

BOARD OF ASSESSMENT REVIEW MEETING

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

AGENDA

March 24, 2025

10:00 A.M.

Call to Order

Approval of Agenda

Approval of Minutes

1. March 21, 2025

Public Comments

Consent Agenda

- 1. Parcel 134-13.00-1844.00; appellant Smith LLC
- 2. <u>Parcel 135-19.00-129.00</u>; appellant Leo Clark
- 3. Parcel 234-10.00-338.00; appellant Joseph and Leslie Sterba
- 4. <u>Parcel 533-11.00-428.00</u>; appellant Thomas and Donna Sites
- 5. Parcel 135-14.15-54.00; appellant Sussex Suites LLC
- 6. Parcel 334-12.00-98.01; appellant MICO LLC



Property Assessment Appeal Hearings:

Appellant	Parcel Number	Property
Jamie Sykut	133-17.00-16.00-706A7	10102 Saw Mill Way
		Millsboro, DE 19966
David and Pauline Williams	234-5.00-654.00	30839 Park Terrace
		Lewes, DE 19958

Adjourn

In accordance with 29 <u>Del. C.</u> §10004(e)(2), this Agenda was posted on March 17, 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



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel ID 134-13.00-1844.00
Sussex County Board of Assessment VS Smille LC (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: \$1,007,000 Stipulated Value: \$840,000
Date:
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 134-13.00-1844.00. The adjustment reflects a change in the investment rating and location factor that brings the assessed value to \$840,900.

SUSSEX COUNTY

Situs: 701 BETHANY LOOP 1

Parcel ID: 134-13.00-1844.00

Class: Office - General

Card: 1 of 1

Printed: March 17, 2025

CURRENT OWNER

SMITH LLC 30560 TOPSIDE COURT OCEAN VIEW DE 19970 GENERAL INFORMATION

Living Units

Neighborhood 1UC001 Alternate Id 134130018440000000

Vol / Pg

2964/83

District Zoning Class

MEDIUM RESIDENTIAL

Commercial



Property Notes

		Land Information		
Type		Size Influence Factors	Influence %	Value
Primary Site	AC	.2896		196,720

Total Acres: .2896

	Assessed	Appraised	Cost	Income	Market
Land	0	196,700	196,700	196,700	0
Building	0	644,200	634,000	644,200	0
Total	0	840,900	830,700	840,900	0
		Manual	Override Besse	•	

Assessment Information

Value Flag Income Approach

Manual Override Reason Base Date of Value Effective Date of Value

	Entrance Information										
Date	ID	Entry Code	Source								
11/30/22	AJR	Entrance Gained	Other								

Permit Information												
Date Issued	Number	Price	Purpose	% Complete								
12/11/03	14001-3	20,000	D010	Tenant Fit Up-The Salt Pond Ph 5€								
10/23/03	14001-2	0	D010	Sign-Salt Pond								
05/13/03	14001-1	200,000	D010	Office-The Salt Pond								

Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee				
08/10/99	7.500		2964/83						

SUSSEX COUNTY

Situs: 701 BETHANY LOOP 1

Parcel ID: 134-13.00-1844.00

Class: Office - General

Card: 1 of 1

Printed: March 17, 2025

Building Information

Year Built/Eff Year 2003 / Building # 1

Structure Type Office Bldg L/R-(1-4

Identical Units 1 Total Units 1 Grade B-# Covered Parking

Uncovered Parking DBA PROFESSIONAL

CENTER

Building Other Features

+/- Meas1 Meas2 # Stops Ident Units

Line Type +/-Meas1 Meas2 # Stops Ident Units Line Type 1 Canopy Roof/Slab 121 1

	Interior/Exterior Information														
Line	Level Fro	m - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,418	187	Office Building	10	Glass & Ma	Steel	Normal	Hot Air	Central	Normal	3	3
2	02	03	100	2,484	187	Office Building	10	Glass & Ma	Steel	Normal	Hot Air	Central	Normal	3	3

	Interior/Ex	terior Valuation I	Detail		Outbuilding Data								
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	1,418 Office Building	65	100	190,150	1	Asph Pave	2018		1	8,500	С	Α	21,000
2	2,484 Office Building	65	100	581,410									
ĺ													

SUSSEX COUNTY

Card: 1 of 1 Printed: March 17, 2025 Situs: 701 BETHANY LOOP 1 Parcel ID: 134-13.00-1844.00 Class: Office - General OFFICE BLDG (1418) 75 11

Addtional Property Photos

SUSSEX COUNTY

 Situs: 701 BETHANY LOOP 1
 Parcel ID: 134-13.00-1844.00
 Class: Office - General
 Card: 1 of 1
 Printed: March 17, 2025

	Income Detail (Includes all Buildings on Parcel)													
Use Mod Inc Grp Type Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust			Vacan Additional cy Adj Income	Effective Gross Income	Expense Model %	Expense Adj %	Other Expenses	Total Expenses	Net Operating Income
04 S 004	General Office	9 0	6,386	25.00	89	142,089	7	0	132,143	30		39,643	39,643	92,500

		A	partment [Detail - Building 1 of 1			Building Cost Detail - Building	1 of 1
Line	Use Type	Per Bldg	Beds	Baths Units	Rent	Income		
							Total Gross Building Area	6,386
							Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	771,560 100 1 80 617,248
							Value per SF	96.66
			Income Summary (Includes all Buildi	ng on Parcel)				

Total Net Income

Sub total

Capitalization Rate

Residual Land Value Final Income Value

Total Gross Rent Area

Total Gross Building Area

92,500

0.110000

840,910

840,910

6,386

6,386



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel ID 135-19.00-129.00
Sussex County Board of Assessment VS Leo Clark & Joanne Dolan
(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: \$441,200 Stipulated Value: \$399,000
Date: 3/13/25 Signature of Owner or duly authorized agent:
Printed Name: Leo J. Clark
Date: 3/11/25
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 135-19.00-129.00. The adjustment reflects a change in economic depreciation that brings the assessed value to \$399,000.

SUSSEX COUNTY

Situs: 14 BOISENBERRY LN

Map ID: 135-19.00-129.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 17, 2025

CURRENT OWNER

CLARK LEO J JOANNE DOLAN 14 BOISENBERRY LN **GEORGETOWN DE 19947** **GENERAL INFORMATION**

Living Units

Neighborhood 1LR006 Alternate Id

Vol / Pa District

135190001290000000

2886/322

Zoning Class

TOWN CODES Residential

Property Notes

AG LAND USE: N



Value Flag Cost Approach

		Land Information		
Type Primary Site	AC	Size Influence Factors	Influence %	Value 116,850

Total Acres: .864

ID

JBV

MEP

48,000

Date

10/27/21

08/31/23

06/09/03

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	116,900	116,900	0	116,900		
Building	0	282,100	282,100	0	265,330		
Total	0	399,000	399,000	0	382,230		
		Manual	Override Reaso	n			

Base Date of Value

Effective Date of Value

Entrance Information	
Entry Code	Source
Info At Door	Owner
Estimated	Other

Permit Information						
Date Issued	Number	Price	Purpose		% Complete	
01/12/04	28090-1	111,563	D010	Dwelling W/Additions-Cinderber		

		Sales/O	wnership History	
Transfer Date 09/23/03	Price Type 69.500	Validity	Deed Reference Deed Type 2886/322	Grantee

Heating Attic

Subtotal

Other Features

Ground Floor Area

Total Living Area

SUSSEX COUNTY

Situs: 14 BOISENBERRY LN Parcel Id: 135-19.00-129.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 17, 2025

	Dwel	ling Information					
Style Story height Attic Exterior Walls Masonry Trim	1 None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities	2004				
Color	^	In-law Apt	No				
		Basement					
Basement FBLA Size Rec Rm Size	х	# Car Bsmt Gar FBLA Type Rec Rm Type					
Heating 8	& Cooling	Fireplaces					
Fuel Type	Central Full Ac Electric Forced Warm Air	Stacks Openings Pre-Fab					
	F	Room Detail					
Bedrooms Family Rooms Kitchens Total Rooms		Full Baths Half Baths Extra Fixtures	0				
Kitchen Type Kitchen Remod	No	Bath Type Bath Remod	No				
		Adjustments					
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area					
	Grade	e & Depreciation					
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr	87				
	Dwelli	ng Computations					
Base Price Plumbing Basement Heating	322,828 6,700 -17,910 26,780	% Good % Good Override Functional Economic					

32 9 24
19 19 Main Building (2081)
24 22 11 11 10 9 4 23 (506) 23 5 (135) 9 10 8
19 12

Outbuilding Data								
Line Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value

Cond	ominium / Mobile Home Information
Complex Name Condo Model	Number
Unit Number Unit Level Unit Parking Model (MH)	Unit Type Ranch Unit Location Unit View Model Make (MH)

Building Notes

% Complete 100

Dwelling Value 282,100

Additions 12,600

C&D Factor Adj Factor 1.24

0

0

338,400

2,081

2,081



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel D 234-10.00-338.00
Sussex County Board of Assessment VS Joseph & Leslie Stepha (Owner Name)
(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: \$484,200 Stipulated Value: \$393,300
Date:
Signature of Owner or duly authorized agent:
Printed Name:
Date: 3/13/25
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 234-10.00-338.00. The adjustment reflects a change to the cost approach that brings the assessed value to \$393,300.
•

Katrina M. Mears

From:

JoeSterba@verizon.net

Sent:

Friday, March 14, 2025 8:01 AM

To:

Katrina M. Mears

Subject:

Re: Negotiated Settlement Stipulation

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, Katrina

As per our phone conversation yesterday I agree with the stipulated value of \$393,300 for Parcel ID 234-10.00-338.00 and confirm my acceptance of the assessed value of \$393,300.

Thank you, Joseph E Sterba

From: Katrina M. Mears < kmears@sussexcountyde.gov>

Sent: Thursday, March 13, 2025 5:20 PM

To: joesterba@verizon.net < joesterba@verizon.net>

Subject: Negotiated Settlement Stipulation

Thank you for taking the time to speak with me about your recent appeal. As discussed, the negotiated offer is attached. If able, please print, sign, and return to me via e-mail. If you are unable to print, you may respond to this e-mail with your agreement of the offer. If you do that, please restate the stipulated value, and confirm your acceptance.

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

SUSSEX COUNTY

Situs: 22240 ARBOR CIR

Map ID: 234-10.00-338.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 17, 2025

CURRENT OWNER

STERBA JOSEPH E LESLIE C STERBA 22240 ARBOR CIR MILTON DE 19968

GENERAL INFORMATION

Living Units

Neighborhood 6AR237 Alternate Id 234100003380000000

Vol / Pa District

5883/264

Zoning Class

AGRICULTURAL/RESIDEI

Residential



Property Notes

AG LAND USE: N

		Lanu information		
Туре		Size Influence Factors	Influence %	Value
Primary Site	AC	.2197		100,990

Total Acres: .2197

nfluence Factors	Influence %	Value
		100,990

Value Flag Cost Approach

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	101,000	101,000	0	101,000		
Building	0	292,300	292,300	0	383,160		
Total	0	393,300	393,300	0	484,160		

Manual Override Reason Base Date of Value Effective Date of Value

	Entrance Information					
Date	ID	Entry Code	Source			
04/15/22	ALA	Vacant Land	Other			
05/03/24	KEK	Occupant Not At Home	Other			
07/11/24	JTS	Data Mailer Change	Owner			

Permit Information						
Date Issued	Number	Price	Purpose		% Complete	
12/30/21	202107218	94,639	A007	1 St Sfd 51x50, Garage 21x23,		

Sales/Ownership History

Transfer Date 04/04/23 11/17/21

Price Type 395,951 Land & Improv

Validity Valid Sale - Tyler Invalid Sale - Tyler **Deed Reference Deed Type** Deed 5883/264 5591/14 Deed

Grantee STERBA JOSEPH E INSIGHT BUILDING CO LLC

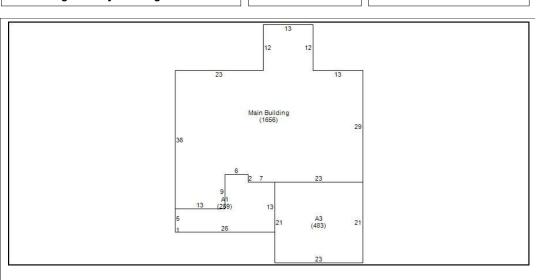
SUSSEX COUNTY

Situs: 22240 ARBOR CIR Parcel Id: 234-10.00-338.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 17, 2025

	Dwelling Information						
Style Story height Attic Exterior Walls Masonry Trim Color	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt					
00101		Basement Hilliam Apt					
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type					
Heating 6	& Cooling	Fireplaces					
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab	1				
		Room Detail					
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	6	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	0 2				
		Adjustments					
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area					
		Grade & Depreciation					
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr					
	[Owelling Computations					
Base Price Plumbing Basement	-14	5,358 % Good Override 5,770 Functional	100				



			041		-			
			Outbuild	aing Dai	a			
Line Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
••				-				

Condominium / Mobile Home Information					
Complex Name Condo Model	Number				
Unit Number Unit Level Unit Parking Model (MH)	Unit Type Ranch Unit Location Unit View Model Make (MH)				

Building Notes

Economic

C&D Factor Adj Factor .96

% Complete 100

Dwelling Value 292,300

Additions 22,500

22,090

1,550

1,656

1,656

281,930

0

Heating

Subtotal

Other Features

Ground Floor Area

Total Living Area

Attic



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel (D 533-11.00-428.00
Sussex County Board of Assessment VS Thomas & Dorum Elles
(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: \$805,000 Stipulated Value: \$855,000
Date:
Signature of Owner or duly authorized agent:
Printed Name:
Date: 3/11/25 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 533-11.00-428.00. The adjustment reflects a change in grade that brings the assessed value to \$866,900.
APPROVED .
Januar St 3/13/25

SUSSEX COUNTY

Situs: 36843 JAHNIGEN DR

Map ID: 533-11.00-428.00

Class: Single Family Dwelling

Card: 1 of 2

Printed: March 17, 2025

CURRENT OWNER

SITES THOMAS S & DONNA M SITES 36843 JAHNIGEN DR FRANKFORD DE 19945 **GENERAL INFORMATION**

Living Units 1 Neighborhood 1AR081

Alternate Id Vol / Pg 533110004280000000 3391/220

District Zoning

Class

AGRICULTURAL/RESIDEI

Residential



Property Notes

AG LAND USE: N

			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	.4733	Waterfront - Riv		234,870

Total Acres: .4733

Date 10/21/22

essed	Appraised	Cost	Income	Market
0	234,900	234,900	0	234,900
0	632,000	556,400	0	632,000
0	866,900	791,300	0	866,900
	0	0 234,900 0 632,000	0 234,900 234,900 0 632,000 556,400	0 234,900 234,900 0 0 632,000 556,400 0

Manual Override Reason
Base Date of Value
Value Flag Market Approach
Effective Date of Value

	Entrance Information			
ID	Entry Code	Source		
KEK	Occupant Not At Home	Other		

Permit Information						
Date Issued	Number	Price	Purpose		% Complete	
10/24/16	201610994	5,000	A146	Construct/Utilize A 4' X 28' P		
04/05/06	96086-1	199,264	D010	Dwelling W/Additions-Hamlet @		

		Sales/	Ownership History	
Transfer Date 12/07/06	Price Type 535,990	Validity	Deed Reference Deed Type 3391/220	Grantee

Base Price

Plumbing

Basement

Other Features

Ground Floor Area

Total Living Area

Heating

Subtotal

Attic

SUSSEX COUNTY

Situs: 36843 JAHNIGEN DR Parcel Id: 533-11.00-428.00

Class: Single Family Dwelling

Card: 1 of 2

Printed: March 17, 2025

				. L
		Dwelling Information		Г
Story height Attic Exterior Walls	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		
		Basement		
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type		
Heating 8	& Cooling	Fireplaces		
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab	1	
		Room Detail		
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	7	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	1 2	
		Adjustments		
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area		
		Grade & Depreciation		
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr		
		Owelling Computations		

24 17 14 27 18 28 20 20 20 20 24 23 6 20 20 24 23 18 20 20 20 24 23 18 24 23 18 24 24 24 24 24 24 24 24 24 24 24 24 24

		Outbuildin	g Data			
Line Type	Size 1 Size 2	Area C	ty Yr Blt	Grade	Condition	Value
1 Boat Dock	4 x 28	112	1 2016	В	F	4,220

Condominium / Mobile Home Information				
Complex Name Condo Model	Number			
Init Number Init Level Init Parking Model (MH)	Unit Type Conventional Unit Location Unit View Model Make (MH)			

Building Notes

% Good 92

% Good Override

Functional

Economic

C&D Factor Adj Factor 1.06

% Complete 100

Additions 84,000

Dwelling Value 548,300

433,541

16,740

-17,180

35,960

1,930

1,515

3,991

470,990

0

FRANKFORD DE 19945

SUSSEX COUNTY

Situs : 36843 JAHNIGEN DR

Map ID: 533-11.00-428.00

Class: Single Family Dwelling

Card: 2 of 2

Printed: March 17, 2025

Card: 2 of 2

Printed: March 17, 2025

Class: Single Family Dwelling

Living Units
Neighborhood
Alternate Id
Vol / Pg
District
Zoning
Class

1AR081
533110004280000000
3391/220
AGRICULTURAL/RESIDEI
Residential

Property Notes

AG LAND USE: N

			Land Information				P	Assessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	.4733	Waterfront - Riv		234,870	Land	0	234,900	234,900	0	234,900
						Building Total	0 0	632,000 866,900	556,400 791,300	0 0	632,000 866,900
								В	Override Reason ase Date of Value		
Total Acres: .473	3					Value Flag	Market Approach	Effec	tive Date of Value	1	

Entrance Information			Permit Information						
Date 10/21/22	ID KEK	Entry Code Occupant Not At Home	Source Other	Date Issued 10/24/16 04/05/06	Number 201610994 96086-1		Purpose A146 D010	Construct/Utilize A 4' X 28' P Dwelling W/Additions-Hamlet @	% Complete

		Sales/0	Ownership History		
Transfer Date 12/07/06	Price Type 535,990	Validity	Deed Reference Deed Type 3391/220	Grantee	

SUSSEX COUNTY

Situs: 36843 JAHNIGEN DR Parcel Id: 533-11.00-428.00

Class: Single Family Dwelling

Card: 2 of 2

Printed: March 17, 2025

	Dualing Information
	Dwelling Information
Style Story height Attic Exterior Walls Masonry Trim Color	Year Built Eff Year Built Year Remodeled Amenities X In-law Apt No
	Basement
Basement FBLA Size Rec Rm Size Heating &	X Rec Rm Type
	Stacks
Heat Type Fuel Type System Type	Openings Pre-Fab
	Room Detail
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod
Mitchell Melliou	
	Adjustments
Int vs Ext Cathedral Ceiling	Unfinished Area Vunheated Area
	Grade & Depreciation
Grade Condition CDU Cost & Design % Complete	Market Adj Functional Economic % Good Ovr
	Dwelling Computations
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions
Total Living Area	Dwelling Value

Outbuilding Data								
Line Type	Size 1 Size 2	Area Qty	Yr Blt Grade	Condition	Value			
2 Boat Dock	4 x 20	80 1	2016 A	Α	3,910			

Condominium / Mobile Home Information						
Complex Name Number Condo Model						
Unit Number Unit Level Unit Parking Model (MH)	Unit Type Unit Location Unit View Model Make (MH)					

Building Notes



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel ID 135-14.15-54.00
Sussex County Board of Assessment VS Sussex Sulles 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: \$5,200,100 Stipulated Value: \$3,448,700
Date: 3/8/25 Signature of Owner or duly authorized agent: Suff Printed Name: Tra Brilling ham
Date: 3/13/25 Signature of Sussex County Government Representative:
Printed Name: Christopher S.Kaster
Title: Director of Assessment
Summary
Based on the appellants's application for appeal, the income and expense report, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 135-14.15-54.00. The adjustment reflects a modification to the income and expense values that brings the assessed value to \$3,448,700.

SUSSEX COUNTY

Situs:

Parcel ID: 135-14.15-54.00

Class: Office - General

Card: 1 of 3

Printed: March 17, 2025

CURRENT OWNER

SUSSEX SUITES LLC 22339 SUSSEX PINES RD **GEORGETOWN DE 19947** **GENERAL INFORMATION**

Living Units Neighborhood 1LC001

Alternate Id Vol / Pg District

135141500540000000 3500/221

Zoning Class

TOWN CODES Commercial

Property Notes



		Land Information		
Type		Size Influence Factors	Influence %	Value
Primary Site	AC	2.6500		730,000

Total Acres: 2.65

Assessment Information								
	Assessed	Appraised	Cost	Income	Market			
Land	0	730,000	730,000	730,000	0			
Building	0	2,718,700	3,904,300	2,718,700	0			
Total	0	3,448,700	4,634,300	3,448,700	0			

Value Flag Income Approach

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information							
Date	ID	Entry Code	Source				
06/16/22	RAP	Entrance Gained	Tenant				

Permit Information									
Date Issued	Number	Price	Purpose	% Complete					
11/09/23	202211642	322,000	A091	Irs - Tfo					
02/03/20	201914632	4,500	A078	*Marlys Smoke Shop* Unit 2, Ligh					
03/26/18	201802898	30,000	A076	*Sussex Suites Llc* Existing Flat F					
08/09/17	201708448	1,000	A076	Moving New Occupancy. No Work					
02/28/14	201400510	28,226	A075	Adding Walls, Fixing Ada Bathroon					

Sales/Ownership History							
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee		
03/22/96	1	-	3500/221				

SUSSEX COUNTY

Situs:

Parcel ID: 135-14.15-54.00

Class: Office - General

Card: 1 of 3

Printed: March 17, 2025

Building Information

Year Built/Eff Year 2007 / Building # 1

Structure Type Office Bldg L/R–(1-4 Identical Units 1

Total Units Grade C

Covered Parking # Uncovered Parking

DBA DBA OFFICE,
DEPT OF WATER

Building Other Fo	atures

Line Type+/-Meas1 Meas2 # Stops Ident UnitsLine Type+/- Meas1 Meas2 # Stops Ident Units1 Sprinkler Sys Wet19,62911Enclosed Entry61021 Enclosed Entry6161

	Interior/Exterior Information														
Line	Level From	om - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	17,650	770	Office Building	12	Frame	Steel		Hot Air	Central	Normal	4	3
2	02	02	100	3,350	243	Office Building	10	Frame	Steel		Hot Air	Central	Normal	4	2

	Interior/Exterior Valuation Detail									
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD						
1	17,650 Office Building	81	100	2,127,380						
2	3,350 Office Building	70	100	336,620						

				Outbuild	ing Data				
Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	2007			1	78,000	С	Α	125,660

SUSSEX COUNTY

Situs :		Parcel ID: 135-14.15-54.00	Class: Office - General	Card: 1 of 3	Printed: March 17, 2025
			246	16	
			: 240	/ 16	
	50		81		40
			OFF	ICE BLDG (3350)	
		166			
				64	
			42		
			OFFICE BLDG (17650)		148
			68		
				50	

Addtional Property Photos

SUSSEX COUNTY

 Situs :
 Parcel ID: 135-14.15-54.00
 Class: Office - General
 Card: 1 of 3
 Printed: March 17, 2025

	Income Detail (Includes all Buildings on Parcel)															
		d Inc e Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income		Vacan Additional cy Adj Income	_	Expense Model %		Other Expenses	Total Expenses	Net Operating Income
03	S	004	General Retail	0	4,920	22.00	75	81,180	7	0	75,497	25		18,874	18,874	56,623
04	S	004	General Office	0	30,508	25.00	65	495,755	7	0	461,052	30		138,316	138,316	322,736

		Ap	artment D	etail - Bu	ilding 1 of 3			Building Cost Detail - Building 1 of 3	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	21,000
								Percent Complete Number of Identical Units Economic Condition Factor	464,000 100 1 464,000
								Value per SF	117.33

Income Summary (Includes all Building on Parcel)

Total Net Income 379.359

Sub total

Capitalization Rate

Residual Land Value Final Income Value

Total Gross Rent Area

Total Gross Building Area

379,359 0.110000

3,448,720

3,448,720

35,428

35,428

Notes - Building 1 of 3

SUSSEX COUNTY

Situs:

Parcel ID: 135-14.15-54.00

Class: Office - General

Card: 2 of 3

Printed: March 17, 2025

CURRENT OWNER

SUSSEX SUITES LLC 22339 SUSSEX PINES RD GEORGETOWN DE 19947 **GENERAL INFORMATION**

Living Units 0
Neighborhood 1LC001

Alternate Id 13514150054

Vol / Pg District 135141500540000000

3500/221

Zoning Class TOWN CODES Commercial

Property Notes



		l	Land Information		
Туре		Size I	Influence Factors	Influence %	Value
Primary Site	AC	2.6500			730,000

Total Acres: 2.65

	Α	ssessment into	rmation		
	Assessed	Appraised	Cost	Income	Market
Land	0	730,000	730,000	730,000	0
Building	0	2,718,700	3,904,300	2,718,700	0
Total	0	3,448,700	4,634,300	3,448,700	0

Value Flag Income Approach

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information								
Date	ID	Entry Code	Source					
06/16/22	RAP	Entrance Gained	Tenant					

	Permit Information									
Date Issued	Number	Price	Purpose	% Complete						
11/09/23	202211642	322,000	A091	Irs - Tfo						
02/03/20	201914632	4,500	A078	*Marlys Smoke Shop* Unit 2, Ligh						
03/26/18	201802898	30,000	A076	*Sussex Suites Llc* Existing Flat F						
08/09/17	201708448	1,000	A076	Moving New Occupancy. No Work						
02/28/14	201400510	28,226	A075	Adding Walls, Fixing Ada Bathroon						

	Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee					
03/22/96	1	·	3500/221							

SUSSEX COUNTY

Situs : Parcel ID: 135-14.15-54.00

Class: Office - General

Card: 2 of 3

Printed: March 17, 2025

Building Information

Year Built/Eff Year 2007 / Building # 2

Structure Type Office Bldg L/R–(1-4

Identical Units 1 Total Units Grade C

Covered Parking # Uncovered Parking

DBA SUSSEX

CONSERVATION O

Ruil	dina	Other	Features	

Line Type +/- Meas1 Meas2 # Stops Ident Units
1 Enclosed Entry 6 10 4

Interior/Exterior Information Wall Height Ext Walls Construction Line Level From - To Int Fin Area Perim Use Type **Partitions** Heating Cooling Plumbing Physical Functional 01 01 100 8,500 440 Office Building 10 Frame Hot Air 4 3 Steel Central Normal

	Interior/	Exterior Valuation [Detail	
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD
1	8,500 Office Building	81	100	996,840

		Outbuildir	ng Data		
Line Type	Yr Blt Meas1	Meas2	Qty	Area Grade Phy Fun	Value

Situs

SUSSEX COUNTY

	Parcel ID: 135-14.15-54.00	Class: Office - General	Card: 2 of 3	Printed: March 17, 2025
				1
		170		
		OFFICE DI DO		
50		OFFICE BLDG (8500)		50
		170		

Addtional Property Photos

SUSSEX COUNTY

 Situs :
 Parcel ID: 135-14.15-54.00
 Class: Office - General
 Card: 2 of 3
 Printed: March 17, 2025

Income Detail (Includes all Buildings on Parcel)														
Use Mod Inc Grp Type Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income		Vacan Additional cy Adj Income		Expense Model %	 	Other Expenses	Total Expenses	Net Operating Income
03 S 004 04 S 004	General Retail General Office	-	4,920 30,508	22.00 25.00	75 65	81,180 495,755	7 7	0	75,497 461,052	25 30		18,874 138,316	18,874 138,316	56,623 322,736

	Apartment Detail - Building 2 of 3							Building Cost Detail - Building	g 2 of 3
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	8,500
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	996,840 100 1 996,840
								Value per SF	117.28

Income Summary (Includes all Building on Parcel)

Total Net Income 379,359

Sub total

Capitalization Rate

Residual Land Value Final Income Value

Total Gross Rent Area

Total Gross Building Area

379,359 0.110000

3,448,720

3,448,720

35,428

35,428

Notes - Building 2 of 3

SUSSEX COUNTY

Situs:

Parcel ID: 135-14.15-54.00

Class: Office - General

Card: 3 of 3

Printed: March 17, 2025

CURRENT OWNER

SUSSEX SUITES LLC 22339 SUSSEX PINES RD GEORGETOWN DE 19947 **GENERAL INFORMATION**

Living Units 0
Neighborhood 1LC001

Alternate Id 135141500540000000

Vol / Pg

3500/221

District Zoning

TOWN CODES Commercial

Class Commercial

Property Notes



		Land Information		
Туре		Size Influence Factors	Influence %	Value
Primary Site	AC	2.6500		730,000

Total Acres: 2.65

	Assessment Information											
	Assessed	Appraised	Cost	Income	Market							
Land	0	730,000	730,000	730,000	0							
Building	0	2,718,700	3,904,300	2,718,700	0							
Total	0	3,448,700	4,634,300	3,448,700	0							

Value Flag Income Approach

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information										
Date	ID	Entry Code	Source							
06/16/22	RAP	Entrance Gained	Tenant							

Permit Information												
Date Issued	Number	Price	Purpose	% Complete								
11/09/23	202211642	322,000	A091	Irs - Tfo								
02/03/20	201914632	4,500	A078	*Marlys Smoke Shop* Unit 2, Ligh								
03/26/18	201802898	30,000	A076	*Sussex Suites Llc* Existing Flat F								
08/09/17	201708448	1,000	A076	Moving New Occupancy. No Work								
02/28/14	201400510	28,226	A075	Adding Walls, Fixing Ada Bathroon								

Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee				
03/22/96	1		3500/221						

DBA H&R BLOCK,

MARLEY'S SMOKE

SUSSEX COUNTY

Card: 3 of 3 Printed: March 17, 2025 Situs: Parcel ID: 135-14.15-54.00 Class: Office - General **Building Other Features Building Information** Year Built/Eff Year 1988 / Line Type +/-Meas1 Meas2 # Stops Ident Units Line Type +/- Meas1 Meas2 # Stops Ident Units Building # 3 Structure Type Retail Multi Occup-(2 Identical Units 1 **Total Units** Grade C # Covered Parking # Uncovered Parking

	Interior/Exterior Information														
Line	Level Fro	om - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	4,920	292	Retail Store	10	Concrete BI	Steel		Hot Air	Central	Normal	3	3
2	01	01	100	1,008	132	Office Building	10	Frame	Steel		Hot Air	Central	Normal	3	3

	Interior/Ex	terior valuation i	Jetali		Outbuilding Data									
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	4,920 Retail Store	45	100	249,080										
2	1,008 Office Building	45	100	68,690										
					1									

SUSSEX COUNTY

Situs:	Parcel ID: 135-14.15-54.00	Class:	Office - General	Card: 3 of 3	Printed: March 17, 2025
		24			
	3	42 OFFICE BLDG 42 (1008)			
	3	24 36			
		12	30		
			30		
		80 RETAIL STORE (4920)	i		
			68		
		66			

Addtional Property Photos

SUSSEX COUNTY

Card: 3 of 3 Printed: March 17, 2025 Situs: Parcel ID: 135-14.15-54.00 Class: Office - General

					Inco	me Detail	(Includes	all Buildings on Par	cel)					
Use Mod Inc Grp Type Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income		Vacan Additional cy Adj Income	Effective Gross Income	Expense Model %	-xpoco	Other Expenses	Total Expenses	Net Operating Income
03 S 004 04 S 004	General Retail General Office	0 0	4,920 30,508	22.00 25.00	75 65	81,180 495,755	7 7	0 0	75,497 461,052	25 30		18,874 138,316	18,874 138,316	56,623 322,736

	Income	Rent	Units	Baths	Beds	Per Bldg	Use Type	Line
Total Gross Building								
Replace, Cost New Less I								
Percent Comp								
Number of Identical I								

Apartment Detail - Building 3 of 3

Building Cost Detail - Building	3 of 3
Total Gross Building Area	5,928
Replace, Cost New Less Depr Percent Complete Number of Identical Units	317,770 100 1
Economic Condition Factor Final Building Value	317,770
Value per SF	53.60

Total Gross Building Area

35,428

Notes - Building 3 of 3	Income Summary (Includes all Building on Parcel)		
	Total Net Income	379,359	
	Capitalization Rate	0.110000	
	Sub total	3,448,720	
	Residual Land Value		
	Final Income Value	3,448,720	
	Total Gross Rent Area	35,428	



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel ID 334-12:00-98:01
Sussex County Board of Assessment VS <u>Mico ப</u> ட (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: \$6,044,900 Stipulated Value: \$3,391,600
Date: 3/6/25
Signature of Owner or duly authorized agent:
Printed Name: Klaburn Coy Ochnston H
Date: 3/17/2025 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants's application for appeal, the income and expense report, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-12,00-98.01. The adjustment reflects a modification to he vacancy rate that brings the assessed value to \$3,391,600.

SUSSEX COUNTY

Situs: 18809 COASTAL HWY

Parcel ID: 334-12.00-98.01

Class: Motel

Card: 1 of 2

Printed: March 17, 2025

CURRENT OWNER

MICO LLC 18809 COASTAL HIGHWAY **REHOBOTH BEACH DE 19971** **GENERAL INFORMATION**

Living Units

Neighborhood 6VC001 Alternate Id 334120000980100000

Vol / Pg

2503/294

District

Zoning **GENERAL BUSINESS** Class

Commercial



Property Notes

		Land Information		
Туре		Size Influence Factors	Influence %	Value
Primary Site	AC	1.1110		2,111,000

Total Acres: 1.111

Assessment Information							
Assessed	Appraised	Cost	Income	Market			
0	2,111,000	2,111,000	2,111,000	0			
0	1,280,600	3,174,500	1,280,600	0			
0	3,391,600	5,285,500	3,391,600	0			
	Assessed 0	Assessed Appraised 0 2,111,000 0 1,280,600	0 2,111,000 2,111,000 0 1,280,600 3,174,500	Assessed Appraised Cost Income 0 2,111,000 2,111,000 2,111,000 0 1,280,600 3,174,500 1,280,600			

Value Flag Income Approach

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information							
Date	ID	Entry Code	Source				
03/20/23	TJJ	Info At Door	Owner				

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
02/09/21	202101266	15,294	A086	448 Linear Ft Fence	
03/11/14	201402130	0	UP55	Front Yard Variance	
10/07/05	68356-10	650,000	D010	Additional Rooms-Ne/Rd 14	
02/19/03	68356-9	30,000	D010	Siding-Ne/Rd 14	
09/12/01	68356-8	0	D010	Sign-Ne/Sd Rt 14	

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

SUSSEX COUNTY

Situs: 18809 COASTAL HWY

Parcel ID: 334-12.00-98.01

1 Canopy Roof/Slab

Class: Motel

1 1 1

Card: 1 of 2

Printed: March 17, 2025

1

Building	Information
Danani	,

Year Built/Eff Year 1985 /
Building # 1
Structure Type Motel

Structure Type Motel Identical Units 1
Total Units 12
Grade B-

Covered Parking # Uncovered Parking

DBA ANCHORAGE

MOTEL

				Dunaning C		cutures					
Line Type	+/-	Meas1 N	Meas2 # Stops	Ident Units	Line	Туре	+/-	Meas1	Meas2 # Stops	Ident Units	
1 Canopy Roof	/Slab	18	22	1	1	Sprinkler Svs Wet		15.038	1	1	

Building Other Features

2 Canopy Only

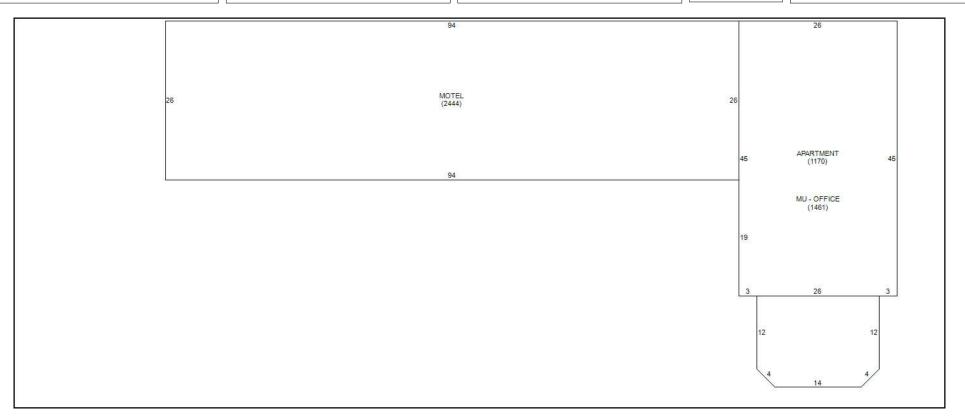
	Interior/Exterior Information														
Line	Level From	om - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,461	152	Multi-Use Office	10	Frame	Steel	Normal	Unit Heat	Unit	Normal	4	3
2	01	02	100	2,444	224	Motel	8	Frame	Steel	Normal	Unit Heat	Unit	Normal	4	3
3	02	02	100	1,170	126	Apartment	8	Frame	Steel	Normal	Heat Pump	Central	Normal	4	3

	Interior/Exterior Valuation Detail									
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD					
1	1,461	Multi-Use Office	53	100	142,890					
2	2,444	Motel	53	100	359,410					
3	1,170	Apartment	53	100	88,070					

			Outbuild	ing Data				
Line Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1 Det G	arage 2000	12	20	1	240	С	Α	10,090
2 Asph	Pave 2021			1	15,000	С	Α	41,890

SUSSEX COUNTY

 Situs: 18809 COASTAL HWY
 Parcel ID: 334-12.00-98.01
 Class: Motel
 Card: 1 of 2
 Printed: March 17, 2025



Addtional Property Photos



SUSSEX COUNTY

 Situs: 18809 COASTAL HWY
 Parcel ID: 334-12.00-98.01
 Class: Motel
 Card: 1 of 2
 Printed: March 17, 2025

	Income Detail (Includes all Buildings on Parcel)														
Use Mod Inc Grp Type Mod	Model Uni Description	its	Net Area	Income Rate	Econ Adjust	Potential t Gross Income		Vacan A cy Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01 A 005	Low Rise Apartme	1	1,170			28,800	7		0	26,784	40		10,714	10,714	16,070
02 H 005	Motel	50	19,436	150.00		2,737,500	45	156	0	815,775	65		530,254	530,254	285,521
06 S 005	Multi Use Office	0	1,461	30.00	66	28,928	5		0	27,482	25		6,871	6,871	20,611

	Apartment Detail - Building 1 of 2								
Line	Use Type Per Bldg Beds Baths Units Rent Income								
1	011 Ap	partment	1	2	2\0	1	28,800	28,800	

Building Cost Detail - Building	1 of 2
Total Cross Building Area	7.519
Total Gross Building Area	,
Replace, Cost New Less Depr Percent Complete	1,091,620 100
Number of Identical Units	1
Economic Condition Factor Final Building Value	1,091,620
Value per SF	145.18

No	tes -	Rui	ildin	a 1	of 2

Income Summary (Includes all Buildin	ng on Parcel)
Total Net Income	322,202
Capitalization Rate	0.095000
Sub total	3,391,600
Residual Land Value	
Final Income Value	3,391,600
Total Gross Rent Area	22,067
Total Gross Building Area	22,067

SUSSEX COUNTY

Situs: 18809 COASTAL HWY

Parcel ID: 334-12.00-98.01

Class: Motel

Card: 2 of 2

Printed: March 17, 2025

CURRENT OWNER

MICO LLC 18809 COASTAL HIGHWAY **REHOBOTH BEACH DE 19971** **GENERAL INFORMATION**

Living Units

Neighborhood 6VC001 Alternate Id 334120000980100000

Vol / Pg

2503/294

District Zoning

GENERAL BUSINESS

Commercial





		Land Information		
Type		Size Influence Factors	Influence %	Value
Primary Site	AC	1.1110		2,111,000

Total Acres: 1.111

	A	ssessment Info	rmation		
	Assessed	Appraised	Cost	Income	Market
Land	0	2,111,000	2,111,000	2,111,000	0
Building	0	1,280,600	3,174,500	1,280,600	0
Total	0	3,391,600	5,285,500	3,391,600	0

Value Flag Income Approach

Manual Override Reason Base Date of Value Effective Date of Value

	Entrance Information									
Date	ID	Entry Code	Source							
03/20/23	TJJ	Info At Door	Owner							

Permit Information							
Date Issued	Number	Price	Purpose		% Complete		
02/09/21	202101266	15,294	A086	448 Linear Ft Fence			
03/11/14	201402130	0	UP55	Front Yard Variance			
10/07/05	68356-10	650,000	D010	Additional Rooms-Ne/Rd 14			
02/19/03	68356-9	30,000	D010	Siding-Ne/Rd 14			
09/12/01	68356-8	0	D010	Sign-Ne/Sd Rt 14			

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

SUSSEX COUNTY

Situs: 18809 COASTAL HWY

Parcel ID: 334-12.00-98.01

Class: Motel

Card: 2 of 2

Printed: March 17, 2025

Building Information

Year Built/Eff Year 1985 / Building # 2

Structure Type Motel Identical Units 1
Total Units 38
Grade B-

Covered Parking # Uncovered Parking

DBA ARCHORAGE

MOTEL

Building Other Features	
-------------------------	--

Line	Туре	+/-	Meas1	Meas2 # Stops	Ident Units	Line	е Туре	+/-	Meas1	Meas2 # Stops	Ident Units
1	Sprinkler Sys Wet		14,548	1	1	1	Canopy Roof/Slab		1	1	1

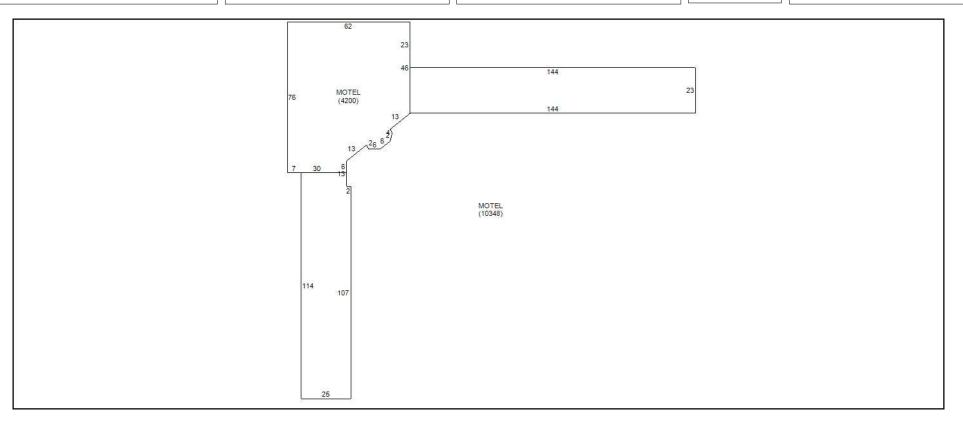
Interior/Exterior Information Plumbing Physical Functional Wall Height Ext Walls Construction Line Level From - To Int Fin Area Perim Use Type **Partitions** Heating Cooling 01 01 100 10,348 786 9 Frame **Unit Heat** 3 Motel Steel Normal Unit Normal 4 2 266 3 02 02 100 4,200 Motel 9 Frame Steel Normal **Unit Heat** Unit Normal 4

	Interior/Exterior Valuation Detail							
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD				
1	10,348 Motel	53	100	799,010				
2	4,200 Motel	53	100	299,340				

		Outbuildi	ng Data		
Line Type	Yr Blt Meas1	Meas2	Qty	Area Grade Phy Fun	Value

SUSSEX COUNTY

 Situs: 18809 COASTAL HWY
 Parcel ID: 334-12.00-98.01
 Class: Motel
 Card: 2 of 2
 Printed: March 17, 2025



Addtional Property Photos



SUSSEX COUNTY

Card: 2 of 2 Printed: March 17, 2025 Situs: 18809 COASTAL HWY Parcel ID: 334-12.00-98.01 Class: Motel

Income Detail (Includes all Buildings on Parcel)											
Use Mod Inc Grp Type Mod	Model Units Description	Net Area	Income Rate	Econ Potential Adjust Gross Income	Vacancy Rate	Vacan Additiona cy Adj Incom	_	Expense Model %		Total Expenses	Net Operating Income
01 A 005	Low Rise Apartme 1	1,170		28,800	7	0	26,784	40	10,714	10,714	16,070
02 H 005	Motel 50	19,436	150.00	2,737,500	45	156 0	815,775	65	530,254	530,254	285,521
06 S 005	Multi Use Office 0	1,461	30.00	66 28,928	5	0	27,482	25	6,871	6,871	20,611

	Apartment Detail - Building 2 of 2							Building Cost Detail - Building	ng 2 of 2
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	14,548
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	2,030,920 100 1 2,030,920
								Value per SF	139.60

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

Sub total

Capitalization Rate

Residual Land Value Final Income Value

Total Gross Rent Area

Total Gross Building Area

322,202

0.095000

3,391,600

3,391,600

22,067

22,067

Notes - Building 2 of 2



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs: 10102 SAW MILL WAY Parcel ID: 133-17.00-16.00-706A7 Class: Residential - Condo

Card: 1 of 1

Printed: March 18, 2025

CURRENT OWNER

SYKUT JAMIE M LISA SYKUT 44 PERRY HILL RD OSWEGO NY 13126 **GENERAL INFORMATION**

Living Units 1

Neighborhood 1QR104C Alternate ID 1331700001600706A7

Vol / Pg

District

5990/275

Zoning Class

TOWN CODES Residential

Property Notes

COMMON LAND PCT - ESTIMATED



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2033	Traffic - Modera		47,900

Total Acres: .2033

Spot:

Location:

Assessment Information									
	Assessed	Appraised	Cost	Income	Market				
Land	0	47,900	47,900	0	0				
Building	0	283,100	283,100	0	0				
Total	0	331,000	331,000	0	0				

Value Flag Cost Approach TD133DM5

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information						
Date	ID	Entry Code	Source			
06/01/23	MAE	Info At Door	Owner			
07/06/22	GTM	Entrance Gained	Owner			

			Permit In	formation
Date Issued	Number	Price	Purpose	% Complete
01/14/22	202200519	5,272	A106	Re Roof- Tear Off & Replace
07/26/11	7581-1	7,320	HIST	Scrn Rm/Deck-Whartons Bluff Unit

		Sale	s/Ownership History			
Transfer Date 10/16/23 08/31/15 01/16/14 02/22/10	Price Type 330,000 215,000 215,000 157,725	Validity	Deed Reference 5990/275 4440/35	Deed Type Deed	Grantee SYKUT JAMIE M	

2099 **RESIDENTIAL PROPERTY RECORD CARD**

SUSSEX COUNTY

Situs: 10102 SAW MILL WAY Parcel Id: 133-17.00-16.00-706A7 Class: Residential - Condo

Card: 1 of 1

Printed: March 18, 2025

	Dw	elling Information												
	2 Holling Hillorination													
Style Story height Attic Exterior Walls Masonry Trim Color	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt												
00101		III-law Apt	110											
		Basement												
Basement FBLA Size Rec Rm Size	666	# Car Bsmt Gar FBLA Type Rec Rm Type												
Heating 8	& Cooling	Fireplaces												
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab												
		Room Detail												

Heating 8	& Cooling	Fireplaces
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab
		Room Detail
Bedrooms mily Rooms	4	Full Baths Half Baths

Fan Kitchens Extra Fixtures 2 Total Rooms 7 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod Yes

Adjustments

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

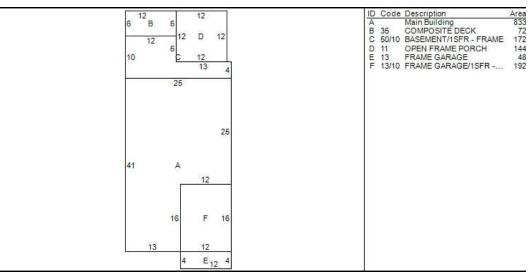
Grade & Depreciation

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

Dwelling Computations

Base Price	219,887	% Good	93
Plumbing	13,390	% Good Override	
Basement	0	Functional	
Heating	18,240	Economic	
Attic	0	% Complete	100
Other Features	27,440	C&D Factor	
		Adj Factor	.98
Subtotal	278,960	Additions	29,400
Ground Floor Area	833		
Total Living Area	2,030	Dwelling Value	283,100
Total Living Area	2,030	Dwelling Value	283,

Bu	ild	ina	No	tes



			Outbuilding	g Data			
Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value

Condominium / Mobile Home Information Complex Name Condo Model **Unit Number** 706A7 **Unit Location Unit Level Unit Parking Unit View** Neighborhood Model Make (MH) Model (MH)

PARDAT	PARDAT PARDAT	PARDAT	PARDAT	PARTDAT	PARDAT	PARDAT	DWELDAT	OWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA	SALES TA	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT	
PARID	Sof Street	Suffix	Towns	SCH DIST			Story Heigh		Serv	Rm Tot	Redrm	Full Rath	Half Buth	Sunt	Barnt Car	FREA	Grade	CDU	SRA	SALEXEY		e Sales Type			Adjusted Pri	DE ADUPSE			
123-17.00-16.00-706A7	10102 SAW MILL	WAY	M3:Milisbero	13ND(AN R)	ER 1QR104C	0.202	2	12:TWHS END	2008	7	4	,	1	6:FULL		ccc		AV	2,030		10/20/2	2 2:Land & Impo	OV 230,00				177.00	WHARTONS BLUFF	
133-17.00-16.00-60296	10093 IRON POINTE DRIVE	DCT	MR:Millsboro	1:INDIAN RE	ER 10R104C	0.203	2	11:TWHS INTERIOR	2005	7	4	2	1	6:FULL	0		c	AV	2.351	6421728	05/25/2	2 2:Land & Impo	gy 299.00	127.18	326,500	129.98		WHARTONS BLUFF	INVALID SALE "NEEDS WORK PER MIS" RENOVATED AFTER SALE - ACTIVE LISTING SADROOD
133-16.00-1034.00	20336 CHARLOTTE	BLVD	MR:Millsboro	1:INDIAN RE	ER 109002	0.051	2	11:TWHS INTERIOR	2014	6	2	2	2	6:FULL	2	285	ć	AV	1.716	6433147	12/30/2	2 2 Land & Impo	gy 285.00	166.08	296,700	172.90		PLANTATION LAKES	OUTSIDE SUBJECT DEVELOPMENT
234-30.00-8.00-85-2	35801 GLOUCESTER	CIR	00:None	1:INDIAN RE	ER IARLISC	0.117	2.5	11:TWHS INTERIOR	2004	7	2	2	1	6:FULL	1		ć	AV	1.850	6424081	07/15/2	2 Land & Impo	gy 285.00	154.05	306,900	165.89		FAIRFIELD AT LONG NECK	OUTSIDE SUBJECT DEVELOPMENT
APPELLANT COMPS																													
122-17.00-16.00-706A7	10102 SAW MILL	WAY	MR-Millshoon	11NOVAN DE	ER 10R104C	0.202	,	12:TWHS END	2008	7				6:PULL		666		AV	2.030		10/20/2	2 Land & Impo	av 220.00				177.00	WHARTONS BLUFF	
133-17.00-16.00-20292	10025 IRON POINTS DRIVE	EVT	MR:Millsboro		ER 10R104C		5	11:TWHS INTERIOR	2009	,	- 7		5	6:PULL			ř	AV	1,990	6441734		2 Land & Impo			289.900	195.93		WHARTON'S BLUFF	
133-17.00-16.00-40294	10051 SAW MILL	WAY	MP-Millsborn		ER 10R104C		- 1	11:TWHS INTERIOR	2008	- 1	- 1	- 1	- 1	6:PULL	- 7		-	404	1.006	£4330FF		2 Land & Impo			222,000	172.00		WHARTONS BLUFF	
133-17.00-16.00-60496	10097 IRON POINTE DRIVE	DCT	ME:Milisboro		ER 10R104C		- 1	12:TWHS END	2005	- 1	- 1			6:PULL			÷	AV	2,418	6412010		2 Land & Impo			420,500			WHARTONS BLUFF	
TYLER COMPS	20097 MORPORIEDMAN	8.4.1	NR.41110010	Linkson	an agravac	0.200		22.TWHU END	2003					e.rucc				~	2,420	6418010	UNITALIZ.	. ALINUM INSPI	277,50	297.44	MEDIAN		1	WYOM I CHICA ME COPP	
Hakcomra																										179.94			
																									AVERAGE	1/9.94	J		
SALE AFTER 7/1/23																													
133-17.00-16.00-40494	10055 SAW MILL	WAY	ME:Millsboro		ER 1QR104C		2	12:TWHS END	2008	7	4	3	1	6:PULL	1		c	AV	1,936			2 Land & Impo						WHARTONS BLUFF	
133-17.00-16.00-706A7	10102 SAWMILL	WAY	M9:Milisboro	13ND(AN R)	FR 1QR104C	0.202	2	12:TWHS END	2008	7	4	2	1	6:PULL		CCC	c	AV	2,030		10/20/2	2 Eard & Impr	ov 230,00					WHARTONS BLUFF	
INVALID SALE																													
133-17.00-16.00-60296	10093 IRON POINTE DRIVE	EXT	ME:Millsboro	1:INDIAN RI	ER 1QR104C	0.203	2	11:TWHS INTERIOR	2005	7	4	3	1	6:FULL	0		c	AV	2,351	6421728	05/25/2	2 Earnd & Impo	ov 299,00	127.18	326,500	139.88		WHARTONS BLUFF	INVALID SALE "NEEDS WORK PER MIS" RENOVATED AFTER SALE - ACTIVE LISTING \$439,000

	□ Annual
□ St	ipplemental

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Wner(s): Jamle and Lise Sykut	Parcel ID: 133-17.00-16.00-706A7		
treet Address of Parcel: 10102 Saw	Mili Way, Milisboro, DE 19966		
Current Assessment: \$369,300		* Y.	r.
urchase Price (Total of Land and	Improvement): \$330,000 Date of Purchase	2: 10/20/2023	
pecial conditions of sale.			
	rivate Sale 🛮 Auction 🗹 Open Market 🗘 Family 🗖 I	nherited	
☐ Other	1 '		1
Major Renovations or structural c	hanges to property since purchase (i.e., Demolition, Const	ruction, Addition	s, Major
Repairs, etc.) Year Cost	Change	•	•
	no changes since my purchase		· ·
F			
	. 64	Ι,.	
	:		
Description of Property			
ot size/Land Area .2033	Style of Home townhouse	₹ 52	
<u></u>	Style Style Style	Tall	
lumber of: Bedrooms: 4	Bathrooms: 4 Fireplaces: 0		
	1 -		
3e	ed Attic 🔟 Central Air		:
☐ Finished Basement ☐ Finish		···	C_1
☑ Finished Basement ☐ Finish orches and Additions: deck			
orches and Additions: deck	y structures other than main dwelling:		r.
orches and Additions: deck	y structures other than main dwelling:		r
orches and Additions: deck	y structures other than main dwelling:		e T

Parcel Number 133-16.00-1034.00 Owner COUFAL THERESA M
Address 20336 Charlotta Blvd, Millsboro, DE 19966
Sales Price \$ 285,000 Date of Sale 12/29/2022
Lot Size/Land Area0505 Style of House townhouse
Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 0
☐ Finished Basement ☐ Finished Attic ☑ Central Air
Porches and Additions: contains small second story balcony and back palio
Describe Garage or Other Improvements:
For the "number of" listed above, the form lists bedrooms twice. I listed 4 bedrooms and 4 bathrooms. Double car garage.
Additional Comments:
Parcel Number 234-30.00-8.00-86-2 Owner SELTMANN JILL
Address asset a st
Address 35801 S Glaucester Cir #B52 Millsboro, DE 19966
Sales Price \$285,000 Date of Sale 7/15/2022
Sales Price \$ 285,000 Date of Sale 7/15/2022 Lot Size/Land Area 1169 Style of House townhouse
Sales Price \$ 285,000 Date of Sale 7/15/2022
Sales Price \$ 285,000 Date of Sale 7/15/2022 Lot Size/Land Area1169 Style of House townhouse
Sales Price \$285,000 Date of Sale 7/15/2022 Lot Size/Land Area 1169 Style of House townhouse Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 0
Sales Price \$285,000 Date of Sale 7/16/2022 Lot Size/Land Area 1169 Style of House townhouse Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 0
Sales Price \$ 285,000 Date of Sale 7/16/2022 Lot Size/Land Area 1169 Style of House townhouse Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 0 □ Finished Basement □ Finished Attic □ Central Air Porches and Additions containssecond and third story deck/pallo areas. Describe Garage or Other Improvements: For the "number of" listed above, the form lists bedrooms twice. I listed 4 bedrooms and
Sales Price \$285,000 Date of Sale 7/16/2022 Lot Size/Land Area 1169 Style of House townhouse Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 0 □ Finished Basement □ Finished Attic □ Central Air Porches and Additions containssecond and third story deck/pallo areas. Describe Garage or Other Improvements:
Sales Price \$285,000 Date of Sale 7/16/2022 Lot Size/Land Area 1169 Style of House townhouse Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 0 □ Finished Basement □ Finished Attic □ Central Air Porches and Additions containssecond and third story deck/pallo areas. Describe Garage or Other Improvements: For the "number of" listed above, the form lists bedrooms twice. I listed 4 bedrooms and 4 bathrooms. Single car garage.
Date of Sale 7/15/2022 Lot Size/Land Area 1169 Style of House townhouse Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 0 □ Finished Basement □ Finished Attic □ Central Air Porches and Additions containssecond and third story deck/pallo areas. Describe Garage or Other Improvements: For the "number of" listed above, the form lists bedrooms twice. I listed 4 bedrooms and 4 bathrooms. Single car garage.
Sales Price \$285,000 Date of Sale 7/16/2022 Lot Size/Land Area 1169 Style of House townhouse Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 0 □ Finished Basement □ Finished Attic □ Central Air Porches and Additions containssecond and third story deck/pallo areas. Describe Garage or Other Improvements: For the "number of" listed above, the form lists bedrooms twice. I listed 4 bedrooms and 4 bathrooms. Single car garage.
Date of Sale 7/16/2022 Lot Size/Land Area 1169 Style of House townhouse Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 0 □ Finished Basement □ Finished Attic □ Central Air Porches and Additions containssecond and third story deck/pallo areas. Describe Garage or Other Improvements: For the "number of" listed above, the form lists bedrooms twice. I listed 4 bedrooms and 4 bathrooms. Single car garage.

 $_{1},b_{\chi_{1}}^{\prime }$

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

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

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

The reason for the formal appeal is based off of the fair market purchase price made of my property in October 2023. I did contact Tyler technologies for an informal appeal and did not hear back until a second notice was mailed out regarding my home. The home I am appealing the assed value on (10102 Saw Mill Way) was purchased in October 2023 (and sold open market by previous owners) for \$330,000. In review of comparable sales, and the location of my particular home I feel the \$359,300 assessment is high. My home, and backyard, back up to a fairly noisy and busy road, Iron Branch Road, which diminishes value to some degree. Other townhomes of similar square footage, bedrooms and bathrooms were sold, within the time frame of January 2021-June 30, 2023, were under \$300,000. In reviewing similar property values listed below, with my purchase price, I am requesting the assessed value of my property be reduced to \$300,000. I came to this value by averaging all 4 purchase/sold prices of the properties on this document (my home purchase price of \$330,000, with the 3 comparable selling prices of \$299,000, \$285,000, \$285,000).

Comparable Sales

1.

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.

Parcel Number 133-17.00-16.00-602B6	Owner PARADISE FRANCES TIEE FAMIREV TR
Address 10093 fron Pointe Dr #60286, Millisboro, DE 19966	
Sales Price \$299,000 Date of S	Sale 5/23/2022
Lot Size/Land Area 2033 Style	of House townhouse
Number of: Bedrooms: 4 Bedrooms: 5	Fireplaces: 1
☐ Finished Basement ☐ Finished Attic ☐ Central Air	
Porches and Additions:	
Describe Garage or Other Improvements:	
For the "number of" listed above, the form lists 5 bathrooms. Single car garage.	bedrooms twice. I listed 4 bedrooms and
The state of the s	
Additional Comments:	
This property is in close vicinity to mine in the s 5 bathrooms. The property is 3150 sq ft (compa sold in May of 2023 for \$299,000.	ame neighborhood, with 4 bedrooms and ared to my home at 2145 sq. ft.) It was

Identify any witness or attorney/agent who will annea	
additional witnesses.	ar on your behalf at the hearing. If necessary, attach a list of
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
affirms that all statements herein are true to the best Review that the assessment of said property for fiscal Signature of Owner or agent ¹ Print Name and Title: Dr. Jamie Sykut, property owner Mailing Address: 44 Peny Hill Road, Oswego, NY 13126	or authorized agent of the owner for the described property, and of his/her knowledge and belief, and asks the Board of Assessme year 2025 be reduced to: \$300,000
	Telephone: 315-529-0562
Please use ロ mailing address 델 e n Note: If you do not wish to appear before the Board fo	mail for Notice of Hearing and Notice of Decision or a formal hearing, please check here ☑ and the Board will
Please use I mailing address I e n Note: If you do not wish to appear before the Board for consider your appeal on, the basis of the information of	mail for Notice of Hearing and Notice of Decision or a formal hearing, please check here and the Board will contained in this form.
Note: If you do not wish to appear before the Board for consider your appeal on, the basis of the information of	mail for Notice of Hearing and Notice of Decision or a formal hearing, please check here and the Board will contained in this form.

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



2099 RESIDENTIAL PROPERTY RECORD CARD

SUSSEX COUNTY

Situs: 30839 PARK TER Parcel ID: 234-5.00-654.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 13, 2025

CURRENT OWNER

WILLIAMS DAVID N PAULINE STEPHANIE WILLIAMS 30839 PARK TERRACE **LEWES DE 19958**

GENERAL INFORMATION

Living Units 1

Neighborhood 6AR223 Alternate ID 234050006540000000

Vol / Pg 5334/240

District

AGRICULTURAL/RESIDEI Residential Zoning Class

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.5201			141,130

Total Acres: .5201

01/23/15

Spot:

Location:

75,000

Assessment Information						
Assessed Appraised Cost Income Mark						
Land	0	141,100	141,100	0	141,100	
Building	0	384,500	384,500	0	446,830	
Total	0	525,600	525,600	0	587,930	

Value Flag Cost Approach TD234DM17

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information							
Date 04/21/22	ID BJJ	Entry Code Occupant Not At Home	Source Other				

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
03/24/22	202204157	4,000	A086	Adding Gas Fireplace (Internal)	
04/15/21	202105755	1,800	A037	10x15 Detached Shed	
09/16/15	201508415	22,904	A086	Paver Patio 51x16 W/Steps Under	
08/14/15	201507177	3,900	A086	250' Vinyl Fence	
04/16/15	201502791	127,618	A007	Dw 50x.49.6, Garage 20.6x22, Sur	

Sales/Ownership history	
10/22/20 389,000 5334/240 De	deed Type Grantee WILLIAMS DAVID N

Situs: 30839 PARK TER

Story height 1

Style Ranch

Attic None
Exterior Walls Alum/Vinyl
Masonry Trim x
Color

Basement Crawl **FBLA Size** X

Rec Rm Size X

% Complete 100

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Parcel Id: 234-5.00-654.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 13, 2025

Dwelling Information	
Year Built Eff Year Built Year Remodeled Amenities	2015
In-law Apt	No
Basement	
# Car Bsmt Gar	0

FBLA Type

Rec Rm Type Single Family

Heating & Cooling		Fireplaces
Heat Type	Central Full Ac	Stacks
Fuel Type	Propane	Openings

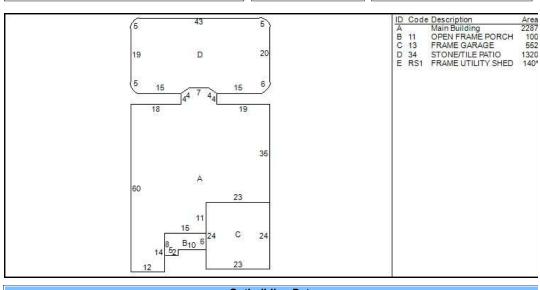
Fuel Type Propane Openings
System Type Forced Warm Air Pre-Fab 1

Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area

		Grade & Depreciation	
Grade	B-	Market Adj	
Condition	Average	Functional	95
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	

	Dwellin	g Computations	
Base Price	385,167	% Good	97
Plumbing	7,360	% Good Override	
Basement	-21,360	Functional	95
Heating	31,950	Economic	
Attic	0	% Complete	100
Other Features	1,700	C&D Factor	
		Adj Factor	.94
Subtotal	404,820	Additions	34,200
Ground Floor Area	2,287		
Total Living Area	2,287	Dwelling Value	382,800

Building Notes	



			Outbuilding	g Data				
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x	14	140	1	2015	С	Α	1,720

Complex Name Condo Model Unit Number

Condominium / Mobile Home Information

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

COMPARABLE SALES ANALYSIS REPORT FOR TAX YEAR - 2099 SUSSEX COUNTY

PAGE: 1 MK127

COMPARISON-2 SUBJECT PARCEL COMPARISON-1 **COMPARISON-3 COMPARISON-4 COMPARISON-5** PARCEL ID 234-5.00-654.00 234-5.00-648.00 234-5.00-620.00 234-5.00-712.00 234-5.00-707.00 234-5.00-764.00 CARD 1 30839 22586 22631 20231 26137 33750 PARK RAMBLE RAMBLE LONG MEADOW **HIGHLANDS** RESERVOIR **TER** RD RD LN WAY DR Neighborhood 6AR223 6AR223 6AR223 6AR223 6AR223 6AR223 NBHD Group 622 622 622 622 622 622 **Total Acres** .5201 .5119 .5694 .4591 .4771 .5667 Living Units 1 1 1 1 **DWELLING DESCRIPTION** Story Height Attic Style 03-RANCH 03-RANCH 03-RANCH 03-RANCH 03-RANCH 03-RANCH Year Built 2015 2013 2012 2015 2010 2012 Exterior Wall 06-ALUM/VINYL 06-ALUM/VINYL 06-ALUM/VINYL 06-ALUM/VINYL 06-ALUM/VINYL 06-ALUM/VINYL Total Living Area 2287 2400 2256 2217 2172 2085 Fin Bsmt Area Rec Room Area Grade B-B-B-B-B-B-CDU ΑV ΑV ΑV ΑV ΑV ΑV **Basement** 3 3 3 3 3 6 Bed Rooms 3 3 3 3 3 3 **Total Rooms** 6 6 6 6 6 **Total Fixtures** 8 8 8 8 8 10 Fireplace-Mas System Type 2-FORCED WARM AIR 6-HEAT PUMP 6-HEAT PUMP 6-HEAT PUMP 2-FORCED WARM AIR 2-FORCED WARM AIR PRICING DATA Land Value 141,100 140,700 143,900 135,400 137,400 143,700 383,700 **Building Value** 384,500 398,300 388,500 358,200 382,200 **OBY Value** 1,720 0 1,260 1,460 0 0 **Dwelling Value** 382.800 398.300 387,200 382,200 358.200 382.200 532,400 519,100 Cost Value 525,600 539,000 495,600 525,900 **VALUATION** Weighted Average 590,900 Time Adjusted Price 0 581400 637700 653700 532400 529200 Sale Price 0 570000 599900 615000 525000 450000 Sale Date 14-MAR-2023 19-SEP-2022 20-SEP-2022 28-APR-2023 14-JUN-2021 Market Value 587,930 Adjusted Price 585,110 607,200 642,910 572,470 519,350





PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA	DWELDAT	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	VALUE	LEGDAT
PARID	St#	Street	Suffix	NBHD	Class	Calc'd Acres	Card	Style	Yrblt	Rm Tot	Bedrm	Full Bath	Half Bati	Bsmt	Grade	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSF	ASR	Adjusted Price	ADJ PSF	ADJ ASR	L/T RATIO	PSF	Legal 1
234-5.00-654.00	30839	PARK	TER	6AR223	R	0.52	1	03:RANCH	2015	6	3	2	0	3:CRAWL	B-	AV	2287									0.26	237.95	RIDINGS AT REHOBOTH
234-5.00-620.00	26137	HIGHLANDS	WAY	6AR223	R	0.477	1	03:RANCH	2010	6	3	2	0	3:CRAWL	B-	AV	2172	04/28/23	2:Land & Improv	525,000	241.71	0.94	532,400	245.12	0.93	0.28	228.18	RIDINGS AT REHOBOTH
234-5.00-712.00	22586	RAMBLE	RD	6AR223	R	0.512	1	03:RANCH	2013	7	3	2	0	3:CRAWL	B-	AV	2400	03/14/23	2:Land & Improv	570,000	237.50	0.95	581,400	242.25	0.93	0.26	224.58	RIDINGS AT REHOBOTH
234-5.00-648.00	20231	LONG MEADOW	LN	6AR223	R	0.459	1	03:RANCH	2015	6	3	2	0	3:CRAWL	B-	AV	2217	09/20/22	2:Land & Improv	615,000	277.40	0.84	653,700	294.86	0.79	0.26	234.15	RIDINGS AT REHOBOTH
234-5.00-707.00		RAMBLE	RD	6AR223	R	0.569	1	03:RANCH	2012	6	3	2	0	3:CRAWL	B-	AV	2256		2:Land & Improv	599,900	265.91	0.89	637,700	282.67	0.83	0.27		RIDINGS AT REHOBOTH
234-5.00-738.00		PARK PAVILLION	WAY	6AR223	R	0.573	1	03:RANCH	2012	6	3	2	0	3:CRAWL	C+	AV	1684		2:Land & Improv	415,000	246.44	1.05	471,900	280.23	0.92	0.33		RIDINGS AT REHOBOTH
234-5.00-764.00	33750	RESERVOIR	DR	6AR223	R	0.567	1	03:RANCH	2012	6	3	2	1	6:FULL	B-	AV	2085	06/14/21	2:Land & Improv	450,000	215.83	1.17	529,200	253.81	0.99	0.27	252.23	RIDINGS AT REHOBOTH
234-5.00-567.00	30509	PARK PAVILLION	WAY	6AR223	R	0.466	1	03:RANCH	2014	7	4	2	0	3:CRAWL	B-	AV	2026	04/26/21	2:Land & Improv	450,000	222.11	1.08	536,400	264.76	0.90	0.28	239.14	RIDINGS AT REHOBOTH
234-5.00-698.00	22609	RAMBLE	RD	6AR223	R	0.459	1	03:RANCH	2012	6	3	3	0	3:CRAWL	B-	AV	1844	03/02/21	2:Land & Improv	400,000	216.92	1.16	480,000	260.30	0.97	0.29	252.01	RIDINGS AT REHOBOTH
234-5.00-685.00	30577	PARK PAVILLION	WAY	6AR223	R	0.459	1	03:RANCH	2012	6	3	3	2	6:FULL	C+	AV	1727	01/28/21	2:Land & Improv	367,000	212.51	1.23	446,300	258.43	1.01	0.30	261.03	RIDINGS AT REHOBOTH
																					MEDIAN	1.05		MEDIAN	0.93			
																					AVERAGE	1.03		AVERAGE	0.92			

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

San All March Land

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

REMEMBER:

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

Owner(s): Do vid N. + P. Stephanic Williams Parcel ID: 234-5.00-654.00 Street Address of Parcel: 30839 Park Terrace Lewes, DE 19958 Current Assessment: \$544,200.00 Purchase Price (Total of Land and Improvement): \$387,000.00 Date of Purchase: 10-22-2020 Special Conditions of Sale: How was property acquired Private Sale Auction 4-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 2021 1800 00 10×14 Sheed 2022 4,000 00 Fireplace In Serf Description of Property Lot size/Land Area 529 Style of Home Rawh Number of: Bedrooms: P Bathrooms: P Fireplaces: 1 Finished Basement Finished Attic Central Air Porches and Additions:	Property Identification
Street Address of Parcel: 30839 Park Terrace Lewes, DE 19958 Current Assessment: \$549,200.00 Purchase Price (Total of Land and Improvement): \$389,000,000 Date of Purchase: 10 - 22 - 2020 Special Conditions of Sale: How was property acquired Private Sale Auction Description of Sale: Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.) Year Cost Change 2021 1,800.00 10 x 14 5 hed 2022 4,000.00 Fire place in Sert Description of Property Lot size/Land Area 5290 Bathrooms: Fireplaces: 1 Pfinished Basement Finished Attic Central Air Porches and Additions: Describe outbuildings or accessory structures other than main dwelling:	
Purchase Price (Total of Land and Improvement): \$\frac{387,000,00}{389,000,00} \text{ Date of Purchase: \$\frac{10-22-2020}{10-22-2020} \text{Special Conditions of Sale:} How was property acquired \$\text{ Private Sale } \text{ Auction } \text{ Inherited } \text{ Inherited } \text{ Inherited } \text{ Other } \text{ Change } \text{ Change } \text{ Change } \text{ In San } \text	•
Special Conditions of Sale: How was property acquired Private Sale Auction Accion A	Current Assessment: \$ 544,200.00
How was property acquired Private Sale Auction Dependent Family Inherited Other Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.) Year Cost Change 2021 1800 00 10×14 sheed 2022 4,000 00 Fireplace insert Description of Property Lot size/Land Area Style of Home Reach Number of: Bedrooms: Bathrooms: Fireplaces: 1 Describe outbuildings or accessory structures other than main dwelling:	Purchase Price (Total of Land and Improvement): \$387,000,00 Date of Purchase: 10-22-2020
□ Other	Special Conditions of Sale:
Repairs, etc.) Year Cost Change 2021 1800 0 10 x 14 shed 2021 4,000 0 Fireplace insert Description of Property Lot size/Land Area Style of Home Ranch Number of: Bedrooms: 2 Bathrooms: 2 Fireplaces: Finished Basement Finished Attic Central Air Porches and Additions: Describe outbuildings or accessory structures other than main dwelling:	
Description of Property Lot size/Land Area	
Description of Property Lot size/Land Area Style of Home Rough Number of: Bedrooms: Bathrooms: Fireplaces: Finished Basement	
Description of Property Lot size/Land Area Style of Home Rough Number of: Bedrooms: Bathrooms: Fireplaces: Finished Basement	2021 1,800.00 10x14 shed
Style of Home Ranch Number of: Bedrooms: Bathrooms: Central Air Porches and Additions: Describe outbuildings or accessory structures other than main dwelling:	2022 4,000° Fireplace insert
Number of: Bedrooms: Bathrooms: Central Air Porches and Additions: Describe outbuildings or accessory structures other than main dwelling:	Description of Property
□ Finished Basement □ Finished Attic ☑ Central Air Porches and Additions: Describe outbuildings or accessory structures other than main dwelling:	Lot size/Land Area Style of Home Rough
Porches and Additions: Describe outbuildings or accessory structures other than main dwelling:	Number of: Bedrooms: <u>こ</u> Bathrooms: <u>こ</u> Fireplaces: <u> </u>
10x14 storage shed	Describe outbuildings or accessory structures other than main dwelling:
	10x14 storage shed
 What do you consider to be the fair market value of the property as of July 1, 2023? \$ <u> </u>	What do you consider to be the fair market value of the property as of July 1, 2023? \$ $404,483$. 00

Property sale sheet

Address Sale price Date sold

22595 Ramble Rd. \$437,000.00 Dec. 30, 2020 21180 Sand Dollar Trl \$399,900.00 Aug. 27, 2021 22609 Ramble Rd. \$400,000.00 Mar. 1,2021 30099 Barrier Reef BLVD \$485,000.00 Nov. 16,2022 21101 Emerald Isle Dr \$415,000.00 April 21, 2023 21176 Sand Dollar Trl \$290,000.00 Feb. 9, 2021

30839 Park Terrace Appraisal- \$544,200.00

Total of six comparibles =\$2,426,900.00 divided
By six equals \$404,483.00
Appraised value of 30839 Park Terrace should be
\$404,483.00

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). Comparable Sales (identify below) Other (provide detail below or in a separate attachment
Briefly discuss the reason for your appeal and for Comparable Properties do not a Yard is unuseable after a 1 24" Deep drainage ditch in	reflect Appraised VAlue of 30839 Park Terrace
Comparable Sales	
hearing (up to a maximum of six) must be listed in not be permitted to testify or introduce evidence	s as of July 1, 2023. Any comparable sales you intend to discuss at the or attached to this form, or the Board will not consider them. You will concerning comparable sales not set forth in this form. The assessed her homeowners, is not acceptable as evidence of overvaluation. Do n your appeal.
You mus	st submit <u>3</u> comparable sales.
1. Parcel Number <u>234-5.00-693</u> Address <u>22595 Ramble Research</u> Sales Price \$ 437,000,00 Lot Size/Land Area <u>45 geres</u> Number of: Bedrooms: <u>4</u> Bedrooms: <u>4</u> Bedrooms: <u>4</u> Bedrooms: <u>75 perf for</u> Describe Garage or Other Improvements: 8x12 Shed 362'- 72' Vivy/ Fence	Date of Sale <u>01 - 0.5 - 2.021</u> Style of House oms: <u>3</u> Fireplaces: <u>1</u>
Additional Comments:	ø.
Partial Stone Fron	+

Parcel	Number 234-5.00-321.00 Owner Sarah D. Post
Addre	ss 21180 Sand Dollar Trail Lewes, DE 19958
Sales F	Price \$ 399, 900 106 Date of Sale August 27, 2021
Lot Siz	e/Land Area 68 Acres Style of House
Numb	er of: Bedrooms: 4 Bedrooms: 5 Fireplaces: 0
☐ Fini	shed Basement □Finished Attic ØGentral Air
Porche	es and Additions: FRONT Porch Cement Patio
Descri	be Garage or Other Improvements:
<u></u>	
Additi	onal Comments:
1	
Parcel	Number 234-5.00-698.00 Owner Jillian Kennmer lin Pringo Kemme
	Number 234-5.00-698.00 Owner <u>Jillian Kennmerlin/Prinzo Kemme</u> ss 22609 Ramble Rd- Lewes, DE 19958
Addre	ss 22609 Ramble Rd. Lewes, DE 19958
Addres Sales F Lot Siz	Price \$ 400,000.00 Date of Sale March 1, 2021 e/Land Area _ 45 9 cres Style of House
Addres Sales F Lot Siz	orice \$ 400,000.00 Date of Sale March 1, 2021
Address Sales F Lot Siz	Price \$ 400,000.00 Date of Sale March 1, 2021 e/Land Area _ 45 9 cres Style of House
Address Sales F Lot Siz Numbe	Price \$ 400,000.00 Date of Sale March 1, 2021 e/Land Area _ 45 qcres Style of House er of: Bedrooms: _4
Address Sales F Lot Siz Number	Price \$ 400,000.00 Date of Sale March 1, 2021 e/Land Area 45
Address Sales F Lot Siz Number Fini Porche	Date of Sale March 1, 2021 e/Land Area
Address Sales F Lot Siz Number Fini Porche	Date of Sale March 1, 2021 e/Land Area . 45 gcres Style of House er of: Bedrooms: 4 Bedrooms: 2 Fireplaces: 1 shed Basement Finished Attic **Central Air* es and Additions **FRONT PORCH*, Deck with Pergola be Garage or Other Improvements:
Address Sales F Lot Siz Number Fini Porche	Date of Sale March 1, 2021 e/Land Area . 45 gcres Style of House er of: Bedrooms: 4 Bedrooms: 2 Fireplaces: 1 shed Basement Finished Attic **Central Air* es and Additions **FRONT PORCH*, Deck with Pergola be Garage or Other Improvements:
Address Sales F Lot Siz Number Descrit 145	Date of Sale March 1, 2021 e/Land Area . 45 gcres Style of House er of: Bedrooms: 4 Bedrooms: 2 Fireplaces: 1 shed Basement Finished Attic **Central Air* es and Additions **FRONT PORCH*, Deck with Pergola be Garage or Other Improvements:
Address Sales F Lot Siz Number Descrii	Date of Sale March 1, 2021 e/Land Area _ 45 qcres
Address Sales F Lot Siz Number Descrii	Date of Sale March 1, 2021 e/Land Area _ 45 qcres
Address Sales F Lot Siz Number Descrii	Date of Sale March 1, 2021 e/Land Area _ 45 qcres

On with	at-basis do you reach that Opinion?	Appraisal (person who did the appraisal must appear at
(Select		the hearing and the appraisal must be submitted with
-		this appeal form).
		Comparable Sales (identify below)
		Other (provide detail below or in a separate attachment
Briefly	discuss the reason for your appeal and for y	our conclusion of value:
Compa	arable Sales	
not be value o	permitted to testify or introduce evidence co	or attached to this form, or the Board will not consider them. You will not comparable sales not set forth in this form. The assessed or homeowners, is not acceptable as evidence of overvaluation. <u>Do your appeal.</u>
	You must :	submit <u>3</u> comparable sales.
4, ⊈.	Parcel Number 234-5,00-512.0	Os Owner Glenn + Mary Ellen Smith
·	Address 30099 Barrier Reef	Blvd. Lewes, DE 19958
	Sales Price \$ 485,000.00	Date of Sale Nov. 16 2022
	Lot Size/Land Area 44 geres	Style of House
	Number of: Bedrooms: 3 Bedroom	ms: _ & _ Fireplaces: _ O
	☐ Finished Basement ☐ Finished Attic 5	☑ Central Air
	Porches and Additions: FRONT POR	ch Trex Deck
	Describe Garage or Other Improvements:	J
	14x16 shed	
	332' Vinyl Fence	
	Additional Comments:	

5, 2.	Parcel Number 234-5.00-358.00 Owner William + Susan Bradford
	Address 21101 Emerald Isle Drive Lewes, DE 19958
	Sales Price \$ 415,000.00 Date of Sale April 21, 202 3
	Lot Size/Land Area Style of House
	Number of: Bedrooms: 3 Bedrooms: 4 Fireplaces: 6
	☐ Finished Basement ☐ Finished Attic
	Porches and Additions: FRONT PORch, CONCRETE Patio
	Describe Garage or Other Improvements:
	12×12 SHED
	Fence Concrete Driveway
	COLVERTOR
	Additional Comments:
6, B.	Parcel Number 234-5,00-320,00 Owner Max Empey / Kaitlin Davis
6, B.	Parcel Number <u>234-5,00-320,00</u> Owner Max Empey/Kaitlin Davis Address 21176 Sand Dollar Trail Lewes, DE 19958
6, š .	•
6, 3 .	Address 21176 Sand Dollar Trail Lewes, DE 19958 Sales Price \$ 290,000 Date of Sale Feb. 9, 2021 Lot Size/Land Area 66 gcres Style of House
6, B.	Sales Price \$ 290, 000,00 Date of Sale Feb. 9, 2021
6, B.	Address 21176 Sand Dollar Trail Lewes, DE 19958 Sales Price \$ 290, 000,000 Date of Sale Feb. 9, 2021 Lot Size/Land Area 66 9cres Style of House Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: 0
6, B.	Address 21176 Sand Dollar Trail Lewes, DE 19958 Sales Price \$ 290, 000 Date of Sale Feb. 9, 2021 Lot Size/Land Area, 66 9cres Style of House Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: 0
6, B.	Address 21176 Sand Dollar Trail Lewes, DE 19958 Sales Price \$ 290, 000,000 Date of Sale Feb. 9, 2021 Lot Size/Land Area 66 9cres Style of House Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: 0
6, B.	Address 2176 Sand Dollar Trail Lewes, DE 19858 Sales Price \$ 290, 000 Date of Sale Feb. 9, 2021 Lot Size/Land Area 66 9cres Style of House Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: 0 Finished Basement Finished Attic Central Air Porches and Additions 14 × 18 Deck Describe Garage or Other Improvements: 8x14 shed
6, B.	Address 21176 Sand Dollar Trail Lewes, DE 19958 Sales Price \$ 290,000 Date of Sale Feb. 9, 2021 Lot Size/Land Area, 66 acres Style of House Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: 0 Finished Basement DFinished Attic Acentral Air Porches and Additions 14 × 18 Deck Describe Garage or Other Improvements:
6, B.	Address 2176 Sand Dollar Trail Lewes, DE 19858 Sales Price \$ 290, 000 Date of Sale Feb. 9, 2021 Lot Size/Land Area 66 9cres Style of House Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: 0 Finished Basement Finished Attic Central Air Porches and Additions 14 × 18 Deck Describe Garage or Other Improvements: 8x14 shed
6, B.	Address 2176 Sand Dollar Trail Lewes, DE 19858 Sales Price \$ 290, 000 Date of Sale Feb. 9, 2021 Lot Size/Land Area 66 9cres Style of House Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: 0 Finished Basement Finished Attic Central Air Porches and Additions 14 × 18 Deck Describe Garage or Other Improvements: 8x14 shed
6, 3.	Address 21176 Sand Dollar Trail Lewes, DE 19858 Sales Price \$ 290 cxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
6, 3.	Address 21176 Sand Dollar Trail Lewes, DE 19858 Sales Price \$ 290 cxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
6, 3.	Address 21176 Sand Dollar Trail Lewes, DE 19858 Sales Price \$ 290 cxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Witnesses or Agents	real films of the section of the sec
Identify any witness or attorney/agent who will a additional witnesses.	ppear on your behalf at the hearing. If necessary, attach a list of
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
affirms that all statements herein are true to the Review that the assessment of said property for f Signature of Owner or agent 1	vner or authorized agent of the owner for the described property, and best of his/her knowledge and belief, and asks the Board of Assessment iscal year 3025 be reduced to: \$404,483.00 Weim Cauline S. Williams MS Pauline S. Williams OWNERS
Lewes, DE 19958	
E Mail Address: DNWIIIams 71@HoTM	71.00m Telephone: 443-425-0491
Please use A-mailing address	e mail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Boconsider your appeal on, the basis of the information	ard for a formal hearing, please check here $oldsymbol{\Box}$ and the Board will tion contained in this form.
I request that Assessment disclose witnesses and	exhibits.

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



YARP



YARD



DRAINAGE DITCH





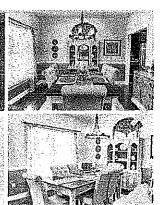
Buy Rent Sell Agents Explore News Homes.com











 $\equiv \Omega$

NOT HOTEN FOR SALE







22595 Ramble Rd

Lewes, DE 19958

4 Beds 3 Baths 2,780 Sq I 22595 Ramble Rd Lewes, DE 19958

Last Sold December 30, 2020

Jac Shekar Memor van Sofe

Last sale price \$437,000

· \$157 Per Sq Ft

Est. 38%个

increase in value

since last sale

Current estimated payment \$3,616/month

Highlights



Fitness Center



Eat-In



Kitchen



M Clubhouse

Love Creek

21180 Sand Dollar Trail Lewes DE



LAST SOLD ON AUG 27, 2021 FOR \$399,900

And region (7) Amplitus

21180 Sand Dollar Trl, Lewes, DE 19958

4

4

3,000

Beds

3aths

Sq Ft

Is this your home?

Track this home's value and nearby sales activity

I own 21180 Sand Dollar Tri

About this home

Looking for a large home with multiple living spaces and situated on a large lot on a cul de sac street in an amenity-rich community? Welcome to 21180 Sand Dollar Trail, a 3,000+ square foot, 4 bedroom ranch with numerous upgrades and a convenient floor

Show more v

2 garage spaces

1 2010

8° Has A/C

(桶) 0.58 acres

in-unit laundry (washer)

\$179 Redfin Estimate per sq ft

合 HERON BAY

Listed by Debbie Reed • RE/MAX Realty Group Rehoboth • 302-227-4800 (broker)

dolores@rehobothre.com (broker)

Bought with MITCH SELBIGER · Monument Sotheby's International Realty · 302-227-6767 (broker)

justin.healy@msir.net (broker)

Redfin checked: 5 minutes ago (Feb 25, 2025 at 5:51pm) • Source: BRIGHT MLS #DESU181134

Thinking of selling?

Redfin. Plus, you'll save \$5,360 in fees. ©

Schedule a selling consultation

Get an in-depth report about your home value and the Lewes market.

Request a free analysis



















MOY LISTED FOR SALE







22609 Ramble Rd

Lewes, DE 19958

4 Beds2 Baths1,814 Sq Ft\$272/Sq Ft Est. Value

Last Sold March 01, 2021

Last sale price \$400,000

· \$221 Per Sq Ft

Est. 23%个

increase in value

since last sale

Current estimated payment \$2,966/month

3 Days on Market

Highlights

View of



△A Trees or Woods



Open Floorplan



Deck

Love Creek



Single Family 2017 Property type Year built \$485K in 2022 \$215 Last sold Price per sqft 3 Car E

View as owner

Share

US Military & Veterans \$100,000 Home Giveaway, See Off. Rules

Interested in selling 30099 W Barrier Reef Blvd?

Estimated value*

\$508,400

Garage

Estimation is calculated based on tax assessment records, recent sale prices of comparable properties, and other factors.

See your offers

Compare agents with Real Choice™ Selling, find a trusted expert



3 bd 2 ba 2,256 sqft 30099 W Barrier Reef Blvd, Lewes, DE 19958

Sold

: \$485,000 Sold on 11/16/22

Est. refi payment: \$2,776/mo

Home value Owner tools Home details Neighborhood details



Get pre-qualified for a loan

At Zillow Home Loans, we can pre-qualify you in as little as 3 minutes with no impact to your credit score.

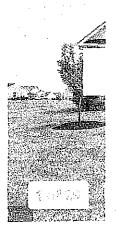
Start now

An equal housing lender. NMLS #10287.

含ZillowHomeLodgs

Home value

25	te de	
100	en.	Santa
ş	ii.	1



Home Buy Sell



About Register/Sign In

21101 EMERALD ISLE DR Lewes, DE 19958 Solid on 04/21/2023

New Construction

UPDATED:

DE > Lewes > Heron Bay



\$ 415,000

\$ 420,000 ↓ 1.2%

■ Est. payment | \$1,749/mo

Beds

4 Baths

2,150 SqFt

1

Ashley Brosnahan

Team Lead | Delaware & Maryland Realtor | RS-RS-0020030 +1(302) 841-4200

KEY DETAILS Sold Price

\$415,000

Property Type

Single Family Home

GET MORE INFORMATION

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Preferences

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Price per Sqft	\$193	Subdivision	Heron Bay
MLS Listing ID	DESU2036550	Sold Date	04/21/23
Style	Ranch/Rambler	Bedrooms	3
Full Baths	3	Half Baths	ī
HOA Fees	\$63/ann	HOA Y/N	Υ
Abv Grd Liv Area	2,150	Originating Board	BRIGHT
Year Built	2011	Annual Tax Amount	\$1,226
Tax Year	2022	Lot Size	0.490 Acres
Acres	0.40	Lot Dimensions	128 00 ~ 197 00

Read More Info 🔻



Listed by Hayley Jackson - Tesla Realty Group, LLC

Bought with BARROWS AND ASSOCIATES - Monument Sotheby's International Realty

NEARBY SCHOOL & BUSINESS

Phone*

Message

SUBMIT

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PROPERTY HISTORY

	DATE	EVENT		PRICE		
	Today					
	04/21/2023 Source: Bright MLS (BMLS)	Sold		-		
	03/13/2023 Source: Bright MLS (BMLS)	Pending		-		
	03/03/2023 Source: Bright ML5 (BMLS)	Price Changed		\$420,000	▼-2.3%	
	02/22/2023 Source: Bright MLS (BMLS)	Listed		\$430,000		
GET MORE INFORMATION						
	Name		Email*		Phone"	
	Messa	ge				

endelalinde Sent dialektion et Sent intereste de de la completa de la completa de la completa de la completa d

Ashley Brosnahan

Team Lead | Delaware & Maryland Realtor | RS-RS-0020050

41(302) 841-4200

By checking this box, I agree by electronic signature to (I) the <u>Electronic Disclosure Consent</u>; (2) receive recurring marketing communication from or on behalf of Long and Foster Real Estate, including auto-dialed calls, texts, and prerecorded messages (consent not required to make a purchase; data rates may apply; reply "STOP" to opt-out of texts or "HELP" for help); and (3) the <u>Terms of Service</u> and <u>Privacy Policy</u> of this website. I understand that I can call +1(302) 841-4200 to obtain direct assistance.

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31.92 doi:

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21176 Sand Dollar Trail



What's your equity? (It's easy to find ou

Off Market

3 bed 2 bath 1,456 sqft 0.6 acre lot

21176 Sand Dollar Trl, Lewes, DE 19958 Single Family 2007 Property type Year built \$290K in 2021 \$199 $\sum_{i} f_{ij}^{\dagger} e_{ijk}$ Last sold Price per saft 1 Car Garage View as owner Share US Military & Veterans \$75,000 Home Giveaway. See Off. Rules Interested in selling 21176 Sand Dollar Trl? See your offers *Estimation is calculated based on tax assessment records, recent sale prices of comparable properties, and other factors.

Compare agents with RealChoiceTM Selling, find a trusted expert



View proposal, no commitment



Compare agent services



Walt Simpson Realty L.... #RB002076





Featured

Lisa Bowden

21176 Sand Dollar Trl, Lewes, DE 19958

•

3 bed • 2 bath • 1,456 sqft • 0.6 acre lot

Interior

Bedrooms

• Bedrooms: 3

Bathrooms

- Total Bathrooms: 2
- Full Bathrooms: 2

Appliances

- Dishwasher
- Disposal
- Dryer
- Oven/Range Electric

 \wedge

- Refrigerator
- Range Hood

Show more ✓

Find out more about this property.

Contact agent