CITY OF PORTLAND

389 CONGRESS ST
PORTLAND, ME 04101

For the fiscal year July 01, 2025 to June 30, 2026

FY26 REAL ESTATE TAX BILL

BILL #: 2625466
ACCOUNT #: 96353
PARCEL ID #: 053-A-001-004
LOCATION: 260 PARK AVE 4

CURRENT BILL RATE DISTRIBUTION		
SCHOOL	6.270	$1,694.78
COUNTY	0.450	$121.64
MUNICIPAL	5.260	$1,421.78
TOTAL	11.980	$3,238.19

THIS IS THE ONLY BILL YOU WILL RECEIVE

BILLING INFORMATION	
LAND VALUE	$59,100
BUILDING VALUE	$236,200
TOTAL VALUE	$295,300
EXEMPTIONS	$25,000
TAXABLE VALUE	$270,300
TAX RATE	11.980
TOTAL TAX	$3,238.19
PAYMENTS/CREDITS	$0.00
ABATEMENT/ADJUST	$0.00
TAX DUE	$3,238.19

DATE DUE	AMOUNT DUE
10/17/2025	$1,619.10
03/20/2026	$1,619.09

KOTZUR ASHLEY J
260 PARK AVE # 4
PORTLAND, ME 04102

Owner of Record as of: April 1, 2025
KOTZUR ASHLEY J

Assessed Property Description:
53-A-1-2
PARK AVE 260
FOREST ST 37-39
260 PARK AVE CONDO # 4
Acres: 0.000

INTEREST AT 7.5% PER ANNUM CHARGED BEGINNING 10/18/2025 AND 03/21/2026.

TAXPAYER'S NOTICE

Per State law, the ownership and valuation of all real estate and personal property subject to taxation shall be fixed as of April 1st. For this tax bill, that date is April 1, 2025.

IF THIS PROPERTY HAS BEEN TRANSFERRED, PLEASE FORWARD A COPY OF THIS BILL TO THE NEW OWNER.
THIS IS ONLY FOR THE CURRENT FISCAL YEAR

INFORMATION

Without State Aid for Education, Homestead and BETE Exemption Reimbursement and State Revenue Sharing, your taxes would be 13.5% higher. The current City and School bonded indebtedness is $349,230,508.

For information regarding changes or valuations, please contact the Assessor's Office at (207) 874-8486. Information regarding payments, interest, lien cost charges, and/or refunds, please contact the Treasury Office at (207) 874-8490.

REMITTANCE INSTRUCTIONS

THIS IS THE ONLY BILL YOU WILL RECEIVE. THIS BILL INCLUDES TWO (2) PAYMENT VOUCHERS.

Please make check or money order payable to City of Portland and mail to:

City of Portland Treasury
PO Box 16050
Lewiston, ME 04243-9533

For payments in person, please go to the Treasury Office located in Room 102 of City Hall.
If your bank or mortgage company pays your taxes, please review and forward a copy of this bill to them.

FY26 REAL ESTATE TAX BILL

THIS STUB MUST BE RETURNED WITH YOUR **SECOND** PAYMENT

BILL #: 2625466
ACCOUNT #: 96353
PARCEL ID #: 053-A-001-004

KOTZUR ASHLEY J

INTEREST AT 7.5%
CHARGED
BEGINNING 03/21/2026

CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243

DATE DUE	AMOUNT DUE
03/20/2026	$1,619.09

AMOUNT PAID $_____

2082026302625466426000016190 97

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.

FY26 REAL ESTATE TAX BILL

THIS STUB MUST BE RETURNED WITH YOUR **FIRST** PAYMENT

BILL #: 2625466
ACCOUNT #: 96353
PARCEL ID #: 053-A-001-004

KOTZUR ASHLEY J

INTEREST AT 7.5%
CHARGED
BEGINNING 10/18/2025

CITY OF PORTLAND TREASURY
PO Box 16050
LEWISTON, ME 04243

DATE DUE	AMOUNT DUE
10/17/2025	$1,619.10

AMOUNT PAID $_____

2082026302625466418000016191 05

☐ OWNER / ADDRESS CHANGE?
CHECK HERE AND NOTE CHANGES ON BACK.