

Commercial Sale**5022483****Active****Note: Report includes Internal fields.****00 Route 3 North****Carroll****Unit/Lot**

County NH-Coos
VillDstLoc
Year Built
SqFt-Total Building
SqFt-Total Source
SqFt-Total Available
SqFt-Apx Building Source
Zoning Industrial
Road Frontage Yes
Road Frontage Length
Lot Size Acres 11.10
Traffic Count
Loss Factor Percentage
Vacancy Factor

Listed: 11/18/2024**\$499,000****Closed:****DOM:** 0

Taxes TBD No
Tax Year Notes
Tax Annual Amount \$1,162.00
Tax Year 2024
Gross Income
Operating Expense
Net Income

**Delayed Showing** No**Date - Showings Begin****Sub Property Type** Development, Land, Vacant Land**Sub Property Type** Distribution Facility, Free Standing Building, Industrial, Light Use Manufacturing, Office Building, Self Storage, Warehouse

Directions Property is located on Route 3 North across from the UPS Distribution Center

Remarks - Public ATTENTION DEVELOPERS!! This 11+/- ac parcel has received approvals for three buildings. Located on well traveled NH Route 3, it is convenient to all points north/south and east/west on routes 3, 302 and within 20 minutes to US Route 93. Concept plans are included in this listing along with the Town of Carroll Approval Memo. Zoning is Industrial that allows for a wide range of uses.

STRUCTURE

Building Number
Total Units
of Stories
Divisible SqFt Min
Divisible SqFt Max
List \$/SqFt Total Available

Basement No
Basement Access Type

Ceiling Height
Total Elevators

Total Drive-in Doors
Door Height

Total Loading Docks
Dock Levelers
Dock Height

LEVEL	TYPE	DESCRIPTION	FINANCIAL DETAILS
UNIT 1			Expenses - CAM
UNIT 2			Expenses - Taxes
UNIT 3			Expense - Utility
UNIT 4			Expenses - Insurance
UNIT 5			Expenses - Management
UNIT 6			Expenses - Maintenance
UNIT 7			
UNIT 8			

UTILITIES

GasNatAval
Water Source Public Water - At Street
Sewer None

Utilities None
Internet Unknown

Fuel Company
Phone Company
Cable Company
Electric Company
Internet Service Provider

LOT & LOCATION

Submarket	Lot Features	Major Road Frontage	Waterfront Property
Project Building Name			Water View
ROW - Length			Water Body Access
ROW - Width			Water Body Name
ROW - Parcel Access			Water Body Type
ROW to other Parcel Yes			Water Frontage Length
Surveyed Yes			Waterfront Property Rights
Surveyed By			Water Body Restrictions

FEATURES

Air Conditioning Percent	Green Verification Body
Sprinkler	Green Verification Program
Signage	Green Verification Year
Railroad Available	Green Verification Rating
Railroad Provider	Green Verification Metric
	Green Verification Status
	Green Verification Source
	Green Verification NewCon
	Green Verification URL

PUBLIC RECORDS

Deed - Recorded Type Warranty	Map 204	Tax Rate
Deeds - Total	Block 0	Tax Class
Deed - Book 1593	Lot 006	
Deed - Page 351	SPAN#	
		Current Use No
		Land Gains
Property ID		Assessment Year
Plan Survey Number 4697		Assessment Amount

DISCLOSURES

Foreclosed/Bank-Owned/REO No	Financing-Current
Sale Includes Land Only	Financing-Possible Opt
Items Excluded	
Investment Info	
Flood Zone Unknown	Auction
Seasonal No	Date - Auction
Easements Yes	Auction Time
Covenants Unknown	Auctioneer Name
	Auctioneer License Number
	Auction Price Determnd By

REMARKS -- OWNER/OCCUPANT -- SHOWING INSTRUCTIONS**Remarks - Non-Public****Remarks - Intra-Firm**

Showing Instructions Sign on Property, Single Broker Showing, Call Co-List Agent
Showing Service None

Input of Owner Name I have written permission to submit name**Owner Name** 3G Eagle, LLC**Owner Phone****Management Company****Management Company Phone****LISTING & CLOSING INFORMATION****Listing Office - Office Name****Listing Office - Phone Number****Listing Office - Phone Number 2****List Agent - Agent Name****List Agent - Phone Number****List Agent - E-mail****List Team - Team Name****List Team - Phone Number 1****List Team - Team Email 1****Co List Agent - Agent Name****Co List Agent - Phone Number****Co List Agent - E-mail****Alternate Contact - Agent Name****Alternate Contact - Phone Number****Alternate Contact - E-mail****Selling Office - Office Name****Selling Office - Phone Number****Selling Office - E-mail****Selling Agent - Agent Name****Selling Agent - Phone Number****Selling Agent - E-mail****Sell Team - Team Name****Sell Team - Phone Number 1****Sell Team - Team Email 1****Co Selling Office - Office Name and Phone****Co Selling Agent - Agent Name and Phone**

Badger Peabody & Smith Realty

Off: 603-823-5700

Fax: 603-388-9000

Mary M Doherty

Cell: 603-767-7507

maryd@badgerpeabodysmith.com

Date - MLS List**Date - Expiration****Date - Active Under Contr****Date - Pending****Date - Withdrawn****Date - Terminated****Date - Closed****Anticipated Closing Date**

11/18/2024

6/30/2025

Listed in other Prop Type

No

Primary MLS#

No

Comp Only

No

Comp Type

Exclusive Right

Listing Type

Full Service

Listing Service

Yes

Designated/Apptd. Agency

No

Short Sale**Concessions****Concession - Amount****Concession - Comments****Appraisal Complete****Appraisal Type****Appraiser****Appraiser Phone****Appraiser Email****Buyer Name****Residence****Title Company****Financing-Buyer****Contingencies**

PROPERTY DISCLOSURE - LAND ONLY
New Hampshire Association of REALTORS® Standard Form

**TO BE COMPLETED BY SELLER****1. SELLER: 3G Eagle, LLC****2. PROPERTY LOCATION: 00 Route 3 North, Carroll, NH**

3. The following answers and explanations are true and complete to the best of SELLER'S knowledge. This statement has been prepared to assist prospective BUYERS in evaluating SELLER'S property. This disclosure is not a warranty of any kind by SELLER, or any real estate broker or salesperson representing SELLER, and is not a substitute for any inspection by BUYER. SELLER'S authorize the Listing Broker in this transaction to disclose the information in this statement to other real estate agents and to prospective BUYERS of this property.

**4. NOTICE TO SELLER(S): COMPLETE ALL INFORMATION AND STATE NOT APPLICABLE OR UNKNOWN AS APPROPRIATE.
 IF ANY OF THE INFORMATION IN THIS PROPERTY DISCLOSURE FORM CHANGES FROM THE DATE OF COMPLETION, YOU
 ARE TO NOTIFY THE LISTING FIRM PROMPTLY IN WRITING.**

5. WATER SUPPLY (Please answer all questions regardless of type of water supply)

a. TYPE OF SYSTEM: None Public Private Seasonal Unknown
 Drilled Dug Other _____

b. INSTALLATION: Location: _____ Installed By: _____
 Date of Installation _____ What is the source of your information? _____

c. USE: Number of Persons currently using the system: _____
 Does system supply water for more than one household? Yes No

d. MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water systems?
 Pump: Yes No N/A Quantity: Yes No Unknown
 Quality: Yes No Unknown

If YES to any question, please explain in Comments below or with attachment.

e. WATER TEST: Have you had the water tested? Yes No Date of most recent test _____
 If YES to any question, please explain in Comments below or with attachment.

To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notations? Yes No

If YES, are test results available? Yes No

What steps were taken to remedy the problem? _____

f. COMMENTS: _____

6. SEWAGE DISPOSAL SYSTEM

a. TYPE OF SYSTEM: Public: Yes No Community/Shared: Yes No

Private: Yes No Unknown: Yes No

None: Yes No Septic/Design Plan in Process? Yes No

Septic Design Available? Yes No

Comments: _____

b. IF PUBLIC OR COMMUNITY/SHARED:

Have you experienced any problems such as line or other malfunctions? Yes No

What steps were taken to remedy the problem? _____

c. IF PRIVATE:

TANK: Septic Tank Holding Tank Cesspool Unknown Other _____

Tank Size 500 Gal. 1,000 Gal. Unknown Other _____

Tank Type Concrete Metal Unknown Other _____

Location: _____ Location Unknown Date of Installation: _____

Date of Last Servicing: _____ Name of Company Servicing Tank: _____

Have you experienced any malfunctions? Yes No Comments: _____

d. LEACH FIELD: Yes No Other

IF YES: Size _____ Location: _____ Unknown

Date of installation of leach field: _____ Installed By: _____

Have you experienced any malfunctions? Yes No

Comments: _____

e. IS SYSTEM LOCATED ON "DEVELOPED WATERFRONT" as described in RSA 485-A? Yes No Unknown

IF YES, has a site assessment been done? Yes No Unknown

SOURCE OF INFORMATION: _____

f. COMMENTS: _____

FOR ADDITIONAL INFORMATION THE BUYER IS ENCOURAGED TO CONTACT THE NH DEPARTMENT OF
 ENVIRONMENTAL SERVICES SUBSURFACE SYSTEMS BUREAU

SELLER(S) INITIALS CB / BUYER(S) INITIALS _____ /
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**TO BE COMPLETED BY SELLER****PROPERTY LOCATION:** 00 Route 3 North, Carroll, NH**7. HAZARDOUS MATERIAL**

UNDERGROUND STORAGE TANKS - Current or previously existing:

Are you aware of any past or present underground storage tanks on your property? YES NO UNKNOWNIf YES: Are tanks currently in use? YES NO

If NO: How long have tank(s) been out of service? _____

What materials are, or were, stored in the tank(s)? _____

Age of tank(s): _____ Size of tank(s): _____ Owner of tank(s): _____

Location: _____

Are you aware of any problems, such as leakage, etc.? Yes No Comments: _____Are tanks registered with the Department of Environmental Services (D.E.S.)? YES NO UNKNOWNIf tanks are no longer in use, have tanks been abandoned according to D.E.S.? YES NO UNKNOWN

Comments: _____

8. GENERAL INFORMATIONa. Is this property subject to Association fees? YES NO UNKNOWN

If YES, Explain: _____

If YES, what is your source of information? _____

b. Is this property located in a Federally Designated Flood Hazard Zone? YES NO UNKNOWNc. Are you aware of any liens, encroachments, easements, rights-of-way, leases, restrictive covenants, special assessments, right of first refusal, life estates, betterment fees or attachments on the property? YES NO UNKNOWN

If YES, Explain: _____

d. What is your source of information? _____

e. Are you aware of any landfills, hazardous materials or any other factors, such as soil, flooding, drainage or any unusual factors? YES NO UNKNOWN

If YES, Explain: _____

f. Are you receiving a tax exemption or reduction for this property for any reason including but not limited to current use, land conservation, etc.? YES NO UNKNOWN

If YES, Explain: _____

g. How is the property zoned? _____ Source: _____

h. Has the property been surveyed? YES NO UNKNOWN If YES, is the survey available? YES NOi. Has the soil been tested? YES NO UNKNOWN If YES, are the results available? YES NOj. Has a percolation test been done? YES NO UNKNOWN If YES, are the results available? YES NOk. Has a test pit been done? YES NO UNKNOWN If YES, are the results available? YES NOl. Have you subdivided the property? YES NO UNKNOWNm. Are there any local permits? YES NO UNKNOWN Please explain: _____n. Are there attachments explaining any of the above? YES NO UNKNOWNo. Septic/Design plan available? YES NO UNKNOWN

p. Methamphetamine Production: Do you have knowledge of methamphetamine production ever occurring on the property?

(Per RSA 477:4-g) YES NO If YES, please explain: _____**9. ADDITIONAL INFORMATION:**

10. NOTE TO PURCHASER(S): PRIOR TO SETTLEMENT YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO ADJACENT PARCELS IN ACCORDANCE WITH THE TERMS AND CONDITIONS AS MAY BE CONTAINED IN PURCHASE AND SALES AGREEMENT. YOU SHOULD EXERCISE WHATEVER DUE DILIGENCE YOU DEEM NECESSARY WITH RESPECT TO INFORMATION ON ANY SEXUAL OFFENDERS REGISTERED UNDER NH RSA CHAPTER 651-B. SUCH INFORMATION MAY BE OBTAINED BY CONTACTING THE LOCAL POLICE DEPARTMENT.

SELLER(S) INITIALS CB /

BUYER(S) INITIALS _____ / _____

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TO BE COMPLETED BY SELLER

SELLER(S) MAY BE RESPONSIBLE AND LIABLE FOR ANY FAILURE TO PROVIDE KNOWN INFORMATION TO BUYER(S).

ACKNOWLEDGEMENTS:

SELLER ACKNOWLEDGES THAT HE/SHE HAS PROVIDED THE ABOVE INFORMATION AND THAT SUCH INFORMATION IS ACCURATE, TRUE AND COMPLETE TO THE BEST OF HIS/HER KNOWLEDGE. SELLER AUTHORIZES THE LISTING BROKER TO DISCLOSE THE INFORMATION CONTAINED HEREIN TO OTHER BROKERS AND PROSPECTIVE PURCHASERS.

DocuSigned by:

11/4/2024

CHRISTOPHER BROWN

SELLER, 3G Eagle, LLC

1534941074804

DATE

SELLER

DATE

BUYER ACKNOWLEDGES RECEIPT OF THIS PROPERTY DISCLOSURE RIDER AND HEREBY UNDERSTANDS THE PRECEDING INFORMATION WAS PROVIDED BY SELLER AND IS NOT GUARANTEED BY BROKER/AGENT. THIS DISCLOSURE STATEMENT IS NOT A REPRESENTATION, WARRANTY OR GUARANTY AS TO THE CONDITION OF THE PROPERTY BY EITHER SELLER OR BROKER. BUYER IS ENCOURAGED TO UNDERTAKE HIS/HER OWN INSPECTIONS AND INVESTIGATIONS VIA LEGAL COUNSEL, HOME, STRUCTURAL OR OTHER PROFESSIONAL AND QUALIFIED ADVISORS AND TO INDEPENDENTLY VERIFY INFORMATION DIRECTLY WITH THE TOWN OR MUNICIPALITY.

BUYER

DATE

BUYER

DATE

Doc # 2200808 02/14/2022 03:02:31 PM Page 1 of 4
Book 1593 Page 351 Register of Deeds, Coos County

Return to:

Franklin Richards
LCHIP COA053540 25.00
TRANS TAX CO019768 4,500.00

WARRANTY DEED

PIKE INDUSTRIES, INC., a Delaware corporation ("Grantor") having an address of 3 Eastgate Park Road, Belmont, New Hampshire 03220, (successor to **Twin Mt. Sand & Gravel, Inc.; Campton Sand & Gravel, Inc.** and **Tilcon Arthur Whitcomb, Inc.**), for consideration paid, grants to **3G EAGLE, LLC**, a New Hampshire limited liability company ("Grantee") having an address of 65 Regional Drive, Concord, New Hampshire 03301, with WARRANTY COVENANTS, the following:

A certain parcel of land located on the westerly sideline of Route 3, in the Town of Carroll, County of Coos, New Hampshire more particularly bounded and described as follows:

Beginning at a point being a 1" iron pipe (set) 0.5' high with Promised Land Survey (hereafter referred to after as PLS) cap, said point being the northeasterly most corner of subject tract on the westerly ROW line of US Route 3;

thence N 87°49'51" W for a distance of 378.35' along new boundary of Map 204 Lot 5 to a point being a 1" iron pipe (set) 0.6' high with PLS cap;

thence S 01°17'49" W for a distance of 206.56' along new boundary of Map 204 Lot 5 to a point being a 1" iron pipe (set) 0.5' high with PLS cap;

thence by an arc of a curve to right having a radius of 3731.85' for a curve length of 496.87' along new boundary of Map 204 Lot 5 to a point;

thence S 07°47'43" W for a distance of 391.50' along new boundary of Map 204 Lot 5 to a point at northeasterly corner of abutting Map 204 Lot 1 being a 1" iron pipe (set) 0.7' high with PLS cap;

thence S 00°39'07" W for a distance of 215.00' along boundary of Map 204 Lot 1 to a point being a 1" iron pipe (set) 0.7' high with PLS cap;

thence S 22°15'28" W for a distance of 13.84' along boundary of Map 204 Lot 1 to a point at the northwesterly corner of abutting Map 204 Lot 4 being a 1" iron pipe (set) 0.7' high with PLS cap;

thence S 71°00'19" E for a distance of 228.15' along boundary of Map 204 Lot 4 to a point being a 1" iron pipe (set) 0.6' high with PLS cap;

thence N 24°01'19" E for a distance of 223.23' to a point;

thence S 73°28'27" E for a distance of 23.89' to a point on the westerly ROW line of US Route 3;

thence by an arc of a curve to left having a radius of 3745.36' for a curve length of 993.72' along the westerly ROW line of US Route 3 to a point being a 6"x6" NHHB concrete bound (found);

thence N 01°17'49" E for a distance of 200.79' along the westerly ROW line of US Route 3 to the point of beginning.

NEW LOT described herein containing 483,799 sq.ft. or 11.11 acres and further described on Plan recorded at Coos County Registry of Deeds as Plan No. 4697 and entitled: Subdivision Plat & Lot Merger; Map 204 Lots 5 & 6; Carroll, New Hampshire; dated March 08, 2021, last revised 12/28/2021, by Promised Land Survey, LLC.

Meaning and intending to describe and convey the 11.11 acre parcel as shown on the Plan, being a portion of the premises conveyed to Twin Mountain Sand & Gravel, Inc. (now Pike Industries, Inc.) by the following deeds: (i) Warranty Deed of Robert G. Thompson, Irene E. Thompson and Alice M. Thompson dated March 31, 1965 and recorded in the Coos County Registry of Deeds at Book 489, Page 181 (top); (ii) Warranty Deed of Ovila L. Ledoux dated March 31, 1965 and recorded in the Coos County Registry of Deeds at Book 489, Page 181 (bottom); and (iii) Warranty Deed of Blanche E. Hunt dated June 7, 1965, and recorded in the Coos County Registry of Deeds at Book 564, Page 337.

This Deed contains a restrictive covenant, prohibiting in perpetuity the use of the property for the (i) mining, excavation or extraction of sand, gravel, clay, overburden, dolomite, limestone, sandstone, boulders, stones or rocks suitable for use in building, construction and road making (including concrete, clay brick, asphalt, roadbeds, railroad ballast or other use), (ii) operation of an asphalt plant or asphalt-related business, (iii) operation of a concrete, concrete block, glass, or other building products plant, or (iv) operation of concrete batch plant (including both ready-mix plants and central-mix plants) or (v) resale yard for aggregates or related businesses.

Such covenant shall run with the land and shall be binding upon Grantee's successors and assigns and all subsequent owners of the property until its natural expiration or earlier termination by the Grantor. Such covenant is only for the benefit of the Grantor and its successors or assigns.

This conveyance is subject to an Agreement Convey Access Easement by and by and between Pike Industries, Inc. and 3G Eagle, LLC of even date to be recorded herewith.

DATED this 8th day of February, 2022.

[The signature page follows.]

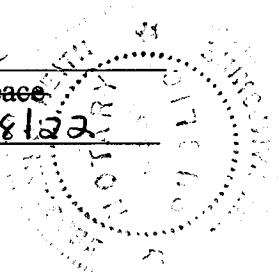
PIKE INDUSTRIES, INC.

By: 
Name: Barry Duffy
Title: President
Duly authorized

STATE OF NEW HAMPSHIRE
COUNTY OF Belknap

The foregoing instrument was acknowledged before me this 8th day of February, 2022, by Barry Duffy, the duly authorized President of Pike Industries, Inc., a Delaware corporation, on behalf of the corporation.

Deborah A. Keeth
Notary Public/Justice of the Peace
My Commission Expires: 11/08/22



Town of Carroll
COMMERCIAL PROPERTY ASSESSMENT RECORD

Date Printed: 10/16/2024

Assessment Year: 2022

Map & Lot: 204-006-000-000

Location: ROUTE 3 NORTH

Parcel ID: 1980

Card: 1 of 1

Owner Information				Current Assessment Summary		Parcel Data						
3G EAGLE, LLC 65 REGIONAL DR CONCORD, NH 03301				NICU Acres	11.1000	Neighborhood Property Class Prime Use Zone	TWIN MTN		Electric			
				CU Acres			Commercial		Water			
				Total Acres	11.1000		Vacant Commercial		Waste			
				Living Area Sq. Ft.		Industrial	Industrial		P/U Year			
Sale History				Assessed Values		Topography Road Surface Special District	Low	Rolling	S			
Date	Grantor	Q/U/Class	Sale Price	Bk/Page	NICU Land		\$93,400					
2/14/2022	PIKE INDUSTRIES, INC.	U/ Corporate / Busine	\$300,000	1593/351	Current Use							
					Total Land		\$93,400					
					Improvements							
					Total Assessment		\$93,400					
					Total Market Value		\$93,400					
Notes												
2022 PICK-UP - NEW LOT CREATED FROM 204-005 PER PLAN APPROVED JAN 6, 2022												
Assessed Land Valuation						Visit History						
Land Type	Area	#Units	Frontage	Base Value	Adjustments	Adj. Factor	Final Value	Date	Reason			
COMM VACANT	1.000			60,000			\$60,000	5/23/22	CP			
FRONTAGE	8.000			26,000			\$26,000					
REAR ACRES	2.100			7,350	Flood Zone Area		\$7,400					
							\$93,400					
Assessment History												
						Date	Land	Curr. Use	Improvements			
						12/31/23	93,400		93,400			
						12/31/22	93,400		93,400			
Current Use												
Land Type	Acres	Location	Grade	Site	CU Rate/SPI	Rate/Acre	Rec/Adj	Ratio	CU Value			
Building Permits												
							Date	Type	Number			
									Status			

Map/Lot #: 204-006-000-000

Location: ROUTE 3 NORTH

Owner: 3G EAGLE, LLC

Card: 1 Of 1

General Information		Building Computation													
Prop. Class		Base Value	\$0												
Building Style		Size Adj. Factor	0.00												
Year Built	0	Building Adj.	\$0												
Effective Year	0	Grade Adj. Factor	0.00												
Grade/Quality		Extra Features	\$0												
Condition		Replacement Cost		\$0											
# of Rooms	0	Influences/Obsolescence													
# of Bedrooms	0	Depreciation %	0												
Color		Functional Obs %	0												
Foundation		External Influ. %	0												
Framing		% Unfinished	0												
Insulation		Depreciated Value		0											
Roof Type		Location Adj.													
Roof Material		Building Value		\$0											
Exterior Siding		Plumbing Fixtures													
Flooring		# 2-Fixture Baths	0												
Interior Walls		# 3-Fixture Baths	0												
Heating Fuel		# 4-Fixture Baths	0												
Heating Type		# 5-Fixture Baths	0												
Cooling Type		# Extra Fixtures	0												
		# Kitchen Sinks	0												
		# Hot Water	0												
Building Adjustments		Extra Features													
Description	#/sf	Amount	Description	#/sf	Amount										
Building Segments														Outbuildings	
Segment		Area Sketch	Living	Effective	Rate / Sq. Ft.	Base Value	% Unf	Description	Year	Size or Units	Base Value	Size Adj.	Grade/Adj.	Condition / Depr.	FO % Unf. Value

Bill Information

Bill Number:	TX-120050-TX	Bill Amount:	\$576.27
Description:	TAX1	Interest:	\$0.00
Property ID:	204-006-000-000	Costs:	\$0.00
Owner:	3G EAGLE, LLC	Total:	\$576.27
Address:	ROUTE 3 NORTH	Payments:	\$576.27
Bill Date:	6/10/2024	Balance Due:	\$0.00
Due Date:	7/11/2024		

Details

Description	Date	Tax Year	Period	Amount
Original Amount	6/10/2024	2024	2024	\$576.27
Principal Transaction	7/1/2024	2024	2024	(\$576.27)

Bill Information

Bill Number:	TX-118407-TX	Bill Amount:	\$584.70
Description:	TAX2	Interest:	\$0.00
Property ID:	204-006-000-000	Costs:	\$0.00
Owner:	3G EAGLE, LLC	Total:	\$584.70
Address:	ROUTE 3 NORTH	Payments:	\$584.70
Bill Date:	11/15/2023	Balance Due:	\$0.00
Due Date:	12/18/2023		

Details

Description	Date	Tax Year	Period	Amount
Original Amount	11/15/2023	2023	2023	\$584.70
Principal Transaction	11/22/2023	2023	2023	(\$584.70)



