

A corporation, OA2012 Trust,
owns this lot and cottage
at Moody Beach

Perimeter ?

388 ft ▾

Area

0.17 ac ▾

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beach Ogunquit



Property Location 3 OCEAN AVE
 Vision ID 4276

Account # 0

Map ID 0103/039 ///
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 1012
 Print Date 03-21-2022 1:04:27 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
HOWE, JOHN B TRUSTEE OA 2012 TRUST 3 OCEAN AVE WELLS ME 04090		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	4528 WELLS, ME
		DRAINAGE		VIEW	COMMUNITY	RESIDENTL	1012	224140	224,140	
						RES LAND	1012	1418290	1,418,290	
		SUPPLEMENTAL DATA								
GIS ID 0103-039		Alt Prcl ID Need Picture Site Visit HE Info Deed Info Deed Info		Assoc Pid#		Total		1,642,430	1,642,430	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
2021	1012	224,140	2019	1012	195,360	2019	1012	195,360	2019	1012	195,360		
	1012	1,418,290		1012	1,418,290		1012	1,418,290		1012	1,418,290		
Total		1642430	Total		1613650	Total		1613650	Total		1613650		

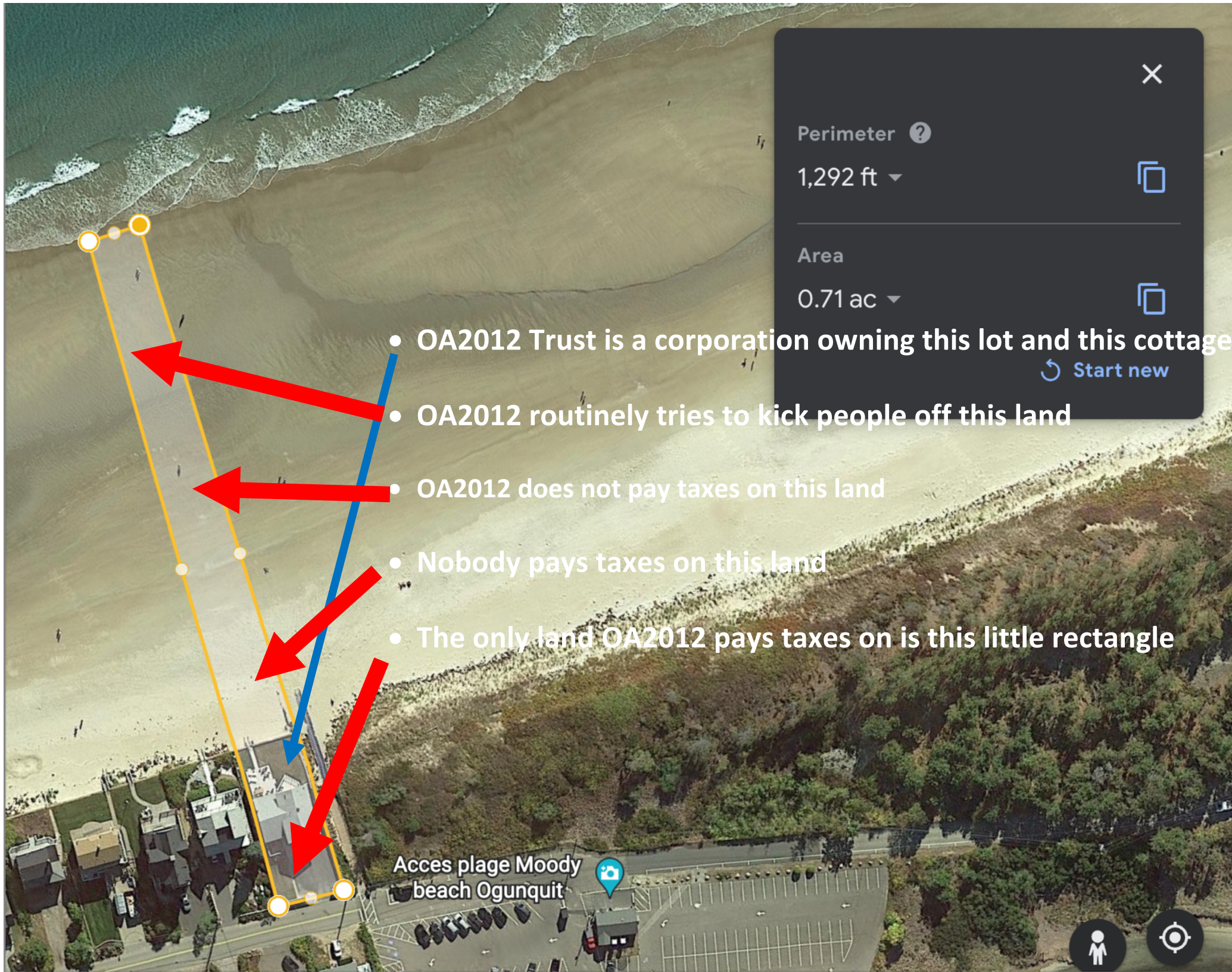
EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Street Index Name	Tracing	Batch
10				

NOTES	
<p>Corporation kicks people off beach on which it pay NO taxes</p>	
Actual Year Built = 196	

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Comments	Date	Type	Is	Id	Cd	Purpost/Result	
<p>OA 2012, a corporation 3 Ocean Ave., Wells Taxed on just 0.184 acres Does NOT pay taxes on beach sand!</p>			11-12-2021			KML	0	Address Change	
			03-11-2020			KL	06	Measur/Remodling in P	
			04-07-2017			SW	0	Address Change	
			11-06-2015			SW	0	Address Change	
			03-20-2013			KL	37	Remeasure/ Adjustmen	
			03-08-2013			KL	50	Ownr Info Chng	
			09-27-2007			TH	70	07 Waterfront Land Adi	

LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	U	Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	Size A	Adj Unit Pric	Land Value	
1	1012	Oceanfront	RB				7,998 SF		4.73	4.600	M	1.000	1.00	MB	8.15			0	1.000	177.33	1,418,290
Total Card Land Un							0.184	AC	Parcel Total Land Area: 0.1836							Total Land Value			1,418,290		



Perimeter ?
1,292 ft ▾ 📄

Area
0.71 ac ▾ 📄

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- OA2012 Trust is a corporation owning this lot and this cottage
- OA2012 routinely tries to kick people off this land
- OA2012 does not pay taxes on this land
- Nobody pays taxes on this land
- The only land OA2012 pays taxes on is this little rectangle

Acces plage Moody
beach Ogunquit

