



BOARD OF ASSESSMENT REVIEW MEETING

**Sussex County Administrative Offices
Council Chambers
2 The Circle
Georgetown, DE 19947**

AGENDA

March 14, 2025

10:00 A.M.

*****AMENDED on March 11, 2025 at 9:23 a.m.**

Call to Order

Approval of Agenda

Approval of Minutes – March 10, 2025

Public Comments

Consent Agenda

- ~~1. Parcel – 335-831-190.03 – Christopher and Aida Trimm~~**
- 2. Parcel – 334-18.00-83.13; appellant Hylton and Kathleen Phillips-Page**
- 3. Parcel - 532-20.10-9.00; appellant Amber and Raymond Carrick Jr**
- ~~4. Parcel – 134-8.0-478.00 – Patrick Glenn~~**
- 5. Parcel - 533-19.00-1159.00; appellant Thomas DiGirolamo**



Property Assessment Appeal Hearings:

Time	Appellant	Parcel Number	Property
10:05 a.m.	Mark Slatin	334-12.00-1321.00	21214 Dauphine Street, Lewes, DE 19958
10:35 a.m.	Lawrence Franz	335-8.07-10.03	105 Bradley Lane Lewes, DE 19958
11:05 a.m.	Lawrence King	334-20.00-18.00	16 Holly Ridge Rehoboth Beach, DE 19971
11:35 a.m.	Siahepahi Morovati	334-8.17-19.00	36 Ocean Drive, North Shores, Rehoboth Beach, DE 19971

Adjourn

***** Per 29 Del. C. § 10004 (e) (5) and Attorney General Opinion No. 13-IB02, this agenda was amended to delete Parcel 335-831-190.03 - Christopher and Aida Trimm and Parcel 134-8.0-478.00 – Patrick Glenn to address a matter which arose after the initial posting of the agenda but before the start of the Board of Assessment Review meeting.**

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 7, 2025, at 4:15 p.m. and at least seven (7) days in advance of the meeting.

The meeting will be streamed live at <https://sussexcountyde.gov/council-chamber-broadcast>.

The Board of Assessment meeting materials including the “packet”, are electronically accessible on the County’s website at: [Board of Assessment Review Meeting | Sussex County](#)

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: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Ms. Angel, Yea; Mr. Davis, Yea;
Mr. Roth, No**

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.}



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-18.00-83.13

Sussex County Board of Assessment VS Hylton & Kathleen Phillips-Page
(Owner Name)

We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:

Original Value: \$631,000

Stipulated Value: \$713,800

Date: 3/1/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: HYLTON PHILLIPS-PAGE

Date: 3/6/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants's application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-18.00-83.13. This adjustment reflects a modification to the cost approach to value, bringing the assessed value to \$713.800.

RESIDENTIAL PROPERTY RECORD CARD

SUSSEX COUNTY

Situs : 5 FAIRWAY DR

Map ID: 334-18.00-83.13

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 11, 2025

CURRENT OWNER
 PAGE PHILLIPS HYLTON H
 KATHLEEN PHILLIPS- PAGE
 5 FAIRWAY DR
 REHOBOTH BEACH DE 19971

GENERAL INFORMATION
 Living Units 1
 Neighborhood 6AR201
 Alternate Id 334180000831300000
 Vol / Pg 4414/68
 District
 Zoning MEDIUM RESIDENTIAL
 Class Residential



Property Notes

AG LAND USE: N

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC .6345			305,750

Total Acres: .6345

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	305,800	305,800	0	305,800
Building	0	408,000	408,000	0	525,170
Total	0	713,800	713,800	0	830,970

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Value Flag Cost Approach

Entrance Information

Date	ID	Entry Code	Source
11/28/23	TRM	Info At Door	Owner
06/17/24	DMR	Data Mailer Change	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/24/15	201506448	1,680	A037 Detached Shed 10x14	
03/13/03	73112-1	138,680	D010 Dwelling W/Additions-Fairway D	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/30/15	430,000			4414/68		
03/04/03	130,000					

RESIDENTIAL PROPERTY RECORD CARD

SUSSEX COUNTY

Situs : 5 FAIRWAY DR

Parcel Id: 334-18.00-83.13

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 11, 2025

Dwelling Information

Style Cape Cod	Year Built 2003
Story height 1	Eff Year Built
Attic Unfinished	Year Remodeled
Exterior Walls Alum/Vinyl	Amenities
Masonry Trim x	In-law Apt No
Color	

Basement

Basement Crawl	# Car Bsmt Gar 0
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type Single Family

Heating & Cooling

Fireplaces

Heat Type Central Full Ac	Stacks
Fuel Type Propane	Openings
System Type Forced Warm Air	Pre-Fab 1

Room Detail

Bedrooms 3	Full Baths 2
Family Rooms	Half Baths 1
Kitchens	Extra Fixtures 2
Total Rooms 7	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

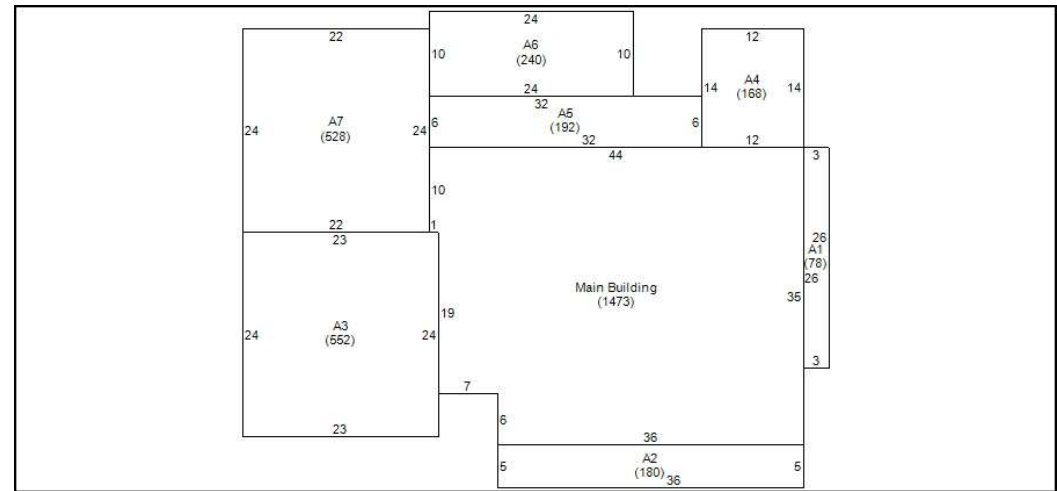
Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

Grade B-	Market Adj
Condition Good	Functional
CDU AVERAGE	Economic
Cost & Design 0	% Good Ovr
% Complete 100	

Dwelling Computations

Base Price 266,277	% Good 91
Plumbing 10,310	% Good Override
Basement -14,770	Functional
Heating 22,090	Economic
Attic 14,500	% Complete 100
Other Features 1,700	C&D Factor
	Adj Factor 1.1
Subtotal 300,110	Additions 97,800
Ground Floor Area 1,473	
Total Living Area 2,787	Dwelling Value 408,000



Outbuilding Data

Line Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

Complex Name	Number
Condo Model	
Unit Number	Unit Type Cape Cod
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Building Notes



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 532-20.10-9.00

Sussex County Board of Assessment VS Amber & Raymond Carrick, Jr.
(Owner Name)

We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:

Original Value: \$388,300

Stipulated Value: \$340,800

Date: 3/19/25

Signature of Owner or duly authorized agent: Amber Carrick

Printed Name: Amber Carrick

Date: 3/6/2025

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants's application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 532-20.10-9.00. The adjustment reflects a modification to the market approach to value and a change in grade for the home that brings the assessed value to \$340,800.

Situs : 607 N 2ND ST
Parcel ID: 532-20.10-9.00
Class: Single Family Dwelling

Card: 1 of 1

Printed: March 11, 2025

CURRENT OWNER

CARRICK AMBER L
 RAYMOND L CARRICK JR
 607 N 2ND ST
 DELMAR DE 19940

GENERAL INFORMATION

Living Units 1
 Neighborhood 7HR001
 Alternate ID
 Vol / Pg 5874/34
 District
 Zoning
 Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.4118			47,060

Total Acres: .4118
 Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	47,100	47,100	0	47,100
Building	0	293,700	326,800	0	293,700
Total	0	340,800	373,900	0	340,800

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Market Approach
TD532DM5

Entrance Information

Date	ID	Entry Code	Source
03/11/24	JXL	Data Mailer Change	Owner
07/18/22	TJJ	No Trespassing	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/12/07	94542-1	70,265	D010 Dwelling W/Additions-Wm Hasting:	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/20/23			Invalid Sale - Tyler	5874/34	Deed	CARRICK AMBER L
11/13/19				5151/293	Deed	RAUSCHER AMBER LEE
09/03/19	129,500			5114/266	Deed	RAUSCHER KEVIN
07/15/19	129,500			5089/161	Deed	WILMINGTON SAVINGS FUND SOCIETY
12/28/06	60,000			4674/55		



Situs : 607 N 2ND ST

Parcel Id: 532-20.10-9.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 11, 2025

Dwelling Information

Style Ranch **Year Built** 2007
Story height 1 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls Alum/Vinyl **Amenities**
Masonry Trim x
Color **In-law Apt** No

Basement

Basement Crawl **# Car Bsmt Gar** 0
FBLA Size x **FBLA Type**
Rec Rm Size x **Rec Rm Type** Single Family

Heating & Cooling

Fireplaces

Heat Type Central Full Ac **Stacks**
Fuel Type Propane **Openings**
System Type Forced Warm Air **Pre-Fab** 1

Room Detail

Bedrooms 4 **Full Baths** 2
Family Rooms **Half Baths** 0
Kitchens **Extra Fixtures** 2
Total Rooms 7
Kitchen Type **Bath Type**
Kitchen Remod No **Bath Remod** No

Adjustments

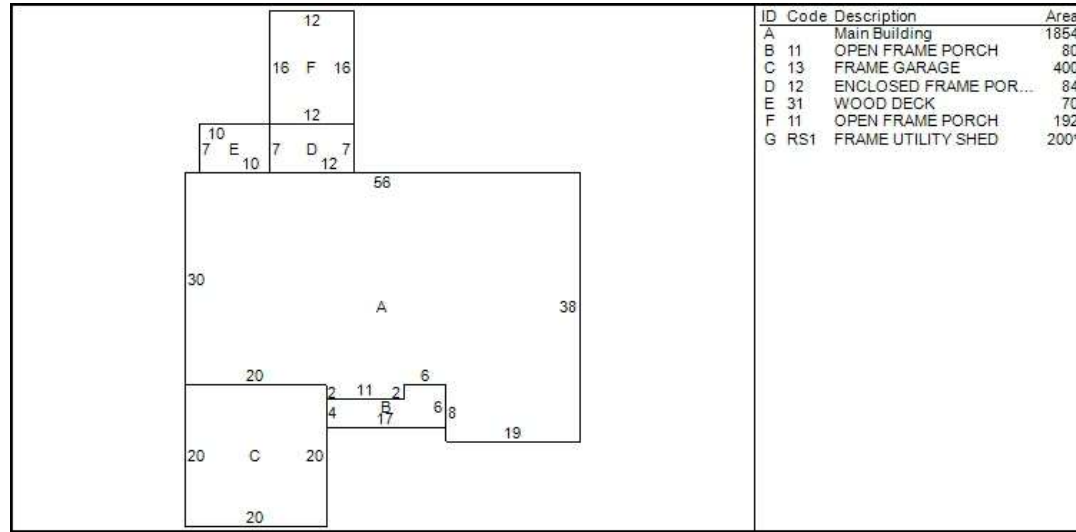
Int vs Ext Same **Unfinished Area**
Cathedral Ceiling x **Unheated Area**

Grade & Depreciation

Grade C+ **Market Adj**
Condition Average **Functional**
CDU AVERAGE **Economic**
Cost & Design 0 **% Good Ovr**
% Complete 100

Dwelling Computations

Base Price	307,304	% Good	81
Plumbing	7,030	% Good Override	
Basement	-17,050	Functional	
Heating	25,490	Economic	
Attic	0	% Complete	100
Other Features	1,620	C&D Factor	
		Adj Factor	1.15
Subtotal	324,390	Additions	20,700
Ground Floor Area	1,854		
Total Living Area	1,854	Dwelling Value	326,000



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	20 x 10		200	1	1900	C	A	820

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)

Building Notes



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 533-19.00-1159.00

Sussex County Board of Assessment VS Thomas DiGirolamo
(Owner Name)

We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:

Original Value: \$ 783,700

Stipulated Value: \$ 714,200

Date: 2/27/25

Signature of Owner or duly authorized agent: Thomas M. DiGirolamo

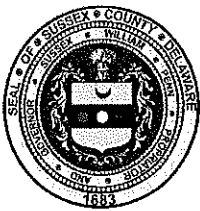
Printed Name: Thomas M. DiGirolamo

Date: 3/6/25

Signature of Sussex County Government Representative: C.S. Keefe

Printed Name: Christopher S. Keefe

Title: Director of Assessment



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 533-19.00-1159.00

Sussex County Board of Assessment VS Thomas & Jane Digirolamo Trustees
(Owner Name)

We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:

Original Value: \$ 783,700

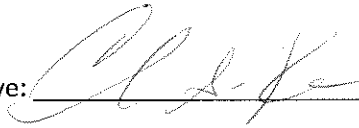
Stipulated Value: \$ 714,200

Date: 2/27/25

Signature of Owner or duly authorized agent: _____

Printed Name: _____

Date: _____

Signature of Sussex County Government Representative: 

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants's application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 533-19.00-1159.00. This adjustment reflects the modifications to the story height, square footage and number of bathrooms to bring the value to \$714,200.



Situs : 38992 ASTER WAY

Parcel ID: 533-19.00-1159.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 11, 2025

CURRENT OWNER
 DIGIROLAMO THOMAS M JANE B
 DIGIROLAMO TRUSTEES
 38992 ASTER WAY
 SELBYVILLE DE 19975

GENERAL INFORMATION
 Living Units 1
 Neighborhood 1AR089
 Alternate ID 533190011590000000
 Vol / Pg 4312/241
 District
 Zoning MEDIUM RESIDENTIAL
 Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2566			231,370

Total Acres: .2566
 Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	231,400	231,400	0	231,400
Building	0	482,800	559,400	0	482,820
Total	0	714,200	790,800	0	714,220

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Market Approach
TD533DM7

Entrance Information

Date	ID	Entry Code	Source
04/20/24	JTS	Data Mailer Change	Owner
10/28/22	KLC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/29/15	201508861	6,253	A017 Screen Porch 19x16 Paver Patio	
12/03/09	99327-1	155,389	D010 Dwelling W/Add-Americana Baysid	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/24/10	395,975			4312/241		
12/18/09	250,000					



Situs : 38992 ASTER WAY

Parcel Id: 533-19.00-1159.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 11, 2025

Dwelling Information

Style Cape Cod	Year Built 2010
Story height 1.25	Eff Year Built
Attic None	Year Remodeled
Exterior Walls Alum/Vinyl	Amenities
Masonry Trim x	In-law Apt No
Color	

Basement

Basement Crawl	# Car Bsmt Gar 0
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type Single Family

Heating & Cooling

Fireplaces

Heat Type Central Full Ac	Stacks
Fuel Type Propane	Openings
System Type Forced Warm Air	Pre-Fab 1

Room Detail

Bedrooms 4	Full Baths 3
Family Rooms	Half Baths 0
Kitchens	Extra Fixtures 2
Total Rooms 7	
Kitchen Type	Bath Type
Kitchen Remod No	Bath Remod No

Adjustments

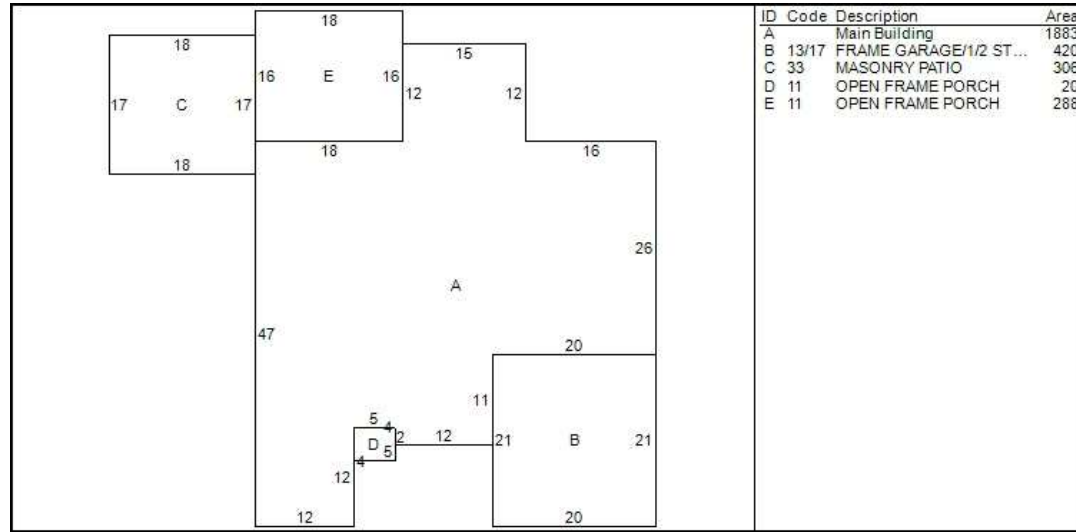
Int vs Ext Same	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

Grade B	Market Adj
Condition Average	Functional
CDU AVERAGE	Economic
Cost & Design 0	% Good Ovr
% Complete 100	

Dwelling Computations

Base Price 409,192	% Good 94
Plumbing 12,320	% Good Override
Basement -18,910	Functional
Heating 33,940	Economic
Attic 0	% Complete 100
Other Features 1,780	C&D Factor
	Adj Factor 1.25
Subtotal 438,320	Additions 35,500
Ground Floor Area 1,883	
Total Living Area 2,564	Dwelling Value 559,400



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name	
Condo Model	
Unit Number	
Unit Level	Unit Location
Unit Parking	Unit View
Model (MH)	Model Make (MH)

Building Notes

Situs : 21214 DAUPHINE ST

Parcel ID: 334-12.00-1321.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 7, 2025

CURRENT OWNER
 SLATIN MARK R
 KATHERINE SLATIN
 21214 DAUPHINE ST
 LEWES DE 19958

GENERAL INFORMATION
 Living Units 1
 Neighborhood 6AR075
 Alternate ID 334120013210000000
 Vol / Pg 5633/235
 District
 Zoning AGRICULTURAL/RESIDEI
 Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1736			119,180

Total Acres: .1736
 Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	119,200	119,200	0	119,200
Building	0	496,600	398,200	0	496,610
Total	0	615,800	517,400	0	615,810

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Value Flag Market Approach
 TD334DM4

Entrance Information

Date	ID	Entry Code	Source
10/30/23	TJA	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/02/21	202109278	158,975	A205 Kilarney 1 - 1 Sty Sfd 40x82; Att G:	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/25/22	597,941	Land & Improv	Valid Sale - Tyler	5633/235	Deed	SLATIN MARK R



Situs : 21214 DAUPHINE ST

Parcel Id: 334-12.00-1321.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 7, 2025

Dwelling Information

Style Ranch **Year Built** 2022
Story height 1 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls Alum/Vinyl **Amenities**
Masonry Trim x
Color **In-law Apt** No

Basement

Basement Full **# Car Bsmt Gar** 0
FBLA Size x **FBLA Type**
Rec Rm Size x **Rec Rm Type** Single Family

Heating & Cooling

Fireplaces

Heat Type Central Full Ac **Stacks**
Fuel Type Gas **Openings**
System Type Forced Warm Air **Pre-Fab** 1

Room Detail

Bedrooms 3 **Full Baths** 2
Family Rooms **Half Baths** 0
Kitchens **Extra Fixtures** 2
Total Rooms 6
Kitchen Type **Bath Type**
Kitchen Remod No **Bath Remod** No

Adjustments

Int vs Ext Same **Unfinished Area**
Cathedral Ceiling x **Unheated Area**

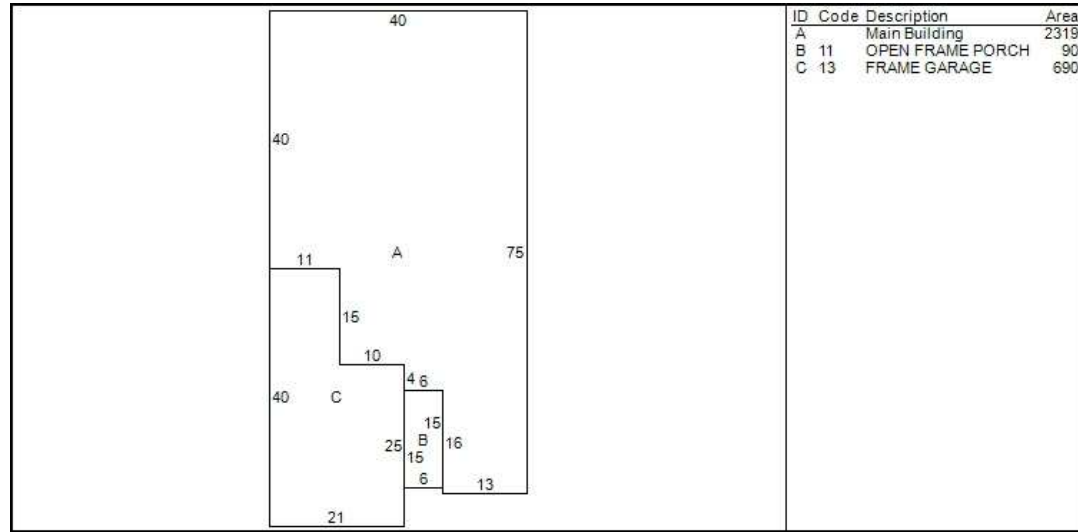
Grade & Depreciation

Grade B- **Market Adj**
Condition Average **Functional**
CDU AVERAGE **Economic**
Cost & Design 0 **% Good Ovr**
% Complete 100

Dwelling Computations

Base Price 389,842 **% Good** 100
Plumbing 7,360 **% Good Override**
Basement 0 **Functional**
Heating 32,340 **Economic**
Attic 0 **% Complete** 100
Other Features 1,700 **C&D Factor**
Subtotal 431,240 **Adj Factor** .87
Additions 26,500
Ground Floor Area 2,319
Total Living Area 2,319 **Dwelling Value** 398,200

Building Notes









Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level **Unit Location**
Unit Parking **Unit View**
Model (MH) **Model Make (MH)**

	SUBJECT PARCEL	COMPARISON-1	COMPARISON-2	COMPARISON-3	COMPARISON-4	COMPARISON-5
PARCEL ID	334-12.00-1321.00	334-12.00-1278.00	334-12.00-1272.00	334-12.00-1261.00	334-12.00-1308.00	334-12.00-1344.00
CARD 1						
	21214	21302	21314	21336	21248	21315
	DAUPHINE	DAUPHINE	DAUPHINE	DAUPHINE	DAUPHINE	DAUPHINE
	ST	ST	ST	ST	ST	ST
Neighborhood	6AR075	6AR075	6AR075	6AR075	6AR075	6AR075
NBHD Group	615	615	615	615	615	615
Total Acres	.1736	.1700	.1700	.1700	.1700	.1800
Living Units	1	1	1	1	1	1
DWELLING DESCRIPTION						
Story Height	1	1	1	1	1	1
Attic	1	1	1	1	1	1
Style	03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH	03-RANCH
Year Built	2022	2022	2022	2022	2023	2022
Exterior Wall	06-ALUM/VINYL	06-ALUM/VINYL	06-ALUM/VINYL	06-ALUM/VINYL	06-ALUM/VINYL	06-ALUM/VINYL
Total Living Area	2319	2263	2248	2263	2263	2116
Fin Bsmt Area					1010	
Rec Room Area						
Grade	B-	B-	B-	B-	B-	B-
CDU	AV	AV	AV	AV	AV	AV
Basement	6	6	6	6	6	6
Bed Rooms	3	3	3	3	4	3
Total Rooms	6	6	6	6	6	6
Total Fixtures	8	9	9	9	11	8
Fireplace-Mas						
System Type	2-FORCED WARM AIR	2-FORCED WARM AIR	2-FORCED WARM AIR	2-FORCED WARM AIR	2-FORCED WARM AIR	2-FORCED WARM AIR
PRICING DATA						
Land Value	119,200	118,000	118,000	118,000	118,000	121,200
Building Value	398,200	394,100	389,400	394,600	437,900	372,000
OBV Value	0	0	0	0	0	0
Dwelling Value	398,200	394,100	389,400	394,600	437,900	372,000
Cost Value	517,400	512,100	507,400	512,600	555,900	493,200
VALUATION						
Weighted Average	618,530					
Time Adjusted Price	670841	689521	624788	657728	699900	656508
Sale Price	0	676021	604288	614728	699900	621708
Sale Date		02-MAR-2023	26-JAN-2023	12-AUG-2022	31-MAY-2023	05-OCT-2022
Market Value	615,810					
Adjusted Price		638,540	595,030	594,520	637,360	627,640

PARID	St#	Street	Suffix	NBHD	Acres	Style	Yrbt	Bedrm	Full Bath	Half Bath	Bsmt	FBLA	REC RM	Grade	CDU	SFLA	Sale Date	Sale Price	PSF	ASR	Adj Price	ADJ PSF	ADJ ASR	VALUE PSF	Legal 1
334-12.00-1309.00	21246	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL			B-	AV	1916	06/30/23	625,349	326.38	0.92	625,349	326.38	0.92	301.04	FOUR SEASONS AT BELLE TERRE
334-12.00-1348.00	21307	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	0	6:FULL	2304		B	AV	2880	06/05/23	769,004	267.02	0.95	769,004	267.02	0.95	253.99	FOUR SEASONS AT BELLE TERRE
334-12.00-1306.00	21252	DAUPHINE	ST	6AR075	0.23	03:RANCH	2023	2	2	0	6:FULL			B-	AV	2075	06/01/23	638,276	307.60	0.93	638,276	307.60	0.93	285.49	FOUR SEASONS AT BELLE TERRE
334-12.00-1300.00	21266	DAUPHINE	ST	6AR075	0.2	03:RANCH	2022	3	2	0	6:FULL			B-	AV	1884	05/31/23	620,856	329.54	0.97	620,856	329.54	0.97	318.47	FOUR SEASONS AT BELLE TERRE
334-12.00-1308.00	21248	DAUPHINE	ST	6AR075	0.17	03:RANCH	2023	4	3	0	6:FULL		1273	B-	AV	2209	05/31/23	699,900	316.84	0.90	699,900	316.84	0.90	284.25	FOUR SEASONS AT BELLE TERRE
334-12.00-1307.00	21250	DAUPHINE	ST	6AR075	0.19	03:RANCH	2022	3	2	0	6:FULL	1810		B-	AV	2263	05/26/23	736,504	325.45	0.88	741,704	327.75	0.88	287.32	FOUR SEASONS AT BELLE TERRE
334-12.00-1363.00	21257	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL			B-	AV	2005	05/25/23	627,297	312.87	0.96	631,697	315.06	0.95	300.55	FOUR SEASONS AT BELLE TERRE
334-12.00-1356.00	21289	DAUPHINE	ST	6AR075	0.19	03:RANCH	2022	3	2	0	6:FULL	1433		C+	AV	1792	05/03/23	623,118	347.72	0.92	627,518	350.18	0.91	318.75	FOUR SEASONS AT BELLE TERRE
334-12.00-1347.00	21309	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	4	3	1	6:FULL	1029		B	AV	2505	05/02/23	679,900	271.42	0.98	684,700	273.33	0.97	265.03	FOUR SEASONS AT BELLE TERRE
334-12.00-1353.00	21295	DAUPHINE	ST	6AR075	0.18	03:RANCH	2022	3	2	0	6:FULL	1798		B-	AV	2248	05/02/23	673,792	299.73	0.97	678,492	301.82	0.96	290.66	FOUR SEASONS AT BELLE TERRE
334-12.00-1274.00	21310	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	1	6:FULL	1300		B	AV	2493	04/28/23	740,313	296.96	0.89	750,713	301.13	0.88	264.34	FOUR SEASONS AT BELLE TERRE
334-12.00-1275.00	21308	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	0	6:FULL	1688		B-	AV	2111	04/06/23	627,332	297.17	1.00	636,132	301.34	0.99	297.44	FOUR SEASONS AT BELLE TERRE
334-12.00-1279.00	21300	DAUPHINE	ST	6AR075	0.22	03:RANCH	2022	2	2	0	6:FULL			B-	AV	1968	04/04/23	579,535	294.48	1.00	587,635	298.60	0.98	293.65	FOUR SEASONS AT BELLE TERRE
334-12.00-1346.00	21311	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	4	3	1	6:FULL	2247		B	AV	2809	04/03/23	738,487	262.90	0.97	748,787	266.57	0.96	255.39	FOUR SEASONS AT BELLE TERRE
334-12.00-1310.00	21242	DAUPHINE	ST	6AR075	0.23	03:RANCH	2022	3	2	0	6:FULL	1402		C+	AV	1752	03/28/23	593,099	338.53	0.96	604,999	345.32	0.94	325.63	FOUR SEASONS AT BELLE TERRE
334-12.00-1276.00	21306	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	1	6:FULL			B-	AV	2358	03/23/23	624,900	265.01	1.03	637,400	270.31	1.01	272.26	FOUR SEASONS AT BELLE TERRE
334-12.00-1024.00	19197	CHARTRES	ST	6AR075	0.25	03:RANCH	2020	4	3	1	6:FULL	400		B-	AV	2034	03/20/23	632,000	310.72	0.97	644,600	316.91	0.95	301.43	FOUR SEASONS AT BELLE TERRE
334-12.00-1278.00	21302	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL			B-	AV	2263	03/02/23	676,021	298.73	0.93	689,521	304.69	0.92	279.28	FOUR SEASONS AT BELLE TERRE
334-12.00-1277.00	21304	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	1	6:FULL			B-	AV	2085	03/01/23	639,199	306.57	0.95	651,999	312.71	0.93	289.93	FOUR SEASONS AT BELLE TERRE
334-12.00-995.00	19132	CHARTRES	ST	6AR075	0.193	03:RANCH	2019	3	2	0	6:FULL	1666		B-	AV	2083	02/23/23	665,000	319.25	0.97	683,000	327.89	0.94	309.60	FOUR SEASONS AT BELLE TERRE
334-12.00-1273.00	21312	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL			C+	AV	1752	02/08/23	603,183	344.28	0.95	619,483	353.59	0.92	325.40	FOUR SEASONS AT BELLE TERRE
334-12.00-1345.00	21313	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL	1595		B-	AV	1994	01/31/23	599,000	300.40	0.97	615,200	308.53	0.95	291.98	FOUR SEASONS AT BELLE TERRE
334-12.00-1272.00	21314	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL			B-	AV	2103	01/26/23	604,288	287.35	1.02	624,788	297.09	0.98	291.96	FOUR SEASONS AT BELLE TERRE
334-12.00-1343.00	21317	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL	1507		B-	AV	1884	01/13/23	570,930	303.04	0.97	590,330	313.34	0.94	294.85	FOUR SEASONS AT BELLE TERRE
334-12.00-1352.00	21297	DAUPHINE	ST	6AR075	0.18	03:RANCH	2022	3	2	0	6:FULL	1574		B-	AV	1968	01/13/23	681,312	346.20	0.83	704,512	357.98	0.80	287.04	FOUR SEASONS AT BELLE TERRE
334-12.00-1349.00	21305	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	1	6:FULL	891		B	AV	2649	01/04/23	723,327	273.06	0.94	747,927	282.34	0.91	257.12	FOUR SEASONS AT BELLE TERRE
334-12.00-1263.00	21332	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	0	6:FULL	2247		B	AV	2809	01/03/23	702,761	250.18	1.03	726,661	258.69	0.99	256.89	FOUR SEASONS AT BELLE TERRE
334-12.00-1264.00	21330	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	0	6:FULL	2264		B	AV	2809	01/03/23	763,403	271.77	0.95	789,403	281.03	0.91	256.92	FOUR SEASONS AT BELLE TERRE
334-12.00-1265.00	21328	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	3	1	6:FULL	1997		B	AV	2497	01/03/23	663,337	265.65	0.97	685,937	274.70	0.94	257.47	FOUR SEASONS AT BELLE TERRE
																			median	0.96		median	0.94		
																			average	0.95		average	0.94		
334-12.00-1339.00	21325	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	3	0	6:FULL	1640		B-	AV	2050	12/30/22	600,540	292.95	0.99	625,140	304.95	0.95	289.80	FOUR SEASONS AT BELLE TERRE
334-12.00-1350.00	21303	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL	1987		B-	AV	2484	12/30/22	685,113	275.81	0.97	713,213	287.12	0.93	266.91	FOUR SEASONS AT BELLE TERRE
334-12.00-986.00	19162	CHARTRES	ST	6AR075	0.207	03:RANCH	2019	3	2	2	6:FULL	1098		B-	AV	2432	12/09/22	650,000	267.27	1.04	676,700	278.25	1.00	278.17	FOUR SEASONS AT BELLE TERRE
334-12.00-1259.00	21340	DAUPHINE	ST	6AR075	0.25	03:RANCH	2022	3	2	0	6:FULL	2247		B	AV	2809	12/02/22	775,315	276.01	0.93	807,115	287.33	0.90	257.60	FOUR SEASONS AT BELLE TERRE
334-12.00-1256.00	23344	BOURBON	CIR	6AR075	0.208	03:RANCH	2023	3	2	0	6:FULL	1956		B-	AV	2445	11/22/22	646,750	264.52	1.06	677,750	277.20	1.01	279.71	FOUR SEASONS AT BELLE TERRE
334-12.00-1262.00	21334	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL			B-	AV	2042	11/02/22	651,505	319.05	0.93	682,805	334.38	0.89	296.23	FOUR SEASONS AT BELLE TERRE
334-12.00-1270.00	21318	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL	1595		B-	AV	1994	11/02/22	531,075	266.34	1.07	556,575	279.12	1.02	285.71	FOUR SEASONS AT BELLE TERRE
334-12.00-1315.00	21228	DAUPHINE	ST	6AR075	0.208	03:RANCH	2023	3	2	0	6:FULL	2103		B	AV	2629	11/02/22	669,579	254.69	1.02	701,679	266.90	0.98	260.25	FOUR SEASONS AT BELLE TERRE
334-12.00-1338.00	21327	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	1	6:FULL			B	AV	2493	10/31/22	677,583	271.79	0.98	710,083	284.83	0.93	266.23	FOUR SEASONS AT BELLE TERRE
334-12.00-1342.00	21319	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL	1507		B-	AV	1884	10/31/22	602,540	319.82	0.97	631,440	335.16	0.92	309.98	FOUR SEASONS AT BELLE TERRE
334-12.00-1344.00	21315	DAUPHINE	ST	6AR075	0.18	03:RANCH	2022	3	2	0	6:FULL			B-	AV	2116	10/05/22	621,708	293.81	0.99	656,508	310.26	0.94	291.78	FOUR SEASONS AT BELLE TERRE
334-12.00-1268.00	21322	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	4	3	0	6:FULL	1595		B-	AV	1994	09/27/22	612,652	307.25	0.97	651,252	326.61	0.91	297.24	FOUR SEASONS AT BELLE TERRE
334-12.00-1340.00	21323	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL			C+	AV	1752	09/07/22	579,952	331.02	0.97	616,452	351.86	0.91	320.83	FOUR SEASONS AT BELLE TERRE
334-12.00-1336.00	21331	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	2	6:FULL	1824		B-	AV	2280	08/30/22	689,448	302.39	0.96	737,748	323.57	0.89	288.82	FOUR SEASONS AT BELLE TERRE
334-12.00-1267.00	21324	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	4	3	0	6:FULL	1987		B-	AV	2484	08/22/22	637,108	256.48	1.07	681,708	274.44	1.00	274.96	FOUR SEASONS AT BELLE TERRE
334-12.00-1261.00	21336	DAUPHINE	ST	6AR075	0.17	03:RANCH	2022	3	2	0	6:FULL			B-	AV	2263	08/12/22	614,728	271.64	1.03	657,728	290.64	0.96	280.11	FOUR SEASONS AT BELLE TERRE
334-12.00-1260.00	21338	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	1	6:FULL	1997		B	AV	2497	08/05/22	707,273	283.25	0.96	756,773	303.07	0.90	271.81	FOUR SEASONS AT BELLE TERRE

PARID	St#	Street	Suffix	NBHD	Acres	Style	Yrbt	Bedrm	Full Bath	Half Bath	Bsmt	FBLA	REC RM	Grade	CDU	SFLA	Sale Date	Sale Price	PSF	ASR	Adj Price	ADJ PSF	ADJ ASR	VALUE PSF	Legal 1
334-12.00-1266.00	21326	DAUPHINE	ST	6AR075	0.21	03:RANCH	2022	3	2	0	6:FULL	900		B	AV	2493	08/02/22	658,198	264.02	0.98	704,298	282.51	0.92	259.05	FOUR SEASONS AT BELLE TERRE
334-12.00-1330.00				6AR075	0.298	03:RANCH	2023	3	2	0	6:FULL	2085		B	AV	2606	08/02/22	699,852	268.55	1.02	748,852	287.36	0.95	273.87	FOUR SEASONS AT BELLE TERRE
334-12.00-1334.00	23256	BOURBON	CIR	6AR075	0.277	03:RANCH	2022	3	3	1	6:FULL	800		B	AV	2617	07/06/22	641,072	244.96	1.05	690,472	263.84	0.97	256.97	FOUR SEASONS AT BELLE TERRE
334-12.00-1257.00	23322	BOURBON	CIR	6AR075	0.214	03:RANCH	2022	3	2	1	6:FULL			B-	AV	2433	06/22/22	653,309	268.52	1.00	708,209	291.08	0.92	268.23	FOUR SEASONS AT BELLE TERRE
334-12.00-1007.00	19157	CHARTRES	ST	6AR075	0.172	03:RANCH	2019	3	2	0	6:FULL			B-	AV	2141	05/23/22	584,000	272.77	1.04	637,700	297.85	0.96	284.54	FOUR SEASONS AT BELLE TERRE
334-12.00-1102.00	23030	BOURBON	CIR	6AR075	0.209	03:RANCH	2023	3	3	1	6:FULL	1200		B	AV	2493	05/04/22	656,603	263.38	1.01	717,003	287.61	0.92	265.10	FOUR SEASONS AT BELLE TERRE
334-12.00-1327.00	23128	BOURBON	CIR	6AR075	0.222	03:RANCH	2023	3	2	0	6:FULL	2010		B	AV	2513	05/02/22	755,594	300.67	0.90	825,094	328.33	0.82	270.19	FOUR SEASONS AT BELLE TERRE
334-12.00-1333.00	23236	BOURBON	CIR	6AR075	0.172	03:RANCH	2023	3	2	0	6:FULL			B-	AV	1963	05/02/22	633,471	322.71	0.97	691,771	352.40	0.89	312.58	FOUR SEASONS AT BELLE TERRE
334-12.00-1313.00	21234	DAUPHINE	ST	6AR075	0.174	03:RANCH	2023	2	2	0	6:FULL			C+	AV	1772	04/29/22	616,142	347.71	0.92	677,142	382.13	0.83	318.34	FOUR SEASONS AT BELLE TERRE
334-12.00-1332.00	23214	BOURBON	CIR	6AR075	0.172	03:RANCH	2023	3	2	0	6:FULL	1542		B-	AV	1928	04/29/22	618,516	320.81	0.92	679,716	352.55	0.84	295.23	FOUR SEASONS AT BELLE TERRE
334-12.00-1379.00	21217	DAUPHINE	ST	6AR075	0.194	03:RANCH	2023	3	2	0	6:FULL	2077		B	AV	2596	04/11/22	711,455	274.06	0.99	781,855	301.18	0.90	270.96	FOUR SEASONS AT BELLE TERRE
334-12.00-1316.00	21226	DAUPHINE	ST	6AR075	0.214	03:RANCH	2022	3	2	0	6:FULL	1365		B	AV	2633	04/08/22	782,380	297.14	0.90	859,880	326.58	0.82	268.74	FOUR SEASONS AT BELLE TERRE
334-12.00-1378.00	21219	DAUPHINE	ST	6AR075	0.208	03:RANCH	2023	3	2	0	6:FULL	2070		B	AV	2588	04/06/22	646,155	249.67	1.05	710,155	274.40	0.96	262.33	FOUR SEASONS AT BELLE TERRE
334-12.00-1329.00	23088	BOURBON	CIR	6AR075	0.202	03:RANCH	2022	3	2	1	6:FULL			B-	AV	2380	03/31/22	677,117	284.50	0.97	744,117	312.65	0.88	276.26	FOUR SEASONS AT BELLE TERRE
334-12.00-1371.00	21235	DAUPHINE	ST	6AR075	0.174	03:RANCH	2022	3	2	0	6:FULL			B-	AV	2083	03/31/22	600,024	288.06	1.04	659,424	316.57	0.95	299.62	FOUR SEASONS AT BELLE TERRE
334-12.00-1372.00	21233	DAUPHINE	ST	6AR075	0.175	03:RANCH	2021	3	2	0	6:FULL			B-	AV	2005	03/31/22	599,553	299.03	1.01	658,953	328.65	0.92	303.44	FOUR SEASONS AT BELLE TERRE
334-12.00-1375.00	21227	DAUPHINE	ST	6AR075	0.181	03:RANCH	2023	3	2	0	6:FULL			B	AV	2725	03/31/22	596,319	218.83	1.14	655,319	240.48	1.04	250.42	FOUR SEASONS AT BELLE TERRE
334-12.00-1373.00	21231	DAUPHINE	ST	6AR075	0.175	03:RANCH	2023	3	2	0	6:FULL	1599		B-	AV	1999	03/25/22	679,708	340.02	0.90	752,408	376.39	0.81	306.05	FOUR SEASONS AT BELLE TERRE
334-12.00-1374.00	21229	DAUPHINE	ST	6AR075	0.18	03:RANCH	2022	3	2	0	6:FULL			B-	AV	2099	03/11/22	643,798	306.72	1.02	712,698	339.54	0.92	313.67	FOUR SEASONS AT BELLE TERRE
334-12.00-1314.00	21230	DAUPHINE	ST	6AR075	0.174	03:RANCH	2023	3	2	0	6:FULL	1637		B-	AV	2046	03/09/22	664,950	325.00	0.93	736,050	359.75	0.84	302.83	FOUR SEASONS AT BELLE TERRE
334-12.00-1320.00	21216	DAUPHINE	ST	6AR075	0.165	03:RANCH	2022	3	2	0	6:FULL			B-	AV	2015	03/01/22	574,685	285.20	1.05	636,185	315.72	0.95	300.20	FOUR SEASONS AT BELLE TERRE
334-12.00-1326.00	21202	DAUPHINE	ST	6AR075	0.201	03:RANCH	2023	3	2	0	6:FULL	2028		B	AV	2535	02/24/22	699,104	275.78	0.96	778,804	307.22	0.86	265.44	FOUR SEASONS AT BELLE TERRE
334-12.00-1319.00	21218	DAUPHINE	ST	6AR075	0.172	03:RANCH	2023	3	2	0	6:FULL	1612		B-	AV	2015	02/15/22	597,253	296.40	1.00	665,353	330.20	0.90	295.53	FOUR SEASONS AT BELLE TERRE
334-12.00-1321.00	21214	DAUPHINE	ST	6AR075	0.174	03:RANCH	2022	3	2	0	6:FULL			B-	AV	2319	01/25/22	597,941	257.84	1.03	670,841	289.28	0.92	265.55	FOUR SEASONS AT BELLE TERRE
334-12.00-1324.00	21208	DAUPHINE	ST	6AR075	0.18	03:RANCH	2021	3	2	0	6:FULL	1666		B-	AV	2083	01/12/22	667,376	320.39	0.94	748,776	359.47	0.84	302.30	FOUR SEASONS AT BELLE TERRE
334-12.00-1322.00	21212	DAUPHINE	ST	6AR075	0.176	03:RANCH	2021	3	3	0	6:FULL	1595		B-	AV	1994	01/06/22	621,981	311.93	0.97	697,881	349.99	0.87	303.11	FOUR SEASONS AT BELLE TERRE
																			median	0.99		median	0.92		
																			average	0.99		average	0.92		
334-12.00-1028.00	21022	DECATUR	ST	6AR075	0.208	03:RANCH	2021	3	2	1	6:FULL			B	AV	2493	12/28/21	586,850	235.40	1.15	662,550	265.76	1.02	271.08	FOUR SEASONS AT BELLE TERRE
334-12.00-1381.00	21211	DAUPHINE	ST	6AR075	0.207	03:RANCH	2021	3	2	1	6:FULL			B	AV	2596	12/22/21	667,350	257.07	1.06	753,450	290.23	0.94	272.84	FOUR SEASONS AT BELLE TERRE
334-12.00-1066.00	19374	ROYAL	ST	6AR075	0.175	03:RANCH	2021	3	3	0	6:FULL	1200		B-	AV	2047	12/21/21	534,846	261.28	1.14	603,846	294.99	1.01	298.09	FOUR SEASONS AT BELLE TERRE
334-12.00-1045.00	21109	CONTI	ST	6AR075	0.221	03:RANCH	2021	3	2	0	6:FULL			B-	AV	2055	12/20/21	504,641	245.57	1.19	569,741	277.25	1.05	292.46	FOUR SEASONS AT BELLE TERRE
334-12.00-1044.00	21113	CONTI	ST	6AR075	0.207	03:RANCH	2021	3	2	0	6:FULL	1908		B-	AV	2385	12/02/21	566,001	237.32	1.16	639,001	267.92	1.03	274.72	FOUR SEASONS AT BELLE TERRE
334-12.00-1067.00	19378	ROYAL	ST	6AR075	0.172	03:RANCH	2021	3	2	0	6:FULL	1604		B-	AV	2005	11/30/21	501,251	250.00	1.19	569,951	284.26	1.05	297.86	FOUR SEASONS AT BELLE TERRE
334-12.00-1043.00	21123	CONTI	ST	6AR075	0.263	03:RANCH	2021	3	2	0	6:FULL	2184		B	AV	2730	11/03/21	613,928	224.88	1.16	698,028	255.69	1.02	260.26	FOUR SEASONS AT BELLE TERRE
334-12.00-1048.00	21110	CONTI	ST	6AR075	0.226	03:RANCH	2021	3	2	0	6:FULL			B-	AV	2259	11/02/21	546,021	241.71	1.12	620,821	274.82	0.99	271.58	FOUR SEASONS AT BELLE TERRE
334-12.00-1060.00	21176	CONTI	ST	6AR075	0.221	03:RANCH	2021	3	2	0	6:FULL			B-	AV	2238	11/02/21	529,389	236.55	1.12	601,889	268.94	0.99	265.82	FOUR SEASONS AT BELLE TERRE
334-12.00-1062.00	19344	ROYAL	ST	6AR075	0.381	03:RANCH	2021	4	3	1	6:FULL	1123		B	AV	2513	11/02/21	620,065	246.74	1.07	704,965	280.53	0.94	264.54	FOUR SEASONS AT BELLE TERRE
334-12.00-1047.00	19221	CHARTRES	ST	6AR075	0.215	03:RANCH	2021	3	2	1	6:FULL			B-	AV	2385	11/01/21	562,338	235.78	1.15	639,338	268.07	1.01	270.86	FOUR SEASONS AT BELLE TERRE
334-12.00-1069.00	19386	ROYAL	ST	6AR075	0.178	03:RANCH	2021	3	2	0	6:FULL	1604		B-	AV	2005	11/01/21	545,533	272.09	1.10	620,233	309.34	0.97	298.55	FOUR SEASONS AT BELLE TERRE
334-12.00-1070.00	19388	ROYAL	ST	6AR075	0.217	03:RANCH	2021	3	2	0	6:FULL	1604		B-	AV	2005	10/29/21	583,132	290.84	1.04	667,732	333.03	0.91	301.80	FOUR SEASONS AT BELLE TERRE
334-12.00-1032.00	21048	DECATUR	ST	6AR075	0.207	03:RANCH	2021	3	2	0	6:FULL	1632		B-	AV	2040	10/19/21	536,775	263.13	1.11	614,575	301.26	0.97	292.70	FOUR SEASONS AT BELLE TERRE
334-12.00-1059.00	21168	CONTI	ST	6AR075	0.207	03:RANCH	2021	3	2	0	6:FULL	1852		B-	AV	2315	10/18/21	608,710	262.94	1.06	697,010	301.08	0.93	278.57	FOUR SEASONS AT BELLE TERRE
334-12.00-1058.00	21160	CONTI	ST	6AR075	0.172	03:RANCH	2021	3	2	0	6:FULL	1595		B-	AV	1994	10/05/21	478,094	239.77	1.29	547,394	274.52	1.13	309.48	FOUR SEASONS AT BELLE TERRE
334-12.00-1071.0																									

PARID	St#	Street	Suffix	NBHD	Acres	Style	Yrbt	Bedrm	Full Bath	Half Bath	Bsmt	FBLA	REC RM	Grade	CDU	SFLA	Sale Date	Sale Price	PSF	ASR	Adj Price	ADJ PSF	ADJ ASR	VALUE PSF	Legal 1
334-12.00-1033.00	21056	DECATUR	ST	6AR075	0.224	03:RANCH	2021	3	2	1	6:FULL		2115	B	AV	2644	08/26/21	636,536	240.75	1.10	738,336	279.25	0.95	264.11	FOUR SEASONS AT BELLE TERRE
334-12.00-1109.00	19256	CHARTRES	ST	6AR075	0.172	03:RANCH	2021	3	2	0	6:FULL	1713		B-	AV	2142	08/19/21	573,783	267.87	1.10	665,583	310.73	0.95	294.72	FOUR SEASONS AT BELLE TERRE
334-12.00-1076.00	23016	BOURBON	CIR	6AR075	0.235	03:RANCH	2021	3	2	0	6:FULL	1998		B	AV	2497	08/18/21	570,233	228.37	1.22	661,433	264.89	1.05	278.85	FOUR SEASONS AT BELLE TERRE
334-12.00-1023.00	19201	CHARTRES	ST	6AR075	0.272	03:RANCH	2020	3	2	0	6:FULL	1707		B-	AV	2134	08/12/21	665,000	311.62	0.97	771,400	361.48	0.83	301.17	FOUR SEASONS AT BELLE TERRE
334-12.00-1038.00	21153	CONTI	ST	6AR075	0.172	03:RANCH	2021	3	2	0	6:FULL	1406		C+	AV	1756	08/12/21	504,126	287.09	1.15	584,826	333.04	0.99	330.13	FOUR SEASONS AT BELLE TERRE
334-12.00-1057.00	21154	CONTI	ST	6AR075	0.172	03:RANCH	2021	3	2	0	6:FULL	1495		B-	AV	1869	08/04/21	528,659	282.86	1.11	613,259	328.12	0.95	313.11	FOUR SEASONS AT BELLE TERRE
334-12.00-1095.00	19357	ROYAL	ST	6AR075	0.273	03:RANCH	2021	3	2	0	6:FULL	2263		B	AV	2829	07/20/21	698,606	246.94	1.11	816,006	288.44	0.95	274.41	FOUR SEASONS AT BELLE TERRE
334-12.00-1052.00	21128	CONTI	ST	6AR075	0.172	03:RANCH	2020	3	3	0	6:FULL	1646		B-	AV	2058	06/30/21	557,559	270.92	1.11	655,659	318.59	0.94	300.39	FOUR SEASONS AT BELLE TERRE
334-12.00-1068.00	19382	ROYAL	ST	6AR075	0.172	03:RANCH	2020	3	2	0	6:FULL			B-	AV	2382	06/29/21	532,616	223.60	1.18	626,316	262.94	1.00	263.10	FOUR SEASONS AT BELLE TERRE
334-12.00-1121.00	19204	CHARTRES	ST	6AR075	0.198	03:RANCH	2020	3	2	0	6:FULL	1988		B-	AV	2485	06/29/21	622,839	250.64	1.13	732,439	294.74	0.96	283.42	FOUR SEASONS AT BELLE TERRE
334-12.00-1056.00	21150	CONTI	ST	6AR075	0.172	03:RANCH	2020	4	3	0	6:FULL	1466		B-	AV	1833	06/25/21	584,076	318.64	1.00	686,876	374.73	0.85	319.86	FOUR SEASONS AT BELLE TERRE
334-12.00-1107.00	19262	CHARTRES	ST	6AR075	0.172	03:RANCH	2020	3	3	0	6:FULL	1695		B-	AV	2119	06/21/21	554,492	261.68	1.15	652,092	307.74	0.98	301.51	FOUR SEASONS AT BELLE TERRE
334-12.00-1063.00	19358	ROYAL	ST	6AR075	0.307	03:RANCH	2020	3	2	0	6:FULL	2013		B	AV	2517	06/10/21	595,819	236.72	1.12	700,719	278.39	0.95	265.20	FOUR SEASONS AT BELLE TERRE
334-12.00-1021.00	21033	DECATUR	ST	6AR075	0.207	03:RANCH	2020	3	2	1	6:FULL			B-	AV	2048	06/09/21	505,777	246.96	1.23	594,777	290.42	1.04	303.08	FOUR SEASONS AT BELLE TERRE
334-12.00-1098.00	19371	ROYAL	ST	6AR075	0.222	03:RANCH	2020	3	2	0	6:FULL	1946		B-	AV	2433	06/03/21	575,479	236.53	1.14	676,779	278.17	0.97	269.75	FOUR SEASONS AT BELLE TERRE
334-12.00-1034.00	21177	CONTI	ST	6AR075	0.221	03:RANCH	2020	3	2	0	6:FULL	1632		B-	AV	2040	06/01/21	502,416	246.28	1.17	590,816	289.62	0.99	287.89	FOUR SEASONS AT BELLE TERRE
334-12.00-1104.00	19270	CHARTRES	ST	6AR075	0.216	03:RANCH	2021	3	3	1	6:FULL	736		B	AV	2497	05/19/21	579,115	231.92	1.16	685,715	274.62	0.98	268.76	FOUR SEASONS AT BELLE TERRE
334-12.00-1100.00	19379	ROYAL	ST	6AR075	0.207	03:RANCH	2020	3	2	0	6:FULL	2115		B	AV	2644	05/04/21	588,848	222.71	1.16	697,148	263.67	0.98	259.04	FOUR SEASONS AT BELLE TERRE
334-12.00-1088.00	19333	ROYAL	ST	6AR075	0.172	03:RANCH	2020	3	2	0	6:FULL			B-	AV	1916	05/03/21	463,444	241.88	1.28	548,744	286.40	1.08	309.71	FOUR SEASONS AT BELLE TERRE
334-12.00-1053.00	21134	CONTI	ST	6AR075	0.172	03:RANCH	2020	3	2	0	6:FULL	1604		B-	AV	2005	04/15/21	461,337	230.09	1.27	549,937	274.28	1.07	292.97	FOUR SEASONS AT BELLE TERRE
334-12.00-1094.00	19353	ROYAL	ST	6AR075	0.261	03:RANCH	2020	3	2	0	6:FULL	2223		B	AV	2779	04/15/21	640,472	230.47	1.13	763,472	274.73	0.95	261.32	FOUR SEASONS AT BELLE TERRE
334-12.00-1108.00	19260	CHARTRES	ST	6AR075	0.172	03:RANCH	2020	3	2	0	6:FULL	1546		B-	AV	1932	04/06/21	531,327	275.01	1.13	633,327	327.81	0.95	312.11	FOUR SEASONS AT BELLE TERRE
334-12.00-1055.00	21144	CONTI	ST	6AR075	0.172	03:RANCH	2020	3	2	0	6:FULL	1466		B-	AV	1833	04/05/21	497,370	271.34	1.16	592,870	323.44	0.97	315.17	FOUR SEASONS AT BELLE TERRE
334-12.00-1035.00	21169	CONTI	ST	6AR075	0.207	03:RANCH	2020	3	2	0	6:FULL	1627		B-	AV	2034	03/15/21	507,192	249.36	1.19	608,592	299.21	0.99	297.10	FOUR SEASONS AT BELLE TERRE
334-12.00-1054.00	21138	CONTI	ST	6AR075	0.172	03:RANCH	2020	3	2	0	6:FULL			B-	AV	1932	02/23/21	460,748	238.48	1.37	556,548	288.07	1.14	327.43	FOUR SEASONS AT BELLE TERRE
334-12.00-1072.00	23002	BOURBON	CIR	6AR075	0.255	03:RANCH	2020	3	2	0	6:FULL	1449		B-	AV	1812	01/26/21	468,442	258.52	1.23	569,642	314.37	1.01	318.16	FOUR SEASONS AT BELLE TERRE
																			median	1.14		median	0.98		
																			average	1.14		average	0.98		

Annual
 Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM
BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

This form may be submitted by mail to PO Box 589, Georgetown DE 19947, in person at 2 The Circle, Georgetown DE, or electronically to the Assessment Department at assessmentappeals@sussexcountyde.gov. If every question is not clearly and completely answered, the Board may deny your appeal without further hearing. Submit a separate appeal form for every tax parcel.

REMEMBER:

1. Hearsay rules apply: expert testimony must be presented by the expert, and copies of contracts, appraisals, etc., must be presented by the author him/herself.
2. Assessment is based on 100% of the fair market value of your property as of July 1, 2023.

Property Identification

Owner(s): Mark and Katherine Statin Parcel ID: 334-12.00-1321.00

Street Address of Parcel: 21214 Dauphine Street

Current Assessment: \$ 615,800

Purchase Price (Total of Land and Improvement): \$ 597,941 Date of Purchase: 1-25-2022

Special Conditions of Sale: _____

How was property acquired Private Sale Auction Open Market Family Inherited
 Other New purchase

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change

Description of Property

Lot size/Land Area _____ Style of Home Single Family

Number of: Bedrooms: 3 Bathrooms: 3 Fireplaces: 1

Finished Basement Finished Attic Central Air

Porches and Additions: none

Describe outbuildings or accessory structures other than main dwelling:

none

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 565,000

On what basis do you reach that Opinion?
(Select One)

	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
	Comparable Sales (identify below)
x	Other (provide detail below or in a separate attachment)

Briefly discuss the reason for your appeal and for your conclusion of value:

Despite having a live conversation with Tyler and confirming that we were erroneously assessed for a finished basement, the assessment was never corrected. The estimates for a finished basement is in the \$50,000 range. \$615,000 less the \$50,000 = \$565,000.

Comparable Sales

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. **The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.**

You must submit 3 comparable sales.

1. Parcel Number _____ Owner _____

Address _____

Sales Price \$ _____ Date of Sale _____

Lot Size/Land Area _____ Style of House _____

Number of: Bedrooms: _____ Bedrooms: _____ Fireplaces: _____

Finished Basement Finished Attic Central Air

Porches and Additions: none.

Describe Garage or Other Improvements:

none.

Additional Comments:

Every home in our community should be reassessed. Tyler apparently assumed every home had finished basements and did not correct the mistake despite verbal and written submission to the contrary.

2. Parcel Number _____ Owner _____

Address _____

Sales Price \$ _____ Date of Sale _____

Lot Size/Land Area _____ Style of House _____

Number of: Bedrooms: _____ Bedrooms: _____ Fireplaces: _____

Finished Basement Finished Attic Central Air

Porches and Additions: _____

Describe Garage or Other Improvements:

Additional Comments:

3. Parcel Number _____ Owner _____

Address _____

Sales Price \$ _____ Date of Sale _____

Lot Size/Land Area _____ Style of House _____

Number of: Bedrooms: _____ Bedrooms: _____ Fireplaces: _____

Finished Basement Finished Attic Central Air

Porches and Additions _____

Describe Garage or Other Improvements:

Additional Comments:

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name Firm or Company

Address Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$ \$565,000

Signature of Owner or agent¹ _____

Print Name and Title: Mark Slatin _____

Mailing Address: 21214 Dauphine Street _____

Lewes, DE 19958 _____

E Mail Address: markslatin@gmail.com Telephone: 301-717-8959 _____

Please use mailing address e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits.

¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear and represent the interest of the owner herein.

Sussex County Tax Assessment
 C/O Tyler Technologies
 P.O. Box 589
 Georgetown, DE 19947



Date of Issue: June 14, 2024
 Parcel ID No: 334-12.00-1321.00
 Property Location 21214 DAUPHINE ST

SLATIN MARK R
 KATHERINE SLATIN
 21214 DAUPHINE ST
 LEWES DE 19958

Building # 1

Tyler Technologies | P&R Division has been retained by Sussex County Delaware, to assist in the reassessment of all real property within Sussex County for the 2025 tax year, in accordance with the Delaware Chancery court ruling in 2020. Please correct any inaccurate information and return it to the address at the top of this page, or email: SussexCountyDE@tylertech.com, within two weeks.

Questions? Please call Tyler Technologies: (302) 854-5274 or visit the project website: <https://empower.tylertech.com/Sussex-County-Delaware.html>

*** YOU NEED NOT REPLY IF THE INFORMATION IS CORRECT ***

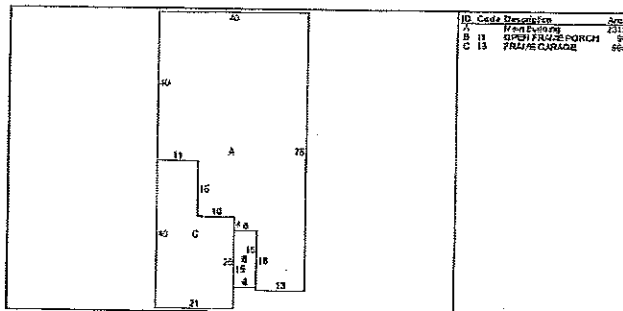
Building Information

Occupancy	Single Family	Total Rooms	6
Land Use	Single Family Dwelling	Total Bedrooms	3
Style	Ranch	Total Full Bathrooms	2
Approximate Year Built	2023 2022	Total Half Bathrooms	0
Story Height	1	Basement	Full
Attic	None	Basement Garage Spaces	0
Heating System	Electric - Heat Pump GAS	Finished Basement Area	1855
Air Conditioning	Yes	Finished Rec Room Area	0
Fireplaces	1	Total Living Area	2319

Sales Information

Sale Date	Sale Price
01/25/2022	597,941

Detached Structures



If you are returning this mailer with corrections or additional information, please write your name, date, and a daytime phone number as we may need to contact you for clarifications.

Name: MARK SLATIN
 Daytime Phone Number: 301-717-8959

Signature: Mark Slatin
 Date: 6/19/24



Situs : 105 BRADLEY LN

Parcel ID: 335-8.07-10.03

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 10, 2025

CURRENT OWNER
 FRANZ LAWRENCE
 MARGARET FRANZ
 105 BRADLEY LN
 LEWES DE 19958

GENERAL INFORMATION
 Living Units 1
 Neighborhood 6PR007
 Alternate ID
 Vol / Pg 4471/61
 District
 Zoning
 Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.0689			413,810

Total Acres: .0689
 Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	413,800	413,800	0	413,800
Building	0	503,300	565,800	0	503,300
Total	0	917,100	979,600	0	917,100

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Market Approach
TD335DM1

Entrance Information

Date	ID	Entry Code	Source
02/12/24	SDC	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/19/16	201605468	109,320	A006 2 St Dw 24x40, Porch 10x22, Deck	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/16/15	235,000			4471/61		
08/21/15	625,000					
06/30/87	5,000					



Situs : 105 BRADLEY LN

Parcel Id: 335-8.07-10.03

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 10, 2025

Dwelling Information

Style Conventional **Year Built** 2016
Story height 2 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls Alum/Vinyl **Amenities**
Masonry Trim x
Color **In-law Apt** No

Basement

Basement Slab **# Car Bsmt Gar** 0
FBLA Size x **FBLA Type**
Rec Rm Size x **Rec Rm Type** Single Family

Heating & Cooling

Fireplaces

Heat Type Central Full Ac **Stacks**
Fuel Type Electric **Openings**
System Type Heat Pump **Pre-Fab**

Room Detail

Bedrooms 3 **Full Baths** 1
Family Rooms **Half Baths** 0
Kitchens **Extra Fixtures** 2
Total Rooms 6
Kitchen Type **Bath Type**
Kitchen Remod No **Bath Remod** No

Adjustments

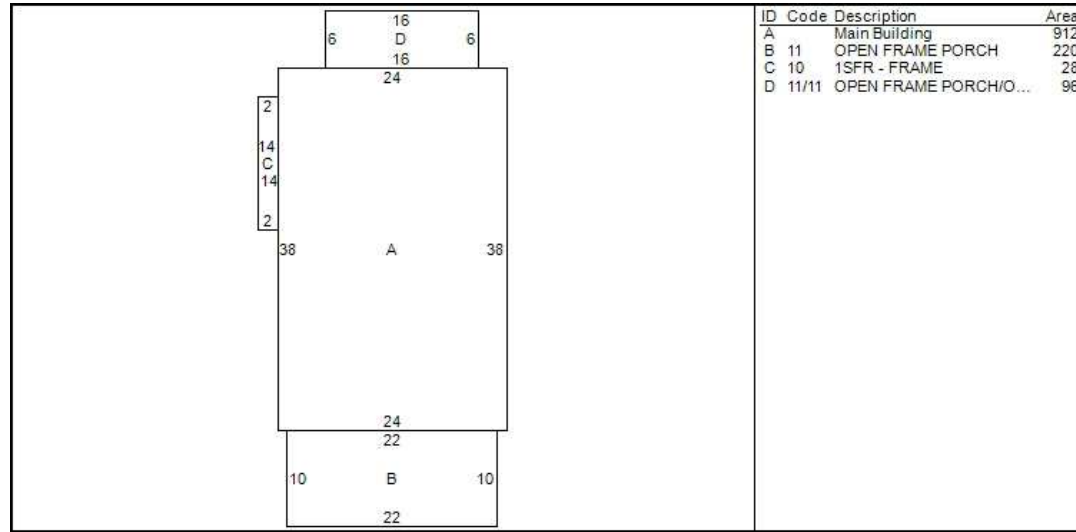
Int vs Ext Same **Unfinished Area**
Cathedral Ceiling x **Unheated Area**

Grade & Depreciation

Grade C+ **Market Adj**
Condition Average **Functional**
CDU AVERAGE **Economic**
Cost & Design 0 **% Good Ovr**
% Complete 100

Dwelling Computations

Base Price	246,353	% Good	97
Plumbing	2,810	% Good Override	
Basement	-21,580	Functional	
Heating	20,430	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	2.24
Subtotal	248,010	Additions	12,000
Ground Floor Area	912		
Total Living Area	1,852	Dwelling Value	565,800



ID	Code	Description	Area
A		Main Building	912
B	11	OPEN FRAME PORCH	220
C	10	1SFR - FRAME	28
D	11/11	OPEN FRAME PORCH/O...	96







Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level **Unit Location**
Unit Parking **Unit View**
Model (MH) **Model Make (MH)**

Building Notes

	SUBJECT PARCEL	COMPARISON-1	COMPARISON-2	COMPARISON-3	COMPARISON-4	COMPARISON-5
PARCEL ID	335-8.07-10.03	335-8.07-58.00	335-8.07-363.00	335-8.07-307.03	335-8.11-198.00	335-8.12-88.00
CARD 1						
	105	423	402	235	108	5
	BRADLEY LN	JOHNSON ST	VIRDEN WAY	SECOND ST	MCFEE ST	JEFFERSON CT
Neighborhood	6PR007	6PR007	6PR007	6PR007	6PR009	6PR009
NBHD Group	624	624	624	624	624	624
Total Acres	.0689	.1148	.2380	.1003	.1997	.1477
Living Units	1	1	1	1	1	1
DWELLING DESCRIPTION						
Story Height	2	2	2	2	2	2
Attic	1	1	1	1	1	1
Style	21-CONVENTIONAL	07-COLONIAL	21-CONVENTIONAL	21-CONVENTIONAL	21-CONVENTIONAL	21-CONVENTIONAL
Year Built	2016	1989	2020	2014	2006	2012
Exterior Wall	06-ALUM/VINYL	06-ALUM/VINYL	13	01-FRAME	06-ALUM/VINYL	01-FRAME
Total Living Area	1852	1344	2970	3296	2704	2916
Fin Bsmt Area				1146	1024	
Rec Room Area						
Grade	C+	C	B	B	B-	B
CDU	AV	AV	AV	AV	AV	AV
Basement	2	3	3	6	6	3
Bed Rooms	3	3	4	4	5	5
Total Rooms	6	6	7	7	8	8
Total Fixtures	5	11	17	13	13	17
Fireplace-Mas				1		
System Type	6-HEAT PUMP	6-HEAT PUMP	2-FORCED WARM AIR	6-HEAT PUMP	6-HEAT PUMP	2-FORCED WARM AIR
PRICING DATA						
Land Value	413,800	497,300	557,600	490,200	599,600	521,600
Building Value	565,800	410,000	991,800	1,112,900	654,200	592,000
OBY Value	0	0	0	0	0	0
Dwelling Value	565,800	410,000	991,800	1,112,900	654,200	592,000
Cost Value	979,600	907,300	1,549,400	1,603,100	1,253,800	1,113,600
VALUATION						
Weighted Average	880,980					
Time Adjusted Price	0	864000	1705500	1716000	1170000	1136600
Sale Price	0	750000	1500000	1625000	975000	960000
Sale Date		31-AUG-2021	19-NOV-2021	17-OCT-2022	11-MAR-2021	03-MAY-2021
Market Value	917,100					
Adjusted Price		918,860	1,044,010	1,034,940	780,570	777,350

PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	VALUE	LEGDAT	
PARDAT	SF	Street	Suffix	Town	NBHD	Calcd Acres	Story	Height	Style	Year	Central AC	Fuel	Heat Sys	Rm Tot	Bdrm	Full Bath	Half Bath	Bsm	Bsmr Car	FRLA	Grade	CDU	SFLA	Sale Date	Sale Price	PSF	ASR	Adjusted Price	ADJ PSF	ADJ ASR	LTRATIO	PSF	Legal 1	
335-8.07-10.03	195	BRADLEY	LN	LELewes	6PR007	0.069	2		21.CONVENTIONAL	2016	S.CENTRAL FULL AC	3.ELECTRIC	6.HEAT PUMP	6	3	1	0	25LAB	0	C	AV	1,852										0.46	495.19	ROSE E BRADLEY
335-8.07-58.00	423	JOHNSON	ST	LELewes	6PR007	0.115	2		07.COLONIAL	1989	S.CENTRAL FULL AC	3.ELECTRIC	6.HEAT PUMP	6	3	2	1	3.CRAWL	0	C	AV	1,344	08/31/21	750,000	558.04	1.15	864,000	642.86	1.00	0.58	641.37	NW 1/2 / LOT 78		
335-8.07-98.02	409	DUPONT	AV	LELewes	6PR007	0.091	2		07.COLONIAL	1960	S.CENTRAL FULL AC	3.ELECTRIC	6.HEAT PUMP	5	3	2	1	3.CRAWL	0	C	AV	1,528	02/08/22	750,000	490.84	1.05	835,500	546.79	0.94	0.59	516.23	BURTONS SUBDIVISION		
335-4.20-124.00	113	CEDAR	ST	LELewes	6PR001	0.055	2		21.CONVENTIONAL	2010	S.CENTRAL FULL AC	8.PROPANE	2.FORCED WARM AIR	7	4	3	0	6.FULL	2	250	C	AV	1,584	06/20/23	900,000	568.18	0.99	900,000	568.18	0.99	0.50	559.97	LEWES BH MIDLAND	
335-8.11-198.00	108	MCREE	ST	LELewes	6PR009	0.2	2		21.CONVENTIONAL	2006	S.CENTRAL FULL AC	3.ELECTRIC	6.HEAT PUMP	8	5	3	1	6.FULL	0	1024	B	AV	2,704	03/11/21	975,000	360.58	1.29	1,170,000	432.69	1.07	0.48	463.68	109 MCREE ST	
335-8.12-88.00	5	JEFFERSON	CT	LELewes	6PR009	0.148	2		21.CONVENTIONAL	2012	S.CENTRAL FULL AC	8.PROPANE	2.FORCED WARM AIR	8	5	4	1	3.CRAWL	0	B	AV	2,916	05/03/21	960,000	329.22	1.16	1,136,600	389.78	0.98	0.47	381.89	JEFFERSON COURT		
335-8.07-383.00	402	VRDEN	WAY	LELewes	6PR007	0.238	2		21.CONVENTIONAL	2020	S.CENTRAL FULL AC	2.GAS	2.FORCED WARM AIR	7	4	4	1	3.CRAWL	0	B	AV	2,970	11/19/21	1,500,000	505.05	1.06	1,705,500	574.24	0.93	0.35	535.82	MARINERS RETREAT		
335-8.07-307.03	235	SECOND	ST	LELewes	6PR007	0.1	2		21.CONVENTIONAL	2014	S.CENTRAL FULL AC	3.ELECTRIC	6.HEAT PUMP	7	4	3	1	3.CRAWL	0	B	AV	3,296	10/17/22	1,625,000	493.02	0.90	1,716,000	520.63	0.85	0.33	444.54	NE/SECOND ST		

Annual
 Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

This form may be submitted by mail to PO Box 589, Georgetown DE 19947, in person at 2 The Circle, Georgetown DE, or electronically to the Assessment Department at assessmentappeals@sussexcountyde.gov. If every question is not clearly and completely answered, the Board may deny your appeal without further hearing. Submit a separate appeal form for every tax parcel.

REMEMBER:

1. Hearsay rules apply: expert testimony must be presented by the expert, and copies of contracts, appraisals, etc., must be presented by the author him/herself.
2. Assessment is based on 100% of the fair market value of your property as of July 1, 2023.

Property Identification

Owner(s): Lawrece F. Franz Parcel ID: 335-8.07-10.03

Street Address of Parcel: 105 Bradley Lane, Lewes, DE, 19958

Current Assessment: \$ 917.100

Purchase Price (Total of Land and Improvement): \$ 645.000 Date of Purchase: 2017

Special Conditions of Sale: House built after land purchase

How was property acquired Private Sale Auction Open Market Family Inherited
 Other _____

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change
NA	NA	
NA	NA	
NA	NA	

Description of Property

Lot size/Land Area 3000SQ Feet Style of Home Two-story

Number of: Bedrooms: 2/3 Bathrooms: 1/1.5 Fireplaces: 1

Finished Basement Finished Attic Central Air

Porches and Additions: Front porch is open

Describe outbuildings or accessory structures other than main dwelling:

Very small lot / 3000 SQ Feet and house is about 1930 SQ Feet

What do you consider to be the fair market value of the property as of July 1, 2023?

\$ 750,000

On what basis do you reach that Opinion?
(Select One)

	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
x	Comparable Sales (identify below)
	Other (provide detail below or in a separate attachment)

Briefly discuss the reason for your appeal and for your conclusion of value:

House across the street / 102 Bradley Lane sold for \$615,000 three years ago and house next to it / 102 Bradley Lane just sold for \$910,000 last summer. Both houses have significantly larger lot and basement with two-car garage. My house built in 2017 would have to gain \$30,000 a year to reflect the current assessment executed by Tyler. I have no garage, no basement and much smaller lot.

Comparable Sales

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. **The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.**

You must submit **3** comparable sales.

1. Parcel Number ___ I don't have that information ___ Owner ___ I don't know owner ___

Address ___ 104 Bradley Lane, Lewes, DE 19958 ___

Sales Price \$ ___ \$615,000 ___ Date of Sale ___ Summer 2021 ___

Lot Size/Land Area ___ I don't know but much bigger ___ Style of House ___ One story ranch ___

Number of: Bedrooms: ___ 3 ___ Bedrooms: ___ 3 ___ Fireplaces: ___ yes ___

Finished Basement Finished Attic Central Air

Porches and Additions: ___ Front and back porch with one enclosure ___

Describe Garage or Other Improvements:

Additional Comments:

2. Parcel Number I don't know Owner I don't know

Address 104 Bradley Lane, Lewes, DE 19958

Sales Price \$ 910.000 Date of Sale Summer 2024

Lot Size/Land Area I don't know but much bigger Style of House Two story with full basement, enclosed back porch and two car garage

Number of: Bedrooms: 4 Bedrooms: 3 Fireplaces: yes

Finished Basement Finished Attic Central Air

Porches and Additions: Enclosed back porch

Describe Garage or Other Improvements:

Two car garage with finished walls and floor and additional storage space above.

Additional Comments:

Again, this is a corner lot significantly larger then mine with full basement, garage and well over 2200 sq feet.

3. Parcel Number _____ Owner _____

Address _____

Sales Price \$ _____ Date of Sale _____

Lot Size/Land Area _____ Style of House _____

Number of: Bedrooms: _____ Bedrooms: _____ Fireplaces: _____

Finished Basement Finished Attic Central Air

Porches and Additions _____

Describe Garage or Other Improvements:

Additional Comments:

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

___Margaret H. Franz___

Name

Firm or Company

___105 Bradley Lane, Lewes, DE 19958_____

Address Contact Information (phone and/or e mail) 570 350-0444 / nickifranz1@gmail.com

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2024` ___ be reduced to: \$ __\$750.000_____

Signature of Owner or agent¹ __Lawrence F. Franz //LFF//_____

Print Name and Title: __Lawrence F. Franz, Property owner_____

Mailing Address: __105 Bradley Lane, Lewes, DE 19958_

E Mail Address: __lawrencefrnz@gmail.com_____ Telephone: __201 859-7871_____

Please use mailing address----- x e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here and the Board will consider your appeal on, the basis of the information contained in this form.

¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear and represent the interest of the owner herein.

I request that Assessment disclose witnesses and exhibits.

Situs : 16 HOLLY RDG
Parcel ID: 334-20.00-18.00
Class: Single Family Dwelling

Card: 1 of 1

Printed: March 10, 2025

CURRENT OWNER
 KING LAWRENCE F & JEANNE M
 KING
 16 HOLLY RIDGE
 REHOBOTH BEACH DE 19971

GENERAL INFORMATION
 Living Units 1
 Neighborhood 6GR001
 Alternate ID 334200000180000000
 Vol / Pg 3636/109
 District
 Zoning MEDIUM RESIDENTIAL
 Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2870			498,690

Total Acres: .287
 Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	498,700	498,700	0	498,700
Building	0	617,700	617,700	0	457,180
Total	0	1,116,400	1,116,400	0	955,880

Manual Override Reason
 Base Date of Value
 Effective Date of Value

Value Flag Cost Approach
 TD334DM2

Entrance Information

Date	ID	Entry Code	Source
06/13/24	KMB	Data Mailer Change	Owner
01/18/24	MEP	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/16/13	201305672	9,720	A017 Replacing Roof That Was Burnt	
09/18/97	75325-1	106,548	D010 Dwelling/Additions-Pine Baylot 16	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/19/08	533,000			3636/109		
12/05/92	1					



Situs : 16 HOLLY RDG

Parcel Id: 334-20.00-18.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 10, 2025

Dwelling Information

Style Ranch **Year Built** 1998
Story height 1 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls Alum/Vinyl **Amenities**
Masonry Trim x
Color **In-law Apt** No

Basement

Basement Crawl **# Car Bsmt Gar** 0
FBLA Size x **FBLA Type**
Rec Rm Size x **Rec Rm Type** Single Family

Heating & Cooling

Fireplaces

Heat Type Central Full Ac **Stacks**
Fuel Type Propane **Openings**
System Type Forced Warm Air **Pre-Fab**

Room Detail

Bedrooms 3 **Full Baths** 2
Family Rooms **Half Baths** 0
Kitchens **Extra Fixtures** 3
Total Rooms 6
Kitchen Type **Bath Type**
Kitchen Remod No **Bath Remod** No

Adjustments

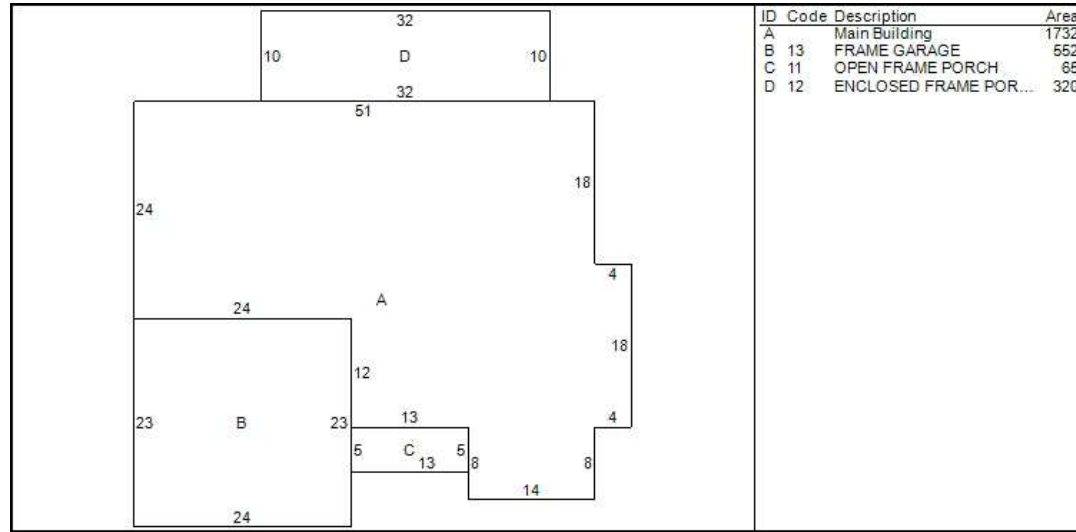
Int vs Ext Same **Unfinished Area**
Cathedral Ceiling x **Unheated Area**

Grade & Depreciation

Grade C+ **Market Adj**
Condition Average **Functional**
CDU AVERAGE **Economic**
Cost & Design 0 **% Good Ovr**
% Complete 100

Dwelling Computations

Base Price	290,302	% Good	88
Plumbing	8,440	% Good Override	
Basement	-16,100	Functional	
Heating	24,080	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	2.07
Subtotal	306,720	Additions	28,500
Ground Floor Area	1,732		
Total Living Area	1,732	Dwelling Value	617,700



ID	Code	Description	Area
A		Main Building	1732
B	13	FRAME GARAGE	652
C	11	OPEN FRAME PORCH	65
D	12	ENCLOSED FRAME POR...	320







Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name
Condo Model
Unit Number
Unit Level
Unit Parking
Model (MH)
Unit Location
Unit View
Model Make (MH)

Building Notes

	SUBJECT PARCEL	COMPARISON-1	COMPARISON-2	COMPARISON-3	COMPARISON-4	COMPARISON-5
PARCEL ID	334-20.00-18.00	334-20.00-76.00	334-20.13-23.01	334-20.13-4.00	334-20.13-87.00	335-4.00-44.00
CARD 1						
	16	12	20920	27	21058	29
	HOLLY	BAY	SOUTH	MANOR	DODD	HARBORVIEW
	RDG	REACH	AV	DR	AV	RD
Neighborhood	6GR001	6GR001	6GR001	6GR001	6GR001	6PR006
NBHD Group	623	623	623	623	623	623
Total Acres	.2870	.3122	.1148	.2893	.1607	.3822
Living Units	1	1	1	1	1	1
DWELLING DESCRIPTION						
Story Height	1	1	1	1	1	1
Attic	1	1	1	1	1	1
Style	03-RANCH	03-RANCH	04-RAISED RANCH	03-RANCH	03-RANCH	03-RANCH
Year Built	1998	1995	2001	1974	1970	1997
Exterior Wall	06-ALUM/VINYL	06-ALUM/VINYL	06-ALUM/VINYL	06-ALUM/VINYL	06-ALUM/VINYL	01-FRAME
Total Living Area	1732	2164	1144	1988	1606	1925
Fin Bsmt Area			800			
Rec Room Area						
Grade	C+	B-	C	C-	C+	B-
CDU	AV	GD	GD	AV	AV	AV
Basement	3	3	6	6	3	3
Bed Rooms	3	4	5	4	3	3
Total Rooms	6	7	8	7	6	6
Total Fixtures	9	9	14	12	9	8
Fireplace-Mas				1		
System Type	2-FORCED WARM AIR	2-FORCED WARM AIR	2-FORCED WARM AIR	2-FORCED WARM AIR	2-FORCED WARM AIR	6-HEAT PUMP
PRICING DATA						
Land Value	498,700	504,700	376,100	499,200	431,000	403,700
Building Value	617,700	812,000	533,800	403,900	448,000	335,300
OBV Value	0	0	0	0	0	0
Dwelling Value	617,700	812,000	533,800	403,900	448,000	335,300
Cost Value	1,116,400	1,316,700	909,900	903,100	879,000	739,000
VALUATION						
Weighted Average	956,410					
Time Adjusted Price	0	1414100	906300	827200	1000000	786200
Sale Price	0	1295000	900000	800000	1000000	720000
Sale Date		17-MAY-2022	26-MAY-2023	19-JAN-2023	12-JUN-2023	03-MAY-2022
Market Value	955,880					
Adjusted Price		1,173,680	1,038,370	708,670	1,102,740	782,640

RESIDENTIAL ASSESSMENT APPEAL FORM
BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

This form may be submitted by mail to PO Box 589, Georgetown DE 19947, in person at 2 The Circle, Georgetown DE, or electronically to the Assessment Department at assessmentappeals@sussexcountyde.gov. If every question is not clearly and completely answered, the Board may deny your appeal without further hearing. Submit a separate appeal form for every tax parcel.

REMEMBER:

1. Hearsay rules apply: expert testimony must be presented by the expert, and copies of contracts, appraisals, etc., must be presented by the author him/herself.
2. Assessment is based on 100% of the fair market value of your property as of July 1, 2023.

Property Identification

Owner(s): Lawrence King Parcel ID: 334-20.00-18.00

Street Address of Parcel: 16 Holly Rdg

Current Assessment: \$ 1116400

Purchase Price (Total of Land and Improvement): \$ 533,000 Date of Purchase: 11/19/2008

Special Conditions of Sale: none

How was property acquired Private Sale Auction Open Market Family Inherited
 Other _____

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change

Description of Property

Lot size/Land Area 100x125 Style of Home Rancher/Rambler

Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: _____

Finished Basement Finished Attic Central Air

Porches and Additions: _____

Describe outbuildings or accessory structures other than main dwelling:

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 850,000

On what basis do you reach that Opinion?
(Select One)

	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
X	Comparable Sales (identify below)
	Other (provide detail below or in a separate attachment)

Briefly discuss the reason for your appeal and for your conclusion of value:

18 Holly Ridge sold on 10/7/2021 for \$901,000. This home is 100x125 lot size. (2) story with 4 bedrooms and 4.5 bathrooms. Above grade finished 3152 sq. ft. for a cost of \$286 dollars per sq ft

My house 16 Holly Ridge has a lot size of 100x125 1 story with 3 bedrooms and 2 bathrooms. Above grade finished 1792 sq. ft. at \$286 per sq ft my home value would be \$513,000 compared to them

I feel fair market value would be in the \$800,000 range

Comparable Sales

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. **The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.**

You must submit **3** comparable sales.

1. Parcel Number 334-20.00-19.00 Owner Steven White

Address 18 Holly Rdg

Sales Price \$901,000 Date of Sale 10/07/2021

Lot Size/Land Area 100 x 125 Style of House Rancher

Number of: Bedrooms: 4 Bedrooms: 3.5 bath Fireplaces: _____

Finished Basement Finished Attic Central Air

Porches and Additions: _____

Describe Garage or Other Improvements:

Additional Comments:

Above grade finished 3152 sq. ft.

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

_____	_____
Name	Firm or Company
_____	_____
Address	Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$850,000

Signature of Owner or agent¹ Lawrence King

Print Name and Title: Lawrence King

Mailing Address: 16 Holly Ridge
Rehoboth Delaware 19971

E Mail Address: lfxking@comcast.net Telephone: 443-610-9228

Please use mailing address e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits.

¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appeal and represent the interest of the owner herein.

Date of Issue: February 14, 2025

KING LAWRENCE F & JEANNE M
KING
16 HOLLY RIDGE
REHOBOTH BEACH, DE 19971

Control Number: XWDL

Property Class: R
Parcel ID: 334-20.00-18.00
Property Location:
16 HOLLY RDG

TOTAL 2025 ASSESSED VALUE
\$1,116,400

Sussex County Delaware has completed a revaluation of all real property effective for the 2025 Tax Roll. Your new assessed value is based on 100% of the current fair market value of your property, as of July 1, 2023.

IMPORTANT – THIS IS NOT A TAX BILL. The Tax Rate will change; Therefore, **DO NOT** multiply your new tentative assessed value by the current tax rate. The new tax rate will be determined by the County, Municipality & School District for the 2025 tax bill.

EXEMPTIONS – Tax exemptions/abatements are **NOT** reflected in the above tentative assessment. Any exemptions for which you are eligible for (Handicap, Senior/65+, Abatements, Farmland or General Exemptions) **WILL BE** adjusted and applied to your next tax bill, provided proper application has been approved by Sussex County.

The 2025 assessments have been developed using recent valid market sales and economic data. The previous assessment was **NOT** a factor in determining the 2025 assessed value, and therefore cannot be considered as a basis for an appeal.

Tyler Technologies recently completed Informal Reviews with property owners who sought information or wished to challenge their 2025 Assessed Value. You may or may not have participated in the Informal Review process. Based upon new information provided by you or which we became aware of from other sources, the 2025 Assessed Value shown will become the basis for your property tax assessment for the 2025 tax year. This may or may not reflect a difference in the 2025 Assessed Value which was sent to you earlier in the process.

FORMAL APPEAL PROCESS – If you are not satisfied with the results of the Informal Review with Tyler Technologies or did not choose to participate in the Informal Review process, you may appeal directly to the Sussex County Board of Assessment. The filing deadline is **March 31, 2025, by 4:30pm (postmark is not accepted).**

Formal Appeal Applications and instructions are available in the Sussex County Assessment Office or online at: <https://sussexcountyde.gov/board-assessment-review>

Questions? Please contact Sussex County Assessment Office: 302-855-7824

Toll Free - (800) 263-5648

Email: debbie@debbiereed.com

Office Number - (302) 227-4800

Website: www.debbiereed.com



MLS: 558901 Listing Price: \$685,000

MLS Area: LEWES AND REHOBOTH HUNDRED Status: Active

Section: BETWEEN RT. 1 & 113

Address: 16 HOLLY RIDGE

City: REHOBOTH BEACH Unit #: (circled)

State: DE Bedrooms: 3

Zip Code: 19971 Full Baths: 2

County: SUSSEX Half Baths: 0

Community: PINE BAY # of Floors: 1

Building: Garage Size: 2

Property Type: Single Family Furnished: N

Remarks: Nestled In Pine Trees, A Split Floor Plan Home With A Sunroom, Screened Porch And Deck To Maximize The Landscaped, Wooded Lot. Walk Up Attic For Great Storage. Desirable Pine Bay Location.

Style: RANCHER/RAMBLER Const.: STICK/FRAME

Ext. Type: VINYL SIDING Ext. Feat:

Foundation: CONCRETE BLOCK Roofing: ASPHALT SHINGLE

Basement: CRAWL SPACE Attic: OTHER SEE REMARKS

Garage: ATTACHED Parking: DRIVEWAY/OFF STREET, GARAGE

Porch/Deck: DECK(S), REAR, SCREENED Security:

Interior: CEILING FAN(S), FIREPLACE SCREEN, FIRST FLOOR BEDROOM, FIXED ATTIC STAIRS, INSULATED DOOR (S), INSULATED WINDOW(S), MBED-FULL BATH, SCREEN(S), VAULTED CEILINGS, WALK-IN CLOSETS, WINDOW TREATMENTS

Oth Rms: LAUNDRY/UTILITY RM 1ST FL, SUN/FLORIDA ROOM

Kitchen: EAT IN

Appliances: DISHWASHER, DISPOSAL, DRYER, EXHAUST FAN, HUMIDIFIER, MICROWAVE, REFRIGERATOR, WASHER

Flooring: CARPET, HARDWOOD, VINYL Extra Unit:

Fireplace: GAS Heating: GAS

Cooling: CENTRAL A/C Lot Desc: TREES/WOODED, LANDSCAPED

Pool: Water: PUBLIC CENTRAL WATER

Sewer: PUBLIC CENTRAL SEWER Financing: CASH, CONVENTIONAL

Disclosures: SELR DISC./REAL PROP COND Exclusions:

HOA/Condo: OUTDOOR POOL Docs: PLAT MAP

Amenities: File:

Could Be Sold As:

Room	Level	Dimensions	Room	Level	Dimensions
Living	F	19x17'6"	Master BR	F	17x15
Dining	F	11x11'6"	Bedroom 2	F	11x12
Kitchen	F		Bedroom 3	F	11x11
Family			Bedroom 4		
Other					

F = First floor L = Lower floor

Taxes & Fees are Annual Amounts

City Tax: Rent Inc:

County Tax: 808 Fee Simple: Y Yr. Built: 1997 Waterfront: NONE

Water Fee: Ground Rent: New Const: N Waterview: NONE

Sewer Fee: Ground Rent Yrs.: Dwelling SQFT: 1796 Dock Type: NONE

Trash Fee: Flood Ins. Avail: Public Road: School Dist: CAPE HENLOPEN

HOA Fee: 500 Blocks to Ocean: Lot Dim: 100X125

Condo Fee: Historic Dist: N Lot Size - Acres: City Limits: N

Virtual Tour ID: Lot Size - Sqft: Zoning: L

All room dimensions and other measurements are approximate. All information is deemed reliable but not guaranteed. Prospective purchasers should verify the information to their own satisfaction. Information provided by the Sussex County Association of Realtors Multiple Listing Service.

Printed on 04/14/2008 at 02:13 PM



Situs : 36 OCEAN DR

Parcel ID: 334-8.17-19.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 10, 2025

CURRENT OWNER
 SIAHSEPAHI SHAHROKH MOROVATI TRUSTEE
 20 RAINTREE RD
 CHADDS FORD PA 19317

GENERAL INFORMATION
 Living Units 1
 Neighborhood 6VR001
 Alternate ID 334081700190000000
 Vol / Pg 4092/79
 District
 Zoning AGRICULTURAL/RESIDEI
 Class Residential



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2296	Waterfront - Oc		3,552,040

Total Acres: .2296
 Spot: Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	3,552,000	3,552,000	0	3,552,000
Building	0	1,304,500	798,100	0	1,304,510
Total	0	4,856,500	4,350,100	0	4,856,510

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Market Approach
TD334DM1

Entrance Information

Date	ID	Entry Code	Source
06/17/24	JXL	Data Mailer Change	Owner
12/14/23	NMJ	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/27/18	201812509	35,000	A108 Replacing Sliding Doors, 2 Window	
12/28/12	201201574	8,140	A084 Replace Insulation Drywall And Vir	
07/06/11	81597-6	10,470	D010 Rep Windows-North Shores Lot 8	
11/30/10	81597-5	7,150	D010 Rep Windows-North Shores Bch L	
12/09/08	81597-4	8,000	D010 Replace Siding-North Shores Beac	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/16/89	12,000			4092/79		



Situs : 36 OCEAN DR

Parcel Id: 334-8.17-19.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 10, 2025

Dwelling Information

Style Twnhse Exterior **Year Built** 1980
Story height 2 **Eff Year Built**
Attic None **Year Remodeled**
Exterior Walls Frame **Amenities**
Masonry Trim x
Color **In-law Apt** No

Basement

Basement Full **# Car Bsmt Gar** 0
FBLA Size 957 **FBLA Type**
Rec Rm Size x **Rec Rm Type** Single Family

Heating & Cooling

Fireplaces

Heat Type Central Full Ac **Stacks**
Fuel Type Electric **Openings**
System Type Heat Pump **Pre-Fab** 1

Room Detail

Bedrooms 4 **Full Baths** 3
Family Rooms **Half Baths** 0
Kitchens **Extra Fixtures** 3
Total Rooms 7
Kitchen Type **Bath Type**
Kitchen Remod No **Bath Remod** No

Adjustments

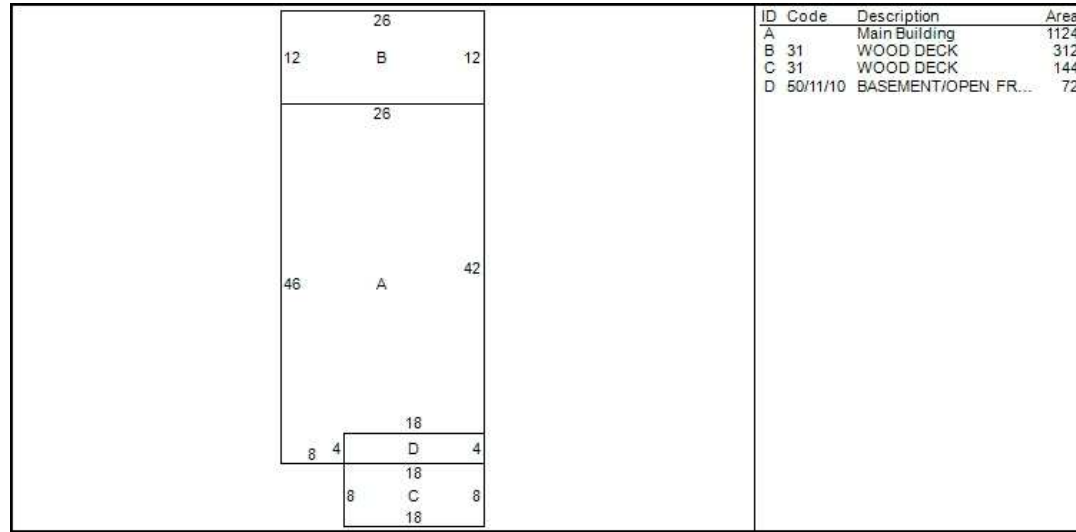
Int vs Ext Same **Unfinished Area**
Cathedral Ceiling x **Unheated Area**

Grade & Depreciation

Grade C+ **Market Adj**
Condition Average **Functional**
CDU AVERAGE **Economic**
Cost & Design 0 **% Good Ovr**
% Complete 100

Dwelling Computations

Base Price	287,709	% Good	79
Plumbing	12,650	% Good Override	
Basement	0	Functional	
Heating	23,870	Economic	
Attic	0	% Complete	100
Other Features	43,020	C&D Factor	
		Adj Factor	2.67
Subtotal	367,250	Additions	8,800
Ground Floor Area	1,124		
Total Living Area	2,320	Dwelling Value	798,100



Outbuilding Data







Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level **Unit Location**
Unit Parking **Unit View**
Model (MH) **Model Make (MH)**

Building Notes

	SUBJECT PARCEL	COMPARISON-1	COMPARISON-2	COMPARISON-3	COMPARISON-4	COMPARISON-5
PARCEL ID	334-8.17-19.00	334-20.06-110.00	334-20.06-26.00	334-14.09-55.00	134-13.00-1107.00	134-17.20-181.00
CARD 1						
	36	4	703 S	39	31661 N	200 N
	OCEAN	PROSPECT	BOARDWALK	ROLLING	OCEAN	OCEAN
	DR	ST		RD	WAY	DR
Neighborhood	6VR001	6VR006	6VR006	6VR002	1AR055	1WR005
NBHD Group	625	625	625	625	114	114
Total Acres	.2296	.2870	.1653	.9383	.2031	.2238
Living Units	1	1	1	1	1	1
DWELLING DESCRIPTION						
Story Height	2	2	3	1	2	2
Attic	1	1	1	1	1	1
Style	12-TWNHSE EXTERIOR	21-CONVENTIONAL	21-CONVENTIONAL	03-RANCH	21-CONVENTIONAL	21-CONVENTIONAL
Year Built	1980	2005	1980	1958	2001	1971
Exterior Wall	01-FRAME	01-FRAME	06-ALUM/VINYL	01-FRAME	01-FRAME	01-FRAME
Total Living Area	2320	2550	2028	3130	3792	2480
Fin Bsmt Area	957	1324			881	
Rec Room Area						
Grade	C+	B-	C+	B+	B+	B-
CDU	AV	AV	AV	AV	AV	AV
Basement	6	6	3	2	6	1
Bed Rooms	4	5	3	3	5	4
Total Rooms	7	8	6	6	8	7
Total Fixtures	12	17	13	16	15	12
Fireplace-Mas				3		
System Type	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	5-GEOTHERMAL
PRICING DATA						
Land Value	3,552,000	2,955,600	2,652,600	2,280,900	4,406,800	2,416,200
Building Value	798,100	914,000	537,700	706,700	747,600	534,400
OBV Value	0	0	0	0	0	1,110
Dwelling Value	798,100	914,000	537,700	706,700	747,600	533,300
Cost Value	4,350,100	3,869,600	3,190,300	2,987,600	5,154,400	2,950,600
VALUATION						
Weighted Average	5,341,780					
Time Adjusted Price	0	6674200	2920000	3391500	5742000	3680000
Sale Price	0	5525000	2500000	3325000	4950000	3370000
Sale Date		17-FEB-2021	23-JUL-2021	29-MAR-2023	03-AUG-2021	06-MAY-2022
Market Value	4,856,510					
Adjusted Price		5,927,900	3,642,370	4,643,180	3,842,070	4,827,420

Docket Number: _____

Annual
 Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM
BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

This form may be submitted by mail to PO Box 589, Georgetown DE 19947, in person at 2 The Circle, Georgetown DE, or electronically to the Assessment Department at assessmentappeals@sussexcountyde.gov. If every question is not clearly and completely answered, the Board may deny your appeal without further hearing. Submit a separate appeal form for every tax parcel.

REMEMBER:

1. Hearsay rules apply: expert testimony must be presented by the expert, and copies of contracts, appraisals, etc., must be presented by the author him/herself.
2. Assessment is based on 100% of the fair market value of your property as of July 1, 2023.

Property Identification

Owner(s): SIAHEPAHI SHAHROKH Morovati trustee Parcel ID: 334-8.17-1900

Street Address of Parcel: 36 Ocean Drive North Shores, Rehoboth Beach, DE 19971

Current Assessment:

Land	Improvement	Total

Purchase Price (Total of Land and Improvement) \$125,000.00 Date of Purchase 1976

Special Conditions of Sale none

How was property acquired Private Sale Auction Open Market Family Inherited
 Other _____

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change
1988	\$86,000.00	cost is approximate. Renovation and repairs with no additions or extention
2018	\$55,000.00	replaced windows, sliding doors and repaired decayed structures

Description of Property

Lot size/Land Area living area 2170 sq.ft. Style of Home semi attached townh

Number of: Bedrooms: 4 Bathrooms: 3 Fireplaces: 1

Finished Basement Finished Attic Central Air

Porches and Additions: 2 decks

Describe Garage or Other Improvements:

1 carport

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 2288,000.00

On what basis do you reach that Opinion?
(Select One)

<input checked="" type="checkbox"/>	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
<input type="checkbox"/>	Comparable Sales (identify below)
<input type="checkbox"/>	Other (provide detail below or in a separate attachment)

Briefly discuss the reason for your appeal and for your conclusion of value:

Unreasonable assessment of \$4,856,500.00 by Tyler Technologies

Comparable Sales

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. **The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.**

You must submit **3** comparable sales.

1. Parcel Number _____ Owner _____

Address _____

Sales Price \$ _____ Date of Sale _____

Lot Size/Land Area _____ Style of House _____

Number of: Bedrooms: _____ Bathrooms: _____ Fireplaces: _____

Finished Basement Finished Attic Central Air

Porches and Additions: _____

Describe Garage or Other Improvements:

Additional Comments:

2. Parcel Number _____ Owner _____

Address _____

Sales Price \$ _____ Date of Sale _____

Lot Size/Land Area _____ Style of House _____

Number of: Bedrooms: _____ Bathrooms: _____ Fireplaces: _____

Finished Basement Finished Attic Central Air

Porches and Additions: _____

Describe Garage or Other Improvements:

Additional Comments:

3. Parcel Number _____ Owner _____

Address _____

Sales Price \$ _____ Date of Sale _____

Lot Size/Land Area _____ Style of House _____

Number of: Bedrooms: _____ Bathrooms: _____ Fireplaces: _____

Finished Basement Finished Attic Central Air

Porches and Additions _____

Describe Garage or Other Improvements:

Additional Comments:

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

_____	_____
Name	Firm or Company
_____	_____
Address	Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner of authorized agent of the owner of the described property, affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$ 2,288,000.00

Signature of Owner or agent¹ _____

Print Name and Title: Siahsepahi Shahrokh Morovati trustee

Mailing Address: 20 Raintree Road

Chadds Ford

PA 19317

E Mail Address: morovati@aol.com Telephone: 302-229-7571

Please use mailing address e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here and the Board will consider your appeal on the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits.

¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appeal and represent the interest of the owner herein.

Melisa Anne Hollis

From: d <morovati@aol.com>
Sent: Sunday, February 9, 2025 9:03 AM
To: Assessment Appeals
Subject: Appeal of Real Estate Assessment Value for 36 Ocean Drive, Rehoboth Beach, DE,19971
Attachments: ResidentialAssessment_AppealForm.pdf; 36 Ocean Dr Appraisal Report.pdf

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Dear Members of the Sussex County Board of Assessment,

I am writing to formally appeal the property assessment value provided by Tyler Technologies for my property located at 36 Ocean Drive, Rehoboth Beach, Delaware, 19971. The proposed assessed value of \$4.6 million is unsupported, grossly overstated, and does not reflect the property's supported fair market value.

This property has been in my possession for over 50 years. Aside from a modest interior upgrade made years ago, there have been no additions, expansion, or renovations that warrant the proposed assessment value.

As was suggested, I met with a representative from Tyler Technologies on January 2, 2025 to discuss this matter, and the conversation was productive. Following Tyler Technologies' advice, I commissioned an appraisal to provide evidence in support of an accurate assessment value of the property.

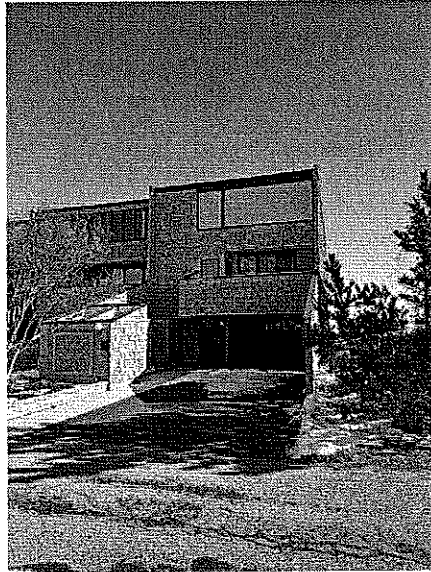
Enclosed with this letter, I have included a PDF copy of the appraisal of my property, which provides support for an assessment value of \$2,288,000, and in so doing, highlights the excessive and unsupported proposed assessment value of \$4.6 million.

I respectfully request that the Appeals Board review the provided evidence and adjust the assessed value of my property to align with the market appraisal value of \$2,288,000. I would appreciate the opportunity to discuss this further if necessary and look forward to your favorable consideration.

Thank you for your time and attention to this matter. Please feel free to contact me at 302-229-7571 or morovati@aol.com if additional information or clarification is needed.

Sincerely,  Shah Morovati

APPRAISAL OF REAL PROPERTY



LOCATED AT

36 Ocean Dr
Rehoboth Beach, DE 19971
Reference Deed Book 4092 Page 70

FOR

Slahsepahi Shahrokh Morovati, Trustee
36 Ocean Dr
Rehoboth Beach, DE 19971

OPINION OF VALUE

2,288,000

AS OF

01/14/2025

BY

Harold Lankenau
Accurate Appraisals, LLC
122 Carriage Way
Wilmington, DE 19806
302-333-5840
hary@accuratehomeappraisals.com

RESIDENTIAL APPRAISAL REPORT

File No.:

Property Address: 36 Ocean Dr	City: Rehoboth Beach	State: DE Zip Code: 19971
County: Sussex	Legal Description: Reference Deed Book 4092 Page 70	Assessor's Parcel #: 334-08.17-19.00
Tax Year: 2025 R.E. Taxes: \$ 2,588	Special Assessments: \$ 0	Borrower (if applicable): N/A
Current Owner of Record: Siahsephali Shahrokh Morovati, Trustee	Occupant: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant <input type="checkbox"/> Vacant <input type="checkbox"/> Manufactured Housing	
Project Type: <input checked="" type="checkbox"/> PUD <input type="checkbox"/> Condominium <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (describe)	HOA: \$ 3,000	<input checked="" type="checkbox"/> per year <input type="checkbox"/> per month
Market Area Name: North Shores	Map Reference: 42580	Census Tract: 0511.01
The purpose of this appraisal is to develop an opinion of: <input checked="" type="checkbox"/> Market Value (as defined), or <input type="checkbox"/> other type of value (describe)		
This report reflects the following value (if not Current, see comments): <input checked="" type="checkbox"/> Current (the Inspection Date is the Effective Date) <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective		
Approaches developed for this appraisal: <input checked="" type="checkbox"/> Sales Comparison Approach <input type="checkbox"/> Cost Approach <input type="checkbox"/> Income Approach (See Reconciliation Comments and Scope of Work)		
Property Rights Appraised: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Leased Fee <input type="checkbox"/> Other (describe)		
Intended Use: The intended use of the report is to determine market value as of January 14, 2025.		
Intended User(s) (by name or type): Siahsephali Shahrokh Morovati, Trustee and his agents.		
Client: Siahsephali Shahrokh Morovati, Trustee Address: 36 Ocean Dr, Rehoboth Beach, DE 19971		
Appraiser: Harold Lankenau Address: 122 Carriage Way, Wilmington, DE 19803		
Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Tenant	One-Unit Housing PRICE AGE \$1000 (yrs) 500 Low 1
Built up: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Present Land Use One-Unit 85% 2-4 Unit 5% Multi-Unit 5% Comm'l 5%
Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining		* To: _____
Demand/supply: <input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply		
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		
Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The Appraiser used single family detached home sales within 15 miles of the subject to determine market conditions. Marketing time is less than 90 days according to most recent MLS records. Demand exceeds supply. Property values are increasing.		
The Market Area is predominantly residential.		
Dimensions: 40.41 x 250	Site Area: 10,102 sf	
Zoning Classification: AR-1	Description: AR-1	
Zoning Compliance: <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal nonconforming (grandfathered) <input type="checkbox"/> Illegal <input type="checkbox"/> No zoning		
Are CC&Rs applicable? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Unknown	Have the documents been reviewed? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Ground Rent (if applicable) \$ /		
Highest & Best Use as improved: <input checked="" type="checkbox"/> Present use, or <input type="checkbox"/> Other use (explain)		
Actual Use as of Effective Date: Single Family Home Use as appraised in this report: Single Family Home		
Summary of Highest & Best Use: The subject is located in a market area of single family homes. The highest and best use is as a single family home.		
Utilities	Public Other	Provider/Description
Electricity	<input checked="" type="checkbox"/> <input type="checkbox"/>	Street Macadam
Gas	<input type="checkbox"/> <input checked="" type="checkbox"/>	Curbs/Gutter None
Water	<input checked="" type="checkbox"/> <input type="checkbox"/>	Sidewalk None
Sanitary Sewer	<input checked="" type="checkbox"/> <input type="checkbox"/>	Street Lights None
Storm Sewer	<input checked="" type="checkbox"/> <input type="checkbox"/>	Alley None
Off-site Improvements Type Public Private		
Other site elements: <input type="checkbox"/> Inside Lot <input type="checkbox"/> Corner Lot <input type="checkbox"/> Cui de Sac <input type="checkbox"/> Underground Utilities <input type="checkbox"/> Other (describe)		
FEMA Spec'l Flood Hazard Area <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No FEMA Flood Zone VE FEMA Map # 10005C0352K FEMA Map Date 03/16/2015		
Site Comments: The site is average for the market area. There are no adverse site condition or external factors such as a easements, encroachments or environmental conditions.		
General Description	Exterior Description	Foundation
# of Units 1 <input type="checkbox"/> Acc.Unit	Foundation Concrete	Slab None
# of Stories 3	Exterior Walls Wood	Crawl Space None
Type <input type="checkbox"/> Det. <input type="checkbox"/> Att. <input checked="" type="checkbox"/> SD	Roof Surface Flat	Basement Yes
Design (Style) Semi Det Twnhse	Gutters & Dwnsprts. Aluminum	Sump Pump <input type="checkbox"/> None
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und.Cons.	Window Type DH Vinyl	Dampness <input type="checkbox"/> None
Actual Age (Yrs.) 56	Storm/Screens Yes	Settlement None
Effective Age (Yrs.) 20		Infestation None
Interior Description	Appliances	Attic <input checked="" type="checkbox"/> None
Floors Carpet, Ceramic	Refrigerator <input checked="" type="checkbox"/>	Amenities
Walls Drywall	Range/Oven <input checked="" type="checkbox"/>	Fireplace(s) # 1
Trim/Finish Wood	Disposal <input checked="" type="checkbox"/>	Woodstove(s) # None
Bath Floor Ceramic	Dishwasher <input checked="" type="checkbox"/>	
Bath Wainscot Ceramic	Fan/Hood <input checked="" type="checkbox"/>	
Doors Wood	Microwave <input checked="" type="checkbox"/>	
None None	Washer/Dryer <input checked="" type="checkbox"/>	
	Finished <input checked="" type="checkbox"/>	
Finished area above grade contains: 7 Rooms 3 Bedrooms 3.0 Bath(s) 2,170 Square Feet of Gross Living Area Above Grade		
Additional features: None noted. No adjustment is warranted for fencing, sheds, hot tubs or above ground pools.		
Describe the condition of the property (including physical, functional and external obsolescence): See Text Addendum.		

RESIDENTIAL APPRAISAL REPORT

File No.:

My research did did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Data Source(s): **BrightMLS/County Tax Records**

1st Prior Subject Sale/Transfer: Analysis of sale/transfer history and/or any current agreement of sale/listing: **The subject did not report any sales or transfers in the last 3 years.**

Date: _____

Price: _____

Source(s): _____

2nd Prior Subject Sale/Transfer: _____

Date: _____

Price: _____

Source(s): _____

SALES COMPARISON APPROACH TO VALUE (if developed) The Sales Comparison Approach was not developed for this appraisal.

FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	36 Ocean Dr Rehoboth Beach, DE 19971	48 Ocean Dr Rehoboth Beach, DE 19971	63 Harbor Rd Rehoboth Beach, DE 19971	29111 Ocean Rd # 6 Dewey Beach, DE 19971
Proximity to Subject		0.03 miles N	0.12 miles W	0.09 miles S
Sale Price	\$ _____	\$ 4,700,000	\$ 1,765,000	\$ 1,800,000
Sale Price/GLA	\$ _____ /sq.ft.	\$ 1,696.75 /sq.ft.	\$ 668.56 /sq.ft.	\$ 1,171.88 /sq.ft.
Data Source(s)	Inspection	BrtMLS#DESU2063646 DOM 113	BrtMLS#DESU2064614 DOM 4	BrtMLS#DESU2065532 DOM 101
Verification Source(s)	County Tx Rcds	County Tax Records	County Tax Records	County Tax Records
VALUE ADJUSTMENTS	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing Concessions		ArmLth,Cash None	ArmLth,Conv None	ArmLth,Conv None
Date of Sale/Time		s01/06/2025	s09/16/2024	s11/22/2024
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Good(Oceanfront)	Good(Oceanfront)	Avg(Residential)	Good(Oceanfront)
Site	10,102 sf	0.22 ac	0.04 ac	0.04 ac
View	Good(Ocean)	Good(Ocean)	Avg+(Water View)	Good(Ocean)
Design (Style)	Semi Det Twnhse	Semi Det Twnhse	Att Twnhse	Semi Det Twnhse
Quality of Construction	Average	Average	Average	Average
Age	56	56	54	59
Condition	Average+	Good	Average+	Average+
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	7 3 3.0	8 5 4.0	7 4 3.0	7 4 2.1
Gross Living Area	2,170 sq.ft.	2,770 sq.ft.	2,640 sq.ft.	1,536 sq.ft.
Basement & Finished Rooms Below Grade	None	None	None	None
Functional Utility	Average	Average	Average	Average
Heating/Cooling	HA/Yes	HA/Yes	HA/Yes	HA/Yes
Energy Efficient Items	None	None	None	None
Garage/Carport	1 Car Carport	2 Car Driveway	0 2 Car Driveway	0 2 Car Driveway
Porch/Patio/Deck	Deck, Balcony	Deck,2 Balcony	0 Deck,Balcony	0 Deck,2 Blny,ScnPrh
Fireplace	1 Fireplace	None	None	None
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,810,000	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 459,400	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 418,400
Adjusted Sale Price of Comparables		\$ 2,890,000	\$ 2,224,400	\$ 2,218,400

Summary of Sales Comparison Approach **See Text Addendum.**

Indicated Value by Sales Comparison Approach \$	2,288,000
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Supplemental Addendum

File No.

Borrower	N/A				
Property Address	36 Ocean Dr				
City	Rehoboth Beach	County	Sussex	State	DE Zip Code 19971
Lender/Client	Siahsephahi Shahrokh Morovati, Trustee				

Additional Comments:

Purpose and Intended Use: The purpose and intended use of this report is to develop and report an opinion of market value to assist the client in evaluating the subject property as of January 14, 2024.

Highest and Best Present Land Use: The subject property as improved is legally permissible, physically possible, financially feasible and maximally productive as a single family house of the current configuration. It is a typical house for the area.

Predominant Value: The subject's value estimate falls within the value range (LOW/HIGH) for the neighborhood. It has no adverse effect on the subject if the value estimate is above or below the predominant value.

Utilities: The utilities were turned on and functioning at the time of the inspection.

Comparable Data: All comparable data was obtained using the information provided by the Bright/MLS Data System and the County Tax Records. This data is being reported to the best of the appraiser's knowledge. Basement square footage, finished area square footage and exit type are estimates, as this information is not readily available to the appraiser.

Basements: If the subject property or comparables have an unfinished basement the field marked "Rooms Below Grade" will be left blank.

Search Criteria: The Subject is an ocean front townhouse. The search criteria was expanded to attached and detached townhouses within 15 miles of the subject that have settled between January 14, 2023 and January 14, 2025.

Time Adjustment: The 1004mc market data indicates that sale prices have been increasing. The Appraiser determined the time adjustment using FHFA Housing Price Index. The Comparables were adjusted at 6% annually(.5% per month).

Over Six Months: One or more comparable sales are older than six (6) months old. Although these are comparable properties in the subject's area, none have sold recently; therefore, sales in excess of six (6) months old had to be used. An educated buyer considering a home with similar characteristics would consider all comparables used. All comparables used were considered to be the best available.

Age: No age adjustment was warranted as the subject and the comparables all had similar effective age and significant differences were taken in to account in the condition and renovation sections.

Gross/Net Adjustments: One or more comparables exceeds the typical guideline for gross and net adjustments. This is due to the lack of more similar comparable sales.

Condition of the Subject: The subject is a three story semi detached townhouse. The first level has a Foyer and Laundry/Mechanical Room/ The second floor has a den that could be used as a bedroom, living room, dining room, kitchen and full bath. The second floor has three bedroom, two full baths and a loft area. There is a balcony in the front and a large deck facing the ocean. The Subject has an ocean front location and view.

The subject has been well maintained. The kitchen and baths have a high quality fit and finish but have not been recently remodeled. The carpet is older and has some wear and tear.

Adjustments: No seller concessions were reported.

The Subject and Comparables one, three, four, five and six are ocean front townhouses. Comparable one was adjusted at 15% of sale price for inferior location. It was adjusted at 20% of sale price for an inferior view.

No adjustment was warranted for difference in site size. See Comparables four versus six.

The Comparables were adjusted for differences in GLA in excess of 100 sf at \$600 per sf as a contributory value. No adjustment was warranted for differences in overall room count or bedroom count as it has been accounted for in the GLA adjustment. The Comparables were adjusted for differences in bath/powder room count at \$40,000 per full bath.

The Subject and Comparables were rated for overall condition on a scale of poor to good. Comparable one has been extensively remodeled. The remodel includes new siding, systems, flooring, kitchen and baths. It was adjusted at 30% of sale price for superior condition. The Subject and Comparable two, three, four and six were rated as Average+ condition. They have been well maintained with high quality finishes. Comparable five was rated as Average condition and adjusted at 15% of sale price. The condition of homes was determined through analysis of BrightMLS listings including agent comments, photographs and seller disclosures. Adjustments were determined through paired sales analysis.

The Subject and Comparables all have deck, porches or patios. No adjustment was warranted for differences due to lack of reliable market data.

• Comparable Summary

Comparables Summary & Estimated Indicated Value

	Sale Price	Net Adj %	Grs Adj %	Ind Value	Weight
Comp #1:	4,700,000	38.5	38.5	2,890,000	25
Comp #2:	1,765,000	26	58	2,224,400	15
Comp #3:	1,800,000	23.2	23.2	2,218,400	15
Comp #4:	1,450,000	38.1	38.1	2,002,500	15
Comp #5:	1,180,000	69.5	72.9	1,999,900	15
Comp #6:	1,825,000	9.2	16.8	1,993,100	15

ESTIMATED INDICATED VALUE OF THE SUBJECT: 2,288,000

Supplemental Addendum

File No.

Borrower	N/A				
Property Address	36 Ocean Dr				
City	Rehoboth Beach	County	Sussex	State	DE Zip Code 19971
Lender/Client	Siahsepani Shahrokh Morovati, Trustee				

• **Indicated Weight Value**

Estimated indicated value is determined by using the Gross Adjustment of sale price for each comparable as a measure of the relative quality of the comp. The Indicated Value is derived by multiplying the weight of each comp by the Adjusted Sale Price of that comp, repeating for each property, then adding them all together. This weighted average is used as the indicated value of the subject.

As with any method, this technique is not perfect. However, it does do a very good job of giving more weight to the most similar comps while at the same time minimizing values near the extremes of the indicated value range.

Weight/Reconciliation: The Comparables were selected based on location, view, GLA, and amenities. Comparable one is located in the Subject's subdivision. It sold unusually high for a townhouse in the market area. No other units have sold in the subject's complex in the last 3 years. Significant weight was placed on it because of its location. However weight was also placed on other sales in the market area. Comparable two is a recent sale of a townhouse in close proximity to the subject. Comparable's three, four, five and six are oceanfront townhouses in the subject's market area. Comparables four and five are located further from the subject. However they are ocean front townhouses located in the Delaware Beach market area. For that reason they are appropriate comparables.

The income approach was not applicable because the homes in the market area are predominantly owner-occupied. The cost approach was not developed. The sales comparison method is the most reliable method for the subject property.

The Appraiser stayed in the mid range of the adjusted values and is well supported.

Assumptions, Limiting Conditions & Scope of Work

File No.:

Property Address: 36 Ocean Dr

City: Rehoboth Beach

State: DE

Zip Code: 19971

Client: Siahsepahi Shahrokh Morovati, Trustee

Address:

Appraiser: Harold Lankenau

Address:

STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.
- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.
- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.
- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.
- The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or public database.
- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appraisal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

Additional Comments (Scope of Work, Extraordinary Assumptions, Hypothetical Conditions, etc.):

Certifications

File No.:

Property Address: 36 Ocean Dr City: Rehoboth Beach State: DE Zip Code: 19971
 Client: Shahsephahi Shahrokh Morovati, Trustee Address: _____
 Appraiser: Harold Lankenau Address: _____

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications:


DEFINITION OF MARKET VALUE *:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: _____ Client Name: Shahsephahi Shahrokh Morovati, Trustee
 E-Mail: _____ Address: _____

<p>APPRAISER</p> <p style="text-align: center;"></p> <p>Appraiser Name: <u>Harold Lankenau</u> Company: <u>Accurate Appraisals, LLC</u> Phone: <u>302-333-5840</u> Fax: _____ E-Mail: <u>harry@accuratehomeappraisals.com</u> Date Report Signed: <u>01/20/2025</u> License or Certification #: <u>X2-0010745</u> State: <u>DE</u> Designation: <u>Certified Residential Appraiser</u> Expiration Date of License or Certification: <u>10/31/2025</u> Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of inspection: <u>01/14/2025</u></p>	<p>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</p> <p>Supervisory or Co-Appraiser Name: _____ Company: _____ Phone: _____ Fax: _____ E-Mail: _____ Date Report Signed: <u>01/20/2025</u> License or Certification #: _____ State: _____ Designation: _____ Expiration Date of License or Certification: _____ Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None Date of inspection: _____</p>
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Borrower	N/A		File No.	
Property Address	36 Ocean Dr			
City	Rehoboth Beach	County	Sussex	State DE Zip Code 19971
Lender/Client	Siahsepahi Shahrokh Morovafi, Trustee			

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

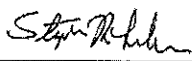
- I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
 - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
 - Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
 - I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
 - My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
 - Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
 - Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

1. This Appraisal is "NOT" a home inspection and the appraiser is "NOT" acting as a home inspector when preparing the report.
2. The appraiser is a Certified Residential Appraiser in good standing in the State of Delaware, and has completed residential appraisals in the subject market area, and considers himself compliant with the Competency Provisions and Ethics Provision set forth in USPAP, and has recently successfully completed the seven hour National USPAP Update Course for the current effective period.
3. Unless otherwise indicated, I have performed no other services, as an appraiser or in any other capacity, regarding the property that is the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
4. This appraisal complies to both current USPAP and FIRREA standards.

APPRAISER:

Signature: 

Name: Harold Lankenau
Certified Residential Appraiser

State Certification #: X2-0010745
 or State License #: _____

State: DE Expiration Date of Certification or License: 10/31/2025

Date of Signature and Report: 01/20/2025
 Effective Date of Appraisal: 01/14/2025

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): 01/14/2025

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____
 or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: 01/20/2025

Inspection of Subject: None Interior and Exterior Exterior-Only

Date of Inspection (if applicable): _____

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what they consider their own best interests; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, 2010.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

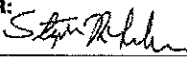
CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

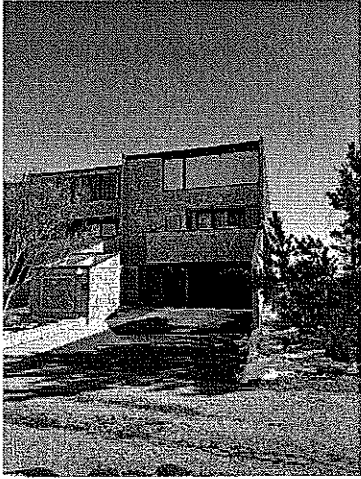
ADDRESS OF PROPERTY ANALYZED: 36 Ocean Dr, Rehoboth Beach, DE 19971

APPRAISER:
 Signature: 
 Name: Harold Lankenau
 Title: Certified Residential Appraiser
 State Certification #: X2-0010745
 or State License #: _____
 State: DE Expiration Date of Certification or License: 10/31/2025
 Date Signed: 01/20/2025

SUPERVISORY or CO-APPRAISER (if applicable):
 Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date Signed: 01/20/2025
 Did Did Not Inspect Property

Subject Photo Page

Borrower	N/A						
Property Address	36 Ocean Dr						
City	Rehoboth Beach	County	Sussex	State	DE	Zip Code	19971
Lender/Client	Siahsephi Shahrokh Morovati, Trustee						

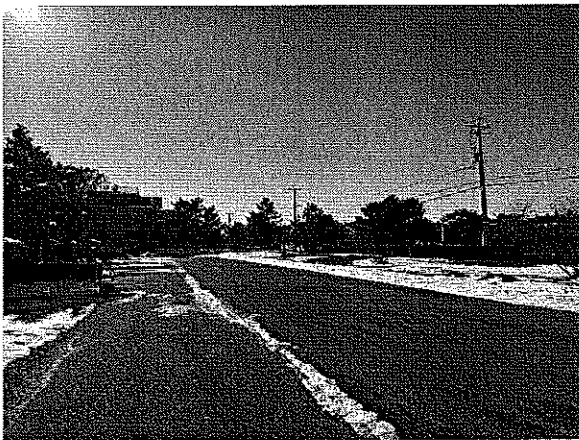


Subject Front

36 Ocean Dr
Sales Price
Gross Living Area 2,170
Total Rooms 7
Total Bedrooms 3
Total Bathrooms 3.0
Location Good(Oceanfront)
View Good(Ocean)
Site 10,102 sf
Quality Average
Age 56



Subject Rear



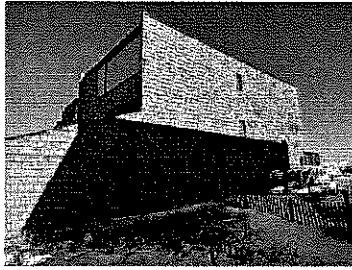
Subject Street

Interior Photos

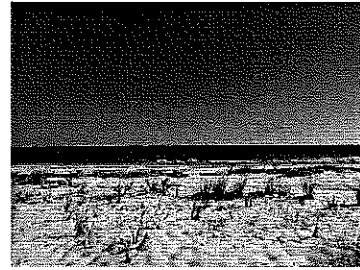
Borrower	N/A				
Property Address	36 Ocean Dr				
City	Rehoboth Beach	County	Sussex	State	DE Zip Code 19971
Lender/Client	Siahsepani Shahrokh Morovati, Trustee				



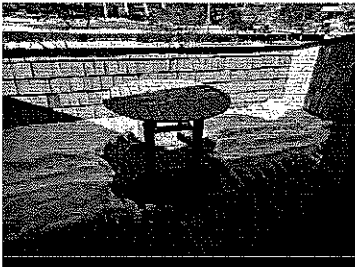
Additional Street



Right Side



Ocean View



Balcony



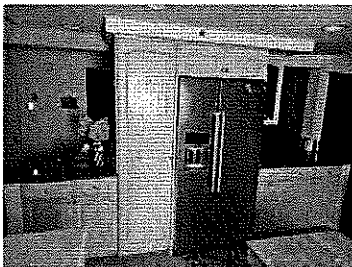
Living Room



Kitchen



Kitchen



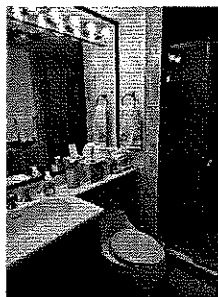
Kitchen



Dining Room



Den



Bath



Bedroom



Bedroom



Bath



Bedroom

Interior Photos

Borrower	N/A				
Property Address	36 Ocean Dr				
City	Rehoboth Beach	County	Sussex	State	DE
				Zip Code	19971
Lender/Client	Siahsepahi Shahrokh Morovati, Trustee				



Bath



Bath



Loft



Open to Below



Carpet



Foyer



Laundry



HW Heater



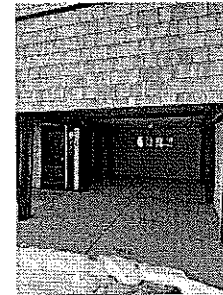
Heater



Electric Panel



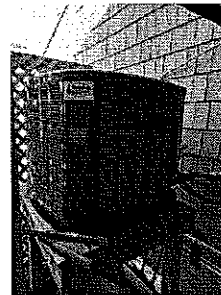
Address Verification



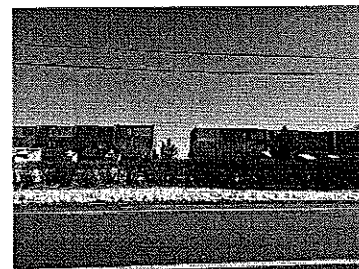
Carport



Propane Tank



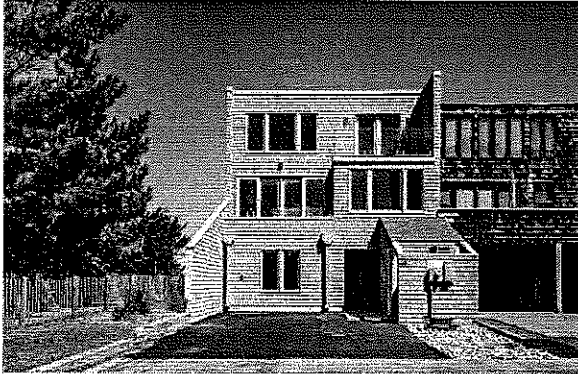
C/A Compressor



Street View of Complex

Comparable Photo Page

Borrower	N/A				
Property Address	36 Ocean Dr				
City	Rehoboth Beach	County	Sussex	State	DE
				Zip Code	19971
Lender/Client	Siahsepahi Shahrokh Morovati, Trustee				



Comparable 1

48 Ocean Dr
 Prox. to Subject 0.03 miles N
 Sale Price 4,700,000
 Gross Living Area 2,770
 Total Rooms 8
 Total Bedrooms 5
 Total Bathrooms 4.0
 Location Good(Oceanfront)
 View Good(Ocean)
 Site 0.22 ac
 Quality Average
 Age 56



Comparable 2

63 Harbor Rd
 Prox. to Subject 0.12 miles W
 Sale Price 1,765,000
 Gross Living Area 2,640
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.0
 Location Avg(Residential)
 View Avg+(Water View)
 Site 0.04 ac
 Quality Average
 Age 54



Comparable 3

29111 Ocean Rd # 6
 Prox. to Subject 0.09 miles S
 Sale Price 1,800,000
 Gross Living Area 1,536
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location Good(Oceanfront)
 View Good(Ocean)
 Site 0.04 ac
 Quality Average
 Age 59

Comparable Photo Page

Borrower	N/A				
Property Address	36 Ocean Dr				
City	Rehoboth Beach	County	Sussex	State	DE Zip Code 19971
Lender/Client	Siahsephi Shahrokh Morovati, Trustee				



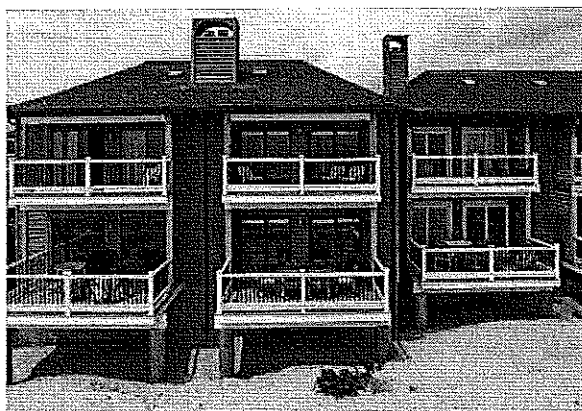
Comparable 4

29135 Ocean Rd Unit 15
 Prox. to Subject 10.27 miles S
 Sale Price 1,450,000
 Gross Living Area 1,500
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2.1
 Location Good(Oceanfront)
 View Good(Ocean)
 Site 0.03 ac
 Quality Average
 Age 59



Comparable 5

96 Central Ave # B
 Prox. to Subject 13.56 miles S
 Sale Price 1,180,000
 Gross Living Area 1,370
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location Good(Oceanfront)
 View Good(Ocean)
 Site 0.03 ac
 Quality Average
 Age 57

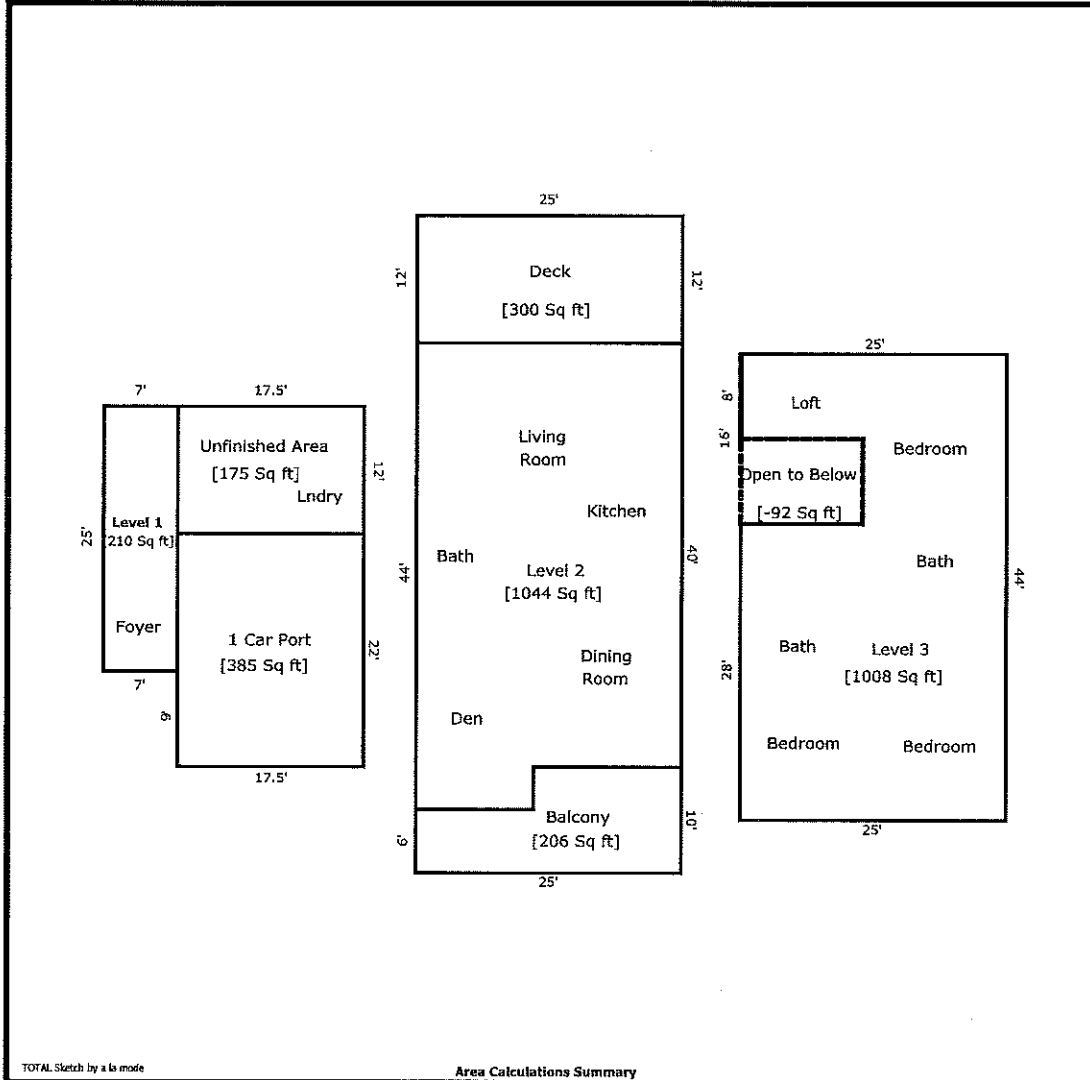


Comparable 6

3 Dickinson St # 6A
 Prox. to Subject 3.12 miles S
 Sale Price 1,825,000
 Gross Living Area 2,252
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 3.1
 Location Good(Oceanfront)
 View Good(Ocean)
 Site 0.51 ac
 Quality Average
 Age 41

Building Sketch

Borrower	N/A				
Property Address	36 Ocean Dr				
City	Rehoboth Beach	County	Sussex	State	DE Zip Code 19971
Lender/Client	Siahsephahi Shahrokh Morovati, Trustee				



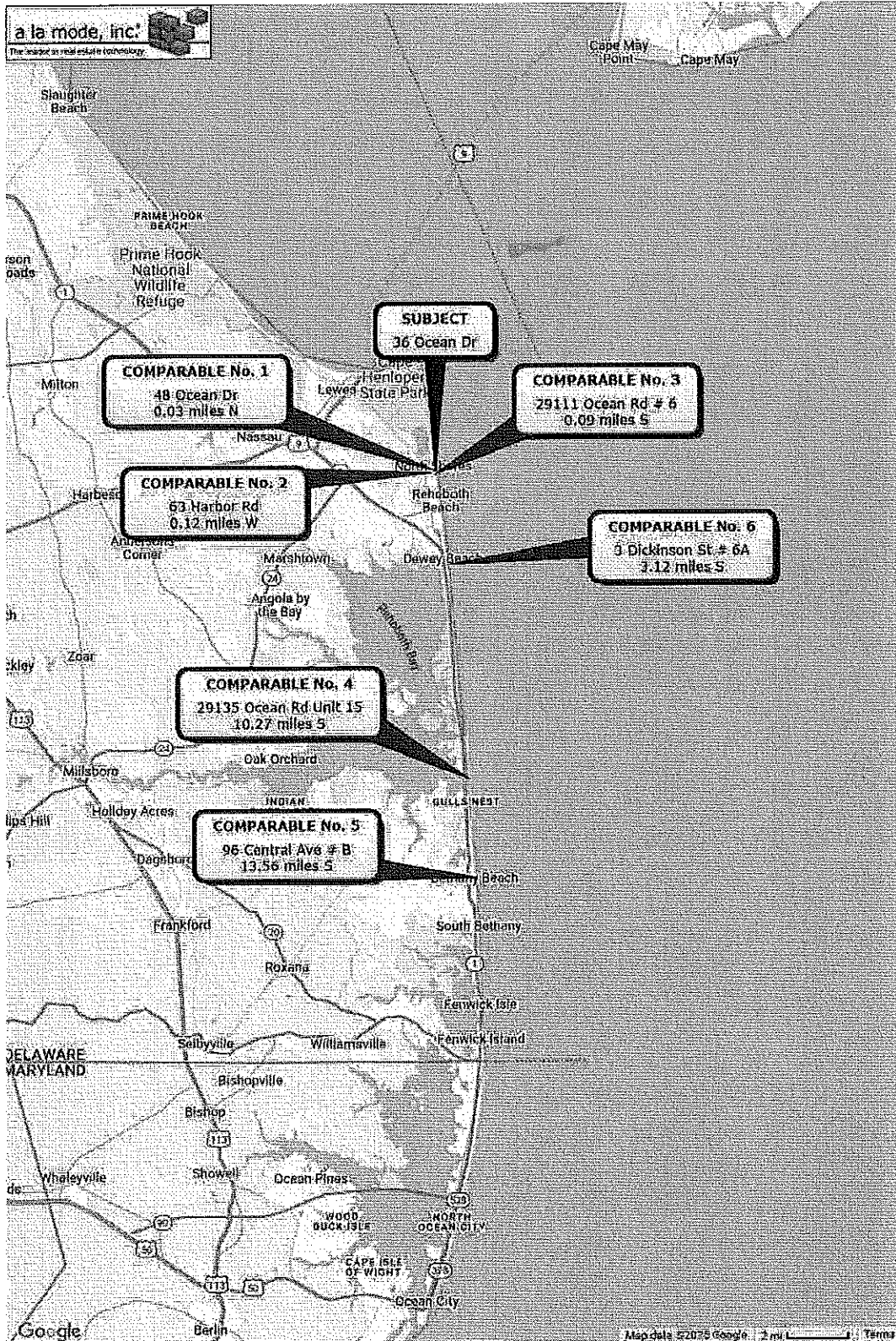
TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Area	Calculation Details
Open to Below	-92 Sq ft	8 × 11.5 = 92
Level 3	1008 Sq ft	44 × 13.5 = 594 28 × 11.5 = 322 8 × 11.5 = 92
Level 2	1044 Sq ft	25 × 40 = 1000 4 × 11 = 44
Level 1	210 Sq ft	12 × 17.5 = 210
Total Living Area (Rounded):	2170 Sq ft	
Non-living Area	Area	Calculation Details
1 Car Port	385 Sq ft	22 × 17.5 = 385
Balcony	206 Sq ft	10 × 14 = 140 6 × 11 = 66
Unfinished Area	175 Sq ft	25 × 7 = 175
Deck	300 Sq ft	25 × 12 = 300

Aerial Map

Borrower	N/A			
Property Address	36 Ocean Dr			
City	Rehoboth Beach	County	Sussex	State DE Zip Code 19971
Lender/Client	Siahsepahi Shahrokh Morovati, Trustee			



Aerial Map

Borrower	N/A				
Property Address	36 Ocean Dr				
City	Rehoboth Beach	County	Sussex	State	DE Zip Code 19971
Lender/Client	Siahsepahi Shahrokh Morovati, Trustee				

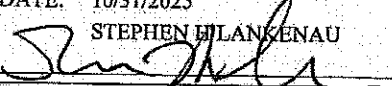


NOT TRANSFERABLE

STATE OF DELAWARE
DIVISION OF PROFESSIONAL REGULATION

CANNON BUILDING
861 SILVER LAKE BLVD., SUITE 203
DOVER, DELAWARE 19904-2467

PROFESSIONAL LICENSE

PROFESSION:	Real Estate Appraisers
LICENSE TYPE:	Cert. Residential Real Property Appr
LICENSE NUMBER:	X2-0010745
LICENSE STATUS:	Active
ISSUE DATE:	01/21/2022
EXPIRATION DATE:	10/31/2025
ISSUED TO:	STEPHEN HILANKENAU
SIGNATURE:	

THIS CERTIFIES THAT THE PERSON NAMED IS HEREBY LICENSED TO
CONDUCT OR ENGAGE IN THE PROFESSION INDICATED ABOVE.
THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF DELAWARE



Department of State
Division of Professional Regulation
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