



City of Ellsworth, Maine  
1 City Hall Plaza  
Ellsworth, Maine 04605

## 2025 Real Estate Tax Bill

Fiscal Year 07/01/2024 to 06/30/2025

Send to:

CUB ACRES LLC  
844 WINKUMPAUGH ROAD  
ELLSWORTH, ME 04605

### Real Estate Property Information

|          |                |             |                 |
|----------|----------------|-------------|-----------------|
| Location | HAPPYTOWN ROAD |             |                 |
| Account  | 2611           | Map / Lot   | 054-001-000-000 |
| Acres    | 2.36           | Book / Page | B7076P379       |

### Billing Distribution

|           |        |         |
|-----------|--------|---------|
| Municipal | 43.62% | \$23.45 |
| School    | 53.87% | \$28.96 |
| County    | 2.51%  | \$1.35  |

### Important Information

Under State law, the ownership and valuation of all real estate and personal property subject to taxation will be fixed as of April 1st. For this tax bill, that date is April 1st, 2024. If you have sold your real estate since April 1st, 2024, it is your obligation to forward this bill to the current property owner.

**WITHOUT STATE AID TO EDUCATION AND STATE REVENUE SHARING, YOUR TAX BILL WOULD HAVE BEEN 41.3% HIGHER, CURRENT OUTSTANDING BONDED INDEBTEDNESS: \$26,250,677; REAL ESTATE TAX COMMITTED ON AUGUST 22ND, 2024.**

For property value or exemption questions, contact the Assessing Office at: 207-667-8674

For payment and remittance questions, contact the Tax Office at: 207-669-6620

### Current Billing Information

|                             |                |
|-----------------------------|----------------|
| Land Value                  | \$3,080        |
| Building Value              | \$0            |
| <b>Total Property Value</b> | <b>\$3,080</b> |

|                         |            |
|-------------------------|------------|
| Homestead Exemption     | \$0        |
| Other Exemptions        | \$0        |
| <b>Total Exemptions</b> | <b>\$0</b> |

|                       |                |
|-----------------------|----------------|
| Taxable Value         | \$3,080        |
| Rate Per \$1,000      | \$17.45        |
| <b>Total 2025 Tax</b> | <b>\$53.75</b> |

|          |        |
|----------|--------|
| Past Due | \$0.00 |
|----------|--------|

|                  |                |
|------------------|----------------|
| <b>Total Due</b> | <b>\$53.75</b> |
|------------------|----------------|

### Payment Terms

**First Half Due by 9/12/2024: \$26.88**  
**Second Half Due by 3/13/2025: \$26.87**  
Interest at 6% Per Annum Charged  
Beginning 9/13/2024 and 3/14/2025

### Remittance Instructions

Make checks or money orders in US funds payable to:

CITY OF ELLSWORTH

Mail payments to:

CITY OF ELLSWORTH  
C/O TAX OFFICE  
1 CITY HALL PLAZA  
ELLSWORTH, ME 04605-1942

Pay Online:

<https://www.ellsworthmaine.gov/taxbills>

Please remit this portion with your second payment

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| Location | HAPPYTOWN ROAD  |

|           |         |
|-----------|---------|
| 3/13/2025 | \$26.87 |
|-----------|---------|

Due Date

Amount Due

Amount Paid

Second Payment

Please remit this portion with your first payment

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| Name     | CUB ACRES LLC   |
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| Location | HAPPYTOWN ROAD  |

9/12/2024

\$26.88

Due Date

Amount Due

Amount Paid

First Payment