

Board of Assessment Review Meeting - GEORGETOWN, DELAWARE, MARCH 10, 2025

A scheduled meeting of the Board of Assessment Committee was held on Monday, March 10, 2025, at 10:30 a.m., in Council Chambers, with the following present:

Chris Keeler	Director of Assessment
Daniel DeMott	Attorney
Eric Davis	Board Member
Anne Angel	Board Member
Thomas Roth	Board Member
Karen Wahner	Board Member
Ashley Godwin	Board Member
Ryan Zuck	County Witness - Tyler Technologies

Call to Order

Mr. DeMott called the meeting to order.

**M01
Appoint
Chair**

A Motion was made by Mr. Davis, seconded by Ms. Godwin, that Mr. Roth serve as Chair of the Assessment Hearing Review Board.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Ms. Angel, Yea; Mr. Davis, Yea;
Mr. Roth, Yea**

**M 02
Adopt Rules
of Procedure**

A Motion was made by Mr. Davis, seconded by Ms. Wahner, to approve the Rules of Procedure, as amended.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Ms. Angel, Yea; Mr. Davis, Yea;
Mr. Roth, Yea**

**Public
Comments**

Public comments were heard, and the following people spoke:

Mr. Mark Hurlock spoke about the Rules of Procedure.

**Consent
Agenda**

Mr. Keeler introduced the Consent agenda items.

**M03
Approve
Consent
Agenda**

A Motion was made by Ms. Godwin, seconded by Ms. Angel to approve the following items under the Consent Agenda:

- 1. Parcel – 134-17.00-41.00-56157; appellant David Green**
- 2. Parcel – 334-6.00-40.02; appellant Cory Bartelt**

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Ms. Angel, Yea; Mr. Davis, Yea;
Mr. Roth, Yea**

**Property
Hearing
Donald
Wright
(10:45 am)**

Mr. Roth introduced Property Assessment Appeal Hearing 134-9.00-969.00 – Donald Wright – 39817 Brixton Court Bethany Beach, DE 19930.

Mr. Roth addressed the absence of the appellant, Donald Wright. Mr. Roth addressed the board with an opportunity for questions or thoughts they may have regarding the applicant's evidence provided in the appeal record.

Mr. Keeler addressed the board with the determination that both the referee staff alongside the assessment staff does not believe the evidence provided by the appellant was sufficient to overturn the proposed assessment value set by Tyler Technologies for the appeal of 134-9.00-969.00 – Donald Wright – 39817 Brixton Court Bethany Beach, DE 19930.

**M04
Dismiss
Hearing
134-9.00-
969.00**

A Motion was made by Ms. Wahner, seconded by Ms. Angel to dismiss property hearing 134-9.00-969.00 – Donald Wright – 39817 Brixton Court Bethany Beach, DE 19930.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Ms. Angel, Yea; Mr. Davis, Yea;
Mr. Roth, Yea**

**Property
Hearing
Gregory
Schlimm
(11:00 am)**

Mr. Roth introduced Property Assessment Appeal Hearing 334-13.00-1736.00 – Gregory Schlimm – 37326 Trent Court Rehoboth Beach, Delaware 19971.

Mr. Roth Swore in Mr. Schlimm.

Mr. Schlimm discussed his submissions for the appeal record and feels these submissions show the appropriate amount appraised for his property. Mr. Schlimm felt Tyler Technologies' proposed appraisal on his property was

inaccurate based on inaccurate data from the comparable findings.

Mr. Keeler addressed the board with recommendations by the referee staff and the assessment. Mr. Keeler stated staff did not believe there was sufficient proof to overturn the proposed value set by Tyler Technologies. Mr. Keeler turned the discussion over to the County's witness from Tyler Technologies, Mr. Ryan Zuck for further explanation.

Mr. Roth swore in Mr. Zuck.

Mr. Zuck discussed the comparable data provided by the appellant were outside the subject property's development. Mr. Zuck discussed that Tyler Technologies used five comparable properties within the subject property's development that sold from 2022 as recent as June 2023. Mr. Zuck continued that these comparable properties are selling at an average of \$450 per square foot. Mr. Zuck stated that Tyler Technologies shows a value of \$445.57 per square foot with a build range from 2009 to 2015. Mr. Zuck attested that the information presented by Tyler Technologies deems the value for the subject property is accurate.

**Property
Hearing
Gregory
Schlimm
(11:00 am)
(continued)**

Mr. Schlimm rebutted that the information that Tyler Technologies is using does not match the MLS system and believes Tyler Technologies is using flawed data.

Mr. Zuck questioned the accuracy of MLS system to be true.

Mr. Schlimm rebutted that information was missing from Tyler Technologies analysis and that the analysis shows the Liverpool Street property bedroom as 2200 square foot when it should be 2884 square foot. Mr. Schlimm attested that the square footage on three properties was dramatically inaccurate and that for one of the comparable properties the architectural footprint did not include the true square footage of each space. Mr. Schlimm reiterates that the input data used for one property by Tyler Technologies was inaccurate, however he does not have access to the other properties to attest to their inaccuracies.

Mr. Zuck supported the accuracy of Tyler Technologies analysis, and the data input stating Tyler Technologies' staff made their own measurements of every home used in their analysis and that Tyler Technologies' purpose is to show the true assessed value of the property as of July 1, 2023.

Mr. Roth interrupts the hearing to address that the discussion should not be a debate. Mr. Roth allows each party to have a final comment.

Mr. Schlimm addressed the board stating that he believes the data used by Tyler Technologies was inaccurate and that corrections should be made to formulate an appropriate assessment of his property.

Mr. Zuck addressed the board stating that Tyler Technologies supports the

data found and valuation of the sales.

**Property
Hearing
Gregory
Schlimm
(11:00 am)
(continued)**

Mr. Roth addresses the board for questions pertaining to hearing 334-13.00-1736.00 – Gregory Schlimm – 37326 Trent Court Rehoboth Beach, Delaware 19971.

Ms. Godwin addressed Mr. Schlimm on the statement that he made regarding the square foot on his property was wrong. Ms. Godwin asked Mr. Schlimm to elaborate on that statement.

Mr. Schlimm addressed Ms. Godwin stating that his statement was withdrawn from the submitted packet after speaking with referee, Trudina Mifflin. Mr. Schlimm explained that the data he was unsure about was explained to him accurately.

**M05
Close
Hearing
Record
334-13.00-
1736.00**

A Motion was made by Ms. Godwin, seconded by Ms. Wahner, that Property Assessment Appeal Hearing 334-13.00-1736.00 – Gregory Schlimm – 37326 Trent Court Rehoboth Beach, Delaware 19971 record be closed.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Ms. Angel, Yea; Mr. Davis, Yea;
Mr. Roth, Yea**

**M06
Defer
Hearing
334-13.00-
1736.00**

A Motion was made by Ms. Godwin, seconded by Ms. Wahner to defer Property Assessment Appeal Hearing 334-13.00-1736.00 – Gregory Schlimm – 37326 Trent Court Rehoboth Beach, Delaware 19971.

Motion Adopted: 4 Yeas; 1 Nay

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Ms. Angel, Yea; Mr. Davis, Yea;
Mr. Roth, Nay**

Mr. Schlimm addressed the board regarding the next steps in the hearing process since there is not a consensus on what data should be used.

Mr. Roth addressed Mr. Schlimm that the board will take time to review and consider the data in its entirety and vote on the matter at a later date. Mr. Roth stated that the matter is closed, and no additional information can be provided.

Mr. Schlimm encouraged the board to challenge the data used by Tyler Technologies as he was provided with some information as late as Friday, March 7, 2025.

**M07
Adjourn**

A Motion was made by Ms. Godwin, seconded by Ms. Wahner to adjourn at 11:13 a.m.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Ms. Angel, Yea; Mr. Davis, Yea;
Mr. Roth, Yea**

Respectfully submitted,

**Casey Hall
Recording Secretary**

{An audio recording of this meeting is available on the County's website.}