

## **BOARD OF ASSESSMENT REVIEW MEETING**

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

### **AGENDA**

**May 16, 2025**

**10:00 A.M.**

#### **Call to Order**

#### **Approval of Agenda**

#### **Public Comments**

#### **Consent Agenda**

1. **Parcel - 130-5.00-32.06 – Charlene Fuller**
2. **Parcel - 131-15.00-62.00 – Bridgeville Rifle and Pistol Club, Inc.**
3. **Parcel - 132-8.00-1.00-52725 – Bryan Holley**
4. **Parcel - 134-3.00-300.00 – Stephen Lamy**
5. **Parcel - 134-5.00-114.00-B – Andrew Finley**
6. **Parcel - 134-5.00-279.00 – 49 Cottonway South LLC**
7. **Parcel - 134-5.00-443.00 – Dennis O'Brien**
8. **Parcel - 134-7.00-14.00 – Bruce Lutz**
9. **Parcel - 134-9.00-42.00 – Sussex Realty Prettyman 2003 LLC**



10. Parcel - 134-9.00-94.01-13052 – Matthew Chandler
11. Parcel - 134-16.00-456.00 – Ronald Schmoll
12. Parcel - 134-17.00-56.07-107 – Michael Sellman
13. Parcel - 134-17.07-92.00-2 – Thomas and Dara Weigand
14. Parcel - 134-18.00-238.00-TH88 – Greta Muirhead
15. Parcel - 134-19.00-604.00 – Jonathan Lipschitz TTEE
16. Parcel - 134-20.07-24.00 – Harold and Gloria Gittelman
17. Parcel - 135-14.00-71.00 – Sherry Sabb-Abbott
18. Parcel - 230-17.00-117.00 – Peter and Carol Goldring
19. Parcel - 230-21.00-114.00 – David Robb
20. Parcel - 230-26.00-123.00 – William Walton
21. Parcel - 230-26.00-123.03 – William Walton
22. Parcel - 232-22.00-13.00 – Michael Decker
23. Parcel - 233-1.00-1.00 – James Schreppler
24. Parcel - 233-1.00-1.01 – James Schreppler
25. Parcel - 234-5.00-96.01 – Gary Wexler
26. Parcel - 234-6.00-520.00 – Salvatore Pisasale Jr.
27. Parcel - 234-16.00-418.00 – William and Beverly Ryon
28. Parcel - 234-18.00-383.00 – Rita Lysik
29. Parcel - 234-18.00-458.00 – Eric Mirtaghavi
30. Parcel - 235-3.12-82.00 – Daniel Webber
31. Parcel - 235-8.00-1.03 – Janet Bingham REV TR
32. Parcel - 235-12.00-41.00 – William Walton
33. Parcel - 235-25.00-17.00 – W and B Hudson Family LTD PRTSHP

34. Parcel - 330-9.00-61.00 – Deborah Moore
35. Parcel - 331-5.00-63.00 – CNLV II SESFRDDE LLC
36. Parcel - 331-6.00-174.00 – Martin Cosgrove
37. Parcel - 331-6.00-175.00 – Martin Cosgrove
38. Parcel - 332-3.00-114.00 – Gregory Durbin
39. Parcel - 332-7.00-6.00 – Graham Tract LLC
40. Parcel - 334-6.00-138.00 – Midway Realty Corp.
41. Parcel - 334-6.00-250.00 – Robert Lytle Jr. TTEE
42. Parcel - 334-6.00-355.00-19B – William Hamilton
43. Parcel - 334-8.17-67.00 – Irmgard H. Brill Trustee
44. Parcel - 334-13.00-325.25 – Express Hotel Inc %Richard H. Derrickson
45. Parcel - 334-13.00-1215.00 – Kings Creek Homeowners
46. Parcel - 334-13.19-7.00 – Flip-Flop House LLC
47. Parcel - 334-14.05-26.00 – Joseph Butler Jr.
48. Parcel - 334-14.05-30.00 – IPOD LLC
49. Parcel - 334-14.14-23.00-503 – Carol Tannenwald TTEE REV TR
50. Parcel - 334-14.14-23.00-527 – Martha Feldman Trustee
51. Parcel - 334-14.17-254.00 – Gregory Pannoni
52. Parcel - 334-14.17-453.00 – Commodore Associates
53. Parcel - 334-14.17-454.00 – Commodore Associates
54. Parcel - 334-14.17-562.00 – Craig and Lorrie Thier
55. Parcel - 334-18.00-198.00 – Robert and Paula Nadig
56. Parcel – 334-19.00-8.00 – James Truitt III
57. Parcel - 334-19.00-8.01 – James Truitt III

58. Parcel - 334-19.00-8.02 – James Truitt III
59. Parcel - 334-19.00-835.00 – Helene Guilfof
60. Parcel - 334-20.09-189.00 – Anthony Pires TTEE
61. Parcel - 334-20.13-65.00 – Mary and Lawrence Olufsen
62. Parcel - 334-20.13-66.00 – Mary and Lawrence Olufsen
63. Parcel - 335-8.00-1023.00 – Robert Kuhne
64. Parcel - 335-9.00-5.00 – Edward Fleming
65. Parcel - 432-2.00-100.00 – Ghulam Murtaza
66. Parcel - 530-17.00-17.09 – Samuel Adkins Jr. and Deborah Hudson
67. Parcel - 531-12.00-58.00 – Jerry Baker
68. Parcel - 531-12.00-61.00 – Jerry Baker
69. Parcel - 531-12.00-62.01 – Jerry Baker
70. Parcel - 531-12.00-62.02 – Jerry Baker
71. Parcel - 531-12.00-63.00 – Jerry Baker
72. Parcel - 531-12.00-64.00 – Jerry Baker
73. Parcel - 531-18.00-4.00 – Tidal Forest LLC
74. Parcel - 533-9.00-40.02 – Douglas and Rene Pusey
75. Parcel - 533-12.00-568.00 – Ernest and Helen Lareau
76. Parcel - 533-19.07-60.00 – Catherine and Donald Schultz
77. Parcel - 533-19.12-123.00 – Michael and Susan Smith
78. Parcel - 533-20.18-114.00 – Brian Radcliffe

Move to Dismiss

**Property Assessment Appeal Hearings:**

Appellant	Parcel Number	Property
Clay Kassabian	134-20.08-9.00	306 York Rd. Bethany Beach, DE 19930
Daniel Jones	135-10.00-59.00	22498 Huff Rd. Milton, DE 19968
Phillip Collins Jr.	334-19.00-843.00	4 Croydon Rd. Rehoboth Beach, DE 19971
Charles Maier TTEE	334-19.00-868.00	29 Coventry Rd. Rehoboth Beach, DE 19971
Angela Murray	334-20.05-7.01	405 Stockley St. Ext. Rehoboth Beach, DE 19971
Lisa Pelikan	334-20.13-141.00	21084 Andrew Ave. Rehoboth Beach, DE 19971
George Benner	533-11.00-409.00	35799 Dirickson Pond Dr. Frankford, DE 19945

**Adjourn**

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 9, 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](#)**





Outlook

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**Re: Assessment Appeal 130-5.00-32.06**

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From CHARLENE FULLER <starlight68@comcast.net>

Date Fri 4/25/2025 3:41 PM

To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

**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.

This email is to let you know that I agree to the adjusted property value in the amount of \$410,000. Thank you for reconsidering my property value. Charlene Fuller

On 04/11/2025 12:25 PM EDT Dianne Ruscavage  
<dianne.ruscavage@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **April 30, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,*  
*Dianne*

Situs : 16008 ABBOTTS POND RD

Parcel ID: 130-5.00-32.06

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 FULLER CHARLENE M  
 16008 ABBOTTS POND RD  
 MILFORD DE 19963

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 4AR002  
 Alternate ID 130050000320600000  
 Vol / Pg 2298/243  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.8609			74,370

Total Acres: .8609  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	74,400	74,400	0	74,400
Building	0	335,600	335,600	0	450,060
<b>Total</b>	<b>0</b>	<b>410,000</b>	<b>410,000</b>	<b>0</b>	<b>524,460</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD130DM1

**Entrance Information**

Date	ID	Entry Code	Source
02/01/24	SNN	Info At Door	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
08/02/04	985-6	10,350	HIST Att Garage-S/Rd 620 Lot 6	
06/19/02	985-5	12,636	HIST Detached Garage-S/Rd620, E/Rd6	
04/14/99	985-4	2,495	HIST Swimming Pool-S/620,E/617,Lot 6	
07/30/98	985-3	2,688	HIST Det. Shed-S/620,E/617,Lot 6	
12/11/97	985-2	4,800	HIST Remodeling-S/620,E/617,Lot 6	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/25/98		1		2298/243		



Situs : 16008 ABBOTTS POND RD

Parcel Id: 130-5.00-32.06

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 1997  
**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** Partial **# Car Bsmt Gar** 0  
**FBLA Size** x **FBLA Type**  
**Rec Rm Size** 140 **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** 1  
**Kitchens** **Extra Fixtures** 2  
**Total Rooms** 7 **Bath Type**  
**Kitchen Type** **Bath Remod** No  
**Kitchen Remod** No

**Adjustments**

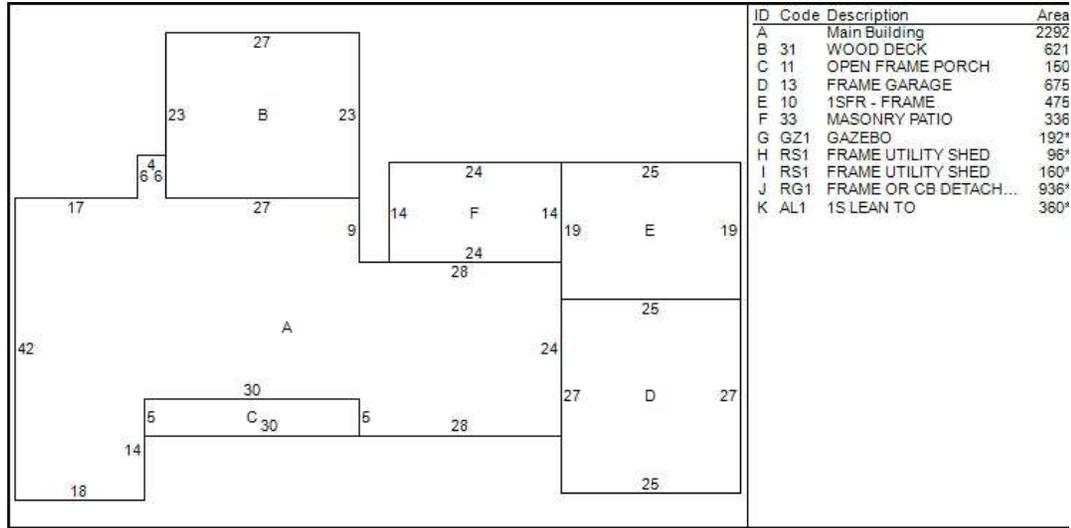
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** B- **Market Adj**  
**Condition** Average **Functional**  
**CDU** FAIR **Economic** 92  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	386,058	<b>% Good</b>	79
<b>Plumbing</b>	10,310	<b>% Good Override</b>	
<b>Basement</b>	-13,400	<b>Functional</b>	
<b>Heating</b>	32,020	<b>Economic</b>	92
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	2,380	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	.85
<b>Subtotal</b>	417,370	<b>Additions</b>	46,600
<b>Ground Floor Area</b>	2,292		
<b>Total Living Area</b>	2,767	<b>Dwelling Value</b>	297,400



ID	Code	Description	Area
A		Main Building	2292
B	31	WOOD DECK	621
C	11	OPEN FRAME PORCH	150
D	13	FRAME GARAGE	675
E	10	1SFR - FRAME	475
F	33	MASONRY PATIO	336
G	GZ1	GAZEBO	192*
H	RS1	FRAME UTILITY SHED	96*
I	RS1	FRAME UTILITY SHED	160*
J	RG1	FRAME OR CB DETACH...	936*
K	AL1	1S LEAN TO	360*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Gazebo	12 x 16		192	1	2000	C	A	3,830
Frame Shed	8 x 12		96	1	2000	C	A	490
Frame Shed	10 x 16		160	2	2000	C	A	1,640
Det Garage	36 x 26		936	1	2000	B	A	31,410
1s Lean To	36 x 10		360	1	2000	D	A	780

**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 2026

In the Matter of Appeal

Parcel ID 131-16.00-62.00

Sussex County Board of Assessment VS Bridgeville Rifle & Pistol Club  
(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: \$1,767,200

Stipulated Value: \$797,600

Date: April 29, 2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Jeffrey W. Hague, Treasurer

Date: 3/31/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 131-15.00-62.00. The adjustment reflects a change in land value and economic adjustment that brings the assessed value to \$797,600.

Situs : 10409 RIFLE RANGE RD	PARCEL ID: 131-15.00-62.00	Class: 108	Card: 1 of 9	Printed: May 2, 2025
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CURRENT OWNER
BRIDGEVILLE RIFLE & PISTOL CLUB INC 10409 RIFLE RANGE RD BRIDGEVILLE DE 19933 3728/287

GENERAL INFORMATION
Living Units 1
Neighborhood 5AR002
Alternate ID 131150000620000000
Vol / Pg 3728/287
District
Zoning AGRICULTURAL/RESIDEI
Class



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			46,140
Residual	AC 67.7400			321,290
Wetland/Waste	AC 80.0000			40,000
Total Acres: 148.74				
Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	407,400	407,400	0	407,400
Building	0	390,200	390,200	0	928,430
<b>Total</b>	<b>0</b>	<b>797,600</b>	<b>797,600</b>	<b>0</b>	<b>1,335,830</b>
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	Cost Suppress Income				
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
10/03/23	AJR	Entrance Gained	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
02/03/23	202216678	62,380	A007	1 St Dw 36x30 Por 8x30	
05/19/22	202207441	60,480	A082	56 Roof Mount Solar Panels	
04/10/14	201402790	33,859	A077	42x40 Pole Barn 10x20 Lean To 11	
12/03/13	201314555	0		Retain & Expand Shooting Range	
07/17/13	201307952	7,200	A077	30x40 Pole Barn	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/09	2,570			3728/287		
12/22/93	50,000					

Inspection Witnessed By \_\_\_\_\_

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 1 of 9

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Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
2	Pole Bldg	2000	28	36	1	1,008	C	A	12,660

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 1 of 9

Printed: May 2, 2025

Additional Property Photos



Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 1 of 9

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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**Apartment Detail - Building 2 of 12**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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**Building Cost Detail - Building 2 of 12**

Total Gross Building Area	
Replace, Cost New Less Depr Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

**Notes - Building 2 of 12**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	

<b>Situs : 10409 RIFLE RANGE RD</b>	<b>PARCEL ID: 131-15.00-62.00</b>	<b>Class: 108</b>	Card: 2 of 9	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
BRIDGEVILLE RIFLE & PISTOL CLUB INC 10409 RIFLE RANGE RD BRIDGEVILLE DE 19933 3728/287	Living Units 1 Neighborhood 5AR002 Alternate ID 131150000620000000 Vol / Pg 3728/287 District Zoning AGRICULTURAL/RESIDEI Class

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Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			46,140
Residual	AC 67.7400			321,290
Wetland/Waste	AC 80.0000			40,000
Total Acres: 148.74				
Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	407,400	407,400	0	407,400
<b>Building</b>	0	390,200	390,200	0	928,430
<b>Total</b>	0	797,600	797,600	0	1,335,830
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Suppress Income				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
10/03/23	AJR	Entrance Gained	Other

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02/03/23	202216678	62,380	A007	1 St Dw 36x30 Por 8x30	
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12/03/13	201314555	0		Retain & Expand Shooting Range	
07/17/13	201307952	7,200	A077	30x40 Pole Barn	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/09	2,570			3728/287		
12/22/93	50,000					

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 2 of 9

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
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DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

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Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

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**Additional Property Photos**

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 2 of 9

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**Apartment Detail - Building 4 of 12**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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**Building Cost Detail - Building 4 of 12**

Total Gross Building Area	
Replace, Cost New Less Depr Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

**Notes - Building 4 of 12**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	

<b>Situs : 10409 RIFLE RANGE RD</b>	<b>PARCEL ID: 131-15.00-62.00</b>	<b>Class: 108</b>	Card: 3 of 9	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
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Property Notes

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Wetland/Waste	AC 80.0000			40,000
Total Acres: 148.74				
Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
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<b>Building</b>	0	390,200	390,200	0	928,430
<b>Total</b>	0	797,600	797,600	0	1,335,830
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Suppress Income				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
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12/03/13	201314555	0		Retain & Expand Shooting Range	
07/17/13	201307952	7,200	A077	30x40 Pole Barn	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/09	2,570			3728/287		
12/22/93	50,000					

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 3 of 9

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
6	Canopy	2000	15	100	1	1,500	C	A	38,230

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 3 of 9

Printed: May 2, 2025

**Additional Property Photos**

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 3 of 9

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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**Apartment Detail - Building 6 of 12**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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**Building Cost Detail - Building 6 of 12**

Total Gross Building Area	
Replace, Cost New Less Depr Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

**Notes - Building 6 of 12**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	

<b>Situs : 10409 RIFLE RANGE RD</b>	<b>PARCEL ID: 131-15.00-62.00</b>	<b>Class: 108</b>	Card: 4 of 9	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
BRIDGEVILLE RIFLE & PISTOL CLUB INC 10409 RIFLE RANGE RD BRIDGEVILLE DE 19933 3728/287	Living Units 1 Neighborhood 5AR002 Alternate ID 131150000620000000 Vol / Pg 3728/287 District Zoning AGRICULTURAL/RESIDEI Class

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Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			46,140
Residual	AC 67.7400			321,290
Wetland/Waste	AC 80.0000			40,000
Total Acres: 148.74				
Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	407,400	407,400	0	407,400
<b>Building</b>	0	390,200	390,200	0	928,430
<b>Total</b>	0	797,600	797,600	0	1,335,830
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Suppress Income				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
10/03/23	AJR	Entrance Gained	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
02/03/23	202216678	62,380	A007	1 St Dw 36x30 Por 8x30	
05/19/22	202207441	60,480	A082	56 Roof Mount Solar Panels	
04/10/14	201402790	33,859	A077	42x40 Pole Barn 10x20 Lean To 11	
12/03/13	201314555	0		Retain & Expand Shooting Range	
07/17/13	201307952	7,200	A077	30x40 Pole Barn	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/09	2,570			3728/287		
12/22/93	50,000					

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 4 of 9

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
7	Frame Shed	2000	12	30	1	360	C	A	1,850

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 4 of 9

Printed: May 2, 2025

**Additional Property Photos**

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 4 of 9

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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**Apartment Detail - Building 7 of 12**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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**Building Cost Detail - Building 7 of 12**

Total Gross Building Area	
Replace, Cost New Less Depr Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

**Notes - Building 7 of 12**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	

<b>Situs : 10409 RIFLE RANGE RD</b>	<b>PARCEL ID: 131-15.00-62.00</b>	<b>Class: 108</b>	Card: 5 of 9	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
BRIDGEVILLE RIFLE & PISTOL CLUB INC 10409 RIFLE RANGE RD BRIDGEVILLE DE 19933 3728/287	Living Units 1 Neighborhood 5AR002 Alternate ID 131150000620000000 Vol / Pg 3728/287 District Zoning AGRICULTURAL/RESIDEI Class

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Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			46,140
Residual	AC 67.7400			321,290
Wetland/Waste	AC 80.0000			40,000
Total Acres: 148.74				
Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	407,400	407,400	0	407,400
<b>Building</b>	0	390,200	390,200	0	928,430
<b>Total</b>	0	797,600	797,600	0	1,335,830
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Suppress Income				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
10/03/23	AJR	Entrance Gained	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
02/03/23	202216678	62,380	A007	1 St Dw 36x30 Por 8x30	
05/19/22	202207441	60,480	A082	56 Roof Mount Solar Panels	
04/10/14	201402790	33,859	A077	42x40 Pole Barn 10x20 Lean To 11	
12/03/13	201314555	0		Retain & Expand Shooting Range	
07/17/13	201307952	7,200	A077	30x40 Pole Barn	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/09	2,570			3728/287		
12/22/93	50,000					

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 5 of 9

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
8	Canopy	2021			1	380	D	A	14,810

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 5 of 9

Printed: May 2, 2025

**Additional Property Photos**

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 5 of 9

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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**Apartment Detail - Building 8 of 12**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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**Building Cost Detail - Building 8 of 12**

Total Gross Building Area	
Replace, Cost New Less Depr Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

**Notes - Building 8 of 12**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	

<b>Situs : 10409 RIFLE RANGE RD</b>	<b>PARCEL ID: 131-15.00-62.00</b>	<b>Class: 108</b>	Card: 6 of 9	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
BRIDGEVILLE RIFLE & PISTOL CLUB INC 10409 RIFLE RANGE RD BRIDGEVILLE DE 19933 3728/287	Living Units 1 Neighborhood 5AR002 Alternate ID 131150000620000000 Vol / Pg 3728/287 District Zoning AGRICULTURAL/RESIDEI Class

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Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			46,140
Residual	AC 67.7400			321,290
Wetland/Waste	AC 80.0000			40,000
Total Acres: 148.74				
Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	407,400	407,400	0	407,400
<b>Building</b>	0	390,200	390,200	0	928,430
<b>Total</b>	0	797,600	797,600	0	1,335,830
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Suppress Income				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
10/03/23	AJR	Entrance Gained	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
02/03/23	202216678	62,380	A007	1 St Dw 36x30 Por 8x30	
05/19/22	202207441	60,480	A082	56 Roof Mount Solar Panels	
04/10/14	201402790	33,859	A077	42x40 Pole Barn 10x20 Lean To 11	
12/03/13	201314555	0		Retain & Expand Shooting Range	
07/17/13	201307952	7,200	A077	30x40 Pole Barn	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/09	2,570			3728/287		
12/22/93	50,000					

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 6 of 9

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
9	Pole Bldg	2000	40	40	1	1,600	C	A	20,090

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 6 of 9

Printed: May 2, 2025

**Additional Property Photos**

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 6 of 9

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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**Apartment Detail - Building 9 of 12**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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**Building Cost Detail - Building 9 of 12**

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

**Notes - Building 9 of 12**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	

<b>Situs : 10409 RIFLE RANGE RD</b>	<b>PARCEL ID: 131-15.00-62.00</b>	<b>Class: 108</b>	Card: 7 of 9	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
BRIDGEVILLE RIFLE & PISTOL CLUB INC 10409 RIFLE RANGE RD BRIDGEVILLE DE 19933 3728/287	Living Units 1 Neighborhood 5AR002 Alternate ID 131150000620000000 Vol / Pg 3728/287 District Zoning AGRICULTURAL/RESIDEI Class

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Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			46,140
Residual	AC 67.7400			321,290
Wetland/Waste	AC 80.0000			40,000
Total Acres: 148.74				
Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	407,400	407,400	0	407,400
<b>Building</b>	0	390,200	390,200	0	928,430
<b>Total</b>	0	797,600	797,600	0	1,335,830
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Suppress Income				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
10/03/23	AJR	Entrance Gained	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
02/03/23	202216678	62,380	A007	1 St Dw 36x30 Por 8x30	
05/19/22	202207441	60,480	A082	56 Roof Mount Solar Panels	
04/10/14	201402790	33,859	A077	42x40 Pole Barn 10x20 Lean To 11	
12/03/13	201314555	0		Retain & Expand Shooting Range	
07/17/13	201307952	7,200	A077	30x40 Pole Barn	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/09	2,570			3728/287		
12/22/93	50,000					

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 7 of 9

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
10	Canopy	2000	12	20	1	240	C	A	6,120

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 7 of 9

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**Additional Property Photos**

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 7 of 9

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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**Apartment Detail - Building 10 of 12**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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**Building Cost Detail - Building 10 of 12**

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

**Notes - Building 10 of 12**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	

<b>Situs : 10409 RIFLE RANGE RD</b>	<b>PARCEL ID: 131-15.00-62.00</b>	<b>Class: 108</b>	Card: 8 of 9	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
BRIDGEVILLE RIFLE & PISTOL CLUB INC 10409 RIFLE RANGE RD BRIDGEVILLE DE 19933 3728/287	Living Units 1 Neighborhood 5AR002 Alternate ID 131150000620000000 Vol / Pg 3728/287 District Zoning AGRICULTURAL/RESIDEI Class

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Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			46,140
Residual	AC 67.7400			321,290
Wetland/Waste	AC 80.0000			40,000
Total Acres: 148.74				
Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	407,400	407,400	0	407,400
<b>Building</b>	0	390,200	390,200	0	928,430
<b>Total</b>	0	797,600	797,600	0	1,335,830
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Suppress Income				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
10/03/23	AJR	Entrance Gained	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
02/03/23	202216678	62,380	A007	1 St Dw 36x30 Por 8x30	
05/19/22	202207441	60,480	A082	56 Roof Mount Solar Panels	
04/10/14	201402790	33,859	A077	42x40 Pole Barn 10x20 Lean To 11	
12/03/13	201314555	0		Retain & Expand Shooting Range	
07/17/13	201307952	7,200	A077	30x40 Pole Barn	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/09	2,570			3728/287		
12/22/93	50,000					

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 8 of 9

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
11	Canopy	2000	11	40	1	440	C	A	11,210

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 8 of 9

Printed: May 2, 2025

**Additional Property Photos**

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 8 of 9

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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**Apartment Detail - Building 11 of 12**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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**Building Cost Detail - Building 11 of 12**

Total Gross Building Area	
Replace, Cost New Less Depr Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

**Notes - Building 11 of 12**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	

<b>Situs : 10409 RIFLE RANGE RD</b>	<b>PARCEL ID: 131-15.00-62.00</b>	<b>Class: 108</b>	Card: 9 of 9	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
BRIDGEVILLE RIFLE & PISTOL CLUB INC 10409 RIFLE RANGE RD BRIDGEVILLE DE 19933 3728/287	Living Units 1 Neighborhood 5AR002 Alternate ID 131150000620000000 Vol / Pg 3728/287 District Zoning AGRICULTURAL/RESIDEI Class

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Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			46,140
Residual	AC 67.7400			321,290
Wetland/Waste	AC 80.0000			40,000
Total Acres: 148.74				
Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	407,400	407,400	0	407,400
<b>Building</b>	0	390,200	390,200	0	928,430
<b>Total</b>	0	797,600	797,600	0	1,335,830
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Suppress Income				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
10/03/23	AJR	Entrance Gained	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
02/03/23	202216678	62,380	A007	1 St Dw 36x30 Por 8x30	
05/19/22	202207441	60,480	A082	56 Roof Mount Solar Panels	
04/10/14	201402790	33,859	A077	42x40 Pole Barn 10x20 Lean To 11	
12/03/13	201314555	0		Retain & Expand Shooting Range	
07/17/13	201307952	7,200	A077	30x40 Pole Barn	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/09	2,570			3728/287		
12/22/93	50,000					

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 9 of 9

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	/
Building #	
Structure Type	
Identical Units	
Total Units	
Grade	
# Covered Parking	
# Uncovered Parking	
DBA	

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information														
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
12	Canopy	2000	30	40	1	1,200	C	A	30,590

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 9 of 9

Printed: May 2, 2025

**Additional Property Photos**

Situs : 10409 RIFLE RANGE RD

Parcel Id: 131-15.00-62.00

Class: 108

Card: 9 of 9

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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**Apartment Detail - Building 12 of 12**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

**Building Cost Detail - Building 12 of 12**

Total Gross Building Area	
Replace, Cost New Less Depr Percent Complete	100
Number of Identical Units	
Economic Condition Factor	
Final Building Value	
Value per SF	0.00

**Notes - Building 12 of 12**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	
Capitalization Rate	
Sub total	
Residual Land Value	
Final Income Value	
Total Gross Rent Area	
Total Gross Building Area	



NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 132-8.00-1.00-52725

Sussex County Board of Assessment VS Bryan & Deborah Holley  
(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: \$ 152,400

Stipulated Value: \$ 138,900

Date: 4/30/25

Signature of Owner or duly authorized agent: Bryan Holley / Deborah Holley  
Printed Name: Bryan Holley Deborah Holley

Date: 4/24/25

Signature of Sussex County Government Representative: \_\_\_\_\_

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 132-8.00-1.00-52725. The adjustment reflects a change in square footage and functional depreciation that brings the assessed value to \$138,900.

Situs : 417 LONG BRANCH RD

Parcel ID: 132-8.00-1.00-52725

Class: Mobile Home Park

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 HOLLEY BRYAN L  
 DEBORAH R HOLLEY  
 417 LONG BRANCH RD  
 SEAFORD DE 19973

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 3AC001M  
 Alternate ID  
 Vol / Pg 0/0  
 District  
 Zoning  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Total Acres: _____				
Spot: _____				
Location: 6 NEIGHBORHOOD OR SPOT				

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	0	138,900	138,900	0	0
<b>Total</b>	<b>0</b>	<b>138,900</b>	<b>138,900</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD132DM3**

**Entrance Information**

Date	ID	Entry Code	Source
05/16/23	BJJ	Info At Door	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
11/02/17	201711912	1,920	A037 10x16 Shed	
12/11/06	6164-1	17,663	HIST Ramp W/Landing-Cool Branch Lot	
10/07/05	6164-2	57,357	HIST Mhp-Cool Branch Lot 417	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee



Situs : 417 LONG BRANCH RD

Parcel Id: 132-8.00-1.00-52725

Class: Mobile Home Park

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

**Style** Manufactured - Dbl Wide      **Year Built** 2005  
**Story height** 1      **Eff Year Built**  
**Attic** None      **Year Remodeled**  
**Exterior Walls** Alum/Vinyl      **Amenities**  
**Masonry Trim** X  
**Color** 58      **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** 3      **Full Baths** 2  
**Family Rooms**      **Half Baths** 0  
**Kitchens**      **Extra Fixtures** 2  
**Total Rooms** 5  
**Kitchen Type**      **Bath Type**  
**Kitchen Remod** No      **Bath Remod** No

**Adjustments**

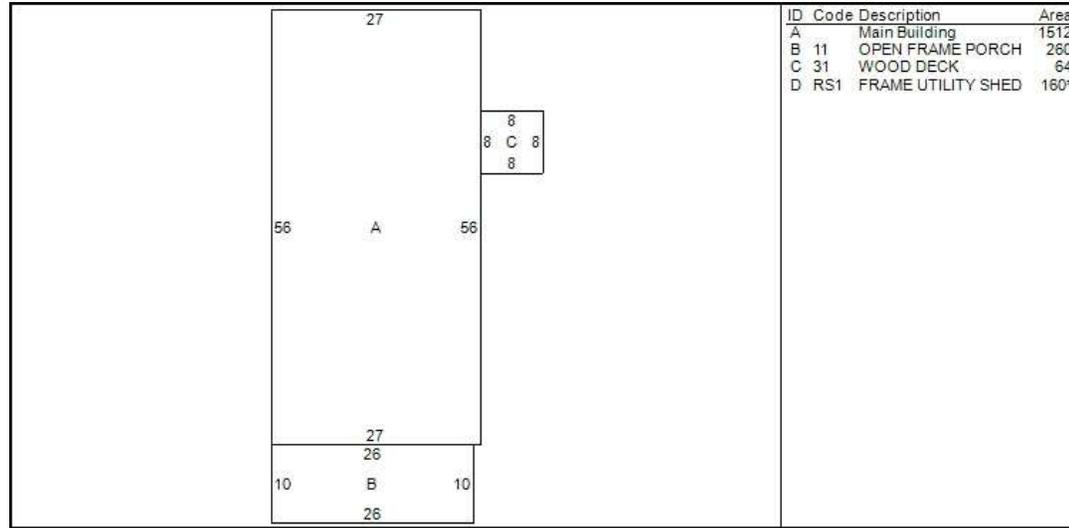
**Int vs Ext** Same      **Unfinished Area**  
**Cathedral Ceiling** x      **Unheated Area** 26

**Grade & Depreciation**

**Grade** C      **Market Adj**  
**Condition** Average      **Functional**  
**CDU** AVERAGE      **Economic** 93  
**Cost & Design** 0      **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	143,070	<b>% Good</b>	92
<b>Plumbing</b>	4,500	<b>% Good Override</b>	
<b>Basement</b>	-6,830	<b>Functional</b>	
<b>Heating</b>	10,840	<b>Economic</b>	93
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	1,000	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	152,580	<b>Additions</b>	6,500
<b>Ground Floor Area</b>	1,512		
<b>Total Living Area</b>	1,512	<b>Dwelling Value</b>	137,100



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 16		160	1	2017	C	F	1,800

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model** 49110293  
**Unit Number**  
**Unit Level**  
**Unit Parking** BEI GRN  
**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 134-3.00-300.00

Sussex County Board of Assessment VS Stephan & Chubiane Lamy  
(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: \$ 1,313,500

Stipulated Value: \$ 1,154,800

Date: 4/24/2024

Signature of Owner or duly authorized agent:

Printed Name:

CHRISTIANE LAMY STEPHAN LAMY

Date: 4/25

Signature of Sussex County Government Representative:

Printed Name: Christopher S. Keenan

Title: Director of Assessment

Summary

Based on the appellants' 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 134-3.00-300.00. The adjustment reflects a change in grade and approach that brings the assessed value to \$1,154,800.



Situs : 34346 INDIAN RIVER DR

Parcel ID: 134-3.00-300.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 LAMY STEPHEN  
 LAMY CHRISTIANE  
 1031 CEDAR MILL LANE  
 WEST CHESTER PA 19382

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR045  
 Alternate ID 134030003000000000  
 Vol / Pg 4450/257  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3455	Powerline		821,220

Total Acres: .3455  
 Spot: Location: 12 VERY GD LOCATION (POS INFL)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	821,200	821,200	0	821,200
Building	0	333,600	333,600	0	481,070
<b>Total</b>	<b>0</b>	<b>1,154,800</b>	<b>1,154,800</b>	<b>0</b>	<b>1,302,270</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD134DM8

**Entrance Information**

Date	ID	Entry Code	Source
05/17/24	JTS	Data Mailer Change	Owner
04/28/23	RSD	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
01/17/95	22602-2	129,745	D010 Dwellingw/Additions-Bay Colonylot	
12/05/86	22602-1	120,000	D010 Dw.W/Add.s. & Shed-Bay Colonylot	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/25/15	690,000			4450/257		
01/17/02	470,000					
07/05/84	85,500					



Situs : 34346 INDIAN RIVER DR

Parcel Id: 134-3.00-300.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 1995  
**Story height** 1 **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** Electric **Openings**  
**System Type** Heat Pump **Pre-Fab** 1

**Room Detail**

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

**Adjustments**

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

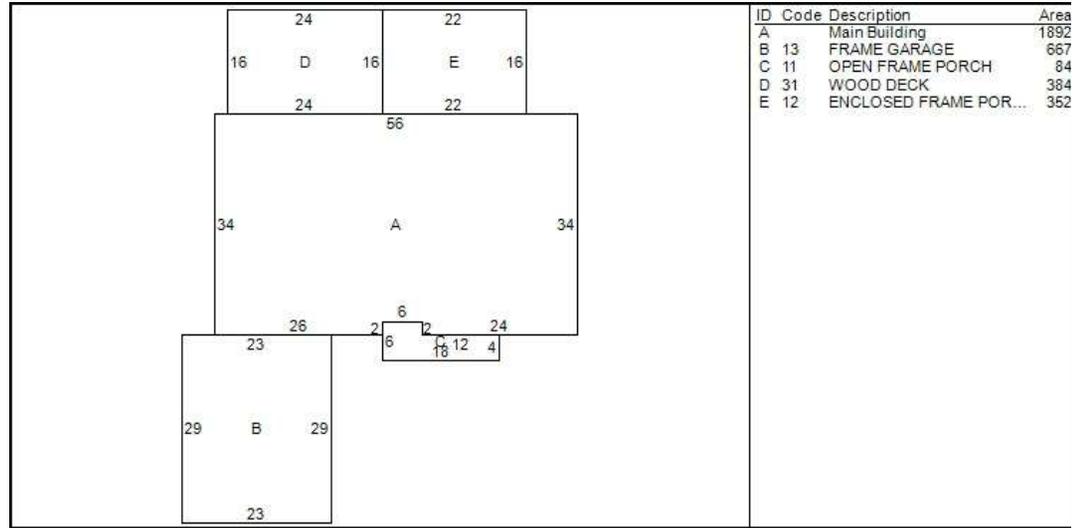
**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	312,617	<b>% Good</b>	72
<b>Plumbing</b>	11,250	<b>% Good Override</b>	
<b>Basement</b>	-17,340	<b>Functional</b>	
<b>Heating</b>	25,930	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	1,620	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.2305
<b>Subtotal</b>	334,080	<b>Additions</b>	30,600
<b>Ground Floor Area</b>	1,892		
<b>Total Living Area</b>	1,892	<b>Dwelling Value</b>	333,600

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





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-5.00-114.00-B

Sussex County Board of Assessment VS Andrew R. Joannis Finley  
(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: \$2,016,200

Stipulated Value: \$1,586,200

Date: 4/23/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: \_\_\_\_\_

Date: 4/11/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Giltsophur G. Keelar

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-5.00-114.00-B. The adjustment reflects a change in grade and economic depreciation that brings the assessed value to \$1,586,200.

**Situs : 39572 ADMIRAL RD 2**
**Parcel ID: 134-5.00-114.00-B**
**Class: Residential - Condo**
**Card: 1 of 1**
**Printed: May 1, 2025**

**CURRENT OWNER**  
 FINLEY ANDREW W  
 JOANNE P FINLEY  
 7810 STABLE WAY  
 POTOMAC MD 20854

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR122C  
 Alternate ID 1340500011400000B  
 Vol / Pg 6168/312  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**  
 COMMON LAND PCT - ESTIMATED

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.0690	Location		106,800

Total Acres: .069  
 Spot: Location: 13 EXCEL LOCATION (POS INFLU)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	106,800	106,800	0	0
Building	0	1,479,400	1,479,400	0	0
<b>Total</b>	<b>0</b>	<b>1,586,200</b>	<b>1,586,200</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD134DM16**

**Entrance Information**

Date	ID	Entry Code	Source
04/17/23	NMJ	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
04/14/21	202105633	23,500	A108 Replacing Shingle Roof W/Metal S	
09/23/08	22902-1	14,400	D010 Enclose Under House-Sandtrap Cr	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/13/24				6168/312	Deed	FINLEY ANDREW W



Situs : 39572 ADMIRAL RD 2

Parcel Id: 134-5.00-114.00-B

Class: Residential - Condo

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Twin **Year Built** 1993  
**Story height** 3 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Alum/Vinyl **Amenities** E3-Res EI (2-Stops)  
**Masonry Trim** x  
**Color** **In-law Apt** No

**Basement**

**Basement** Full **# Car Bsmt Gar** 1  
**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** 1

**Room Detail**

**Bedrooms** 4 **Full Baths** 4  
**Family Rooms** **Half Baths** 1  
**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** B- **Market Adj**  
**Condition** Average **Functional**  
**CDU** AVERAGE **Economic** 88  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	371,364	<b>% Good</b>	86
<b>Plumbing</b>	20,620	<b>% Good Override</b>	
<b>Basement</b>	0	<b>Functional</b>	
<b>Heating</b>	30,800	<b>Economic</b>	88
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	12,690	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	4.27
<b>Subtotal</b>	435,470	<b>Additions</b>	16,900
<b>Ground Floor Area</b>	920		
<b>Total Living Area</b>	2,760	<b>Dwelling Value</b>	1,479,400

**Building Notes**

ID	Code	Description	Area
3	20 C	3	
3	20 B	3	
	20		
46	A	46	
	20		
10	D	10	
	20		

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number** B

**Unit Level** **Unit Location** 2

**Unit Parking** **Unit View**

**Model (MH)** **Model Make (MH)**



**Re: Assessment Appeal 134-5.00-279.00**

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From Trey Winstead <tjwbaltimore@gmail.com>

Date Fri 4/25/2025 1:26 PM

To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

Cc Teebone Winstead <teewbone@gmail.com>; David Winstead <dlwinstead@comcast.net>; Page Winstead <page.winstead@gmail.com>; Peter Winstead <peterwinstead@gmail.com>; corey@coreyhochappraisalservices.com <corey@coreyhochappraisalservices.com>

 1 attachment (38 KB)

134-5.00-279.00.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.

Dianne,

Our family accepts the new assessment of \$4,781,100 for tax year 2025. We understand the next assessment will be in 2030. We also understand the new tax rate will not increase our tax bill more than Sussex County and Delaware State law allows - neither individually or cumulatively.

Thank you for allowing due process to be performed in a kind and professional manner.

Signed Negotiated Settlement Stipulation is attached below.

Sincerely,  
Thomas Winstead  
David Winstead  
Trey Winstead

 image0.jpeg

tjwbaltimore@gmail.com  
410-377-8375

On Apr 23, 2025, at 3:00 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

**Situs : 29635 S COTTON WAY**
**Parcel ID: 134-5.00-279.00**
**Class: Single Family Dwelling**

Card: 1 of 1

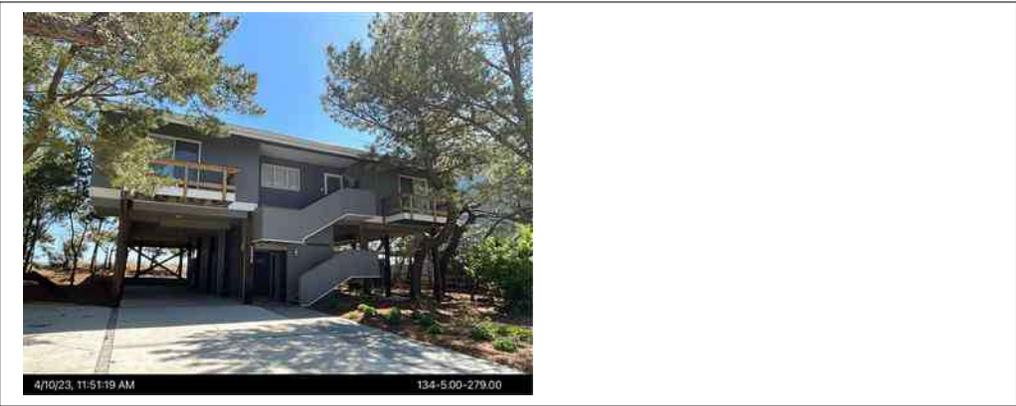
Printed: May 1, 2025

**CURRENT OWNER**

49 COTTONWAY SOUTH LLC  
 % THOMAS W WINSTEAD & MARION L  
 2 OVERLOOK LN  
 BALTIMORE MD 21204

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 1AR055  
 Alternate ID 134050002790000000  
 Vol / Pg 3116/346  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2824	Waterfront - Oc		4,581,280

Total Acres: .2824  
 Spot: Location: 13 EXCEL LOCATION (POS INFLU)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	4,581,300	4,581,300	0	4,581,300
<b>Building</b>	0	199,800	199,800	0	371,660
<b>Total</b>	0	4,781,100	4,781,100	0	4,952,960

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD134DM9

**Entrance Information**

Date	ID	Entry Code	Source
05/21/24	JTS	Data Mailer Change	Owner
04/10/23	NMJ	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/06/16	201604933	4,000	A018 Dune Crossover 4x28 Ok Per Law	
06/10/10	23054-1	3,500	D010 Reconstruct Steps-Cotton Patch H	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs : 29635 S COTTON WAY

Parcel Id: 134-5.00-279.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Salt Box **Year Built** 1981  
**Story height** 1.25 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Frame **Amenities**  
**Masonry Trim** x  
**Color** **In-law Apt** No

**Basement**

**Basement** Post & Piers **# Car Bsmt Gar** 0  
**FBLA Size** x **FBLA Type**  
**Rec Rm Size** x **Rec Rm Type** Single Family

**Heating & Cooling**

**Fireplaces**

**Heat Type** Central No Ac **Stacks** 1  
**Fuel Type** Electric **Openings** 1  
**System Type** Heat Pump **Pre-Fab**

**Room Detail**

**Bedrooms** 6 **Full Baths** 4  
**Family Rooms** **Half Baths** 0  
**Kitchens** **Extra Fixtures**  
**Total Rooms** 8  
**Kitchen Type** **Bath Type**  
**Kitchen Remod** No **Bath Remod** No

**Adjustments**

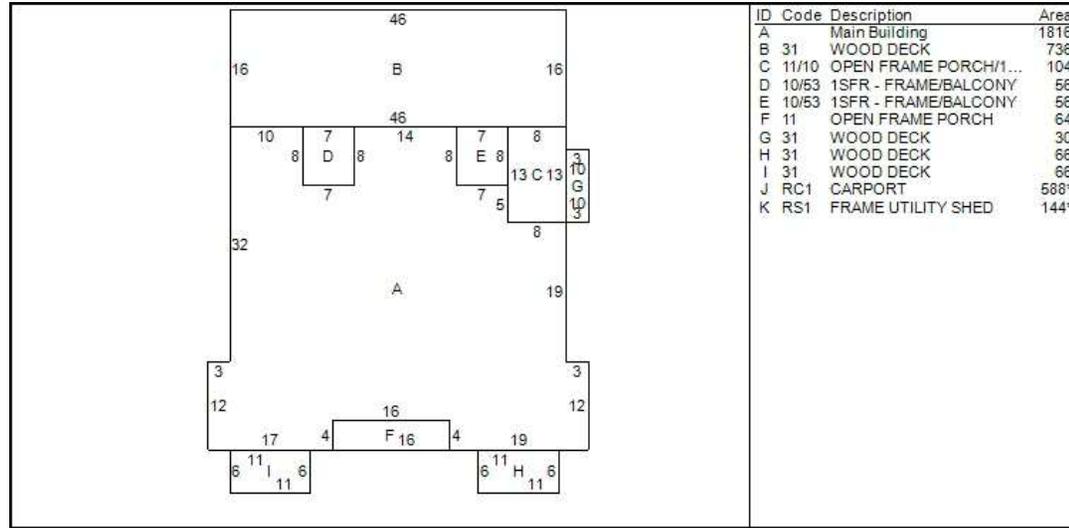
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** C+ **Market Adj**  
**Condition** Average **Functional**  
**CDU** AVERAGE **Economic** 50  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	362,389	<b>% Good</b>	79
<b>Plumbing</b>	12,650	<b>% Good Override</b>	
<b>Basement</b>	-37,040	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	50
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	2,700	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.3
<b>Subtotal</b>	340,700	<b>Additions</b>	10,900
<b>Ground Floor Area</b>	1,816		
<b>Total Living Area</b>	2,486	<b>Dwelling Value</b>	189,100



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Carport	14 x 42		588	1	2021	C	A	8,330
Frame Shed	8 x 18		144	1	2021	C	A	2,360

**Condominium / Mobile Home Information**

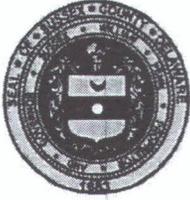
**Complex Name**  
**Condo Model**

**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 134-5.00-443.00

Sussex County Board of Assessment VS Dennis & Catherine O'Brien  
(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: \$3,254,800 Stipulated Value: \$2,501,600

Date: 04/30/25

Signature of Owner or duly authorized agent: Dennis O'Brien / Catherine O'Brien

Printed Name: Dennis O'Brien / Catherine O'Brien

Date: 4/29/25

Signature of Sussex County Government Representative: Christopher S. Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-5.00-443.00. The adjustment reflects a change in economic depreciation and approach that brings the assessed value to \$2,501,600.

## Melisa Anne Hollis

---

**From:** Dennis OBrien <dennyob1958@gmail.com>  
**Sent:** Wednesday, April 30, 2025 1:57 PM  
**To:** Assessment Appeals; Melisa Anne Hollis  
**Subject:** Re: 134-5.00-443.00  
**Attachments:** Sussex County Negotiated Settlement.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.

Ms. Hollis: Please find attached the signed and dated assessment document .

On Wed, Apr 30, 2025 at 11:47 AM Assessment Appeals <[assessmentappeals@sussexcountyde.gov](mailto:assessmentappeals@sussexcountyde.gov)> wrote:

Good afternoon,

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

*Melisa Hollis*

Assessment Support Coordinator

Sussex County Government

[Assessment | Sussex County](#)

2 The Circle

Po Box 589

Georgetown, DE 19947

Phone:302-855-7824

Fax:302-855-7828

[melisa.hollis@sussexcountyde.gov](mailto:melisa.hollis@sussexcountyde.gov)



Situs : 29380 KELLY LN

Parcel ID: 134-5.00-443.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 OBIEN DENNIS  
 CATHERINE OBIEN  
 29380 KELLY LN  
 BETHANY BEACH DE 19930

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR055  
 Alternate ID 134050004430000000  
 Vol / Pg 5267/44  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2406	Location		1,907,960

Total Acres: .2406  
 Spot: Location: 12 VERY GD LOCATION (POS INFL)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	1,908,000	1,908,000	0	1,908,000
Building	0	593,600	593,600	0	1,359,470
<b>Total</b>	<b>0</b>	<b>2,501,600</b>	<b>2,501,600</b>	<b>0</b>	<b>3,267,470</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD134DM9

**Entrance Information**

Date	ID	Entry Code	Source
05/12/24	JTS	Data Mailer Change	Owner
04/13/23	NMJ	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
08/02/89	23192-1	250,000	D010 Dwellingw/Decks-Breakwater Beac	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/06/20	1,962,500			5267/44	Deed	OBIEN DENNIS
04/08/89	255,000			3702/288		
06/06/88		1				



Situs : 29380 KELLY LN

Parcel Id: 134-5.00-443.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

**Style** Contemporary  
**Year Built** 1990  
**Story height** 2  
**Eff Year Built**  
**Attic** None  
**Year Remodeled**  
**Exterior Walls** Frame  
**Amenities**  
**Masonry Trim** x  
**Color**  
**In-law Apt** No

**Basement**

**Basement** Partial  
**# Car Bsmt Gar** 2  
**FBLA Size** x  
**FBLA Type**  
**Rec Rm Size** x  
**Rec Rm Type** Single Family

**Heating & Cooling**

**Fireplaces**

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

**Room Detail**

**Bedrooms** 6  
**Family Rooms**  
**Kitchens**  
**Total Rooms** 8  
**Kitchen Type**  
**Kitchen Remod** No  
**Full Baths** 4  
**Half Baths** 0  
**Extra Fixtures** 3  
**Bath Type**  
**Bath Remod** No

**Adjustments**

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

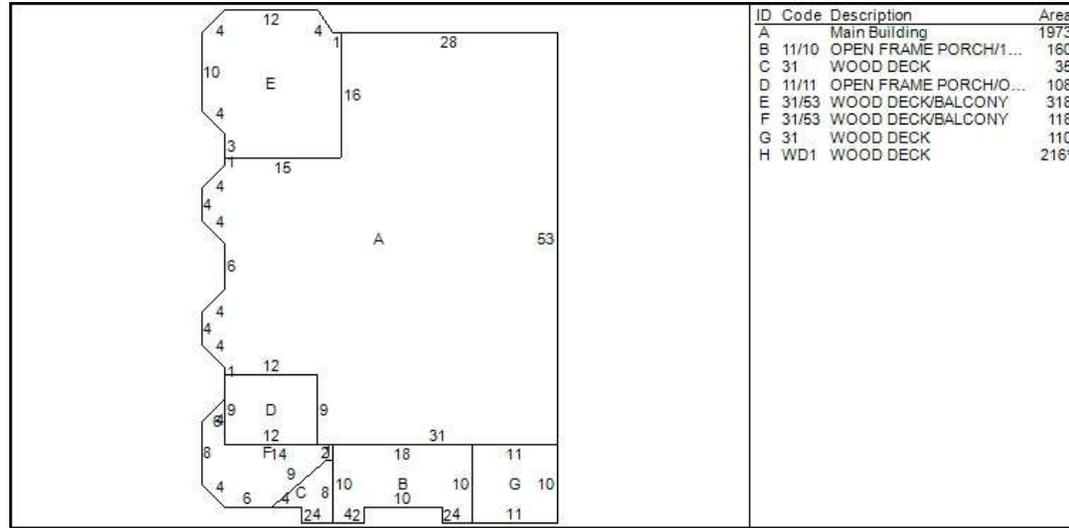
**Grade & Depreciation**

**Grade** A  
**Condition** Average  
**CDU** AVERAGE  
**Cost & Design** 0  
**% Complete** 100  
**Market Adj**  
**Functional**  
**Economic** 71  
**% Good Ovr**

**Dwelling Computations**

**Base Price** 647,762  
**Plumbing** 24,100  
**Basement** -16,060  
**Heating** 53,730  
**Attic** 0  
**Other Features** 8,500  
**Subtotal** 718,030  
**% Good** 84  
**% Good Override**  
**Functional**  
**Economic** 71  
**% Complete** 100  
**C&D Factor**  
**Adj Factor** 1.3  
**Additions** 24,400  
**Ground Floor Area** 1,973  
**Total Living Area** 4,106  
**Dwelling Value** 588,400

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Wood Deck	12 x 18		216	1	2021	C	A	5,210

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-7.00-14.00

Sussex County Board of Assessment VS Bruce & Kathleen Lutz  
(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: \$ 682,700

Stipulated Value: \$ 635,700

Date: 4/29/2025

Signature of Owner or duly authorized agent: Bruce Lutz Kathleen Lutz

Printed Name: BRUCE LUTZ Kathleen Lutz

Date: 4/16/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 134-7.00-14.00. The adjustment reflects a change in grade and approach that brings the assessed value to \$635,700.

**Situs : 33305 DOVER RD**
**Parcel ID: 134-7.00-14.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

LUTZ BRUCE  
 CATHLEEN LUTZ  
 12 SHARONWOOD COURT  
 CATONSVILLE MD 21228

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 1AR058  
 Alternate ID  
 Vol / Pg 4613/283  
 District  
 Zoning  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2445	Waterfront - Ba		405,280

Total Acres: .2445  
 Spot: Location: 13 EXCEL LOCATION (POS INFLU)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	405,300	405,300	0	405,300
Building	0	230,400	230,400	0	254,100
<b>Total</b>	<b>0</b>	<b>635,700</b>	<b>635,700</b>	<b>0</b>	<b>659,400</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD134DM1**

**Entrance Information**

Date	ID	Entry Code	Source
05/07/24	SLM	Data Mailer Change	Owner
05/09/23	SMD	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
09/11/07	23707-2	6,972	D010 Deck/Scpch-Indian River Acres Lot	
10/04/00	23707-1	6,000	D010 Repair Bulkheading-Indian River A	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/24/16	345,000			4613/283		
06/30/00	195,000					
05/21/95	1					



Situs : 33305 DOVER RD

Parcel Id: 134-7.00-14.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Raised Ranch      **Year Built** 1980  
**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** Partial      **# Car Bsmt Gar** 2  
**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** 2  
**Family Rooms**      **Half Baths** 0  
**Kitchens**      **Extra Fixtures**  
**Total Rooms** 5  
**Kitchen Type**      **Bath Type**  
**Kitchen Remod** No      **Bath Remod** No

**Adjustments**

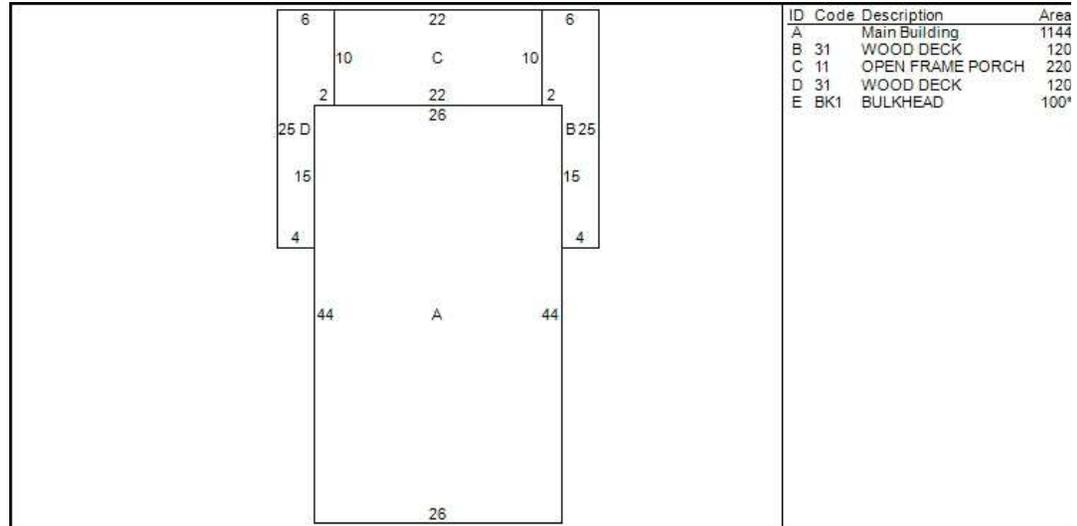
**Int vs Ext** Same      **Unfinished Area**  
**Cathedral Ceiling** x      **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	188,434	<b>% Good</b>	77
<b>Plumbing</b>	3,820	<b>% Good Override</b>	
<b>Basement</b>	-6,540	<b>Functional</b>	
<b>Heating</b>	15,630	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	3,910	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.36
<b>Subtotal</b>	205,250	<b>Additions</b>	6,600
<b>Ground Floor Area</b>	1,144		
<b>Total Living Area</b>	1,144	<b>Dwelling Value</b>	223,900



ID	Code	Description	Area
A		Main Building	1144
B	31	WOOD DECK	120
C	11	OPEN FRAME PORCH	220
D	31	WOOD DECK	120
E	BK1	BULKHEAD	100

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x 100		100	1	1980	C	F	6,530

**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**



## Melisa Anne Hollis

---

**From:** g p <glennp1443@hotmail.com>  
**Sent:** Thursday, May 1, 2025 2:30 PM  
**To:** Assessment Appeals  
**Subject:** Re: 134-9.00-42.00

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1,377,700 is ok with me. Glenn Prettyman, for Sussex realty prethyman 2003, LLC. Thank you

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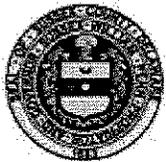
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**From:** Assessment Appeals <assessmentappeals@sussexcountyde.gov>  
**Sent:** Thursday, May 1, 2025 2:18:47 PM  
**To:** GLENNP1443@HOTMAIL.COM <GLENNP1443@HOTMAIL.COM>  
**Subject:** 134-9.00-42.00

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

*Melisa Hollis*

Assessment Support Coordinator  
Sussex County Government  
[Assessment | Sussex County](#)  
2 The Circle  
Po Box 589  
Georgetown, DE 19947  
Phone:302-855-7824  
Fax:302-855-7828  
[melisa.hollis@sussexcountyde.gov](mailto:melisa.hollis@sussexcountyde.gov)



**Situs : 30558 CEDAR NECK RD**

**PARCEL ID: 134-9.00-42.00**

**Class: 707**

Card: 1 of 3

Printed: May 2, 2025

**CURRENT OWNER**  
SUSSEX REALTY PRETTYMAN 2003 LLC  
34167 PARKER HOUSE RD  
FRANKFORD DE 19945  
2997/215

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 1UC001  
Alternate ID  
Vol / Pg 2997/215  
District  
Zoning  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		250,000
Residual	AC	1.0000		75,000
Total Acres: 2				
Spot: Location: 5 SECONDARY STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	325,000	325,000	325,000	0
Building	0	1,052,700	1,052,700	2,680,100	0
<b>Total</b>	<b>0</b>	<b>1,377,700</b>	<b>1,377,700</b>	<b>3,005,100</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
01/12/23	TJJ	Total Refusal	Owner

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/09/22	202217538	5,000	A082	Cooters By The Beach & Trendy S	
07/22/15	201506344	0	TEST	Cn 1665	
04/30/14	201403853	8,500	A077	Interior Putting Three Walls And R	
03/20/14	201402484	32,500	A082	Roofing Siding Flooring And Garaç	
08/01/13	201308339	2,500	A080	Tenant Fit Out (Storage Only)	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/09/03	280,000			2997/215		

Inspection Witnessed By \_\_\_\_\_

Situs : 30558 CEDAR NECK RD

Parcel Id: 134-9.00-42.00

Class: 707

Card: 1 of 3

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	2015 /
Building #	1
Structure Type	Mini Warehouse
Identical Units	1
Total Units	17
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	Q

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Overhead Dr-Wood/Mtl		12	12		5							
1	Overhead Dr-Wood/Mtl		8	8		12							

Interior/Exterior Information															
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	7,128	468	Mini-Warehouse	18	Metal, Light	Steel	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	7,128	Mini-Warehouse	75	100	260,830

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	1980			1	10,000	C	A	16,110

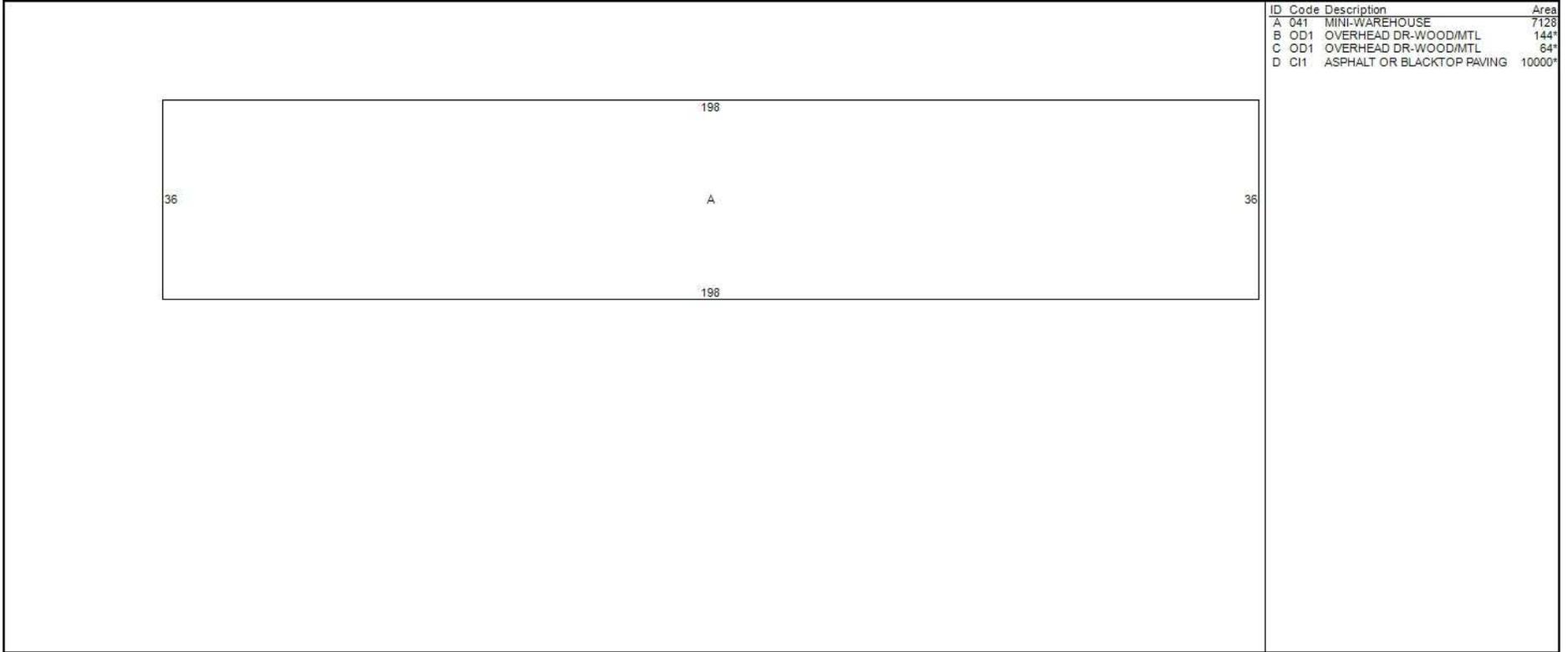
Situs : 30558 CEDAR NECK RD

Parcel Id: 134-9.00-42.00

Class: 707

Card: 1 of 3

Printed: May 2, 2025



Additional Property Photos

Situs : 30558 CEDAR NECK RD

Parcel Id: 134-9.00-42.00

Class: 707

Card: 1 of 3

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
03	S	004 General Retail	0	2,654	22.00	90	52,549	7		0	48,871	25			12,218	12,218	36,653
05	S	004 Multi Use Sales	0	840	21.00		17,640	8		0	16,229	25			4,057	4,057	12,172
06	S	004 Multi Use Office	0	3,216	24.00	80	61,747	5		0	58,660	25			14,665	14,665	43,995
07	S	004 Whse / Lt Mfg	0	5,684	8.50		48,314	7		0	44,932	10			4,493	4,493	40,439
08	S	004 Mini Whse/Storage	0	13,122	16.00		209,952	15		0	178,459	25			44,615	44,615	133,844
24	S	004 Multi Use Storage	0	832	5.00		4,160	5		0	3,952	15			593	593	3,359

**Apartment Detail - Building 1 of 3**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 3**

<b>Total Gross Building Area</b>	7,128
<b>Replace, Cost New Less Depr</b>	260,830
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	260,830
<b>Value per SF</b>	36.59

**Notes - Building 1 of 3**

--

**Income Summary (Includes all Building on Parcel)**

<b>Total Net Income</b>	270,462
<b>Capitalization Rate</b>	0.090000
<b>Sub total</b>	3,005,130
<b>Residual Land Value</b>	
<b>Final Income Value</b>	3,005,130
<b>Total Gross Rent Area</b>	26,348
<b>Total Gross Building Area</b>	26,348

<b>Situs : 30558 CEDAR NECK RD</b>	<b>PARCEL ID: 134-9.00-42.00</b>	<b>Class: 707</b>	Card: 2 of 3	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
SUSSEX REALTY PRETTYMAN 2003 LLC 34167 PARKER HOUSE RD FRANKFORD DE 19945 2997/215	Living Units 1 Neighborhood 1UC001 Alternate ID Vol / Pg 2997/215 District Zoning Class

--

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		250,000
Residual	AC	1.0000		75,000
Total Acres: 2				
Spot: Location: 5 SECONDARY STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	325,000	325,000	325,000	0
<b>Building</b>	0	1,052,700	1,052,700	2,680,100	0
<b>Total</b>	0	1,377,700	1,377,700	3,005,100	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
01/12/23	TJJ	Total Refusal	Owner

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/09/22	202217538	5,000	A082	Cooters By The Beach & Trendy S	
07/22/15	201506344	0	TEST	Cn 1665	
04/30/14	201403853	8,500	A077	Interior Putting Three Walls And R	
03/20/14	201402484	32,500	A082	Roofing Siding Flooring And Garaç	
08/01/13	201308339	2,500	A080	Tenant Fit Out (Storage Only)	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/09/03	280,000			2997/215		



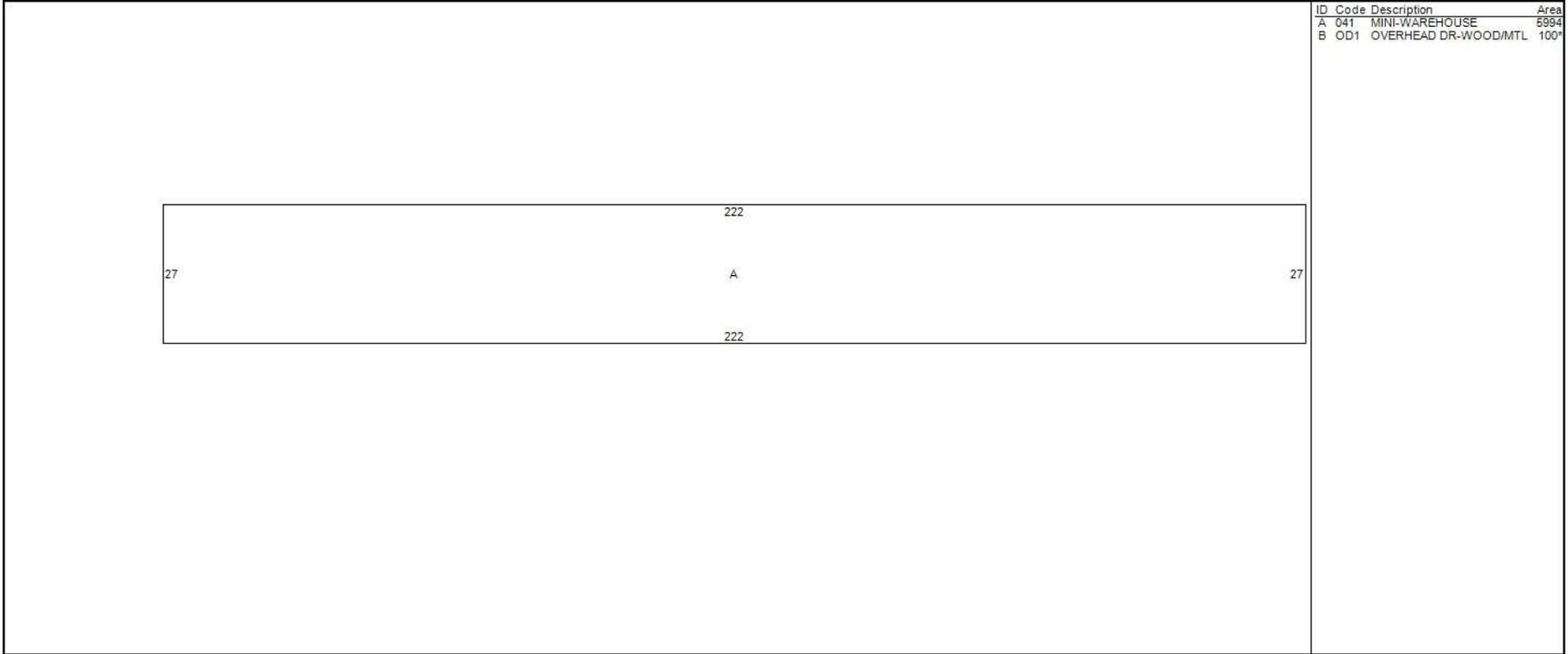
Situs : 30558 CEDAR NECK RD

Parcel Id: 134-9.00-42.00

Class: 707

Card: 2 of 3

Printed: May 2, 2025



Additional Property Photos

Situs : 30558 CEDAR NECK RD

Parcel Id: 134-9.00-42.00

Class: 707

Card: 2 of 3

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
03	S	004 General Retail	0	2,654	22.00	90	52,549	7		0	48,871	25			12,218	12,218	36,653
05	S	004 Multi Use Sales	0	840	21.00		17,640	8		0	16,229	25			4,057	4,057	12,172
06	S	004 Multi Use Office	0	3,216	24.00	80	61,747	5		0	58,660	25			14,665	14,665	43,995
07	S	004 Whse / Lt Mfg	0	5,684	8.50		48,314	7		0	44,932	10			4,493	4,493	40,439
08	S	004 Mini Whse/Storage	0	13,122	16.00		209,952	15		0	178,459	25			44,615	44,615	133,844
24	S	004 Multi Use Storage	0	832	5.00		4,160	5		0	3,952	15			593	593	3,359

**Apartment Detail - Building 2 of 3**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 2 of 3**

Total Gross Building Area	5,994
Replace, Cost New Less Depr	361,210
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	361,210
Value per SF	60.26

**Notes - Building 2 of 3**

--

**Income Summary (Includes all Building on Parcel)**

Total Net Income	270,462
Capitalization Rate	0.090000
Sub total	3,005,130
Residual Land Value	
Final Income Value	3,005,130
Total Gross Rent Area	26,348
Total Gross Building Area	26,348

<b>Situs : 30558 CEDAR NECK RD</b>	<b>PARCEL ID: 134-9.00-42.00</b>	<b>Class: 707</b>	Card: 3 of 3	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
SUSSEX REALTY PRETTYMAN 2003 LLC 34167 PARKER HOUSE RD FRANKFORD DE 19945 2997/215	Living Units 1 Neighborhood 1UC001 Alternate ID Vol / Pg 2997/215 District Zoning Class

--

Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		250,000
Residual	AC	1.0000		75,000
Total Acres: 2				
Spot: Location: 5 SECONDARY STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	325,000	325,000	325,000	0
<b>Building</b>	0	1,052,700	1,052,700	2,680,100	0
<b>Total</b>	0	1,377,700	1,377,700	3,005,100	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
01/12/23	TJJ	Total Refusal	Owner

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/09/22	202217538	5,000	A082	Cooters By The Beach & Trendy S	
07/22/15	201506344	0	TEST	Cn 1665	
04/30/14	201403853	8,500	A077	Interior Putting Three Walls And R	
03/20/14	201402484	32,500	A082	Roofing Siding Flooring And Garaç	
08/01/13	201308339	2,500	A080	Tenant Fit Out (Storage Only)	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/09/03	280,000			2997/215		



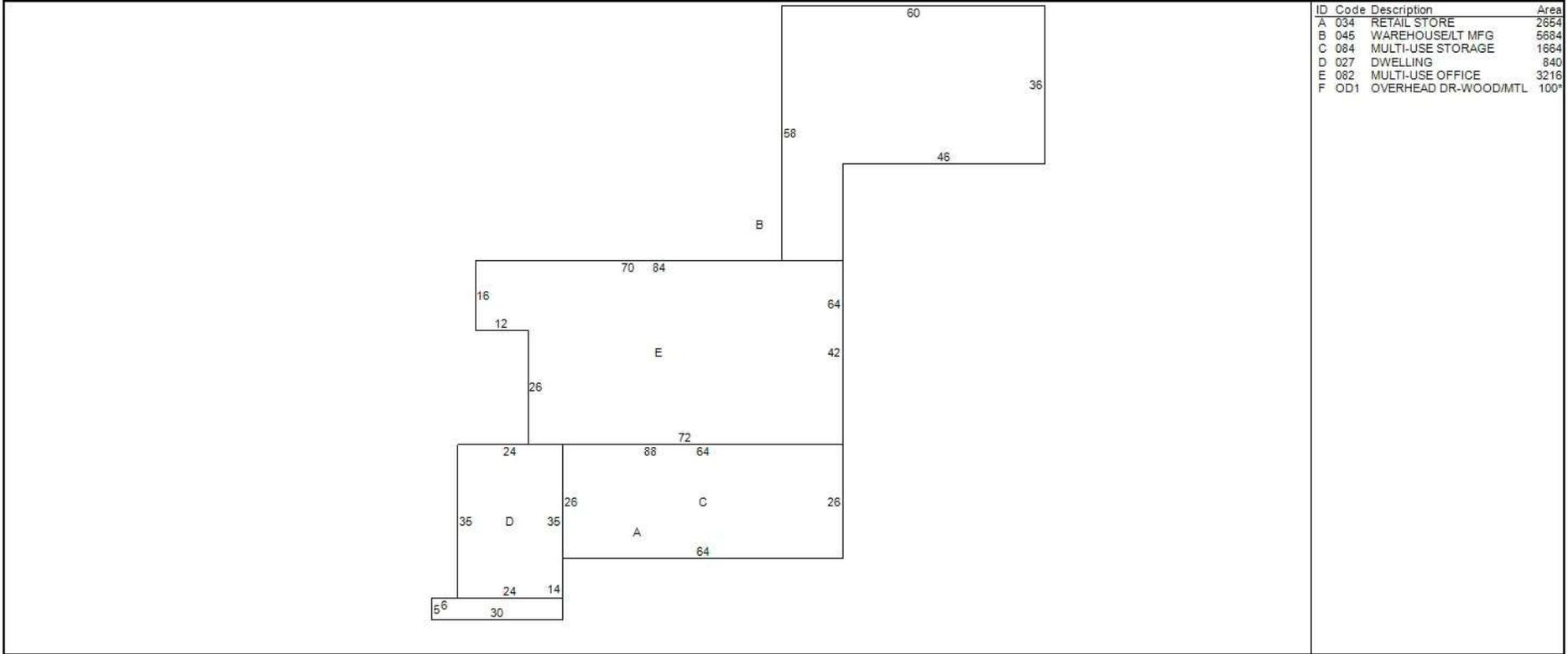
Situs : 30558 CEDAR NECK RD

Parcel Id: 134-9.00-42.00

Class: 707

Card: 3 of 3

Printed: May 2, 2025



ID	Code	Description	Area
A	034	RETAIL STORE	2654
B	045	WAREHOUSE/LT MFG	5684
C	084	MULTI-USE STORAGE	1664
D	027	DWELLING	840
E	082	MULTI-USE OFFICE	3216
F	OD1	OVERHEAD DR-WOOD/MTL	100*

Additional Property Photos

Situs : 30558 CEDAR NECK RD

Parcel Id: 134-9.00-42.00

Class: 707

Card: 3 of 3

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
03	S	004 General Retail	0	2,654	22.00	90	52,549	7		0	48,871	25			12,218	12,218	36,653
05	S	004 Multi Use Sales	0	840	21.00		17,640	8		0	16,229	25			4,057	4,057	12,172
06	S	004 Multi Use Office	0	3,216	24.00	80	61,747	5		0	58,660	25			14,665	14,665	43,995
07	S	004 Whse / Lt Mfg	0	5,684	8.50		48,314	7		0	44,932	10			4,493	4,493	40,439
08	S	004 Mini Whse/Storage	0	13,122	16.00		209,952	15		0	178,459	25			44,615	44,615	133,844
24	S	004 Multi Use Storage	0	832	5.00		4,160	5		0	3,952	15			593	593	3,359

**Apartment Detail - Building 3 of 3**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	027 Dwelling	1	1	1 \ 0	1		

**Building Cost Detail - Building 3 of 3**

<b>Total Gross Building Area</b>	13,226
<b>Replace, Cost New Less Depr</b>	414,550
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	414,550
<b>Value per SF</b>	31.34

**Notes - Building 3 of 3**

--

**Income Summary (Includes all Building on Parcel)**

<b>Total Net Income</b>	270,462
<b>Capitalization Rate</b>	0.090000
<b>Sub total</b>	3,005,130
<b>Residual Land Value</b>	
<b>Final Income Value</b>	3,005,130
<b>Total Gross Rent Area</b>	26,348
<b>Total Gross Building Area</b>	26,348



## Melisa Anne Hollis

---

**From:** matt chandler <mattchandler3@hotmail.com>  
**Sent:** Thursday, May 1, 2025 5:51 AM  
**To:** Assessment Appeals  
**Cc:** matt chandler  
**Subject:** Re: 134-9.00-94.01-13052 Formal Appeal

**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.

Hello Martha,

I am accepting and agree to the new stipulated value of parcel ID 134-9.00-94.01-13052 which has an assessed value of 38,200\$. The value of 38,200 was stipulated in the attachment emailed to me.

Thank you for reducing the value.

Matthew Chandler  
484-554-1713

---

**From:** Assessment Appeals <assessmentappeals@sussexcountyde.gov>  
**Sent:** Wednesday, April 30, 2025 11:47 AM  
**To:** mattchandler3@hotmail.com <mattchandler3@hotmail.com>  
**Subject:** 134-9.00-94.01-13052 Formal Appeal

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

*Martha Shaw*  
Assessment Specialist  
Sussex County Council  
P.O. Box 589  
Georgetown, DE 19947  
302-855-7824 Office  
302-855-7828 Fax  
[mshaw@sussexcountyde.gov](mailto:mshaw@sussexcountyde.gov)

Situs : 38035 DOVE RD

Parcel ID: 134-9.00-94.01-13052

Class: Mobile Home Park

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 CHANDLER MATTHEW JONATHAN  
 332 PROSPECT ST UNIT 9  
 LA JOLLA CA 92037

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AC004M  
 Alternate ID  
 Vol / Pg 0/0  
 District  
 Zoning  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Total Acres: _____				
Spot: _____				
Location: 6 NEIGHBORHOOD OR SPOT				

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	0	38,200	38,200	0	0
<b>Total</b>	<b>0</b>	<b>38,200</b>	<b>38,200</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD134DM20**

**Entrance Information**

Date	ID	Entry Code	Source
05/02/23	MAE	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/23/11	26064-1	576	D010 Shed-Bayshore Mhp Lot 24	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee



Situs : 38035 DOVE RD

Parcel Id: 134-9.00-94.01-13052

Class: Mobile Home Park

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

**Style** Mobile Home - Sng Wide      **Year Built** 1978  
**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** Post & Piers      **# Car Bsmt Gar** 0  
**FBLA Size** x      **FBLA Type**  
**Rec Rm Size** x      **Rec Rm Type** Single Family

**Heating & Cooling**

**Fireplaces**

**Heat Type** Central No Ac      **Stacks**  
**Fuel Type** Propane      **Openings**  
**System Type** Forced Warm Air      **Pre-Fab**

**Room Detail**

**Bedrooms** 2      **Full Baths** 1  
**Family Rooms**      **Half Baths** 1  
**Kitchens**      **Extra Fixtures** 1  
**Total Rooms** 5  
**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** D+      **Market Adj**  
**Condition** Average      **Functional**  
**CDU** AVERAGE      **Economic** 73  
**Cost & Design** 0      **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

**Base Price** 71,949      **% Good** 78  
**Plumbing** 1,350      **% Good Override**  
**Basement** -6,830      **Functional**  
**Heating** 0      **Economic** 73  
**Attic** 0      **% Complete** 100  
**Other Features** 0      **C&D Factor**  
    **Adj Factor** 1  
**Subtotal** 66,470      **Additions**  
  
**Ground Floor Area** 784  
**Total Living Area** 784      **Dwelling Value** 37,900

ID	Code	Description	Area
A		Main Building	784
B	RS1	FRAME UTILITY SHED	48*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 8		48	1	2006	C	A	340

**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 2026

In the Matter of Appeal

Parcel ID 134-16.00-456.00

Sussex County Board of Assessment VS Ronald & Melba Schmoll  
(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: \$ 174,100

Stipulated Value: \$ 169,400

Date: 4-24-25

Signature of Owner or duly authorized agent: Ronald E Schmoll

Printed Name: Ronald Schmoll

Date: 4/1/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 134-16.00-456.00. The adjustment reflects a change in number of bathrooms that brings the assessed value to \$169,400.



Situs : 37586 BIRCH ST

Parcel ID: 134-16.00-456.00

Class: Mobile Home

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 SCHMOLL RONALD E  
 MELBA L SCHMOLL  
 37586 BIRCH ST  
 OCEAN VIEW DE 19970

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR067  
 Alternate ID 13416000456000000  
 Vol / Pg 4446/131  
 District  
 Zoning GENERAL RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2324			86,380

Total Acres: .2324  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	86,400	86,400	0	86,400
Building	0	83,000	83,000	0	121,370
<b>Total</b>	<b>0</b>	<b>169,400</b>	<b>169,400</b>	<b>0</b>	<b>207,770</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD134DM11**

**Entrance Information**

Date	ID	Entry Code	Source
05/14/24	DMR	Data Mailer Change	Owner
12/09/22	KLC	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
01/11/19	201900139	2,520	A017 18x10 Covered Porch On Existing	
02/08/90	17496-2	200	D010 Deck-Shady Dell Parklot G-28	
11/20/89	17496-3	25,000	D010 Gr -Shady Dell Parklot 28	
09/07/89	17496-1	500	D010 Shed-Shady Dell Parklot 28	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/16/15	55,000			4446/131		



Situs : 37586 BIRCH ST

Parcel Id: 134-16.00-456.00

Class: Mobile Home

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Mobile Home - Dbl Wide      **Year Built** 1986  
**Story height** 1      **Eff Year Built**  
**Attic** None      **Year Remodeled**  
**Exterior Walls** Alum/Vinyl      **Amenities**  
**Masonry Trim** X  
**Color** 50      **In-law Apt** No

**Basement**

**Basement** Post & Piers      **# 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** Forced Warm Air      **Pre-Fab**

**Room Detail**

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

**Adjustments**

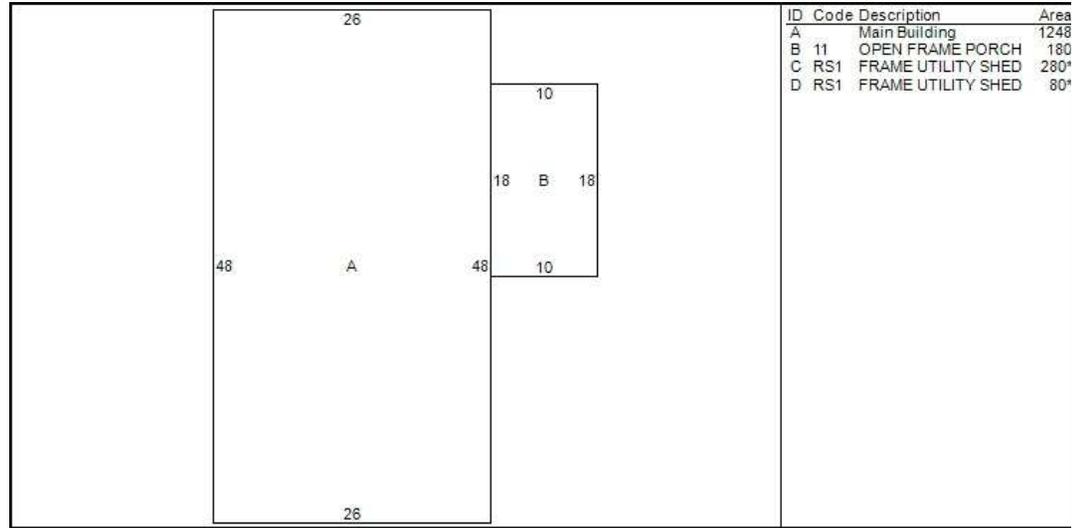
**Int vs Ext** Same      **Unfinished Area**  
**Cathedral Ceiling** X      **Unheated Area** 28

**Grade & Depreciation**

**Grade** D+      **Market Adj**  
**Condition** Fair      **Functional**  
**CDU** FAIR      **Economic**  
**Cost & Design** 0      **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	114,143	<b>% Good</b>	76
<b>Plumbing</b>	1,620	<b>% Good Override</b>	
<b>Basement</b>	-12,020	<b>Functional</b>	
<b>Heating</b>	8,650	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	.92
<b>Subtotal</b>	112,390	<b>Additions</b>	3,300
<b>Ground Floor Area</b>	1,248		
<b>Total Living Area</b>	1,248	<b>Dwelling Value</b>	81,600



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	14 x 20		280	1	2000	D	F	980
Frame Shed	10 x 8		80	1	2000	C	A	410

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model** 6890  
**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**  
**Unit Location**  
**Unit View**  
**Model Make (MH)**

**Building Notes**



## Melisa Anne Hollis

---

**From:** MICHAEL SELLMAN <sellmanm@aol.com>  
**Sent:** Wednesday, April 30, 2025 1:43 PM  
**To:** Assessment Appeals  
**Subject:** Re: 134-17.00-56.07-107

**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.

Yes!!  
I should've put my glasses on  
Very sorry  
Sent from my iPhone

On Apr 30, 2025, at 1:40 PM, Assessment Appeals <assessmentappeals@sussexcountyde.gov> wrote:

Just want to confirm the stipulation value is 938,600 not 936,000.

Do you still agree with this value?

*Melisa Hollis*

Assessment Support Coordinator  
Sussex County Government  
Assessment | Sussex County  
2 The Circle  
Po Box 589  
Georgetown, DE 19947  
Phone:302-855-7824  
Fax:302-855-7828  
[melisa.hollis@sussexcountyde.gov](mailto:melisa.hollis@sussexcountyde.gov)  
<image001.jpg>

---

**From:** MICHAEL SELLMAN <sellmanm@aol.com>  
**Sent:** Wednesday, April 30, 2025 1:06 PM  
**To:** Assessment Appeals <assessmentappeals@sussexcountyde.gov>  
**Subject:** Re: 134-17.00-56.07-107

**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.

Hello. I agree to the the new reassessed value of \$936,000. Thank you so much.

Michael Sellman  
Sent from my iPhone

On Apr 30, 2025, at 11:39 AM, Assessment Appeals  
<[assessmentappeals@sussexcountyde.gov](mailto:assessmentappeals@sussexcountyde.gov)> wrote:

Good afternoon,

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

*Melisa Hollis*

Assessment Support Coordinator

Sussex County Government

Assessment | Sussex County

2 The Circle

Po Box 589

Georgetown, DE 19947

Phone:302-855-7824

Fax:302-855-7828

[melisa.hollis@sussexcountyde.gov](mailto:melisa.hollis@sussexcountyde.gov)

<image001.jpg>

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Situs : 107 ISLAND HOUSE RD

Parcel ID: 134-17.00-56.07-107

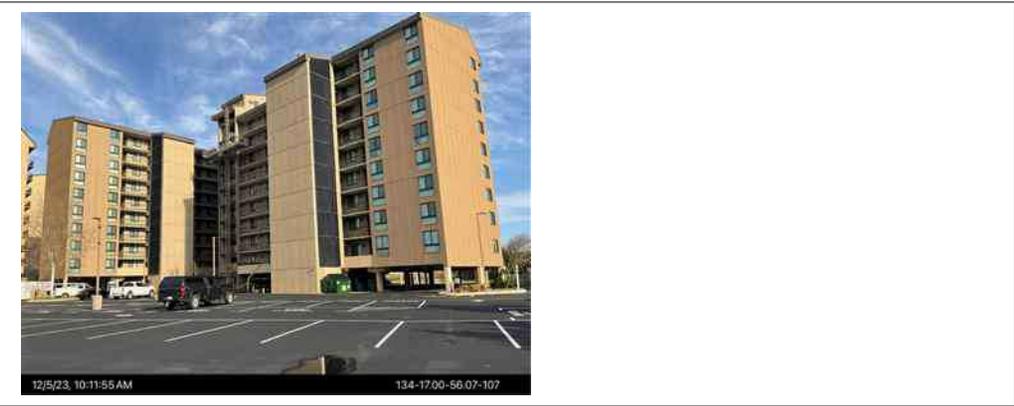
Class: Residential - Condo

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 SELLMAN MICHAEL  
 BETH SELLMAN  
 6 ALTERWOOD CT  
 OWINGS MILLS MD 21117

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR166C  
 Alternate ID 134170000560700107  
 Vol / Pg 5330/282  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**  
 COMMON LAND PCT - ESTIMATED

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.0321	Waterfront - Oc		135,100

Total Acres: .0321  
 Spot: Location: 12 VERY GD LOCATION (POS INFL)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	135,100	135,100	0	0
Building	0	803,500	803,500	0	0
<b>Total</b>	<b>0</b>	<b>938,600</b>	<b>938,600</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD134DM18

**Entrance Information**

Date	ID	Entry Code	Source
12/05/23	SMD	Normal Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/15/20	25,000			5330/282	Deed	SELLMAN MICHAEL
01/25/96	186,400			2147/240		
12/14/88	193,000					
01/27/84	117,000					



Situs : 107 ISLAND HOUSE RD

Parcel Id: 134-17.00-56.07-107

Class: Residential - Condo

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

<b>Style</b> Condo Flat	<b>Year Built</b> 1980
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Stucco	<b>Amenities</b>
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Slab	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Central Full Ac	<b>Stacks</b>
<b>Fuel Type</b> Electric	<b>Openings</b>
<b>System Type</b> Forced Warm Air	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 2	<b>Full Baths</b> 2
<b>Family Rooms</b>	<b>Half Baths</b> 0
<b>Kitchens</b>	<b>Extra Fixtures</b> 2
<b>Total Rooms</b> 5	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

**Adjustments**

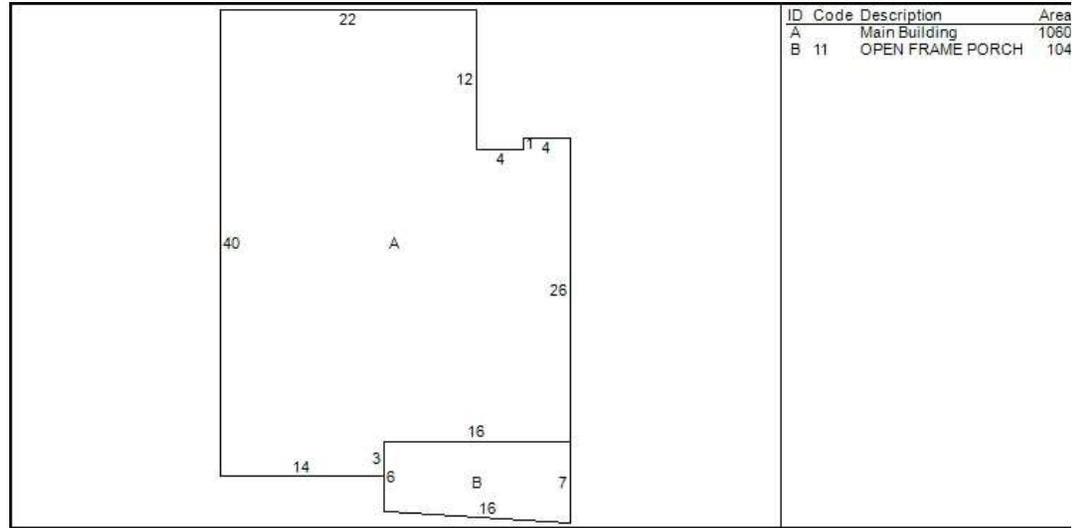
<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

**Grade & Depreciation**

<b>Grade</b> C+	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> AVERAGE	<b>Economic</b> 92
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 196,581	<b>% Good</b> 79
<b>Plumbing</b> 7,030	<b>% Good Override</b>
<b>Basement</b> -24,110	<b>Functional</b>
<b>Heating</b> 16,310	<b>Economic</b> 92
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 5.56
<b>Subtotal</b> 195,810	<b>Additions</b> 2,200
<b>Ground Floor Area</b> 1,060	
<b>Total Living Area</b> 1,060	<b>Dwelling Value</b> 803,500



ID	Code	Description	Area
A		Main Building	1060
B	11	OPEN FRAME PORCH	104

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>		<b>Unit Number</b>	107	<b>Unit Location</b>	3
<b>Condo Model</b>		<b>Unit Level</b>	1	<b>Unit View</b>	Waterfront-Ocean
<b>Unit Parking</b>		<b>Model (MH)</b>		<b>Model Make (MH)</b>	

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-17.07-92.00-2

Sussex County Board of Assessment VS Thomas, Dara, And Carlo Wejgard  
(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: \$588,000

Stipulated Value: \$529,600

Date: 5/1/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: THOMAS A. WEJGARD

Date: 4/23/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 134-17.07-92.00-2. The adjustment reflects a change in economic depreciation that brings the assessed value to \$529,600.

**Situs : 408 COLLINS ST 2**
**Parcel ID: 134-17.07-92.00-2**
**Class: Residential - Condo**
**Card: 1 of 1**
**Printed: May 1, 2025**

**CURRENT OWNER**  
 WEIGAND THOMAS A DARA S WEIGAND  
 CARA MARIE WEIGAND  
 1060 RED MAPLE CT  
 DAVIDSONVILLE MD 21035

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1BR101C  
 Alternate ID 134170700920000002  
 Vol / Pg 5391/199  
 District  
 Zoning TOWN CODES  
 Class Residential



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1302			86,780
Total Acres: .1302				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	86,800	86,800	0	0
Building	0	442,800	442,800	0	0
<b>Total</b>	<b>0</b>	<b>529,600</b>	<b>529,600</b>	<b>0</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Approach				
<b>TD134DM15</b>					

Entrance Information			
Date	ID	Entry Code	Source
12/20/22	MEP	Occupant Not At Home	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/14/21	401,000	Improv Only	Invalid Sale - Tyler	5391/199	Deed	WEIGAND THOMAS A DARA S WEIGAND
05/06/89	1			2806/80		



Situs : 408 COLLINS ST 2

Parcel Id: 134-17.07-92.00-2

Class: Residential - Condo

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Twin **Year Built** 1982  
**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** 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** Electric **Openings**  
**System Type** Heat Pump **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**

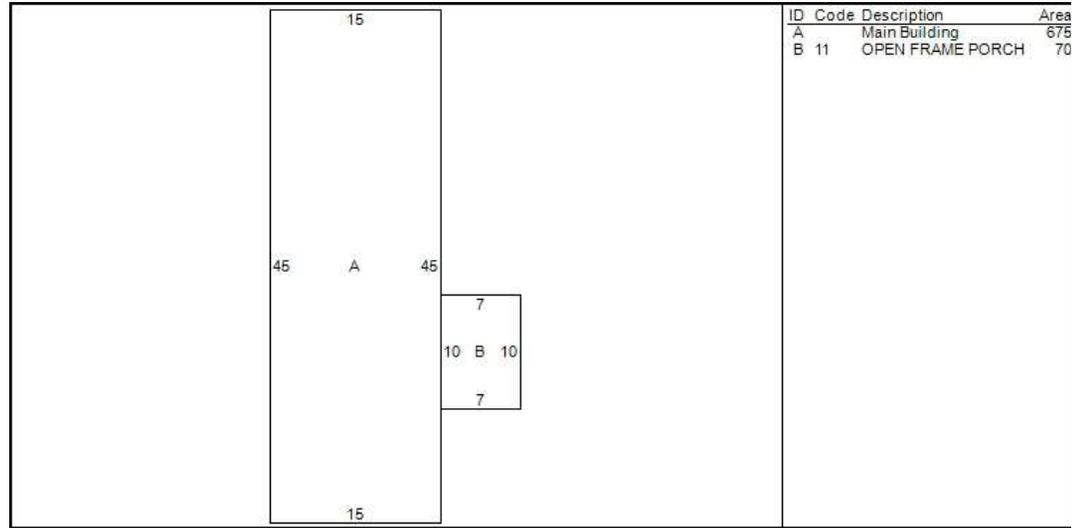
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** C **Market Adj**  
**Condition** Average **Functional**  
**CDU** AVERAGE **Economic** 92  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	190,701	<b>% Good</b>	80
<b>Plumbing</b>	8,030	<b>% Good Override</b>	
<b>Basement</b>	-7,560	<b>Functional</b>	
<b>Heating</b>	15,820	<b>Economic</b>	92
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	2.88
<b>Subtotal</b>	206,990	<b>Additions</b>	1,400
<b>Ground Floor Area</b>	675		
<b>Total Living Area</b>	1,350	<b>Dwelling Value</b>	442,800



**Outbuilding Data**

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

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**  
**Unit Number** 2  
**Unit Level**  
**Unit Parking**  
**Model (MH)**  
**Unit Location** 2  
**Unit View**  
**Model Make (MH)**

**Building Notes**



April 29, 2025

Christopher S. Keefer  
Director of Assessment  
Sussex County, Delaware  
Via email: [dianne.ruscavage@sussexcountyde.gov](mailto:dianne.ruscavage@sussexcountyde.gov)

Re: 134-18.00-238.00-TH88  
32419 Norman Lane  
Frankford, DE 19945

Dear Mr. Keefer:

On December 13, 2024, I appeared for an informal in person appeal hearing with Tyler Technologies Representative Karen. At that time, I brought my September 2024 appraisal, my September 27, 2024, settlement sheet and comps for my neighborhood-Milos Haven, a new Lennar community built in 2024. I also pointed out that my square footage was 2332. Despite producing said evidence, no change was made in my inflated \$489,900.00 assessment value.

I thoroughly reviewed the Sussex County Website when it issued instructions and do's and don'ts for the appeal with the referee. I spent hours locating 6 interior townhomes that were sold between January 2021 and July 1, 2023, in my zip code—19945. I completed every section of the appeal form and ensured that I strictly complied with the appeal directions. I then made an educated guesstimate of the value of my home on July 1, 2023, even though my home hadn't even been built then. I based my guesstimate on the assessed value of the 6 townhouses that I used as my comps that had been sold during the relevant period.

Much to my chagrin, when I arrived for my appeal hearing on April 21, 2025, I was told by the Appeals Referee, Michael Moyer, that my house still had the "new house" smell and that it wasn't reasonable to compare my townhome to townhomes built in 2006. I did not realize that "new home smell" was one of the criteria articulated in the instructions. I was further advised that all the comps that I produced were being tossed out and Referee Moyer was using comps that he had selected. I don't know why Sussex County bothered to provide instructions to applicants and a list of what was relevant and what was not, when it did not follow its own instructions.

While I am pleased that my assessment has been reduced by a considerable amount, I am frustrated by Sussex County's inconsistencies. My neighbor also appealed her assessment and had a completely different experience than I had, except that her assessment was also reduced.

I understand that fewer than 1 percent of the population in Sussex County appealed their assessment, but I disagree with Sussex County's interpretation of the rationale for the low number of appeals. I believe that the low number of appeals was due to the relatively short time frame to appeal and the burdensome nature of the appeal process.

I STILL do not understand how Sussex County arrived at my revised assessment; however, I am unwilling to incur any expenses to continue to litigate this matter and waive my right to appeal before the Board of Assessment.

Consequently, I so stipulate to the revised assessment of \$426,100.00.

Respectfully,

*Greta Muirhead*

Greta Greenhut Muirhead  
Daniel William Muirhead

**Situs :**
**Parcel ID: 134-18.00-238.00-TH88**
**Class: Residential - Condo**
**Card: 1 of 1**
**Printed: May 2, 2025**

**CURRENT OWNER**  
 MUIRHEAD GRETA GREENHUT  
 DANIEL WILLIAM MUIRHEAD  
 560 PEOPLES PLAZA #267  
 NEWARK DE 19702

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR078  
 Alternate ID 1341800238008800000  
 Vol / Pg 6178/255  
 District  
 Zoning GENERAL RESIDENTIAL  
 Class Residential



**Property Notes**  
 COMMON LAND PCT - ESTIMATED

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1373			73,350

Total Acres: .1373  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	73,400	73,400	0	73,400
Building	0	352,700	352,700	0	335,420
<b>Total</b>	<b>0</b>	<b>426,100</b>	<b>426,100</b>	<b>0</b>	<b>408,820</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**RANDOM1 7.22.24**

**Entrance Information**

Date	ID	Entry Code	Source
05/14/24	CMP	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/02/23	202313091	215,230	A057 2 St Mf 28x54, Att Gar 20x21, Porc	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/01/24	399,990			6178/255	Deed	MUIRHEAD GRETA GREENHUT



Situs :

Parcel Id: 134-18.00-238.00-TH88

Class: Residential - Condo

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

<b>Style</b>	Twnhse Interior	<b>Year Built</b>	2024
<b>Story height</b>	2	<b>Eff Year Built</b>	
<b>Attic</b>	None	<b>Year Remodeled</b>	
<b>Exterior Walls</b>	Alum/Vinyl	<b>Amenities</b>	
<b>Masonry Trim Color</b>	x	<b>In-law Apt</b>	No

**Basement**

<b>Basement</b>	Slab	<b># Car Bsmt Gar</b>	0
<b>FBLA Size</b>	x	<b>FBLA Type</b>	
<b>Rec Rm Size</b>	x	<b>Rec Rm Type</b>	Single Family

**Heating & Cooling**

<b>Heat Type</b>	Central Full Ac	<b>Stacks</b>	
<b>Fuel Type</b>	Gas	<b>Openings</b>	
<b>System Type</b>	Forced Warm Air	<b>Pre-Fab</b>	

**Room Detail**

<b>Bedrooms</b>	3	<b>Full Baths</b>	2
<b>Family Rooms</b>		<b>Half Baths</b>	1
<b>Kitchens</b>		<b>Extra Fixtures</b>	2
<b>Total Rooms</b>	6	<b>Bath Type</b>	
<b>Kitchen Type</b>		<b>Bath Remod</b>	No
<b>Kitchen Remod</b>	No		

**Adjustments**

<b>Int vs Ext Cathedral Ceiling</b>	Same x	<b>Unfinished Area Unheated Area</b>	
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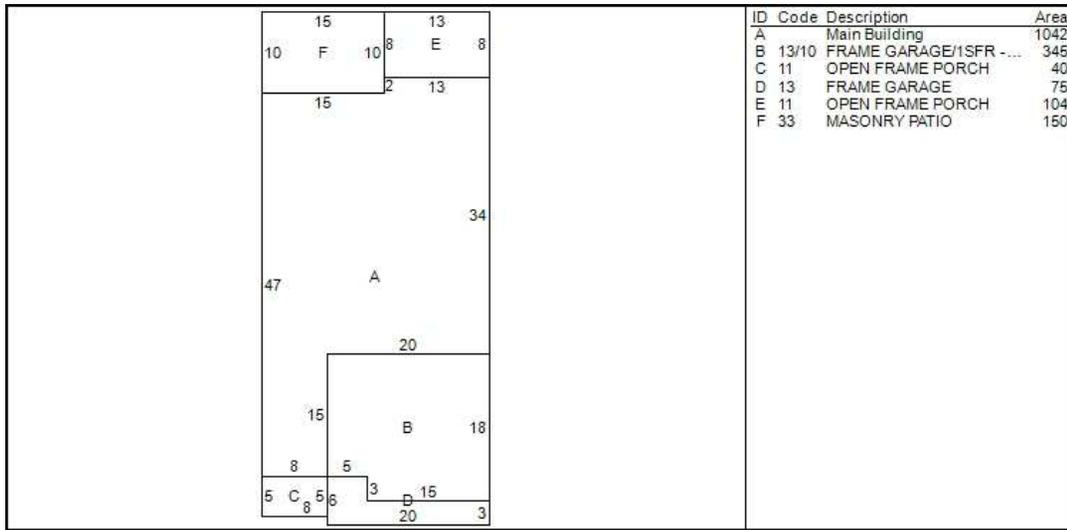
**Grade & Depreciation**

<b>Grade</b>	C+	<b>Market Adj</b>	
<b>Condition</b>	Average	<b>Functional Economic</b>	92
<b>CDU</b>	AVERAGE	<b>% Good Ovr</b>	
<b>Cost &amp; Design % Complete</b>	0 100		

**Dwelling Computations**

<b>Base Price</b>	271,942	<b>% Good</b>	100
<b>Plumbing</b>	9,840	<b>% Good Override</b>	
<b>Basement</b>	-23,820	<b>Functional Economic</b>	92
<b>Heating</b>	22,560	<b>% Complete</b>	100
<b>Attic</b>	0	<b>C&amp;D Factor</b>	
<b>Other Features</b>	0	<b>Adj Factor</b>	1.22
<b>Subtotal</b>	280,520	<b>Additions</b>	31,000

<b>Ground Floor Area</b>	1,042	<b>Dwelling Value</b>	352,700
<b>Total Living Area</b>	2,429		



ID	Code	Description	Area
A		Main Building	1042
B	13/10	FRAME GARAGE/1SFR -...	345
C	11	OPEN FRAME PORCH	40
D	13	FRAME GARAGE	75
E	11	OPEN FRAME PORCH	104
F	33	MASONRY PATIO	150

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>		<b>Unit Number</b>	TH88	<b>Unit Location</b>	3
<b>Condo Model</b>		<b>Unit Level</b>		<b>Unit View</b>	
		<b>Unit Parking</b>		<b>Model Make (MH)</b>	

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-19.00-604.00

Sussex County Board of Assessment VS Jonathan Lipschitz & Keren Kolcher 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: \$693,000 Stipulated Value: \$622,600

Date: 4-25-25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Jonathan Lipschitz

Date: 4/22/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Kealer

Title: Director of Assessment

Summary  
Based on the appellants' 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 134-19.00-604.00. The adjustment reflects a change in grade that brings the assessed value to \$622,600.

**Situs : 33469 OLD PIER LN**
**Parcel ID: 134-19.00-604.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

LIPSCHITZ JONATHAN TTEE  
 KAREN KATCHER TTEE REV TR  
 33469 OLD PIER LN  
 FRANKFORD DE 19945

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 1AR075  
 Alternate ID  
 Vol / Pg 4956/213  
 District  
 Zoning  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2388			127,430

Total Acres: .2388  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	127,400	127,400	0	127,400
<b>Building</b>	0	495,200	456,800	0	495,170
<b>Total</b>	0	622,600	584,200	0	622,570

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Market Approach  
**TD134DM13**

**Entrance Information**

Date	ID	Entry Code	Source
06/05/24	SLM	Data Mailer Change	Owner
01/19/23	BJJ	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
09/28/23	202313646	18,000	A108 Enclose Porch W Windows (Unc)	
10/01/18	201810291	3,349	A018 Paver Patio 394 Sq Ft	
12/22/17	201713797	0	TEST Mc 1029	
11/29/17	201712763	173,715	A007 (Seabrook) 2 St Dw 50x59, Att Gar	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/01/18				4956/213	Deed	LIPSCHITZ JONATHAN TTEE
04/05/18	516,100			4866/9	Deed	LIPSCHITZ JONATHAN
12/11/17	230,500			4811/233	Deed	NVR INC



Situs : 33469 OLD PIER LN

Parcel Id: 134-19.00-604.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 2018  
**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** 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**

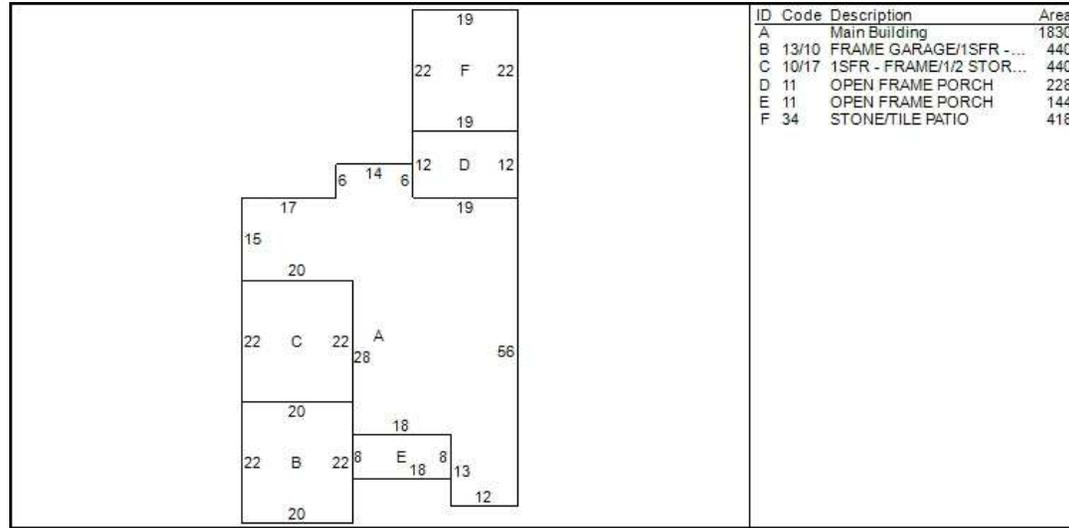
**Grade & Depreciation**

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

**Dwelling Computations**

**Base Price** 318,375 **% Good** 98  
**Plumbing** 13,260 **% Good Override**  
**Basement** -17,660 **Functional**  
**Heating** 26,410 **Economic**  
**Attic** 0 **% Complete** 100  
**Other Features** 1,700 **C&D Factor**  
**Subtotal** 342,090 **Adj Factor** 1.09  
**Additions** 83,800  
**Ground Floor Area** 1,830  
**Total Living Area** 2,930 **Dwelling Value** 456,800

**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)**



## Katrina M. Mears

---

**From:** Harold Gittelman <hgitts@yahoo.com>  
**Sent:** Thursday, April 17, 2025 5:34 PM  
**To:** Katrina M. Mears  
**Subject:** Re: 134-20.07-24.00.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.

Hi Katrina,

Thank you for reviewing our assessed property value.

We accept the new assessment value of \$886,500.

Best regards,

Harold Gittelman

[Yahoo Mail: Search, Organize, Conquer](#)



Situs : 233 BAYSHORE DR

Parcel ID: 134-20.07-24.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 GITTELMAN HAROLD B GLORIA V  
 233 BAYSHORE DR  
 BETHANY BEACH DE 19930

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1WR004  
 Alternate ID 134200700240000000  
 Vol / Pg 2297/93  
 District  
 Zoning TOWN CODES  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1148	Waterfront - Ca		588,280

Total Acres: .1148  
 Spot: Location: 12 VERY GD LOCATION (POS INFL)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	588,300	588,300	0	588,300
Building	0	298,200	298,200	0	422,110
<b>Total</b>	<b>0</b>	<b>886,500</b>	<b>886,500</b>	<b>0</b>	<b>1,010,410</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD134DM8

**Entrance Information**

Date	ID	Entry Code	Source
11/15/22	MAE	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
12/20/23	202317444	43,400	A106 Enclose Exist Screen Porch With C	
04/23/09	20835-2	2,688	D010 Scrn Porch On Deck-Bay Shore Lc	
08/20/98	20835-1	63,298	D010 Dwellingw/Porch-Bayshore Dr.Lot	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/20/98	95,500			2297/93		



Situs : 233 BAYSHORE DR

Parcel Id: 134-20.07-24.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 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** Electric **Openings**  
**System Type** Heat Pump **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**

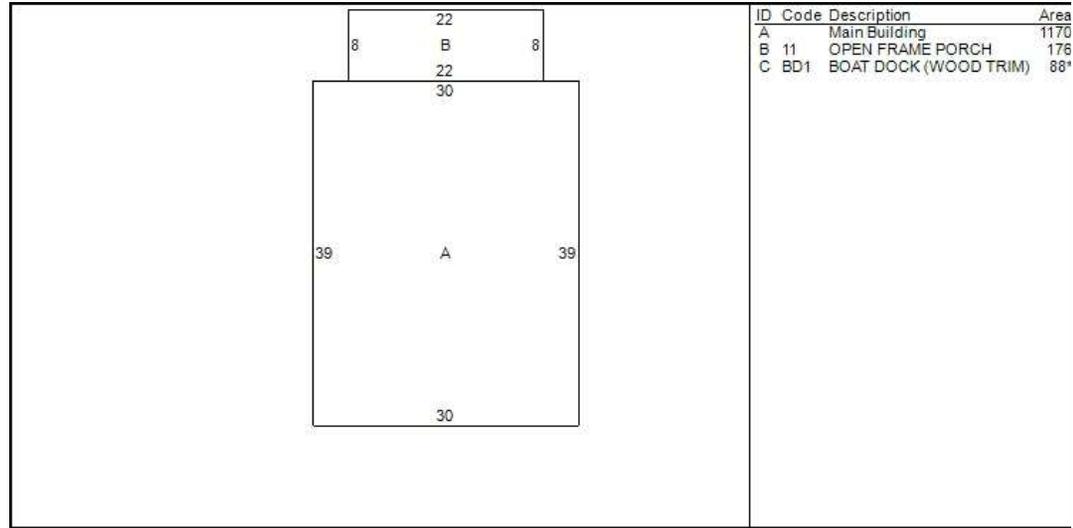
**Grade & Depreciation**

**Grade** C **Market Adj**  
**Condition** Average **Functional**  
**CDU** AVERAGE **Economic** 85  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	201,995	<b>% Good</b>	88
<b>Plumbing</b>	8,030	<b>% Good Override</b>	
<b>Basement</b>	-11,200	<b>Functional</b>	
<b>Heating</b>	16,760	<b>Economic</b>	85
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.8
<b>Subtotal</b>	215,590	<b>Additions</b>	3,600
<b>Ground Floor Area</b>	1,170		
<b>Total Living Area</b>	1,170	<b>Dwelling Value</b>	296,700

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	22 x 4		88	1	1999	D	F	1,520

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 135-14.00-71.00

Sussex County Board of Assessment VS Sherry Sabb-Abbott  
(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: \$ 266,300

Stipulated Value: \$ 211,000

Date: 5-2-25

Signature of Owner or duly authorized agent: [Handwritten Signature]

Printed Name: Sherry Sabb Abbott

Date: 4/28/25

Signature of Sussex County Government Representative: \_\_\_\_\_

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 135-14.00-71.00. The adjustment reflects a change in land value, grade and functional depreciation that brings the assessed value to \$211,900.

**RESIDENTIAL PROPERTY RECORD CARD**

**SUSSEX COUNTY**

**Situs : 20274 DONOVANS RD**

**Map ID: 135-14.00-71.00**

**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 15, 2025

**CURRENT OWNER**  
 SABB-ABBOTT SHERRY A  
 20274 DONOVANS RD  
 GEORGETOWN DE 19947

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR002  
 Alternate Id 135140000710000000  
 Vol / Pg 4028/175  
 District  
 Zoning GENERAL RESIDENTIAL  
 Class Residential



**Property Notes**

AG LAND USE: N

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000	Abuts Common Railroad Tracks	-15	43,350

Total Acres: 1

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	43,400	43,400	0	43,400
Building	0	168,500	168,500	0	192,580
<b>Total</b>	0	211,900	211,900	0	235,980

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach

**Entrance Information**

Date	ID	Entry Code	Source
12/17/21	EPM	Info At Door	Owner
06/06/22	TT	Total Refusal	Owner
12/19/23	KMB	Data Mailer Change	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
08/17/22	202210902	2,040	A017 "Deck 12x20 Over 30"	
04/13/98	26939-2	500	D010 Wood Fence-N/243int.E/R.R.Trac	
12/30/96	26939-1	92,150	D010 Dwelling-N/243int.E/R.R.Trks.	
08/16/84	26939-3	42,000	D010 Gr -N/243 Corner Of Penn Centr	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/10/12				4028/175		

**RESIDENTIAL PROPERTY RECORD CARD**

**SUSSEX COUNTY**

Situs : 20274 DONOVANS RD

Parcel Id: 135-14.00-71.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 15, 2025

**Dwelling Information**

<b>Style</b> Ranch	<b>Year Built</b> 1997
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Alum/Vinyl	<b>Amenities</b>
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Crawl	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Central No Ac	<b>Stacks</b>
<b>Fuel Type</b> Electric	<b>Openings</b>
<b>System Type</b> Electric Baseboard	<b>Pre-Fab</b> 1

**Room Detail**

<b>Bedrooms</b> 3	<b>Full Baths</b> 2
<b>Family Rooms</b>	<b>Half Baths</b> 0
<b>Kitchens</b>	<b>Extra Fixtures</b> 2
<b>Total Rooms</b> 6	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> Yes

**Adjustments**

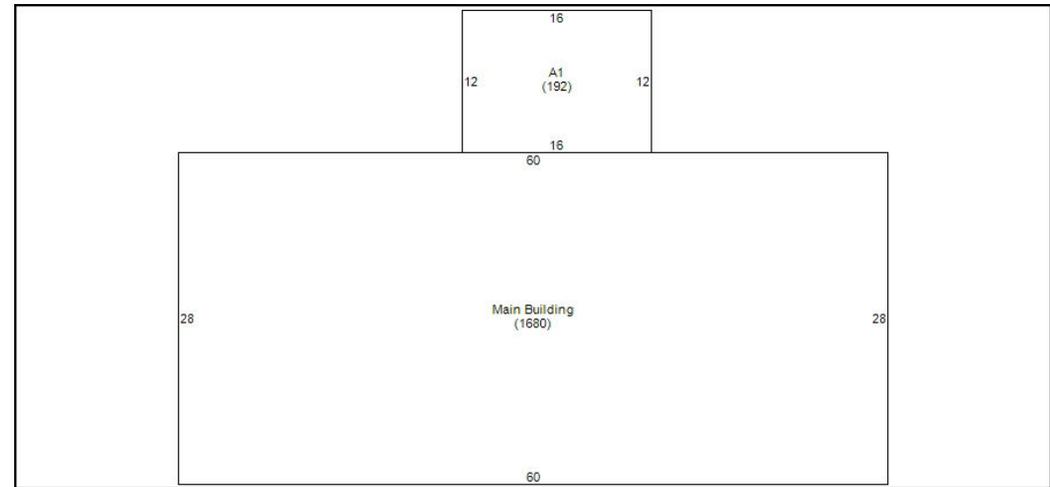
<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

**Grade & Depreciation**

<b>Grade</b> C-	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b> 90
<b>CDU</b> AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 256,117	<b>% Good</b> 73
<b>Plumbing</b> 6,360	<b>% Good Override</b>
<b>Basement</b> -14,210	<b>Functional</b> 90
<b>Heating</b> 0	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 1,470	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1
<b>Subtotal</b> 249,740	<b>Additions</b> 1,400
<b>Ground Floor Area</b> 1,680	
<b>Total Living Area</b> 1,680	<b>Dwelling Value</b> 165,500



**Outbuilding Data**

Line	Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
1	Frame Shed	12 x	20	240	1	2015	C	A	2,950

**Condominium / Mobile Home Information**

<b>Complex Name</b>	<b>Number</b>
<b>Condo Model</b>	
<b>Unit Number</b>	<b>Unit Type</b> Ranch
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 230-17.00-117.00

Sussex County Board of Assessment VS Peter & Carol Goldring

(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: \$974,800

Stipulated Value: \$332,100

Date: 5/1/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Peter Goldring

Date: 4/23/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Kooker

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 230-17.00-117.00. The adjustment reflects a change in condition and functional depreciation that brings the assessed value to \$332,100.

**Situs : 29096 PINE ST**
**Parcel ID: 230-17.00-117.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

GOLDRING PETER & CAROL W GOLDRING  
 6436 BUCKS ROAD  
 MILFORD DE 19963

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 6AR004  
 Alternate ID 230170001170000000  
 Vol / Pg 3745/124  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1653			229,710

Total Acres: .1653  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	229,700	229,700	0	229,700
Building	0	102,400	102,400	0	165,210
<b>Total</b>	<b>0</b>	<b>332,100</b>	<b>332,100</b>	<b>0</b>	<b>394,910</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD230DM2**

**Entrance Information**

Date	ID	Entry Code	Source
07/25/23	TJA	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
06/19/07	30799-2	1,000	D010 Finish Bp 233779-Joseph D Short	
12/10/04	30799-1	6,432	D010 A-Roof Of Dw & Add-Jos D Short L	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/21/09	240,000			3745/124		
05/11/01	83,000					
10/15/85	40,000					



Situs : 29096 PINE ST

Parcel Id: 230-17.00-117.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 1968  
**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** 1  
**Fuel Type** Electric **Openings** 1  
**System Type** Electric Baseboard **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**

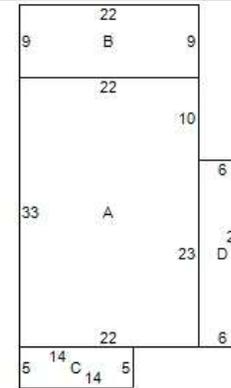
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** C- **Market Adj**  
**Condition** Average **Functional** 85  
**CDU** FAIR **Economic**  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	135,749	<b>% Good</b>	64
<b>Plumbing</b>	7,630	<b>% Good Override</b>	
<b>Basement</b>	-7,530	<b>Functional</b>	85
<b>Heating</b>	11,260	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	2,450	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.02
<b>Subtotal</b>	149,560	<b>Additions</b>	7,400
<b>Ground Floor Area</b>	726		
<b>Total Living Area</b>	864	<b>Dwelling Value</b>	90,500



ID	Code	Description	Area
A		Main Building	726
B	11	OPEN FRAME PORCH	198
C	11	OPEN FRAME PORCH	70
D	10	1SFR - FRAME	138
E	RG1	FRAME OR CB DETACH...	273*
F	RS1	FRAME UTILITY SHED	96*
G	PD1	DETACHED PATIO	144*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	13 x 21		273	1	2000	C	A	10,860
Frame Shed	8 x 12		96	1	2000	C	A	490
Det Patio	12 x 12		144	1	2000	C	A	520

**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 230-21.00-114.00

Sussex County Board of Assessment VS David & Teresa Robb  
(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: \$264,800

Stipulated Value: \$240,900

Date: 4-30-2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: DAVID N. ROBB JR.

Date: 4/28/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 230-21.00-114.00. The adjustment reflects a change in grade and approach that brings the assessed value to \$240,900.

Situs : 22290 RAVEN CIR

Parcel ID: 230-21.00-114.00

Class: Mobile Home

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 ROBB DAVID  
 TERESA ROBB  
 16786 BEAVER DAM RD  
 ELLENDALE DE 19941

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR005  
 Alternate ID 230210001140000000  
 Vol / Pg 5184/210  
 District  
 Zoning GENERAL RESIDENTIAL  
 Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.5051			47,540

Total Acres: .5051  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	47,500	47,500	0	47,500
Building	0	193,400	197,800	0	193,400
<b>Total</b>	<b>0</b>	<b>240,900</b>	<b>245,300</b>	<b>0</b>	<b>240,900</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Market Approach  
**TD230DM2**

**Entrance Information**

Date	ID	Entry Code	Source
08/09/23	MEP	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
07/13/01	31341-1	3,456	D010 Shed-Kings Crossing Lot 41	
05/07/01	31341-2	54,000	D010 Gr -Kings Crossing Lot 41	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/14/20	80,325			5184/210	Deed	ROBB DAVID
03/07/19	72,160			5024/13	Deed	THE BANK OF NEW YORK MELLON
05/24/01	17,000			5469/0		



Situs : 22290 RAVEN CIR

Parcel Id: 230-21.00-114.00

Class: Mobile Home

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

**Style** Manufactured - Dbl Wide      **Year Built** 2001  
**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** Electric      **Openings**  
**System Type** Heat Pump      **Pre-Fab**

**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**

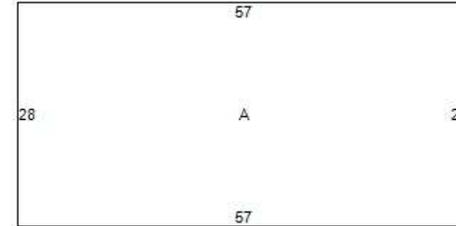
**Grade** C-      **Market Adj**  
**Condition** Average      **Functional**  
**CDU** AVERAGE      **Economic**  
**Cost & Design** 0      **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	140,926	<b>% Good</b>	90
<b>Plumbing</b>	4,280	<b>% Good Override</b>	
<b>Basement</b>	-6,720	<b>Functional</b>	
<b>Heating</b>	10,680	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.3818
<b>Subtotal</b>	149,170	<b>Additions</b>	
<b>Ground Floor Area</b>	1,596		
<b>Total Living Area</b>	1,596	<b>Dwelling Value</b>	185,500

**Building Notes**

ID	Code	Description	Area
A		Main Building	1596
B	RG1	FRAME OR CB DETACH...	336*



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	14 x 24		336	1	2000	C	A	12,310

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**



 Outlook

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Re: Assessment Appeal 230-26.00-123.00

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From Clay Walton <captclay@comcast.net>  
Date Wed 4/30/2025 8:11 AM  
To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

**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.

I accept the \$369100 stipulated value  
Sent from my iPhone

On Apr 23, 2025, at 2:29 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **April 30, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,*  
*Dianne*

<230-26.00-123.00.pdf>

**Situs : 707 STATE ST**
**Parcel ID: 230-26.00-123.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

WALTON WILLIAM C  
707 STATE ST  
ELLEDALE DE 19941

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 4IR002  
Alternate ID 230260001230000000  
Vol / Pg 5069/34  
District  
Zoning TOWN CODES  
Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			97,920
Residual	AC 1.5600			14,320

Total Acres: 2.56  
Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	112,200	112,200	0	112,200
<b>Building</b>	0	256,900	256,900	0	392,310
<b>Total</b>	0	369,100	369,100	0	504,510

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD230DM3**

**Entrance Information**

Date	ID	Entry Code	Source
09/24/24	JXL	Data Mailer Change	Owner
10/04/23	TRM	Estimated	Estimated

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/07/20	202012513	30,000	A096 16x40 Inground Swimming Pool (P	
08/26/20	202009502	37,440	A025 40 X 72 Dtt Gar (Pole Barn)	
07/28/04	31941-4	10,000	D010 Cow Barn-E/Rd 213 S/State St	
07/20/98	31941-3	4,200	D010 Carport-E/213int.S/State St.	
10/19/94	31941-2	2,000	D010 Farm Machine Shed-E/213int.S/St	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/04/19				5069/34	Deed	WALTON WILLIAM C



Situs : 707 STATE ST

Parcel Id: 230-26.00-123.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Cape Cod **Year Built** 1930  
**Story height** 1 **Eff Year Built**  
**Attic** Unfinished **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** 2 **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**

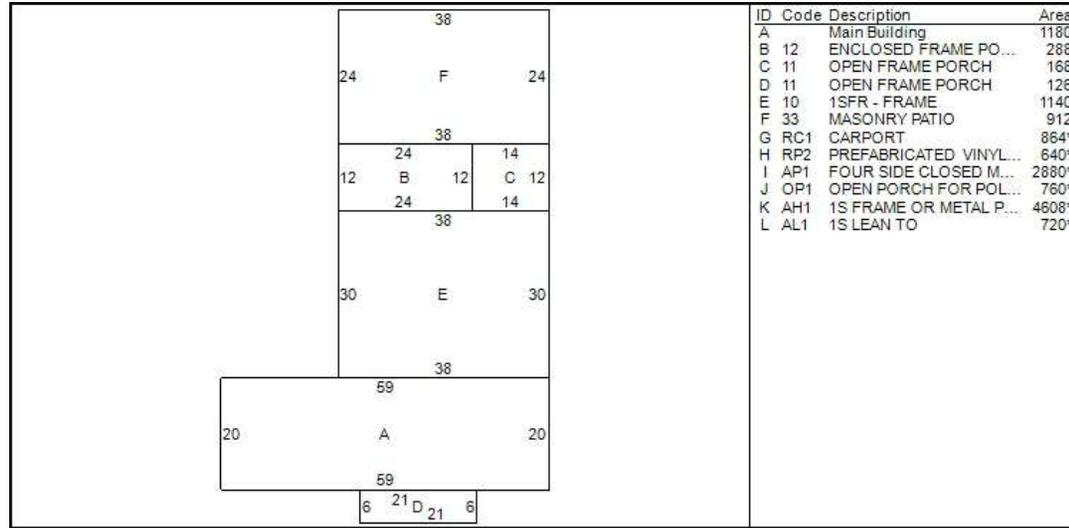
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	193,050	<b>% Good</b>	70
<b>Plumbing</b>	6,360	<b>% Good Override</b>	
<b>Basement</b>	-10,710	<b>Functional</b>	
<b>Heating</b>	16,010	<b>Economic</b>	
<b>Attic</b>	10,510	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	.84
<b>Subtotal</b>	215,220	<b>Additions</b>	53,500
<b>Ground Floor Area</b>	1,180		
<b>Total Living Area</b>	2,320	<b>Dwelling Value</b>	171,500



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Carport	24 x 36		864	1	1998	C	A	3,260
Pool	x		640	1	2020	C	A	15,430
Pole Bldg	40 x 72		2,880	1	2021	C	A	54,250
Ofp	10 x 76		760	1	2021	C	A	4,690
Chickn Hse	24 x 192		4,608	1	1945	D	P	7,000
1s Lean To	20 x 36		720	1	1945	D	P	780

**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**



 Outlook

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**Re: Assessment Appeal 230-26.00-123.03**

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**From** Clay Walton <captclay@comcast.net>

**Date** Wed 4/30/2025 8:15 AM

**To** Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

**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.

I accept the stipulated \$61700 value

Sent from my iPhone

On Apr 23, 2025, at 2:35 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **April 30, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,*  
*Dianne*

<230-26.00-123.03.pdf>

**Situs :**
**Parcel ID: 230-26.00-123.03**
**Class: Agricultural - Ancillary Use**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

WALTON WILLIAM C  
707 STATE ST  
ELLEDALE DE 19941

**GENERAL INFORMATION**

Living Units 0  
Neighborhood 4IR002  
Alternate ID 23026001230300000  
Vol / Pg 5069/42  
District  
Zoning TOWN CODES  
Class A



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Wetland/Waste	AC 15.3800			15,690
Residual	AC 1.3000			11,930

Total Acres: 16.68  
Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	27,600	27,600	27,600	0	0
<b>Building</b>	0	34,100	34,100	0	0
<b>Total</b>	27,600	61,700	61,700	0	0

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**Gross Building:**

**Entrance Information**

Date	ID	Entry Code	Source
10/02/23	TRM	Vacant Land	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/04/19				5069/42	Deed	WALTON WILLIAM C



Situs :

Parcel Id: 230-26.00-123.03

Class: Agricultural - Ancillary Use

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	Bath Type
Kitchen Type	Bath Remod
Kitchen Remod	

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pole Bldg	40 x 50		2,000	1	1970	D	F	10,670
1s Lean To	20 x 50		1,000	2	1970	D	F	3,260
Canopy	18 x 18		324	1	1970	D	F	6,240
1s Lean To	20 x 18		360	2	1970	C	A	1,840
Pole Bldg	28 x 60		1,680	1	1970	D	E	7,540
Pole Bldg	40 x 40		1,600	1	1960	E	U	1,210
1s Lean To	12 x 40		480	1	1960	E	U	220
Chickn Hse	20 x 245		4,900	1	1945	E	U	3,150

**Condominium / Mobile Home Information**

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 232-22.00-13.00

Sussex County Board of Assessment VS Michael & Becky Decker  
(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: \$ 485,900 Stipulated Value: \$ 395,700

Date: 5/1/2025

Signature of Owner or duly authorized agent: Becky A. Decker

Printed Name: Becky A. Decker

Date: 4/29/25

Signature of Sussex County Government Representative: CSK

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 232-22.00-13.00. The adjustment reflects a change in square footage and attic finish that brings the assessed value to \$395,700.

Situs : 15796 TRAP DR

Parcel ID: 232-22.00-13.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 DECKER MICHAEL C  
 BECKY A DECKER  
 15796 TRAP DR  
 LAUREL DE 19956

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 2AR016  
 Alternate ID 232220000130000000  
 Vol / Pg 5134/147  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			51,520
Residual	AC 0.0400			520

Total Acres: 1.04  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	52,000	52,000	0	52,000
Building	0	343,700	344,600	0	343,740
<b>Total</b>	<b>0</b>	<b>395,700</b>	<b>396,600</b>	<b>0</b>	<b>395,740</b>

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value

Value Flag Market Approach  
 TD232DM2

**Entrance Information**

Date	ID	Entry Code	Source
08/18/22	TJJ	Entrance Gained	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/12/03	36455-1	109,465	D010 Dwelling W/Additions-The Woods (	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/10/19	263,000			5134/147	Deed	DECKER MICHAEL C
12/12/03	206,800			2921/160		



Situs : 15796 TRAP DR

Parcel Id: 232-22.00-13.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

**Style** Bungalow **Year Built** 2003  
**Story height** 1 **Eff Year Built**  
**Attic** Unfinished **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** 1

**Room Detail**

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

**Adjustments**

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

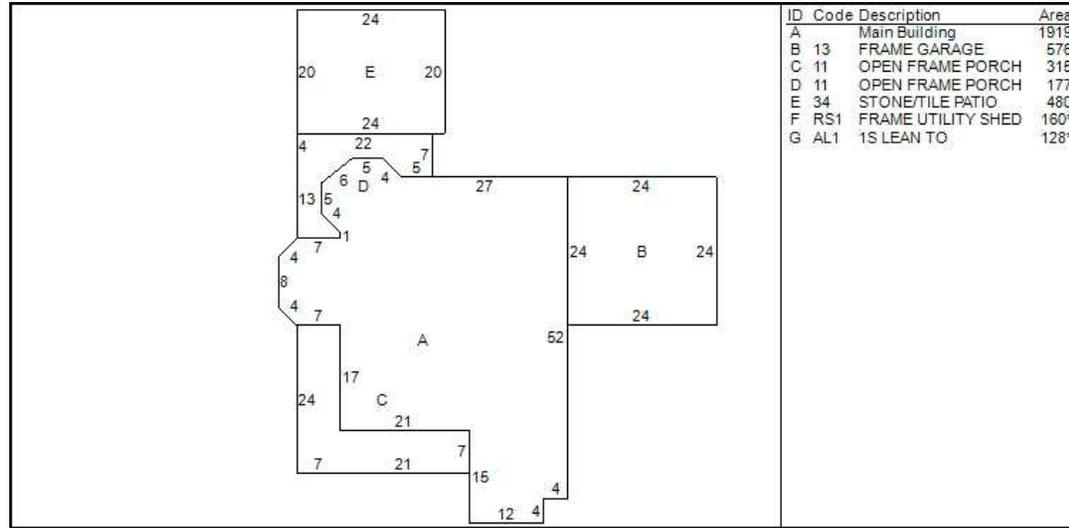
**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	376,718	<b>% Good</b>	85
<b>Plumbing</b>	5,020	<b>% Good Override</b>	
<b>Basement</b>	-46,200	<b>Functional</b>	
<b>Heating</b>	31,250	<b>Economic</b>	
<b>Attic</b>	20,510	<b>% Complete</b>	100
<b>Other Features</b>	1,930	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	.92
<b>Subtotal</b>	389,230	<b>Additions</b>	39,000
<b>Ground Floor Area</b>	1,919		
<b>Total Living Area</b>	1,919	<b>Dwelling Value</b>	340,300

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 16		160	1	2021	C	A	2,620
1s Lean To	8 x 16		128	1	2021	A	A	1,700

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 233-1.00-1.00

Sussex County Board of Assessment VS James Schreppler  
(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: \$226,700

Stipulated Value: \$137,100

Date: April 28, 2025

Signature of Owner or duly authorized agent: James R Schreppler

Printed Name: James R Schreppler

Date: 4/22/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 233-1.00-1.00. The adjustment reflects a change in functional depreciation that brings the assessed value to \$137,100.

**Situs : 29675 IRON BRANCH RD**
**Parcel ID: 233-1.00-1.00**
**Class: Mobile Home**
**Card: 1 of 1**
**Printed: May 1, 2025**

**CURRENT OWNER**  
 SCHREPPLER JAMES RICHARD  
 PO BOX 388  
 MILLSBORO DE 19966

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR209  
 Alternate ID 233010000010000000  
 Vol / Pg 2006/137  
 District  
 Zoning GENERAL RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000	Waterfront - Riv		105,450
Wetland/Waste	AC 4.5667			2,170

Total Acres: 5.5667  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	107,600	107,600	0	107,600
<b>Building</b>	0	29,500	29,500	0	90,440
<b>Total</b>	0	137,100	137,100	0	198,040

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD233DM1**

**Entrance Information**

Date	ID	Entry Code	Source
05/26/23	KEK	Estimated	Other
09/08/22	ALA	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
07/21/98	37031-1	1,000	D010 Gr -N/E 331n/W 331a	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/31/94	1			2006/137		



Situs : 29675 IRON BRANCH RD

Parcel Id: 233-1.00-1.00

Class: Mobile Home

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Mobile Home - Sng Wide      **Year Built** 1982  
**Story height** 1      **Eff Year Built**  
**Attic** None      **Year Remodeled**  
**Exterior Walls** Alum/Vinyl      **Amenities**  
**Masonry Trim** X  
**Color** 70      **In-law Apt** No

**Basement**

**Basement** Post & Piers      **# Car Bsmt Gar** 0  
**FBLA Size** X      **FBLA Type**  
**Rec Rm Size** X      **Rec Rm Type** Single Family

**Heating & Cooling**

**Fireplaces**

**Heat Type** Central No Ac      **Stacks**  
**Fuel Type** Electric      **Openings**  
**System Type** Electric Baseboard      **Pre-Fab**

**Room Detail**

**Bedrooms** 2      **Full Baths** 1  
**Family Rooms**      **Half Baths** 0  
**Kitchens**      **Extra Fixtures** 2  
**Total Rooms** 5  
**Kitchen Type**      **Bath Type**  
**Kitchen Remod** No      **Bath Remod** No

**Adjustments**

**Int vs Ext** Same      **Unfinished Area**  
**Cathedral Ceiling** X      **Unheated Area** 14

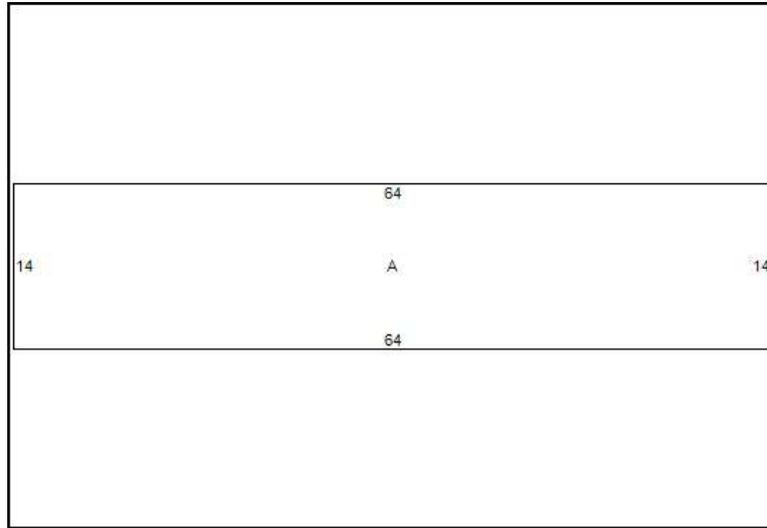
**Grade & Depreciation**

**Grade** D+      **Market Adj**  
**Condition** Poor      **Functional** 70  
**CDU** POOR      **Economic**  
**Cost & Design** 0      **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

**Base Price** 79,798      **% Good** 63  
**Plumbing** 900      **% Good Override**  
**Basement** -7,580      **Functional** 70  
**Heating** 0      **Economic**  
**Attic** 0      **% Complete** 100  
**Other Features** 0      **C&D Factor**  
                                  **Adj Factor** .9  
                                  **Additions**  
**Subtotal** 73,120  
**Ground Floor Area** 896  
**Total Living Area** 896      **Dwelling Value** 29,000

ID	Code	Description	Area
A		Main Building	896
B	RS1	FRAME UTILITY SHED	96*



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 8		96	1	2000	C	A	490

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model** 08L19348  
**Unit Number**  
**Unit Level**  
**Unit Parking** WHT BRN      **Unit Location**  
**Model (MH)**      **Unit View**  
                                  **Model Make (MH)**

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 233-1.00-1.01

Sussex County Board of Assessment VS James Schreppler  
(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: \$ 216,100

Stipulated Value: \$ 129,800

Date: April 28, 2025

Signature of Owner or duly authorized agent: James R Schreppler

Printed Name: James R Schreppler

Date: 4/22/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 233-1.00-1.01. The adjustment reflects a change in the land location factor, condition, and functional depreciation that brings the assessed value to \$129,800.

**Situs : 29695 IRON BRANCH RD**
**Parcel ID: 233-1.00-1.01**
**Class: Mobile Home**
**Card: 1 of 1**
**Printed: May 1, 2025**

**CURRENT OWNER**  
 SCHREPPLER JAMES RICHARD  
 PO BOX 388  
 MILLSBORO DE 19966

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR209  
 Alternate ID 233010000010100000  
 Vol / Pg 0/0  
 District  
 Zoning GENERAL RESIDENTIAL  
 Class Residential



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.5500	Waterview - Riv		92,630
Wetland/Waste	AC 0.4500	Waterview - Riv		210

Total Acres: 1  
 Spot: Location:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	92,800	92,800	0	92,800
<b>Building</b>	0	37,000	37,000	0	115,730
<b>Total</b>	0	129,800	129,800	0	208,530

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD233DM1**

Entrance Information			
Date	ID	Entry Code	Source
05/26/23	KEK	Estimated	Other
09/08/22	ALA	No Trespassing	Estimated

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
05/18/00	37032-2	700	D010	Gr -N/Rd 331 390' Nw/Rd 331a	
10/09/98	37032-1	300	D010	Gr -N/E 331390'N/W 331a	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee



Situs : 29695 IRON BRANCH RD

Parcel Id: 233-1.00-1.01

Class: Mobile Home

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Mobile Home - Sng Wide      **Year Built** 1983  
**Story height** 1      **Eff Year Built**  
**Attic** None      **Year Remodeled**  
**Exterior Walls** Alum/Vinyl      **Amenities**  
**Masonry Trim** X  
**Color** 66      **In-law Apt** No

**Basement**

**Basement** Post & Piers      **# Car Bsmt Gar** 0  
**FBLA Size** X      **FBLA Type**  
**Rec Rm Size** X      **Rec Rm Type** Single Family

**Heating & Cooling**

**Fireplaces**

**Heat Type** Central No Ac      **Stacks**  
**Fuel Type** Electric      **Openings**  
**System Type** Electric Baseboard      **Pre-Fab**

**Room Detail**

**Bedrooms** 2      **Full Baths** 2  
**Family Rooms**      **Half Baths** 0  
**Kitchens**      **Extra Fixtures** 2  
**Total Rooms** 5  
**Kitchen Type**      **Bath Type**  
**Kitchen Remod** No      **Bath Remod** No

**Adjustments**

**Int vs Ext** Same      **Unfinished Area**  
**Cathedral Ceiling** X      **Unheated Area** 14

**Grade & Depreciation**

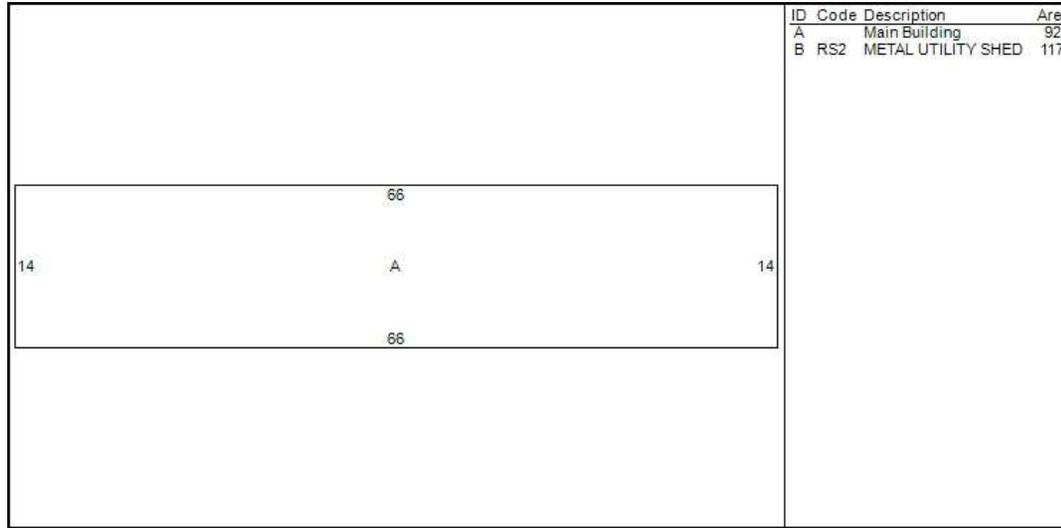
**Grade** D+      **Market Adj**  
**Condition** Average      **Functional** 74  
**CDU** FAIR      **Economic**  
**Cost & Design** 0      **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

**Base Price** 81,803      **% Good** 72  
**Plumbing** 2,250      **% Good Override**  
**Basement** -7,770      **Functional** 74  
**Heating** 0      **Economic**  
**Attic** 0      **% Complete** 100  
**Other Features** 0      **C&D Factor**  
                                  **Adj Factor** .9  
                                  **Additions**  
**Subtotal** 76,280

**Ground Floor Area** 924  
**Total Living Area** 924      **Dwelling Value** 36,600

ID	Code	Description	Area
A		Main Building	924
B	RS2	METAL UTILITY SHED	117*



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	13 x 9		117	1	1900	C	F	350

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model** 2289

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 234-5.00-96.01

Sussex County Board of Assessment VS Gary Wexler & Christopher Moy  
(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: \$ 1,006,700

Stipulated Value: \$ 776,900

Date: April 25, 2025

Signature of Owner or duly authorized agent: Gary A. Wexler

Printed Name: Gary A Wexler

Date: 4/14/25

Signature of Sussex County Government Representative: Christopher S. Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 234-5.00-96.01. The adjustment reflects a change in grade and condition that brings the assessed value to \$776,900.



Situs : 29030 STOCKLEY RD

Parcel ID: 234-5.00-96.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 WEXLER GARY A  
 CHRISTOPHER MOY  
 661 FRANKLIN BLVD  
 LONG BEACH NY 11561

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR225  
 Alternate ID 234050000960100000  
 Vol / Pg 5954/195  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			120,000
Residual	AC 4.2200			116,650

Total Acres: 5.22  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	236,700	236,700	0	236,700
Building	0	540,200	426,000	0	540,200
<b>Total</b>	<b>0</b>	<b>776,900</b>	<b>662,700</b>	<b>0</b>	<b>776,900</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Market Approach  
**TD234DM13**

**Entrance Information**

Date	ID	Entry Code	Source
06/06/22	TT	Total Refusal	Owner
04/19/22	SMD	Entrance Gained	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
02/07/25	202500758	54,913	A017	17x34 Deck Over 30", Remove We
01/23/24	202400817	30,000	A108	Replacing Siding And Windows
04/21/09	54237-6	1,000	D010	Finish Bp#267724-Sussex Meado
04/21/08	54237-5	0	D010	Renew Bp 258828-Sussex Meado
04/19/07	54237-4	750	D010	Renew Bp 248736-Sussex Meado

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/09/23	530,001			5954/195	Deed	WEXLER GARY A
04/24/23			Invalid Sale - Tyler	5893/149	Deed	LB-CABANA PROPERTIES IV LLC
03/06/23			Invalid Sale - Tyler	5865/63	Deed	US BANK TR NATIONAL ASSOCIATION TT
08/31/01	24,744			2864/219		
06/29/98	1					



Situs : 29030 STOCKLEY RD

Parcel Id: 234-5.00-96.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 2001  
**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** Electric **Openings**  
**System Type** Forced Warm Air **Pre-Fab** 1

**Room Detail**

**Bedrooms** 5 **Full Baths** 3  
**Family Rooms** **Half Baths** 0  
**Kitchens** **Extra Fixtures** 2  
**Total Rooms** 8  
**Kitchen Type** **Bath Type**  
**Kitchen Remod** No **Bath Remod** No

**Adjustments**

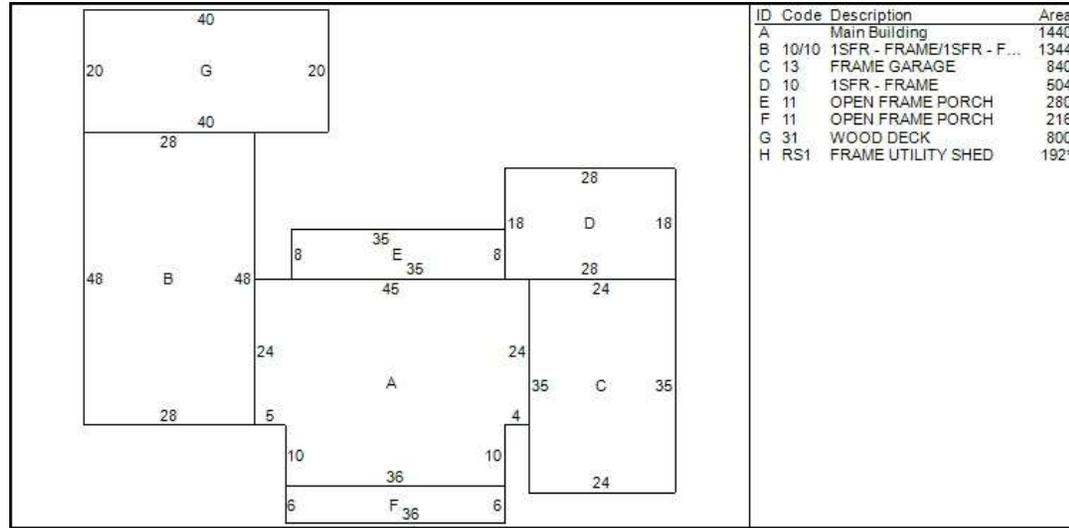
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	273,493	<b>% Good</b>	82
<b>Plumbing</b>	12,320	<b>% Good Override</b>	
<b>Basement</b>	-15,170	<b>Functional</b>	
<b>Heating</b>	22,690	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	1,780	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	295,110	<b>Additions</b>	183,400
<b>Ground Floor Area</b>	1,440		
<b>Total Living Area</b>	4,632	<b>Dwelling Value</b>	425,400



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 16		192	1	2000	C	P	590

**Condominium / Mobile Home Information**

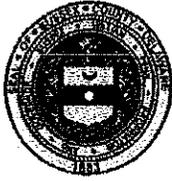
**Complex Name**  
**Condo Model**

**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 234-6.00-520.00

Sussex County Board of Assessment VS Salvatore & Joan Pisasale  
(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: \$510,300

Stipulated Value: \$485,000

Date: 4/27/2025

Signature of Owner or duly authorized agent: Jean Pisasale / Salvatore Pisasale

Printed Name: JEAN PISASALE / SALVATORE PISASALE

Date: 4/16/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 234-6.00-520.00. The adjustment reflects a change in grade, economic depreciation and approach that brings the assessed value to \$485,000.



Situs : 30901 SANDY RIDGE DR

Parcel ID: 234-6.00-520.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 PISASALE SALVATORE T JR  
 JEAN A PISASALE  
 30901 SANDY RIDGE DR  
 LEWES DE 19958

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR226  
 Alternate ID 234060005200000000  
 Vol / Pg 5587/207  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2655			92,950

Total Acres: .2655  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	93,000	93,000	0	93,000
Building	0	392,000	392,000	0	406,440
<b>Total</b>	<b>0</b>	<b>485,000</b>	<b>485,000</b>	<b>0</b>	<b>499,440</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD234DM16

**Entrance Information**

Date	ID	Entry Code	Source
04/20/22	NGV	Entrance Gained	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/29/04	54693-1	114,710	D010 Dwelling W/Additons-Oak Crest F	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/08/21	440,000	Land & Improv	Invalid Sale - Tyler	5587/207	Deed	PISASALE SALVATORE T JR
11/21/19	330,000			5156/207	Deed	KRAUSE PAUL E JR
06/24/14	294,000			4275/308		
05/24/05	294,677					



Situs : 30901 SANDY RIDGE DR

Parcel Id: 234-6.00-520.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 2005  
**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** 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**

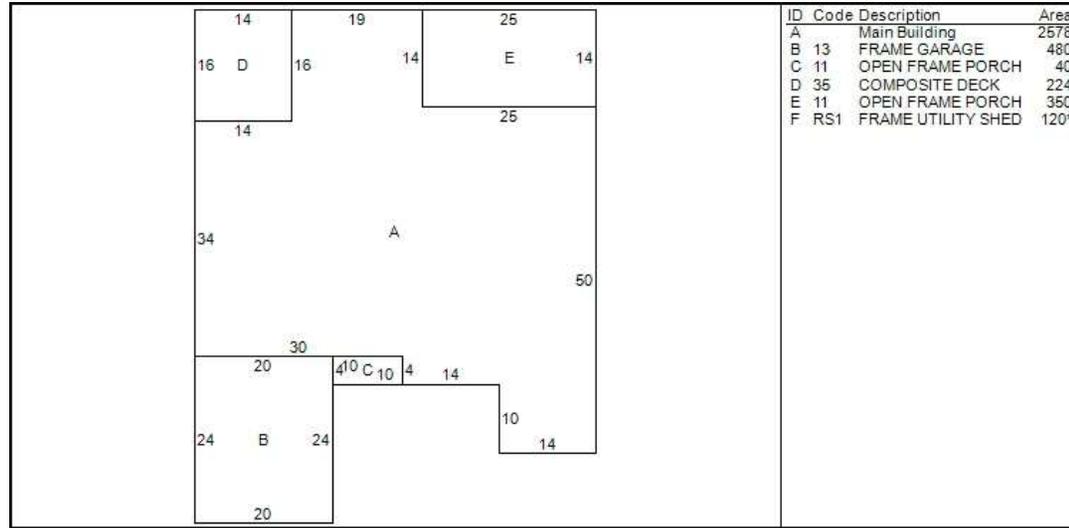
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** B- **Market Adj**  
**Condition** Average **Functional**  
**CDU** AVERAGE **Economic** 88  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	427,691	<b>% Good</b>	92
<b>Plumbing</b>	8,840	<b>% Good Override</b>	
<b>Basement</b>	-23,720	<b>Functional</b>	
<b>Heating</b>	35,480	<b>Economic</b>	88
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	1,700	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	449,990	<b>Additions</b>	26,800
<b>Ground Floor Area</b>	2,578		
<b>Total Living Area</b>	2,578	<b>Dwelling Value</b>	391,100



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 10		120	1	2005	C	A	860

**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**



## Katrina M. Mears

---

**From:** william Ryon <william.g.ryon@gmail.com>  
**Sent:** Wednesday, April 16, 2025 11:03 AM  
**To:** Katrina M. Mears  
**Subject:** Re: Assessment Appeal

**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.

We fully accept the new tax assessment value of \$705,200. Property Parcel ID 234-16.00-418.00

William G and Beverly J Ryon 23758 Samuel Adams Circle, Millsboro DE. 19966  
4/16/2025

On Apr 16, 2025, at 7:02 AM, Katrina M. Mears <kmears@sussexcountysde.gov> wrote:

Mr. Ryon,  
I am resending the below as I understand you did not receive it.

---

**From:** Katrina M. Mears  
**Sent:** Tuesday, April 1, 2025 3:52 PM  
**To:** [william.g.ryon@gmail.com](mailto:william.g.ryon@gmail.com)  
**Subject:** Assessment Appeal

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

**Kind Regards,**  
**Katrina M. Mears**  
**Manager of Business Services, Finance**  
**2 The Circle**  
**P.O. Box 589**  
**Georgetown, DE 19947**  
**Tel: 302.855.7859**  
**Mobile: 302.245.7928**

<234-16.00-418.00.pdf>

**Situs : 23758 SAMUEL ADAMS CIR**
**Parcel ID: 234-16.00-418.00**
**Class: Single Family Dwelling**
**Card: 1 of 1**
**Printed: May 1, 2025**

**CURRENT OWNER**  
 RYON WILLIAM G II & BEVERLY J  
 RYON  
 23758 SAMUEL ADAMS CIR  
 MILLSBORO DE 19966

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR257  
 Alternate ID 234160004180000000  
 Vol / Pg 3756/298  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2596			113,540

Total Acres: .2596  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	113,500	113,500	0	113,500
Building	0	591,700	591,700	0	646,980
<b>Total</b>	<b>0</b>	<b>705,200</b>	<b>705,200</b>	<b>0</b>	<b>760,480</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD234DM14**

**Entrance Information**

Date	ID	Entry Code	Source
02/25/22	MHH	Entrance Gained	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
12/08/11	41296-4	23,587	D010 Roof Solar Panels-Independence L	
08/30/11	41296-3	2,000	D010 Finish Bp 278044-Independence L	
08/19/10	41296-2	10,000	D010 Finish Int Basement-Independence	
10/09/09	41296-1	195,440	D010 Dwelling W/Add-Independence Lot	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/01/10	445,507			3756/298		



Situs : 23758 SAMUEL ADAMS CIR

Parcel Id: 234-16.00-418.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

<b>Style</b> Cape Cod	<b>Year Built</b> 2010
<b>Story height</b> 1.5	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Alum/Vinyl	<b>Amenities</b> Solar Energy
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Full	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> 1,000	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Central Full Ac	<b>Stacks</b>
<b>Fuel Type</b> Electric	<b>Openings</b>
<b>System Type</b> Heat Pump	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 4	<b>Full Baths</b> 3
<b>Family Rooms</b>	<b>Half Baths</b> 1
<b>Kitchens</b>	<b>Extra Fixtures</b>
<b>Total Rooms</b> 7	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

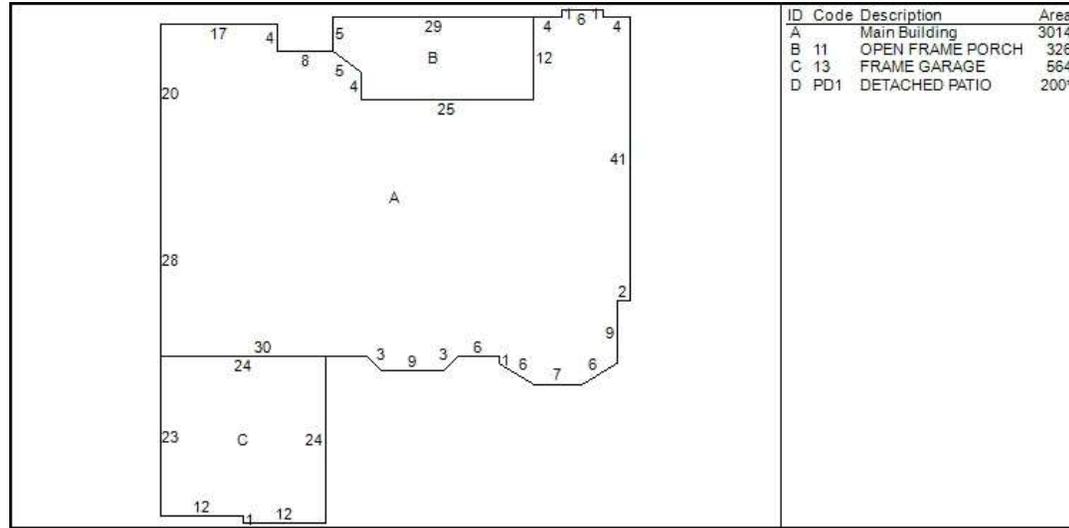
**Grade & Depreciation**

<b>Grade</b> B	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> AVERAGE	<b>Economic</b> 80
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 642,127	<b>% Good</b> 94
<b>Plumbing</b> 12,320	<b>% Good Override</b>
<b>Basement</b> 0	<b>Functional</b>
<b>Heating</b> 53,260	<b>Economic</b> 80
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 47,380	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1
<b>Subtotal</b> 755,090	<b>Additions</b> 23,200
<b>Ground Floor Area</b> 3,014	
<b>Total Living Area</b> 4,521	<b>Dwelling Value</b> 591,000

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Patio	10 x 20		200	1	2000	C	A	720

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 234-18.00-383.00

Sussex County Board of Assessment VS Rita Lysik & Arlene Hannon  
(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: \$604,500 Stipulated Value: \$587,200

Date: 4/22/2025

Signature of Owner or duly authorized agent: Rita Lysik

Printed Name: Rita Lysik

Date: 4/16/25

Signature of Sussex County Government Representative: Christopher S. Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 234-18.00-383.00. The adjustment reflects a change in the land influence factor, grade and approach that brings the assessed value to \$587,200.

**Situs : 23913 SUNNY COVE CT**
**Parcel ID: 234-18.00-383.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

LYSIK RITA  
 ARLENE HANNON  
 23913 SUNNY COVE CT  
 LEWES DE 19958

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 6AR268  
 Alternate ID 234180003830000000  
 Vol / Pg 3980/45  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.5557	Waterfront - Ca		182,480

Total Acres: .5557  
Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	182,500	182,500	0	182,500
Building	0	404,700	404,700	0	521,630
<b>Total</b>	<b>0</b>	<b>587,200</b>	<b>587,200</b>	<b>0</b>	<b>704,130</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD234DM41**

**Entrance Information**

Date	ID	Entry Code	Source
06/14/23	GRS	Info At Door	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
09/26/12	43129-2	18,566	D010 Roof Solar Panels-Vlg @ Herring C	
05/01/12	43129-1	175,980	D010 Dwelling W/Additions-Vlg @ Herrin	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/16/12	275,000			3980/45		
05/09/06	335,000					



Situs : 23913 SUNNY COVE CT

Parcel Id: 234-18.00-383.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

<b>Style</b> Ranch	<b>Year Built</b> 2012
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Alum/Vinyl	<b>Amenities</b> Solar Energy
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Crawl	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

**Fireplaces**

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

**Room Detail**

<b>Bedrooms</b> 2	<b>Full Baths</b> 3
<b>Family Rooms</b>	<b>Half Baths</b> 1
<b>Kitchens</b>	<b>Extra Fixtures</b> 2
<b>Total Rooms</b> 5	<b>Bath Type</b>
<b>Kitchen Type</b>	<b>Bath Remod</b> No
<b>Kitchen Remod</b> No	

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

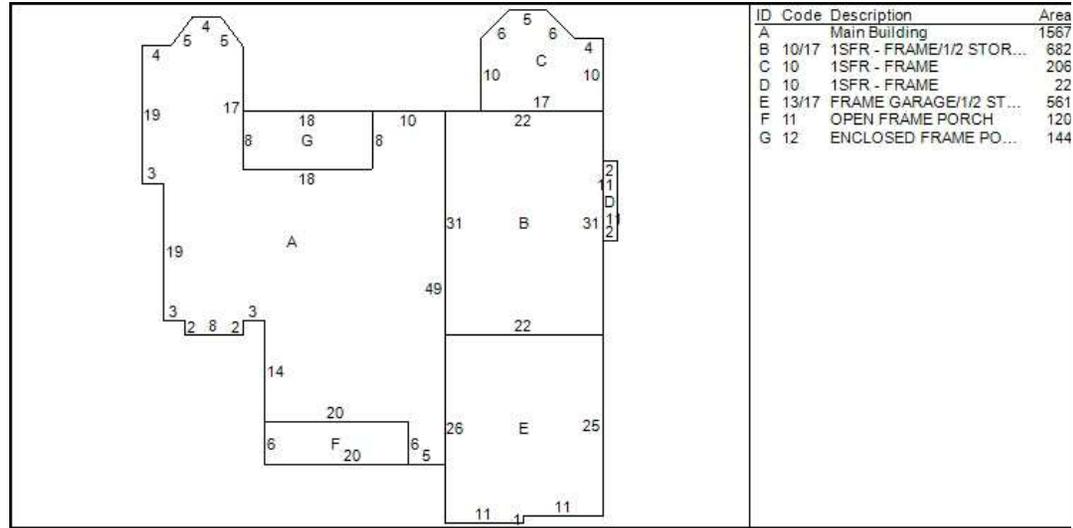
**Grade & Depreciation**

<b>Grade</b> B	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 292,812	<b>% Good</b> 95
<b>Plumbing</b> 15,400	<b>% Good Override</b>
<b>Basement</b> -16,240	<b>Functional</b>
<b>Heating</b> 24,290	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 1,780	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> .98
<b>Subtotal</b> 318,040	<b>Additions</b> 110,800
<b>Ground Floor Area</b> 1,567	
<b>Total Living Area</b> 3,099	<b>Dwelling Value</b> 404,700

**Building Notes**



**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>



## Melisa Anne Hollis

---

**From:** Eric Mirtaghavi <eric.mirtaghavi@gmail.com>  
**Sent:** Wednesday, April 30, 2025 8:28 PM  
**To:** Assessment Appeals  
**Subject:** Re: 234-18.00-458.00

**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.

Martha,

I accept the new stipulated value of \$758,100.

Thank you,

Eric Mirtaghavi

On Wed, Apr 30, 2025 at 2:27 PM Assessment Appeals <[assessmentappeals@sussexcountyde.gov](mailto:assessmentappeals@sussexcountyde.gov)> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

*Martha Shaw*

Assessment Specialist

Sussex County Council  
P.O. Box 589  
Georgetown, DE 19947  
302-855-7824 Office  
302-855-7828 Fax

[mshaw@sussexcountyde.gov](mailto:mshaw@sussexcountyde.gov)



Situs : 31726 MARSH ISLAND AV

Parcel ID: 234-18.00-458.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 MIRTAGHAVI ERIC A  
 216 SAGAMORE HILL  
 MOUNT JOY PA 17552

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR264  
 Alternate ID 234180004580000000  
 Vol / Pg 4667/89  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.4697	Economic	-15	160,850

Total Acres: .4697  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	160,900	160,900	0	160,900
Building	0	597,200	459,900	0	597,160
<b>Total</b>	<b>0</b>	<b>758,100</b>	<b>620,800</b>	<b>0</b>	<b>758,060</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Market Approach  
**TD234DM42**

**Entrance Information**

Date	ID	Entry Code	Source
03/12/24	DMR	Data Mailer Change	Owner
06/09/22	TT	Total Refusal	Owner
05/25/22	KEK	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
09/16/16	201609779	222,777	A007 3 St Dwelling 34x61, Att Garage 2f	
03/23/10	43425-1	12,900	D010 Fence-Bay Front Lot 24	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/20/17	607,617			4667/89		
09/22/16	85,000					



Situs : 31726 MARSH ISLAND AV

Parcel Id: 234-18.00-458.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

**Style** Conventional **Year Built** 2016  
**Story height** 2 **Eff Year Built**  
**Attic** Unfinished **Year Remodeled**  
**Exterior Walls** Alum/Vinyl **Amenities**  
**Masonry Trim** x  
**Color** **In-law Apt** No

**Basement**

**Basement** Full **# Car Bsmt Gar** 2  
**FBLA Size** x **FBLA Type**  
**Rec Rm Size** 244 **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** 3 **Full Baths** 3  
**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**

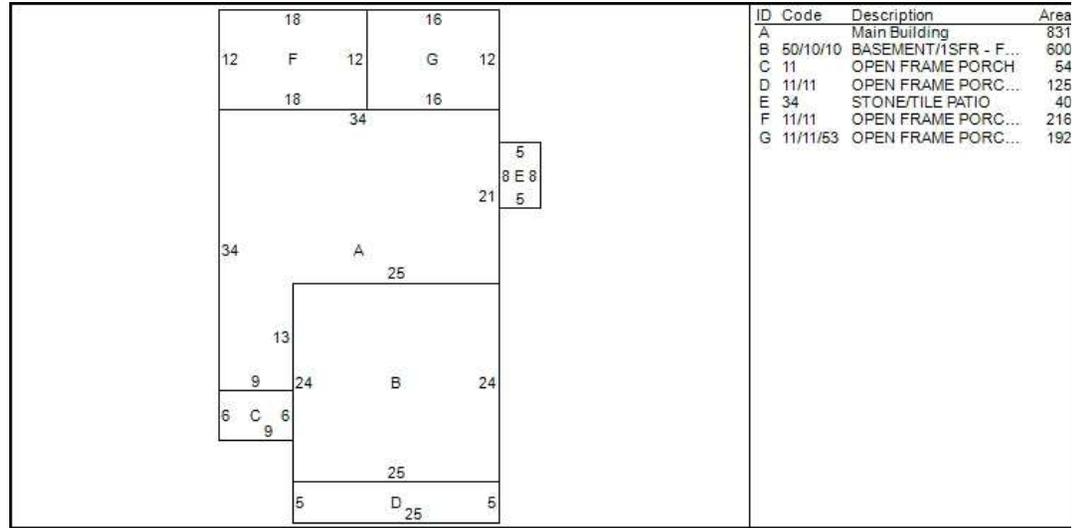
**Grade & Depreciation**

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

**Dwelling Computations**

**Base Price** 252,545 **% Good** 97  
**Plumbing** 12,320 **% Good Override**  
**Basement** 0 **Functional**  
**Heating** 20,950 **Economic**  
**Attic** 9,820 **% Complete** 100  
**Other Features** 10,860 **C&D Factor**  
**Subtotal** 306,500 **Adj Factor** 1.17  
**Additions** 95,800  
**Ground Floor Area** 831  
**Total Living Area** 2,862 **Dwelling Value** 459,900

**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)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 235-3.12-82.00

Sussex County Board of Assessment VS Daniel Webber  
(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: \$ 713,900

Stipulated Value: \$ 586,400

Date: 5/1/25

Signature of Owner or duly authorized agent: Daniel H. Webber

Printed Name: DANIEL H. WEBBER

Date: 4/28/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 235-3.12-82.00. The adjustment reflects a change in condition and approach that brings the assessed value to \$586,400.

**Situs : 106 LOUISIANA AV**
**Parcel ID: 235-3.12-82.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**

WEBBER DANIEL H  
 289 VARICK ST  
 JERSEY CITY NJ 7302

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 6AR011  
 Alternate ID 235031200820000000  
 Vol / Pg 3679/21  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3444	Location		353,830

Total Acres: .3444  
 Spot: Location: 11 GOOD LOCATION (POS INFLU)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	353,800	353,800	0	353,800
Building	0	232,600	232,600	0	348,890
<b>Total</b>	<b>0</b>	<b>586,400</b>	<b>586,400</b>	<b>0</b>	<b>702,690</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD235DM1**

**Entrance Information**

Date	ID	Entry Code	Source
07/15/24	JTS	Data Mailer Change	Owner
04/24/24	TJA	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/12/13	201302820	0	Rear Yard Variance	
03/10/99	59298-2	0	D010 Swim.Pool & Deck-North Shoreslo	
03/10/99	59298-1	8,100	D010 Swim.Pool & Deck-North Shoreslo	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/27/09	302,000			3679/21		
11/07/08	399,900					
03/22/93	51,650					



Situs : 106 LOUISIANA AV

Parcel Id: 235-3.12-82.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 1968  
**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 No Ac **Stacks** 1  
**Fuel Type** Oil **Openings** 1  
**System Type** Hot Water Baseboard **Pre-Fab**

**Room Detail**

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

**Adjustments**

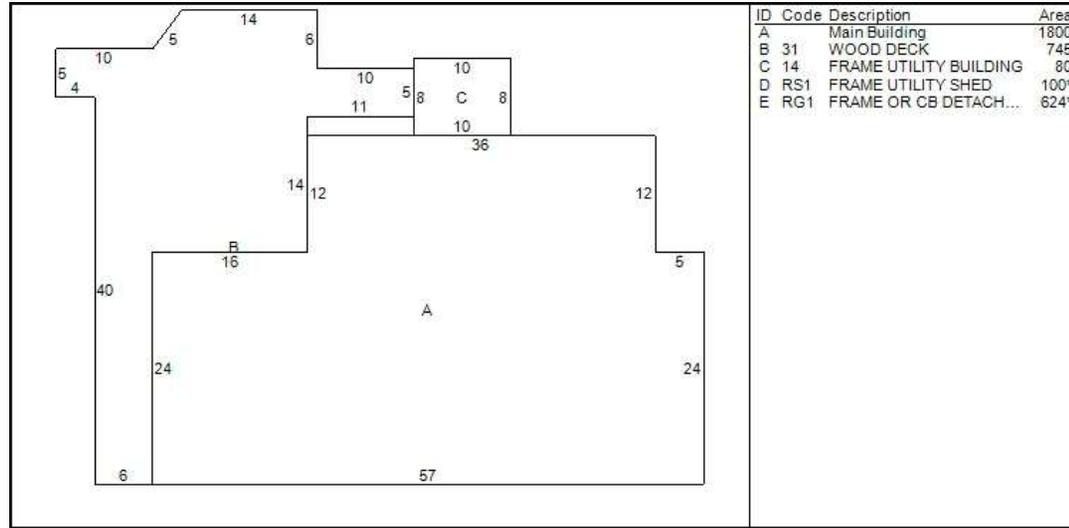
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	299,865	<b>% Good</b>	50
<b>Plumbing</b>	4,220	<b>% Good Override</b>	
<b>Basement</b>	-16,630	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	2,700	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.37
<b>Subtotal</b>	290,160	<b>Additions</b>	5,500
<b>Ground Floor Area</b>	1,800		
<b>Total Living Area</b>	1,800	<b>Dwelling Value</b>	206,300



ID	Code	Description	Area
A	31	Main Building	1800
B	14	WOOD DECK	745
C	14	FRAME UTILITY BUILDING	80
D	RS1	FRAME UTILITY SHED	100*
E	RG1	FRAME OR CB DETACH...	624*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 10		100	1	2000	C	A	510
Det Garage	24 x 26		624	1	2021	C	A	25,740

**Condominium / Mobile Home Information**

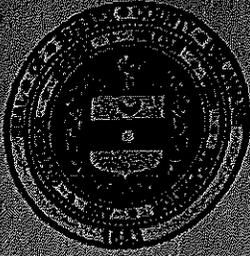
**Complex Name**  
**Condo Model**

**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 235-8.00-1.03

Sussex County Board of Assessment VS Janet Bingham Rev Trust

(Owner Name)

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

Original Value: \$ 428,500

Stipulated Value: \$ 29

Date: April 29, 2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: JANET E BINGHAM

Date: 4/23/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comp referees' recommendations, our Assessment staff has conducted a

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Re: Assessment Appeal 235-8.00-1.03

---

From Vern Bingham <tr3vern@gmail.com>  
Date Tue 4/29/2025 1:25 PM  
To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

**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.

Hi, my name is Janet Bingham I spoke with Kris Keiller on April 17, 2025, he was to look at my paperwork which he has done. The amount at first was \$311,300.00  
I received a call on April 22,2025 stating that the amount had been changed to \$293,900.00. I need to have this letter sent to me so that I can agree to it. Thank you so much Janet Bingham  
phone # 302-604-0391  
Thank you for helping me with this matter sincerely,  
Janet Bingham

Sent from my iPhone

On Apr 11, 2025, at 1:35 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **April 30, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,  
Dianne*

<235-8.00-1.03.pdf>

 Outlook

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Re: Assessment Appeal 235-8.00-1.03

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From Vern Bingham <tr3vern@gmail.com>  
Date Tue 4/29/2025 1:40 PM  
To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

**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.

Please let me know if you receive the signed document I just sent to you so much appreciated thank you.

Sincerely,  
Janet Bingham  
Sent from my iPhone

On Apr 29, 2025, at 1:37 PM, Vern Bingham <tr3vern@gmail.com> wrote:

On Apr 29, 2025, at 1:20 PM, Dianne Ruscavage  
<dianne.ruscavage@sussexcountyde.gov> wrote:

<235-8.00-1.03.pdf>

Sent from my iPhone

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **May 2, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,*  
*Dianne*

**Situs : 12706 REYNOLDS RD**
**Parcel ID: 235-8.00-1.03**
**Class: Mobile Home**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 BINGHAM JANET ELAINE REV TR  
 12706 REYNOLDS RD  
 MILTON DE 19968

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR017  
 Alternate ID 235080000010300000  
 Vol / Pg 5790/122  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			156,000
Residual	AC 0.0100			330

Total Acres: 1.01  
 Spot: Location:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	156,300	156,300	0	156,300
<b>Building</b>	0	137,600	137,600	0	265,160
<b>Total</b>	0	293,900	293,900	0	421,460

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD235DM1**

Entrance Information			
Date	ID	Entry Code	Source
08/01/24	JXL	Data Mailer Change	Owner
03/14/24	NMJ	Occupant Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
01/15/25	202500486	20,537	A108	Replace 11 Windows	
12/04/24	202417436	8,163	A108	Replacing Windows (3)	
05/20/08	60340-3	2,117	D010	Deck/Deck/Ext Deck-Sw/Rd 233 Lr	
11/19/04	60340-2	5,288	D010	Deck/Sunroom-S/Rd 233	
11/03/03	60340-1	800	D010	Shed-Rd 233 Lot 3	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/14/22			Invalid Sale - Tyler	5790/122	Deed	BINGHAM JANET ELAINE REV TR
10/28/13	176,000			4188/341		
08/18/03	166,000					
11/09/01	29,900					



Situs : 12706 REYNOLDS RD

Parcel Id: 235-8.00-1.03

Class: Mobile Home

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Manufactured - Dbl Wide      **Year Built** 1999  
**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** Electric      **Openings**  
**System Type** Heat Pump      **Pre-Fab** 1

**Room Detail**

**Bedrooms** 4      **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**

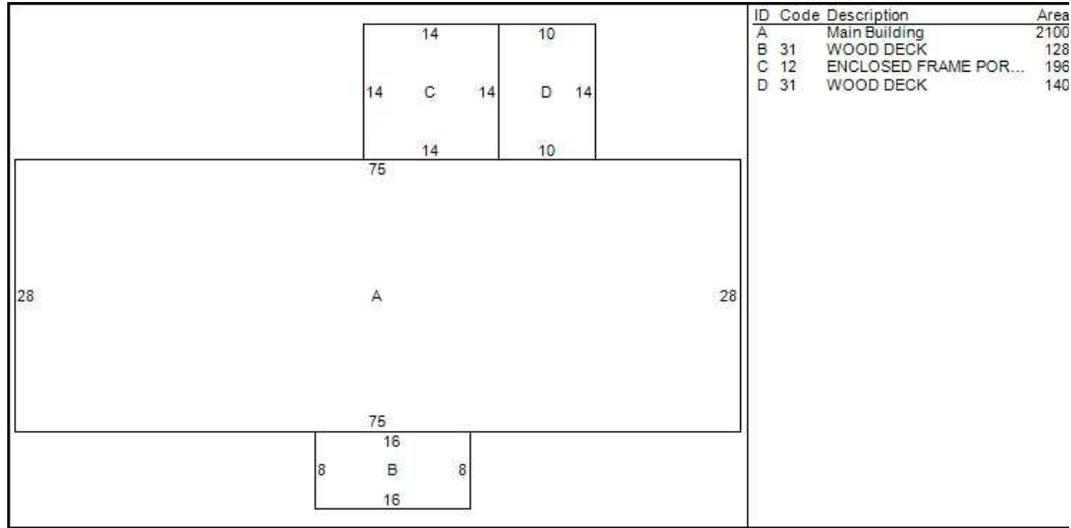
**Grade & Depreciation**

**Grade** C      **Market Adj**  
**Condition** Average      **Functional**  
**CDU** AVERAGE      **Economic** 86  
**Cost & Design** 0      **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	179,408	<b>% Good</b>	89
<b>Plumbing</b>	4,500	<b>% Good Override</b>	
<b>Basement</b>	-8,560	<b>Functional</b>	
<b>Heating</b>	13,600	<b>Economic</b>	86
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	1,000	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	.9
<b>Subtotal</b>	189,950	<b>Additions</b>	7,500
<b>Ground Floor Area</b>	2,100		
<b>Total Living Area</b>	2,100	<b>Dwelling Value</b>	137,600

**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)**



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Re: Assessment Appeal 235-12.00-41.00

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From Clay Walton <captclay@comcast.net>  
Date Wed 4/30/2025 8:16 AM  
To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

**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.

I accept the \$101700 stipulated value  
Sent from my iPhone

On Apr 23, 2025, at 2:37 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **April 30, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,  
Dianne*

<235-12.00-41.00.pdf>

**Situs :**
**Parcel ID: 235-12.00-41.00**
**Class: Residential - Vacant Land**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

WALTON WILLIAM C  
707 STATE ST  
ELLEDALE DE 19941

**GENERAL INFORMATION**

Living Units 0  
Neighborhood 4AR010  
Alternate ID 235120000410000000  
Vol / Pg 5069/47  
District  
Zoning MEDIUM RESIDENTIAL  
Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000	Location	-20	66,000
Residual	AC 3.6800			35,730

Total Acres: 4.68  
Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	101,700	101,700	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>101,700</b>	<b>101,700</b>	<b>0</b>	<b>0</b>

Manual Override Reason  
Base Date of Value  
Effective Date of Value

Value Flag Cost Approach  
Gross Building:

**Entrance Information**

Date	ID	Entry Code	Source
04/04/24	MEP	Vacant Land	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/04/19				5069/47	Deed	WALTON WILLIAM C
05/10/10	26,000			3783/190		
09/04/03	35,000					



Situs :

Parcel Id: 235-12.00-41.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**





Outlook

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**Re: Assessment Appeal 235-25.00-17.00**

---

From Heather Hudson <elfy@me.com>

Date Tue 4/29/2025 4:39 PM

To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

📎 1 attachment (35 KB)

235-25.00-17.00.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.

Dianne,

Thank you for contacting regarding parcel 235-25.00-17.00. The stipulated value of \$166,100 is accepted by W&B Hudson Family Limited Partnership for this parcel.

Thank you,

Heather Hudson  
Partner, W&B Hudson Family LP  
elfy@me.com  
302-228-3211

On Apr 29, 2025, at 2:13 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **May 2, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,  
Dianne*

Situs :

Parcel ID: 235-25.00-17.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 W & B HUDSON FAMILY LTD PRTSHP  
 24075 MILTON ELLENDALE HWY  
 MILTON DE 19968

**GENERAL INFORMATION**  
 Living Units 0  
 Neighborhood 6AR041  
 Alternate ID 235250000170000000  
 Vol / Pg 2660/305  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class A



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Wetland/Waste	AC 7.2000			3,420
Primary Site	AC 1.0000	Waterview - L2		104,500
Residual	AC 2.3000	Waterview - L2		58,130
Total Acres: 10.5				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	166,100	166,100	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>166,100</b>	<b>166,100</b>	<b>0</b>	<b>0</b>
Value Flag Cost Approach Gross Building: Manual Override Reason Base Date of Value Effective Date of Value					

Entrance Information			
Date	ID	Entry Code	Source
03/12/24	TJA	Vacant Land	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee



Situs :

Parcel Id: 235-25.00-17.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**



## Melisa Anne Hollis

---

**From:** Deborah Moore <gertiebecker@gmail.com>  
**Sent:** Friday, May 2, 2025 6:17 AM  
**To:** Assessment Appeals  
**Subject:** Re: 330-9.00-61.00  
**Attachments:** SL 330-9.00-61.00.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.

This is Debbie Moore. Thank you for looking at my Appeal. I do accept the price of 618,400.  
Thank you again Debbie Moore.

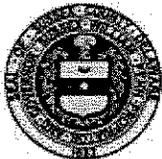
Sent from my iPhone

On May 1, 2025, at 3:40 PM, Assessment Appeals <assessmentappeals@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

### *Melisa Hollis*

Assessment Support Coordinator  
Sussex County Government  
Assessment | Sussex County  
2 The Circle  
Po Box 589  
Georgetown, DE 19947  
Phone:302-855-7824  
Fax:302-855-7828  
[melisa.hollis@sussexcountyde.gov](mailto:melisa.hollis@sussexcountyde.gov)



**Situs : 547 BAY AV**
**Parcel ID: 330-9.00-61.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**

MOORE DEBORAH S  
547 BAY AVE  
MILFORD DE 19963

**GENERAL INFORMATION**

Living Units 1  
Neighborhood 4YR002  
Alternate ID 330090000610000000  
Vol / Pg 2009/284  
District  
Zoning TOWN CODES  
Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3168	Waterfront - Ba		284,430

Total Acres: .3168  
Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	284,400	284,400	0	284,400
<b>Building</b>	0	334,000	334,000	0	317,010
<b>Total</b>	0	618,400	618,400	0	601,410

**Manual Override Reason**  
Base Date of Value  
Effective Date of Value

**Value Flag** Cost Approach  
TD330DM3

**Entrance Information**

Date	ID	Entry Code	Source
08/07/24	DMR	Data Mailer Change	Owner
04/09/24	SNN	Info At Door	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
12/21/12	201201358	4,032	A106 Enclose Existing Screen Porch To	
11/18/94	63051-1	91,616	D010 Dwellingw/Additions-Slaughter Bez	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/26/94	31,500			2009/284		
05/15/86	1					



Situs : 547 BAY AV

Parcel Id: 330-9.00-61.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

**Style** Bungalow **Year Built** 1995  
**Story height** 1 **Eff Year Built**  
**Attic** Unfinished **Year Remodeled**  
**Exterior Walls** Frame **Amenities**  
**Masonry Trim** x  
**Color** **In-law Apt** No

**Basement**

**Basement** Full **# Car Bsmt Gar** 2  
**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** Electric Baseboard **Pre-Fab**

**Room Detail**

**Bedrooms** 2 **Full Baths** 2  
**Family Rooms** **Half Baths** 0  
**Kitchens** **Extra Fixtures** 2  
**Total Rooms** 5  
**Kitchen Type** **Bath Type**  
**Kitchen Remod** No **Bath Remod** No

**Adjustments**

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

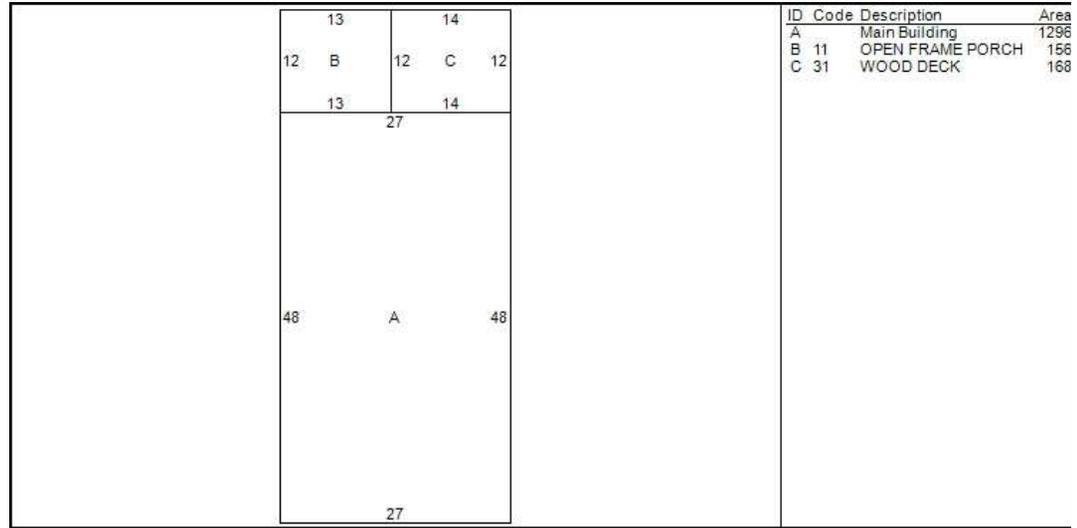
**Grade & Depreciation**

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

**Dwelling Computations**

**Base Price** 207,662 **% Good** 87  
**Plumbing** 6,360 **% Good Override**  
**Basement** 0 **Functional**  
**Heating** 17,230 **Economic**  
**Attic** 11,310 **% Complete** 100  
**Other Features** 3,910 **C&D Factor**  
**Subtotal** 246,470 **Adj Factor** 1.52  
**Additions** 5,300  
**Ground Floor Area** 1,296  
**Total Living Area** 1,296 **Dwelling Value** 334,000

**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)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 331-5.00-63.00

Sussex County Board of Assessment VS CNLV II SESFRDDE LLC  
(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: \$6,045,500

Stipulated Value: \$2,027,900

Date: 4-30-25

Signature of Owner or duly authorized agent: *RW West*

Printed Name: Rolando West

Date: 4/29/25

Signature of Sussex County Government Representative: *C. S. Keeler*

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 331-5.00-63.00. The adjustment reflects a change in the gross income and approach that brings the assessed value to \$2,027,900.

**Situs : 23463 SUSSEX HWY**

**PARCEL ID: 331-5.00-63.00**

**Class: 406**

Card: 1 of 2

Printed: May 2, 2025

**CURRENT OWNER**  
CNLV II SESFRDDE LLC  
195 NORTH ST STE 100  
TETERBORO NJ 07608  
5810/244 11/22/2022

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 3XC001  
Alternate ID 331050000630000000  
Vol / Pg 5810/244  
District  
Zoning TOWN CODES  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 2.6400	Location		637,000
Total Acres: 2.64 Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	637,000	637,000	637,000	0
Building	0	1,390,900	5,687,900	1,390,900	0
<b>Total</b>	<b>0</b>	<b>2,027,900</b>	<b>6,324,900</b>	<b>2,027,900</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
06/09/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/15/21	202118041	1,100,000	A076	7 Eleven: New Store 4,000 Sq Ft C	
04/23/13	201304823	2,188	A085	Fence 100' Vinyl Privacy	
04/29/98	63991-3	45,000	D010	Int. & Ext. Remodeling-E/13238'N/2I	
08/11/83	63991-2	130,000	D010	Warehouse-Seaford	
05/11/83	63991-1	30,000	D010	Mini-Storage Bldg.-Dual Hwy.13	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/22/22	8,405,205		Corporate Affiliates	5810/244	Deed	CNLV II SESFRDDE LLC
01/13/21	1,800,000		Corporate Affiliates	5391/66	Deed	PTV 1125 LLC

Inspection Witnessed By \_\_\_\_\_

Situs : 23463 SUSSEX HWY

Parcel Id: 331-5.00-63.00

Class: 406

Card: 1 of 2

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	2022 /
Building #	1
Structure Type	Conv Market W/Gas
Identical Units	1
Total Units	1
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	7 eleven

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Overhead Dr-Wood/Mtl		10	10		2							

Interior/Exterior Information															
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	4,292	264	Convenience Store	16	Brick & Con	Steel	Normal	Heat Pump	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,292	Convenience Store	87	100	606,770

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Canopy Rf-	2022	36	120	1	4,320	C	A	285,810
2	Canopy Rf-	2022	20	90	1	1,800	C	A	119,090
3	Asph Pave	2022			1	28,000	C	A	81,190
4	Conc Pave	2022			1	4,000	C	A	26,110
5	Conc/Heavy	2022			1	8,600	C	A	70,360

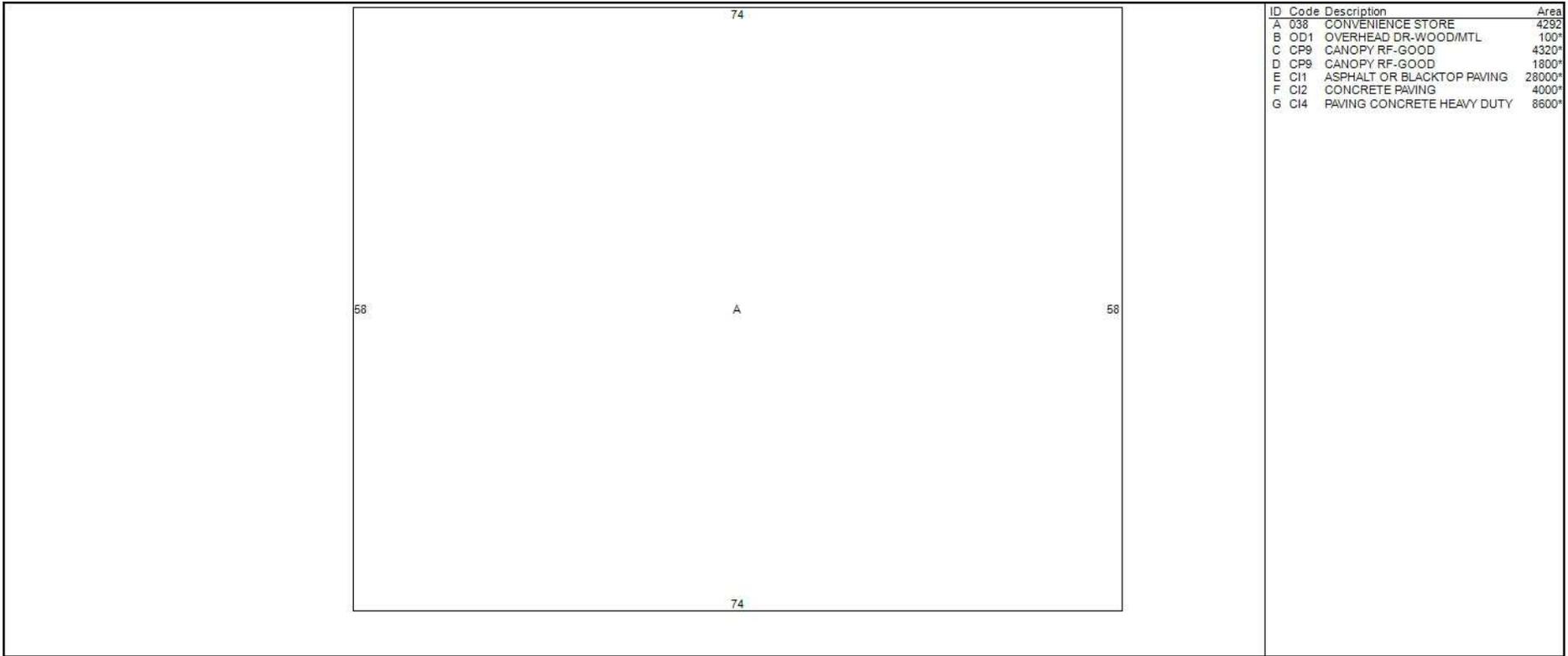
Situs : 23463 SUSSEX HWY

Parcel Id: 331-5.00-63.00

Class: 406

Card: 1 of 2

Printed: May 2, 2025



**Additional Property Photos**



6/9/23, 2:10:33 PM 331-5.00-63.00

Situs : 23463 SUSSEX HWY

Parcel Id: 331-5.00-63.00

Class: 406

Card: 1 of 2

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
03	S	003 General Retail	0	1,008	18.00		18,144	7		0	16,874	25			4,219	4,219	12,655
22	S	003 Convenience Store	0	4,292	26.00	167.4	186,805	5		0	177,465	10			17,747	17,747	159,718

**Apartment Detail - Building 1 of 2**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 2**

Total Gross Building Area	4,292
Replace, Cost New Less Depr	606,770
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	425
Final Building Value	2,578,773
Value per SF	600.83

**Notes - Building 1 of 2**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	172,373
Capitalization Rate	0.085000
Sub total	2,027,920
Residual Land Value	
Final Income Value	2,027,920
Total Gross Rent Area	5,300
Total Gross Building Area	5,300

**Situs : 23463 SUSSEX HWY**

**PARCEL ID: 331-5.00-63.00**

**Class: 406**

Card: 2 of 2

Printed: May 2, 2025

**CURRENT OWNER**  
CNLV II SESFRDDE LLC  
195 NORTH ST STE 100  
TETERBORO NJ 07608  
5810/244 11/22/2022

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 3XC001  
Alternate ID 331050000630000000  
Vol / Pg 5810/244  
District  
Zoning TOWN CODES  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 2.6400	Location		637,000
Total Acres: 2.64 Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	637,000	637,000	637,000	0
Building	0	1,390,900	5,687,900	1,390,900	0
<b>Total</b>	<b>0</b>	<b>2,027,900</b>	<b>6,324,900</b>	<b>2,027,900</b>	<b>0</b>
<b>Manual Override Reason</b> <b>Base Date of Value</b> <b>Effective Date of Value</b> <b>Value Flag</b> Income Approach <b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
06/09/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/15/21	202118041	1,100,000	A076	7 Eleven: New Store 4,000 Sq Ft C	
04/23/13	201304823	2,188	A085	Fence 100' Vinyl Privacy	
04/29/98	63991-3	45,000	D010	Int. & Ext. Remodeling-E/13238'N/2I	
08/11/83	63991-2	130,000	D010	Warehouse-Seafood	
05/11/83	63991-1	30,000	D010	Mini-Storage Bldg.-Dual Hwy.13	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/22/22	8,405,205		Corporate Affiliates	5810/244	Deed	CNLV II SESFRDDE LLC
01/13/21	1,800,000		Corporate Affiliates	5391/66	Deed	PTV 1125 LLC

Inspection Witnessed By \_\_\_\_\_

Situs : 23463 SUSSEX HWY

Parcel Id: 331-5.00-63.00

Class: 406

Card: 2 of 2

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	2022 /
Building #	
Structure Type	Car Wash - Automat
Identical Units	1
Total Units	
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	7 eleven car wash

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information															
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,008	134	Car Wash - Autom	16	Brick & Con	Steel	Normal	None	None	None	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,008	Car Wash - Automatic	83	100	148,990

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

Situs : 23463 SUSSEX HWY

Parcel Id: 331-5.00-63.00

Class: 406

Card: 2 of 2

Printed: May 2, 2025

ID	Code	Description	Area
A	075	CAR WASH - AUTOMATIC	1032

Additional Property Photos

Situs : 23463 SUSSEX HWY

Parcel Id: 331-5.00-63.00

Class: 406

Card: 2 of 2

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
03	S	003 General Retail	0	1,008	18.00		18,144	7		0	16,874	25			4,219	4,219	12,655
22	S	003 Convenience Store	0	4,292	26.00	167.4	186,805	5		0	177,465	10			17,747	17,747	159,718

**Apartment Detail - Building 2 of 2**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 2 of 2**

Total Gross Building Area	1,008
Replace, Cost New Less Depr	148,990
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	425
Final Building Value	633,208
Value per SF	628.18

**Notes - Building 2 of 2**

--

**Income Summary (Includes all Building on Parcel)**

Total Net Income	172,373
Capitalization Rate	0.085000
Sub total	2,027,920
Residual Land Value	
Final Income Value	2,027,920
Total Gross Rent Area	5,300
Total Gross Building Area	5,300





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 331-6.00-174.00

Sussex County Board of Assessment VS Martin & Rachel Cosgrove  
(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: \$80,100

Stipulated Value: \$10,600

Date: 4/30/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Martin Cosgrove

Date: 4/1/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher G. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 331-6.00-174.00. The adjustment reflects a change in land value that brings the assessed value to \$10,600.

Situs :

Parcel ID: 331-6.00-174.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 COSGROVE MARTIN J  
 RACHEL M COSGROVE  
 24142 SNUG HARBOR DR  
 SEAFORD DE 19973

**GENERAL INFORMATION**  
 Living Units 0  
 Neighborhood 3AR020  
 Alternate ID 331060001740000000  
 Vol / Pg 6071/245  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Residual	AC 0.7815			10,550
Total Acres: .7815				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	10,600	10,600	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>10,600</b>	<b>10,600</b>	<b>0</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
06/21/23	MEP	Vacant Land	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/20/24	10,000			6071/245	Deed	COSGROVE MARTIN J



Situs :

Parcel Id: 331-6.00-174.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 331-6.00-175.00

Sussex County Board of Assessment VS Marlin & Rachel Cosgrove  
(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: \$397,000

Stipulated Value: \$335,000

Date: 4/30/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Marlon Cosgrove

Date: 4/1/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 331-6.00-175.00. The adjustment reflects a change in land influence factor, condition of the dwelling and approach that brings the assessed value to \$335,000.

**Situs : 24142 SNUG HARBOR DR**
**Parcel ID: 331-6.00-175.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

COSGROVE MARTIN J  
 RACHEL M COSGROVE  
 24142 SNUG HARBOR DR  
 SEAFORD DE 19973

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 3AR020  
 Alternate ID 33106000175000000  
 Vol / Pg 2525/3  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.5823		-10	50,200

Total Acres: .5823  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	50,200	50,200	0	50,200
Building	0	284,800	284,800	0	324,720
<b>Total</b>	<b>0</b>	<b>335,000</b>	<b>335,000</b>	<b>0</b>	<b>374,920</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**RANDOM4 8.22.24**

**Entrance Information**

Date	ID	Entry Code	Source
09/03/24	SLM	Data Mailer Change	Owner
07/06/23	MEP	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
01/16/01	64381-3	2,700	D010 Interior Remodeling-Snug Harbor I	
08/26/93	64381-1	83,564	D010 Dwellingw/Additions-S/E 535w/Edv	
08/26/93	64381-2	83,564	D010 Dwellingw/Additions-S/E 535edwai	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/01/98	160,000			2525/3		
11/29/94	1					
11/29/94	1					
07/20/93	1					
04/03/91	1					



Situs : 24142 SNUG HARBOR DR

Parcel Id: 331-6.00-175.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Colonial **Year Built** 1994  
**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** Propane **Openings**  
**System Type** Forced Warm Air **Pre-Fab**

**Room Detail**

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

**Adjustments**

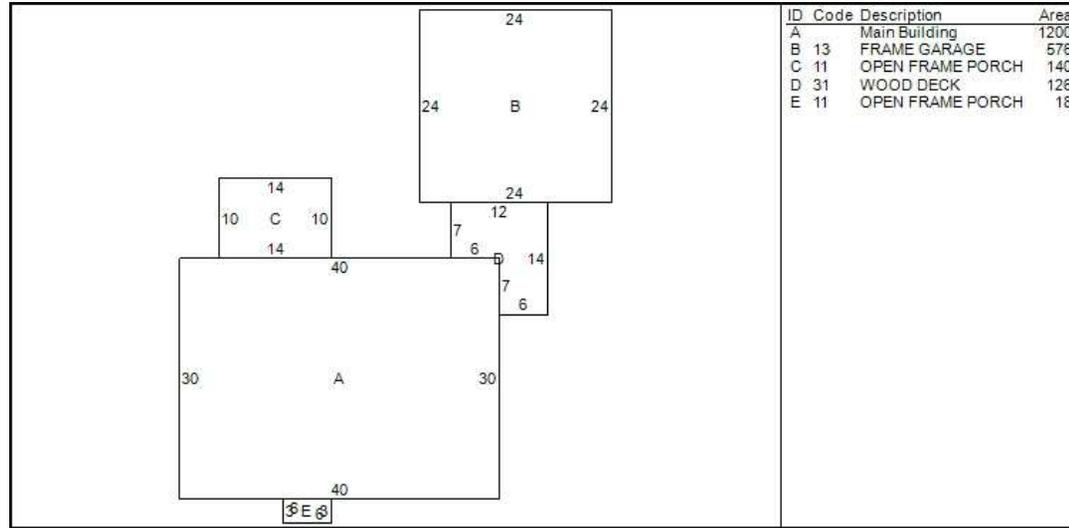
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	302,586	<b>% Good</b>	77
<b>Plumbing</b>	9,840	<b>% Good Override</b>	
<b>Basement</b>	-26,510	<b>Functional</b>	
<b>Heating</b>	25,100	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.1
<b>Subtotal</b>	311,020	<b>Additions</b>	19,400
<b>Ground Floor Area</b>	1,200		
<b>Total Living Area</b>	2,400	<b>Dwelling Value</b>	284,800



**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**



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**Re: Assessment Appeal 332-3.00-114.00**

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From Angela Durbin <adurbin699@gmail.com>

Date Wed 4/30/2025 10:28 AM

To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

**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.

Yes, I accept.

On Mon, Apr 14, 2025, 12:49 PM Dianne Ruscavage <[dianne.ruscavage@sussexcountyde.gov](mailto:dianne.ruscavage@sussexcountyde.gov)> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **April 30, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,  
Dianne*



NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 332-3.00-114.00

Sussex County Board of Assessment VS Gregory Durbin  
(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: \$515,300

Stipulated Value: \$453,800

Date: \_\_\_\_\_

Signature of Owner or duly authorized agent: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: 4/7/25

Signature of Sussex County Government Representative: 

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 332-3.00-114.00. The adjustment reflects a change in grade and approach that brings the assessed value to \$453,800.

Situs : 11266 SCARBOROUGH LN

Parcel ID: 332-3.00-114.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 DURBIN GREGORY S  
 11266 SCARBOROUGH LANE  
 LAUREL DE 19956

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 2AR005  
 Alternate ID 332030001140000000  
 Vol / Pg 4162/133  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.9045			52,420

Total Acres: .9045  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	52,400	52,400	0	52,400
Building	0	401,400	408,500	0	401,430
<b>Total</b>	<b>0</b>	<b>453,800</b>	<b>460,900</b>	<b>0</b>	<b>453,830</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Market Approach  
**TD332DM1**

**Entrance Information**

Date	ID	Entry Code	Source
05/30/23	NMJ	Estimated	Other
07/26/22	NMJ	Total Refusal	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
11/30/20	202015068	5,460	A024 30x14 Detached Garage (Pole Buil	
12/01/17	201712999	14,640	A186 40 Roof Mount Solar Panels	
12/18/06	65573-1	126,132	D010 Dwelling W/Additions-Scarborough	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/20/13	190,500					
08/20/13	190,500			4162/133		
04/08/11	185,000					



Situs : 11266 SCARBOROUGH LN

Parcel Id: 332-3.00-114.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Cape Cod **Year Built** 2007  
**Story height** 1.5 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Alum/Vinyl **Amenities** Solar Energy  
**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** Electric **Openings**  
**System Type** Heat Pump **Pre-Fab**

**Room Detail**

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

**Adjustments**

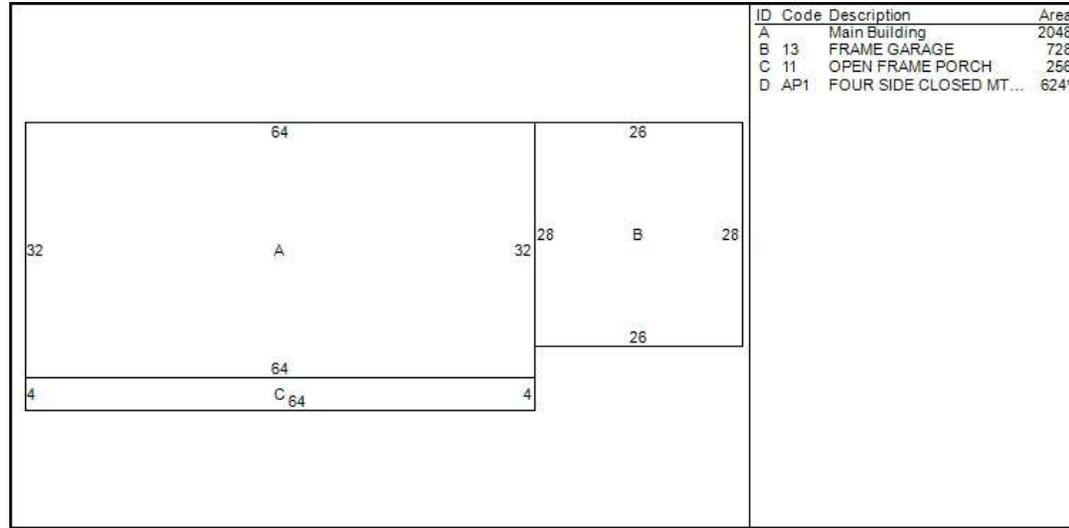
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	437,766	<b>% Good</b>	80
<b>Plumbing</b>	11,780	<b>% Good Override</b>	
<b>Basement</b>	-19,430	<b>Functional</b>	
<b>Heating</b>	36,310	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	466,430	<b>Additions</b>	26,300
<b>Ground Floor Area</b>	2,048		
<b>Total Living Area</b>	3,072	<b>Dwelling Value</b>	399,400



ID	Code	Description	Area
A		Main Building	2048
B	13	FRAME GARAGE	728
C	11	OPEN FRAME PORCH	256
D	AP1	FOUR SIDE CLOSED MT...	624

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pole Bldg	24 x 26		624	1	2007	C	A	9,140

**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 332-7.00-6.00

Sussex County Board of Assessment VS Graham Truel LLC  
(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: \$277,400 Stipulated Value: \$231,400

Date: 4/30/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Raymond T. Vincent, Jr

Date: 4/10/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 332-7.00-6.00. The adjustment reflects a change in grade and condition that brings the assessed value to \$231,400.



Situs : 34456 BI STATE BLVD

Parcel ID: 332-7.00-6.00

Class: Agricultural w/ Residential

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 GRAHAM TRACT LLC  
 12487 SALT BARN RD  
 LAUREL DE 19956

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 2AR005  
 Alternate ID  
 Vol / Pg 4214/35  
 District  
 Zoning  
 Class A



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			54,500
Residual	AC 1.6100			21,900

Total Acres: 2.61  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	21,900	76,400	76,400	0	76,400
<b>Building</b>	0	155,000	155,000	0	266,530
<b>Total</b>	21,900	231,400	231,400	0	342,930

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
 TD332DM1

**Entrance Information**

Date	ID	Entry Code	Source
04/04/24	KMB	Data Mailer No Change	Owner
07/21/22	NMJ	Entrance Gained	Tenant

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
11/07/08	65847-2	28,500	D010 Rep Shingles/Flashin-W/Sd Hwy 1	
06/01/00	65847-1	1,700	D010 Siding On Exist Barn-W/Rt13a	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs : 34456 BI STATE BLVD

Parcel Id: 332-7.00-6.00

Class: Agricultural w/ Residential

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Bungalow **Year Built** 1943  
**Story height** 1.25 **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** 1  
**Fuel Type** Gas **Openings** 1  
**System Type** Radiator **Pre-Fab**

**Room Detail**

**Bedrooms** 3 **Full Baths** 2  
**Family Rooms** **Half Baths** 2  
**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**

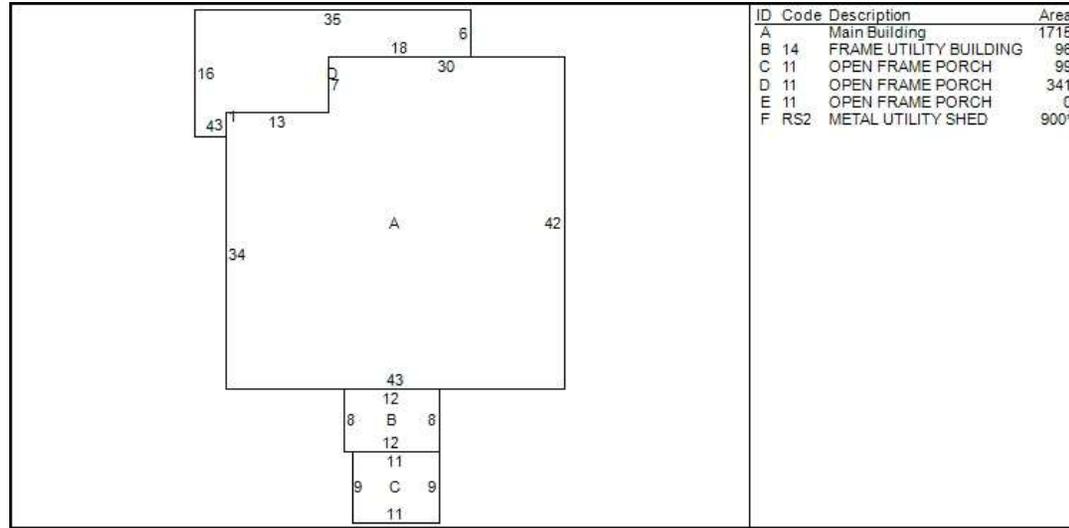
**Grade & Depreciation**

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

**Dwelling Computations**

**Base Price** 345,557 **% Good** 38  
**Plumbing** 12,650 **% Good Override**  
**Basement** 0 **Functional**  
**Heating** 28,660 **Economic**  
**Attic** 0 **% Complete** 100  
**Other Features** 2,700 **C&D Factor**  
**Subtotal** 389,570 **Adj Factor** 1  
**Additions** 5,500  
**Ground Floor Area** 1,715  
**Total Living Area** 2,144 **Dwelling Value** 153,500

**Building Notes**



ID	Code	Description	Area
A		Main Building	1715
B	14	FRAME UTILITY BUILDING	96
C	11	OPEN FRAME PORCH	99
D	11	OPEN FRAME PORCH	341
E	11	OPEN FRAME PORCH	0
F	RS2	METAL UTILITY SHED	900*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	30 x 30		900	1	1950	D	P	1,520

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-6.00-138.00

Sussex County Board of Assessment VS Midway Realty Group  
(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: \$51,389,100 Stipulated Value: \$25,031,400

Date: 5/2/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: DAVID JOHNSON

Date: 4/22/26

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-6.00-138.00. The adjustment reflects a change in income and expense and cap rate that brings the assessed value to \$25,031,400.

<b>Situs :</b>	<b>PARCEL ID: 334-6.00-138.00</b>	<b>Class: 416</b>	<b>Card: 1 of 18</b>	<b>Printed: May 2, 2025</b>
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CURRENT OWNER
MIDWAY REALTY CORP 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 2206/143

GENERAL INFORMATION
Living Units 0
Neighborhood 6VC001
Alternate ID 334060001380000000
Vol / Pg 2206/143
District
Zoning GENERAL BUSINESS
Class



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

*Inspection Witnessed By* \_\_\_\_\_

Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 1 of 18

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	1999 /
Building #	1
Structure Type	Cinema / Theater
Identical Units	1
Total Units	13
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	Movies at midway

Building Other Features											
Line Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line Type	+/-	Meas1	Meas2	# Stops	Ident Units
1 Canopy Roof/Slab		1	1		1						
1 Sprinkler Sys Wet		1	1		1						
1 Sprinkler Sys Wet		1	1		1						

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	17,030	654	Cinema	28	Concrete Bl	Steel	Normal	Heat Pump	Central	Normal	3	3
2	01	01	100	14,690	558	Cinema	20	Concrete Bl	Steel	Normal	Heat Pump	Central	Normal	3	3
3	01	01	100	17,510	666	Cinema	28	Frame	Steel	Normal	Heat Pump	Central	Normal	3	3
4	02	02	100	14,690	558	Support Area	8	Concrete Bl	Steel	Normal	Heat Pump	Central	Normal	3	3
5	01	01	100	6,204	320	Cinema	44	Concrete Bl	Steel	Normal	Heat Pump	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	17,030	Cinema	51	100	1,418,670
2	14,690	Cinema	51	100	1,171,210
3	17,510	Cinema	51	100	1,414,620
4	14,690	Support Area	51	100	472,740
5	6,204	Cinema	51	100	600,980

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Frame Shed	2000	10	12	1	120	C	A	620
2	Asph Pave	1980			1	475,000	C	A	765,230
3	Canopy	1990	12	38	1	456	C	P	7,750
4	Min Golf	1990			18	1	C	A	163,410
5	Comm Pool	1990			1	3,000	D	A	109,700
6	Comm Pool	1990			1	900	C	A	38,720
7	Comm Pool	1990			1	1,500	C	A	64,530
8	Comm Pool	1990			1	2,000	C	A	86,040
9	Comm Pool	1990			1	900	C	A	38,720
10	Conc Pave	1990			1	10,000	C	A	36,270
11	Attach Gar	1990			1	700	C	A	10,010
12	Concession	1990	10	12	1	120	C	F	3,170
13	Frame Shed	1990	12	16	1	192	C	A	790
14	Frame Shed	1990	12	12	1	144	C	A	590
15	Pool House	1990	20	24	1	480	C	A	30,070

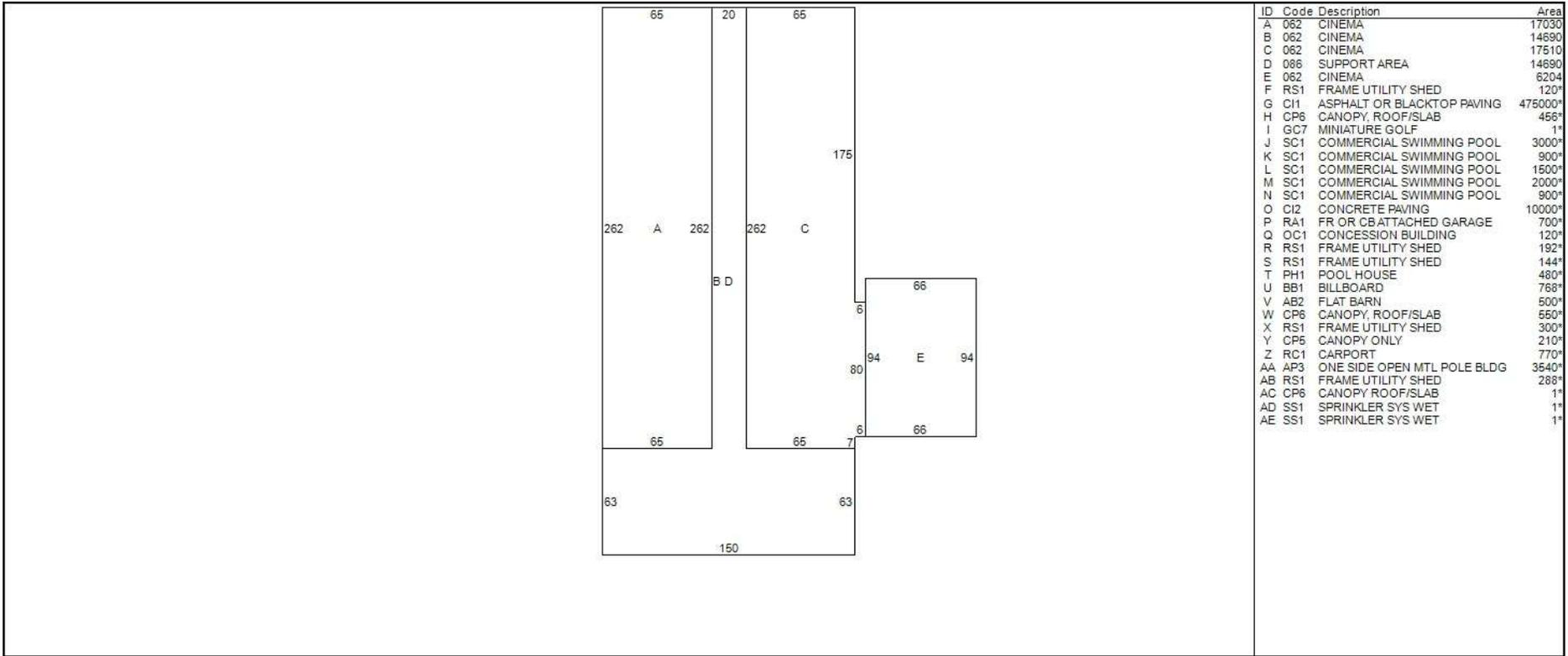
Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 1 of 18

Printed: May 2, 2025



Additional Property Photos



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 1 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 1 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 18**

Total Gross Building Area	70,124
Replace, Cost New Less Depr	5,078,220
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	5,078,220
Value per SF	72.42

**Notes - Building 1 of 18**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

**Situs :**

**PARCEL ID: 334-6.00-138.00**

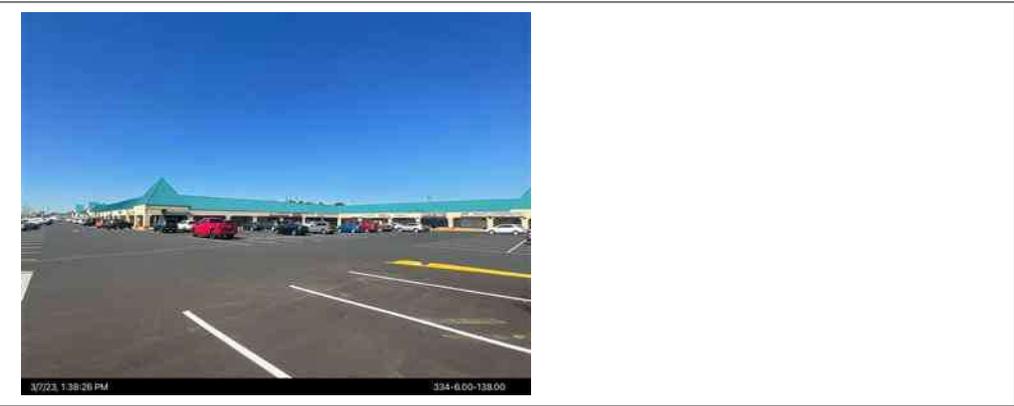
**Class: 416**

Card: 2 of 18

Printed: May 2, 2025

**CURRENT OWNER**  
MIDWAY REALTY CORP  
34821 DERRICKSON DR  
REHOBOTH BEACH DE 19971  
2206/143

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 334060001380000000  
Vol / Pg 2206/143  
District  
Zoning GENERAL BUSINESS  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Inspection Witnessed By \_\_\_\_\_



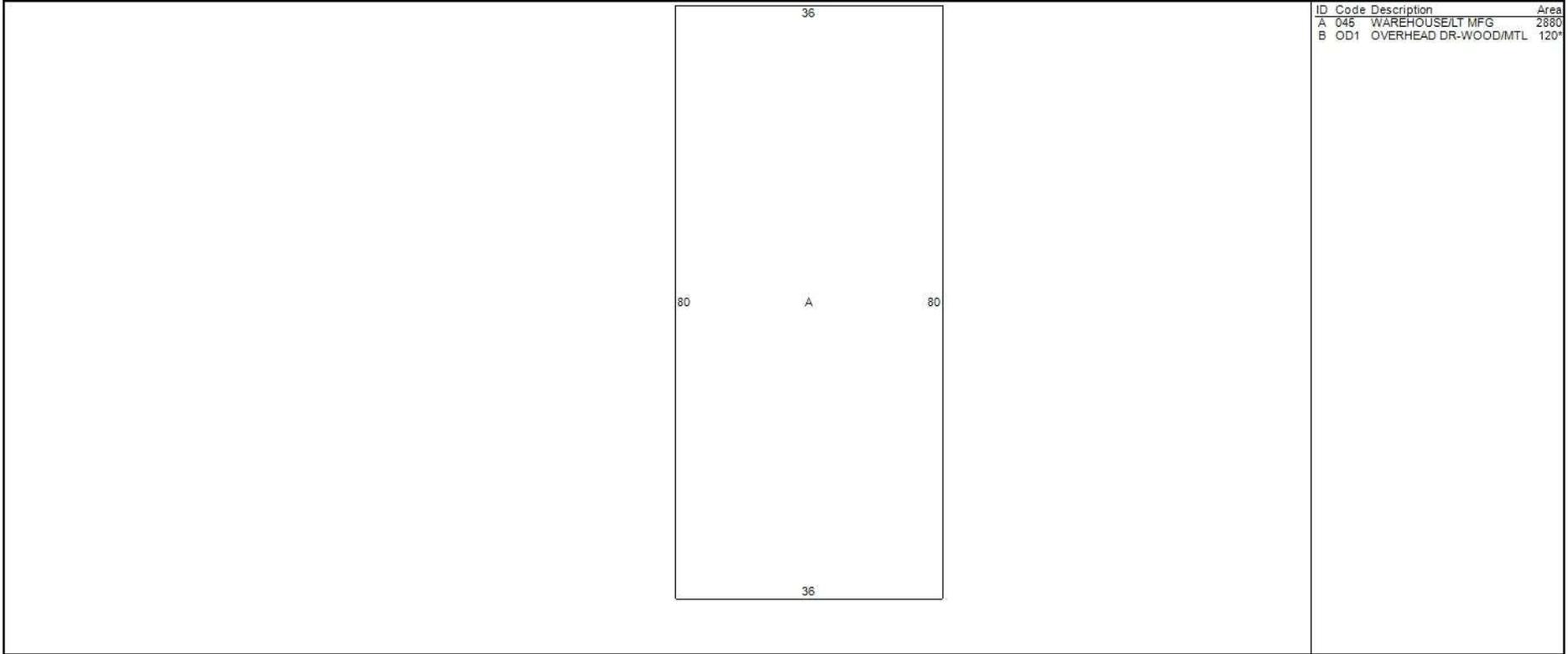
Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 2 of 18

Printed: May 2, 2025



**Additional Property Photos**



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 2 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 2 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 2 of 18**

Total Gross Building Area	2,880
Replace, Cost New Less Depr	112,670
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	112,670
Value per SF	39.12

**Notes - Building 2 of 18**

--

**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

**Situs :**

**PARCEL ID: 334-6.00-138.00**

**Class: 416**

Card: 3 of 18

Printed: May 2, 2025

**CURRENT OWNER**  
MIDWAY REALTY CORP  
34821 DERRICKSON DR  
REHOBOTH BEACH DE 19971  
2206/143

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 334060001380000000  
Vol / Pg 2206/143  
District  
Zoning GENERAL BUSINESS  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	25,031,400	32,424,000	32,424,000	0
Building	0	0	16,365,700	-7,392,600	0
<b>Total</b>	<b>0</b>	<b>25,031,400</b>	<b>48,789,700</b>	<b>25,031,400</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Inspection Witnessed By \_\_\_\_\_

Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 3 of 18

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	1986 /
Building #	
Structure Type	Office Bldg L/R-(1-4
Identical Units	1
Total Units	
Grade	C-
# Covered Parking	
# Uncovered Parking	
DBA	Golf course office

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information															
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,008	128	Multi-Use Office	10	Frame	Steel	Normal	Hot Air	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,008	Multi-Use Office	46	100	55,320

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

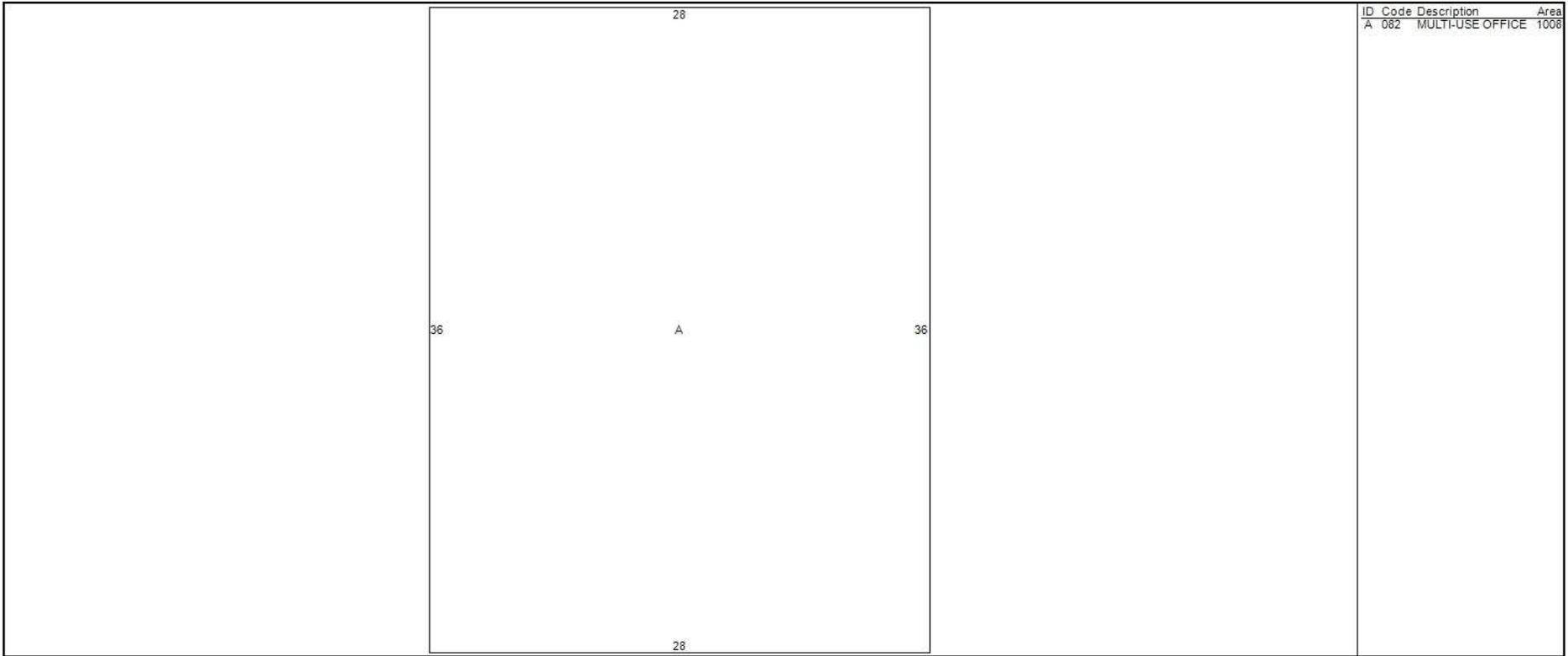
Situs :

Parcel Id: 334-6.00-138.00

Class: 416

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ID	Code	Description	Area
A	082	MULTI-USE OFFICE	1008

Additional Property Photos



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 3 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 3 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 3 of 18**

Total Gross Building Area	1,008
Replace, Cost New Less Depr	55,320
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	55,320
Value per SF	54.88

**Notes - Building 3 of 18**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

**Situs :**

**PARCEL ID: 334-6.00-138.00**

**Class: 416**

Card: 4 of 18

Printed: May 2, 2025

**CURRENT OWNER**  
MIDWAY REALTY CORP  
34821 DERRICKSON DR  
REHOBOTH BEACH DE 19971  
2206/143

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 334060001380000000  
Vol / Pg 2206/143  
District  
Zoning GENERAL BUSINESS  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Inspection Witnessed By \_\_\_\_\_

Situs :

Parcel Id: 334-6.00-138.00

Class: 416

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Printed: May 2, 2025

Building Information	
Year Built/Eff Year	1990 /
Building #	
Structure Type	Restaurant
Identical Units	1
Total Units	
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	White water mountain restaurant

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,038	150	Restaurant	8	Frame	Steel	Normal	Heat Pump	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,038	Restaurant	45	100	82,600

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

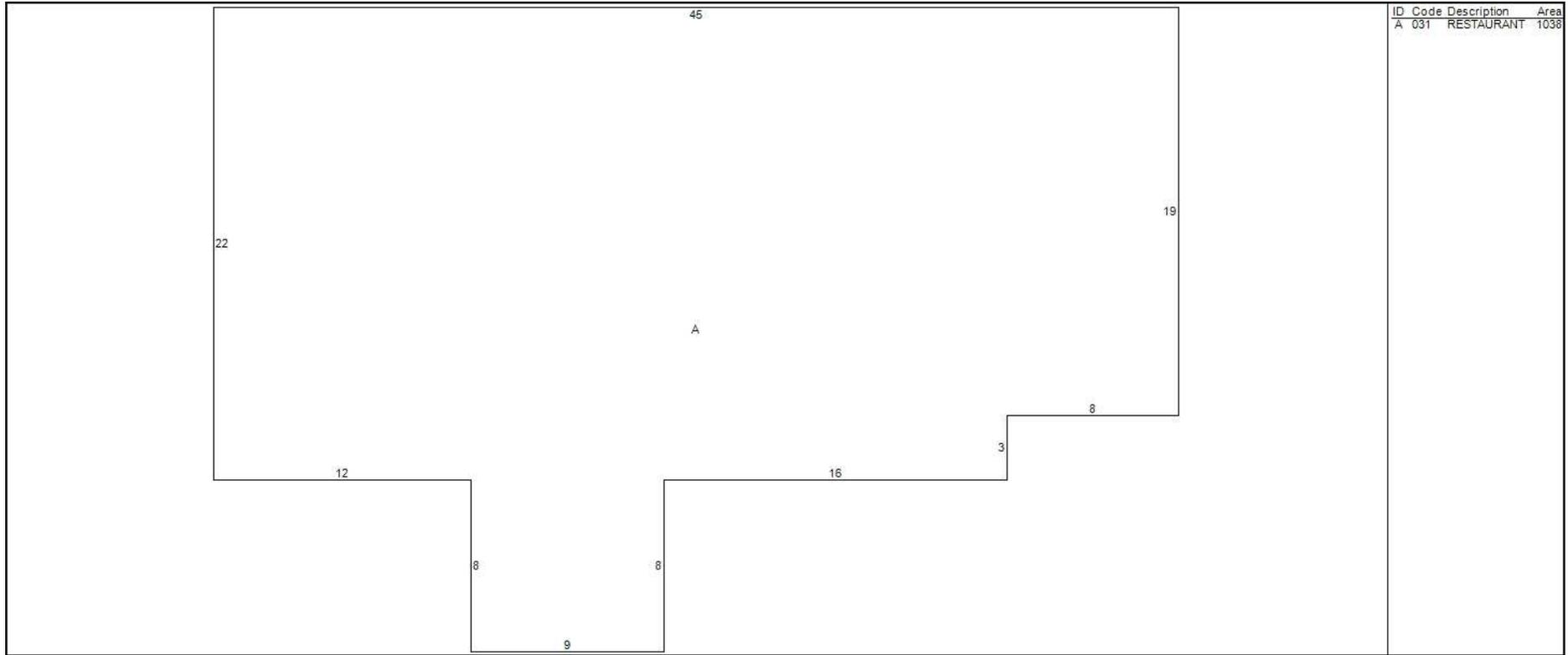
Situs :

Parcel Id: 334-6.00-138.00

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Additional Property Photos



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 4 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 4 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 4 of 18**

Total Gross Building Area	1,038
Replace, Cost New Less Depr	82,600
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	82,600
Value per SF	79.58

**Notes - Building 4 of 18**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

<b>Situs :</b>	<b>PARCEL ID: 334-6.00-138.00</b>	<b>Class: 416</b>	Card: 5 of 18	Printed: May 2, 2025
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CURRENT OWNER
MIDWAY REALTY CORP 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 2206/143

GENERAL INFORMATION
Living Units 0
Neighborhood 6VC001
Alternate ID 334060001380000000
Vol / Pg 2206/143
District
Zoning GENERAL BUSINESS
Class



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Inspection Witnessed By \_\_\_\_\_



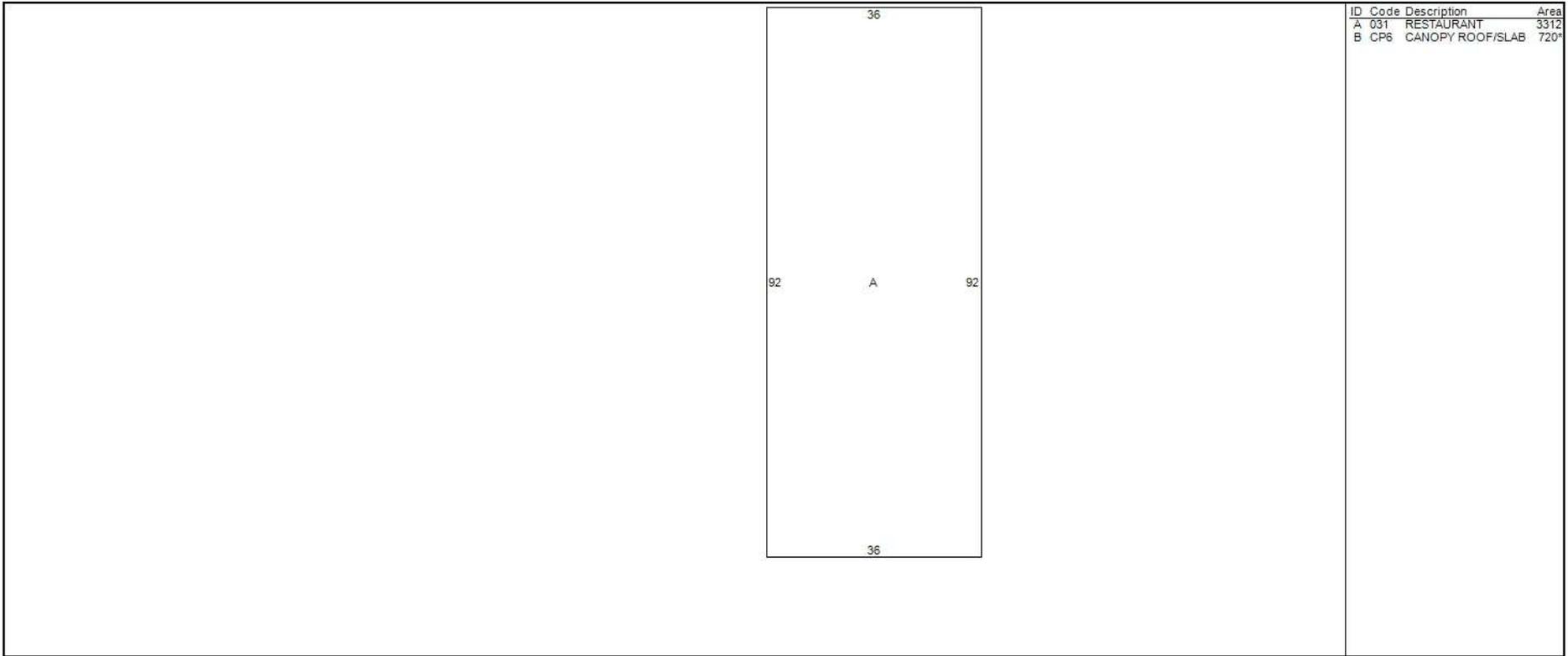
Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 5 of 18

Printed: May 2, 2025



Additional Property Photos



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 5 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 5 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 5 of 18**

Total Gross Building Area	3,312
Replace, Cost New Less Depr	261,910
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	261,910
Value per SF	79.08

**Notes - Building 5 of 18**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

<b>Situs :</b>	<b>PARCEL ID: 334-6.00-138.00</b>	<b>Class: 416</b>	Card: 6 of 18	Printed: May 2, 2025
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CURRENT OWNER
MIDWAY REALTY CORP 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 2206/143

GENERAL INFORMATION
Living Units 0
Neighborhood 6VC001
Alternate ID 334060001380000000
Vol / Pg 2206/143
District
Zoning GENERAL BUSINESS
Class



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Inspection Witnessed By \_\_\_\_\_



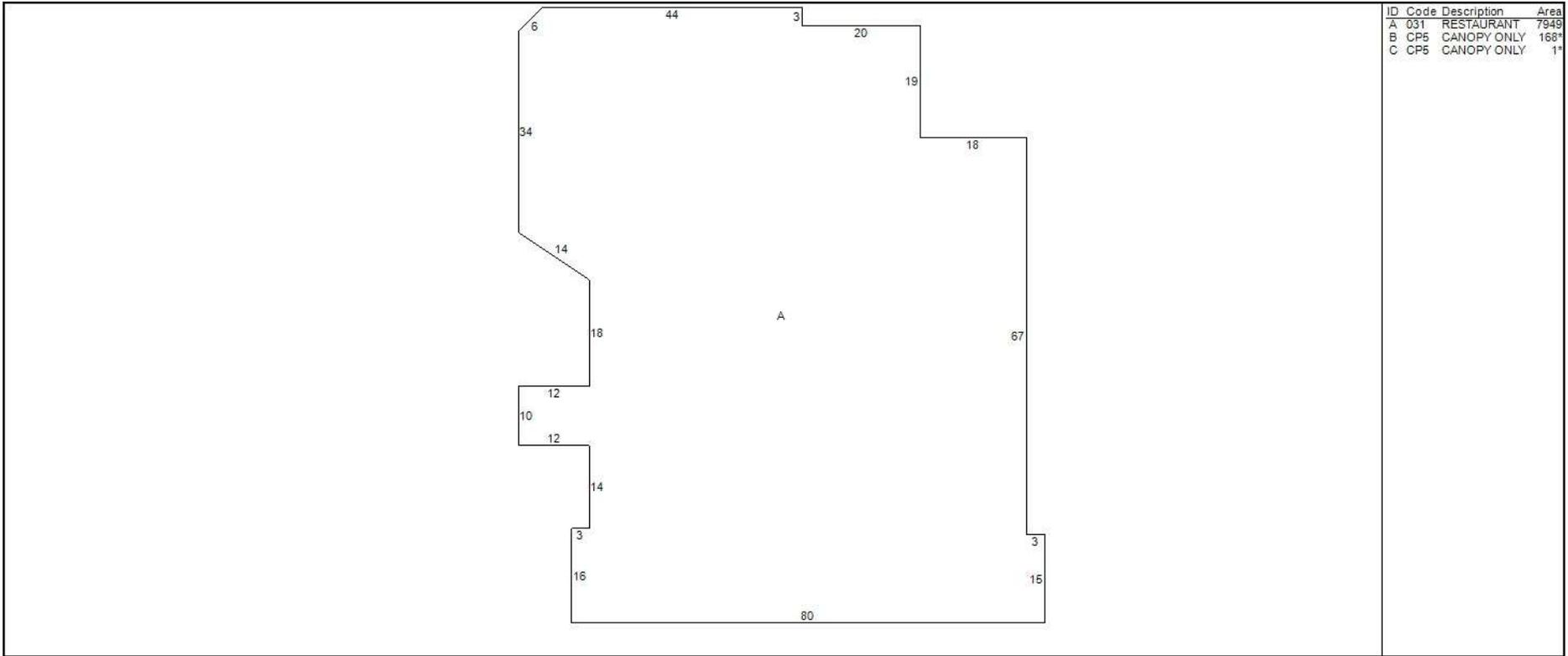
Situs :

Parcel Id: 334-6.00-138.00

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**Additional Property Photos**



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 6 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 6 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 6 of 18**

Total Gross Building Area	7,949
Replace, Cost New Less Depr	560,610
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	560,610
Value per SF	70.53

**Notes - Building 6 of 18**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

<b>Situs :</b>	<b>PARCEL ID: 334-6.00-138.00</b>	<b>Class: 416</b>	<b>Card: 7 of 18</b>	<b>Printed: May 2, 2025</b>
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CURRENT OWNER
MIDWAY REALTY CORP 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 2206/143

GENERAL INFORMATION
Living Units 0
Neighborhood 6VC001
Alternate ID 334060001380000000
Vol / Pg 2206/143
District
Zoning GENERAL BUSINESS
Class



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

*Inspection Witnessed By* \_\_\_\_\_



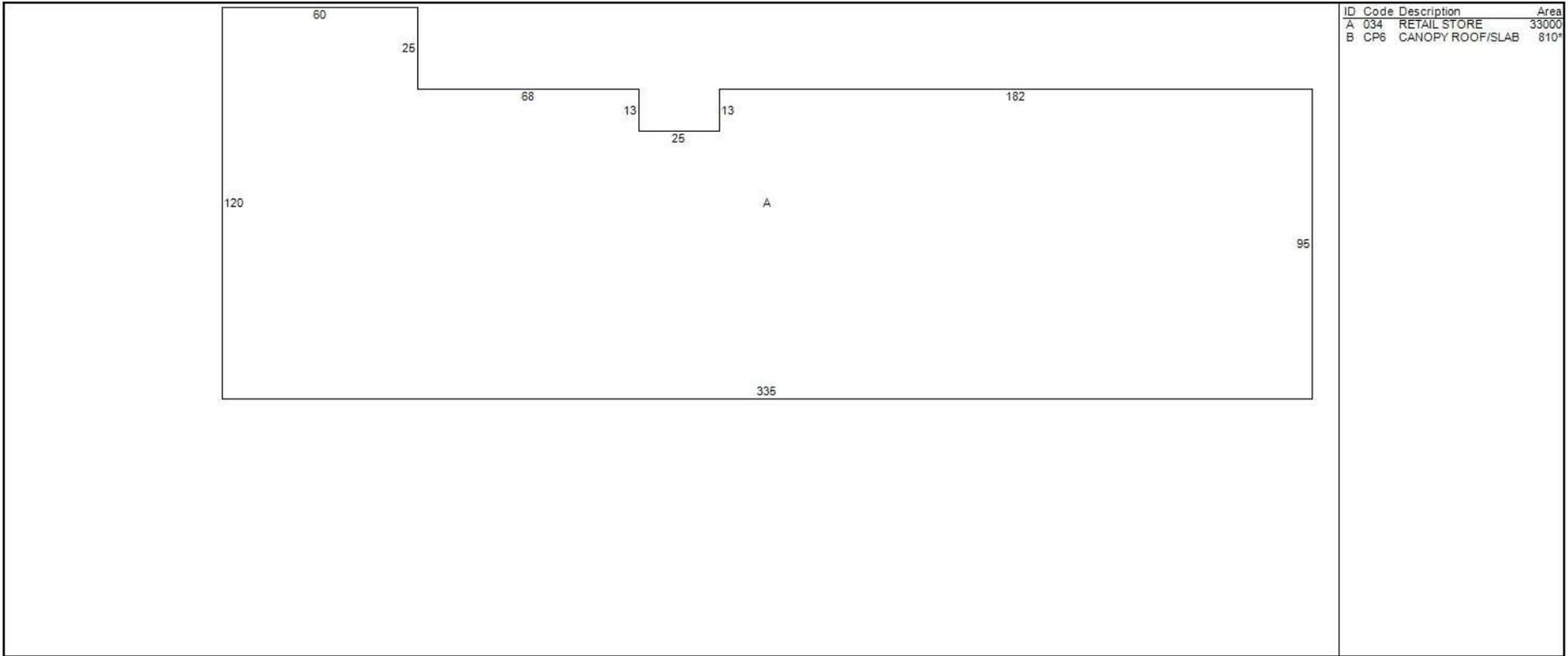
Situs :

Parcel Id: 334-6.00-138.00

Class: 416

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Printed: May 2, 2025



Additional Property Photos



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 7 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 7 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 7 of 18**

Total Gross Building Area	33,000
Replace, Cost New Less Depr	1,679,660
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,679,660
Value per SF	50.90

**Notes - Building 7 of 18**

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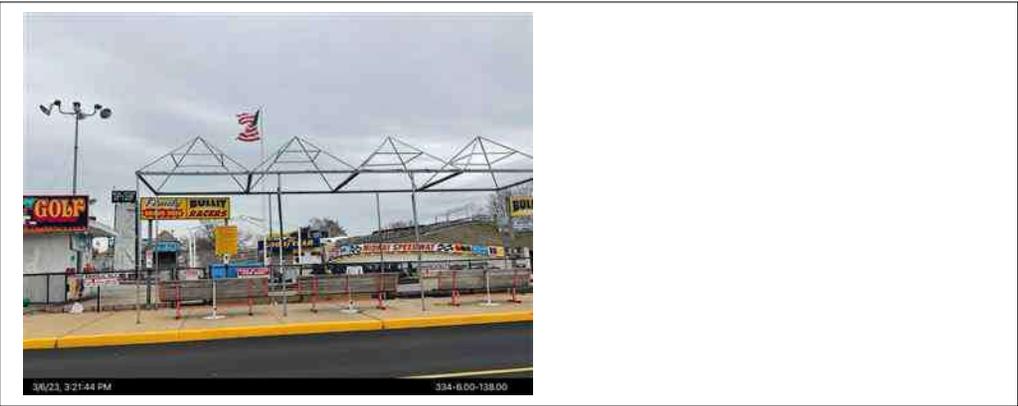
**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

<b>Situs :</b>	<b>PARCEL ID: 334-6.00-138.00</b>	<b>Class: 416</b>	Card: 8 of 18	Printed: May 2, 2025
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CURRENT OWNER
MIDWAY REALTY CORP 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 2206/143

GENERAL INFORMATION
Living Units 0
Neighborhood 6VC001
Alternate ID 334060001380000000
Vol / Pg 2206/143
District
Zoning GENERAL BUSINESS
Class



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	25,031,400	32,424,000	32,424,000	0
Building	0	0	16,365,700	-7,392,600	0
<b>Total</b>	<b>0</b>	<b>25,031,400</b>	<b>48,789,700</b>	<b>25,031,400</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Inspection Witnessed By \_\_\_\_\_



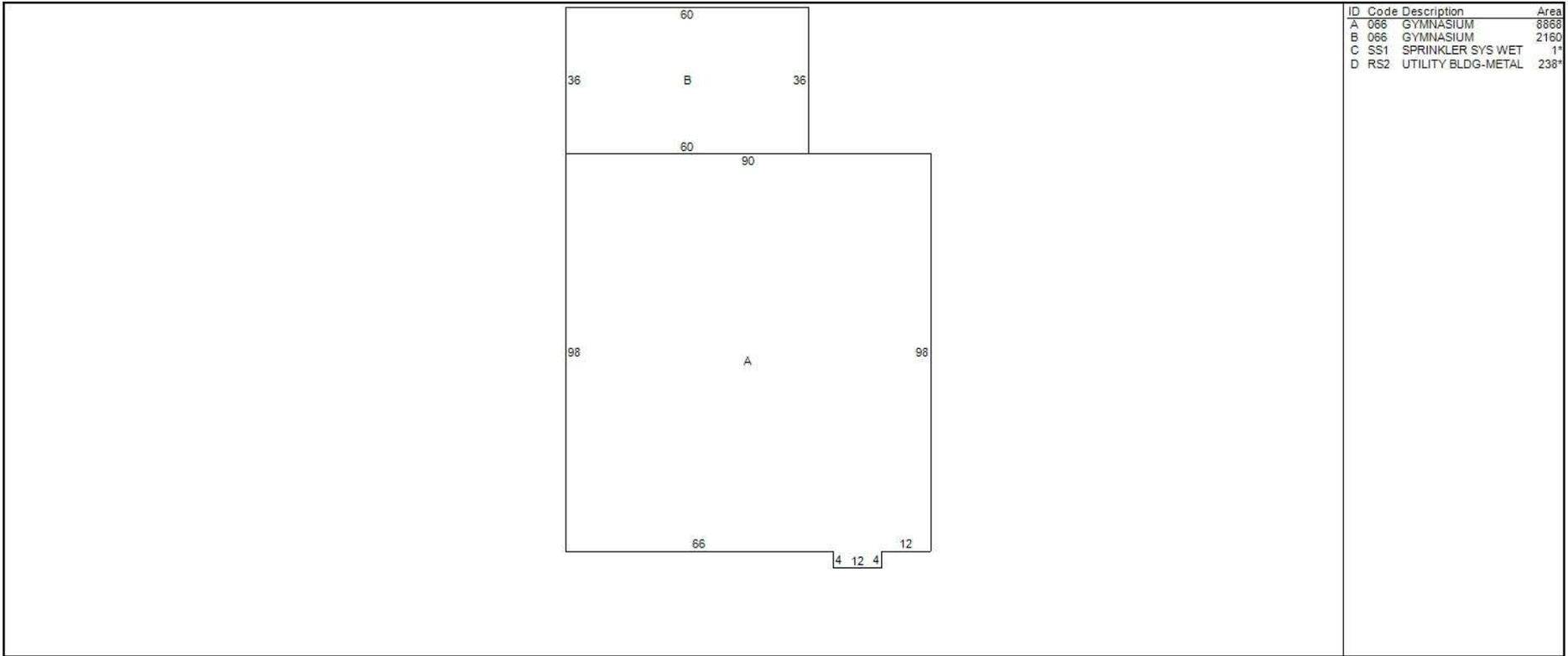
Situs :

Parcel Id: 334-6.00-138.00

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**Additional Property Photos**



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

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Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 8 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 8 of 18**

<b>Total Gross Building Area</b>	11,028
<b>Replace, Cost New Less Depr</b>	876,610
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	876,610
<b>Value per SF</b>	79.49

**Notes - Building 8 of 18**

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**Income Summary (Includes all Building on Parcel)**

<b>Total Net Income</b>	2,127,665
<b>Capitalization Rate</b>	0.085000
<b>Sub total</b>	25,031,350
<b>Residual Land Value</b>	
<b>Final Income Value</b>	25,031,350
<b>Total Gross Rent Area</b>	219,603
<b>Total Gross Building Area</b>	245,321

<b>Situs :</b>	<b>PARCEL ID: 334-6.00-138.00</b>	<b>Class: 416</b>	<b>Card: 9 of 18</b>	<b>Printed: May 2, 2025</b>
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CURRENT OWNER
MIDWAY REALTY CORP 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 2206/143

GENERAL INFORMATION
Living Units 0
Neighborhood 6VC001
Alternate ID 334060001380000000
Vol / Pg 2206/143
District
Zoning GENERAL BUSINESS
Class



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

*Inspection Witnessed By* \_\_\_\_\_

Situs :

Parcel Id: 334-6.00-138.00

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Building Information	
Year Built/Eff Year	1985 /
Building #	
Structure Type	Office Bldg L/R-(1-4
Identical Units	1
Total Units	
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	Atlantic management

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Only		28	7		1							

Interior/Exterior Information															
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	3,600	272	Office Building	12	Concrete Bl	Steel	Normal	Unit Heat	Unit	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,600	Office Building	45	100	247,700

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

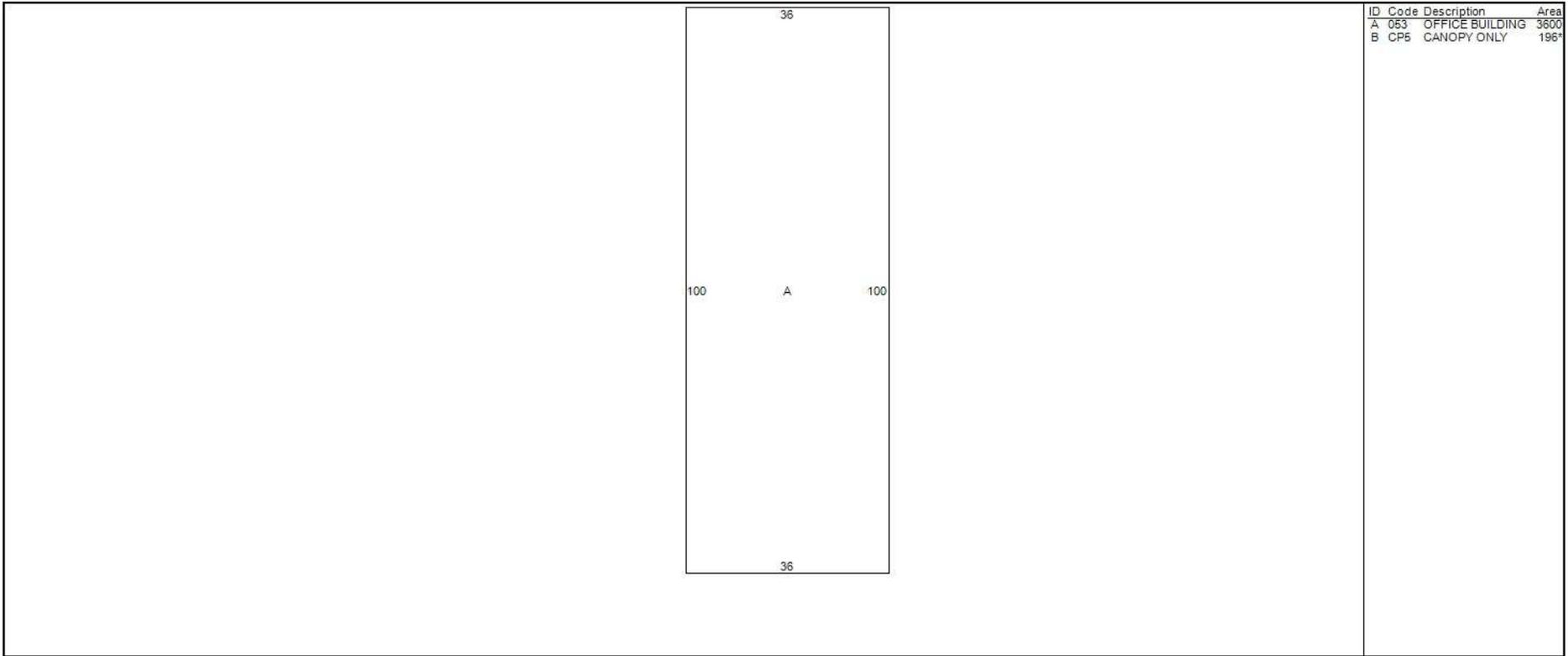
Situs :

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**Additional Property Photos**



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 9 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 9 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 9 of 18**

Total Gross Building Area	3,600
Replace, Cost New Less Depr	247,700
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	247,700
Value per SF	68.81

**Notes - Building 9 of 18**

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**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

**Situs :**

**PARCEL ID: 334-6.00-138.00**

**Class: 416**

Card: 10 of 18

Printed: May 2, 2025

**CURRENT OWNER**  
MIDWAY REALTY CORP  
34821 DERRICKSON DR  
REHOBOTH BEACH DE 19971  
2206/143

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 334060001380000000  
Vol / Pg 2206/143  
District  
Zoning GENERAL BUSINESS  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Inspection Witnessed By \_\_\_\_\_



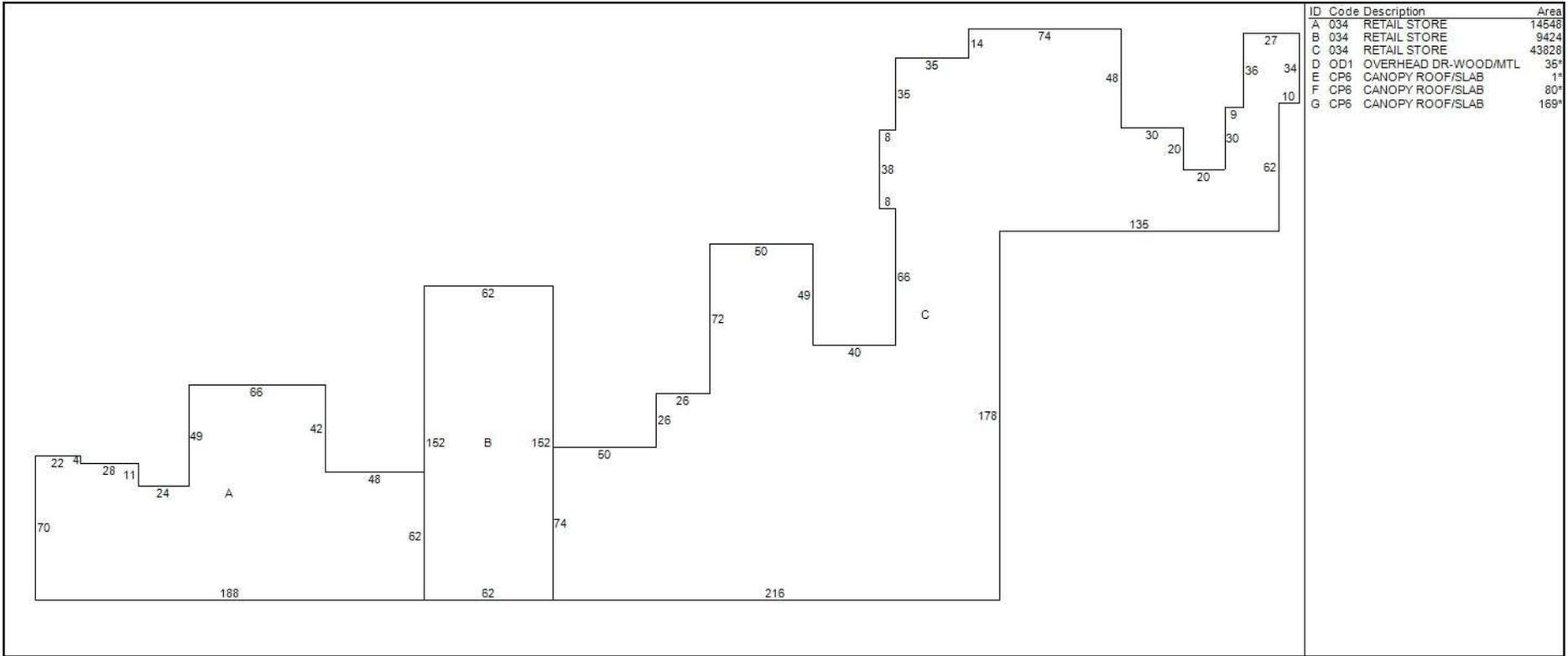
Situs :

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Class: 416

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Printed: May 2, 2025



Additional Property Photos



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 10 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 10 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 10 of 18**

Total Gross Building Area	67,800
Replace, Cost New Less Depr	4,676,500
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	4,676,500
Value per SF	68.97

**Notes - Building 10 of 18**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

**Situs :**

**PARCEL ID: 334-6.00-138.00**

**Class: 416**

Card: 11 of 18

Printed: May 2, 2025

**CURRENT OWNER**  
MIDWAY REALTY CORP  
34821 DERRICKSON DR  
REHOBOTH BEACH DE 19971  
2206/143

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 334060001380000000  
Vol / Pg 2206/143  
District  
Zoning GENERAL BUSINESS  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Inspection Witnessed By \_\_\_\_\_



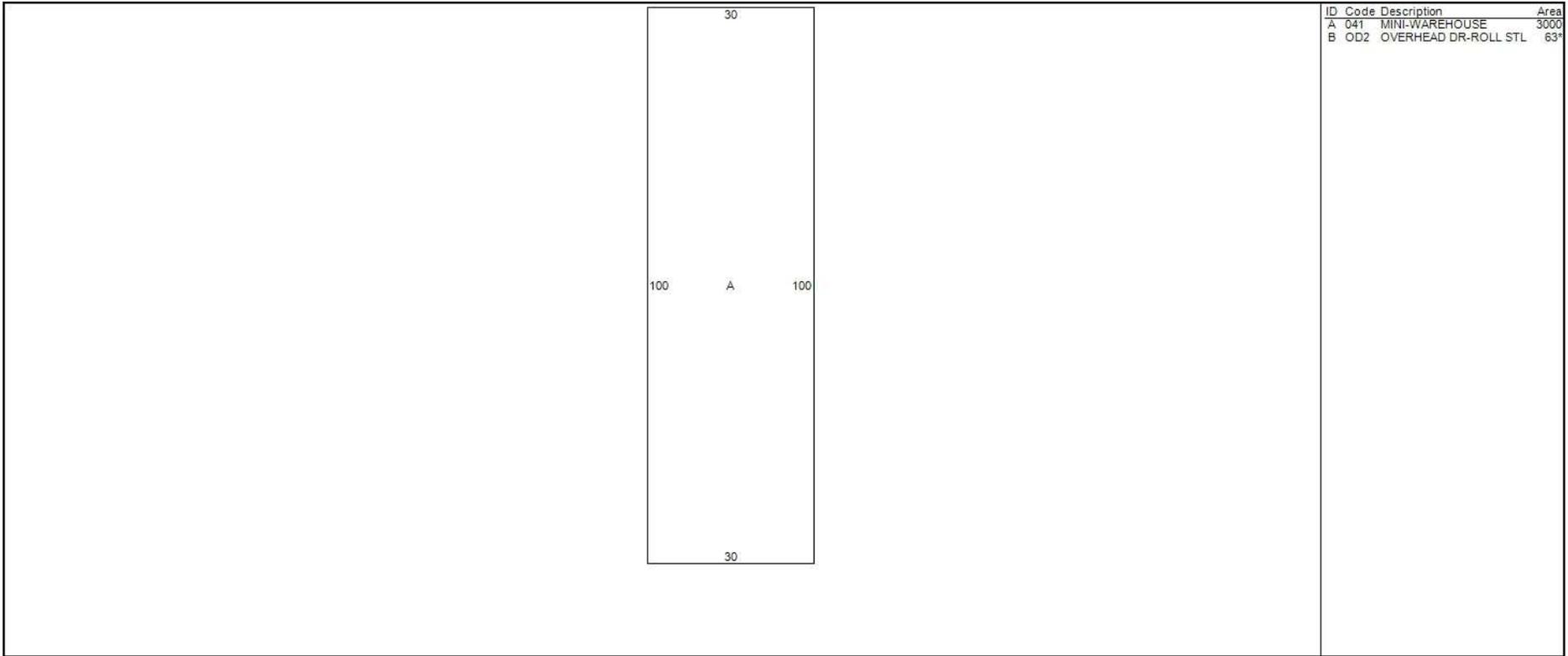
Situs :

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**Additional Property Photos**



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

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Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 11 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 11 of 18**

Total Gross Building Area	3,000
Replace, Cost New Less Depr	74,100
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	74,100
Value per SF	24.70

**Notes - Building 11 of 18**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321





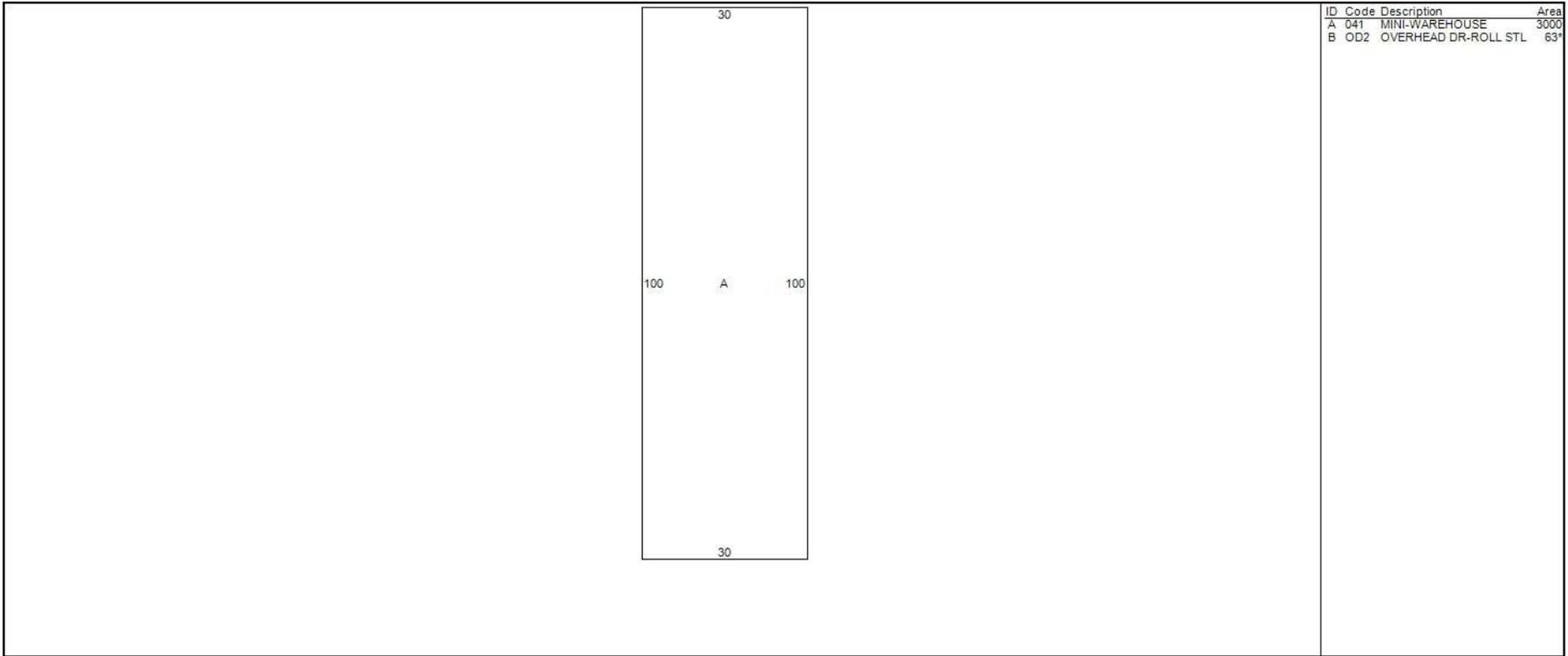
Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 12 of 18

Printed: May 2, 2025



**Additional Property Photos**



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 12 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 12 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 12 of 18**

Total Gross Building Area	3,000
Replace, Cost New Less Depr	78,260
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	78,260
Value per SF	26.09

**Notes - Building 12 of 18**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

**Situs :**

**PARCEL ID: 334-6.00-138.00**

**Class: 416**

Card: 13 of 18

Printed: May 2, 2025

**CURRENT OWNER**  
MIDWAY REALTY CORP  
34821 DERRICKSON DR  
REHOBOTH BEACH DE 19971  
2206/143

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 334060001380000000  
Vol / Pg 2206/143  
District  
Zoning GENERAL BUSINESS  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Inspection Witnessed By \_\_\_\_\_



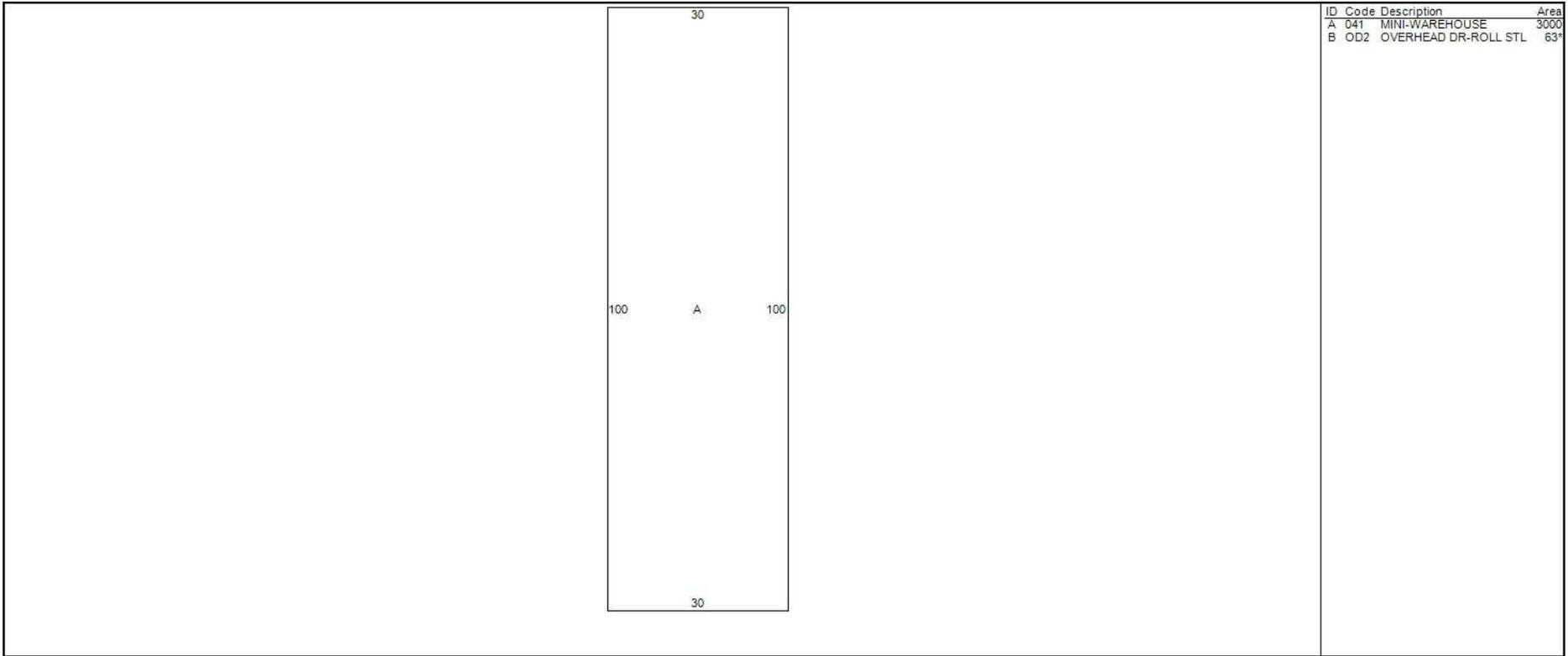
Situs :

Parcel Id: 334-6.00-138.00

Class: 416

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**Additional Property Photos**



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 13 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 13 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 13 of 18**

Total Gross Building Area	6,000
Replace, Cost New Less Depr	76,190
Percent Complete	100
Number of Identical Units	2
Economic Condition Factor	
Final Building Value	152,380
Value per SF	25.40

**Notes - Building 13 of 18**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

**Situs :**

**PARCEL ID: 334-6.00-138.00**

**Class: 416**

Card: 14 of 18

Printed: May 2, 2025

**CURRENT OWNER**  
MIDWAY REALTY CORP  
34821 DERRICKSON DR  
REHOBOTH BEACH DE 19971  
2206/143

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 334060001380000000  
Vol / Pg 2206/143  
District  
Zoning GENERAL BUSINESS  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Inspection Witnessed By \_\_\_\_\_



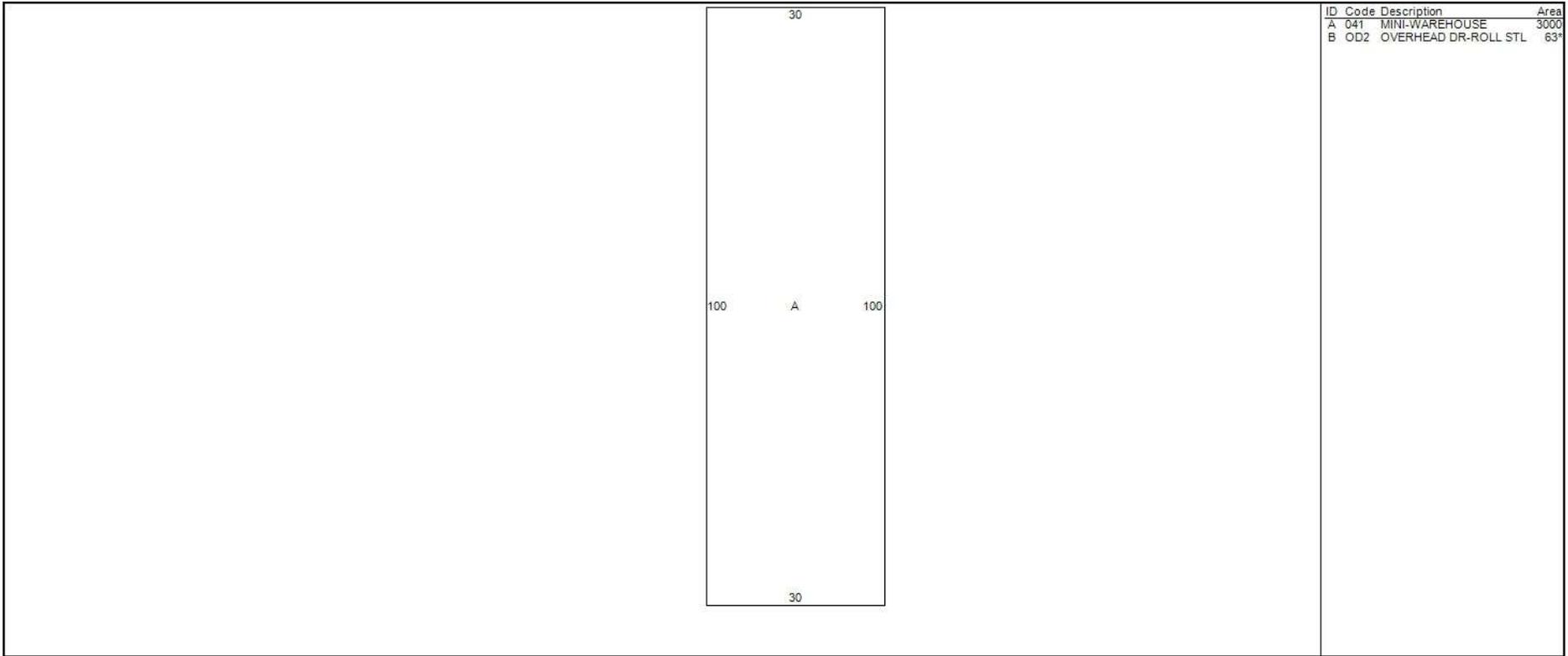
Situs :

Parcel Id: 334-6.00-138.00

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**Additional Property Photos**



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334-6.00-138.00

Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 14 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 14 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 14 of 18**

Total Gross Building Area	3,000
Replace, Cost New Less Depr	79,310
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	79,310
Value per SF	26.44

**Notes - Building 14 of 18**

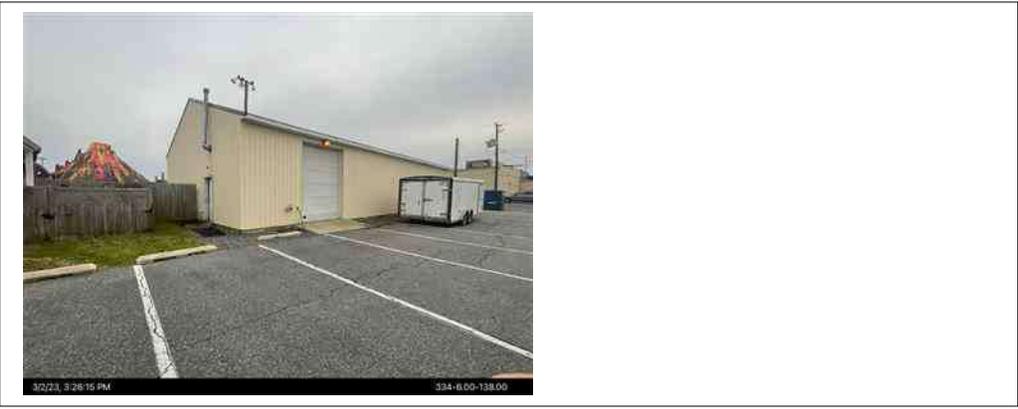
**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

<b>Situs :</b>	<b>PARCEL ID: 334-6.00-138.00</b>	<b>Class: 416</b>	<b>Card: 15 of 18</b>	<b>Printed: May 2, 2025</b>
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CURRENT OWNER
MIDWAY REALTY CORP 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 2206/143

GENERAL INFORMATION
Living Units 0
Neighborhood 6VC001
Alternate ID 334060001380000000
Vol / Pg 2206/143
District
Zoning GENERAL BUSINESS
Class



Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

*Inspection Witnessed By* \_\_\_\_\_

Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 15 of 18

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	1984 /
Building #	
Structure Type	Mini Warehouse
Identical Units	1
Total Units	25
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	Midway storage

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Overhead Dr-Wood/Mtl		7	9		19							
1	Overhead Dr-Roll Stl		4	7		6							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	3,000	260	Mini-Warehouse	9	Metal, Light	Steel	Normal	None	None	None	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,000	Mini-Warehouse	45	100	69,910

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

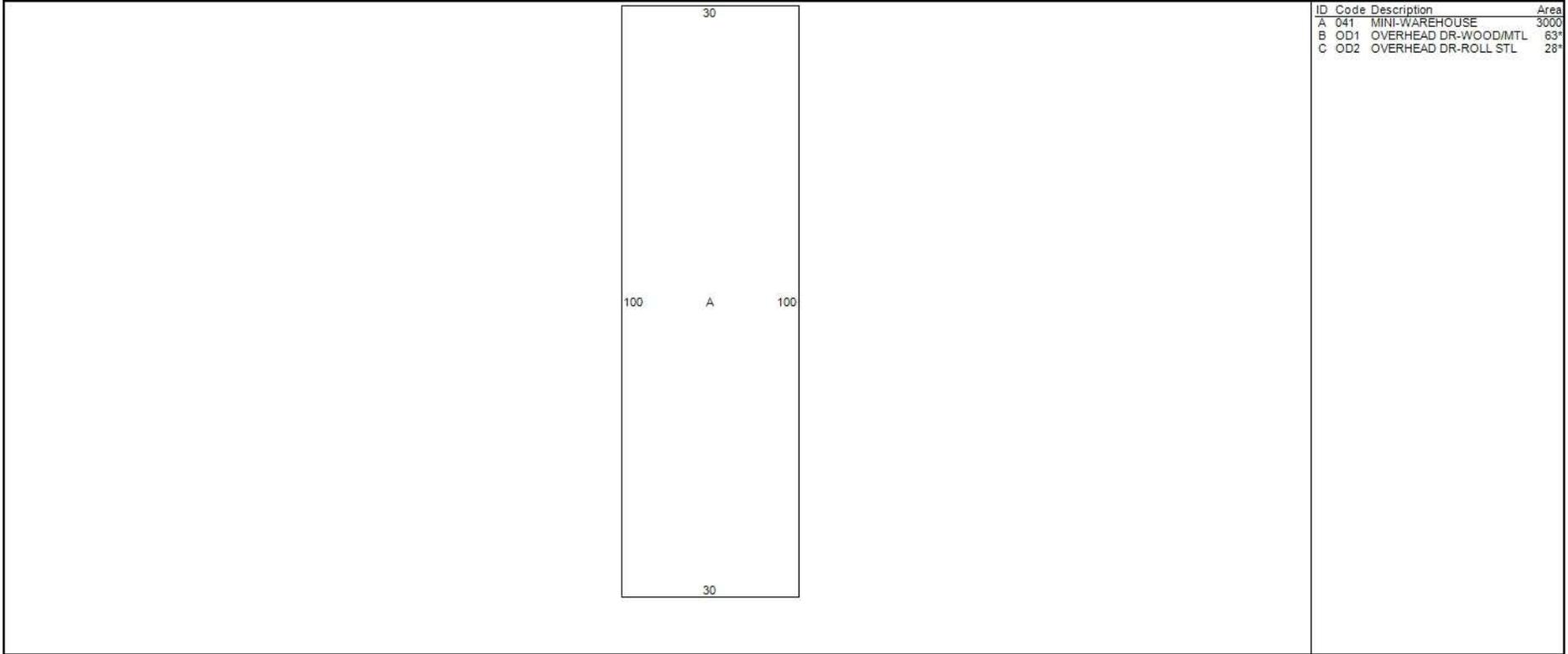
Situs :

Parcel Id: 334-6.00-138.00

Class: 416

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Printed: May 2, 2025



Additional Property Photos

Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 15 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 15 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 15 of 18**

Total Gross Building Area	3,000
Replace, Cost New Less Depr	69,910
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	69,910
Value per SF	23.30

**Notes - Building 15 of 18**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

<b>Situs :</b>	<b>PARCEL ID: 334-6.00-138.00</b>	<b>Class: 416</b>	Card: 16 of 18	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
MIDWAY REALTY CORP 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 2206/143	Living Units 0 Neighborhood 6VC001 Alternate ID 334060001380000000 Vol / Pg 2206/143 District Zoning GENERAL BUSINESS Class

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Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		



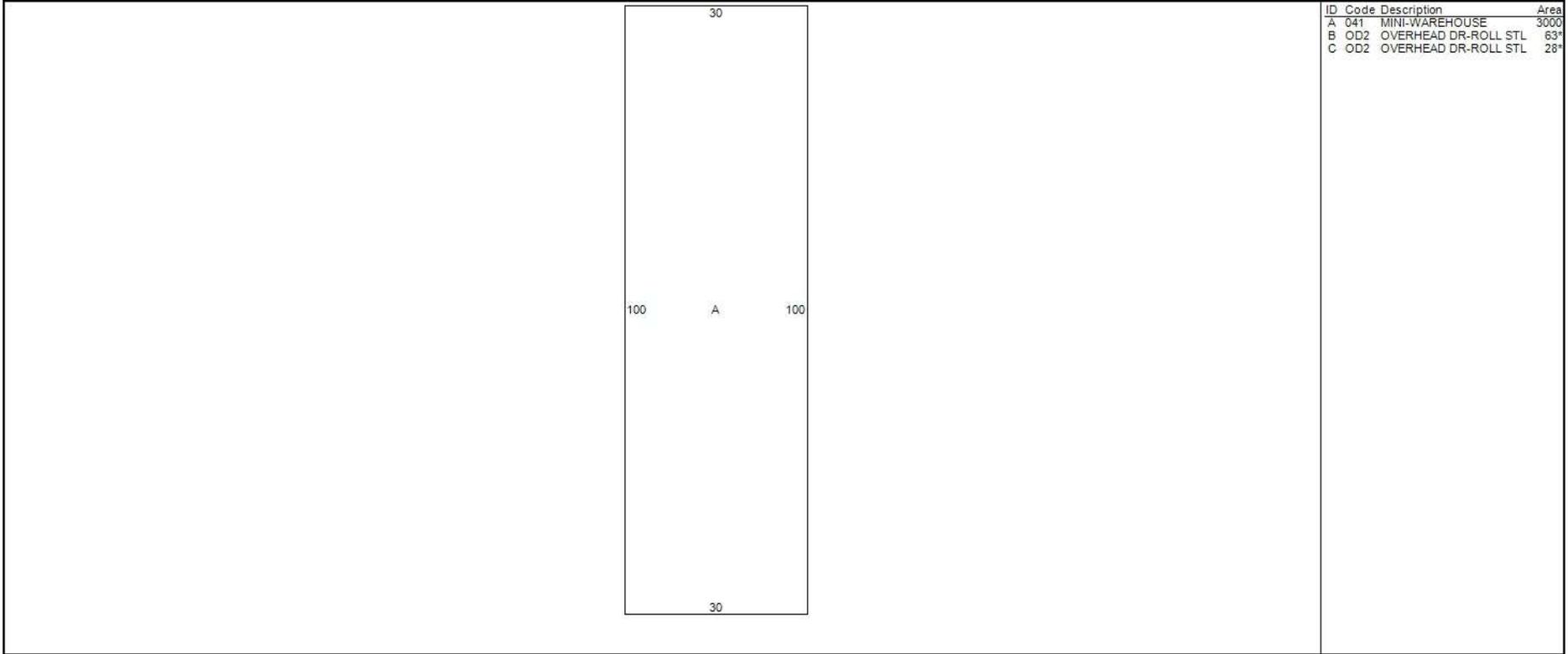
Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 16 of 18

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Additional Property Photos

Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 16 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 16 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 16 of 18**

Total Gross Building Area	3,000
Replace, Cost New Less Depr	75,840
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	75,840
Value per SF	25.28

**Notes - Building 16 of 18**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

<b>Situs :</b>	<b>PARCEL ID: 334-6.00-138.00</b>	<b>Class: 416</b>	Card: 17 of 18	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
MIDWAY REALTY CORP 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 2206/143	Living Units 0 Neighborhood 6VC001 Alternate ID 334060001380000000 Vol / Pg 2206/143 District Zoning GENERAL BUSINESS Class

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Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		



Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 17 of 18

Printed: May 2, 2025

ID	Code	Description	Area
A	041	MINI-WAREHOUSE	9900
B	OD2	OVERHEAD DR-ROLL STL	63*

30	330	30
	A	
	330	

Additional Property Photos

Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 17 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 17 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 17 of 18**

Total Gross Building Area	19,800
Replace, Cost New Less Depr	241,600
Percent Complete	100
Number of Identical Units	2
Economic Condition Factor	
Final Building Value	483,200
Value per SF	24.40

**Notes - Building 17 of 18**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321

<b>Situs :</b>	<b>PARCEL ID: 334-6.00-138.00</b>	<b>Class: 416</b>	Card: 18 of 18	Printed: May 2, 2025
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CURRENT OWNER	GENERAL INFORMATION
MIDWAY REALTY CORP 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 2206/143	Living Units 0 Neighborhood 6VC001 Alternate ID 334060001380000000 Vol / Pg 2206/143 District Zoning GENERAL BUSINESS Class

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Property Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 23.0000			24,000,000
Residual	AC 14.0400			8,424,000
Total Acres: 37.04				
Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	25,031,400	32,424,000	32,424,000	0
<b>Building</b>	0	0	16,365,700	-7,392,600	0
<b>Total</b>	0	25,031,400	48,789,700	25,031,400	0
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
03/07/23	TJJ	Info At Door	Tenant

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/13/25	202500400	13,000	A082	8x24 Vending Ice Machine	
09/11/24	202413338	63,000	A088	Palm Beach Bar & Grill: Cosmetic	
01/09/24	202317564	25,000	A089	Dunkin Donut - Rehoboth Tfo	
12/04/20	202012151	225,127	A077	Delaware Humane Association Uni	
09/17/20	202011440	1,200	A082	10 X 10 Shed	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/04/92	50,153			2206/143		

Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 18 of 18

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	1990 /
Building #	
Structure Type	Franchise Food
Identical Units	1
Total Units	
Grade	B-
# Covered Parking	
# Uncovered Parking	
DBA	Dunkin Donuts

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Bank Serv Window		1	1		1							

Interior/Exterior Information															
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	2,782	218	Franchise	16	Brick Venee	Steel	Normal	Heat Pump	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,782	Franchise	45	100	249,520

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

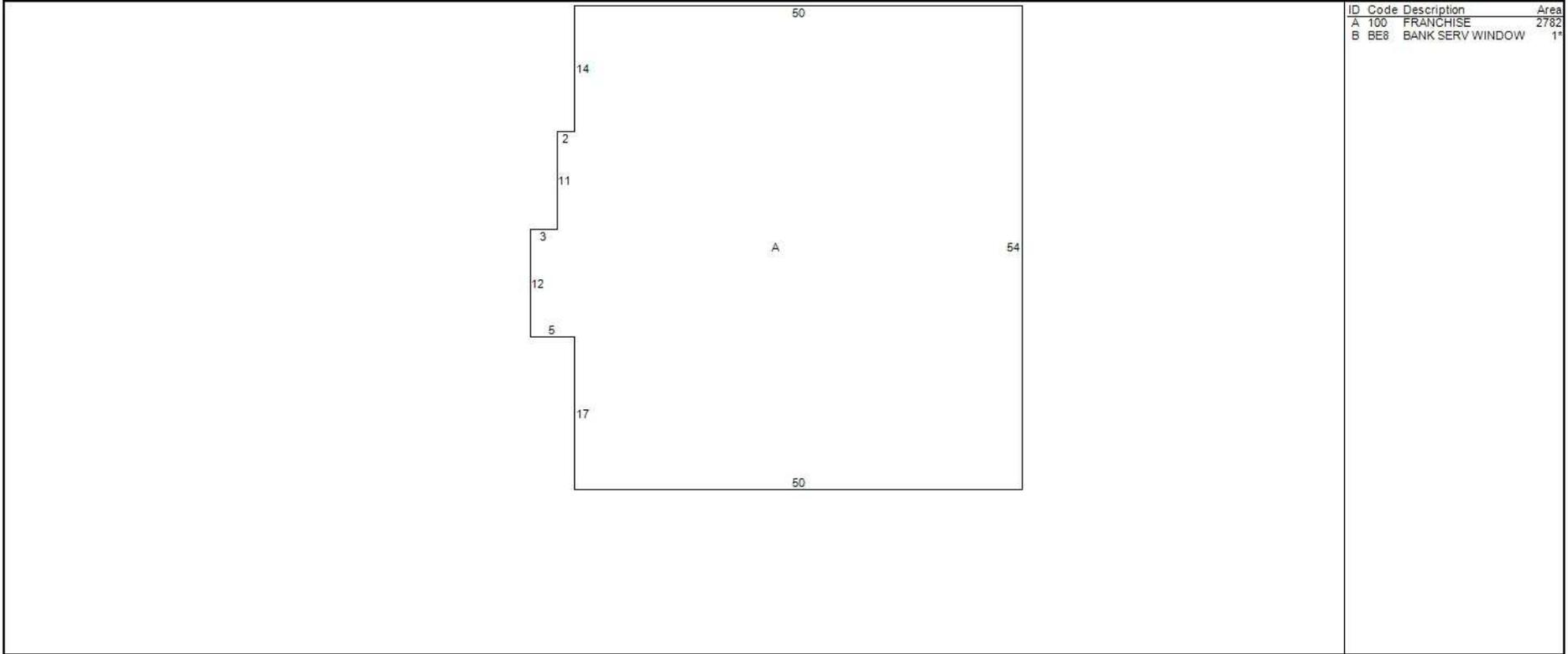
Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 18 of 18

Printed: May 2, 2025



Additional Property Photos

Situs :

Parcel Id: 334-6.00-138.00

Class: 416

Card: 18 of 18

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	005 Support Area	0	25,718						0							
03	S	005 General Retail	0	100,800	34.00	48.7	1,669,046	5		0	1,585,594	25			396,399	396,399	1,189,195
04	S	005 General Office	0	3,600	32.00	48.7	56,102	7		0	52,175	30			15,653	15,653	36,522
05	S	005 Multi Use Sales	0	55,434	25.50	48.7	688,407	8		0	633,334	25			158,334	158,334	475,000
06	S	005 Multi Use Office	0	1,008	30.00	48.7	14,727	5		0	13,991	25			3,498	3,498	10,493
07	S	005 Whse / Lt Mfg	0	2,880	12.00	48.7	16,831	7		0	15,653	10			1,565	1,565	14,088
08	S	005 Mini Whse/Storage	0	40,800	18.00	48.7	357,653	15		0	304,005	25			76,001	76,001	228,004
16	S	005 General Restaurant	0	12,299	30.00	48.7	179,688	5		0	170,704	25			42,676	42,676	128,028
20	S	005 Franchises	0	2,782	40.00	48.7	54,193	5		0	51,483	10			5,148	5,148	46,335

**Apartment Detail - Building 18 of 18**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 18 of 18**

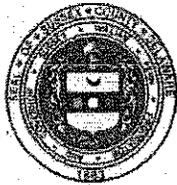
Total Gross Building Area	2,782
Replace, Cost New Less Depr	249,520
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	249,520
Value per SF	89.69

**Notes - Building 18 of 18**

**Income Summary (Includes all Building on Parcel)**

Total Net Income	2,127,665
Capitalization Rate	0.085000
Sub total	25,031,350
Residual Land Value	
Final Income Value	25,031,350
Total Gross Rent Area	219,603
Total Gross Building Area	245,321





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-6.00-250.00

Sussex County Board of Assessment VS Robert & Susan Lytle 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: \$ 174,700

Stipulated Value: \$ 15,300

Date: 5-1-25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: ROBERT E LITTLE

Date: 4/20/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Kedler

Title: Director of Assessment

Summary

Based on the appellants' 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 334-6.00-250.00. The adjustment reflects a change in land to residual that brings the assessed value to \$15,300.



Situs : 43 SABRINA DR

Parcel ID: 334-6.00-250.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 LYTLE ROBERT E JR TTEE  
 SUSAN J LYTLE TTEE REV TR  
 5601 GLENCREST LN  
 ORANGEVALE CA 95662

**GENERAL INFORMATION**  
 Living Units 0  
 Neighborhood 6AR064  
 Alternate ID 334060002500000000  
 Vol / Pg 5552/328  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Residual	AC 0.3815			15,280
Total Acres: .3815				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	15,300	15,300	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>15,300</b>	<b>15,300</b>	<b>0</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
11/20/23	MEP	Vacant Land	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/16/21			Invalid Sale - Tyler	5552/328	Deed	LYTLE ROBERT E JR TTEE
07/15/21			Invalid Sale - Tyler	5508/21	Deed	LYTLE ROBERT E JR
10/22/19	35,000			5139/195	Deed	LYTLE ROBERT E JR
11/15/94	8,000			3159/156		



Situs : 43 SABRINA DR

Parcel Id: 334-6.00-250.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

**Fireplaces**

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**



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Re: Assessment Appeal 334-6.00-355.00-19B

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From BILLMHAMILTON@COMCAST.NET <BILLMHAMILTON@COMCAST.NET>

Date Wed 4/30/2025 12:05 PM

To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

Cc Bill Hamilton <BILLMHAMILTON@COMCAST.NET>

**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.

Dianne,

Please mark your records: we agree with the revised assessment of \$491,600 for our property at 18768 Bethpage Drive, Lewes. Thank you for facilitating this hearing for us.

Bill Hamilton

On 04/29/2025 2:18 PM EDT Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **May 2, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,  
Dianne*

Situs : 18768 BETHPAGE DR

Parcel ID: 334-6.00-355.00-19B

Class: Residential - Condo

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 HAMILTON WILLIAM M  
 KATHRYN J HAMILTON  
 417 BOW LN  
 GILBERTSVILLE PA 19525

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR112C  
 Alternate ID  
 Vol / Pg 3459/342  
 District  
 Zoning  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3093			57,460

Total Acres: .3093  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	57,500	57,500	0	0
Building	0	434,100	434,100	0	0
<b>Total</b>	<b>0</b>	<b>491,600</b>	<b>491,600</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
 TD334DM19

**Entrance Information**

Date	ID	Entry Code	Source
11/16/23	KEK	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/08/07	413,415			3459/342		



Situs : 18768 BETHPAGE DR

Parcel Id: 334-6.00-355.00-19B

Class: Residential - Condo

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Twin **Year Built** 2007  
**Story height** 2.5 **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** 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**

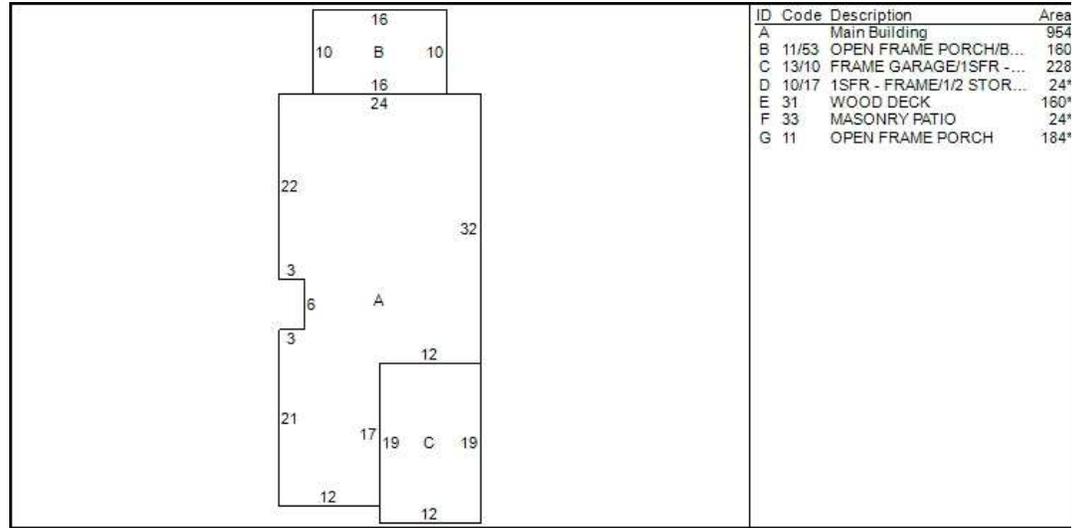
**Grade** C **Market Adj**  
**Condition** Average **Functional**  
**CDU** AVERAGE **Economic**  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

**Base Price** 303,195 **% Good** 93  
**Plumbing** 10,710 **% Good Override**  
**Basement** -21,250 **Functional**  
**Heating** 25,150 **Economic**  
**Attic** 0 **% Complete** 100  
**Other Features** 1,550 **C&D Factor**  
**Subtotal** 319,360 **Adj Factor** 1.33  
**Additions** 29,400

**Ground Floor Area** 954  
**Total Living Area** 2,649 **Dwelling Value** 434,100

**Building Notes**



ID	Code	Description	Area
A		Main Building	954
B	11/53	OPEN FRAME PORCH/B...	160
C	13/10	FRAME GARAGE/1SFR - ...	228
D	10/17	1SFR - FRAME/1/2 STOR...	24*
E	31	WOOD DECK	160*
F	33	MASONRY PATIO	24*
G	11	OPEN FRAME PORCH	184*

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**  
**Unit Number** 19B  
**Unit Level**  
**Unit Parking**  
**Model (MH)**  
**Unit Location** 2  
**Unit View** Neighborhood  
**Model Make (MH)**

Situs : 18768 BETHPAGE DR

Parcel ID: 334-6.00-355.00-19B

Class: Residential - Condo

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 HAMILTON WILLIAM M  
 KATHRYN J HAMILTON  
 417 BOW LN  
 GILBERTSVILLE PA 19525

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR112C  
 Alternate ID  
 Vol / Pg 3459/342  
 District  
 Zoning  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3093			57,460

Total Acres: .3093  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	57,500	57,500	0	0
Building	0	434,100	434,100	0	0
<b>Total</b>	<b>0</b>	<b>491,600</b>	<b>491,600</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
 TD334DM19

**Entrance Information**

Date	ID	Entry Code	Source
11/16/23	KEK	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
-------------	--------	-------	---------	------------

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/08/07	413,415			3459/342		



Situs : 18768 BETHPAGE DR

Parcel Id: 334-6.00-355.00-19B

Class: Residential - Condo

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Twin **Year Built** 2007  
**Story height** 2.5 **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** 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**

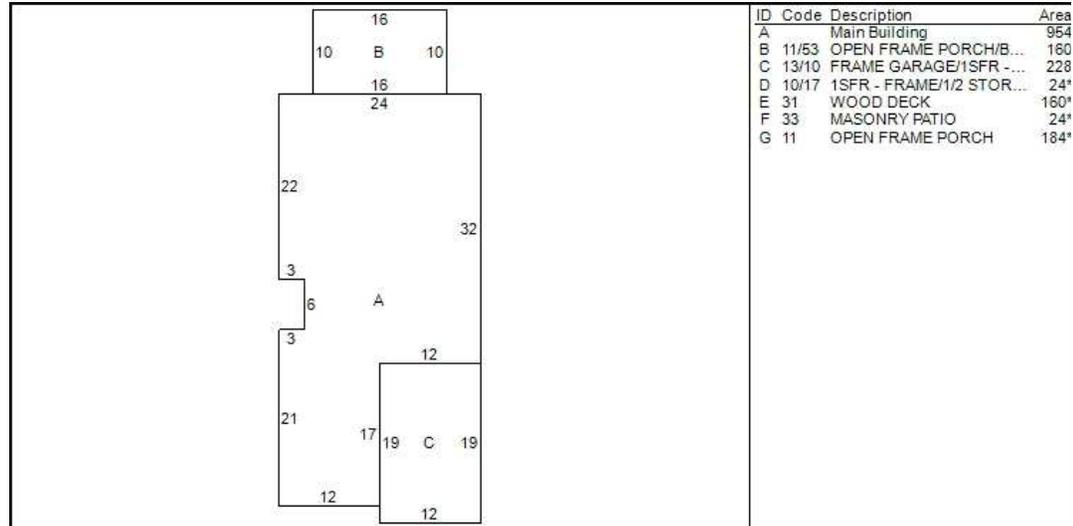
**Grade** C **Market Adj**  
**Condition** Average **Functional**  
**CDU** AVERAGE **Economic**  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

**Base Price** 303,195 **% Good** 93  
**Plumbing** 10,710 **% Good Override**  
**Basement** -21,250 **Functional**  
**Heating** 25,150 **Economic**  
**Attic** 0 **% Complete** 100  
**Other Features** 1,550 **C&D Factor**  
**Subtotal** 319,360 **Adj Factor** 1.33  
**Additions** 29,400

**Ground Floor Area** 954  
**Total Living Area** 2,649 **Dwelling Value** 434,100

**Building Notes**



ID	Code	Description	Area
A		Main Building	954
B	11/53	OPEN FRAME PORCH/B...	160
C	13/10	FRAME GARAGE/1SFR - ...	228
D	10/17	1SFR - FRAME/1/2 STOR...	24*
E	31	WOOD DECK	160*
F	33	MASONRY PATIO	24*
G	11	OPEN FRAME PORCH	184*

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**  
**Unit Number** 19B  
**Unit Level**  
**Unit Parking**  
**Model (MH)**  
**Unit Location** 2  
**Unit View** Neighborhood  
**Model Make (MH)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-8.17-67.00

Sussex County Board of Assessment VS Irmgard Brill  
(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: \$4,451,700 Stipulated Value: \$3,766,300

Date: 4/25/2025

Signature of Owner or duly authorized agent: Irmgard Brill

Printed Name: Irmgard Brill

Date: 4/10/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 334-8.17-67.00. The adjustment reflects a change in story height and square footage that brings the assessed value to \$3,766,300.

Situs : 79 ANCHOR RD

Parcel ID: 334-8.17-67.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 BRILL IRMGARD H TRUSTEE  
 % ANDREA MILLER  
 2809 NORTHLAKE DR  
 HENRICO VA 23233

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6VR001  
 Alternate ID 334081700670000000  
 Vol / Pg 0/0  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3444	Waterfront - Ca		3,027,020

Total Acres: .3444  
 Spot: Location: 12 VERY GD LOCATION (POS INFL)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	3,027,000	3,027,000	0	3,027,000
Building	0	739,300	739,300	0	1,424,650
<b>Total</b>	<b>0</b>	<b>3,766,300</b>	<b>3,766,300</b>	<b>0</b>	<b>4,451,650</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD334DM1

**Entrance Information**

Date	ID	Entry Code	Source
06/26/24	JTS	Data Mailer Change	Owner
12/26/23	NMJ	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
04/01/24	202404490	5,525	A018 Replace Exist 650 Sq Ft Ground L	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/07/87	475,000			0/0		



Situs : 79 ANCHOR RD

Parcel Id: 334-8.17-67.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Contemporary **Year Built** 1984  
**Story height** 1.5 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Frame **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** Electric **Openings**  
**System Type** Heat Pump **Pre-Fab** 1

**Room Detail**

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

**Adjustments**

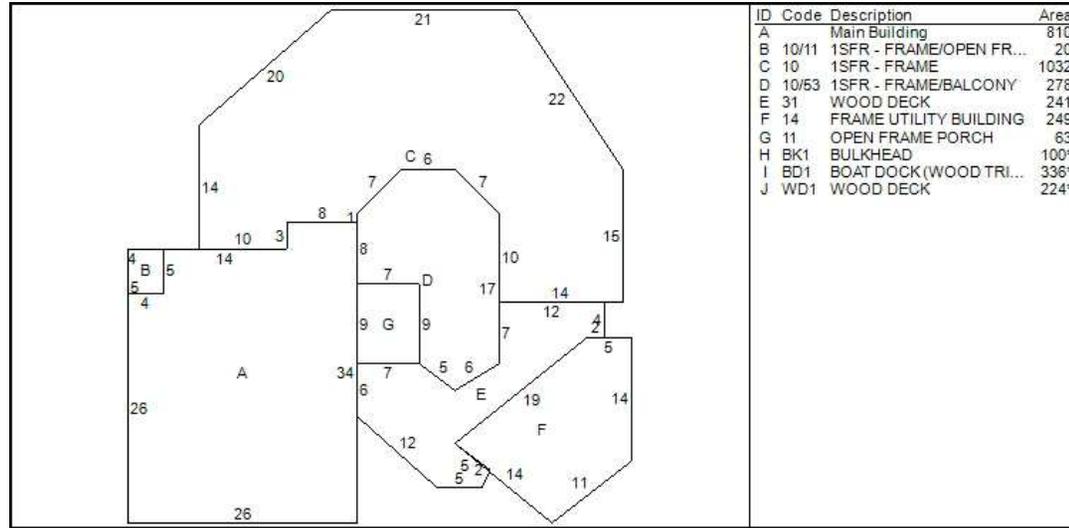
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	221,413	<b>% Good</b>	81
<b>Plumbing</b>	9,240	<b>% Good Override</b>	
<b>Basement</b>	-9,830	<b>Functional</b>	
<b>Heating</b>	18,370	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	1,780	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	2.67
<b>Subtotal</b>	240,970	<b>Additions</b>	75,300
<b>Ground Floor Area</b>	810		
<b>Total Living Area</b>	2,545	<b>Dwelling Value</b>	722,200



ID	Code	Description	Area
A		Main Building	810
B	10/11	1SFR - FRAME/OPEN FR...	20
C	10	1SFR - FRAME	1032
D	10/63	1SFR - FRAME/BALCONY	278
E	31	WOOD DECK	241
F	14	FRAME UTILITY BUILDING	249
G	11	OPEN FRAME PORCH	63
H	BK1	BULKHEAD	100*
I	BD1	BOAT DOCK (WOOD TRIL...	336*
J	WD1	WOOD DECK	224*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x 100		100	1	2000	C	A	7,340
Boat Dock	48 x 7		336	1	2000	C	A	7,660
Wood Deck	14 x 16		224	1	2000	C	A	2,110

**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 334-13.00-325.25

Sussex County Board of Assessment VS Express Hotel Inc.

(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: \$ 12,934,700

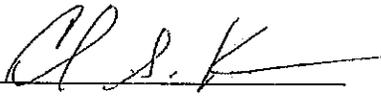
Stipulated Value: \$ 3,131,600

Date: 5/2/25

Signature of Owner or duly authorized agent: 

Printed Name: David Johnson

Date: 4/23/25

Signature of Sussex County Government Representative: 

Printed Name: Christopher S. Kessler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-13.00-325.25. The adjustment reflects a change in gross income that brings the assessed value to \$3,131,600.

**Situs : 19953 SHUTTLE RD**

**PARCEL ID: 334-13.00-325.25**

**Class: 415**

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
EXPRESS HOTEL INC %RICHARD H DERRICKSON  
19953 SHUTTLE RD  
REHOBOTH BEACH DE 19971  
2244/310

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 33413000325250000  
Vol / Pg 2244/310  
District  
Zoning GENERAL BUSINESS  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 2.8600			3,474,000
Total Acres: 2.86 Spot: Location: 3 BUSINESS CLUSTER				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	3,131,600	3,474,000	3,474,000	0
Building	0	0	9,207,800	-342,400	0
<b>Total</b>	<b>0</b>	<b>3,131,600</b>	<b>12,681,800</b>	<b>3,131,600</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
02/28/23	TJJ	Occupant Not At Home	Estimated

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
04/19/18	201803698	0	DOO5	Ground Signs	
09/29/08	69751-14	0	D010	Monument Sign-E/Rd 273 S/Rt 1	
10/15/07	69751-13	104,535	D010	Rep Windows/Drywall-E/Sd Rd 273	
08/11/97	69751-12	2,500,000	D010	Motel-E/273s/1	
04/15/91	69751-11	0	D010	Sign-S/1at Rt.273	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/16/90		1		2244/310		

Inspection Witnessed By \_\_\_\_\_

Situs : 19953 SHUTTLE RD

Parcel Id: 334-13.00-325.25

Class: 415

Card: 1 of 1

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	1998 /
Building #	1
Structure Type	Hotel
Identical Units	1
Total Units	81
Grade	C+
# Covered Parking	
# Uncovered Parking	
DBA	BEACH BOUTIQUE HOTEL

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		34	34		1							
1	Elevator Hydraulic Pasngi		2,500	100		4							
1	Enclosed Entry		10	12		1							
1	Sprinkler Sys Wet		1	1		1							
1	Sprinkler Sys Wet		1	1		1							
1	Sprinkler Sys Wet		1	1		1							
1	Sprinkler Sys Wet		1	1		1							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	04	100	12,898	558	Hotel	9	Brick & Con	Steel	Normal	Unit Heat	Unit	Below Noi	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	12,898	Hotel	66	100	6,124,190

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	1990			1	45,000	C	A	72,500
2	Comm Pool	1998			1	760	C	A	32,700
3	Conc Pave	1998			1	2,500	C	A	9,070

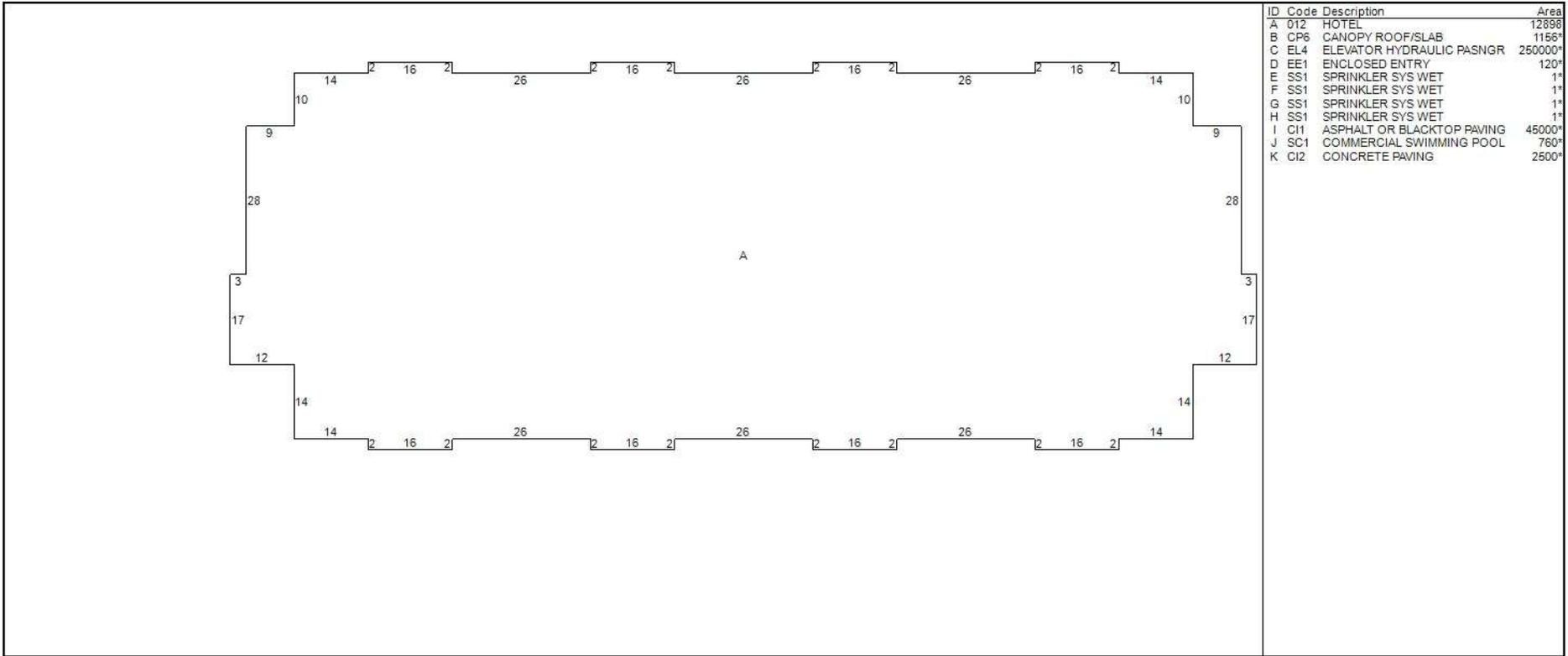
Situs : 19953 SHUTTLE RD

Parcel Id: 334-13.00-325.25

Class: 415

Card: 1 of 1

Printed: May 2, 2025



Additional Property Photos

Situs : 19953 SHUTTLE RD

Parcel Id: 334-13.00-325.25

Class: 415

Card: 1 of 1

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
13	H	005 Hotel	81	51,592	250.00	23	1,699,988	45	111	0	849,994	65			552,496	552,496	297,498

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

Total Gross Building Area	51,592
Replace, Cost New Less Depr	9,093,500
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	9,093,500
Value per SF	176.26

**Notes - Building 1 of 1**

--

**Income Summary (Includes all Building on Parcel)**

Total Net Income	297,498
Capitalization Rate	0.095000
Sub total	3,131,560
Residual Land Value	
Final Income Value	3,131,560
Total Gross Rent Area	51,592
Total Gross Building Area	51,592





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-13.00 - 1215.00

Sussex County Board of Assessment VS Kings Creek HOA  
(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: \$ 46700

Stipulated Value: \$ extended Parcel

Date: April 29, 2025

Signature of Owner or duly authorized agent: M B Connor

Printed Name: Mark B. Connor

Date: April 29, 2025

Signature of Sussex County Government Representative: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**Situs :**
**Parcel ID: 334-13.00-1215.00**
**Class: Residential - Vacant Land**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

KINGS CREEK HOMEOWNERS  
ASSOCIATION INC  
PO BOX 220  
REHOBOTH BEACH DE 19971

**GENERAL INFORMATION**

Living Units 0  
Neighborhood 6AR092  
Alternate ID 33413001215000000  
Vol / Pg 2279/193  
District  
Zoning AGRICULTURAL/RESIDEI  
Class E



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Residual	AC 0.4914	Abuts Commer		46,680
Total Acres: .4914				
Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	46,700	46,700	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>46,700</b>	<b>46,700</b>	<b>0</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
12/20/23	KEK	Vacant Land	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
03/26/90	68597-1	15,000	D010	Ofc-Kings Creekcommon Area	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/08/98		1		2279/193		



Situs :

Parcel Id: 334-13.00-1215.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-13.19-7.00

Sussex County Board of Assessment VS Fly-Flop House LLC  
(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: \$ 782,200

Stipulated Value: \$ 616,900

Date: 04/25/2025

Signature of Owner or duly authorized agent: *Paul R. Eberhardt*

Printed Name: Paul R. Eberhardt

Date: 4/15/25

Signature of Sussex County Government Representative: *Christopher S. Keeler*

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 334-13.19-7.00. The adjustment reflects a change in economic depreciation that brings the assessed value to \$616,900.

**Situs : 37190 BURTON AV**
**Parcel ID: 334-13.19-7.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 FLIP-FLOP HOUSE LLC  
 507 PICCADILLY RD  
 TOWSON MD 21204

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR093  
 Alternate ID 334131900070000000  
 Vol / Pg 4075/146  
 District  
 Zoning GENERAL RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2009	Abuts Commer	-10	451,640

Total Acres: .2009  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	451,600	451,600	0	451,600
<b>Building</b>	0	165,300	165,300	0	383,710
<b>Total</b>	0	616,900	616,900	0	835,310

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD334DM1**

**Entrance Information**

Date	ID	Entry Code	Source
10/20/23	SDC	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
01/10/92	70593-1	5,250	D010 Remodeling-N/A	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/12	150,000			4075/146		
12/31/09						
05/17/07	250,000					
08/12/98	1					



Situs : 37190 BURTON AV

Parcel Id: 334-13.19-7.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 1955  
**Story height** 1 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Asbest/Asphalt **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** 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** 5 **Bath Type**  
**Kitchen Type** **Bath Remod** No  
**Kitchen Remod** No

**Adjustments**

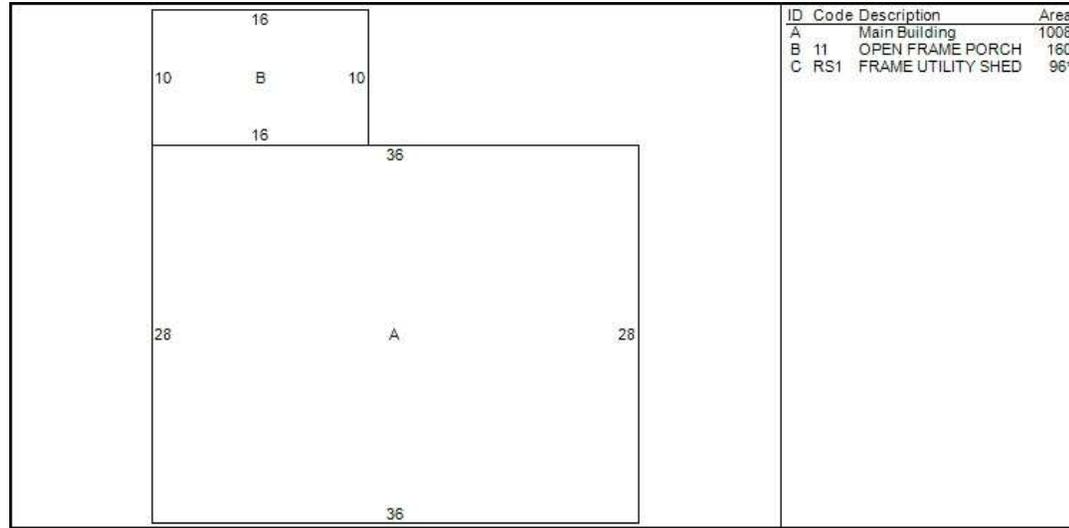
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** C- **Market Adj**  
**Condition** Fair **Functional**  
**CDU** FAIR **Economic** 50  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	171,321	<b>% Good</b>	61
<b>Plumbing</b>	2,540	<b>% Good Override</b>	
<b>Basement</b>	-9,500	<b>Functional</b>	
<b>Heating</b>	14,210	<b>Economic</b>	50
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	2.96
<b>Subtotal</b>	178,570	<b>Additions</b>	1,300
<b>Ground Floor Area</b>	1,008		
<b>Total Living Area</b>	1,008	<b>Dwelling Value</b>	165,000



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 12		96	1	2000	D	F	330

**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 334-14.05-26.00

Sussex County Board of Assessment VS Joseph Butler 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: \$4,873,200

Stipulated Value: \$2,589,600

Date: 4/24/25

Signature of Owner or duly authorized agent: \_\_\_\_\_

Printed Name: Joseph E. Butler Jr.

Date: 4/16/25

Signature of Sussex County Government Representative: \_\_\_\_\_

Printed Name: Christopher S. Kealer

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-14.05-26.00. The adjustment reflects a change in location factor that brings the assessed value to \$2,589,600.

Situs : 11 HARBOR RD

Parcel ID: 334-14.05-26.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 BUTLER JOSEPH E JR  
 11 HARBOR RD  
 REHOBOTH BEACH DE 19971

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6VR001  
 Alternate ID 334140500260000000  
 Vol / Pg 2019/106  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.5922	Waterfront - Ca		1,873,450

Total Acres: .5922  
 Spot: Location: 11 GOOD LOCATION (POS INFLU)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	1,873,500	1,873,500	0	1,873,500
Building	0	716,100	639,300	0	716,130
<b>Total</b>	<b>0</b>	<b>2,589,600</b>	<b>2,512,800</b>	<b>0</b>	<b>2,589,630</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Market Approach  
**TD334DM2**

**Entrance Information**

Date	ID	Entry Code	Source
12/04/24	SLM	Data Mailer Change	Owner
12/13/23	NMJ	No Trespassing	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
01/22/04	70951-1	70,000	D010 Window/Siding/Remod-North Shor	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs : 11 HARBOR RD

Parcel Id: 334-14.05-26.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 1963  
**Story height** 1 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Frame **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 Part Ac **Stacks** 1  
**Fuel Type** Electric **Openings** 1  
**System Type** Heat Pump **Pre-Fab**

**Room Detail**

**Bedrooms** 5 **Full Baths** 3  
**Family Rooms** **Half Baths** 1  
**Kitchens** **Extra Fixtures**  
**Total Rooms** 9  
**Kitchen Type** **Bath Type**  
**Kitchen Remod** No **Bath Remod** No

**Adjustments**

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

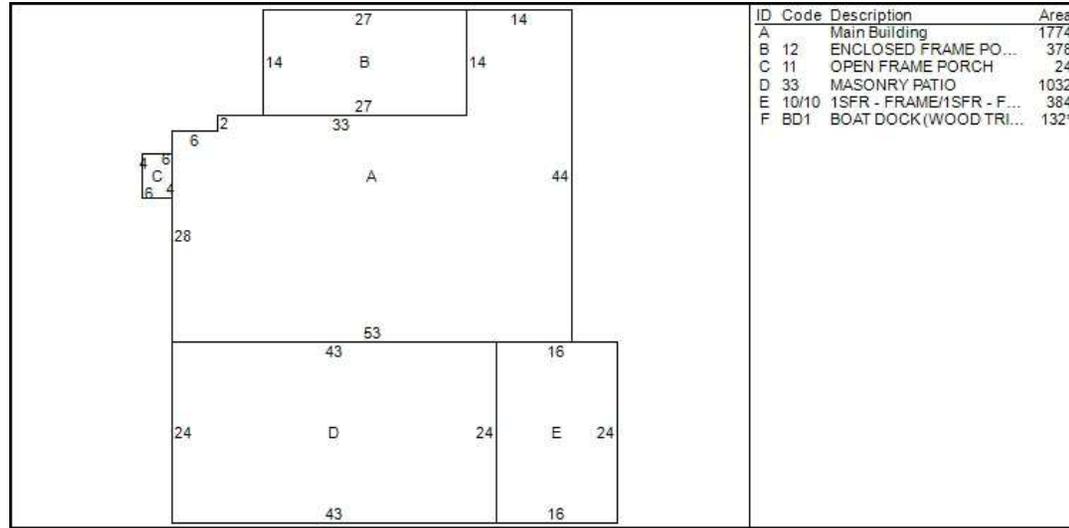
**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	296,253	<b>% Good</b>	70
<b>Plumbing</b>	11,250	<b>% Good Override</b>	
<b>Basement</b>	-36,330	<b>Functional</b>	
<b>Heating</b>	12,290	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	2,700	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	2.67
<b>Subtotal</b>	286,160	<b>Additions</b>	38,500
<b>Ground Floor Area</b>	1,774		
<b>Total Living Area</b>	2,542	<b>Dwelling Value</b>	637,600

**Building Notes**



ID	Code	Description	Area
A		Main Building	1774
B	12	ENCLOSED FRAME PO...	378
C	11	OPEN FRAME PORCH	24
D	33	MASONRY PATIO	1032
E	10/10	1SFR - FRAME/1SFR - F...	384
F	BD1	BOAT DOCK (WOOD TRI...	132'

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	22 x 6		132	1	2000	D	P	1,700

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-14.05-30.00

Sussex County Board of Assessment VS 334-14.05-30.00  
(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: \$3,677,500

Stipulated Value: \$3,339,300

Date: 4/25/2025

Signature of Owner or duly authorized agent: Joel N. Simon

Printed Name: Joel N Simon

Date: 4/22/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 334-14.05-30.00. The adjustment reflects a change in number of bedrooms and bathrooms, grade and economic depreciation that brings the assessed value to \$3,339,300.



Situs : 3 HARBOR RD

Parcel ID: 334-14.05-30.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
IPOD LLC  
7006 LONGWOOD DR  
BETHESDA MD 20817

**GENERAL INFORMATION**  
Living Units 1  
Neighborhood 6VR001  
Alternate ID 334140500300000000  
Vol / Pg 4452/59  
District  
Zoning AGRICULTURAL/RESIDEI  
Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3210	Waterfront - Ca		2,981,160
Wetland/Waste	AC 0.2980			220

Total Acres: .619  
Spot: Location: 12 VERY GD LOCATION (POS INFL)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	2,981,400	2,981,400	0	2,981,400
Building	0	357,900	357,900	0	1,128,020
<b>Total</b>	<b>0</b>	<b>3,339,300</b>	<b>3,339,300</b>	<b>0</b>	<b>4,109,420</b>

**Manual Override Reason**  
Base Date of Value  
Effective Date of Value

Value Flag TD334DM2 Cost Approach

**Entrance Information**

Date	ID	Entry Code	Source
12/14/23	NMJ	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/13/21	202105359	20,760	A017 10x24 Ext To Ext Porch, 10x10 Ou	
06/15/20	202005907	18,000	A146 6x20 Dock 16x5.5 Kayak Launch	
03/25/19	201903011	2,500	A146 Repair 16x28 Dock	
11/07/18	201811784	31,365	A186 28 Roof Mount Solar Panels	
10/12/17	201710212	19,200	A017 13x28 Addition 2 Bedrooms 1 Bath	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/30/15	1,300,000			4452/59		



Situs : 3 HARBOR RD

Parcel Id: 334-14.05-30.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

<b>Style</b> Ranch	<b>Year Built</b> 1961
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Frame	<b>Amenities</b> Solar Energy
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Slab	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Central Full Ac	<b>Stacks</b> 1
<b>Fuel Type</b> Electric	<b>Openings</b> 1
<b>System Type</b> Electric Baseboard	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 6	<b>Full Baths</b> 5
<b>Family Rooms</b>	<b>Half Baths</b> 1
<b>Kitchens</b>	<b>Extra Fixtures</b> 0
<b>Total Rooms</b> 7	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

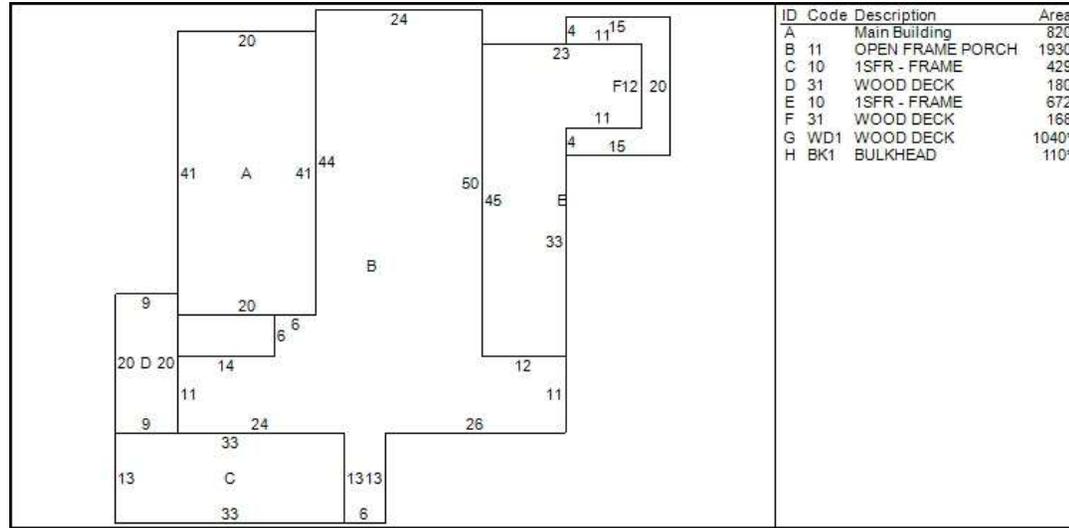
**Grade & Depreciation**

<b>Grade</b> C+	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> FAIR	<b>Economic</b> 70
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 163,215	<b>% Good</b> 61
<b>Plumbing</b> 19,680	<b>% Good Override</b>
<b>Basement</b> -20,020	<b>Functional</b>
<b>Heating</b> 13,540	<b>Economic</b> 70
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 2,700	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 2.67
<b>Subtotal</b> 179,120	<b>Additions</b> 50,900
<b>Ground Floor Area</b> 820	
<b>Total Living Area</b> 1,921	<b>Dwelling Value</b> 340,100

**Building Notes**



ID	Code	Description	Area
A	11	Main Building	820
B	10	OPEN FRAME PORCH	1930
C	10	1SFR - FRAME	429
D	31	WOOD DECK	180
E	10	1SFR - FRAME	672
F	31	WOOD DECK	168
G	WD1	WOOD DECK	1040*
H	BK1	BULKHEAD	110*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Wood Deck	x		1,040	1	2000	C	A	9,800
Bulkhead	1 x 110		110	1	2000	C	A	8,020

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-14.14-23.00-503

Sussex County Board of Assessment VS CAROL BETH TANNERWALD  
(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: \$ 1,126,000

Stipulated Value: \$ ~~1,126,000~~

1,075,000

Date: April 28, 2025

Signature of Owner or duly authorized agent: Carol Beth Tannerwald, Trustee

Printed Name: Carol Beth Tannerwald, Trustee

Date: \_\_\_\_\_

Signature of Sussex County Government Representative: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

NO CHANGE  
econ. depr.

Situs : 2 VIRGINIA AV 503

Parcel ID: 334-14.14-23.00-503

Class: Residential - Condo

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 TANNENWALD CAROL BETH TTEE REV TR  
 5610 WISCONSIN AVE APT 2020  
 CHEVY CHASE MD 20815

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6VR110C  
 Alternate ID 334141400230000503  
 Vol / Pg 5508/253  
 District  
 Zoning TOWN CODES  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.0159	Waterfront - Oc		105,940

Total Acres: .0159  
 Spot: Location: 13 EXCEL LOCATION (POS INFLU)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	105,900	105,900	0	0
Building	0	969,100	969,100	0	0
<b>Total</b>	<b>0</b>	<b>1,075,000</b>	<b>1,075,000</b>	<b>0</b>	<b>0</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD334DM8

**Entrance Information**

Date	ID	Entry Code	Source
06/25/24	SMD	Data Mailer Change	Owner
02/27/24	SMD	Normal Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
10/11/12	71639-1	48,400	D010 Renovate Kitchen-Edgewater Hou:	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/15/21			Invalid Sale - Tyler	5508/253	Deed	TANNENWALD CAROL BETH TTEE REV T



Situs : 2 VIRGINIA AV 503

Parcel Id: 334-14.14-23.00-503

Class: Residential - Condo

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

<b>Style</b> Condo Flat	<b>Year Built</b> 1966
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Alum/Vinyl	<b>Amenities</b>
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Slab	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

<b>Heat Type</b> Central Full Ac
<b>Fuel Type</b> Electric
<b>System Type</b> Heat Pump

**Fireplaces**

<b>Stacks</b>
<b>Openings</b>
<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 2	<b>Full Baths</b> 2
<b>Family Rooms</b>	<b>Half Baths</b> 0
<b>Kitchens</b>	<b>Extra Fixtures</b> 2
<b>Total Rooms</b> 4	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b>	<b>Bath Remod</b>

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

**Grade & Depreciation**

<b>Grade</b> C	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> AVERAGE	<b>Economic</b> 95
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 221,830	<b>% Good</b> 72
<b>Plumbing</b> 6,700	<b>% Good Override</b>
<b>Basement</b> -27,210	<b>Functional</b>
<b>Heating</b> 18,400	<b>Economic</b> 95
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 6.38
<b>Subtotal</b> 219,720	<b>Additions</b> 1,600
<b>Ground Floor Area</b> 1,320	
<b>Total Living Area</b> 1,320	<b>Dwelling Value</b> 969,100

**Building Notes**

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b> 503	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b> Waterfront-Ocean
<b>Model (MH)</b>	<b>Model Make (MH)</b>





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-14.14-23.00-527

Sussex County Board of Assessment VS Martha Feldman Trustee

(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: \$ 1,126,100

Stipulated Value: \$ 992,100

Date: 5-1-25

Signature of Owner or duly authorized agent: James Feldman

Printed Name: JAMES FELDMAN, TRUSTEE

Date: 4/29/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-14.14-23.00-527. The adjustment reflects a change in square footage that brings the assessed value to \$992,100.



Situs : 2 VIRGINIA AV 527

Parcel ID: 334-14.14-23.00-527

Class: Residential - Condo

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 FELDMAN MARTHA AS TRUSTEE  
 14006 LOBLOLLY TER  
 ROCKVILLE MD 20850

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6VR110C  
 Alternate ID 334141400230000527  
 Vol / Pg 3120/324  
 District  
 Zoning TOWN CODES  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.0159	Waterfront - Oc		105,940

Total Acres: .0159  
 Spot: Location: 13 EXCEL LOCATION (POS INFLU)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	105,900	105,900	0	0
Building	0	886,200	886,200	0	0
<b>Total</b>	<b>0</b>	<b>992,100</b>	<b>992,100</b>	<b>0</b>	<b>0</b>

**Value Flag** TD334DM8 Cost Approach  
**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Entrance Information**

Date	ID	Entry Code	Source
06/27/24	SMD	Data Mailer Change	Owner
02/27/24	SMD	Normal Review	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
02/06/07	71643-1	35,000	D010 Remodel Baths-Edgewater House	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/30/01	540,000			3120/324		



Situs : 2 VIRGINIA AV 527

Parcel Id: 334-14.14-23.00-527

Class: Residential - Condo

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

<b>Style</b> Condo Flat	<b>Year Built</b> 1966
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Alum/Vinyl	<b>Amenities</b>
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Slab	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

<b>Heat Type</b> Central Full Ac
<b>Fuel Type</b> Electric
<b>System Type</b> Heat Pump

**Fireplaces**

<b>Stacks</b>
<b>Openings</b>
<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 2	<b>Full Baths</b> 2
<b>Family Rooms</b>	<b>Half Baths</b> 0
<b>Kitchens</b>	<b>Extra Fixtures</b> 2
<b>Total Rooms</b> 4	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b>	<b>Bath Remod</b>

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

**Grade & Depreciation**

<b>Grade</b> C	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 191,470	<b>% Good</b> 72
<b>Plumbing</b> 6,700	<b>% Good Override</b>
<b>Basement</b> -23,480	<b>Functional</b>
<b>Heating</b> 15,880	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 6.38
<b>Subtotal</b> 190,570	<b>Additions</b> 1,700
<b>Ground Floor Area</b> 1,092	
<b>Total Living Area</b> 1,092	<b>Dwelling Value</b> 886,200

**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b> 527	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b> Waterfront-Ocean
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Building Notes**



## Melisa Anne Hollis

---

**From:** Greg Pannoni <gpannoni101038@verizon.net>  
**Sent:** Friday, May 2, 2025 6:51 AM  
**To:** Assessment Appeals  
**Cc:** CHERYL PANNONI  
**Subject:** Re: 334-14.17-254.00

**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.

Good morning,

We accept and agree to the stipulated value of \$1,089,900 for parcel ID 334-14-254.00.

Sincerely,

Greg Pannoni  
Cheryl Pannoni

On Thursday, May 1, 2025 at 02:06:02 PM EDT, Assessment Appeals <assessmentappeals@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

Melisa Hollis

Assessment Support Coordinator

Sussex County Government

[Assessment | Sussex County](#)

2 The Circle

Po Box 589

Georgetown, DE 19947

Phone: 302-855-7824

Fax: 302-855-7828



Situs : 311 LAUREL ST

Parcel ID: 334-14.17-254.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 PANNONI GREGORY A  
 CHERYL PANNONI  
 7096 PINDELL SCHOOL RD  
 FULTON MD 20759

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6VR005  
 Alternate ID 334141702540000000  
 Vol / Pg 3478/283  
 District  
 Zoning TOWN CODES  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1148			867,650

Total Acres: .1148  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	867,700	867,700	0	867,700
Building	0	222,200	296,000	0	222,180
<b>Total</b>	<b>0</b>	<b>1,089,900</b>	<b>1,163,700</b>	<b>0</b>	<b>1,089,880</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Market Approach  
 TD334DM9

**Entrance Information**

Date	ID	Entry Code	Source
06/25/24	JTS	Data Mailer Change	Owner
10/24/23	NMJ	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
06/03/10	71841-2	7,000	D010 Addition-Country Club Estates Lot	
12/02/87	71841-1	18,740	D010 Enclose Porch-Country Club Ests.l	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/30/07	660,000			3478/283		



Situs : 311 LAUREL ST

Parcel Id: 334-14.17-254.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

<b>Style</b> Ranch	<b>Year Built</b> 1973
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Frame	<b>Amenities</b>
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Slab	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Central Full Ac	<b>Stacks</b>
<b>Fuel Type</b> Electric	<b>Openings</b>
<b>System Type</b> Heat Pump	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 3	<b>Full Baths</b> 2
<b>Family Rooms</b>	<b>Half Baths</b> 0
<b>Kitchens</b>	<b>Extra Fixtures</b> 3
<b>Total Rooms</b> 6	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

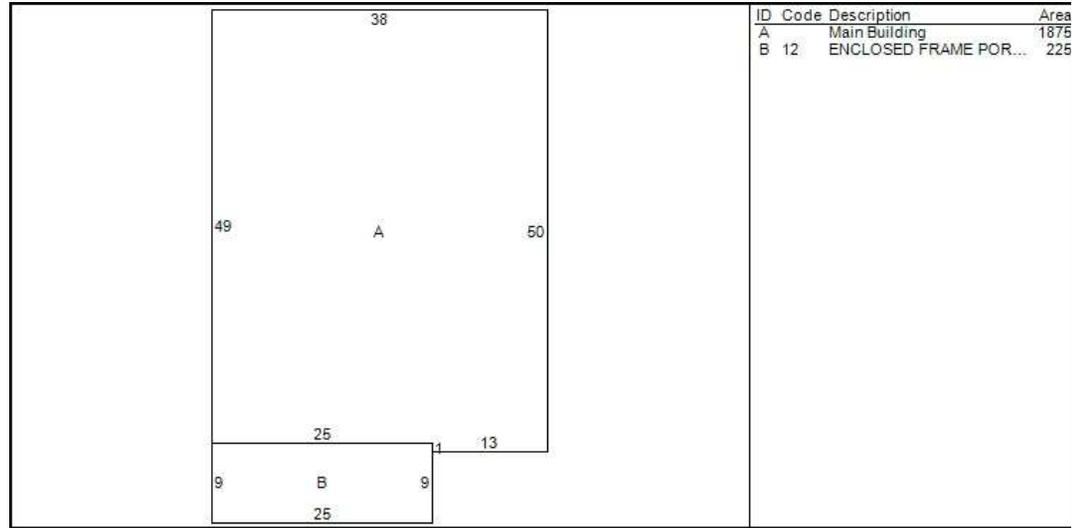
**Grade & Depreciation**

<b>Grade</b> C-	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> FAIR	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 280,729	<b>% Good</b> 67
<b>Plumbing</b> 7,630	<b>% Good Override</b>
<b>Basement</b> -34,430	<b>Functional</b>
<b>Heating</b> 23,290	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.55
<b>Subtotal</b> 277,220	<b>Additions</b> 5,200
<b>Ground Floor Area</b> 1,875	
<b>Total Living Area</b> 1,875	<b>Dwelling Value</b> 296,000

**Building Notes**



**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-14.17-453.00

Sussex County Board of Assessment VS Commodore Associates  
(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: \$14,489,600

Stipulated Value: \$9,672,400

Date: 5/2/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: David Johnson

Date: 4/22/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-14.17-453.00. The adjustment reflects a change in gross income that brings the assessed value to \$9,672,400.

**Situs :**

**PARCEL ID: 334-14.17-453.00**

**Class: 417**

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
COMMODEORE ASSOCIATES  
34821 DERRICKSON DR  
REHOBOTH BEACH DE 19971  
0/0

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 334141704530000000  
Vol / Pg 0/0  
District  
Zoning TOWN CODES  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.9183 Location	25	2,438,730
Total Acres: .9183 Spot: Location: 11 GOOD LOCATION (POS INFLU)				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	2,438,700	2,438,700	2,438,700	0
Building	0	7,233,700	5,666,300	7,233,700	0
<b>Total</b>	<b>0</b>	<b>9,672,400</b>	<b>8,105,000</b>	<b>9,672,400</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
02/08/23	TJJ	Occupant Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/25/12	72029-3	30,000	D010	Rep Steel Stairs-Reh Ave & Wilmir	
05/02/90	72029-2	8,500	D010	Comm.Remodeling-Rehoboth & W	
01/23/84	72029-1	10,000	D010	Addition To Store-Rehoboth Ave.L	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By \_\_\_\_\_

Situs :

Parcel Id: 334-14.17-453.00

Class: 417

Card: 1 of 1

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	1982 /
Building #	1
Structure Type	Motel
Identical Units	1
Total Units	94
Grade	C+
# Covered Parking	
# Uncovered Parking	
DBA	THE AVENUE

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		1,480	1		1	2	Sprinkler Sys Dry		1	1		1
1	Canopy Roof/Slab		1,480	1		1	3	Sprinkler Sys Dry		1	1		1
2	Canopy Roof/Slab		1,480	1		1	4	Sprinkler Sys Dry		1	1		1
3	Canopy Roof/Slab		1	1		1	1	Elevator Hydraulic Pasngi		3,500	100	4	1
4	Canopy Roof/Slab		1	1		1							
2	Canopy Roof/Slab		10	114		1							
1	Sprinkler Sys Dry		1	1		1							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	600	100	Retail Store	14	Concrete Bl	Steel	Normal	Heat Pump	None	Normal	3	3
2	01	01	100	5,790	367	Retail Store	14	Concrete Bl	Steel	Normal	Heat Pump	Central	Normal	3	3
3	01	01	100	8,624	377	Motel	8	Concrete Bl	Steel	Normal	Unit Heat	Unit	Normal	3	3
4	02	02	100	3,718	297	Motel	12	Concrete Bl	Steel	Normal	Unit Heat	Unit	Normal	3	3
5	02	04	100	8,064	366	Motel	8	Concrete Bl	Steel	Normal	Unit Heat	Unit	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	600	Retail Store	45	100	141,160
2	5,790	Retail Store	45	100	336,800
3	8,624	Motel	45	100	495,550
4	3,718	Motel	45	100	231,460
5	8,064	Motel	45	100	1,377,170

Outbuilding Data									
Line	Type	Yr BIt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Comm Pool	1982			1	400	C	A	17,210
2	Asph Pave	1982			1	16,000	C	A	25,780

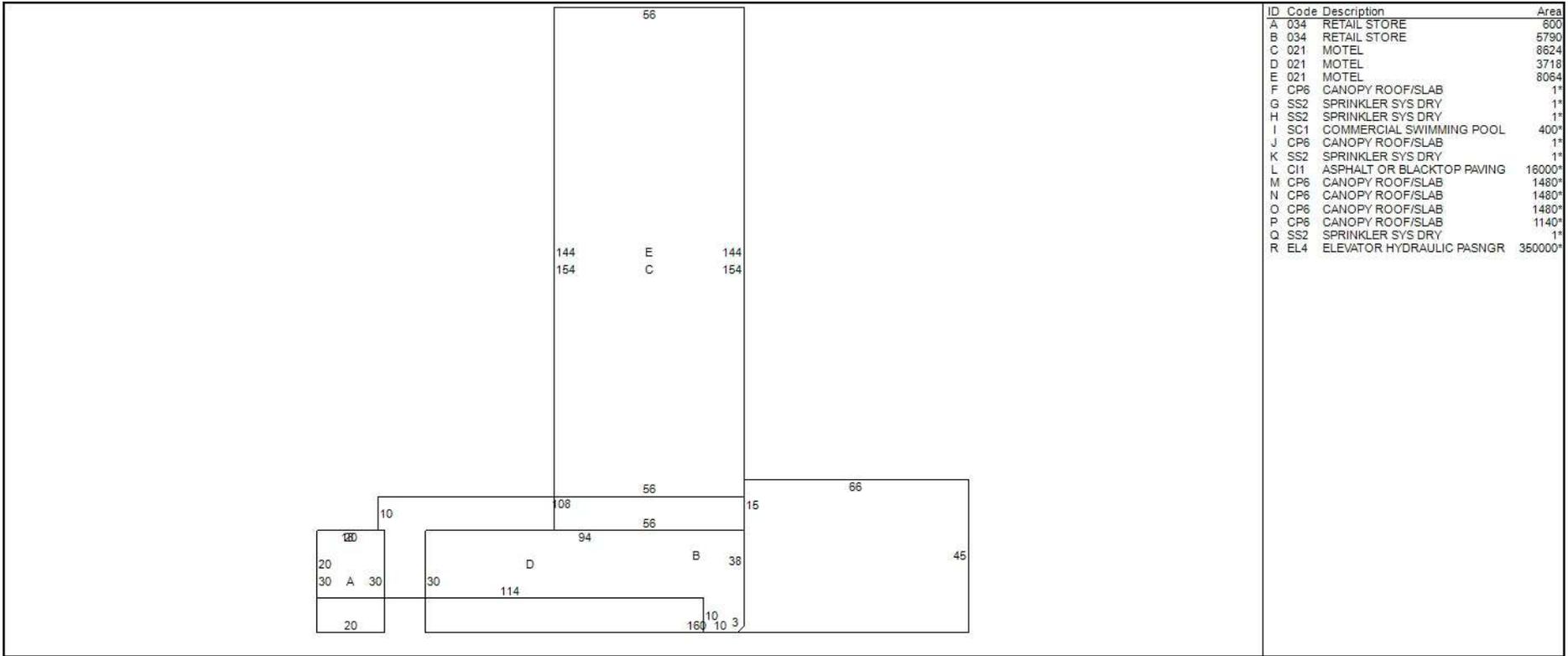
Situs :

Parcel Id: 334-14.17-453.00

Class: 417

Card: 1 of 1

Printed: May 2, 2025



Additional Property Photos



Situs :

Parcel Id: 334-14.17-453.00

Class: 417

Card: 1 of 1

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
02	H	005 Motel	94	36,534	150.00	74	3,808,410	45		0	2,094,626	65			1,361,507	1,361,507	733,119
03	S	005 General Retail	0	6,390	34.00	120	260,712	5		0	247,676	25			61,919	61,919	185,757

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

<b>Total Gross Building Area</b>	42,924
<b>Replace, Cost New Less Depr</b>	5,623,320
<b>Percent Complete</b>	100
<b>Number of Identical Units</b>	1
<b>Economic Condition Factor</b>	
<b>Final Building Value</b>	5,623,320
<b>Value per SF</b>	131.01

**Notes - Building 1 of 1**

**Income Summary (Includes all Building on Parcel)**

<b>Total Net Income</b>	918,876
<b>Capitalization Rate</b>	0.095000
<b>Sub total</b>	9,672,380
<b>Residual Land Value</b>	
<b>Final Income Value</b>	9,672,380
<b>Total Gross Rent Area</b>	42,924
<b>Total Gross Building Area</b>	42,924





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-14.17-454.00

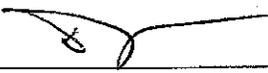
Sussex County Board of Assessment VS Comradore Associates  
(Owner Name)

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

Original Value: \$ 1,703,100

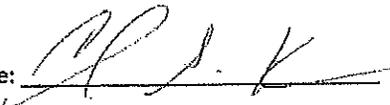
Stipulated Value: \$ 1,069,500

Date: 5/2/25

Signature of Owner or duly authorized agent: 

Printed Name: DAVID JOHNSON

Date: 4/22/25

Signature of Sussex County Government Representative: 

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-14.17-454.00. The adjustment reflects a change in the investment rating that brings the assessed value to \$1,069,500.

**Situs : 47 WILMINGTON AV**

**PARCEL ID: 334-14.17-454.00**

**Class: 417**

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
COMMODEORE ASSOCIATES  
34821 DERRICKSON DR  
REHOBOTH BEACH DE 19971  
0/0

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 334141704540000000  
Vol / Pg 0/0  
District  
Zoning TOWN CODES  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2296	Location	1,537,760
Total Acres: .2296 Spot: Location: 11 GOOD LOCATION (POS INFLU)				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	1,069,500	1,537,800	1,537,800	0
Building	0	0	347,200	-468,300	0
<b>Total</b>	<b>0</b>	<b>1,069,500</b>	<b>1,885,000</b>	<b>1,069,500</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Income Approach				
<b>Gross Building:</b>					

Entrance Information			
Date	ID	Entry Code	Source
02/08/23	TJJ	Occupant Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
05/12/89	72030-2	20,000	D010	Store-Wilmington Ave.Lot 45 & 47	
09/28/82	72030-1	95,000	D010	Motel7 Units1 Bldg-R.B.Camp M.A	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee

Inspection Witnessed By \_\_\_\_\_

Situs : 47 WILMINGTON AV

Parcel Id: 334-14.17-454.00

Class: 417

Card: 1 of 1

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	1983 /
Building #	1
Structure Type	Motel
Identical Units	1
Total Units	7
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	ATLANTIS INN

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Canopy Roof/Slab		6	100		1							

Interior/Exterior Information															
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	3,692	241	Parking Garage	10	Concrete Bl	Fire Resistant	Normal	Heat Pump	Central	Normal	2	3
2	02	02	100	308	78	Multi-Use Storage	10	Concrete Bl	Steel	Normal	Unit Heat	Unit	Normal	3	3
3	02	02	100	3,560	234	Motel	9	Concrete Bl	Steel	Normal	Unit Heat	Unit	Normal	3	3
4	02	02	100	440	78	Multi-Use Storage	9	Concrete Bl	Steel	Normal	Unit Heat	Unit	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,692	Parking Garage	40	100	108,220
2	308	Multi-Use Storage	45	100	16,650
3	3,560	Motel	45	100	199,930
4	440	Multi-Use Storage	45	100	14,330

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	1983			1	5,000	C	A	8,060

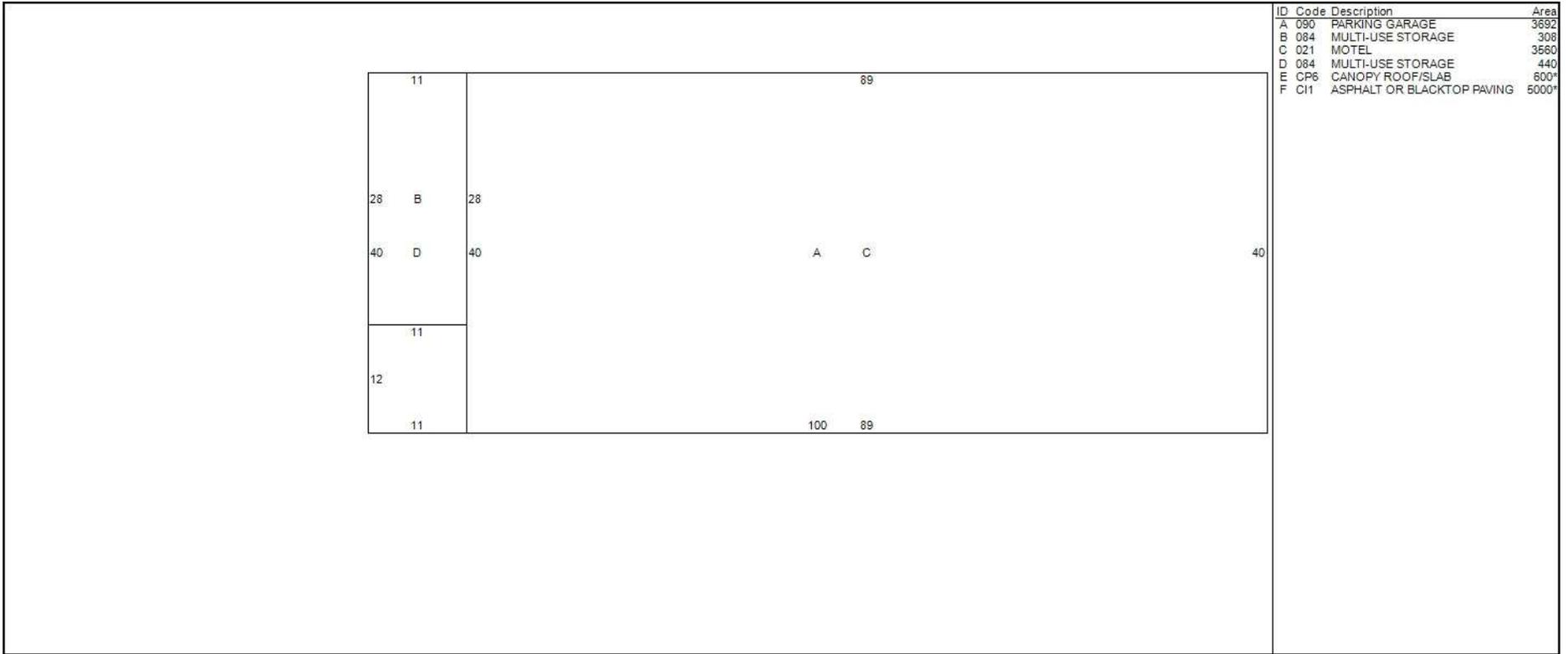
Situs : 47 WILMINGTON AV

Parcel Id: 334-14.17-454.00

Class: 417

Card: 1 of 1

Printed: May 2, 2025



**Additional Property Photos**



Situs : 47 WILMINGTON AV

Parcel Id: 334-14.17-454.00

Class: 417

Card: 1 of 1

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	003 Support Area	0	3,692						0							
02	H	003 Motel	7	3,560	95.00	146	354,379	45		0	194,908	65	75		95,115	95,115	99,793
24	S	003 Multi Use Storage	0	748	3.00		2,244	5		0	2,132	15			320	320	1,812

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

Total Gross Building Area	8,000
Replace, Cost New Less Depr	339,130
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	339,130
Value per SF	42.39

**Notes - Building 1 of 1**

--

**Income Summary (Includes all Building on Parcel)**

Total Net Income	101,605
Capitalization Rate	0.095000
Sub total	1,069,530
Residual Land Value	
Final Income Value	1,069,530
Total Gross Rent Area	4,308
Total Gross Building Area	8,000





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year: 2025

In the Matter of Appeal

Parcel ID 334-14.17-562.00

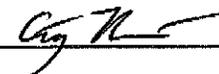
Sussex County Board of Assessment VS Craig & Lorie Thier  
(Owner Name)

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

Original Value: \$3,082,800

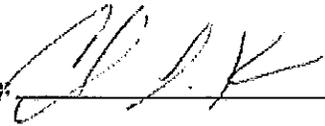
Stipulated Value: \$2,605,100

Date: 4/25/2025

Signature of Owner or duly authorized agent: 

Printed Name: Craig Thier

Date: 4/22/25

Signature of Sussex County Government Representative: 

Printed Name: Christopher S. Koofw

Title: Director of Assessment

Summary

Based on the appellants' 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 334-14.17-562.00. The adjustment reflects a change in number of bedrooms and bathrooms and approach that brings the assessed value to \$2,605,100.

Situs : 102 LAUREL ST

Parcel ID: 334-14.17-562.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 THIER CRAIG & LORRIE J  
 102 LAUREL ST  
 REHOBOTH BEACH DE 19971

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6VR006  
 Alternate ID 334141705620000000  
 Vol / Pg 2688/15  
 District  
 Zoning TOWN CODES  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1802	Location		1,793,130

Total Acres: .1802  
 Spot: Location: 11 GOOD LOCATION (POS INFLU)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	1,793,100	1,793,100	0	1,793,100
Building	0	1,571,300	812,000	0	1,571,270
<b>Total</b>	<b>0</b>	<b>3,364,400</b>	<b>2,605,100</b>	<b>0</b>	<b>3,364,370</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Market Approach  
**TD334DM9**

**Entrance Information**

Date	ID	Entry Code	Source
06/25/24	JTS	Data Mailer Change	Owner
12/18/23	MCS	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
01/02/20	202000011	195,063	A006 2st Dw 31x56, Basement 31x56, P	
05/23/16	201605585	15,850	A106 Complete Bathroom Remodel - Va	
01/11/93	72129-1	60,630	D010 Remodeling-Rehoboth Hgts.Lot 32	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/20/02	635,000			2688/15		
11/27/95		1				



Situs : 102 LAUREL ST

Parcel Id: 334-14.17-562.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Conventional **Year Built** 2020  
**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** 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** Electric **Openings**  
**System Type** Heat Pump **Pre-Fab** 1

**Room Detail**

**Bedrooms** 5 **Full Baths** 5  
**Family Rooms** **Half Baths** 1  
**Kitchens** **Extra Fixtures**  
**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**

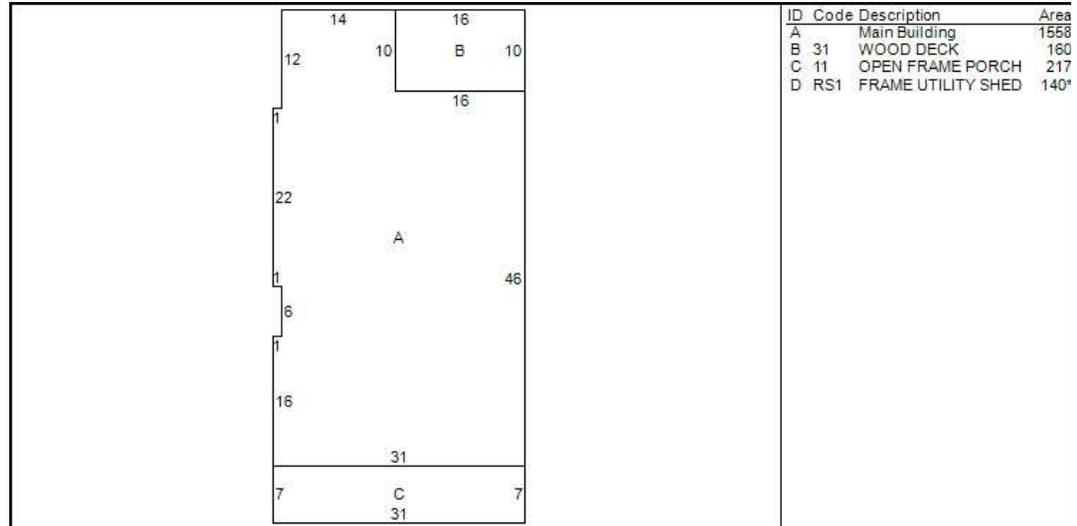
**Grade & Depreciation**

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

**Dwelling Computations**

**Base Price** 407,982 **% Good** 99  
**Plumbing** 21,560 **% Good Override**  
**Basement** 0 **Functional**  
**Heating** 33,840 **Economic**  
**Attic** 0 **% Complete** 100  
**Other Features** 1,780 **C&D Factor**  
**Subtotal** 465,160 **Adj Factor** 1.725  
**Additions** 8,900  
**Ground Floor Area** 1,558  
**Total Living Area** 3,116 **Dwelling Value** 809,700

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 14		140	1	2020	C	A	2,300

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-18.00-198.00

Sussex County Board of Assessment VS Robert & Paula Nadig 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: \$ 1,238,700

Stipulated Value: \$ 1,117,200

Date: 04/28/2025

Signature of Owner or duly authorized agent: Robert & Paula Nadig

Printed Name: Robert Nadig Paula Nadig

Date: 4/17/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 334-18.00-198.00. The adjustment reflects a change in approach that brings the assessed value to \$1,117,200.

Situs : 34 CLUB HOUSE DR

Parcel ID: 334-18.00-198.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 NADIG ROBERT J TTEE AND PAULA R  
 NADIG TTEE OF RJN AND PRN REV TR  
 34 CLUB HOUSE DR  
 REHOBOTH BEACH DE 19971

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR201  
 Alternate ID 334180001980000000  
 Vol / Pg 4026/149  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.5000	Waterfront - Riv		408,000
Wetland/Waste	AC 1.1670	Waterfront - Riv		580

Total Acres: 1.667  
 Spot: Location: 11 GOOD LOCATION (POS INFLU)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	408,600	408,600	0	408,600
Building	0	708,600	708,600	0	830,120
<b>Total</b>	<b>0</b>	<b>1,117,200</b>	<b>1,117,200</b>	<b>0</b>	<b>1,238,720</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD334DM9

**Entrance Information**

Date	ID	Entry Code	Source
11/21/23	TRM	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/08/23	202306317	9,880	A018 3x75 Boardwalk To Dock	
03/01/23	202302630	8,000	A146 Replace 3x75 Long Wetland Walk	
03/08/19	201902152	22,420	A017 28x8 Addition To Extend Kitchen	
08/01/00	72382-5	21,000	D010 Inground Pool/Fence-Old Landing	
04/22/93	72382-4	1,200	D010 Enclose Exist.Deck-Old Landing D	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/03/12				4026/149		
12/29/99	450,000					
08/26/99	1					
02/28/89	73,000					



Situs : 34 CLUB HOUSE DR

Parcel Id: 334-18.00-198.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Conventional **Year Built** 1993  
**Story height** 2 **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** Electric **Openings**  
**System Type** Heat Pump **Pre-Fab**

**Room Detail**

**Bedrooms** 3 **Full Baths** 2  
**Family Rooms** **Half Baths** 0  
**Kitchens** **Extra Fixtures** 4  
**Total Rooms** 6 **Bath Type**  
**Kitchen Type** **Bath Remod** No  
**Kitchen Remod** No

**Adjustments**

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

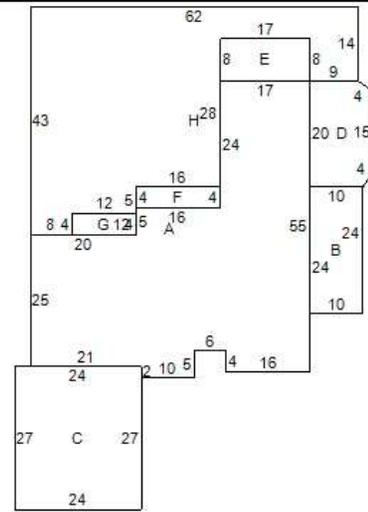
**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	589,900	<b>% Good</b>	86
<b>Plumbing</b>	13,120	<b>% Good Override</b>	
<b>Basement</b>	-23,370	<b>Functional</b>	
<b>Heating</b>	48,930	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.1
<b>Subtotal</b>	628,580	<b>Additions</b>	88,100
<b>Ground Floor Area</b>	1,916		
<b>Total Living Area</b>	4,072	<b>Dwelling Value</b>	691,500

**Building Notes**



ID	Code	Description	Area
A		Main Building	1916
B	10	1SFR - FRAME	240
C	13	FRAME GARAGE	648
D	12	ENCLOSED FRAME PO...	234
E	33/53	MASONRY PATIO/BALC...	136
F	33/53	MASONRY PATIO/BALC...	64
G	33/53	MASONRY PATIO/BALC...	48
H	35	COMPOSITE DECK	1584
I	RP3	REINFORCED CONCRE...	1080*
J	CI2	CONCRETE PAVING	875*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Rc Pool	x		1,080	1	2000	C	A	13,910
Conc Pave	x		875	1	2000	C	A	3,170

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID: 334-19.00-8.00

Sussex County Board of Assessment VS James Truitt, III  
(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: \$671,800

Stipulated Value: \$529,500

Date: 5/8/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: James S. Truitt, III

Date: 5/2/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-19.00-8.00. The adjustment reflects a change in approach that brings the assessed value to \$529,500.

**RESIDENTIAL PROPERTY RECORD CARD**

**SUSSEX COUNTY**

<b>Situs : 513 COUNTRY CLUB RD</b>	<b>Map ID: 334-19.00-8.00</b>	<b>Class: Single Family Dwelling</b>	Card: 1 of 1	Printed: May 14, 2025
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<b>CURRENT OWNER</b>
TRUITT JAMES S III 519 COUNTRY CLUB RD REHOBOTH BEACH DE 19971

<b>GENERAL INFORMATION</b>	
Living Units	1
Neighborhood	6AR206
Alternate Id	
Vol / Pg	4848/66
District	
Zoning	
Class	Residential



<b>Property Notes</b>
AG LAND USE: N

<b>Land Information</b>					
Type	Size	Influence Factors	Influence %	Value	
Primary Site	AC	.4270		379,630	
Total Acres: .427					

<b>Assessment Information</b>					
	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	379,600	379,600	0	379,600
<b>Building</b>	0	149,900	149,900	0	292,210
<b>Total</b>	0	529,500	529,500	0	671,810
<b>Manual Override Reason</b>					
<b>Value Flag</b>	Cost Approach		<b>Base Date of Value</b>		
			<b>Effective Date of Value</b>		

<b>Entrance Information</b>				
Date	ID	Entry Code	Source	
12/28/23	TJA	Occupant Not At Home	Other	
07/24/24	JTS	Data Mailer Change	Owner	

<b>Permit Information</b>					
Date Issued	Number	Price	Purpose	% Complete	
03/07/19	201902440	10,000	A108	Replace Windows/ Doors, Rescre	
02/22/17	201701648	0		2.7' From Rear Yard (2) 60.98'	
10/19/82	74710-1	7,780	D010	Sun Rm. On Exst.Deck-R.B.Y.C.C	

<b>Sales/Ownership History</b>						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/01/18	500,000			4848/66	Deed	TRUITT JAMES S III

**RESIDENTIAL PROPERTY RECORD CARD**

**SUSSEX COUNTY**

Situs : 513 COUNTRY CLUB RD

Parcel Id: 334-19.00-8.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 14, 2025

**Dwelling Information**

<b>Style</b> Ranch	<b>Year Built</b> 1947
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Alum/Vinyl	<b>Amenities</b>
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Crawl	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Central Full Ac	<b>Stacks</b>
<b>Fuel Type</b> Electric	<b>Openings</b>
<b>System Type</b> Heat Pump	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 3	<b>Full Baths</b> 1
<b>Family Rooms</b>	<b>Half Baths</b> 0
<b>Kitchens</b>	<b>Extra Fixtures</b> 2
<b>Total Rooms</b> 5	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

**Adjustments**

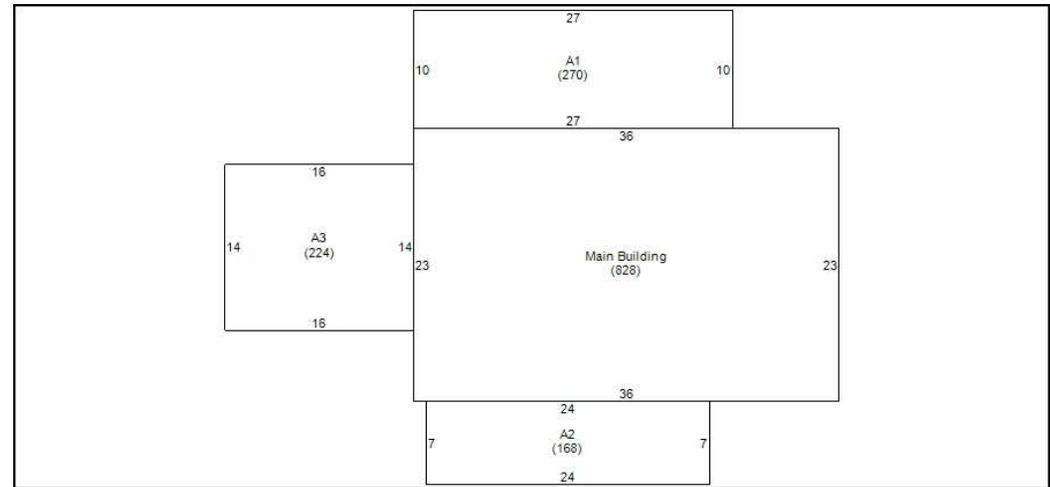
<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

**Grade & Depreciation**

<b>Grade</b> C	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 156,455	<b>% Good</b> 70
<b>Plumbing</b> 2,680	<b>% Good Override</b>
<b>Basement</b> -8,680	<b>Functional</b>
<b>Heating</b> 12,980	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 0	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.14
<b>Subtotal</b> 163,440	<b>Additions</b> 16,500
<b>Ground Floor Area</b> 828	
<b>Total Living Area</b> 1,052	<b>Dwelling Value</b> 149,200



**Outbuilding Data**

Line	Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
1	Frame Shed	12 x	12	144	1	2000	C	A	740

**Condominium / Mobile Home Information**

<b>Complex Name</b>	<b>Number</b>
<b>Condo Model</b>	
<b>Unit Number</b>	<b>Unit Type</b> Ranch
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-19.00-8.01

Sussex County Board of Assessment VS James Truitt III  
(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: \$380,100

Stipulated Value: \$266,100

Date: 5/8/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: James S. Truitt III

Date: 5/2/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher B. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-19.00-8.01. The adjustment reflects a change in the land influence factor that brings the assessed value to \$266,100.





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2026

In the Matter of Appeal

Parcel ID 334-19 00-8.02

Sussex County Board of Assessment VS James Truitt, III  
(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: \$ 396,400

Stipulated Value: \$ 270,400

Date: 5/8/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: James S. Truitt III

Date: 5/7/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-19.00-8.02. The adjustment reflects a change in grade, economic depreciation, condition and land value that brings the assessed value \$270,400.





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-19.00-835.00

Sussex County Board of Assessment VS Helene Gullfof  
(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: \$996,200

Stipulated Value: \$881,200

Date: 4/10/2025

Signature of Owner or duly authorized agent:

Printed Name: \_\_\_\_\_

Date: 3/25/25

Signature of Sussex County Government Representative:

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 334-19.00-835.00 . The adjustment reflects a change in square footage of the dwelling and porch that brings the assessed value to \$881,200.



Situs : 8 CARDIFF RD

Parcel ID: 334-19.00-835.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 GUILFOY HELENE M  
 8 CARDIFF RD  
 REHOBOTH BEACH DE 19971

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR206  
 Alternate ID  
 Vol / Pg 4060/5  
 District  
 Zoning  
 Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3122			352,850

Total Acres: .3122  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	352,900	352,900	0	352,900
Building	0	528,300	528,300	0	660,400
<b>Total</b>	<b>0</b>	<b>881,200</b>	<b>881,200</b>	<b>0</b>	<b>1,013,300</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD334DM12

**Entrance Information**

Date	ID	Entry Code	Source
01/31/24	NMJ	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
12/21/12	201201481	0	A125 Wr 11582	
12/11/12	201201026	158,074	A007 1st Dw, Garage, Cov Porch, Scree	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/09/12	192,000			4060/5		
08/04/97	40,000					
05/02/87	38,000					



Situs : 8 CARDIFF RD

Parcel Id: 334-19.00-835.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 2013  
**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** 3 **Full Baths** 2  
**Family Rooms** **Half Baths** 1  
**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**

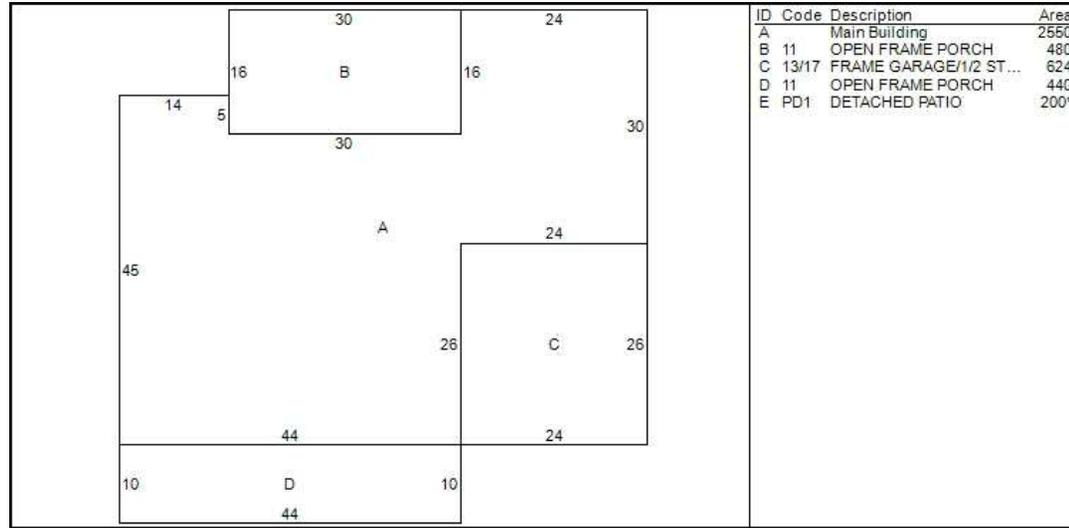
**Grade & Depreciation**

**Grade** B **Market Adj**  
**Condition** Average **Functional** 90  
**CDU** AVERAGE **Economic**  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	442,942	<b>% Good</b>	96
<b>Plumbing</b>	10,780	<b>% Good Override</b>	
<b>Basement</b>	-24,570	<b>Functional</b>	90
<b>Heating</b>	36,740	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	1,780	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.14
<b>Subtotal</b>	467,670	<b>Additions</b>	58,700
<b>Ground Floor Area</b>	2,550		
<b>Total Living Area</b>	2,862	<b>Dwelling Value</b>	527,600

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Patio	x		200	1	2000	C	A	720

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20.09-189.00

Sussex County Board of Assessment VS Anthony Pires & Elizabeth Kenney 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: \$ 5,591,400

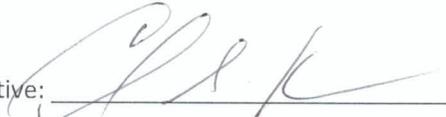
Stipulated Value: \$ 3,205,000

Date: 4/30/25

Signature of Owner or duly authorized agent: 

Printed Name: Anthony Pires

Date: 4/24/25

Signature of Sussex County Government Representative: 

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.09-189.00. The adjustment reflects a change in income and vacancy rate that brings the assessed value to \$3,205,000.

**Situs : 20902 COASTAL HWY**

**PARCEL ID: 334-20.09-189.00**

**Class: 417**

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
PIRES ANTHONY F TTEE  
ELIZABETH M KENNEY TTEE DUNES REAL TR  
THE DUNES REHOBOTH BEACH  
PO BOX 1257  
POCASSET MA 02559  
5524/182 08/04/2021

**GENERAL INFORMATION**  
Living Units 0  
Neighborhood 6VC001  
Alternate ID 334200901890000000  
Vol / Pg 5524/182  
District  
Zoning GENERAL BUSINESS  
Class



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.6887 Location	25	2,344,350
Total Acres: .6887 Spot: Location: 4 MAJOR STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	2,344,400	2,344,400	2,344,400	0
Building	0	860,600	1,523,700	860,600	0
<b>Total</b>	<b>0</b>	<b>3,205,000</b>	<b>3,868,100</b>	<b>3,205,000</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Value Flag</b> Income Approach					
<b>Gross Building:</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					

Entrance Information			
Date	ID	Entry Code	Source
01/25/23	TJJ	Occupant Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
03/21/18	201802715	120,000	A082	*Sea Esta Iv* Replacing Drywall, F	
04/14/00	75938-3	0	D010	Ground Sign-Lots 789101112	
01/21/00	75938-2	1,200,000	D010	3 Stry Motel 36 Unit-Sea Esta Iv M	
01/06/92	75938-1	2,500	D010	Repair Roof-N/A	

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/04/21			Invalid Sale - Tyler	5524/182	Deed	PIRES ANTHONY F TTEE
03/09/18				4852/148	Deed	PIRES ANTHONY F
06/01/17	1,950,000			4716/32		
05/15/13	1,287,000					
01/21/00	390,000					

Inspection Witnessed By \_\_\_\_\_

Situs : 20902 COASTAL HWY

Parcel Id: 334-20.09-189.00

Class: 417

Card: 1 of 1

Printed: May 2, 2025

Building Information	
Year Built/Eff Year	2000 /
Building #	1
Structure Type	Motel
Identical Units	1
Total Units	36
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	THE DUNES REHOBOTH BEACH

Building Other Features													
Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		21	26		1	3	Sprinkler Sys Wet		1	1		1
1	Elevator Hydraulic Pasngi		2,500	100	1	1							
1	Canopy Roof/Slab		1	1		1							
2	Canopy Roof/Slab		1	1		1							
3	Canopy Roof/Slab		1	1		1							
1	Sprinkler Sys Wet		1	1		1							
2	Sprinkler Sys Wet		1	1		1							

Interior/Exterior Information															
Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,680	202	Motel	8	Frame	Steel	Normal	Unit Heat	Unit	Normal	4	3
2	01	01	100	1,680	202	Motel	8	Frame	Steel	Normal	Unit Heat	Unit	Normal	4	3
3	02	03	100	3,906	414	Motel	8	Frame	Steel	Normal	Unit Heat	Unit	Normal	4	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,680	Motel	61	100	196,960
2	1,680	Motel	61	100	132,800
3	3,906	Motel	61	100	602,680

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	1990			1	15,000	C	A	24,170
2	Frame Shed	2016	10	12	1	120	C	A	1,480

Situs : 20902 COASTAL HWY

Parcel Id: 334-20.09-189.00

Class: 417

Card: 1 of 1

Printed: May 2, 2025

						ID	Code	Description	Area
						A	021	MOTEL	1680
						B	021	MOTEL	1680
						C	021	MOTEL	3906
						D	CP6	CANOPY ROOF/SLAB	546*
						E	EL4	ELEVATOR HYDRAULIC PASNGR	250000*
						F	CP6	CANOPY ROOF/SLAB	1*
						G	CP6	CANOPY ROOF/SLAB	1*
						H	CP6	CANOPY ROOF/SLAB	1*
						I	SS1	SPRINKLER SYS WET	1*
						J	SS1	SPRINKLER SYS WET	1*
						K	SS1	SPRINKLER SYS WET	1*
						L	CI1	ASPHALT OR BLACKTOP PAVING	15000*
						M	RS1	FRAME UTILITY SHED	120*

80		186		80	
21	B	21	C	21	A
80		186		80	

**Additional Property Photos**

Situs : 20902 COASTAL HWY

Parcel Id: 334-20.09-189.00

Class: 417

Card: 1 of 1

Printed: May 2, 2025

**Income Detail (Includes all Buildings on Parcel)**

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
02	H	005 Motel	36	11,172	150.00	101	1,990,710	45	125	0	869,940	65			565,461	565,461	304,479

**Apartment Detail - Building 1 of 1**

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

**Building Cost Detail - Building 1 of 1**

Total Gross Building Area	11,172
Replace, Cost New Less Depr	1,498,020
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,498,020
Value per SF	134.09

**Notes - Building 1 of 1**

--

**Income Summary (Includes all Building on Parcel)**

Total Net Income	304,479
Capitalization Rate	0.095000
Sub total	3,205,040
Residual Land Value	
Final Income Value	3,205,040
Total Gross Rent Area	11,172
Total Gross Building Area	11,172





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20.13-65.00

Sussex County Board of Assessment VS Lawrence & Mary Olufsen 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: \$ 1,143,200

Stipulated Value: \$ 947,400

Date: APRIL 25, 2025

Signature of Owner or duly authorized agent: Mary Ellen Olufsen

Printed Name: MARY ELLEN OLUFSEN

Date: 4/22/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.13-65.00. The adjustment reflects a change in grade, functional and economical depreciation that brings the assessed value to \$947,400.

Situs : 20882 OLD BAY RD

Parcel ID: 334-20.13-65.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 OLUFSEN LAWRENCE E & MARY ELLEN  
 OLUFSEN TRUSTEES  
 18 TRUESDALE DR  
 CROTON NY 10520

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6GR001  
 Alternate ID 334201300650000000  
 Vol / Pg 3470/103  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3030			502,510

Total Acres: .303  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	502,500	502,500	0	502,500
Building	0	444,900	444,900	0	473,260
<b>Total</b>	<b>0</b>	<b>947,400</b>	<b>947,400</b>	<b>0</b>	<b>975,760</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD334DM2

**Entrance Information**

Date	ID	Entry Code	Source
01/08/24	MEP	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/15/24	202407188	3,240	A108 Replace Windows	
07/13/11	76420-3	8,500	D010 Repairs To Garage-Country Manor	
05/11/04	76420-2	13,924	D010 2nd Story Addition-Country Manor	
09/30/82	76420-1	70,000	D010 Dw. W/Att. Garage-Co.Manor Lot 2	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/17/86	149,000			3470/103		



Situs : 20882 OLD BAY RD

Parcel Id: 334-20.13-65.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 1985  
**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** Electric **Openings**  
**System Type** Forced Warm Air **Pre-Fab**

**Room Detail**

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

**Adjustments**

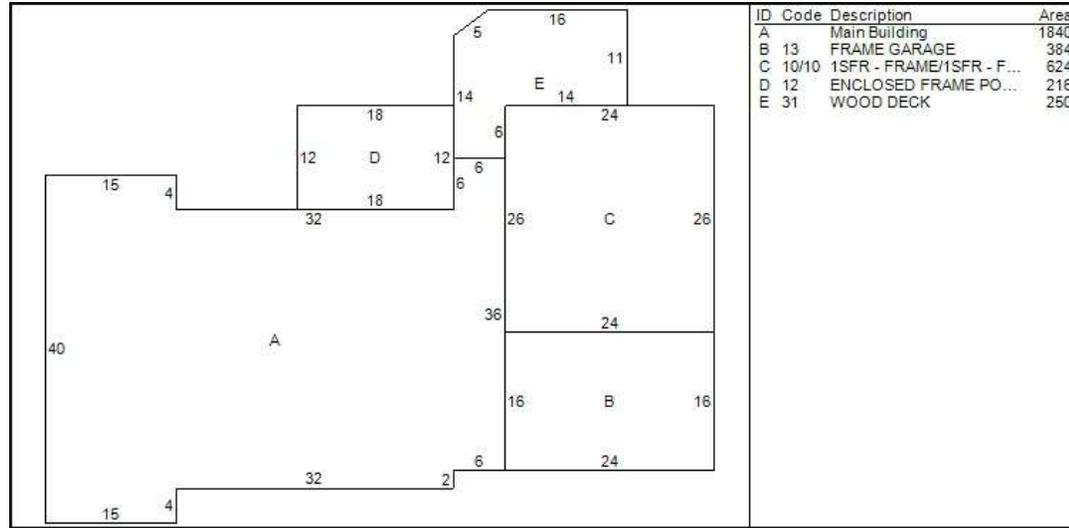
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** C+ **Market Adj**  
**Condition** Fair **Functional** 85  
**CDU** FAIR **Economic** 85  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	305,391	<b>% Good</b>	73
<b>Plumbing</b>	11,250	<b>% Good Override</b>	
<b>Basement</b>	-16,940	<b>Functional</b>	85
<b>Heating</b>	25,330	<b>Economic</b>	85
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	2.07
<b>Subtotal</b>	325,030	<b>Additions</b>	43,500
<b>Ground Floor Area</b>	1,840		
<b>Total Living Area</b>	3,088	<b>Dwelling Value</b>	444,900



**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**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20.13-66.00

Sussex County Board of Assessment VS Lawrence & Mary Olofson 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: \$495,000

Stipulated Value: \$408,400

Date: APRIL 25, 2025

Signature of Owner or duly authorized agent: Mary Ellen Olofson

Printed Name: MARY ELLEN OLUFSEN

Date: 4/22/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keuler

Title: Director of Assessment

Summary

Based on the appellants' 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 334-20.13-66.00. The adjustment reflects a change in the land influence factor that brings the assessed value to \$406,400.

**Situs :**
**Parcel ID: 334-20.13-66.00**
**Class: Residential - Vacant Land**
**Card: 1 of 1**
**Printed: May 1, 2025**

**CURRENT OWNER**  
 OLUFSEN LAWRENCE E & MARY ELLEN  
 OLUFSEN TRUSTEES  
 18 TRUESDALE DR  
 CROTON NY 10520

**GENERAL INFORMATION**  
 Living Units 0  
 Neighborhood 6GR001  
 Alternate ID 334201300660000000  
 Vol / Pg 3470/101  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2740		-18	406,380
Total Acres: .274 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	406,400	406,400	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>406,400</b>	<b>406,400</b>	<b>0</b>	<b>0</b>
Manual Override Reason Base Date of Value Effective Date of Value Value Flag Cost Approach Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
01/08/24	MEP	Vacant Land	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/04/98		1		3470/101		



Situs :

Parcel Id: 334-20.13-66.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

accepted: \$1,596,100.-  
*R. S. Kuhne*  
*Denise M. Burke*  
April 30, 2025

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-8.00-1023.00

Sussex County Board of Assessment VS Robert Kuhne & Denise Burke  
(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: \$1,789,100 Stipulated Value: \$1,596,100

Date: April 30, 2025  
Signature of Owner or duly authorized agent: *R. S. Kuhne*

Printed Name: ROBERT J. KUHNE & DENISE BURKE

Date: 4/23/25  
Signature of Sussex County Government Representative: *C. S. Keeler*

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 335-8.00-1023.00. The adjustment reflects a change in grade and economic depreciation that brings the assessed value to \$1,596,100.



Situs : 35303 BATTLEMIXER DR

Parcel ID: 335-8.00-1023.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 KUHNE ROBERT J  
 DENISE BURKE  
 35303 BATTLEMIXER DR  
 LEWES DE 19958

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR218  
 Alternate ID 335080010230000000  
 Vol / Pg 4980/78  
 District  
 Zoning  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.4602	Waterview - L2		571,290

Total Acres: .4602  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	571,300	571,300	0	571,300
Building	0	1,024,800	1,024,800	0	1,303,320
<b>Total</b>	<b>0</b>	<b>1,596,100</b>	<b>1,596,100</b>	<b>0</b>	<b>1,874,620</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD335DM4

**Entrance Information**

Date	ID	Entry Code	Source
02/02/24	TJA	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
02/05/20	201914732	273,325	A007 2 St Dw 54x40, Att Gar 54x27, Fin	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/20/18	499,900			4980/78	Deed	KUHNE ROBERT J



Situs : 35303 BATTLEMIXER DR

Parcel Id: 335-8.00-1023.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Colonial **Year Built** 2020  
**Story height** 2 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Alum/Vinyl **Amenities** E3-Res EI (2-Stops)  
**Masonry Trim** x **In-law Apt** No  
**Color**

**Basement**

**Basement** Full **# Car Bsmt Gar** 2  
**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** 1

**Room Detail**

**Bedrooms** 5 **Full Baths** 4  
**Family Rooms** **Half Baths** 1  
**Kitchens** **Extra Fixtures** 3  
**Total Rooms** 8  
**Kitchen Type** **Bath Type**  
**Kitchen Remod** No **Bath Remod** No

**Adjustments**

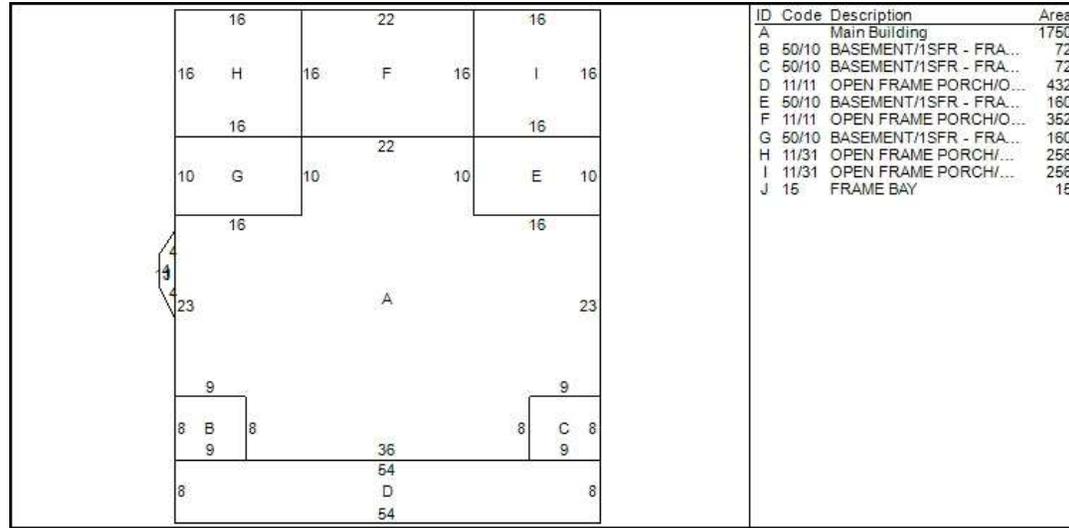
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** B **Market Adj**  
**Condition** Average **Functional**  
**CDU** AVERAGE **Economic** 93  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

**Base Price** 449,041 **% Good** 99  
**Plumbing** 21,560 **% Good Override**  
**Basement** 0 **Functional**  
**Heating** 37,250 **Economic** 93  
**Attic** 0 **% Complete** 100  
**Other Features** 14,810 **C&D Factor**  
**Subtotal** 522,660 **Adj Factor** 1.8  
**Additions** 88,100  
**Ground Floor Area** 1,750  
**Total Living Area** 3,979 **Dwelling Value** 1,024,800



**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**



## Melisa Anne Hollis

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**From:** Edward Fleming <edwfleming@gmail.com>  
**Sent:** Thursday, May 1, 2025 5:32 PM  
**To:** Assessment Appeals  
**Subject:** Re: 335-9.00-5.00

**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.

I accept the proposal.

On Thu, May 1, 2025, 11:40 AM Assessment Appeals <[assessmentappeals@sussexcountyde.gov](mailto:assessmentappeals@sussexcountyde.gov)> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

*Melisa Hollis*

Assessment Support Coordinator

Sussex County Government

Assessment | Sussex County

2 The Circle

Po Box 589

Georgetown, DE 19947

Phone:302-855-7824

Fax:302-855-7828

[melisa.hollis@sussexcountyde.gov](mailto:melisa.hollis@sussexcountyde.gov)



NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-9.00-5.00

Sussex County Board of Assessment VS Edward & Jeane Fleming  
(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: \$2,027,100

Stipulated Value: \$1,809,900

Date: \_\_\_\_\_

Signature of Owner or duly authorized agent: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Date: 4/30/25

Signature of Sussex County Government Representative: 

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 335-9.00-5.00. The adjustment reflects a change in economic depreciation that brings the assessed value to \$1,809,900.

**Situs : 16171 GILLS NECK RD**
**Parcel ID: 335-9.00-5.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**

FLEMING EDWARD W  
 JEANNE M FLEMING  
 16171 GILLS NECK RD  
 LEWES DE 19958

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 6AR218  
 Alternate ID 335090000050000000  
 Vol / Pg 2370/77  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			639,670
Residual	AC 0.7100			63,900

Total Acres: 1.71  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	703,600	703,600	0	703,600
<b>Building</b>	0	1,106,300	1,106,300	0	1,314,990
<b>Total</b>	0	1,809,900	1,809,900	0	2,018,590

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD335DM1

**Entrance Information**

Date	ID	Entry Code	Source
07/26/24	SLM	Data Mailer Change	Owner
02/19/24	KEK	Occupant Not At Home	Other

**Permit Information**

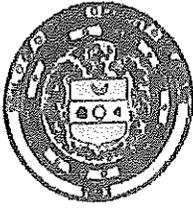
Date Issued	Number	Price	Purpose	% Complete
10/19/05	85280-3	56,985	D010 Inground Pool-E/Rd 267 1702' Ne/	
03/13/95	85280-2	11,232	D010 Unatt.Garage-S/E 267	
11/28/94	85280-1	259,696	D010 Dwellingw/Additions-E/2671537'N/	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/16/99	500,000			2370/77		
09/15/94	1					







NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 432-2.00-100.00

Sussex County Board of Assessment VS Richard & Tahira Murtaza  
(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: \$2,047,000

Stipulated Value: \$1,863,100

Date: 4/30/2025

Signature of Owner or duly authorized agent: Tahira Murtaza

Printed Name: Tahira Murtaza

Date: 4/16/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher E. Keenel

Title: Director of Assessment

Summary

Based on the appellants' 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 432-2.00-100.00. The adjustment reflects a change in grade and bedrooms and bathrooms that brings the assessed value to \$1,863,100.



Situs : 5074 MORGANS WAY

Parcel ID: 432-2.00-100.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 MURTAZA GHULAM  
 TAHIRA MURTAZA  
 5074 MORGANS WAY  
 LAUREL DE 19956

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 2AR001  
 Alternate ID  
 Vol / Pg 4710/29  
 District  
 Zoning  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			73,300
Residual	AC 0.5100			9,330

Total Acres: 1.51  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	82,600	82,600	0	82,600
Building	0	1,780,500	1,780,500	0	1,233,900
<b>Total</b>	<b>0</b>	<b>1,863,100</b>	<b>1,863,100</b>	<b>0</b>	<b>1,316,500</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD432DM1

**Entrance Information**

Date	ID	Entry Code	Source
09/28/22	KLC	Info At Door	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
11/21/18	201811817	607,181	A007 2 St Dw 109x72, Att Gar 37x23, Bs	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/18/17	72,500			4710/29		



Situs : 5074 MORGANS WAY

Parcel Id: 432-2.00-100.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

<b>Style</b> Conventional	<b>Year Built</b> 2019
<b>Story height</b> 2	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Alum/Vinyl	<b>Amenities</b> E3-Res EI (2-Stops)
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Crawl	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

**Fireplaces**

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

**Room Detail**

<b>Bedrooms</b> 7	<b>Full Baths</b> 9
<b>Family Rooms</b>	<b>Half Baths</b> 2
<b>Kitchens</b>	<b>Extra Fixtures</b> 2
<b>Total Rooms</b> 10	
<b>Kitchen Type</b>	<b>Bath Type</b>
<b>Kitchen Remod</b> No	<b>Bath Remod</b> No

**Adjustments**

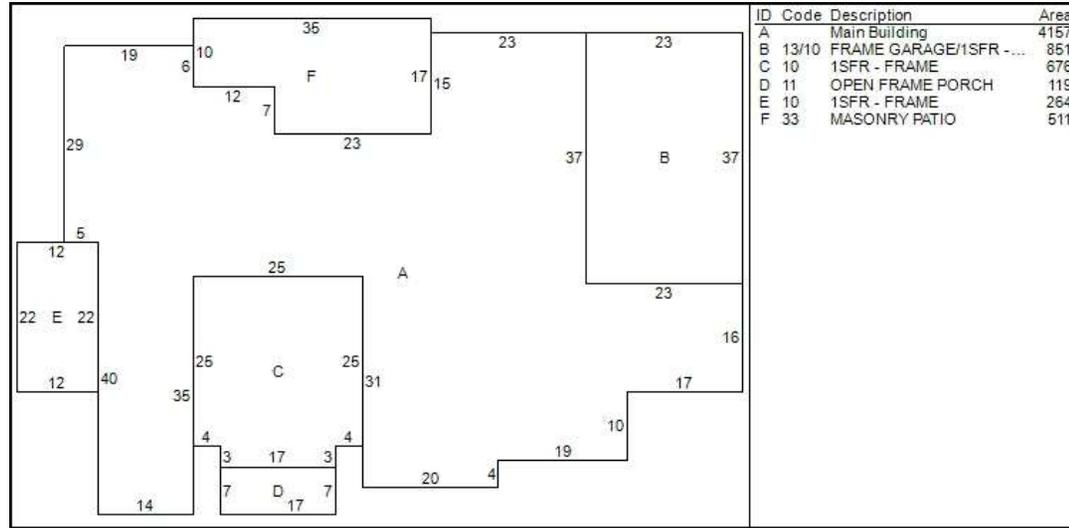
<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

**Grade & Depreciation**

<b>Grade</b> X-	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 1,550,108	<b>% Good</b> 93
<b>Plumbing</b> 74,310	<b>% Good Override</b>
<b>Basement</b> -61,420	<b>Functional</b>
<b>Heating</b> 128,580	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 16,200	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1
<b>Subtotal</b> 1,707,780	<b>Additions</b> 192,300
<b>Ground Floor Area</b> 4,157	
<b>Total Living Area</b> 10,105	<b>Dwelling Value</b> 1,780,500



**Outbuilding Data**

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

**Condominium / Mobile Home Information**

<b>Complex Name</b>	
<b>Condo Model</b>	
<b>Unit Number</b>	
<b>Unit Level</b>	<b>Unit Location</b>
<b>Unit Parking</b>	<b>Unit View</b>
<b>Model (MH)</b>	<b>Model Make (MH)</b>

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 530-17.00-17.09

Sussex County Board of Assessment VS Samual Adkins etal  
(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: \$236,400

Stipulated Value: \$218,600

Date: 19 APR 2025

Signature of Owner or duly authorized agent: Samuel T. Adkins

Printed Name: SAMUEL T. ATKINS

Date: 4/1/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 530-17.00-17.09. The adjustment reflects a change in grade and condition of the dwelling that brings the assessed value to \$218,600.

Situs : 14983 SUSSEX HWY

Parcel ID: 530-17.00-17.09

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 ADKINS SAMUEL T JR DEBORAH E HUDSON  
 BRENDA S ADKINS JOANNA ADKINS  
 22 FRONT ST EXT  
 SEAFORD DE 19973

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 5AR006  
 Alternate ID 530170000170900000  
 Vol / Pg 0/0  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			60,500
Residual	AC 3.7300			53,120

Total Acres: 4.73  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	113,600	113,600	0	113,600
Building	0	105,000	105,000	0	310,740
<b>Total</b>	<b>0</b>	<b>218,600</b>	<b>218,600</b>	<b>0</b>	<b>424,340</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD530DM1

**Entrance Information**

Date	ID	Entry Code	Source
01/16/25	NMJ	Estimated	Estimated
09/23/24	MEP	Estimated	Other
06/17/24	JXL	Data Mailer Change	Owner
08/22/23	TJA	Estimated	Estimated

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/09/12	90362-40	3,000	D010 Finish Bp 292006-E/Rt 13 3650'N/I	
05/10/11	90362-39	1,000	D010 Finish Bp 281251-E/Rd 13 3650' N	
05/11/10	90362-38	1,000	D010 Finish Bp 275088-E/Rt 13 3650'N/I	
05/12/09	90362-37	1,000	D010 Finish Bp 275088-E/Rt 13 3650'N/I	
05/13/08	90362-36	0	D010 Renew Bp 237955-E/Rt 13 3650'N	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/01/87		1		0/0		



Situs : 14983 SUSSEX HWY

Parcel Id: 530-17.00-17.09

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Cape Cod **Year Built** 1996  
**Story height** 1.75 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Alum/Vinyl **Amenities**  
**Masonry Trim** x  
**Color** **In-law Apt** No

**Basement**

**Basement** Partial **# Car Bsmt Gar** 0  
**FBLA Size** 1,366 **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** 2  
**Family Rooms** **Half Baths** 0  
**Kitchens** **Extra Fixtures** 2  
**Total Rooms** 6  
**Kitchen Type** **Bath Type**  
**Kitchen Remod** No **Bath Remod** No

**Adjustments**

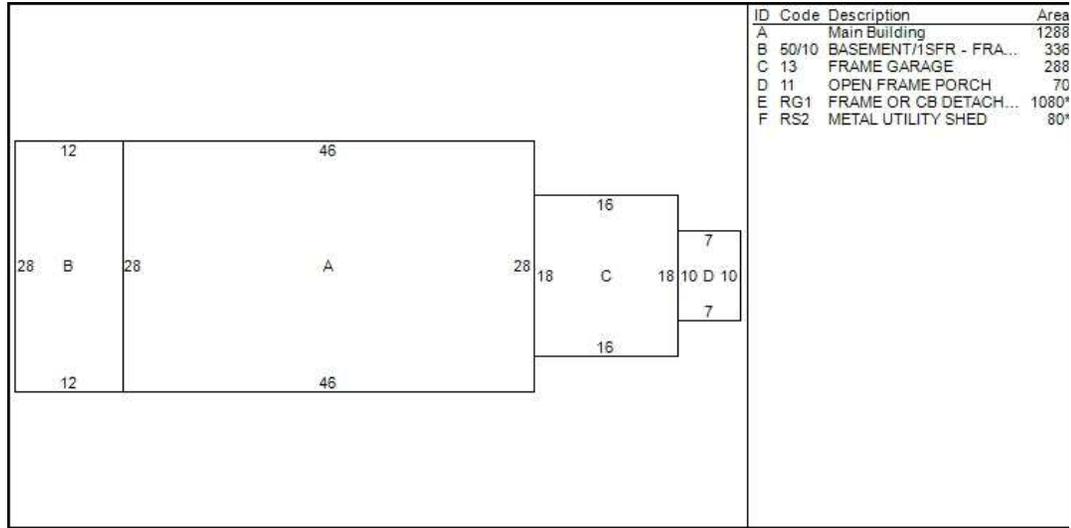
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** C- **Market Adj**  
**Condition** Average **Functional**  
**CDU** FAIR **Economic**  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 29

**Dwelling Computations**

<b>Base Price</b>	268,711	<b>% Good</b>	73
<b>Plumbing</b>	6,360	<b>% Good Override</b>	
<b>Basement</b>	-7,170	<b>Functional</b>	
<b>Heating</b>	22,290	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	29
<b>Other Features</b>	53,470	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	.95
<b>Subtotal</b>	343,660	<b>Additions</b>	21,700
<b>Ground Floor Area</b>	1,288		
<b>Total Living Area</b>	2,590	<b>Dwelling Value</b>	75,100



ID	Code	Description	Area
A		Main Building	1288
B	50/10	BASEMENT/1SFR - FRA...	336
C	13	FRAME GARAGE	288
D	11	OPEN FRAME PORCH	70
E	RG1	FRAME OR CB DETACH...	1080*
F	RS2	METAL UTILITY SHED	80*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	30 x 36		1,080	1	2000	C	A	29,500
Metal Shed	8 x 10		80	1	2000	C	A	400

**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**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 531-12.00-58.00

Sussex County Board of Assessment VS Jerry & Cynthia Baker  
(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: \$ 158,500

Stipulated Value: \$ 18,000

Date: 04.28.25

Signature of Owner or duly authorized agent: Cynthia Baker

Printed Name: Cynthia Baker

Date: 4/17/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 531-12.00-58.00. The adjustment reflects a change in land value that brings the assessed value to \$18,000.

Situs :

Parcel ID: 531-12.00-58.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 BAKER JERRY A  
 CYNTHIA B BAKER  
 25384 DEERFIELD LN  
 SEAFORD DE 19973

**GENERAL INFORMATION**  
 Living Units 0  
 Neighborhood 3AR029  
 Alternate ID 531120000580000000  
 Vol / Pg 0/0  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class A



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Residual	AC 1.0000			14,110
Wetland/Waste	AC 8.5300			3,880

Total Acres: 9.53  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	18,000	18,000	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>18,000</b>	<b>18,000</b>	<b>0</b>	<b>0</b>

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value

Value Flag Cost Approach  
 Gross Building:

**Entrance Information**

Date	ID	Entry Code	Source
07/06/23	DHL	Vacant Land	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs :

Parcel Id: 531-12.00-58.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2026

In the Matter of Appeal

Parcel ID 531-12.00-61.00

Sussex County Board of Assessment VS Jerry & Cynthia Baker  
(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: \$64,800

Stipulated Value: \$43,800

Date: 04.28.25

Signature of Owner or duly authorized agent: Cynthia Baker

Printed Name: Cynthia Baker

Date: 4/17/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Koeler

Title: Director of Assessment

Summary

Based on the appellants' 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 531-12.00-61.00. The adjustment reflects a change in land influence factor that brings the assessed value to \$43,800.

**Situs :**

**Parcel ID: 531-12.00-61.00**

**Class: Residential - Vacant Land**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
  
BAKER JERRY A  
CYNTHIA B BAKER  
25384 DEERFIELD LN  
SEAFORD DE 19973

**GENERAL INFORMATION**  
  
Living Units 0  
Neighborhood 3AR029  
Alternate ID 531120000610000000  
Vol / Pg 0/0  
District  
Zoning AGRICULTURAL/RESIDEI  
Class Residential



**Property Notes**

Land Information					
Type	Size	Influence Factors	Influence %	Value	
Primary Site	AC 0.9263	Location	-20	43,810	
Total Acres: .9263					
Spot: Location:					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	43,800	43,800	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>43,800</b>	<b>43,800</b>	<b>0</b>	<b>0</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Cost Approach				
<b>Gross Building:</b>					

Entrance Information				
Date	ID	Entry Code	Source	
07/06/23	DHL	Vacant Land	Other	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee



Situs :

Parcel Id: 531-12.00-61.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 531-12.00-62.01

Sussex County Board of Assessment VS Jerry & Cynthia Baker  
(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: \$53,300

Stipulated Value: \$45,300

Date: 04.28.25

Signature of Owner or duly authorized agent: Cynthia Baker

Printed Name: Cynthia Baker

Date: 4/17/25

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

Printed Name: Christopher S. Keuler

Title: Director of Assessment

Summary

Based on the appellants' 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 531-12.00-62.01. The adjustment reflects a change in land influence factor that brings the assessed value to \$45,300.

**Situs :**
**Parcel ID: 531-12.00-62.01**
**Class: Residential - Vacant Land**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

BAKER JERRY A  
 CYNTHIA B BAKER  
 25384 DEERFIELD LN  
 SEAFORD DE 19973

**GENERAL INFORMATION**

Living Units 0  
 Neighborhood 3AR029  
 Alternate ID 531120000620100000  
 Vol / Pg 2605/263  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.8614	Location	-15	45,300

Total Acres: .8614  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	45,300	45,300	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>45,300</b>	<b>45,300</b>	<b>0</b>	<b>0</b>

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value

Value Flag Cost Approach  
 Gross Building:

**Entrance Information**

Date	ID	Entry Code	Source
11/01/24	TJA	Vacant Land	Other
07/06/23	DHL	Vacant Land	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/29/95	4,000			2605/263		



Situs :

Parcel Id: 531-12.00-62.01

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 531-12.00-62.02

Sussex County Board of Assessment VS Jerry & Cynthia Baker  
(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: \$60,000

Stipulated Value: \$47,600

Date: 04.28.25

Signature of Owner or duly authorized agent: Cynthia Baker

Printed Name: Cynthia Baker

Date: 4/17/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 531-12.00-62.02. The adjustment reflects a change in land influence factor that brings the assessed value to \$47,600.

Situs :

Parcel ID: 531-12.00-62.02

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 BAKER JERRY A  
 CYNTHIA B BAKER  
 25384 DEERFIELD LN  
 SEAFORD DE 19973

**GENERAL INFORMATION**  
 Living Units 0  
 Neighborhood 3AR029  
 Alternate ID 531120000620200000  
 Vol / Pg 0/0  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.9814	Location	-15	47,600

Total Acres: .9814  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	47,600	47,600	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>47,600</b>	<b>47,600</b>	<b>0</b>	<b>0</b>

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value

Value Flag Cost Approach  
 Gross Building:

**Entrance Information**

Date	ID	Entry Code	Source
07/06/23	DHL	Vacant Land	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/15/72	2,500			0/0		



Situs :

Parcel Id: 531-12.00-62.02

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 531-12.00-63.00

Sussex County Board of Assessment VS Jerry & Cynthia Baker  
(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: \$271,600

Stipulated Value: \$216,000

Date: 04.28.25

Signature of Owner or duly authorized agent: Cynthia Baker

Printed Name: Cynthia Baker

Date: 4/17/25

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

Printed Name: Christopher S. Koelzer

Title: Director of Assessment

Summary

Based on the appellants' 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 531-12.00-63.00. The adjustment reflects a change in condition and approach that brings the assessed value to \$216,000.

**Situs : 25384 DEERFIELD LN**
**Parcel ID: 531-12.00-63.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**

BAKER JERRY A  
 CYNTHIA B BAKER  
 25384 DEERFIELD LN  
 SEAFORD DE 19973

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 3AR029  
 Alternate ID 531120000630000000  
 Vol / Pg 0/0  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.5838			47,030

Total Acres: .5838  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	47,000	47,000	0	47,000
Building	0	163,000	163,000	0	215,990
<b>Total</b>	<b>0</b>	<b>210,000</b>	<b>210,000</b>	<b>0</b>	<b>262,990</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD531DM2**

**Entrance Information**

Date	ID	Entry Code	Source
06/10/24	DMR	Data Mailer Change	Owner
07/13/23	DHL	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/26/85	91662-2	0	D010 Att.Garage & Remodel-S/20 850' V	
03/26/85	91662-1	17,500	D010 Att.Garage & Remodel-S/20 850' V	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs : 25384 DEERFIELD LN

Parcel Id: 531-12.00-63.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 1965  
**Story height** 1 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Brick **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 No Ac **Stacks**  
**Fuel Type** Oil **Openings**  
**System Type** Hot Water Baseboard **Pre-Fab**

**Room Detail**

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

**Adjustments**

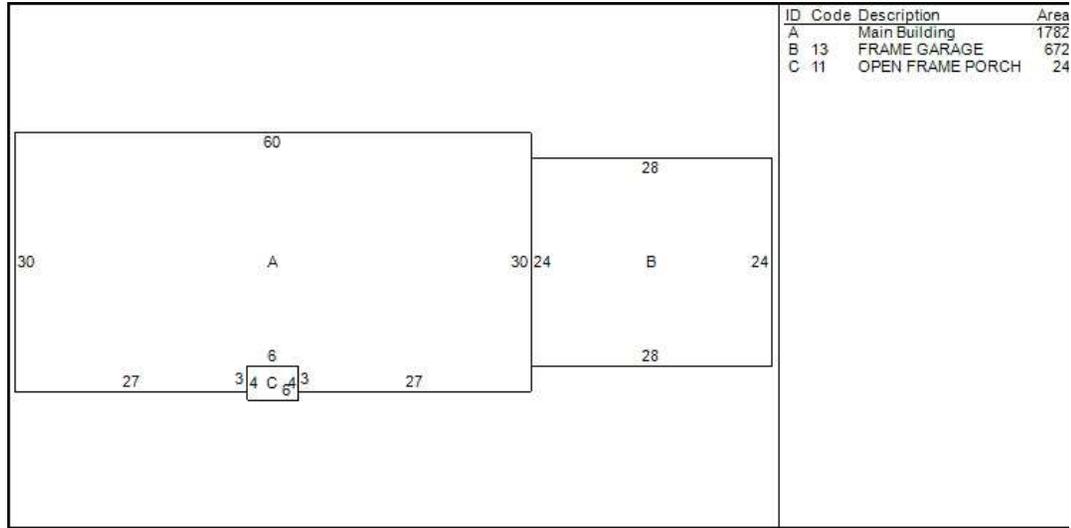
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** C **Market Adj**  
**Condition** Fair **Functional**  
**CDU** FAIR **Economic**  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

<b>Base Price</b>	314,305	<b>% Good</b>	50
<b>Plumbing</b>	5,360	<b>% Good Override</b>	
<b>Basement</b>	-15,710	<b>Functional</b>	
<b>Heating</b>	0	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	303,960	<b>Additions</b>	11,000
<b>Ground Floor Area</b>	1,782		
<b>Total Living Area</b>	1,782	<b>Dwelling Value</b>	163,000



ID	Code	Description	Area
A		Main Building	1782
B	13	FRAME GARAGE	672
C	11	OPEN FRAME PORCH	24

**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**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2026

In the Matter of Appeal

Parcel ID 531-12.00-64.00

Sussex County Board of Assessment VS Jerry & Cynthia Baker  
(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: \$ 45,500

Stipulated Value: \$ 38,700

Date: 04.28.25

Signature of Owner or duly authorized agent: Cynthia Baker

Printed Name: Cynthia Baker

Date: 4/17/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 531-12.00-64.00. The adjustment reflects a change in land influence factor that brings the assessed value to \$38,700.

Situs :

Parcel ID: 531-12.00-64.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 BAKER JERRY A  
 CYNTHIA B BAKER  
 25384 DEERFIELD LN  
 SEAFORD DE 19973

**GENERAL INFORMATION**  
 Living Units 0  
 Neighborhood 3AR029  
 Alternate ID 531120000640000000  
 Vol / Pg 0/0  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.5165	Location	-15	38,680

Total Acres: .5165  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	38,700	38,700	0	0
Building	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>38,700</b>	<b>38,700</b>	<b>0</b>	<b>0</b>

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value

Value Flag Cost Approach  
 Gross Building:

**Entrance Information**

Date	ID	Entry Code	Source
07/06/23	DHL	Vacant Land	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
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**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs :

Parcel Id: 531-12.00-64.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 531-18.00-4.00

Sussex County Board of Assessment VS Tidal Forest LLC

(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: \$ 275,100

Stipulated Value: \$ 121,300

Date: 5/1/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Bryan Graves

Date: 4/30/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 531-18.00-4.00. The adjustment reflects a change in grade and approach that brings the assessed value to \$121,300.

Situs : 4960 WOODLAND FERRY RD

Parcel ID: 531-18.00-4.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 TIDAL FOREST LLC  
 6431 BAKER RD  
 SEAFORD DE 19973

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 3AR029  
 Alternate ID 531180000040000000  
 Vol / Pg 5699/207  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.6363			48,210

Total Acres: .6363  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	48,200	48,200	0	48,200
Building	0	73,100	73,100	0	163,440
<b>Total</b>	<b>0</b>	<b>121,300</b>	<b>121,300</b>	<b>0</b>	<b>211,640</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD531DM1**

**Entrance Information**

Date	ID	Entry Code	Source
07/25/23	JCL	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/05/94	92646-1	750	D010 Repairing Dock-N/A	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/12/22	115,000	Land & Improv	Invalid Sale - Tyler	5699/207	Deed	TIDAL FOREST LLC



Situs : 4960 WOODLAND FERRY RD

Parcel Id: 531-18.00-4.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

**Style** Conventional **Year Built** 2000  
**Story height** 2 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Asbest/Asphalt **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** Electric **Openings**  
**System Type** Heat Pump **Pre-Fab**

**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**

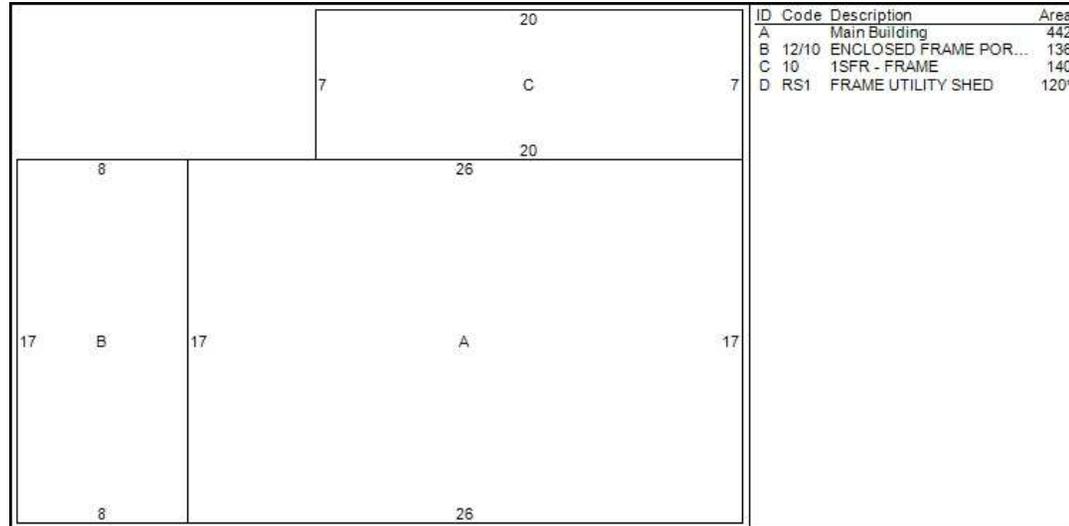
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

**Grade** D- **Market Adj**  
**Condition** Very Poor **Functional**  
**CDU** VERY POOR **Economic**  
**Cost & Design** 0 **% Good Ovr**  
**% Complete** 100

**Dwelling Computations**

**Base Price** 117,878 **% Good** 51  
**Plumbing** 5,360 **% Good Override**  
**Basement** -4,670 **Functional**  
**Heating** 9,780 **Economic**  
**Attic** 0 **% Complete** 100  
**Other Features** 0 **C&D Factor**  
**Adj Factor** 1  
**Subtotal** 128,350 **Additions** 7,000  
**Ground Floor Area** 442  
**Total Living Area** 1,160 **Dwelling Value** 72,500



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 12		120	1	2000	C	A	620

**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**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2026

In the Matter of Appeal

Parcel ID 533-9.00-40.02

Sussex County Board of Assessment VS Douglas & Rene Pusey  
(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: \$ 414,400

Stipulated Value: \$ 369,000

Date: 4/30/25

Signature of Owner or duly authorized agent: Dawn/Renée Pusey

Printed Name: Dawn Renée Pusey

Date: 4/23/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 533-9.00-40.02. The adjustment reflects a change in square footage and approach that brings the assessed value to \$369,000.

**Situs : 36117 PARKER RD**
**Parcel ID: 533-9.00-40.02**
**Class: Single Family Dwelling**
**Card: 1 of 7**
**Printed: May 1, 2025**

**CURRENT OWNER**

PUSEY DOUGLAS A & D RENE  
 36117 PARKER RD  
 FRANKFORD DE 19945

**GENERAL INFORMATION**

Living Units 1  
 Neighborhood 1AR079  
 Alternate ID 533090000400200000  
 Vol / Pg 2626/46  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			90,000
Residual	AC 1.9900			44,780

Total Acres: 2.99  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
<b>Land</b>	0	134,800	134,800	0	134,800
<b>Building</b>	0	234,200	234,200	0	269,700
<b>Total</b>	0	369,000	369,000	0	404,500

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD533DM1**

**Entrance Information**

Date	ID	Entry Code	Source
09/16/22	SLM	Occupant Not At Home	Estimated

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/22/02	101777-5	825	D010 Fence-Se/Rd380 2000' Ne/Rd400	
02/24/94	101777-4	2,880	D010 Pole Shed-S/3802000'N/E 400	
05/19/92	101777-3	72,000	D010 Dwellingw/Garage-S/E 3801100'N/	
05/30/91	101777-1	400	D010 Horse Bldg. & Fence-S/E 3801800'	
05/30/91	101777-2	0	D010 Horse Bldg. & Fence-S/E 3801800'	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs : 36117 PARKER RD

Parcel Id: 533-9.00-40.02

Class: Single Family Dwelling

Card: 1 of 7

Printed: May 1, 2025

**Dwelling Information**

<b>Style</b> Ranch	<b>Year Built</b> 1991
<b>Story height</b> 1	<b>Eff Year Built</b>
<b>Attic</b> None	<b>Year Remodeled</b>
<b>Exterior Walls</b> Alum/Vinyl	<b>Amenities</b>
<b>Masonry Trim</b> x	<b>In-law Apt</b> No
<b>Color</b>	

**Basement**

<b>Basement</b> Crawl	<b># Car Bsmt Gar</b> 0
<b>FBLA Size</b> x	<b>FBLA Type</b>
<b>Rec Rm Size</b> x	<b>Rec Rm Type</b> Single Family

**Heating & Cooling**

**Fireplaces**

<b>Heat Type</b> Central Full Ac	<b>Stacks</b> 1
<b>Fuel Type</b> Electric	<b>Openings</b> 1
<b>System Type</b> Heat Pump	<b>Pre-Fab</b>

**Room Detail**

<b>Bedrooms</b> 3	<b>Full Baths</b> 2
<b>Family Rooms</b>	<b>Half Baths</b> 0
<b>Kitchens</b>	<b>Extra Fixtures</b> 6
<b>Total Rooms</b> 7	<b>Bath Type</b>
<b>Kitchen Type</b>	<b>Bath Remod</b> No
<b>Kitchen Remod</b> No	

**Adjustments**

<b>Int vs Ext</b> Same	<b>Unfinished Area</b>
<b>Cathedral Ceiling</b> x	<b>Unheated Area</b>

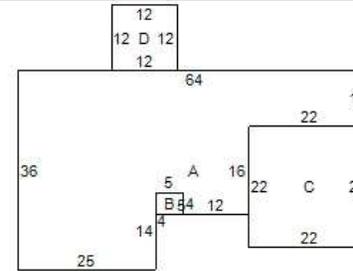
**Grade & Depreciation**

<b>Grade</b> C+	<b>Market Adj</b>
<b>Condition</b> Average	<b>Functional</b>
<b>CDU</b> AVERAGE	<b>Economic</b>
<b>Cost &amp; Design</b> 0	<b>% Good Ovr</b>
<b>% Complete</b> 100	

**Dwelling Computations**

<b>Base Price</b> 263,950	<b>% Good</b> 69
<b>Plumbing</b> 12,650	<b>% Good Override</b>
<b>Basement</b> -14,640	<b>Functional</b>
<b>Heating</b> 21,890	<b>Economic</b>
<b>Attic</b> 0	<b>% Complete</b> 100
<b>Other Features</b> 2,700	<b>C&amp;D Factor</b>
	<b>Adj Factor</b> 1.09
<b>Subtotal</b> 286,550	<b>Additions</b> 12,800
<b>Ground Floor Area</b> 1,542	
<b>Total Living Area</b> 1,542	<b>Dwelling Value</b> 229,500

**Building Notes**



ID	Code	Description	Area
A		Main Building	1542
B	11	OPEN FRAME PORCH	20
C	13	FRAME GARAGE	484
D	31	WOOD DECK	144
E	RS1	FRAME UTILITY SHED	80

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 10		80	1	1991	C	A	330

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

**Unit Location**  
**Unit View**  
**Model Make (MH)**



Situs : 36117 PARKER RD

Parcel ID: 533-9.00-40.02

Class: Single Family Dwelling

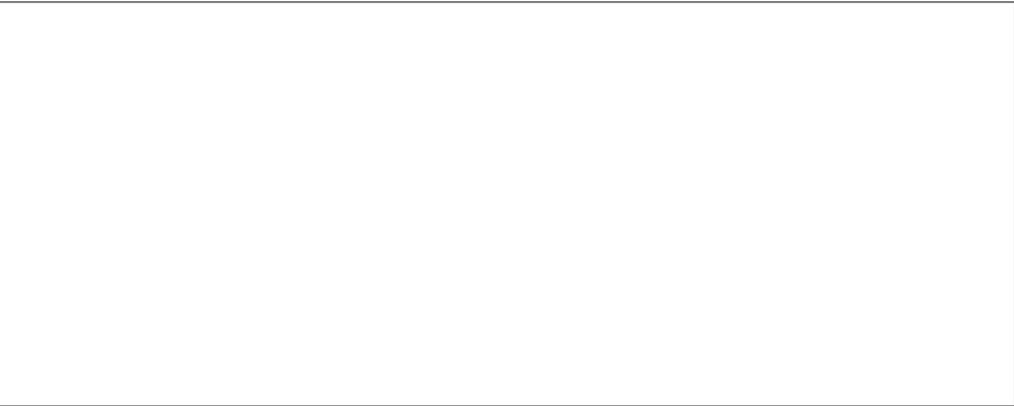
Card: 2 of 7

Printed: May 1, 2025

**CURRENT OWNER**  
 PUSEY DOUGLAS A & D RENE  
 36117 PARKER RD  
 FRANKFORD DE 19945

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR079  
 Alternate ID 533090000400200000  
 Vol / Pg 2626/46  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			90,000
Residual	AC 1.9900			44,780

Total Acres: 2.99  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	134,800	134,800	0	134,800
Building	0	234,200	234,200	0	269,700
<b>Total</b>	<b>0</b>	<b>369,000</b>	<b>369,000</b>	<b>0</b>	<b>404,500</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

Value Flag TD533DM1 Cost Approach

**Entrance Information**

Date	ID	Entry Code	Source
09/16/22	SLM	Occupant Not At Home	Estimated

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/22/02	101777-5	825	D010 Fence-Se/Rd380 2000' Ne/Rd400	
02/24/94	101777-4	2,880	D010 Pole Shed-S/3802000'N/E 400	
05/19/92	101777-3	72,000	D010 Dwellingw/Garage-S/E 3801100'N/	
05/30/91	101777-1	400	D010 Horse Bldg.& Fence-S/E 3801800'	
05/30/91	101777-2	0	D010 Horse Bldg.& Fence-S/E 3801800'	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs : 36117 PARKER RD

Parcel Id: 533-9.00-40.02

Class: Single Family Dwelling

Card: 2 of 7

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

**Fireplaces**

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	Bath Type
Kitchen Type	Bath Remod
Kitchen Remod	

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
1s Lean To	10 x 22		220	1	1991	C	A	560

**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**



Situs : 36117 PARKER RD

Parcel ID: 533-9.00-40.02

Class: Single Family Dwelling

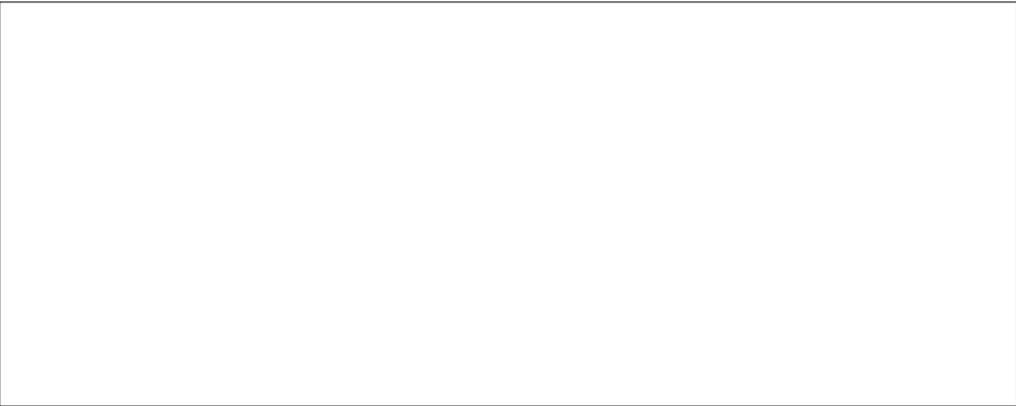
Card: 3 of 7

Printed: May 1, 2025

**CURRENT OWNER**  
 PUSEY DOUGLAS A & D RENE  
 36117 PARKER RD  
 FRANKFORD DE 19945

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR079  
 Alternate ID 533090000400200000  
 Vol / Pg 2626/46  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			90,000
Residual	AC 1.9900			44,780

Total Acres: 2.99  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	134,800	134,800	0	134,800
Building	0	234,200	234,200	0	269,700
<b>Total</b>	<b>0</b>	<b>369,000</b>	<b>369,000</b>	<b>0</b>	<b>404,500</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

Value Flag TD533DM1 Cost Approach

**Entrance Information**

Date	ID	Entry Code	Source
09/16/22	SLM	Occupant Not At Home	Estimated

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/22/02	101777-5	825	D010 Fence-Se/Rd380 2000' Ne/Rd400	
02/24/94	101777-4	2,880	D010 Pole Shed-S/3802000'N/E 400	
05/19/92	101777-3	72,000	D010 Dwellingw/Garage-S/E 3801100'N/	
05/30/91	101777-1	400	D010 Horse Bldg.& Fence-S/E 3801800'	
05/30/91	101777-2	0	D010 Horse Bldg.& Fence-S/E 3801800'	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs : 36117 PARKER RD

Parcel Id: 533-9.00-40.02

Class: Single Family Dwelling

Card: 3 of 7

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

**Fireplaces**

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Horse Pddk	13 x 22		286	1	1991	C	A	460

**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**



Situs : 36117 PARKER RD

Parcel ID: 533-9.00-40.02

Class: Single Family Dwelling

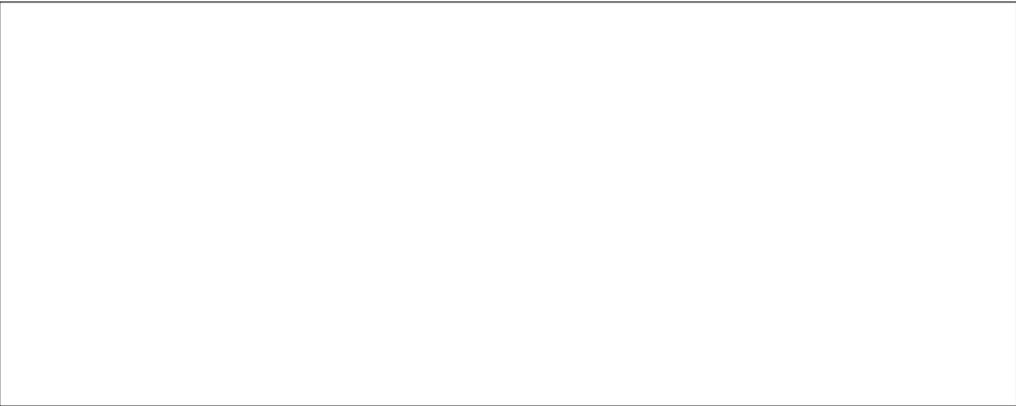
Card: 4 of 7

Printed: May 1, 2025

**CURRENT OWNER**  
 PUSEY DOUGLAS A & D RENE  
 36117 PARKER RD  
 FRANKFORD DE 19945

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR079  
 Alternate ID 533090000400200000  
 Vol / Pg 2626/46  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			90,000
Residual	AC 1.9900			44,780

Total Acres: 2.99  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	134,800	134,800	0	134,800
Building	0	234,200	234,200	0	269,700
<b>Total</b>	<b>0</b>	<b>369,000</b>	<b>369,000</b>	<b>0</b>	<b>404,500</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

Value Flag TD533DM1 Cost Approach

**Entrance Information**

Date	ID	Entry Code	Source
09/16/22	SLM	Occupant Not At Home	Estimated

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/22/02	101777-5	825	D010 Fence-Se/Rd380 2000' Ne/Rd400	
02/24/94	101777-4	2,880	D010 Pole Shed-S/3802000'N/E 400	
05/19/92	101777-3	72,000	D010 Dwellingw/Garage-S/E 3801100'N/	
05/30/91	101777-1	400	D010 Horse Bldg.& Fence-S/E 3801800'	
05/30/91	101777-2	0	D010 Horse Bldg.& Fence-S/E 3801800'	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
---------------	-------	------	----------	----------------	-----------	---------



Situs : 36117 PARKER RD

Parcel Id: 533-9.00-40.02

Class: Single Family Dwelling

Card: 4 of 7

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

**Fireplaces**

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Patio	12 x 12		144	1	1991	C	A	520

**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**



Situs : 36117 PARKER RD

Parcel ID: 533-9.00-40.02

Class: Single Family Dwelling

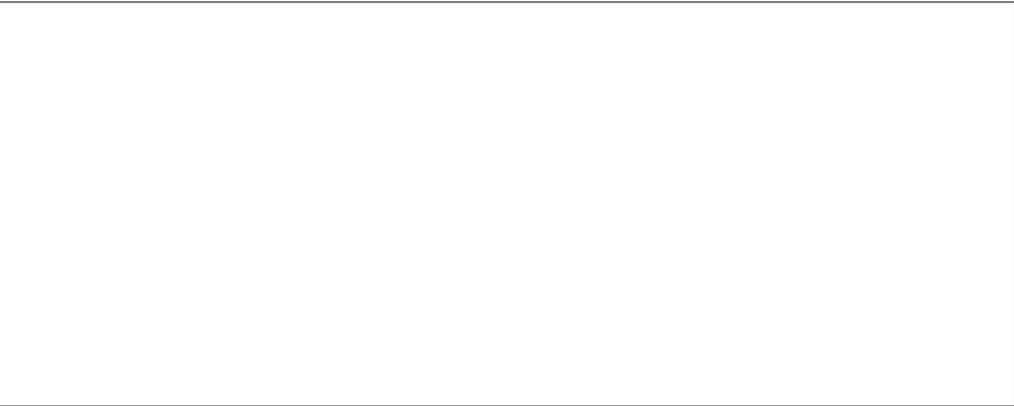
Card: 5 of 7

Printed: May 1, 2025

**CURRENT OWNER**  
 PUSEY DOUGLAS A & D RENE  
 36117 PARKER RD  
 FRANKFORD DE 19945

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR079  
 Alternate ID 533090000400200000  
 Vol / Pg 2626/46  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			90,000
Residual	AC 1.9900			44,780

Total Acres: 2.99  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	134,800	134,800	0	134,800
Building	0	234,200	234,200	0	269,700
<b>Total</b>	<b>0</b>	<b>369,000</b>	<b>369,000</b>	<b>0</b>	<b>404,500</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

Value Flag TD533DM1 Cost Approach

**Entrance Information**

Date	ID	Entry Code	Source
09/16/22	SLM	Occupant Not At Home	Estimated

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/22/02	101777-5	825	D010 Fence-Se/Rd380 2000' Ne/Rd400	
02/24/94	101777-4	2,880	D010 Pole Shed-S/3802000'N/E 400	
05/19/92	101777-3	72,000	D010 Dwellingw/Garage-S/E 3801100'N/	
05/30/91	101777-1	400	D010 Horse Bldg.& Fence-S/E 3801800'	
05/30/91	101777-2	0	D010 Horse Bldg.& Fence-S/E 3801800'	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs : 36117 PARKER RD

Parcel Id: 533-9.00-40.02

Class: Single Family Dwelling

Card: 5 of 7

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

**Fireplaces**

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Gazebo	11 x 10		110	1	1991	C	A	2,200

**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**



Situs : 36117 PARKER RD

Parcel ID: 533-9.00-40.02

Class: Single Family Dwelling

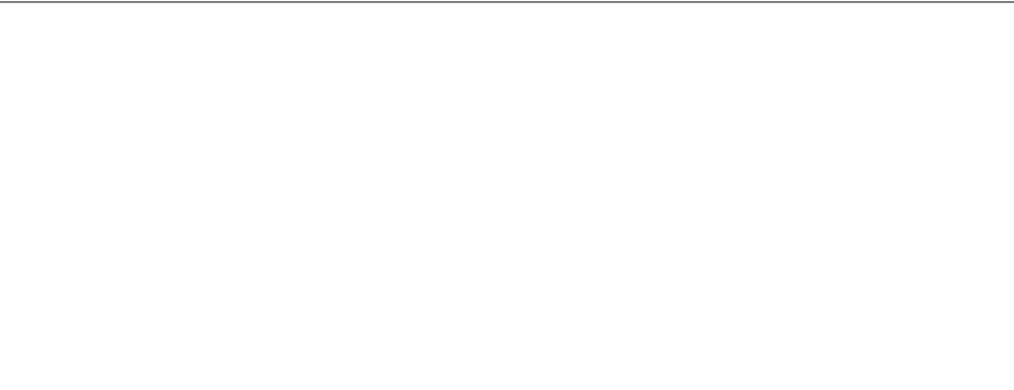
Card: 6 of 7

Printed: May 1, 2025

**CURRENT OWNER**  
 PUSEY DOUGLAS A & D RENE  
 36117 PARKER RD  
 FRANKFORD DE 19945

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR079  
 Alternate ID 533090000400200000  
 Vol / Pg 2626/46  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			90,000
Residual	AC 1.9900			44,780

Total Acres: 2.99  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	134,800	134,800	0	134,800
Building	0	234,200	234,200	0	269,700
<b>Total</b>	<b>0</b>	<b>369,000</b>	<b>369,000</b>	<b>0</b>	<b>404,500</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

Value Flag TD533DM1 Cost Approach

**Entrance Information**

Date	ID	Entry Code	Source
09/16/22	SLM	Occupant Not At Home	Estimated

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/22/02	101777-5	825	D010 Fence-Se/Rd380 2000' Ne/Rd400	
02/24/94	101777-4	2,880	D010 Pole Shed-S/3802000'N/E 400	
05/19/92	101777-3	72,000	D010 Dwellingw/Garage-S/E 3801100'N/	
05/30/91	101777-1	400	D010 Horse Bldg.& Fence-S/E 3801800'	
05/30/91	101777-2	0	D010 Horse Bldg.& Fence-S/E 3801800'	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs : 36117 PARKER RD

Parcel Id: 533-9.00-40.02

Class: Single Family Dwelling

Card: 6 of 7

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

**Fireplaces**

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	16 x 8		128	1	1991	C	A	520

**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**



Situs : 36117 PARKER RD

Parcel ID: 533-9.00-40.02

Class: Single Family Dwelling

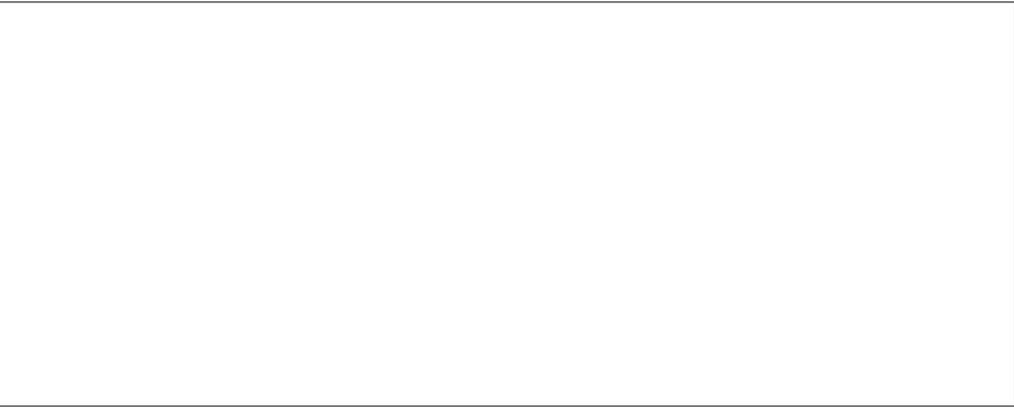
Card: 7 of 7

Printed: May 1, 2025

**CURRENT OWNER**  
 PUSEY DOUGLAS A & D RENE  
 36117 PARKER RD  
 FRANKFORD DE 19945

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR079  
 Alternate ID 533090000400200000  
 Vol / Pg 2626/46  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential

**Property Notes**



**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			90,000
Residual	AC 1.9900			44,780

Total Acres: 2.99  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	134,800	134,800	0	134,800
Building	0	234,200	234,200	0	269,700
<b>Total</b>	<b>0</b>	<b>369,000</b>	<b>369,000</b>	<b>0</b>	<b>404,500</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

Value Flag TD533DM1 Cost Approach

**Entrance Information**

Date	ID	Entry Code	Source
09/16/22	SLM	Occupant Not At Home	Estimated

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
03/22/02	101777-5	825	D010 Fence-Se/Rd380 2000' Ne/Rd400	
02/24/94	101777-4	2,880	D010 Pole Shed-S/3802000'N/E 400	
05/19/92	101777-3	72,000	D010 Dwellingw/Garage-S/E 3801100'N/	
05/30/91	101777-1	400	D010 Horse Bldg.& Fence-S/E 3801800'	
05/30/91	101777-2	0	D010 Horse Bldg.& Fence-S/E 3801800'	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Situs : 36117 PARKER RD

Parcel Id: 533-9.00-40.02

Class: Single Family Dwelling

Card: 7 of 7

Printed: May 1, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

**Fireplaces**

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 2		20	1	1991	C	A	80

**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 533-12.00-568.00

Sussex County Board of Assessment VS Ernest & Helen Lareau 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: \$961,500

Stipulated Value: \$822,500

Date: 4/30/25

Signature of Owner or duly authorized agent: Ernest M Lareau / Helen S Lareau

Printed Name: ERNEST M LAREAU / HELEN S LAREAU

Date: 4/25/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' 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 533-12.00-568.00. The adjustment reflects a change in square footage that brings the assessed value to \$822,500.

**Situs : 37364 SHELTER DR**
**Parcel ID: 533-12.00-568.00**
**Class: Single Family Dwelling**
**Card: 1 of 1**
**Printed: May 2, 2025**

**CURRENT OWNER**  
 LAREAU ERNEST M & HELEN S LAREAU  
 TRUSTEES  
 105 HARVEST CT  
 HOCKESSIN DE 19707

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR086  
 Alternate ID 533120005680000000  
 Vol / Pg 3966/112  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.5540	Waterfront - Tic		291,870

Total Acres: .554  
 Spot: Location: 11 GOOD LOCATION (POS INFLU)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	291,900	291,900	0	291,900
Building	0	530,600	449,200	0	530,580
<b>Total</b>	<b>0</b>	<b>822,500</b>	<b>741,100</b>	<b>0</b>	<b>822,480</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Market Approach  
**TD533DM4**

**Entrance Information**

Date	ID	Entry Code	Source
10/18/22	BMH	Info At Door	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
02/21/13	201302103	12,500	A108	Finish Off Bonus Room, Flooring A
06/24/05	96539-1	160,210	D010	Dwelling W/Additions-Refuge @ Di

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/31/12	450,000			3966/112		
12/21/05	628,843					



Situs : 37364 SHELTER DR

Parcel Id: 533-12.00-568.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

**Style** Cape Cod **Year Built** 2005  
**Story height** 1.5 **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** Electric **Openings**  
**System Type** Heat Pump **Pre-Fab** 1

**Room Detail**

**Bedrooms** 4 **Full Baths** 4  
**Family Rooms** **Half Baths** 1  
**Kitchens** **Extra Fixtures** 2  
**Total Rooms** 7  
**Kitchen Type** **Bath Type**  
**Kitchen Remod** No **Bath Remod** No

**Adjustments**

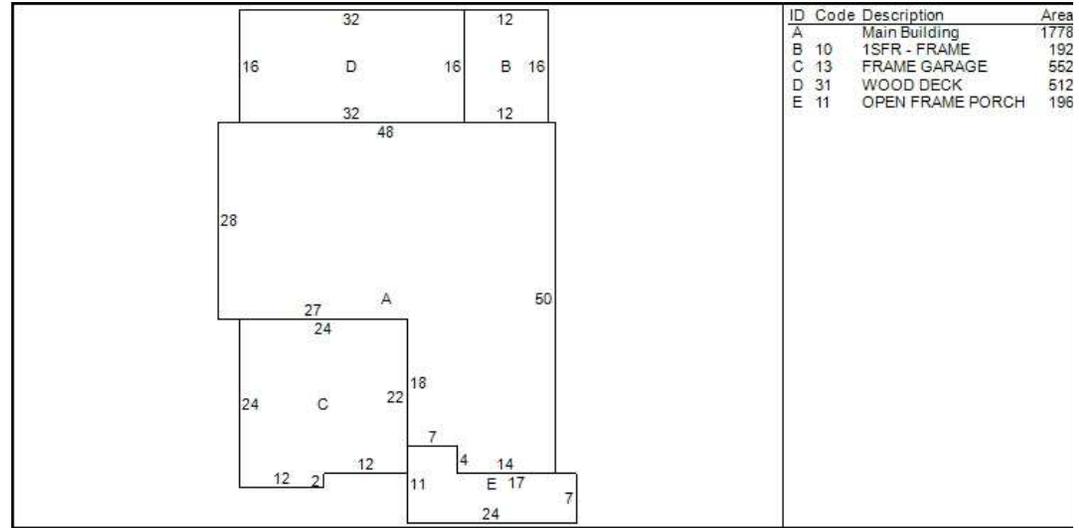
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	406,166	<b>% Good</b>	92
<b>Plumbing</b>	20,020	<b>% Good Override</b>	
<b>Basement</b>	-18,020	<b>Functional</b>	
<b>Heating</b>	33,690	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	1,780	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1
<b>Subtotal</b>	443,640	<b>Additions</b>	41,000
<b>Ground Floor Area</b>	1,778		
<b>Total Living Area</b>	2,859	<b>Dwelling Value</b>	449,200



**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**



**Melisa Anne Hollis**

---

**From:** Donald Schultz <djschultz3@msn.com>  
**Sent:** Thursday, May 1, 2025 7:41 AM  
**To:** Assessment Appeals  
**Subject:** Re: 533-19.07-60.00

**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.

I accept the stipulated value (\$4,200).

Thank you,  
Donald Schultz

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

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**From:** Assessment Appeals <assessmentappeals@sussexcountycle.gov>  
**Sent:** Wednesday, April 30, 2025 4:36:33 PM  
**To:** djschultz3@msn.com <djschultz3@msn.com>  
**Subject:** 533-19.07-60.00

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

***Martha Shaw***

Assessment Specialist  
Sussex County Council  
P.O. Box 589  
Georgetown, DE 19947  
302-855-7824 Office  
302-855-7828 Fax  
[mshaw@sussexcountycle.gov](mailto:mshaw@sussexcountycle.gov)

Situs :

Parcel ID: 533-19.07-60.00

Class: Residential - Ancillary Use

Card: 1 of 1

Printed: May 2, 2025

**CURRENT OWNER**  
 SCHULTZ CATHERINE MARY & DONALD  
 JAMES SCHULTZ TRUSTEES  
 37682 CRAB BAY LN  
 SELBYVILLE DE 19975

**GENERAL INFORMATION**  
 Living Units 0  
 Neighborhood 1AR090  
 Alternate ID 533190700600000000  
 Vol / Pg 258/268  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Wetland/Waste	AC 0.0275	Waterfront - Ca		20

Total Acres: .0275  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	0	4,200	4,200	0	0
<b>Total</b>	<b>0</b>	<b>4,200</b>	<b>4,200</b>	<b>0</b>	<b>0</b>

Manual Override Reason  
 Base Date of Value  
 Effective Date of Value

Value Flag Cost Approach  
 Gross Building:

**Entrance Information**

Date	ID	Entry Code	Source
10/06/22	TJJ	Vacant Land	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
04/19/84	100414-1	1,200	D010 Screen Porch-Keen Wik West Lot !	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/22/83	100			258/268		



Situs :

Parcel Id: 533-19.07-60.00

Class: Residential - Ancillary Use

Card: 1 of 1

Printed: May 2, 2025

**Dwelling Information**

Style	Year Built
Story height	Eff Year Built
Attic	Year Remodeled
Exterior Walls	Amenities
Masonry Trim x	In-law Apt No
Color	

**Basement**

Basement	# Car Bsmt Gar
FBLA Size x	FBLA Type
Rec Rm Size x	Rec Rm Type

**Heating & Cooling**

Heat Type	Fireplaces
Fuel Type	Stacks
System Type	Openings
	Pre-Fab

**Room Detail**

Bedrooms	Full Baths
Family Rooms	Half Baths
Kitchens	Extra Fixtures
Total Rooms	
Kitchen Type	Bath Type
Kitchen Remod	Bath Remod

**Adjustments**

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

**Grade & Depreciation**

Grade	Market Adj
Condition	Functional
CDU	Economic
Cost & Design 0	% Good Ovr
% Complete	

**Dwelling Computations**

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions

Ground Floor Area	Dwelling Value
Total Living Area	

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	5 x 23		115	1	2021	C	F	4,190

**Condominium / Mobile Home Information**

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

**Building Notes**





NEGOTIATED SETTLEMENT STIPULATION  
SUSSEX COUNTY

Tax Year 2025

In The Matter of Appeal

Parcel ID 533-19-12-123.00

Sussex County Board of Assessment VS Michael & Susan Smith  
(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: \$ 33,500 Stipulated Value: \$ 32,800

Date: 4/25/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Susan C Smith / Michael & Smith

Date: 2025

Signature of Sussex County Government Representative: [Signature]

Printed Name: [Name]

Title: Chairman of Assessment

Summary

Based on the appellants' 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 533-19-12-123.00. The adjustment reflects a change in the size of the land and the year built for the outbuildings that brings the assessed value to \$932,800.

Situs : 38185 ROY CREEK LN

Parcel ID: 533-19.12-123.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**CURRENT OWNER**  
 SMITH MICHAEL E SUSAN C SMITH  
 38185 ROY CREEK LN  
 SELBYVILLE DE 19975

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR092  
 Alternate ID 533191201230000000  
 Vol / Pg 3384/148  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2629	Waterfront - Ca		544,240

Total Acres: .2629  
 Spot: Location: 12 VERY GD LOCATION (POS INFL)

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	544,200	544,200	0	544,200
Building	0	388,600	388,600	0	599,000
<b>Total</b>	<b>0</b>	<b>932,800</b>	<b>932,800</b>	<b>0</b>	<b>1,143,200</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Cost Approach  
**TD533DM7**

**Entrance Information**

Date	ID	Entry Code	Source
10/28/22	NGV	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
08/12/21	202111703	48,000	A017 Reframe & Extend Existing Screen	
10/25/13	201312448	26,112	A017 31x16 Master Bedroom,Bsth ,Laun	
04/24/12	100491-7	4,800	D010 Pergola-Bayville Manor Lot 3	
03/24/09	100491-6	13,000	D010 Inground Pool-Bayville Manor Lot 3	
08/14/08	100491-5	5,140	D010 Deck/Scr Porch/Deck-Bayview Ma	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/17/06	465,000			3384/148		
10/03/86	36,000					
08/15/84	25,000					



Situs : 38185 ROY CREEK LN

Parcel Id: 533-19.12-123.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Conventional **Year Built** 1987  
**Story height** 2 **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** Electric **Openings**  
**System Type** Heat Pump **Pre-Fab**

**Room Detail**

**Bedrooms** 4 **Full Baths** 2  
**Family Rooms** **Half Baths** 1  
**Kitchens** **Extra Fixtures** 2  
**Total Rooms** 7 **Bath Type**  
**Kitchen Type** **Bath Remod** No  
**Kitchen Remod** No

**Adjustments**

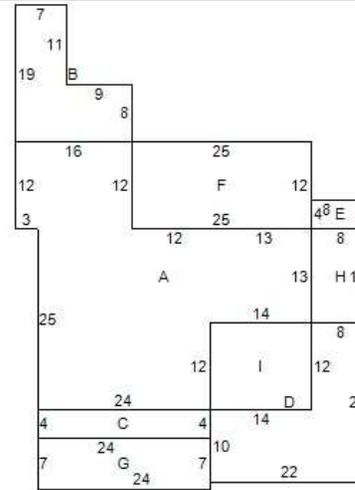
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	270,864	<b>% Good</b>	72
<b>Plumbing</b>	10,310	<b>% Good Override</b>	
<b>Basement</b>	-10,730	<b>Functional</b>	
<b>Heating</b>	22,470	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.44
<b>Subtotal</b>	292,910	<b>Additions</b>	47,700
<b>Ground Floor Area</b>	974		
<b>Total Living Area</b>	2,633	<b>Dwelling Value</b>	372,400



ID Code	Description	Area
A	Main Building	974
B	1SFR - FRAME	205
C	OPEN FRAME PORCH	96
D	FRAME GARAGE	316
E	WOOD DECK	32
F	31/11 WOOD DECK/OPEN F...	300
G	WOOD DECK	168
H	10/10/10 1SFR - FRAME/1SFR	104
I	13/10 FRAME GARAGE/1SFR	168
J	RP3 REINFORCED CONC...	576*
K	RS1 FRAME UTILITY SHED	96*
L	BD1 BOAT DOCK(WOOD...	104*
M	BK1 BULKHEAD	44*

**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Rc Pool	x		576	1	2009	C	A	9,350
Frame Shed	8 x 12		96	1	2012	C	A	890
Boat Dock	4 x 26		104	1	1987	C	A	2,370
Bulkhead	1 x 44		44	1	1987	C	A	3,560

**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**



**Re: Assessment Appeal 533-20.18-114.00**

---

From Brian Radcliffe <brianradcliffe1@gmail.com>

Date Sun 4/27/2025 12:27 PM

To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

**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.

 image0.jpeg

We agree to the adjusted value of \$697,200. Assessment Appeal 533-20.18-114.00

Sent from my iPhone

On Apr 11, 2025, at 2:03 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **April 30, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,*  
*Dianne*

<533-20.18-114.00.pdf>

**Situs : 38850 CLEVELAND AV**
**Parcel ID: 533-20.18-114.00**
**Class: Single Family Dwelling**
**Card: 1 of 1**
**Printed: May 1, 2025**

**CURRENT OWNER**  
 RADCLIFFE BRIAN E  
 DONNA J RADCLIFFE  
 12448 JERUSALEM ROAD  
 KINGSVILLE MD 21087

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 1AR092  
 Alternate ID 533201801140000000  
 Vol / Pg 4572/344  
 District  
 Zoning AGRICULTURAL/RESIDEI  
 Class Residential



**Property Notes**

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1033	Waterfront - Ca		469,540
Total Acres: .1033				
Spot: Location: 12 VERY GD LOCATION (POS INFL				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	469,500	469,500	0	469,500
Building	0	227,700	306,500	0	227,670
<b>Total</b>	<b>0</b>	<b>697,200</b>	<b>776,000</b>	<b>0</b>	<b>697,170</b>
<b>Manual Override Reason</b>					
<b>Base Date of Value</b>					
<b>Effective Date of Value</b>					
<b>Value Flag</b>	Market Approach				
<b>TD533DM7</b>					

Entrance Information			
Date	ID	Entry Code	Source
11/10/22	MEP	Occupant Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
06/14/96	101058-1	100,410	D010 Dwellingw/Porch-Cape Windsorlot		

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee



Situs : 38850 CLEVELAND AV

Parcel Id: 533-20.18-114.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 1996  
**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** Electric **Openings**  
**System Type** Heat Pump **Pre-Fab**

**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**

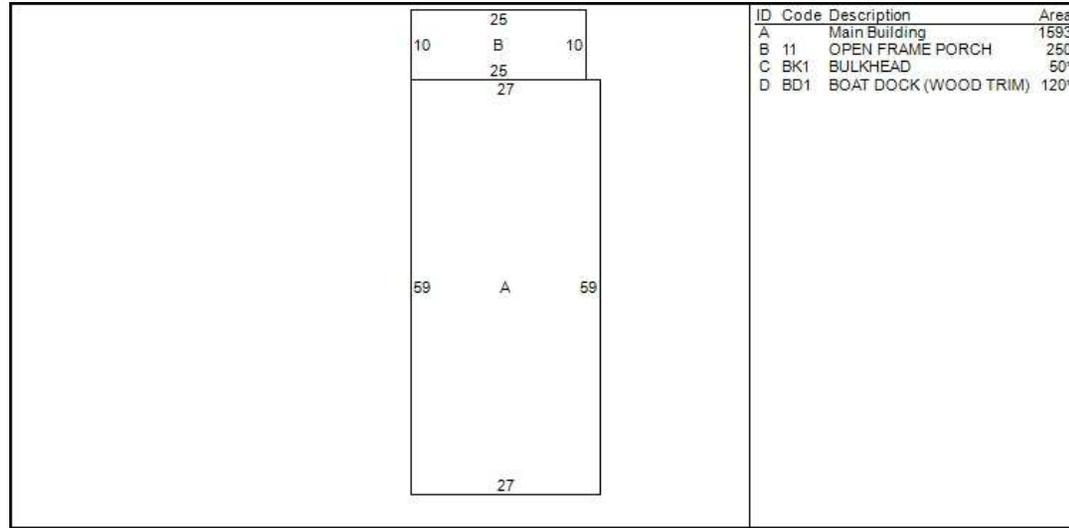
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	245,157	<b>% Good</b>	78
<b>Plumbing</b>	6,360	<b>% Good Override</b>	
<b>Basement</b>	-13,600	<b>Functional</b>	
<b>Heating</b>	20,340	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	0	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.44
<b>Subtotal</b>	258,260	<b>Additions</b>	5,100
<b>Ground Floor Area</b>	1,593		
<b>Total Living Area</b>	1,593	<b>Dwelling Value</b>	297,400



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x 50		50	1	2017	C	A	6,350
Boat Dock	24 x 5		120	1	2000	C	A	2,740

**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**



**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](mailto: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): Clay V & Ingeburg Christine Kassabian Parcel ID: 134-20.08-9.00

Street Address of Parcel: 306 York Road, Beathany Beach DE 19930

Current Assessment: \$831,400

Purchase Price (Total of Land and Improvement): \$600,000 Date of Purchase: 11/16/2020

Special Conditions of Sale: no special conditions

How was property acquired  Private Sale  Auction  Open Market  Family  Inherited  
 Other Built in 1987

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 5,220 SQ. FT Total Li Style of Home Ranch

Number of: Bedrooms: 3 Bathrooms:   Fireplaces: 0

Finished Basement  Finished Attic  Central Air

Porches and Additions: Existing 9 x 24' screen porch

Describe outbuildings or accessory structures other than main dwelling:

House is on pilings with small storage area underneath.

What do you consider to be the fair market value of the property as of July 1, 2023? \$725,000

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)
X	Other (provide detail below or in a separate attachment)

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

- 1) Purchased property on the open market for \$600,000 on Nov 16th, 2020 (1-1/2 months prior to the acceptable comparable sales window (closed from Jan 1, 2021 - June 30, 2023).
- 2) Cost approach analysis inflates my assessment by 38.6% from 11/16/20 purchase price.
- 3) Property flooded 30 x's during assessment window 1/1/21- 6/30/23 and 30 more times last year based on USGS Jefferson Creek Surface Elevation monitoring station.
- 4) Request reassessment be reduced to +/- \$725K which = 20% increase equating to \$535/sqft

### 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 134-17.19-234.00 Owner WILLIAMS BRIAN C TTEE  
Address 129 ANCHORAGE DR Beathenv Beach DE 19930  
Sales Price \$775,000.00 Date of Sale 10/19/2022  
Lot Size/Land Area 4800 sqft Lot Total Liv. Style of House CONTEMPORARY  
Number of: Bedrooms: 3 Bathrooms: \_\_\_\_\_ Fireplaces: \_\_\_\_\_  
 Finished Basement  Finished Attic  Central Air  
Porches and Additions: screened in porch and decks  
Describe Garage or Other Improvements:

Additional Comments:

\$464/sqft - Living Area  
Built 1983  
1.5 story

2. Parcel Number 134-17.00-135.00 Owner MOON DANIELLE

Address 115 CANAL DR Bethany Beach DE 19930

Sales Price \$750,000.00 Date of Sale 09/26/2022

Lot Size/Land Area 4.792 sqft lot Total Livir Style of House RANCH

Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: \_\_\_\_\_

Finished Basement  Finished Attic  Central Air

Porches and Additions: Decks and porches

Describe Garage or Other Improvements:

Additional Comments:

\$687/sqft - Living Area  
Built 1989

3. Parcel Number 134-17.15-125.00 Owner FELDMAN GARY

Address 23 CLEVELAND AV Beatheny Beach DE 19930

Sales Price \$700,000.00 Date of Sale 09/02/2022

Lot Size/Land Area 6,000 sqft lot Total Livir Style of House RANCH

Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: \_\_\_\_\_

Finished Basement  Finished Attic  Central Air

Porches and Additions Enclosed Porch

Describe Garage or Other Improvements:

Additional Comments:

\$467/sqft - Living Area  
Built 1982

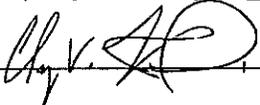
**Witnesses or Agents**

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: \$725,000

Signature of Owner or agent<sup>1</sup> \_\_\_\_\_ 

Print Name and Title: Clay V Kassabian

Mailing Address: 37695 Alder School Road  
Purcellville, VA 20132

E Mail Address: clavkassabian@gmail.com Telephone: 703-424-8344

**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.

<sup>1</sup> 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.





## Application for Valuation, Assessment and Taxation of Land Under the Farmland Assessment Act

Application is hereby made for valuation, assessment, and taxation of land used for agricultural, horticultural or forest use as provided for by the Farmland Assessment Act.

I. Name and contact information of all owner(s) of the land:

Owner(s) Name(s)	Email	Telephone Number(s)
DANIEL B. JONES	DBJPAJ42@YAHOO.COM	302-854-9328

II. Billing Address: 22498 HOFF RD MILTON, DE 19968  
Street or Route No. Town Zip Code

Sussex County Tax Parcel Number: 135-10-00-59-00

Allocation of acreage for the above parcel, according to use and soil groups.

1. 21.93 acres: Insert the total acres for this parcel.
2. 2.00 acres: Insert the acres associated with any farmhouse, garage, swimming pool, abandoned fields, etc. **Do not** include land in ponds, lakes, streams, ditches, under farm buildings, in rotation fields, etc.
3. 20.93 acres: Subtract line 2 from line 1. This equals the total acreage used for agricultural, horticultural, and forest purposes.

4. Divide the acreage shown on line 3 above into Use Classes and listed below:

Cropland	Other Land	Forest	Total
		<u>19.93</u>	

5. Divide the acreage shown in line 4, into soil groups A, B, C, D or E. **Do not write in the shaded areas.**

Soil Groups	Cropland			Other Land			Forest			Total
	Acres	Rate	Value	Acres	Rate	Value	Acres	Rate	Value	FLA Value
A										
B										
C										
D										
E										
<b>Total</b>										

Assessed Values:

Land	Building	Total

III. Indicate whether relying on  income over \$1,000 or  Federal Form Schedule F. If income, identify principal sources of income from agricultural, horticultural, or forestry products, for example: dairy, livestock, grain, poultry, vegetables, lumber: \_\_\_\_\_

IV. Indicate whether property is  agricultural use land;  horticultural use land;  forest use land. Describe evidence being provided: \_\_\_\_\_

**NOTE: If a property receiving farmland assessment is applied to a use other than agricultural, horticultural, or forest purposes, it becomes subject to rollback taxes for up to 10 preceding years.**

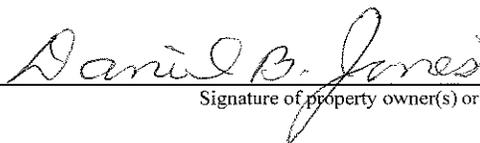
### Signature and Verification

The undersigned declares, under the penalties provided by law, that this application including any accompanying schedules and statements has been examined by him/her, and to the best of his/her knowledge is true and correct.

<u>Daniel B. Jones</u> Signature of owner	<u>12-12-24</u> Date	_____ Signature of owner	_____ Date
_____ Signature of owner	_____ Date	_____ Signature of owner	_____ Date

## Certification of Farmland Assessment Eligibility

1. I am familiar with the eligibility provision of the State Farmland Assessment Act, 9 Del. C. §§ 8328 *et seq.* (available at <https://delcode.delaware.gov/title9/c083/sc01/>).
2. I have attached either a (check applicable):
  - True and correct proof of farm income for the calendar year immediately before the February 1 that an application is due under 9 Del. C. § 8334(3) showing not less than \$1,000 in farm income.
  - Federal form Schedule F for the tax year immediately before the date that an application is due under 9 Del. C. § 8334(3).
3. The property is used in the following manner (check all applicable) and I have provided evidence of its use:
  - Agricultural use under 9 Del. C. § 8330 - Land shall be deemed to be in agricultural use when devoted to the production for sale of plants and animals useful to man, including but not limited to: forages and sod crops; grains and feed crops; dairy animals and dairy products; poultry and poultry products; livestock, including beef cattle, sheep, swine, horses, ponies, mules or goats, including the breeding and grazing of any or all of such animals; bees and apiary products; fur animals; trees and forest products; or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government.
  - Horticultural use under 9 Del. C. § 8331 - Land shall be deemed to be in horticultural use when devoted to the production for sale of fruits of all kinds, including grapes, nuts and berries; vegetables; nursery, floral, ornamental and greenhouse products; or when devoted to and meeting the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the federal government.
  - Forest use land under 9 Del. C. § 8332 - Land shall be deemed to be in forest use when devoted to tree growth in such quantity and so spaced and maintained as to constitute in the opinion of the State Forester a forest area.
4. I am aware of my responsibility under 9 Del. C. § 8336(b) to advise the assessing authority of any change in the property's eligibility for farmland assessment and recognize that failure to do so will render me liable for penalties as well as rollback taxes.



Signature of property owner(s) or authorized agent(s)

**RETURN THIS APPLICATION, ONCE BOTH SIDES ARE COMPLETED**  
**SUSSEX COUNTY, ASSESSMENT DIVISION**  
**P.O. BOX 589, GEORGETOWN, DE 19947**

**THE ANNUAL FILING DEADLINE IS FEBRUARY 1.**

**IF THIS APPLICATION WAS ACCOMPANIED BY A LETTER OR REQUEST THE FILING DEADLINE IS AS STATED.**



**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](mailto: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): DANIEL B. JONES Parcel ID: 13510005900

Street Address of Parcel: 22498 HUFF RD. MILTON, DE. 19968

Current Assessment: \$ 654,800

Purchase Price (Total of Land and Improvement): \$ 40,000 Date of Purchase: 1999

Special Conditions of Sale: \_\_\_\_\_

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 21.93 ACRES Style of Home RANCHER

Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: \_\_\_\_\_

Finished Basement  Finished Attic  Central Air

Porches and Additions: 1 ENCLOSED BACK PORCH

Describe outbuildings or accessory structures other than main dwelling:

2 OUTBLDG. (SHEDS)

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 400,000

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

<input type="checkbox"/>	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
<input checked="" 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:

I HAD TWO DIFFERENT APPRAISALS FROM TYLER AND A CHANGE IN PROPERTY CLASS FROM R TO A

### 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 235-25-00-18-00 Owner \_\_\_\_\_  
Address 17097 GRAVEL HILL RD MILTON, DE 19968  
Sales Price \$ 542,500 Date of Sale 5-23-23  
Lot Size/Land Area 6.09 ACRES Style of House 2 STY FARM HOUSE  
Number of: Bedrooms: 3 ~~Bedrooms:~~ BATH: 2 1/2 Fireplaces: \_\_\_\_\_  
 Finished Basement  Finished Attic  Central Air  
Porches and Additions: PORCHES

Describe Garage or Other Improvements:

Additional Comments:

2. Parcel Number 135-11-00-59-08 Owner \_\_\_\_\_  
Address 18797 GRAVEL HILL RD. GEORGETOWN, DE 19947  
Sales Price \$ 575,000 Date of Sale 1-3-22  
Lot Size/Land Area 10.03 ACRES Style of House CAPE COD  
Number of: Bedrooms: 4 <sup>BATHS</sup> Bedrooms: 2-1/2 Fireplaces: 1  
 Finished Basement  Finished Attic  Central Air  
Porches and Additions: SCREENED IN PORCH

Describe Garage or Other Improvements:

ATTACHED 2-CAR GARAGE

Additional Comments:

3. Parcel Number 231-15-00-300 Owner \_\_\_\_\_  
Address 17287 ROTTIE HAVEN RD. GEORGETOWN, DE 19947  
Sales Price \$500,000 Date of Sale 3-4-22  
Lot Size/Land Area 26 ACRES Style of House RANCH-RAMBLER  
Number of: Bedrooms: 3 <sup>BATH</sup> Bedrooms: 2 Fireplaces: 0  
 Finished Basement  Finished Attic  Central Air  
Porches and Additions \_\_\_\_\_

Describe Garage or Other Improvements:

ATTACHED 2 CAR GARAGE

Additional Comments:

POLE BARN + OUTBLOGS

**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 \_\_\_\_\_ be reduced to: \$ \_\_\_\_\_

Signature of Owner or agent<sup>1</sup> \_\_\_\_\_

Print Name and Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

E Mail Address: \_\_\_\_\_ Telephone: \_\_\_\_\_

**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.

<sup>1</sup> 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.



**Situs : 4 CROYDON RD**
**Parcel ID: 334-19.00-843.00**
**Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 7, 2025

**CURRENT OWNER**

 COLLINS PHILLIP J JR  
 KATHLEEN P COLLINS  
 4 CROYDON RD  
 REHOBOTH BEACH DE 19971

**GENERAL INFORMATION**

 Living Units 1  
 Neighborhood 6AR206  
 Alternate ID 334190008430000000  
 Vol / Pg 3868/293  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential


**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3329			357,680

Total Acres: .3329  
Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	357,700	357,700	0	357,700
Building	0	444,100	459,300	0	444,130
<b>Total</b>	<b>0</b>	<b>801,800</b>	<b>817,000</b>	<b>0</b>	<b>801,830</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Market Approach  
**TD334DM12**

**Entrance Information**

Date	ID	Entry Code	Source
06/27/24	SLM	Data Mailer Change	Owner
02/08/24	NMJ	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
05/19/17	201705369	1,904	A018 Deck 14x16, Under 30"	
04/25/16	201603654	2,337	A086 Replace 4-Windows (Paid Utility)	
04/22/87	74751-2	5,000	D010 Enclose Porch-Reh.Bch.Yacht & C	
04/12/85	74751-1	120,000	D010 Dwellingw/Garage-Reh.Bch.Yacht	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/25/11	370,000			3868/293		
01/14/85	30,500					



Situs : 4 CROYDON RD

Parcel Id: 334-19.00-843.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 7, 2025

**Dwelling Information**

**Style** Cape Cod **Year Built** 1986  
**Story height** 1 **Eff Year Built**  
**Attic** Unfinished **Year Remodeled**  
**Exterior Walls** Mas & Frame **Amenities**  
**Masonry Trim** x **In-law Apt** No  
**Color**

**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** 1  
**Fuel Type** Electric **Openings** 1  
**System Type** Heat Pump **Pre-Fab**

**Room Detail**

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

**Adjustments**

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

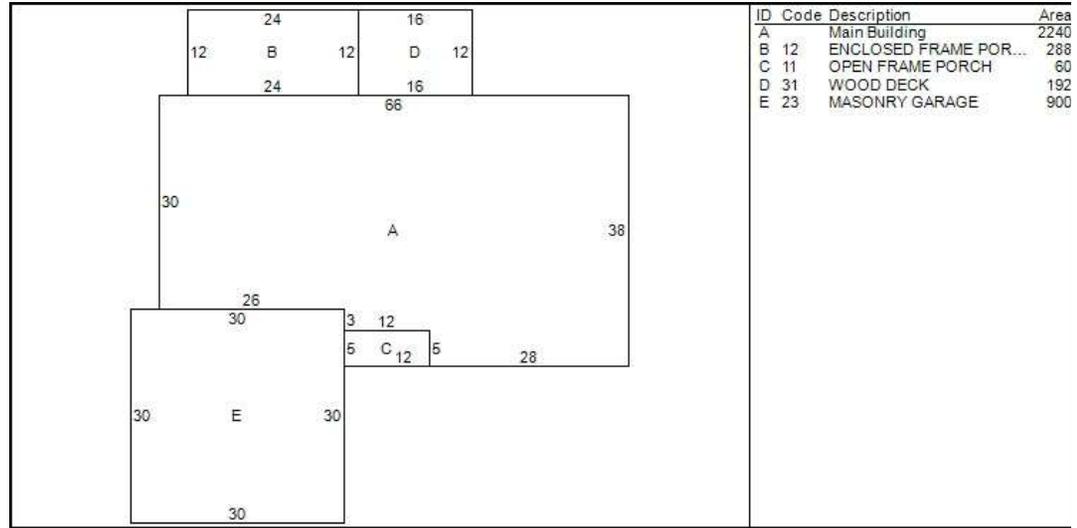
**Grade & Depreciation**

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

**Dwelling Computations**

**Base Price** 380,931 **% Good** 82  
**Plumbing** 7,030 **% Good Override**  
**Basement** 0 **Functional**  
**Heating** 29,950 **Economic**  
**Attic** 19,660 **% Complete** 100  
**Other Features** 2,700 **C&D Factor**  
**Subtotal** 440,270 **Adj Factor** 1.14  
**Additions** 41,900  
**Ground Floor Area** 2,240  
**Total Living Area** 2,240 **Dwelling Value** 459,300

**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	334-19.00-843.00	334-19.00-640.00	334-19.00-797.00	334-19.00-825.00	334-19.00-880.00	334-19.00-656.00
CARD 1						
	4	155 E	16	13	5	147
	CROYDON	BUCKINGHAM	KINGSBRIDGE	CARDIFF	COVENTRY	CORNWALL
	RD	DR	RD	RD	RD	RD
Neighborhood	6AR206	6AR206	6AR206	6AR206	6AR206	6AR206
NBHD Group	614	614	614	614	614	614
Total Acres	.3329	.5056	.3444	.3159	.3030	.3598
Living Units	1	1	1	1	1	1
<b>DWELLING DESCRIPTION</b>						
Story Height	1	1.5	1.5	1.5	1.75	1.5
Attic	2	1	1	1	1	1
Style	08-CAPE COD	08-CAPE COD	08-CAPE COD	08-CAPE COD	18-SALT BOX	08-CAPE COD
Year Built	1986	1994	1999	1987	1985	1999
Exterior Wall	09	06-ALUM/VINYL	06-ALUM/VINYL	01-FRAME	06-ALUM/VINYL	06-ALUM/VINYL
Total Living Area	2240	2458	2140	2988	2982	3193
Fin Bsmt Area				1874		
Rec Room Area			792			
Grade	C+	C+	C+	B	B	B-
CDU	AV	AV	AV	AV	AV	AV
Basement	6	3	6	6	3	3
Bed Rooms	3	4	3	4	4	3
Total Rooms	6	7	6	7	7	6
Total Fixtures	8	11	11	9	14	10
Fireplace-Mas	1		1	1		
System Type	6-HEAT PUMP	6-HEAT PUMP	2-FORCED WARM AIR	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP
<b>PRICING DATA</b>						
Land Value	357,700	398,000	360,400	353,700	350,700	364,000
Building Value	459,300	343,700	322,000	516,200	402,600	419,900
OBV Value	0	10,680	0	0	0	0
Dwelling Value	459,300	333,000	322,000	516,200	402,600	419,900
Cost Value	817,000	741,700	682,400	869,900	753,300	783,900
<b>VALUATION</b>						
Weighted Average	818,720					
Time Adjusted Price	0	779800	748800	857600	1107700	921400
Sale Price	0	700000	650000	749000	1049000	872500
Sale Date		01-FEB-2022	17-SEP-2021	01-OCT-2021	04-OCT-2022	17-OCT-2022
Market Value	801,830					
Adjusted Price		733,800	754,130	725,470	1,006,700	832,630

4 Croydon Road. 334-19.00-843.00

Rehoboth Beach, De

4 Croydon Road in bordered by 3 properties listed.

6 Croydon Rd, 12 Cornwall Rd, directly behind, connecting yard space. 10 Cornwall, backyards meet.

6 Croydon is a smaller home 2 bed, 2 bath but equal size.lot.Recent Property Tax information Total value \$672,500.

12 Cornwall

5 Bedroom 4 Bath 2600 sq ft , 300 addition sq ft, 2 more bed, 2 more bath Resent property tax information total value \$936,300.

10 Cornwall

Property Tax Total Value \$678,100.

Property proximity to 4 Croydon

Back yards and side yards back up to each other.

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CORNWALL

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10 Cornwall. 334-19.00-853.00. \$678,100 Total Value.	12 Cornwall 334-19.00-845.00 \$936,300. 2 more br/2 more ba 300 more SF
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6 Croydon. 334-19.00-844.00. \$672,500. Total Value.	4 Croydon 334-19.00-843.00 \$907,900. Total value
--	---

---

CROYDON

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Print/Save

WALTON COUNTY  
COLLINS, PHILLIP J JR

4 CROYDON RD

1 of 1

Property Information

Property Location 4 CROYDON RD

Unit

City REHOBOTH BEACH

State DE

Zip 19971

Class R-Residential

Use Code (U/G) 101-Single Family Dwelling

Town 00-None

Tax District 334 - LEWES REHOBOTH

School District 6 - CAPE HENLOPEN

Fire District 86-Rehoboth

Deeded Acres 3329

Frontage 160

Depth 145.000

Is Lot

Plot Book Page /P6

100% Land Value \$357,700

100% Improvement Value \$550,200

100% Total Value \$907,900

Address

Unit

City

State

Zip

Legal

Legal Description REH BCH YACHT CC  
LOT 6 BLK 5 SEC A  
PHASE III

Owners

COLLINS PHILLIP J JR    KATHLEEN P COLLINS    4 CROYDON RD    REHOBOTH BEACH    DE    19971

**From:** Penny Collins <[collins.penny@yahoo.com](mailto:collins.penny@yahoo.com)>  
**Sent:** Monday, May 5, 2025 2:12 PM  
**To:** Katrina M. Mears <[kmears@sussexcountyde.gov](mailto:kmears@sussexcountyde.gov)>  
**Subject:** Re: 334-19.00-843.00.pdf Assessment Appeal

**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.

We would like to show further proof of homes sold  
10/8/21 590,000. 334-19.00-824.00

2021. 620,000  
334-19.00-1018.00

12/21. 765,136  
334-19.00-879.00

These are all in our neighborhood/development. They are in the date range requested. Please advise. Do we request a hearing or fill out a form?



**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](mailto: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:**

- 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.
- Assessment is based on 100% of the fair market value of your property as of July 1, 2023.

**Property Identification**

*KATHLEEN COLLINS*  
 Owner(s): PHILIP J COLLINS Parcel ID: 334-19.00-843.00  
 Street Address of Parcel: 4 CROYDON RD, REHOBOTH BEACH  
 Current Assessment: \$ 907,900  
 Purchase Price (Total of Land and Improvement): \$ 370,000 Date of Purchase: FEB 2011  
 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
2017	\$12,000	REPAIRED DECK

**Description of Property**

Lot size/Land Area 100 X 145 Style of Home RANCH  
 Number of: Bedrooms: 3 Bathrooms: 2 1/2 Fireplaces: 1

Finished Basement  Finished Attic  Central Air

Porches and Additions: DECK

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? \$ 1,175,000

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

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

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

Properties following are:  
6 CROFTON 2 BED/2 BATH TAX TOTAL 672,000  
10 CORNWALL TAX VALUE 678,100  
12 CORNWALL 5 BED/4 BATH 2 LOOSE TAX 936,300  
300 SF MORE 2 MORE BED/BATH

**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 334-19.00-883-00 OWNER ANDREW TULKO  
Address 101 W. BUCKINGHAM  
Sales Price \$ 674,999 Date of Sale UNKNOWN  
Lot Size/Land Area 115 X 120 Style of House RANCH  
Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1  
 Finished Basement  Finished Attic  Central Air  
Porches and Additions: \_\_\_\_\_

Describe Garage or Other Improvements:

GARAGE ON SIDE, UNDER 1ST FLOOR

Additional Comments:

THERE HAV'Z NOT BEEN MANY HOUSES SOLD BY US. THESE WERE MORE RECENT AND WOULD REFLECT WHAT WE MIGHT GET

2. Parcel Number 334-19.00-888.00 Owner JON WORthington  
Address 15 KINGSBRIDGE RD  
Sales Price \$ 650,000 Date of Sale \_\_\_\_\_  
Lot Size/Land Area 100 X 120 Style of House RANCH  
Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1  
 Finished Basement  Finished Attic  Central Air  
Porches and Additions: \_\_\_\_\_

Describe Garage or Other Improvements:

GARAGE ON SIDE OF HOUSE

Additional Comments:

\_\_\_\_\_

3. Parcel Number 334-19.00837.00 Owner Gregory Stewart  
Address 9 CROYPON RD  
Sales Price \$ 750,000 Date of Sale 2023  
Lot Size/Land Area 109 X 145 Style of House 2 story Colonial  
Number of: Bedrooms: 5 Bathrooms: 4 Fireplaces: 2  
 Finished Basement  Finished Attic  Central Air  
Porches and Additions DECK, GARAGE

Describe Garage or Other Improvements:

3 CAR GARAGE, A 2 CAR 4, A SINGLE

Additional Comments:

6100 SQ FEET SOLD FOR 750,000  
OUR HOUSES WOULD SELL FOR LESS (MUCH)

**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 \_\_\_\_\_ be reduced to: \$ \_\_\_\_\_

Signature of Owner or agent: Kathleen Collins

Print Name and Title: KATHLEEN COLLINS

Mailing Address: 4 CROYDON RD

E Mail Address: Collins.Penny@yahoo.com

Telephone: 973 289 1753

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.

<sup>2</sup> 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.





Situs : 29 COVENTRY RD

Parcel ID: 334-19.00-868.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 2, 2025

**CURRENT OWNER**  
 MAIER CHARLES ANTHONY TTEE  
 KATHLEEN ANN MAIER TTEE REV TR  
 4141 GREAT OAK RD  
 ROCKVILLE MD 20853

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6AR206  
 Alternate ID 334190008680000000  
 Vol / Pg 5073/115  
 District  
 Zoning MEDIUM RESIDENTIAL  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3444			360,360

Total Acres: .3444  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	360,400	360,400	0	360,400
Building	0	458,500	391,900	0	458,460
<b>Total</b>	<b>0</b>	<b>818,900</b>	<b>752,300</b>	<b>0</b>	<b>818,860</b>

**Manual Override Reason**  
**Base Date of Value**  
**Effective Date of Value**

**Value Flag** Market Approach  
**TD334DM12**

**Entrance Information**

Date	ID	Entry Code	Source
07/18/24	DMR	Data Mailer Change	Owner
01/30/24	NMJ	Occupant Not At Home	Other

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
07/13/87	74778-1	130,000	D010 Dwellingw/Additions-Reh.Bch.Yact	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/11/19				5073/115	Deed	MAIER CHARLES ANTHONY TTEE
12/01/86	1			0/0		
10/01/84	32,000					



Situs : 29 COVENTRY RD

Parcel Id: 334-19.00-868.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 2, 2025

**Dwelling Information**

**Style** Ranch **Year Built** 1987  
**Story height** 1 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Alum/Vinyl **Amenities**  
**Masonry Trim** x **In-law Apt** No  
**Color**

**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** 1

**Room Detail**

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

**Adjustments**

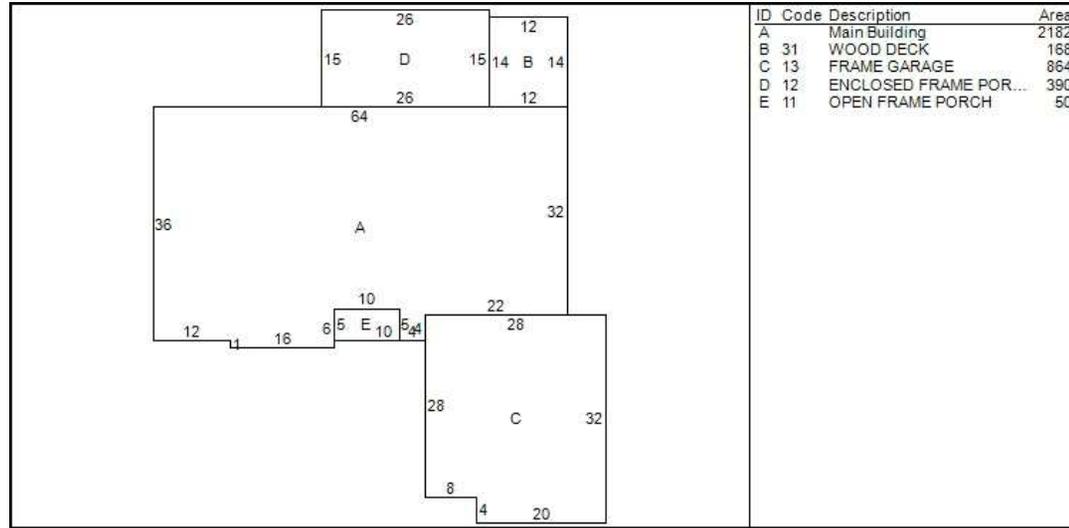
**Int vs Ext** Same **Unfinished Area**  
**Cathedral Ceiling** x **Unheated Area**

**Grade & Depreciation**

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

**Dwelling Computations**

<b>Base Price</b>	369,805	<b>% Good</b>	83
<b>Plumbing</b>	8,840	<b>% Good Override</b>	
<b>Basement</b>	-45,350	<b>Functional</b>	
<b>Heating</b>	30,680	<b>Economic</b>	
<b>Attic</b>	0	<b>% Complete</b>	100
<b>Other Features</b>	1,700	<b>C&amp;D Factor</b>	
		<b>Adj Factor</b>	1.14
<b>Subtotal</b>	365,680	<b>Additions</b>	40,300
<b>Ground Floor Area</b>	2,182		
<b>Total Living Area</b>	2,182	<b>Dwelling Value</b>	391,900



**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	334-19.00-868.00	334-19.00-879.00	334-19.00-872.00	334-19.00-1039.00	334-19.00-408.00	334-19.00-628.00
CARD 1						
	29	7	21	7	9	164 E
	COVENTRY	COVENTRY	COVENTRY	SOMERSET	KENSINGTON	BUCKINGHAM
	RD	RD	RD	RD	RD	DR
Neighborhood	6AR206	6AR206	6AR206	6AR206	6AR206	6AR206
NBHD Group	614	614	614	614	614	614
Total Acres	.3444	.2837	.2554	.3030	.2755	.3581
Living Units	1	1	1	2	1	1
<b>DWELLING DESCRIPTION</b>						
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	1987	1983	1985	1997	2000	1999
Exterior Wall	06-ALUM/VINYL	06-ALUM/VINYL	02-BRICK	06-ALUM/VINYL	06-ALUM/VINYL	06-ALUM/VINYL
Total Living Area	2182	2120	2272	2308	2124	1804
Fin Bsmt Area						
Rec Room Area						
Grade	B-	B-	B-	B-	B-	B-
CDU	AV	AV	AV	AV	AV	AV
Basement	2	3	3	3	3	3
Bed Rooms	3	3	3	3	3	4
Total Rooms	6	6	6	6	8	7
Total Fixtures	9	11	9	11	11	14
Fireplace-Mas		1	1		1	
System Type	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP
<b>PRICING DATA</b>						
Land Value	360,400	342,400	329,200	350,700	338,600	363,600
Building Value	391,900	378,600	434,200	436,300	431,700	367,200
OBV Value	0	0	0	0	9,940	0
Dwelling Value	391,900	378,600	434,200	436,300	421,800	367,200
Cost Value	752,300	721,000	763,400	787,000	770,300	730,800
<b>VALUATION</b>						
Weighted Average	817,350					
Time Adjusted Price	0	751700	837400	867200	862500	783400
Sale Price	0	670000	799000	800000	862500	680000
Sale Date		12-JAN-2022	04-NOV-2022	27-JUN-2022	16-JUN-2023	15-SEP-2021
Market Value	818,860					
Adjusted Price		780,000	844,110	805,760	831,430	807,810



Comparable homes sold January 2021 – July 2023

LAST SOLD ON AUG 10, 2022 FOR **\$630,000**

14 Coventry Rd

Rehoboth Beach, DE 19971

3 Beds 2.5 Baths

2,897 Sq Ft

LAST SOLD ON JUL 18, 2022 FOR **\$650,000**

20371 Mallory Square Cir #57,

Rehoboth Beach, DE 19971

3 Beds 2 Baths

1,878 Sq Ft

LAST SOLD ON MAY 13, 2022 FOR **\$515,000**

2018 Ramblewood Dr

Rehoboth Beach, DE 19971

3 Beds 2.5 Baths

1,624 Sq Ft

LAST SOLD ON MAY 17, 2022 FOR **\$520,000**

20 Wanoma Cir

Rehoboth Beach, DE 19971

3 Beds 2 Baths

2,300 Sq Ft

LAST SOLD ON SEP 15, 2022 FOR **\$695,000**

37424 1st St

Rehoboth Beach, DE 19971

3 Beds 2.5 Baths

1,940 Sq Ft

LAST SOLD ON FEB 16, 2023 FOR **\$632,000**

2 Melody Ct

Rehoboth Beach, DE 19971

3 Beds 2.5 Baths

2,388 Sq Ft

**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](mailto: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): Charles & Kathleen Maier Parcel ID: 334-119.00-868.00

Street Address of Parcel: 4141 Great Oak Road, Rehoboth Beach, DE 19971

Current Assessment: \$ 818,900

Purchase Price (Total of Land and Improvement): \$ 200,000 Date of Purchase: 1987

Special Conditions of Sale: \_\_\_\_\_

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 1,500sf Style of Home Contemporary

Number of: Bedrooms: 3 Bathrooms: 2.5 Fireplaces: 1

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? \$ 750,000

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

<input 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:

Recent commercial independent appraisals average \$746,000:  
Redfin \$739,806  
Zillow \$695,900  
Realtor \$804,500

### 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: 2.5 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**

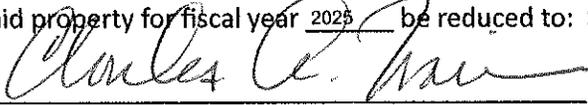
Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

\_\_\_\_\_  
Name Firm or Company

\_\_\_\_\_  
Address Contact Information (phone and/or e mail)

**Owner Certification**

The undersigned represents that he/she is the owner 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: \$ 750,000

Signature of Owner or agent<sup>1</sup> 

Print Name and Title: Charles A. Maier Maier

Mailing Address: 4141 Great Oak Road

Rockville, MD 20853

\_\_\_\_\_

E Mail Address: Chazmaier@gmail.com Telephone: 301-775-0600

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.

<sup>1</sup> 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.



Situs : 405 STOCKLEY STREET EXT

Parcel ID: 334-20.05-7.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 17, 2025

**CURRENT OWNER**  
 MURRAY ANGELA H  
 THERESA ANN CRIVELLI  
 405 STOCKLEY ST EXT  
 REHOBOTH BEACH DE 19971

**GENERAL INFORMATION**  
 Living Units 1  
 Neighborhood 6VR005  
 Alternate ID  
 Vol / Pg 4661/242  
 District  
 Zoning  
 Class Residential



**Property Notes**

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1664			911,770

Total Acres: .1664  
 Spot: Location:

**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	911,800	911,800	0	911,800
Building	0	587,500	587,500	0	981,750
<b>Total</b>	<b>0</b>	<b>1,499,300</b>	<b>1,499,300</b>	<b>0</b>	<b>1,893,550</b>

**Manual Override Reason**  
 Base Date of Value  
 Effective Date of Value

**Value Flag** Cost Approach  
 TD334DM1

**Entrance Information**

Date	ID	Entry Code	Source
06/19/24	SMD	Data Mailer Change	Owner
01/03/24	TRM	Info At Door	Owner

**Permit Information**

Date Issued	Number	Price	Purpose	% Complete
01/15/21	202100577	37,000	A095 Inground Swimming Pool 14x25 (P)	
12/15/20	202015802	20,304	A185 31 Roof Mount Solar Panels	
05/22/20	202004915	135,031	A006 2st Dw 32x50 Att Gar 22x20 Porch	

**Sales/Ownership History**

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/07/17	602,500			4661/242		



Situs : 405 STOCKLEY STREET EXT

Parcel Id: 334-20.05-7.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 17, 2025

**Dwelling Information**

**Style** Conventional **Year Built** 2020  
**Story height** 1.75 **Eff Year Built**  
**Attic** None **Year Remodeled**  
**Exterior Walls** Frame **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** Electric **Openings**  
**System Type** Heat Pump **Pre-Fab** 1

**Room Detail**

**Bedrooms** 4 **Full Baths** 3  
**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**

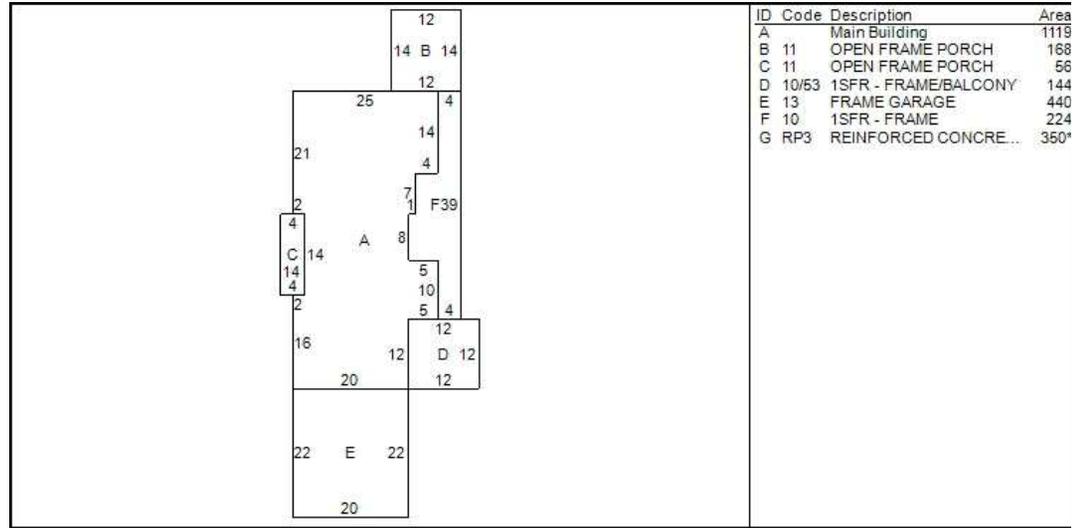
**Grade & Depreciation**

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

**Dwelling Computations**

**Base Price** 291,695 **% Good** 99  
**Plumbing** 15,400 **% Good Override**  
**Basement** -12,450 **Functional**  
**Heating** 24,200 **Economic**  
**Attic** 0 **% Complete** 100  
**Other Features** 1,780 **C&D Factor**  
**Subtotal** 320,630 **Adj Factor** 1.55  
**Additions** 46,500  
**Ground Floor Area** 1,119  
**Total Living Area** 2,326 **Dwelling Value** 564,100

**Building Notes**



**Outbuilding Data**

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Rc Pool	x		350	1	2021	C	G	23,370

**Condominium / Mobile Home Information**

**Complex Name**  
**Condo Model**

**Unit Number**  
**Unit Level**  
**Unit Parking**  
**Model (MH)**

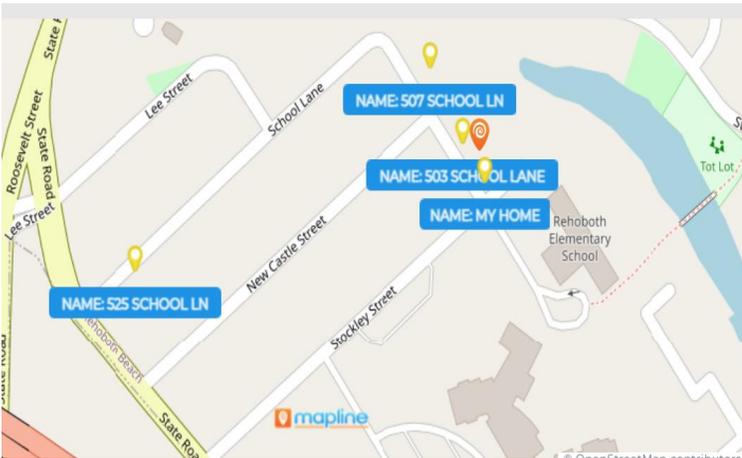
**Unit Location**  
**Unit View**  
**Model Make (MH)**

**Property Owner:** Angela Murray & Theresa Crivelli | Parcel ID # 334-20-05-7.01.

**RE:** Summary of documentation requesting to lower my assessment to \$1,400,000.00

Include 6 comps that fall within required date range. **3 of these comps are in my neighborhood School View, RB.** This neighborhood is located on the S/West side of Spring Lake, where houses are significantly less than the S/East, see maps below. My house has been appraised at \$250,000.00 - \$450,000.00 higher than comparable homes sold during this time. 3/6 comps. lot size is greater, 4/6 square footage is larger and 4/6 have basement or attic. My home has neither.

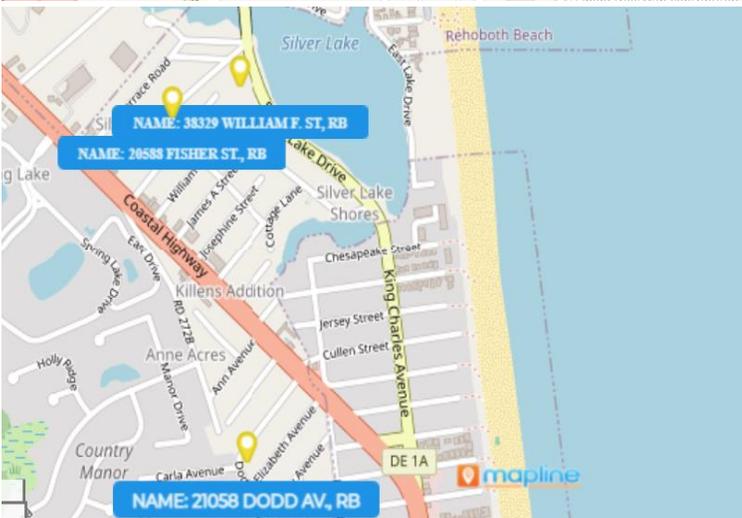
I purchased my house on 7/28/2021 for \$1,203,737.00



Map of homes that sold in my neighborhood. Sales price between \$325,000.00 - \$250,000.00 less than mine. Comps included in submittal.

Located on the same side as Spring Lake, RB

1. 525 School Lane, RB | Tax ID 334 -19.08-103.00
2. 507 School Lane, RB | Tax ID 334-20.05-10.00



Map of homes that sold in my neighborhood. Sales price between \$450,000. + less than mine. Comps included in submittal.

Located on the same side as Spring Lake, RB

4. 38329 William F, St, RB | Tax ID 334-20.09-78.01
5. 20588 Fisher St, RB | Tax ID 334-20.09-42.01



Entire map of all 6 comps located close to my property within Rehoboth, Beach. All but one is priced less than my assessment and on same side of Spring Lake. Similar distance from the beach.



1 / 25

MLS #: DESU2025304  
 Tax ID #: 334-20.09-78.01  
 Ownership Interest: Fee Simple  
 Structure Type: Detached  
 Levels/Stories: 1  
 Waterfront: No  
 Garage: No

**Location**

County: Sussex, DE  
 In City Limits: No  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE  
 County (31009)  
 Legal Subdivision: DODDS ADDITION  
 Subdiv / Neigh: DODDS ADDITION

**Taxes and Assessment**

Tax Annual Amt / Year: \$1,176 / 2021  
 School Tax: \$776  
 County Tax: \$81 / Annually  
 Clean Green Assess: No  
 Municipal Trash: No  
 Zoning: MR

**Rooms**

Bed Bath 4 2 Full

**Building Info**

Yr Major Reno/Remodel: 2006  
 Above Grade Fin SQFT: 1,500 / Estimated  
 Total Fin SQFT: 1,500 / Estimated  
 Total SQFT: 1,500 / Estimated  
 Foundation Details: Crawl Space  
 Basement Type: Other

**Lot**

Lot Acres / SQFT: 0.11a / 4792sf / Assessor

**Parking**

Driveway - # of Spaces: 4  
 Features: Driveway, Asphalt Driveway

**Total Parking Spaces**

4

**Interior Features**

Interior Features: Accessibility Features: None

**Exterior Features**

Exterior Features: Pool: No Pool

**Utilities**

Electric Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

**Remarks**

Inclusions: Furniture and all major appliances  
 Exclusions: Personal items and some pictures / wall hangings



Beds: 4  
 Baths: 2  
 Above Grade Fin SQFT: 1,500 / Estimated  
 Price / Sq Ft: 711.33  
 Year Built: 1982  
 Style: Ranch/Rambler  
 Central Air: Yes  
 Basement: Yes

**Location**

County: Sussex, DE  
 In City Limits: No  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE  
 County (31009)  
 Legal Subdivision: DODDS ADDITION  
 Subdiv / Neigh: DODDS ADDITION

**Taxes and Assessment**

Tax Assessed Value: \$18,200 / 2021  
 Imprv. Assessed Value: \$13,200  
 Land Assessed Value: \$5,000  
 Land Use Code: RS  
 Block/Lot: 31

**Rooms**

Bed Bath 4 2 Full

**Building Info**

Construction Materials: Frame  
 Roof: Architectural Shingle

**Lot**

Lot Size Dimensions: 50.00 x 100.00  
 Road: 50

**Parking**

Driveway - # of Spaces: 4  
 Features: Driveway, Asphalt Driveway

**Total Parking Spaces**

4

**Interior Features**

Interior Features: Accessibility Features: None

**Exterior Features**

Exterior Features: Pool: No Pool

**Utilities**

Electric Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

**Remarks**

Inclusions: Furniture and all major appliances  
 Exclusions: Personal items and some pictures / wall hangings

Walk to Rehoboth and Dewey Beaches! Well-maintained, nicely landscaped, rarely available 4BR/2BA ranch home east of Rt. 1 in Dodd's Addition. Open kitchen and dining area. Large primary bedroom with a walk-in closet + 1 other closet & attached bath. Many ceiling fans throughout. This house boasts a lovely front porch with surrounding sliding glass/screen doors that is heated and cooled for year-round use. New 3 level deck provides wonderful private outdoor living space. Fully fenced in back yard with new outdoor shower. Behind the house is a storage shed perfect for bikes and beach gear. Gated bike access to back yard on side opposite the deck. Paved driveway added by current owners. This 50 x 100 lot is located in the Forgotten Mile and is two blocks east of Coastal Highway on a very quiet, no through road. Not in Rehoboth or Dewey Beach city limits so only county code applies. No municipal codes or zoning restrictions.

**Directions**

Route 1 to William F Street, 1.5 blocks to 38329 on left.

**Listing Details**

Original Price:	\$1,200,000	DOM:	17
Vacation Rental:	No	Off Market Date:	10/03/22
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	07/12/2022	Home Warranty:	No
Possession:	Negotiable		
Acceptable Financing:	Negotiable		
Federal Flood Zone:	No		
<b>Historical Compensation</b>			
For more information about offers of compensation, see <a href="http://www.Bright MLS.com/offer-comp">Bright MLS.com/offer-comp</a> .			
Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
<b>Sale/Lease Contract</b>			
Concessions:	No	Dual/Var Comm:	No
Agreement of Sale Dt:	07/27/22		
Close Sale Type:	Standard Sale	Close Date:	09/30/22
Close Price:	\$1,067,000.00		

[Click to Show Photos](#)

Property Type is 'Residential'  
 Subdivision County State is 'DODDS ADDITION (SUSSEX DE)'  
 Status is 'Closed'  
 Ownership Interest is 'Fee Simple'  
 Structure Type is 'Detached'  
 Ordered by Status  
 Found 58 results in 0.02 seconds.

[1 / 35](#) Welcome to 20588 Fisher Street.



MLS #: DESU2001524  
 Tax ID #: 34-20.09-42.01  
 Fee Simple  
 Detached  
 Structure Type: DED  
 Levels/Stories: 2  
 Waterfront: No  
 Garage: No

20588 Fisher Street, Rehoboth Beach, DE 19911  
 Closed | 07/30/21  
 Residential \$1,000,000



Beds: 3  
 Baths: 3  
 Above Grade Fin SQFT: 1,800 / Estimated  
 Price / Sq Ft: 555.56  
 Year Built: 2010  
 Property Condition: Excellent  
 Style: A-Frame  
 Central Air: Yes  
 Basement: Yes

**Location**  
 County: Sussex, DE  
 In City Limits: No  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE  
 Subdiv / Neigh: DODDS ADDITION  
 Tax Annual Amt / Year: \$1,137 / 2020  
 Zoning: RESIDENTIAL

**Taxes and Assessment**  
 Tax Assessed Value: \$26,400

**Rooms**  
 Kitchen: Main 11 x 12  
 Living Room: Main 15 x 15  
 Bedroom 1: Main 11 x 11  
 Bedroom 2: Upper 1 11 x 11  
 Bedroom 3: Upper 1 13 x 15  
 Utility Room: Lower 1 20 x 40

**Building Info**  
 Builder Name: MBM  
 Above Grade Fin SQFT: 1,800 / Estimated  
 Total Fin SQFT: 1,800 / Estimated  
 Wall & Ceiling Types: Dry Wall  
 Basement Type: Unfinished, Walkout Stairs

**Lot**  
 Lot Acres / SQFT: 0.11a / 5000sf / Estimated  
 Lot Size Dimensions: 50 x 100

**Parking**  
 Driveway - # of Spaces: 2  
 Features: Driveway

**Interior Features**  
 Interior Features: Stainless Steel Appliances; Accessibility Features: None  
**Exterior Features**  
 Exterior Features: Extensive Hardscape; Patio(s); Pool: No Pool

**Utilities**  
 Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump-Electric  
 Backup; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

**Remarks**  
 Very rare, cozy, custom home in Dodd's Addition. Built in 2010, this well designed, contemporary, coastal home has been well cared for and is within walking distance to the beaches, shops and restaurants in

both Dewey and Rehoboth. The first floor features hardwood floors throughout, a gourmet kitchen, 9' ceilings, 2 x 6 exterior framing and plenty of windows for natural light. There is also a spacious living area with electric fireplace insert, large flat screen tv and a primary bedroom with en suite bath on the main level of the home. Kitchen appliances are 2 years old and washer/dryer are 3 years old. The spacious front porch, well manicured yard and paver patio with room for a pool add additional outdoor living space for those warm summer days and cool nights. The second floor has 2 bedrooms and 2 full bathrooms and a large balcony overlooking the front yard. There is also a large unfinished basement with walkout stairs (and full height ceilings) that is currently used as a workshop. There are plenty of options for finishing this space. This home is nestled in a quaint, beach community, east of Coastal Highway in the Forgotten Mile—just outside town limits with no HOA and low taxes. This home won't last long!

**Directions**

Route One South to Robinson Drive. Right on Fisher. Home on right.

**Listing Details**

Original Price:	\$1,200,000
Vacation Rental:	No
Sale Type:	Standard
Listing Term Begins:	07/03/2021
Possession:	0-30 Days CD
Federal Flood Zone:	No

**Historical Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](http://BrightMLS.com/offer-comp).

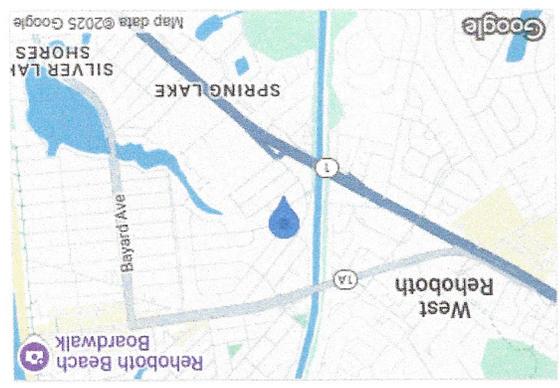
Buyer Agency Comp:	2.5% Of Gross
Sub Agency Comp:	0% Of Gross
Dual/Var Comm:	No

**Sale/Lease Contract**

Concessions:	No
Agreement of Sale Dt:	07/11/21
Close Sale Type:	Standard Sale
Close Date:	07/30/21
Close Price:	\$1,000,000.00

[Click to Show Photos](#)

Property Type is 'Residential'  
 Subdivision County State is 'DODDS ADDITION (SUSSEX DE'  
 Status is 'Closed'  
 Ownership Interest is 'Fee Simple'  
 Structure Type is 'Detached'  
 Ordered by Status  
 Found 58 results in 0.02 seconds.



**MLS #:** DESU2016942  
**Tax ID #:** 334-19.08-103.00  
**Ownership Interest:** Fee Simple  
**Structure Type:** Detached  
**Levels/Stories:** 1  
**Furnished:** Partially  
**Waterfront:** No  
**Garage:** No

**Bed:** 3  
**Baths:** 2  
**Above Grade Fin SQFT:** 1,415 / Estimated  
**Price / Sq Ft:** 876.33  
**Year Built:** 1960  
**Property Condition:** Excellent  
**Style:** Ranch/Rambler  
**Central Air:** Yes  
**Basement:** Yes

**County:** Sussex, DE  
**In City Limits:** Yes  
**MLS Area:** Lewes Rehoboth Hundred - Sussex, DE  
**Legal Subdivision:** SCHOOLVUE  
**Subdiv / Neigh:** SCHOOLVUE

**School District:** Cape Henlopen

**Taxes and Assessment**  
**Tax Annual Amt / Year:** \$1,461 / 2021  
**County Tax:** \$1,136 / Annually  
**City/Town Tax:** \$325 / Annually  
**Clean Green Assess:** No  
**Refuse Fee:** \$300  
**Zoning:** TN

**Tax Assessed Value:** 2021  
**Land Use Code:** RS

**Rooms**  
**Primary Bedroom:** Main Flooring - Hardwood  
**Bedroom 2:** Main Flooring - Hardwood  
**Bedroom 3:** Main Flooring - Hardwood  
**Other:** Main Flooring - Hardwood  
**Living Room:** Main Flooring - Hardwood  
**Dining Room:** Main Flooring - Hardwood  
**Kitchen:** Main Flooring - Vinyl

**Construction Materials:** Frame, Shingle Siding  
**Flooring Type:** Vinyl, Wood  
**Roof:** Metal

**Building Info**  
**Above Grade Fin SQFT:** 1,415 / Estimated  
**Total Fin SQFT:** 1,415 / Estimated  
**Tax Total Fin SQFT:** 1,352  
**Total SQFT:** 1,415 / Estimated  
**Foundation Details:** Block  
**Basement Type:** Sump Pump, Unfinished  
**Basement Footprint:** 95%

**Lot**  
**Lot Acres / SQFT:** 0.23a / 10000sf / Estimated  
**Fencing:** Privacy, Rear

**Ground Rent**  
**Ground Rent Exists:** No

**Lot Size Dimensions:** 100.00 X 100.00

**Interior Features**  
**Total Parking Spaces:** 4  
**Driveway - # of Spaces:** 4

**Parking**  
**Features:** Driveway, Asphalt Driveway

Interior Features: Ceiling Fan(s), Combination Dining/Living, Wood Floors; No Fireplace; Accessibility Features: None; Basement Laundry

**Exterior Features**

Exterior Features: Pool: No Pool

**Utilities**

Utilities: Central A/C; Cooling Fuel: Electric; Avg. Mo. Electric Bill: \$99; Prev. 12 Mo. Electric Bill: \$1,193; Heating: Baseboard - Hot Water; Heating Fuel: Oil; Avg. Mo. Oil Bill: \$127; Prev. 12 Mo. Oil Bill: \$1,524; Hot Water: Electric; Oil; Avg. Mo. Water Bill: \$80; Prev. 12 Mo. Water Bill: \$964; Water Source: Public; Sewer: Public Sewer

**Remarks**

Inclusions: Furnished  
Exclusions: Personal effects and contents of shed

Public: Charming Coastal Retreat! Single level living at its best. Prime location-east of Rt. 1 in the City of Rehoboth, less than 5 blocks to the ocean! Located in the highly desirable in-town neighborhood of Schoolvue. This delightful beach retreat places you within an easy walk to the boardwalk and all of the downtown Rehoboth shops and restaurants, Gordon's Pond state park/beaches, and the Breakwater Junction Bike Trails. This well-situated coastal/contemporary home sits on an oversized 100x100 lot and provides an abundance of private entertaining areas for friends & family. The lot has enough space to install a swimming pool and/or enlarge the house footprint. The possibilities are endless for the fenced rear yard which offers complete privacy. The home currently has 3 bedrooms - one bedroom has a bonus room attached for extra guests or a tv room; 2 full baths, open living/dining room area, hardwood flooring & a full unfinished basement. The home has been renovated with a metal roof, hardiplank siding, new windows, recessed lighting, plus basement waterproofing that has a transferable warranty. Being sold fully outfitted - ready for immediate enjoyment. Make this your ultimate Rehoboth Beach Retreat today!

**Directions**

State Road to School Lane

**Listing Details**

Original Price: \$1,275,000  
DOM: 9  
Vacation Rental: No  
Sale Type: Standard  
Listing Term Begins: 03/04/2022  
Settlement: No  
Possession: Federal Flood Zone: No  
Disclosures: Lead Based Paint - Federal, Other, Prop  
Disclosure, Radon

**Historical Compensation**

For more information about offers of compensation, see <https://matrix.brightmls.com/offer-comp>.  
Buyer Agency Comp: 2.5% Of Gross  
Sub Agency Comm: 0% Of Gross  
Dual/Var Comm: No

**Sale/Lease Contract**

Concessions: No  
Agreement of Sale Dt: 03/12/22  
Close Date: 05/03/22  
Close Price: \$1,240,000.00

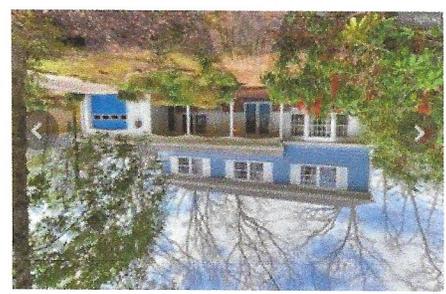
[Click to Show Photos](#)

Property Type is 'Residential'  
Subdivision County State is 'SCHOOLOVUE (SUSSEX DE)'  
Status is 'Closed'  
Ordered by Status  
Found 37 results in 0.02 seconds.

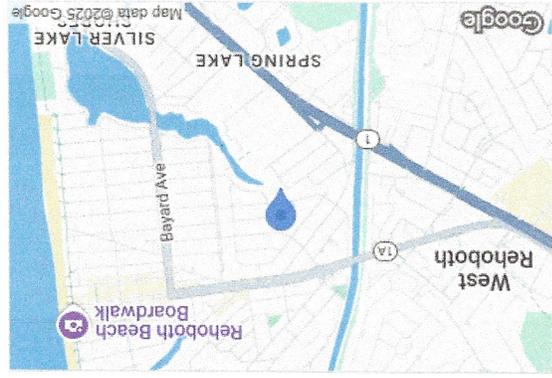
507 School Ln, Rehoboth Beach DE 19971

Closed | 07/22/22

Residential \$1,175,000



1 / 45



MLS #: DESU2017206  
 Tax ID #: 334-20.05-10.00  
 Fee Simple  
 Detached  
 2 Levels/Stories  
 Partially Furnished  
 Waterfront: No  
 Garage: Yes

Location  
 County: Sussex, DE  
 In City Limits: Yes  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE  
 Legal Subdivision: Schoolvue  
 Subdiv / Neigh: SCHOOLVUE

Association / Community Info  
 Property Manager: No

Taxes and Assessment  
 Tax Annual Amt / Year: \$2,249 / 2021  
 School Tax: \$1,499 / Annually  
 County Tax: \$156 / Annually  
 City/Town Tax: \$594 / Annually  
 Clean Green Assess: No  
 Municipal Trash: Yes  
 Zoning: TN

Rooms  
 Primary Bedroom: Upper 1 Flooring - Carpet, Primary Bedroom - Dressing Area, Walk-In Closet(s), Window Treatments  
 Primary Bathroom: Upper 1 Flooring - Tile  
 Bedroom 2: Upper 1 Attic - Walk-Up, Ceiling Fan(s), Flooring - Hardwood  
 Bedroom 3: Upper 1 Ceiling Fan(s), Flooring - Hardwood  
 Bedroom 2: Upper 1 Countertop(s) - Solid Surface, Double Sink, Flooring - Tile, Bathroom - Tub Shower  
 Bedroom 4: Upper 1 Ceiling Fan(s), Flooring - Hardwood  
 Family Room: Main Crown Molding, Flooring - Carpet, Window Treatments  
 Dining Room: Main Built-Ins, Fireplace - Hardwood  
 Den: Main Built-Ins, Fireplace - Gas, Flooring - Hardwood  
 Kitchen: Main Flooring - Carpet, Kitchen - Eat-in, Kitchen - Electric Cooking, Window Treatments  
 Laundry: Lower 1

Building Info  
 Above Grade Fin SQFT: 2,624 / Estimated  
 Total Fin SQFT: 2,624 / Estimated  
 Total SQFT: 3,744 / Estimated  
 Wall & Ceiling Types: Dry Wall  
 Foundation Details: Concrete Perimeter  
 Basement Type: Full, Interior Access, Space For Rooms, Walkout Stairs

Construction Materials: Combination, Frame, Stick Built  
 Above Grade Unfin SQFT: 1,120 / Estimated  
 Flooring Type: Hardwood, Laminated, Partially Carpeted, Tile/Brick Architectural Shingle  
 Roof:

Found 37 results in 0.02 seconds.  
 Ordered by Status  
 Status is 'Closed'  
 Subdivision County State is 'SCHOOLOUVE (SUSSEX DE)'  
 Property Type is 'Residential'

[Click to Show Photos](#)

Concessions: No  
 Concession Remarks: Rate Extension  
 Agreement of Sale Dt: 05/02/22  
 Close Sale Type: Standard Sale  
 Close Date: 07/22/22  
 Close Price: \$1,175,000.00

**Sale/Lease Contract**  
 Buyer Agency Comp: 2.5% Of Gross  
 Sub Agency Comp: \$0  
 Dual/Var Comm: Yes

**Historical Compensation**  
 For more information about offers of compensation, see [Brightmls.com/offer-comp](http://Brightmls.com/offer-comp).  
 Original Price: \$1,395,000  
 Vacation Rental: No  
 Sale Type: Standard  
 Listing Term Begins: 04/08/2022  
 Possession: Settlement  
 Acceptable Financing: Cash, Conventional  
 Federal Flood Zone: Yes  
 Disclosures: Exempt - Disclosure/Disclaimer, Subject to Condo/HOA Docs  
 Listing Terms: All Negotiation Thru Lister, As is Condition  
 Off Market Date: 07/22/22  
 Lease Considered: No  
 Home Warranty: No  
 Flood Zone Code: X, AE  
 Documents Available: Seller's Property Disclosure  
 Pets Allowed: Yes  
 Pet Restrictions: Cats OK, Dogs OK

**Listing Details**  
 DOM: 26  
 Listing Terms: All Negotiation Thru Lister, As is Condition  
 From Rehoboth Avenue, take State Road. Follow State Road to School Lane, home is on the left.

**Directions**  
 Nested among beautiful mature trees in the desirable Schoolvue community, 507 School Lane is a property that offers endless opportunities! Built in 1965, this classic 2 story, 4 bedroom, 2.5 bath colonial home features charm and character throughout. The welcoming front porch adorned with red brick greets you upon entry. Some of the home's key features include a large great room with bay windows offering an abundance of natural light, a cozy den accented with reclaimed hardwoods, built-ins, brick fireplace, and knotty pine paneling, a walk-up attic, and full walk-out basement. This building lot is like no other in the area offering the utmost privacy at 23,000 +/- square foot in size. It provides the opportunity for expansion or build new with room for a pool, garage and the maximum square footage under the Rehoboth Beach building code. Your options are too numerous to list. With easy access to downtown Rehoboth, South Rehoboth's beaches, Turtle Park, Turtle Bridge and local tennis, this property will be hard to beat!

**Public:**  
 Inclusions: some furnishings

**Remarks**  
 Cable TV Available, Phone Available, Propane; Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Electric Service; Circuit Breakers; Heating Baseboard - Hot Water, Zoned; Heating Fuel: Oil; Hot Water: Oil; Water Source: Public; Sewer: Public Sewer

**Utilities**  
 Cable TV Available, Phone Available, Propane; Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Electric Service; Circuit Breakers; Heating Baseboard - Hot Water, Zoned; Heating Fuel: Oil; Hot Water: Oil; Water Source: Public; Sewer: Public Sewer

**Exterior Features**  
 Deck(s), Patio(s), Porch(es); Pool: No Pool  
 Attic, Built-Ins, Carpet, Ceiling Fan(s), Crown Mouldings, Floor Plan-Traditional, Formal/Separate Dining Room, Intercom, Kitchen - Eat-In, Kitchen - Table Space, Window Treatments, Wood Floors, Fireplace(s); Dishwasher, Dryer, Exhaust Fan, Ice Maker, Microwave, Oven/Range - Electric, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Heater  
 Accessibility Features: None; Smoke Detector; Window Features: Screens, Sliding, Storm; Basement Laundry, Upper Floor Laundry

**Interior Features**  
 Attic, Built-Ins, Carpet, Ceiling Fan(s), Crown Mouldings, Floor Plan-Traditional, Formal/Separate Dining Room, Intercom, Kitchen - Eat-In, Kitchen - Table Space, Window Treatments, Wood Floors, Fireplace(s); Dishwasher, Dryer, Exhaust Fan, Ice Maker, Microwave, Oven/Range - Electric, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Heater  
 Accessibility Features: None; Smoke Detector; Window Features: Screens, Sliding, Storm; Basement Laundry, Upper Floor Laundry

**Total Parking Spaces**  
 Attached Garage - # of Spaces: 1  
 Driveway - # of Spaces: 4  
 Total: 5

**Parking**  
 Attached Garage - # of Spaces: 1  
 Driveway - # of Spaces: 4  
 Total: 5

**Ground Rent**  
 Ground Rent Exists: No

**Location Type:** Middle Of Block  
**Fencing:** Partially  
**Lot Acres / SQFT:** 0.54 / 23522sf / Assessor  
**Lot Size Dimensions:** 103.00 x 227.00  
**Road:** Black Top / City/County  
**Backs to Trees, Cul-de-sac, Landscaping, Private, Rear Yard, Trees/Wooded**

**Attached Garage - # of Spaces:** 1  
**Driveway - # of Spaces:** 4  
**Total Parking Spaces:** 5

20588 Fisher Street, Rehoboth Beach, DE 19971

Closed | 07/30/21

Residential

\$1,000,000



1 / 35 Welcome to 20588 Fisher Street.

MLS #: DESU2001524  
 Tax ID #: 334-20.09-42.01  
 Ownership Interest: Fee Simple  
 Structure Type: Detached  
 Levels/Stories: 2  
 Waterfront: No  
 Garage: No

Beds: 3  
 Baths: 3  
 Above Grade Fin SQFT: 1,800 / Estimated  
 Price / Sq Ft: 555.56  
 Year Built: 2010  
 Property Condition: Excellent  
 Style: A-Frame  
 Central Air: Yes  
 Basement: Yes

**Location**

County: Sussex, DE School District: Cape Henlopen  
 In City Limits: No  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE County (31009)  
 Subdiv / Neigh: DODDS ADDITION

**Taxes and Assessment**

Tax Annual Amt / Year: \$1,137 / 2020 Tax Assessed Value: \$26,400  
 Zoning: RESIDENTIAL

**Rooms**

			Bed	Bath
Kitchen:	Main	11 x 12	Main 1	1 Full
Living Room:	Main	15 x 15	Upper 1	2 Full
Bedroom 1:	Main	11 x 11		
Bedroom 2:	Upper 1	11 x 11		
Bedroom 3:	Upper 1	13 x 15		
Utility Room:	Lower 1	20 x 40		

**Building Info**

Builder Name: MBM Main Entrance Orientation: East  
 Above Grade Fin SQFT: 1,800 / Estimated Construction Materials: Stick Built  
 Total Fin SQFT: 1,800 / Estimated Flooring Type: Wood  
 Total SQFT: 1,800 / Estimated Roof: Architectural Shingle  
 Wall & Ceiling Types: Dry Wall  
 Basement Type: Unfinished, Walkout Stairs

**Lot**

Lot Acres / SQFT: 0.11a / 5000sf / Estimated Lot Size Dimensions: 50 x 100

**Parking**

Driveway - # of Spaces: 2 Features: Driveway  
**Total Parking Spaces: 2**

**Interior Features**

Interior Features: Stainless Steel Appliances; Accessibility Features: None

**Exterior Features**

Exterior Features: Extensive Hardscape; Patio(s); Pool: No Pool

**Utilities**

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump-Electric BackUp; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public Sewer: Public Sewer

**Remarks**

Public: Very rare, cozy, custom home in Dodd's Addition. Built in 2010, this well designed, contemporary, coastal home has been well cared for and is within walking distance to the beaches, shops and restaurants in









Public:

Walk to Rehoboth and Dewey Beaches! Well-maintained, nicely landscaped, rarely available 4BR/2BA ranch home east of Rt. 1 in Dodd's Addition. Open kitchen and dining area. Large primary bedroom with a walk-in closet + 1 other closet & attached bath. Many ceiling fans throughout. This house boasts a lovely front porch with surrounding sliding glass/screen doors that is heated and cooled for year-round use. New 3 level deck provides wonderful private outdoor living space. Fully fenced in back yard with new outdoor shower. Behind the house is a storage shed perfect for bikes and beach gear. Gated bike access to back yard on side opposite deck. Paved driveway added by current owners. This 50 x 100 lot is located in the Forgotten Mile and is two blocks east of Coastal Highway on a very quiet, no through road. Not in Rehoboth or Dewey Beach city limits so only county code applies. No municipal codes or zoning restrictions.

**Directions**

Route 1 to William F Street, 1.5 blocks to 38329 on left.

**Listing Details**

Original Price:	\$1,200,000	DOM:	17
Vacation Rental:	No	Off Market Date:	10/03/22
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	07/12/2022	Home Warranty:	No
Possession:	Negotiable		
Acceptable Financing:	Negotiable		
Federal Flood Zone:	No		

**Historical Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://www.brightmls.com/offer-comp).

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

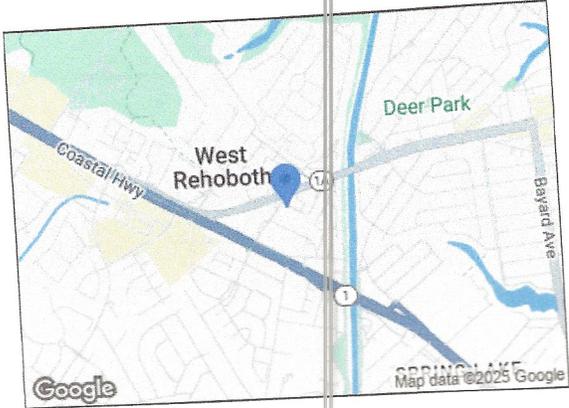
**Sale/Lease Contract**

Concessions:	No	Close Date:	09/30/22
Agreement of Sale Dt:	07/27/22	Close Price:	\$1,067,000.00
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'  
 Subdivision County State is 'DODDS ADDITION (SUSSEX DE)'  
 Status is 'Closed'  
 Ownership Interest is 'Fee Simple'  
 Structure Type is 'Detached'  
 Ordered by Status  
 Found 58 results in 0.02 seconds.

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	VALUE	LEGAT								
PRNO	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT	STRT								
405	STOCKLEY STREET	EXT	RE-Rohoboth	0.166	1.75	21 CONVENTIONAL	2020	7	4	3	1	3 CRAWL	0	B	AV	2,326																				
334-20-05-741	405 STOCKLEY STREET	EXT	RE-Rohoboth	0.166	1.75	21 CONVENTIONAL	2020	7	4	3	1	3 CRAWL	0	B	AV	2,326										644.58	THOROUGHGOOD WOODS									
334-20-05-349.00	1017 SCARBOROUGH AVENUE	EXT	RE-Rohoboth	0.294	1.75	08 CAPE CDD	1972	7	3	4	1	6 FULL	0	C+	AV	2,316	09/15/23	21and & improv	1,675,000	723.23	1,675,000	723.23														
334-20-13-87.00	2105B DODD	AV	ODnone	0.161	1	03 RANCH	1970	6	3	2	0	3 CRAWL	0	C+	AV	1,606	06/21/23	21and & improv	1,000,000	622.67	1,000,000	622.67														
334-20-05-8.00	503 SCHOOL	LN	RE-Rohoboth	0.195	1.75	08 CAPE CDD	1997	7	4	2	1	6 FULL	0	1134	C+	AV	3,184	05/01/23	21and & improv	1,575,000	494.66	1,586,000	498.12													
334-20-05-261.01	36262 BLACKSTONE	AV	ODnone	0.202	2.5	07 COLONIAL	1980	8	5	3	1	6 FULL	0	C+	AV	3,000	09/15/22	21and & improv	1,970,000	696.67	2,135,000	711.88														
334-20-05-117.01	38265 BLACKSTONE	AV	ODnone	0.121	2	21 CONVENTIONAL	2007	5	4	4	2	6 FULL	1	503	B-	AV	3,770	09/17/21	21and & improv	1,750,000	888.70	2,016,000	1,138.88													
334-20-05-325.01	38227 TERRACE	RD	ODnone	0.149	2	21 CONVENTIONAL	1980	6	3	2	0	6 FULL	1	858	B+	AV	2,626	09/28/22	21and & improv	1,500,000	571.21	1,594,500	607.20													
334-20-05-136.04	2 SILVER	LN	RE-Rohoboth	0.236	2	14 CONTINGINARY	1974	7	4	2	0	3 CRAWL	0	A	AV	3,940	04/22/21	21and & improv	2,675,000	696.61	3,388,000	830.36														
334-20-05-134.00	1008 SCARBOROUGH AVENUE	EXT	RE-Rohoboth	0.282	1	03 RANCH	1963	6	3	2	0	3 CRAWL	0	B-	AV	1,827	08/03/21	21and & improv	900,000	492.61	1,044,000	571.43														
334-20-05-346.01	1021 SCARBOROUGH AVENUE	EXT	RE-Rohoboth	0.2	1.75	08 CAPE CDD	1995	8	5	3	0	3 CRAWL	0	B-	AV	2,440	10/06/21	21and & improv	1,375,000	563.52	1,574,400	645.25														
334-20-05-360.00	1006 SCARBOROUGH AVENUE	EXT	RE-Rohoboth	0.279	2.75	21 CONVENTIONAL	2007	7	4	3	1	6 FULL	0	1008	B+	AV	3,325	04/06/23	21and & improv	2,600,000	737.50	2,836,400	747.91													
																					MEDIAN		1,625,000	639.67	1,634,700	676.54										
																					AVERAGE		1,702,000	654.75	1,846,040	709.70										



1 / 67

MLS #: DESU2005100  
 Tax ID #: 334-13.20-61.00  
 Ownership Interest: Fee Simple  
 Unit Entry Floor: 1  
 Structure Type: Detached  
 Levels/Stories: 2  
 Furnished: No  
 Waterfront: No  
 Views: City, Courtyard  
 Garage: No

Beds: 3  
 Baths: 2  
 Above Grade Fin SQFT: 2,450 / Estimated  
 Price / Sq Ft: 489.80  
 Year Built: 2015  
 Property Condition: Excellent  
 Style: Coastal  
 Central Air: Yes  
 Basement: No

**Location**

County: Sussex, DE  
 In City Limits: No  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE County (31009)  
 Legal Subdivision: WASHINGTON HEIGHTS  
 Subdiv / Neigh: WASHINGTON HEIGHTS  
 Transportation: Bus Stop less than 1 mile  
 School District: Cape Henlopen  
 High School: Cape Henlopen  
 Middle/Junior School: Cape Henlopen  
 Elementary School: Rehoboth

**Association / Community Info**

Association Recreation Fee: No

**Taxes and Assessment**

County Tax: \$778 / Annually  
 City/Town Tax: Annually  
 Zoning: C1  
 Zoning Description: Commercial with Residential use.  
 Historic: No

**Rooms**

	Bed	Bath
Main	1	1 Full
Upper 1	2	1 Full

**Building Info**

Above Grade Fin SQFT: 2,450 / Estimated  
 Total Fin SQFT: 2,450 / Estimated  
 Total SQFT: 2,450 / Estimated  
 Wall & Ceiling Types: Dry Wall  
 Foundation Details: Block, Crawl Space  
 Floors In Unit Count: 2  
 Main Entrance Orientation: West  
 Construction Materials: HardiPlank Type, Stick Built  
 Flooring Type: Hardwood, Tile/Brick  
 Roof: Architectural Shingle

**Lot**

Lot Acres / SQFT: 0.18a / 7655sf / Estimated  
 Additional Parcels: No  
 Views: City, Courtyard  
 Fencing: Fully  
 Location Type: Downtown  
 Road: Black Top / State  
 Lot Features: Cleared, Landscaping

**Ground Rent**

Ground Rent Exists: No

**Parking**

Driveway - # of Spaces: 5  
 Total Parking Spaces: 5  
 Features: Driveway, Off Street, Brick Driveway

**Interior Features**

Interior Features: Attic, Breakfast Area, Ceiling Fan(s), Entry Level Bedroom, Pantry, Window Treatments; Fireplace(s): 1, Fireplace - Glass Doors; Dishwasher, Disposal, Dryer - Electric, Icemaker, Microwave, Oven - Double,

Oven/Range - Electric, Refrigerator, Washer, Water Heater - Tankless; Accessibility Features: None; Monitored; Door Features: Insulated; Window Features: Insulated, Screens; Dryer In Unit, Main Floor Laundry, Washer In Unit

**Exterior Features**

Exterior Features: Hot Tub, Lawn Sprinkler, Outside Shower; Deck(s), Patio(s); Pool: No Pool

**Utilities**

Utilities: Cable TV, Electric Available, Propane; Central A/C, Heat Pump(s); Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump(s), Zoned; Heating Fuel: Electric, Propane - Leased; Hot Water: Tankless; Water Source: Public; Sewer: Public Sewer; Internet Services: Broadband, Cable

**Remarks**

Public: Welcome to the community of Washington Heights with its mixed commercial/residential bohemian groove on the right side of Coastal highway. Luxury homes, Bike trail access, a bakery, our favorite greasy spoon, the YMCA, restaurants, retail and a great Happy Hour are all just steps away. And only 6 blocks to the beach you will find this newer home custom built by the owner/builder with all the bells and whistles you would expect in modern living. This beach home features a wrap-around porch, 5 parking spaces, a first floor en-suite and two comfortable guest bedrooms. All season room opens to the outdoors and additional lounging area and a special purpose room call "Nowhere" . It is a heated outdoor dining /gathering space or professional demonstration room. Barn doors open on either side to allow the fun to spill over. Well maintained 8 person hot tub conveys, but there is room for a good size pool as well. Attachment of the many additional upgrades. Low maintenance materials, grounds, sprinkler system, storage shed and outside shower. Who could ask for anything more?

**Directions**

Just off the Avenue you will find the wonderful community of Washington Heights.

**Listing Details**

Original Price:	\$1,299,000	DOM:	74
Vacation Rental:	No	Listing Terms:	All Negotiation Thru Lister
Sale Type:	Standard	Off Market Date:	01/13/22
Listing Term Begins:	08/24/2021	Lease Considered:	No
Possession:	Immediate	Home Warranty:	No
Acceptable Financing:	Cash, Conventional	Pets Allowed:	Yes
Federal Flood Zone:	No	Pet Restrictions:	Cats OK, Dogs OK, Number Limited
Disclosures:	Prop Disclosure		

**Historical Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](http://BrightMLS.com/offer-comp).

Buyer Agency Comp:	2% Of Gross	Sub Agency Comp:	2% Of Gross
		Dual/Var Comm:	No

**Sale/Lease Contract**

Concessions:	No	Close Date:	01/13/22
Agreement of Sale Dt:	11/17/21	Close Price:	\$1,200,000.00
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'  
 Subdivision County State is 'WASHINGTON HEIGHTS (SUSSEX DE)'  
 Status is 'Closed'  
 Ownership Interest is 'Fee Simple'  
 Structure Type is 'Detached'  
 Ordered by Status  
 Found 26 results in 0.02 seconds.

**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](mailto: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): Angela H Murray & TheresaAnn Crivelli Parcel ID: 334-20-.05-7.01

Street Address of Parcel: 405 Stockley St. Ext., Rehoboth Beach, DE 19971

Current Assessment: \$ 1,499,300.00

Purchase Price (Total of Land and Improvement): \$ 1,203,737.00 Date of Purchase: Land 1/30/2017 + House 7/28/2021

Special Conditions of Sale: None. Land purchased in 2017 and home built by Select Build in 2021

How was property acquired  Private Sale  Auction  Open Market  Family  Inherited

Other Land was purchased in 2017 open market and 2021 Home built by Select Build

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

Year	Cost	Change
None		

**Description of Property**

Lot size/Land Area 7,250 Style of Home Conventional

Number of: Bedrooms: 4 Bathrooms: 3.5 Fireplaces: 1

Finished Basement  Finished Attic  Central Air

Porches and Additions: Home was built with 2 small open porch's ( located 1st and 2nd floor) 2 car garage, 1 story wood deck.

Describe outbuildings or accessory structures other than main dwelling:

Pool at 15 w x 22 L, fence around yard and grass/mulch around pool. Total living area is 2,397 in size.

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 1,400,000.00

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:**

Based on the 3 other comparable sales for similar homes believe \$1,400,000.00 is fair assessment. My lot size is much smaller (50% for some), have a corner lot limiting my ability to enhance my home. My home has a crawl space with no finished basement or attic and is .8 miles from the beach.

Located on the same street as the Rehoboth Elementary School with the pickle ball, tennis and basketball courts. I have the luxury of hearing pinging of pickle balls early in the morning+ nigh and folks hanging out playing basketball all night. Even with them using headlights to cars. Additionally dealing with bus traffic during school hours. Not a positive when assessing value of my home.

In addition to the three comparable sales listed below I wish to highlight that 311 Munson St. Rehoboth Beach, DE 19971 [parcel # 334-14.17-221.00] sold for \$1,400.00 on 9/07/2023. Home is a 13 minute walk from the Rehoboth Beach, less than 1/2 miles . Prime location with lot size of 50 X 100, 1,700 sq. ft. living space and shed.

**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 334-20.05-349.00 Owner James Ruddy, Seller | Broadkillin It LLC, Buyer

Address 1017 Scarborough Ave Rehoboth Beach, DE 19971

Sales Price \$\$1,675,000.00 Date of Sale 09/31/2023

Lot Size/Land Area 12824 Style of House Cape Cod, Contemporary

Number of: Bedrooms: 4 Bathrooms: 3.5 Fireplaces: 1

Finished Basement  Finished Attic  Central Air

Porches and Additions: Fenced Pool, In Ground Pool, Cabana/Pool House,

Describe Garage or Other Improvements:

3,400 square foot home, fenced, In Ground Pool w/hot tub and patio around it, Cabana/Pool House, Garage(s), Fully Finished basement, 2016 home completely remodeled. Oversized lot, cleared and landscaped for expansion.

Additional Comments:

Lot size is 5,324 sq. foot larger and living space 1,000+ is larger then my home. Fully remodeled inside to include, kitchen, bathrooms, modern finishings, updated floors and stylish wood shiplack walls + light fixtures.

Larger pool with hot tub and patio around it, 3 car garage/pool house and finished basement. All upgrades, with plenty of lot space for further improvements.

2. Parcel Number 334-20.13-87.00 Owner Brian & Christina Steele, Seller | Simmons Family Trust, Buyer

Address 21058 Dodd Ave Rehoboth Beach, DE 19971

Sales Price \$ 1,000,000.00 Date of Sale 06/01/2023

Lot Size/Land Area 7000 Style of House Bungalow

Number of: Bedrooms: 4 Bathrooms: 2 Fireplaces: 1

Finished Basement  Finished Attic  Central Air

Porches and Additions: outdoor wood deck in back yard

Describe Garage or Other Improvements:

1,600 sq ft. house w/outside Shower and large wood deck. Home includes an attached efficiency unit with 1 full bath and outside shower. Wood fence in back yard.

Additional Comments:

4/10th of mile from beach.

3. Parcel Number 334-20.05-8.00 Owner Harvey & Peggy Waltersdorf, Seller | Harvey & Peggy Waltersdorf, Seller

Address 503 School Ln, Rehoboth Beach, DE 19971

Sales Price \$ 1,575,000.00 Date of Sale 04/28/2023

Lot Size/Land Area 25,731 sq. footage Style of House Traditional

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

Finished Basement  Finished Attic  Central Air

Porches and Additions 3 car oversized detached garage , front and back porch

Describe Garage or Other Improvements:

View of lake, largest lot in Schoolvue neighborhood at 18,231 sq.foot. A 3,000 square foot home, 3 garage with front and back porch. parking spots for 7 cars, not including garage. Launch for Kayake/canoe into spring lake.

Additional Comments:

Lot size is 11,031 sq. ft. larger and living space is 603 larger thanmy home, has a 3 car garage vs. my 2 car garage, with full basement and attic (I do not have) which both could be utilized for living /storage space. Allows for greater parking (7 spots+ 3 garage vs. my 4). Not a corner lot so greater building ability to enhance home. Is in same neighborhood as myself.

**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.

N/A \_\_\_\_\_

Name

N/A \_\_\_\_\_

Firm or Company

N/A \_\_\_\_\_

Address

N/A \_\_\_\_\_

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 2023 be reduced to: \$ 1,400,000.00

Signature of Owner or agent<sup>1</sup> Murray Angela Digitally signed by Murray Angela  
Date: 2023.03.23 22:55:43 -0400

Print Name and Title: Angela Murray, Owner

Mailing Address: 405 Stockley St. Ext.,

Rehoboth Beach

DE, 19971

E Mail Address: aangelamurray@aol.com Telephone: 732-546-5440

**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.

<sup>1</sup> 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.

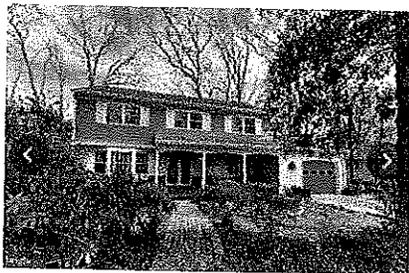
507 School Ln, Rehoboth Beach DE 19971

Closed | 07/22/22

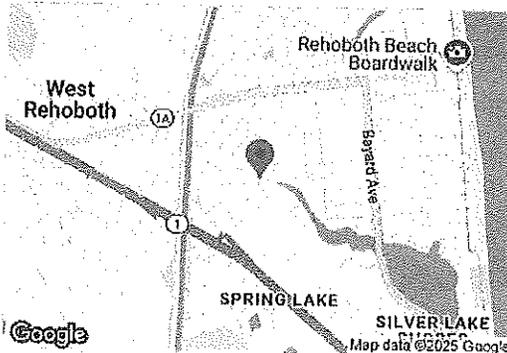
Residential

\$1,175,000

(45)



1 / 45



MLS #: DESU2017206  
 Tax ID #: 334-20,05-10,00  
 Ownership Interest: Fee Simple  
 Structure Type: Detached  
 Levels/Stories: 2  
 Furnished: Partially  
 Waterfront: No  
 Garage: Yes

Beds: 4  
 Baths: 2 / 1  
 Above Grade Fin SQFT: 2,624 / Estimated  
 Price / Sq Ft: 447.79  
 Year Built: 1965  
 Property Condition: Good  
 Style: Colonial  
 Central Air: Yes  
 Basement: Yes

**Location**

County: Sussex, DE  
 In City Limits: Yes  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE County (31009)  
 Legal Subdivision: Schoolvue  
 Subdiv / Neigh: SCHOOLVUE

School District: Cape Henlopen  
 High School: Cape Henlopen  
 Middle/Junior School: Beacon  
 Elementary School: Rehoboth

**Association / Community Info**

Property Manager: No

**Taxes and Assessment**

Tax Annual Amt / Year: \$2,249 / 2021  
 School Tax: \$1,499 / Annually  
 County Tax: \$156 / Annually  
 City/Town Tax: \$594 / Annually  
 Clean Green Assess: No  
 Municipal Trash: Yes  
 Zoning: TN

Tax Assessed Value: \$494,900 / 2021  
 Imprv. Assessed Value: \$151,150  
 Land Assessed Value: \$343,750  
 Land Use Code: RS

**Rooms**

			Bed	Bath
Primary Bedroom:	Upper 1	Flooring - Carpet, Primary Bedroom - Dressing Area, Walk-In Closet(s), Window Treatments	Main	1 Half
Primary Bathroom:	Upper 1	Flooring - Tile	Upper 1	4
Bedroom 2:	Upper 1	Attic - Walk-Up, Ceiling Fan(s), Flooring - HardWood		2 Full
Bedroom 3:	Upper 1	Ceiling Fan(s), Flooring - HardWood		
Bathroom 2:	Upper 1	Countertop(s) - Solid Surface, Double Sink, Flooring - Tile, Bathroom - Tub Shower		
Bedroom 4:	Upper 1	Ceiling Fan(s), Flooring - HardWood		
Family Room:	Main	Crown Molding, Flooring - Carpet, Window Treatments		
Dining Room:	Main	Flooring - HardWood, Window Treatments		
Den:	Main	Built-Ins, Fireplace - Gas, Flooring - HardWood		
Kitchen:	Main	Flooring - Carpet, Kitchen - Eat-in, Kitchen - Electric Cooking, Window Treatments		
Laundry:	Lower 1			

**Building Info**

Above Grade Fin SQFT: 2,624 / Estimated  
 Total Fin SQFT: 2,624 / Estimated  
 Total SQFT: 3,744 / Estimated  
 Wall & Ceiling Types: Dry Wall  
 Foundation Details: Concrete Perimeter  
 Basement Type: Full, Interior Access, Space For Rooms, Walkout Stairs

Construction Materials: Combination, Frame, Stick Built  
 Above Grade Unfin SQFT: 1,120 / Estimated  
 Flooring Type: Hardwood, Laminated, Partially Carpeted, Tile/Brick  
 Roof: Architectural Shingle

Lot Acres / SQFT: 0.54a / 23522sf / Assessor  
 Fencing: Partially  
 Location Type: Middle Of Block

Lot Size Dimensions: 103.00 x 227.00  
 Road: Black Top / City/County  
 Lot Features: Backs to Trees, Cul-de-sac, Landscaping, Private, Rear Yard, Trees/Wooded

**Ground Rent**

Ground Rent Exists: No

**Parking**

Attached Garage - # of Spaces: 1  
 Driveway - # of Spaces: 4  
**Total Parking Spaces: 5**

Features: Attached Garage, Driveway, Garage Door Opener, Concrete Driveway

**Interior Features**

Interior Features: Attic, Built-Ins, Carpet, Ceiling Fan(s), Crown Moldings, Floor Plan-Traditional, Formal/Separate Dining Room, Intercom, Kitchen - Eat-in, Kitchen - Table Space, Window Treatments, Wood Floors; Fireplace(s): 1, Equipment, Gas/Propane, Screen; Dishwasher, Disposal, Dryer, Exhaust Fan, Icemaker, Microwave, Oven/Range - Electric, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Heater; Accessibility Features: None; Smoke Detector; Window Features: Screens, Sliding, Storm; Basement Laundry, Upper Floor Laundry

**Exterior Features**

Exterior Features: Deck(s), Patio(s), Porch(es), Pool: No Pool

**Utilities**

Utilities: Cable TV Available, Phone Available, Propane; Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Electric Service: Circuit Breakers; Heating: Baseboard - Hot Water, Zoned; Heating Fuel: Oil; Hot Water: Oil; Water Source: Public; Sewer: Public Sewer

**Remarks**

Inclusions: some furnishings

Public: Nestled among beautiful mature trees in the desirable Schoolvue community, 507 School Lane is a property that offers endless opportunities! Built in 1965, this classic 2 story, 4 bedroom, 2.5 bath Colonial home features charm and character throughout. The welcoming front porch adorned with red brick greets you upon entry. Some of the home's key features include a large great room with bay windows offering an abundance of natural light, a cozy den accented with reclaimed hardwoods, built-ins, brick fireplace, and knotty pine paneling, a walk-up attic, and full walk-out basement. This building lot is like no other in the area offering the utmost privacy at 23,000 +/- square foot in size. It provides the opportunity for expansion or build new with room for a pool, garage and the maximum square footage under the Rehoboth Beach building code. Your options are too numerous to list. With easy access to downtown Rehoboth, South Rehoboth's beaches, Turtle Park, Turtle Bridge and local tennis, this property will be hard to beat!

**Directions**

From Rehoboth Avenue, take State Road. Follow State Road to School Lane. Left on School Lane, home is on the left.

**Listing Details**

Original Price: \$1,395,000  
 Vacation Rental: No  
 Sale Type: Standard  
 Listing Term Begins: 04/08/2022  
 Possession: Settlement  
 Acceptable Financing: Cash, Conventional  
 Federal Flood Zone: Yes  
 Disclosures: Exempt - Disclosure/Disclaimer, Subject to Condo/HOA Docs

DOM: 26  
 Listing Terms: All Negotiation Thru Lister, As Is Condition  
 Off Market Date: 07/22/22  
 Lease Considered: No  
 Home Warranty: No  
 Flood Zone Code: X, AE  
 Documents Available: Seller's Property Disclosure  
 Pets Allowed: Yes  
 Pet Restrictions: Cats OK, Dogs OK

**Historical Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](http://BrightMLS.com/offer-comp).

Buyer Agency Comp: 2.5% Of Gross

Sub Agency Comp: \$0  
 Dual/Var Comm: Yes

**Sale/Lease Contract**

Concessions: No  
 Concession Remarks: Rate Extension  
 Agreement of Sale Dt: 05/02/22  
 Close Sale Type: Standard Sale

Close Date: 07/22/22  
 Close Price: \$1,175,000.00

[Click to Show Photos](#)

Property Type is 'Residential'  
 Subdivision County State is 'SCHOOLVUE (SUSSEX DE)'  
 Status is 'Closed'  
 Ordered by Status  
 Found 37 results in 0.02 seconds.

525 School Ln, Rehoboth Beach, DE 19971

Closed | 05/03/22

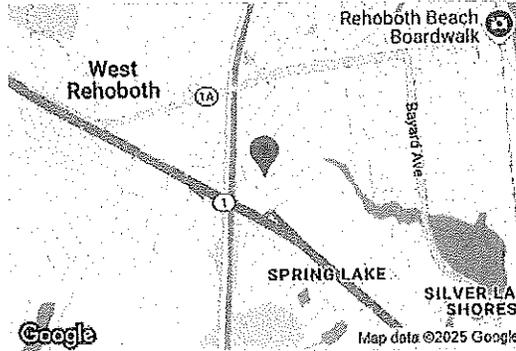
Residential

\$1,240,000

(45)



1 / 45



MLS #: DESU2016942  
 Tax ID #: 334-19-08-103.00  
 Ownership Interest: Fee Simple  
 Structure Type: Detached  
 Levels/Stories: 1  
 Furnished: Partially  
 Waterfront: No  
 Garage: No

Beds: 3  
 Baths: 2  
 Above Grade Fin SQFT: 1,415 / Estimated  
 Price / Sq Ft: 876.33  
 Year Built: 1960  
 Property Condition: Excellent  
 Style: Ranch/Rambler  
 Central Air: Yes  
 Basement: Yes

**Location**

County: Sussex, DE  
 In City Limits: Yes  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE  
 County (31009)  
 Legal Subdivision: SCHOOLVUE  
 Subdiv / Nelgh: SCHOOLVUE

School District: Cape Henlopen

**Taxes and Assessment**

Tax Annual Amt / Year: \$1,461 / 2021  
 County Tax: \$1,136 / Annually  
 City/Town Tax: \$325 / Annually  
 Clean Green Assess: No  
 Refuse Fee: \$300  
 Zoning: TN

Tax Assessed Value: 2021  
 Land Use Code: RS

**Rooms**

Primary Bedroom: Main Flooring - HardWood  
 Bedroom 2: Main Flooring - HardWood  
 Bedroom 3: Main Flooring - HardWood  
 Other: Main Flooring - HardWood  
 Living Room: Main Flooring - HardWood  
 Dining Room: Main Flooring - HardWood  
 Kitchen: Main Flooring - Vinyl

**Bed Bath**

Main 3 2 Full

**Building Info**

Above Grade Fin SQFT: 1,415 / Estimated  
 Total Fin SQFT: 1,415 / Estimated  
 Tax Total Fin SQFT: 1,352  
 Total SQFT: 1,415 / Estimated  
 Foundation Details: Block  
 Basement Type: Sump Pump, Unfinished  
 Basement Footprint: 95%

Construction Materials: Frame, Shingle Siding  
 Flooring Type: Vinyl, Wood  
 Roof: Metal

**Lot**

Lot Acres / SQFT: 0.23a / 10000sf / Estimated  
 Fencing: Privacy, Rear

Lot Size Dimensions: 100.00 x 100.00

**Ground Rent**

Ground Rent Exists: No

**Parking**

Driveway - # of Spaces 4  
 Total Parking Spaces 4

Features: Driveway, Asphalt Driveway

**Interior Features**

Interior Features: Ceiling Fan(s), Combination Dining/Living, Wood Floors; No Fireplace; Accessibility Features: None; Basement Laundry

**Exterior Features**

Exterior Features: Pool: No Pool

**Utilities**

Utilities: Central A/C; Cooling Fuel: Electric; Avg. Mo. Electric Bill: \$99; Prev. 12 Mo. Electric Bill: \$1,193; Heating: Baseboard - Hot Water; Heating Fuel: Oil; Avg. Mo. Oil Bill: \$127; Prev. 12 Mo. Oil Bill: \$1,524; Hot Water: Electric, Oil; Avg. Mo. Water Bill: \$80; Prev. 12 Mo. Water Bill: \$964; Water Source: Public; Sewer: Public Sewer

**Remarks**

Inclusions: Furnished

Exclusions: Personal effects and contents of shed

Public: Charming Coastal Retreat! Single level living at its best. Prime location-east of Rt. 1 in the City of Rehoboth, less than 5 blocks to the ocean! Located in the highly desirable in-town neighborhood of Schoolvue. This delightful beach retreat places you within an easy walk to the boardwalk and all of the downtown Rehoboth shops and restaurants, Gordon's Pond state park/beaches, and the Breakwater Junction Bike Trails. This well-situated coastal/contemporary home sits on an oversized 100x100 lot and provides an abundance of private entertaining areas for friends & family. The lot has enough space to install a swimming pool and/or enlarge the house footprint. The possibilities are endless for the fenced rear yard which offers complete privacy. The home currently has 3 bedrooms - one bedroom has a bonus room attached for extra guests or a tv room; 2 full baths, open living/dining room area, hardwood flooring & a full unfinished basement. The home has been renovated with a metal roof, hardiplank siding, new windows, recessed lighting, plus basement waterproofing that has a transferrable warranty. Being sold fully outfitted - ready for immediate enjoyment. Make this your ultimate Rehoboth Beach Retreat today!

**Directions**

State Road to School Lane

**Listing Details**

Original Price:	\$1,275,000	DOM:	9
Vacation Rental:	No	Off Market Date:	05/04/22
Sale Type:	Standard	Pets Allowed:	Yes
Listing Term Begins:	03/04/2022	Pet Restrictions:	No Pet Restrictions
Possession:	Settlement		
Federal Flood Zone:	No		
Disclosures:	Lead Based Paint - Federal, Other, Prop Disclosure, Radon		

**Historical Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](http://BrightMLS.com/offer-comp).

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

**Sale/Lease Contract**

Concessions:	No	Close Date:	05/03/22
Agreement of Sale Dt:	03/12/22	Close Price:	\$1,240,000.00
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'  
Subdivision County State is 'SCHOOLVUE (SUSSEX DE)'  
Status is 'Closed'  
Ordered by Status  
Found 37 results in 0.02 seconds.

Previous Next 4 of 26

Checked 0 All None Page

Agent One-Line display

Display Client Full

Criteria Map

at 1 per page

37484 Washington St, Rehoboth Beach, DE 19971

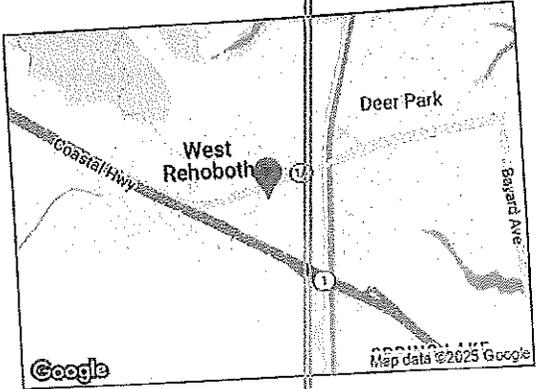
Closed | 01/13/22

Residential

\$1,200,000



1 / 67



MLS #: DESU2005100  
 Tax ID #: 334-13,20-61.00  
 Ownership Interest: Fee Simple  
 Unit Entry Floor: 1  
 Structure Type: Detached  
 Levels/Stories: 2  
 Furnished: No  
 Waterfront: No  
 Views: City, Courtyard  
 Garage: No

Beds: 3  
 Baths: 2  
 Above Grade Fin SQFT: 2,450 / Estimated  
 Price / Sq Ft: 489.80  
 Year Built: 2015  
 Property Condition: Excellent  
 Style: Coastal  
 Central Air: Yes  
 Basement: No

**Location**

County: Sussex, DE  
 In City Limits: No  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE  
 County (31009)  
 Legal Subdivision: WASHINGTON HEIGHTS  
 Subdiv / Neigh: WASHINGTON HEIGHTS  
 Transportation: Bus Stop less than 1 mile

School District: Cape Henlopen  
 High School: Cape Henlopen  
 Middle/Junior School: Cape Henlopen  
 Elementary School: Rehoboth

**Association / Community Info**

Association Recreation Fee: No

**Taxes and Assessment**

County Tax: \$778 / Annually  
 City/Town Tax: Annually  
 Zoning: C1  
 Zoning Description: Commercial with Residential use.

Historic: No

**Rooms**

	Bed	Bath
Main	1	1 Full
Upper 1	2	1 Full

**Building Info**

Above Grade Fin SQFT: 2,450 / Estimated  
 Total Fin SQFT: 2,450 / Estimated  
 Total SQFT: 2,450 / Estimated  
 Wall & Ceiling Types: Dry Wall  
 Foundation Details: Block, Crawl Space

Floors In Unit Count: 2  
 Main Entrance Orientation: West  
 Construction Materials: HardPlank Type, Stick Built  
 Flooring Type: Hardwood, Tile/Brick  
 Roof: Architectural Shingle

**Lot**

Lot Acres / SQFT: 0.18a / 7655sf / Estimated  
 Additional Parcels: No  
 Views: City, Courtyard  
 Fencing: Fully  
 Location Type: Downtown

Road: Black Top / State  
 Lot Features: Cleared, Landscaping

**Ground Rent**

Ground Rent Exists: No

**Parking**

Driveway - # of Spaces: 5  
 Total Parking Spaces: 5  
 Features: Driveway, Off Street, Brick Driveway

**Interior Features**

Interior Features: Attic, Breakfast Area, Ceiling Fan(s), Entry Level Bedroom, Pantry, Window Treatments; Fireplace(s): 1, Fireplace - Glass Doors; Dishwasher, Disposal, Dryer - Electric, Icemaker, Microwave, Oven - Double,

Oven/Range - Electric, Refrigerator, Washer, Water Heater - Tankless; Accessibility Features: None; Monitored; Door Features: Insulated; Window Features: Insulated, Screens; Dryer In Unit, Main Floor Laundry, Washer In Unit

**Exterior Features**

Exterior Features: Hot Tub, Lawn Sprinkler, Outside Shower; Deck(s), Patio(s); Pool: No Pool

**Utilities**

Utilities: Cable TV, Electric Available, Propane; Central A/C, Heat Pump(s); Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump(s), Zoned; Heating Fuel: Electric, Propane - Leased; Hot Water: Tankless; Water Source: Public; Sewer: Public Sewer; Internet Services: Broadband, Cable

**Remarks**

Public: Welcome to the community of Washington Heights with its mixed commercial/residential bohemian groove on the right side of Coastal highway. Luxury homes, Bike trail access, a bakery, our favorite greasy spoon, the YMCA, restaurants, retail and a great Happy Hour are all just steps away. And only 6 blocks to the beach you will find this newer home custom built by the owner/builder with all the bells and whistles you would expect in modern living. This beach home features a wrap-around porch, 5 parking spaces, a first floor en-suite and two comfortable guest bedrooms. All season room opens to the outdoors and additional lounging area and a special purpose room call "Nowhere" . It is a heated outdoor dining /gathering space or professional demonstration room. Barn doors open on either side to allow the fun to spill over. Well maintained 8 person hot tub conveys, but there is room for a good size pool as well. Attachment of the many additional upgrades. Low maintenance materials, grounds, sprinkler system, storage shed and outside shower. Who could ask for anything more?

**Directions**

Just off the Avenue you will find the wonderful community of Washington Heights.

**Listing Details**

Original Price:	\$1,299,000	DOM:	74
Vacation Rental:	No	Listing Terms:	All Negotiation Thru Lister
Safe Type:	Standard	Off Market Date:	01/13/22
Listing Term Begins:	08/24/2021	Lease Considered:	No
Possession:	Immediate	Home Warranty:	No
Acceptable Financing:	Cash, Conventional	Pets Allowed:	Yes
Federal Flood Zone:	No	Pet Restrictions:	Cats OK, Dogs OK, Number Limited
Disclosures:	Prop Disclosure		

**Historical Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](http://BrightMLS.com/offer-comp).

Buyer Agency Comp:	2% Of Gross	Sub Agency Comp:	2% Of Gross
		Dual/Var Comm:	No

**Sale/Lease Contract**

Concessions:	No	Close Date:	01/15/22
Agreement of Sale Dt:	11/17/21	Close Price:	\$1,200,000.00
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'  
 Subdivision County State is 'WASHINGTON HEIGHTS (SUSSEX DE)'  
 Status is 'Closed'  
 Ownership Interest is 'Fee Simple'  
 Structure Type is 'Detached'  
 Ordered by Status  
 Found 26 results in 0.02 seconds.

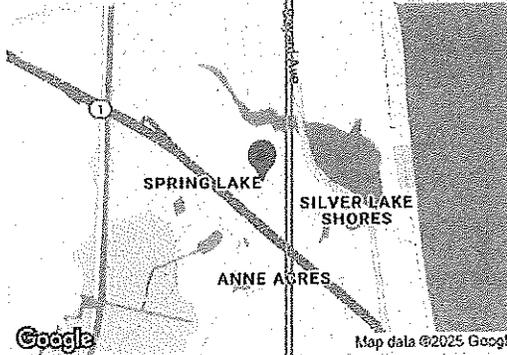
20588 Fisher Street, Rehoboth Beach, DE 19971

Closed | 07/30/21

Residential

\$1,000,000

(35)



1 / 35 Welcome to 20588 Fisher Street.

MLS #: DESU2001524  
 Tax ID #: 334-20.09-42.01  
 Ownership Interest: Fee Simple  
 Structure Type: Detached  
 Levels/Stories: 2  
 Waterfront: No  
 Garage: No

Beds: 3  
 Baths: 3  
 Above Grade Fin SQFT: 1,800 / Estimated  
 Price / Sq Ft: 555.56  
 Year Built: 2010  
 Property Condition: Excellent  
 Style: Frame  
 Central Air: Yes  
 Basement: Yes

**Location**

County: Sussex, DE School District: Cape Henlopen  
 In City Limits: No  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE  
 County (31009)  
 Subdiv / Neigh: DODDS ADDITION

**Taxes and Assessment**

Tax Annual Amt / Year: \$1,137 / 2020 Tax Assessed Value: \$26,400  
 Zoning: RESIDENTIAL

**Rooms**

			Bed	Bath
Kitchen:	Main	11 x 12	Main	1 1 Full
Living Room:	Main	15 x 15	Upper	1 2 2 Full
Bedroom 1:	Main	11 x 11		
Bedroom 2:	Upper 1	11 x 11		
Bedroom 3:	Upper 1	13 x 15		
Utility Room:	Lower 1	20 x 40		

**Building Info**

Builder Name: MBM Main Entrance Orientation: East  
 Above Grade Fin SQFT: 1,800 / Estimated Construction Materials: Stick Built  
 Total Fin SQFT: 1,800 / Estimated Flooring Type: Wood  
 Total SQFT: 1,800 / Estimated Roof: Architectural Shingle  
 Wall & Ceiling Types: Dry Wall  
 Basement Type: Unfinished, Walkout Stairs

**Lot**

Lot Acres / SQFT: 0.11a / 5000sf / Estimated Lot Size Dimensions: 50 x 100

**Parking**

Driveway - # of Spaces: 2 Features: Driveway  
 Total Parking Spaces: 2

**Interior Features**

Interior Features: Stainless Steel Appliances; Accessibility Features: None

**Exterior Features**

Exterior Features: Extensive Hardscape; Patlo(s); Pool: No Pool

**Utilities**

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump-Electric  
 BackUp; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

**Remarks**

Public: Very rare, cozy, custom home in Dodd's Addition. Built in 2010, this well designed, contemporary, coastal home has been well cared for and is within walking distance to the beaches, shops and restaurants in

both Dewey and Rehoboth. The first floor features hardwood floors throughout, a gourmet kitchen, 9' ceilings, 2 x 6 exterior framing and plenty of windows for natural light. There is also a spacious living area with electric fireplace insert, large flat screen tv and a primary bedroom with en suite bath on the main level of the home. Kitchen appliances are 2 years old and washer/dryer are 3 years old. The spacious front porch, well manicured yard and paver patio with room for a pool add additional outdoor living space for those warm summer days and cool nights. The second floor has 2 bedrooms and 2 full bathrooms and a large balcony overlooking the front yard. There is also a large unfinished basement with walkout stairs (and full height ceilings) that is currently used as a workshop. There are plenty of options for finishing this space. This home is nestled in a quaint, beach community, east of Coastal Highway in the Forgotten Mile-just outside town limits with no HOA and low taxes. This home won't last long!

**Directions**

Route One South to Robinson Drive. Right on Fisher. Home on right.

**Listing Details**

Original Price:	\$1,200,000	DOM:	10
Vacation Rental:	No	Off Market Date:	07/30/21
Sale Type:	Standard		
Listing Term Begins:	07/03/2021		
Possession:	0-30 Days CD		
Federal Flood Zone:	No		

**Historical Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](http://BrightMLS.com/offer-comp).

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

**Sale/Lease Contract**

Concessions:	No		
Agreement of Sale Dt:	07/11/21	Close Date:	07/30/21
Close Sale Type:	Standard Sale	Close Price:	\$1,000,000.00

[Click to Show Photos](#)

Property Type is 'Residential'  
 Subdivision County State is 'DODDS ADDITION (SUSSEX DE)'  
 Status is 'Closed'  
 Ownership Interest is 'Fee Simple'  
 Structure Type is 'Detached'  
 Ordered by Status  
 Found 58 results in 0.02 seconds.

38338 William F St, Rehoboth Beach, DE 19971

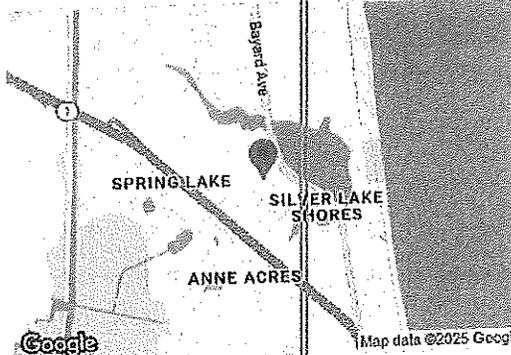
Closed | 11/04/22

Residential

\$1,400,000



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MLS #: DESU2029572  
 Tax ID #: 334-20.09-84.01  
 Ownership Interest: Fee Simple  
 Structure Type: Detached  
 Levels/Stories: 3  
 Waterfront: No  
 Garage: No

Beds: 5  
 Baths: 4  
 Above Grade Fin SQFT: 2,350 / Estimated  
 Price / Sq Ft: 595.74  
 Year Built: 1990  
 Property Condition: Very Good  
 Style: A-Frame  
 Central Air: Yes  
 Basement: Yes

**Location**

County: Sussex, DE  
 In City Limits: No  
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE  
 County (31009)  
 Subdiv / Nelgh: DODDS ADDITION  
 School District: Cape Henlopen  
 High School: Cape Henlopen  
 Middle/Junior School: Beacon  
 Elementary School: Rehoboth

**Taxes and Assessment**

Tax Annual Amt / Year: \$1,468 / 2021  
 Zoning: MR  
 Tax Assessed Value: \$43,800

**Rooms**

		Bed	Bath
Basement:	Lower 1 30 x 34	Main 1	1 Full
		Upper 1	3 2 Full
		Upper 2	1 1 Full

**Building Info**

Above Grade Fin SQFT: 2,350 / Estimated  
 Below Grade Fin SQFT: 1,016 / Estimated  
 Total Below Grade SQFT: 1,016 / Estimated  
 Total Fin SQFT: 3,366 / Estimated  
 Total SQFT: 3,366 / Estimated  
 Wall & Ceiling Types: Dry Wall  
 Foundation Details: Block  
 Basement Type: Unfinished  
 Main Entrance Orientation: North  
 Construction Materials: Stick Built  
 Flooring Type: Solid Hardwood  
 Roof: Architectural Shingle

**Lot**

Lot Acres / SQFT: 0.11a / 4792sf / Estimated  
 Lot Size Dimensions: 50 x 100

**Ground Rent**

Ground Rent Exists: No

**Parking**

Driveway - # of Spaces: 4  
 Total Parking Spaces: 4  
 Features: Driveway, Paved Parking

**Interior Features**

Interior Features: No Fireplace; Accessibility Features: None; Basement Laundry

**Exterior Features**

Exterior Features: Outbuilding(s); Deck(s), Porch(es); Pool: No Pool; Other Structures: Wood/Metal Shed

**Utilities**

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump-Electric  
 BackUp; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public Sewer: Public Sewer

**Remarks**

Public: Super rare, well-kept 5BR/4BA home w/hardwood floors and unfinished basement East of Rt. 1 in Dodd's

Addition. The first floor features a large bedroom and full bathroom with shower stall, hardwood flooring and large kitchen and dining area with natural light. The second floor has 3 bedrooms and 2 full bathrooms and plenty of closet space for storage. The 3rd floor is currently used as the owner's bedroom and has closed storage that could be converted to closet space. There is also a large unfinished basement the full footprint of the house. The outside features include a covered front porch, rear deck, outdoor shower and storage shed. The home has new hardiplank siding in 2022. This 50 x 100 lot is located in the Forgotten Mile and is two blocks east of Coastal Highway on a very quiet, dead end street with no through traffic No municipal codes or zoning restrictions. You are in the county. Take advantage of this opportunity now. Property won't last long. Seller is selling in "as is" condition.

**Directions**

East of Rt. One in Dodd's Additon

**Listing Details**

Original Price:	\$1,400,000	DOM:	
Vacation Rental:	No	Off Market Date:	11/04/22
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	09/22/2022	Home Warranty:	No
Possession:	61-90 Days CD		
Acceptable Financing:	Cash, Conventional		
Federal Flood Zone:	No		

**Historical Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://brightmls.com/offer-comp).

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

**Sale/Lease Contract**

Concessions:	No	Close Date:	11/04/22
Agreement of Sale Dt:	09/22/22	Close Price:	\$1,400,000.00
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'  
 Subdivision County State is 'DODDS ADDITION (SUSSEX DE)'  
 Status is 'Closed'  
 Ownership Interest is 'Fee Simple'  
 Structure Type is 'Detached'  
 Ordered by Status  
 Found 58 results in 0.02 seconds.

Previous Next 4 of 58 Checked 1 All None Page Agent One-Line display

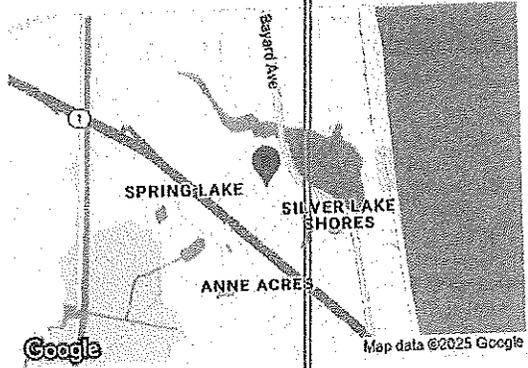
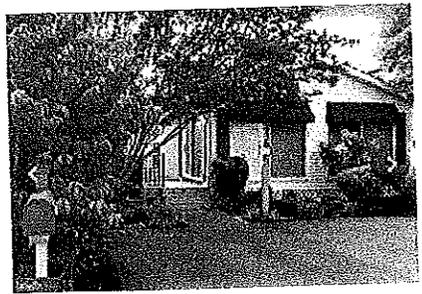
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38329 William F St, Rehoboth Beach, DE 19971

Closed | 09/30/22

Residential \$1,067,000

(25)



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MLS #:	DESU2025304	Bed:	4
Tax ID #:	334-20,09-78.01	Bath:	2
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	1,500 / Estimated
Structure Type:	Detached	Price / Sq Ft:	711.33
Levels/Stories:	1	Year Built:	1982
Waterfront:	No	Style:	Ranch/Rambler
Garage:	No	Central Air:	Yes
		Basement:	Yes

**Location**

County:	Sussex, DE	School District:	Cape Henlopen
In City Limits:	No		
MLS Area:	Lewes Rehoboth Hundred - Sussex, DE		
	County (31009)		
Legal Subdivision:	Dodds Addition		
Subdiv / Nelgh:	DODDS ADDITION		

**Taxes and Assessment**

Tax Annual Amt / Year:	\$1,176 / 2021	Tax Assessed Value:	\$13,200 / 2021
School Tax:	\$776	Imprv. Assessed Value:	\$13,200
County Tax:	\$81 / Annually	Land Assessed Value:	\$5,000
Clean Green Assess:	No	Land Use Code:	RS
Municipal Trash:	No	Block/Lot:	31
Zoning:	MR		

**Rooms**

	<b>Bed</b>	<b>Bath</b>
Main	4	2 Full

**Building Info**

Yr Major Reno/Remodel:	2006	Construction Materials:	Frame
Above Grade Fin SQFT:	1,500 / Estimated	Roof:	Architectural Shingle
Total Fin SQFT:	1,500 / Estimated		
Total SQFT:	1,500 / Estimated		
Foundation Details:	Crawl Space		
Basement Type:	Other		

**Lot**

Lot Acres / SQFT:	0.11a / 4792sf / Assessor	Lot Size Dimensions:	50.00 x 100.00
		Road:	50

**Parking**

Driveway - # of Spaces	4	Features:	Driveway, Asphalt Driveway
<b>Total Parking Spaces</b>	<b>4</b>		

**Interior Features**

Interior Features: Accessibility Features: None

**Exterior Features**

Exterior Features: Pool: No Pool

**Utilities**

Utilities: Electric Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

**Remarks**

Inclusions: Furniture and all major appliances  
 Exclusions: Personal items and some pictures / wall hangings

Public:

Walk to Rehoboth and Dewey Beaches! Well-maintained, nicely landscaped, rarely available 4BR/2BA ranch home east of Rt. 1 in Dodd's Addition. Open kitchen and dining area. Large primary bedroom with a walk-in closet + 1 other closet & attached bath. Many ceiling fans throughout. This house boasts a lovely front porch with surrounding sliding glass/screen doors that is heated and cooled for year-round use. New 3 level deck provides wonderful private outdoor living space. Fully fenced in back yard with new outdoor shower. Behind the house is a storage shed perfect for bikes and beach gear. Gated bike access to back yard on side opposite deck. Paved driveway added by current owners. This 50 x 100 lot is located in the Forgotten Mile and is two blocks east of Coastal Highway on a very quiet, no through road. Not in Rehoboth or Dewey Beach city limits so only county code applies. No municipal codes or zoning restrictions.

**Directions**

Route 1 to William F Street, 1.5 blocks to 38329 on left.

**Listing Details**

Original Price:	\$1,200,000	DOM:	7
Vacation Rental:	No	Off Market Date:	10/03/22
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	07/12/2022	Home Warranty:	No
Possession:	Negotiable		
Acceptable Financing:	Negotiable		
Federal Flood Zone:	No		

**Historical Compensation**

For more information about offers of compensation, see [BrightMLS.com/offer-comp](http://BrightMLS.com/offer-comp).

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

**Sale/Lease Contract**

Concessions:	No	Close Date:	09/30/22
Agreement of Sale Dt:	07/27/22	Close Price:	\$1,067,000.00
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'  
 Subdivision County State is 'DODDS ADDITION (SUSSEX DE)'  
 Status is 'Closed'  
 Ownership Interest is 'Fee Simple'  
 Structure Type is 'Detached'  
 Ordered by Status  
 Found 58 results in 0.02 seconds.



 Outlook

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Re: Assessment Appeal 334-20.13-141.00

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From Lisa Pelikan <lplp2000@hotmail.com>  
Date Wed 4/30/2025 12:32 PM  
To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

**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.

Hello Dianne,

I would like to request further review of my assessment. I feel the amount is still too high compared to the assessments the county presented to me as comparisons to my property.

Can a hearing be done over the phone? I am out of town working for the next two months.

Best,  
Lisa Pelikan  
818-802-2345

[www.lisapelikan.com](http://www.lisapelikan.com)

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**From:** Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>  
**Sent:** Thursday, April 10, 2025 1:18 PM  
**To:** LPLP2000@HOTMAIL.COM <LPLP2000@HOTMAIL.COM>  
**Subject:** Assessment Appeal 334-20.13-141.00

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **April 30, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

*Kind Regards,*  
*Dianne*



**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](mailto: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): Lisa Pelikan Parcel ID: 334-20.13-141.00

Street Address of Parcel: 21084 Andrew Ave., Rehoboth Beach, DE 19971

Current Assessment: \$864,600

Purchase Price (Total of Land and Improvement): \$0 Date of Purchase: 3-18-2022

Special Conditions of Sale: Inherited from deceased parents.

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 .1773 Style of Home Cape Cod

Number of: Bedrooms: 3 Bathrooms: 2.5 Fireplaces: 1

Finished Basement  Finished Attic  Central Air

Porches and Additions: Front porch, Upstairs side deck.

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? \$725,000

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:

The comparable houses below have larger lot sizes than I do, including Parcel #1 that has more than double my land acreage; and, yet, their sale prices are lower than what I'm being assessed for.

Parcel #1 has more than double the land acreage than mine.

### 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 335-4.00-23.00 Owner ROUGEUX, LANCE

Address 8 HarborView Road

Sales Price \$655,000 Date of Sale 5-25-2022

Lot Size/Land Area .3946 Style of House Cape Cod

Number of: Bedrooms: 4 Bathrooms: 2.5 Fireplaces: 1

Finished Basement  Finished Attic  Central Air

Porches and Additions: Patio & porch: Enclosed. Porch

Describe Garage or Other Improvements:

Garage Faces Front, Garage Door Opener, Detached Garage, Driveway

Additional Comments:

2. Parcel Number 335-8.00-395.00 Owner BECKER, LAURA A

Address 801 W 4TH ST Lewes, DE 19958

Sales Price \$817,500 Date of Sale 1-18-2022

Lot Size/Land Area 2430 Style of House Cape Cod

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

Finished Basement  Finished Attic  Central Air

Porches and Additions: \_\_\_\_\_

Describe Garage or Other Improvements:

Garage Features: Garage Door Opener, Garage - Front Entry, Inside Access

Additional Comments:

\_\_\_\_\_

3. Parcel Number 334-20.13-4.00 Owner RISHKO, JOHN

Address 27 MANOR DR., Rehoboth Beach, DE 19971

Sales Price \$800,000 Date of Sale 1-19-2023

Lot Size/Land Area 2893 Style of House Ranch

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

Finished Basement  Finished Attic  Central Air

Porches and Additions Deck

Describe Garage or Other Improvements:

Parking features: Garage Faces Front, Additional Storage Area, Asphalt Driveway, Attached Garage, Driveway

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: \$725,000

Signature of Owner or agent<sup>1</sup> \_\_\_\_\_

*Lisa Pelikan*

Print Name and Title: Lisa Pelikan, Owner

Mailing Address: 245 8th Ave. #156

New York, New York 10011

E Mail Address: LPLP2000@hotmail.com

Telephone: 818-802-2345

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.

<sup>1</sup> 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.