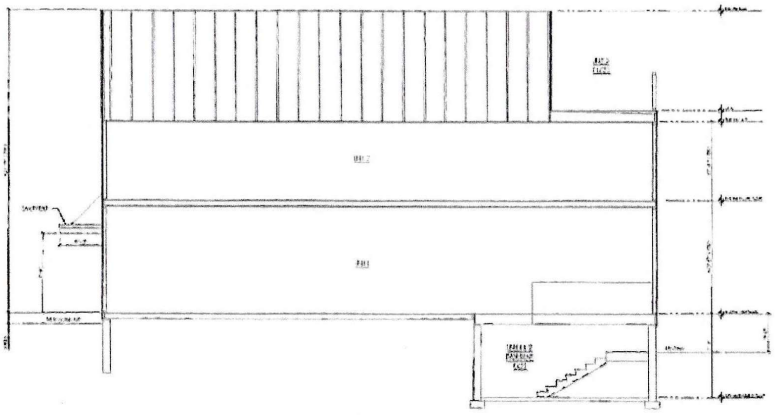
CAI Technologies
www.cai-tech.com
This information is believed to be correct but is subject to change and is not warranteed.



BUILDING SECTION A



BUILDING SECTION B



BUILDING SECTION C

LEGEND
LCE LIMITED COMMON ELEMENT
CE COMMON ELEMENT

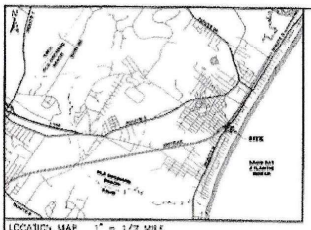
YORK SS REGISTRY OF DEEDS
RECEIVED Jan 19, 2023
AT 10 H 33 M A M
RECORDED IN PLAN BOOK 1016 PAGE 4
ATTEST Nancy E Hammond
REGISTER

GRANT HAYS ASSOCIATES

SEA GLASS CONDOMINIUM
93 WEST GRAND AVENUE
OLD ORCHARD BEACH MAINE 04064

CONDOMINIUM UNITS SECTIONS

DATE 12/28/2022
SCALE 3/16"=1'-0"
DRAWN MM/JAM
JOB NO. 220401
SHEET A-3



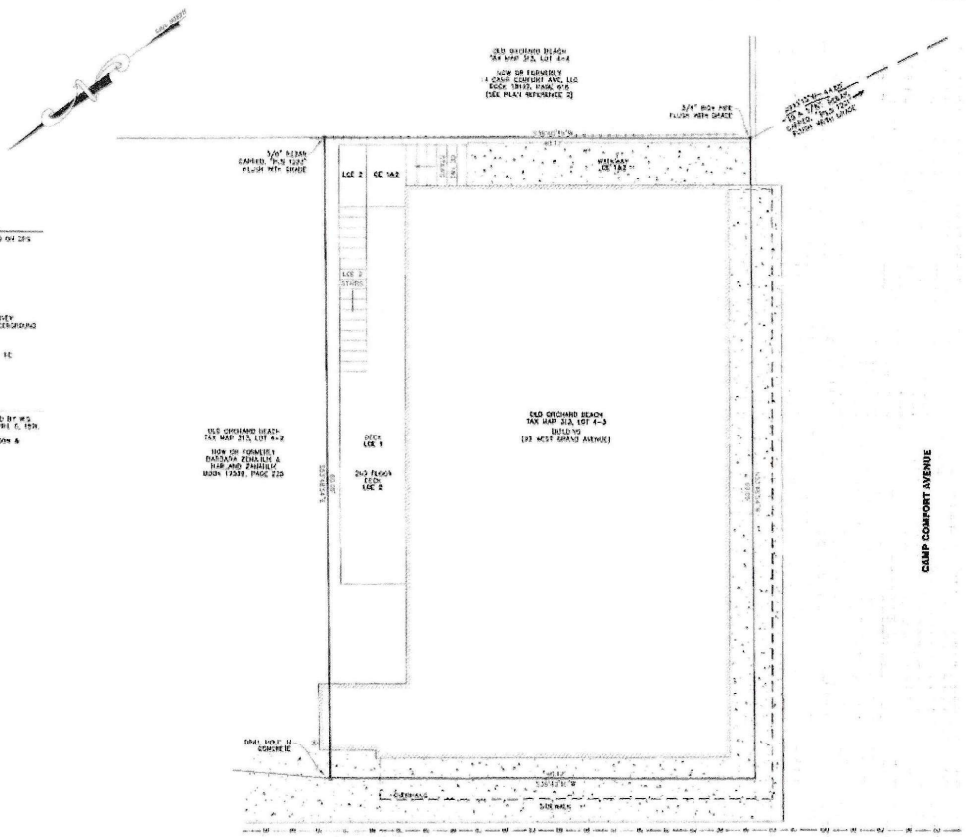
LOCATION MAP 1" = 1/2 MILE

NOTES

1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83 AND BASED ON GPS OBSERVATIONS NEAR THE SUBMERGED PARCEL.
2. TOWN OF OLD ORCHARD BEACH TAX MAP 313, LOT 4-3.
3. OWNER OF RECORD AT TIME OF SURVEY: OURP, LLC; BOOK 19017, PAGE 121.
4. TOTAL AREA: 0.04 ACRES (2,422 SQ. FT.), MORE OR LESS.
5. ALL BOOK AND PAGES REFER TO THE YORK COUNTY REGISTRY OF DEEDS.
6. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
7. SUMMARY OF APPARENT ENCROACHMENTS:
   A. PORTION (4.55 FT.) OF THE BUILDING LOCATED ON THE SURVEY PARCEL IS OVER THE BOUNDARY LINE ONTO TAX MAP 313, LOT 4-2.

PLAN REFERENCES

1. "PLAN OF LOTS", DATED JUNE 1975, MADE FOR CAMP COMFORT ASSOCIATION, PREPARED BY W.S. BENNETT SURVEYING & ENGINEERING, AND RECORDED IN PLAN BOOK 2, PAGE 26 ON APRIL 6, 1978.
2. "PLAN OF LAND", DATED JULY 5, 2016, MADE FOR JEP REALTY TRUST, PREPARED BY GOW & COULDRIDGE, INC., AND RECORDED IN PLAN BOOK 385, PAGE 9 ON OCTOBER 7, 2016.



LEGEND

- EXISTING IRON PIPE, ROD, OR RESTAY AS NOTED
- APPARENT ENCROACHMENT IDENTIFIER
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- WOODEN PIER FENCE
- CONCRETE
- EXTERIOR BUILDING AT GROUND LEVEL
- LCE 1 — LIMITED COMMON ELEMENT & UNIT NUMBER
- CE — COMMON ELEMENT

YORK SS REGISTRY OF DEEDS
RECEIVED: Jan. 19, 2023
AT 10 H 23 M A.M.
RECORDED IN PLAN BOOK 1016, PAGE 1
ATTEST: Nancy C Hammond
REGISTER

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

CONDOMINIUM PLAT OF
SEA GLASS CONDOMINIUM
WEST GRAND AVENUE & CAMP COMFORT AVENUE, TOWN OF OLD ORCHARD BEACH, COUNTY OF YORK, STATE OF MAINE

OWNER OF RECORD
OURP, LLC
C/O SCOTT OURPPO
PO BOX 883,
CUMBERLAND, MAINE 04021

MADE FOR
OURP, LLC
C/O SCOTT OURPPO
PO BOX 883,
CUMBERLAND, MAINE 04021

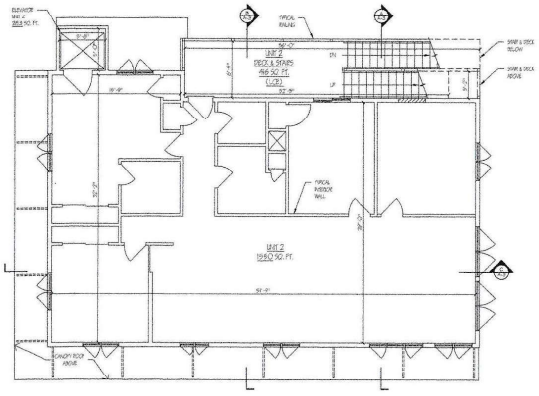
DRAWING SCALE:
1 0 2 4
(IN FEET)
1 INCH = 4 FT

REVISION NOTES:

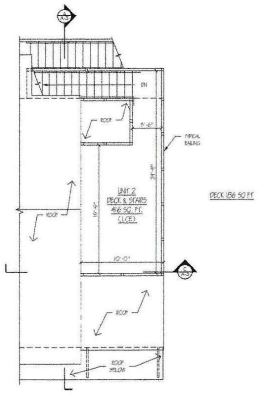
FIELD WORK	CJR
DRAWN BY	JE/ATB
CHECKED BY	EK
REVISION NO.	N/A
SURVEY DATE	2022-08-12
SUBMISSION DATE	2023-01-15
SUBMITTED FOR	FINAL

BOUNDARY SURVEY & CONDOMINIUM

DRAWING NO.
S2.1



SECOND FLOOR PLAN



ROOF PLAN

LEGEND	
LCE	LIMITED COMMON ELEMENT
CE	COMMON ELEMENT

YORK SS REGISTRY OF DEEDS
RECEIVED: Jan. 19, 2023
AT 10 H. 23 M. A M.
RECORDED IN ~~PLAN~~ BOOK 1016, PAGE 3
ATTEST: Nancy Hammond
REGISTER

GRANT HAYS ASSOCIATES

ARCHITECTURE & INTERIOR DESIGN
P.O. BOX 6579 FALMOUTH MAINE 04105
207.871.9900 www.granthays.com

SEAL

REGISTERED ARCHITECT
MICHAEL F. HAYS
No. 1724
STATE OF MAINE

REVISIONS

DRAWING NAME
SEA GLASS CONDOMINIUM
93 WEST GRAND AVENUE
OLD ORCHARD BEACH MAINE 04064

SHEET
CONDOMINIUM UNITS PLANS

DATE 12/28/2022
SCALE 3/16"=1'-0"
DRAWN MFH/JAM
JOB NO. 220401
SHEET A-2

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