

BOARD OF ASSESSMENT REVIEW MEETING

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

AGENDA

April 14, 2025

10:00 A.M.

Call to Order

Approval of Agenda

Public Comments

Consent Agenda

- 1. Parcel 133-15.00-137.00; appellant Billy Allen
- 2. <u>Parcel 134-13.15-170.00</u>; appellant Patrick Byrne
- 3. <u>Parcel 134-15.00-275.00</u>; appellant George Dowell Jr.
- 4. Parcel 134-17.00-56.07-110; appellant James Aldrich
- 5. Parcel 134-17.19-201.01; appellants Stephen and Pamela Lyons
- 6. <u>Parcel –134-3.00-2.00-1003</u>; appellant Lorin Curit
- 7. Parcel 134-3.00-329.00; appellant Mark Hickman



- 8. Parcel 134-5.00-146.00; appellants Seth and Jennifer Hamed
- 9. Parcel 134-6.00-128.00; appellant Equity Trust Company Custodian FBO
- 10. Parcel 134-9.00-738.00; appellants Michael and Judith Matsko
- 11. <u>Parcel 230-15.00-22.02</u>; <u>appellant Carolyn Williams</u>
- 12. Parcel 231-12.00-46.01; appellant Howard Morgan IRR TR
- 13. Parcel 234-16.00-356.00; appellants William and Marijane Schrammel
- 14. Parcel 235-22.00-229.00; appellant Victor Cohen
- 15. <u>Parcel 235-8.00-135.00</u>; appellant Carl Weihrer IRR TR
- 16. <u>Parcel 334-14.17-519.00-2; appellants Blekken LLC</u>
- 17. <u>Parcel 334-19.00-953.00</u>; appellant William Toohey
- 18. <u>Parcel 334-20.13-26.00-4</u>; appellant Frank Wade
- 19. Parcel 334-8.17-124.00; appellant 22 Holly Road LLC
- 20. <u>Parcel 533-19.00-2020.00</u>; appellant Michael Altman

Property Assessment Appeal Hearings:

Appellant	Parcel Number	Property
Seth Herz Trustee	134-13.00-150.00-852-A	852 Garfield Pkwy
		Bethany Beach, DE 19930
Ellen Mulgrew	133-16.00-2213.00	37035 Havelock Ct.
		Millsboro, DE 19966
Clarence Brown	134-9.00-1127.00	39631 Water Works Ct.
		Bethany Beach, DE 19930
Ronald and Kathleen Kobelin	134-13.00-1277.00	39647 Heron Rd.
		Bethany Beach, DE 19930
Stephen Ash	134-17.00-170.00	427 Periwinkle Rd.
		Bethany Beach, DE 19930
RBL Ventures LLC	334-14.05-14.00	35 Harbor Rd.
		Rehoboth Beach, DE 19971

Adjourn

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

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

The Board of Assessment meeting materials including the "packet", are electronically accessible on the County's website at: Board of Assessment Review Meeting | Sussex County



Tax Year 2025
In the Matter of Appeal
Parcel ID 133-16.00-137.00
Sussex County Board of Assessment VS Billy Allen (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: \$568,400 Stipulated Value: \$488,000
Signature of Owner or duly authorized agent: Printed Name: Billy Allen Date: 4/28/25 Signature of Sussex County Government Representatives Printed Name: Christopher S. Koeler Title: Director of Assussment
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 133-15.00-137.00. The adjustment reflects a change in grade of the dwelling that brings the assessed value to \$496,000.



SUSSEX COUNTY

Parcel ID: 133-15.00-137.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

Situs: 20907 WOODLAKE CIR

ALLEN BILLY 20907 WOODLAKE CIRCLE MILLSBORO DE 19966

GENERAL INFORMATION

Living Units 1 Neighborhood 1AR200

Alternate ID 133150001370000000

Vol / Pg District

4618/297

Zoning Class

AGRICULTURAL/RESIDEI Residential

Property Notes



Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.8361			102,100

Total Acres: .8361

Spot:

Location:

Assessment Information					
Assessed Appraised Cost Income Market					Market
Land	0	102,100	102,100	0	102,100
Building	0	393,900	395,300	0	393,890
Total	0	496,000	497,400	0	495,990

Value Flag Market Approach TD133DM3

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information		
Date	ID	Entry Code	Source	
05/23/24	JXL	Data Mailer Change	Owner	
07/05/22	MEP	Entrance Gained	Owner	

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
09/24/19	201911016	3,456	A037	12x24 Shed
08/06/19	201909018	3,221	A018	"Deck 27x21, Under 30"" (Approx 3
06/03/16 201605387 182,996 A007 (The Marquette) 1 St Dw 54x72, At				

		Sales	Ownership History		
Transfer Date 11/02/16 09/09/16	Price Type 361,060 29,500	Validity	Deed Reference Deed Type 4618/297	Grantee	

Style Ranch

Attic None

Exterior Walls Alum/Vinyl

Basement Full

FBLA Size X

Rec Rm Size X

Story height 1

Masonry Trim X Color

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs: 20907 WOODLAKE CIR Parcel ld: 133-15.00-137.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025



Heating	& Cooling	Fireplaces
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab

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

		_	
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

100	,,, ccc. c	
Dwell	ing Computations	
435,039 11,780 0 36,090	% Good % Good Override Functional Economic % Complete	100
482,910 2,628 2,628	Adj Factor Adj Factor Additions	.89 18,800 390,600
	Dwell 435,039 11,780 0 36,090 0 482,910 2,628	Dwelling Computations 435,039

Adjustments

9 12 14 20 34	ID Code Description A Main Building B 13 FRAME GARAGE C 31 WOOD DECK D RS1 FRAME UTILITY SHED
48	
59 22	
18 9 22 B 22	

Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x	24	288	1	2019	С	Α	4,720

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

Building Notes



Tax Year 2025
In the Matter of Appeal
Parcel ID 134-73.15-170.00
•
Sussex County Board of Assessment VS PARKER & ANDER BYTTHE (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: \$1,063,900 B Stipulated Value: \$200,500
Date: 4/1/2024
Signature of Owner or duly authorized agent: /att/ Pa \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Printed Name: Patrick Byrne Judith Byrne
Date: <u>wasns</u>
Signature of Sussex County Government Representative:
Printed Name: Ctristopher S. Kester
Title: Ekacks 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 134-13.16-170.00. The adjustment reflects a change in the land depreciation that brings the assessed value to \$809,500.



SUSSEX COUNTY

Situs: 333 SANDPIPER DR Parcel ID: 134-13.15-170.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025

BYRNE PATRICK

JUDITH BYRNE

8503 PELHAM RD

BETHESDA MD 20817

GENERAL INFORMATION

Living Units 1

Neighborhood 1BR007

Alternate ID 134131501700000000

Vol / Pg District 6126/86

Zoning Class TOWN CODES Residential

Property Notes



Land Information							
Туре		Size	Influence Factors	Influence %	Value		
Primary Site	AC	0.2052	Traffic - Heavy	-25	435,460		

Total Acres: .2052

Spot:

Location:

Assessment Information								
Assessed Appraised Cost Income Ma								
0	435,500	435,500	0	435,500				
0	374,000	392,600	0	373,980				
0	809,500	828,100	0	809,480				
	Assessed 0 0	Assessed Appraised 0 435,500 0 374,000	Assessed Appraised Cost 0 435,500 435,500 0 374,000 392,600	Assessed Appraised Cost Income 0 435,500 435,500 0 0 374,000 392,600 0				

Value Flag Market Approach TD134DM11

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information						
Date 04/30/24	ID JTS	Entry Code Data Mailer Change	Source Owner			
03/28/23	RSD	Occupant Not At Home	Other			

Permit Information							
Date Issued	Number	Price	Purpose		% Complete		
07/19/06	15106-3	17,500	D010	Deck-The Canal Lot 7			
05/19/98	15106-2	2,890	D010	Replace Deck-The Canallot 7			
12/21/82	15106-1	33,000	D010	Dwelling-The Canal Lot 7			

Sales/Ownership History							
Transfer Date 06/27/24 09/30/15 02/12/00 05/10/86	Price Type 885,000 470,000	Validity	Deed Reference 6126/86 4452/25	Deed Type Deed	Grantee BYRNE PATRICK		

SUSSEX COUNTY

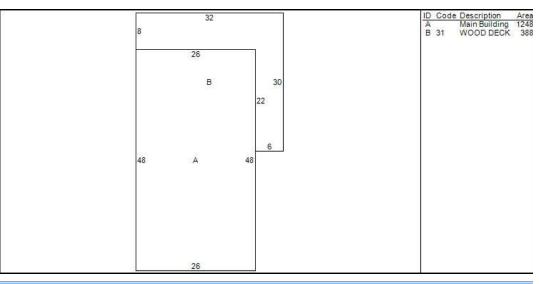
Situs: 333 SANDPIPER DR Parcel Id: 134-13.15-170.00 **Dwelling Information** Style Raised Ranch Year Built 1983 Story height 1 **Eff Year Built** Attic None Year Remodeled Exterior Walls Alum/Vinyl **Amenities** Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar 1 Basement Full FBLA Size X **FBLA Type** Rec Rm Type Single Family Rec Rm Size X **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** Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 212,318 **Base Price** % Good 80 8,030 Plumbing % Good Override **Basement** 0 **Functional Economic** Heating 17,610 % Complete 100 Attic 2,780 **C&D Factor** Other Features Adj Factor 2 240,740 Subtotal Additions 3,700 1,248 **Ground Floor Area** 1,248 Dwelling Value 392,600 **Total Living Area**

Building Notes

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025



			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 Unit Level Unit Parking Model (MH)

Unit Location Unit View

Model Make (MH)



Tax Year 2025
In the Matter of Appeal
Parcel ID 134-16.00-276.00
Sussex County Board of Assessment VS George & Stephenia Dowell (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: \$459,500 Stipulated Value: \$427,000
Date: 4/2/25 Signature of Owner or duly authorized agent: Ame Dank Printed Name: George Dank Date: 3/25/25 Signature of Sussex County Government Representative: Arithmetic Christopher S. Koelar Title: Olivetor 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 134-15.00-275.00. The adjustment reflects a change in approach and economic depreciation that brings the assessed value to \$427,000.



SUSSEX COUNTY

Situs: 36558 CALM WATER DR Parcel ID: 134-15.00-275.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

DOWELL GEORGE E JR STEPHANIE L DOWELL 36558 CALM WATER DR MILLVILLE DE 19967

GENERAL INFORMATION

Living Units 1 Neighborhood 1TR007

Alternate ID 13415002750000000 5606/28

Vol / Pg

District Zoning Class

TOWN CODES Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1165			86,400

Total Acres: .1165

Spot:

Location:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	86,400	86,400	0	86,400		
Building	0	340,600	340,600	0	373,090		
Total	0	427,000	427,000	0	459,490		

Value Flag Cost Approach TD134DM11

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information	
Date	ID	Entry Code	Source
05/06/24	JTS	Data Mailer Change	Owner
01/17/23	HMC	Occupant Not At Home	Other

	Permit Information						
Date Issued	Number	Price	Purpose	% Complete			
07/01/22	202209625	1,500	A085	Trash Enclosure 4x6			
05/03/22	202206410	5,014	A016	384 Paver Patio, 14 Lf Of Sitting W			
03/03/21	202103074	199,700	A053	2 St Duplex 64x32, Att Gar 21x20,			

Sales/Ownership History

Transfer Date 12/03/21

Price Type 383,807 Land & Improv Validity Valid Sale - Tyler **Deed Reference** 5606/28

Deed Type Deed

Grantee

DOWELL GEORGE E JR

SUSSEX COUNTY

Situs: 36558 CALM WATER DR Parcel Id: 134-15.00-275.00 **Dwelling Information** Style Twin Year Built 2021 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 Slab # Car Bsmt Gar 0 FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type Single Family **Heating & Cooling Fireplaces** Heat Type Central Full Ac Stacks Fuel Type Electric **Openings** System Type Heat Pump Pre-Fab **Room Detail** Bedrooms 3 Full Baths 3 Half Baths 0 **Family Rooms** 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 102 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 274,960 **% Good** 100 **Base Price** 11,780 Plumbing % Good Override **Basement** -25.940 **Functional** 22,810 Economic 102 Heating 0 % Complete 100 Attic

0

283,610

1,098

2,451

Building Notes

Other Features

Ground Floor Area

Total Living Area

Subtotal

C&D Factor

Adj Factor 1

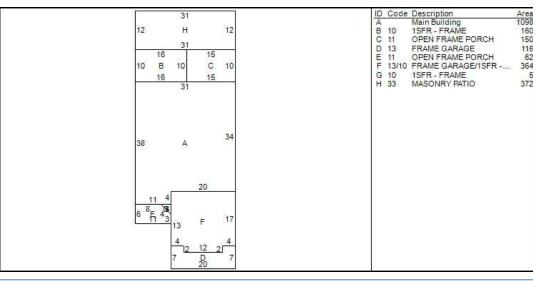
Dwelling Value 340,600

Additions 51,300

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025



Outbuilding Data							
Type	Size 1	Size 2	Area	Qtv	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)

Katrina M. Mears

From:

Elaine Aldrich <elainejaldrich@gmail.com>

Sent:

Monday, March 31, 2025 3:06 PM

To:

Katrina M. Mears

Subject:

Re: Assessment Appeal

134 17 5607 110

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 saw the original assessment....so sorry and thank you! If I need to do anything else , let me know. Phew!

Sent from my iPhone

On Mar 31, 2025, at 9:00 PM, Katrina M. Mears kmears@sussexcountyde.gov wrote:

The assessed values sent to you was \$900,500.

From: Elaine Aldrich <elainejaldrich@gmail.com>

Sent: Monday, March 31, 2025 2:43 PM

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

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.

Please let me know the board meeting date. This is the second appeal and both times it has been agreed that our property is worth less than \$1,000,000 and then we get an assessment of much more than \$1,000,000. I do not understand this and will continue with the appeal process.

Sent from my iPhone

On Mar 31, 2025, at 6:22 PM, Katrina M. Mears < kmears@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-



SUSSEX COUNTY

Situs: 110 ISLAND HOUSE RD Parcel ID: 134-17.00-56.07-110

Class: Residential - Condo

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

ALDRICH JAMES E ALDRICH ELAINE JOYCE WASSMER 3217 LLEWELLYN FIELD ROAD OLNEY MD 20832 **GENERAL INFORMATION**

Living Units 1 Neighborhood 1AR166C

Alternate ID 134170000560700110

Vol / Pg District 4386/216

Zoning Class AGRICULTURAL/RESIDEI Residential

Property Notes

COMMON LAND PCT - ESTIMATED



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.0321	Waterfront - Oc	-15	114,830

Total Acres: .0321

Spot: Location: 12 VERY GD LOCATION (POS INFL

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	114,800	114,800	0	0		
Building	0	785,700	785,700	0	0		
Total	0	900,500	900,500	0	0		

Value Flag Cost Approach TD134DM18

Manual Override Reason Base Date of Value Effective Date of Value

Entrance	Information	

DateIDEntry CodeSource12/06/23SMDNormal ReviewOther

		Peri	mit Information	
Date Issued	Number	Price Purp	oose	% Complete

		Sale	s/Ownership History			
Transfer Date	Price Type	Validity		Deed Type	Grantee	
04/22/15	530,000		4386/216			
06/19/07	800,000					
09/15/05	765,000					
01/18/03	385,000					
12/31/01	337,500					
08/31/96	161,000					

Masonry Trim X Color

SUSSEX COUNTY

Situs: 110 ISLAND HOUSE RD Parcel Id: 134-17.00-56.07-110 **Dwelling Information** Style Condo Flat Year Built 1980 Story height 1 **Eff Year Built** Attic None Year Remodeled Exterior Walls Stucco

Amenities

In-law Apt No

Basement

Basement Slab # Car Bsmt Gar 0 FBLA Size X **FBLA Type**

Rec Rm Type Single Family Rec Rm Size X

Heating & Cooling Fireplaces Heat Type Central Full Ac Stacks

Fuel Type Electric **Openings** System Type Forced Warm Air Pre-Fab

Room Detail

Bedrooms 2 Full Baths 2 Half Baths 0 **Family Rooms** 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 90 Cost & Design 0 % Good Ovr % Complete 100

Dwelling Computations

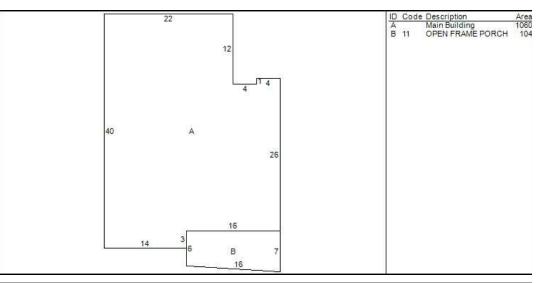
196,581 **Base Price** % Good 79 7,030 Plumbing % Good Override **Basement** -24.110 **Functional** 16,310 Economic 90 Heating 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 5.56 Subtotal 195,810 Additions 2,100 1,060 **Ground Floor Area** 1,060 Dwelling Value 785,700 **Total Living Area**

Building Notes

Class: Residential - Condo

Card: 1 of 1

Printed: April 9, 2025



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

Condominium / Mobile Home Information Complex Name Condo Model **Unit Number** 110 **Unit Location** Unit Level Waterfront-Ocean **Unit Parking Unit View** Model (MH) Model Make (MH)

Katrina M. Mears

From:

Stephen Lyons <SLyons@zoll.com>

Sent:

Thursday, April 3, 2025 7:08 AM

To:

Katrina M. Mears

Cc:

plyons321@hotmail.com

Subject:

Acceptance of 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.

Katrina.

This will serve as our acceptance of the appeal stipulated value of \$ 951,500 as per your notice.

We are unable to scan this to you.

Will also send via e mail.

Thank you for your assistance in this matter.

Steve & Pam Lyons

Parcel: 134-17. 19-201.01

Steve Lyons

ZOLL Medical 610-357-2347 Cell

SLyons@zoll.com www.zoll.com



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SUSSEX COUNTY

Situs: 155 LAYTON DR Parcel ID: 134-17.19-201.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

LYONS STEPHEN J & PAMELA M 323 FAIRWAY LN DAGSBORO DE 19939 **GENERAL INFORMATION**

Living Units 1

Neighborhood 1WR004

Alternate ID 134171902010100000 Vol / Pg 2095/149

Vol / Pg District Zoning Class

9

TOWN CODES Residential

Property Notes



			Land Information		
Туре		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 Mar									
Land	0	588,300	588,300	0	588,300				
Building	0	363,200	363,200	0	1,711,230				
Total	0	951,500	951,500	0	2,299,530				

Value Flag Cost Approach TD134DM12

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information	
Date	ID	Entry Code	Source
05/08/24	DMR	Data Mailer Change	Owner
11/16/22	KLC	Occupant Not At Home	Other

Permit Information							
Date Issued	Number	Price	Purpose		% Complete		
05/14/90	19814-1	6,000	D010	Siding-N.Side Layton Dr.Lot 66			

Sales/Ownership History					
Transfer Date 12/06/95	Price Type	Validity	Deed Reference Deed Type Grantee 2095/149		

2099 RESIDENTIAL PROPERTY RECORD CARD

SUSSEX COUNTY

Situs: 155 LAYTON DR Parcel Id: 134-17.19-201.01 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025

	Dwelling Information					
Story height Attic	None	Year Built Eff Year Built Year Remodition	1970			
Exterior Walls Masonry Trim Color	=	Amenities In-law Apt	No			

Basement

Car Bsmt Gar 0 **Basement** Crawl FBLA Size X **FBLA Type**

Rec Rm Type Single Family Rec Rm Size X

Heating & Cooling	Fireplaces

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

Room Detail

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

Adjustments

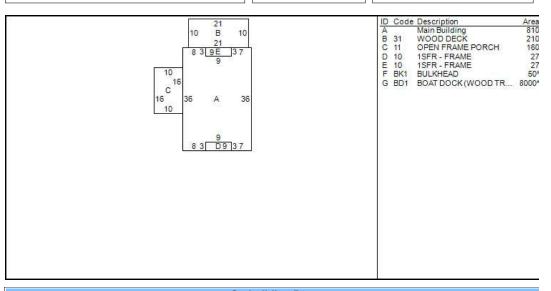
Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area**

Grade & Depreciation

Grade C Market Adj Condition Average Functional 55 **CDU** AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete 100

Dwelling Computations

215,636	% Good 74
6,700	% Good Override
-8,540	Functional 55
17,890	Economic
0	% Complete 100
0	C&D Factor
	Adj Factor 1.8
231,690	Additions 4,000
810	
1,674	Dwelling Value 176,900
	6,700 -8,540 17,890 0 0 231,690



Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x	50	50	1	2000	С	Α	3,970
Boat Dock	2000 x	4	8,000	1	2000	С	Α	182,300

Condominium / Mobile Home Information

Complex Name Condo Model

Unit Number Unit Level Unit Parking Model (MH)

Unit Location Unit View

Model Make (MH)



Tax Year 2025
in the Matter of Appeal
Parcel ID 1343.00-2.00-1003
Sussex County Board of Assessment VS Lorin & Paula Curit
(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: \$409,600 Stipulated Value: \$301,700
Date: 04/01/2025 Signature of Owner or duly authorized agent: AMA CARIT Printed Name: LORIN CURIT & MANA CARIT
Date: 3/28/25 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler .
Title: Director of Assassment
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 134-3.00-2.00-1003. The adjustment reflects a change in economic depreciation that brings the assessed value to \$391,700.



SUSSEX COUNTY

Situs: 29614 CARNOUSTIE CT 1003

Parcel ID: 134-3.00-2.00-1003

Class: Residential - Condo

Card: 1 of 1

Printed: April 7, 2025

CURRENT OWNER

CURIT LORIN S PAULA D CURIT 5186 SE MILES GRANT TER STUART FL 34997

GENERAL INFORMATION

Living Units 1 Neighborhood 1AR119C

Alternate ID 13403000020001003 5667/268

Vol / Pg District Zoning Class

HIGH DENSITY RESIDEN Residential

Property Notes

COMMON LAND PCT - 2.00 / 2.03 / 2.04



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1055	Golf Course Vie		19,130

Total Acres: .1055

Location: 11 GOOD LOCATION (POS INFLU) Spot:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	19,100	19,100	0	0
Building	0	384,800	384,800	0	0
Total	0	403,900	403,900	0	0

Value Flag Cost Approach TD134DM17

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information

Date ID **Entry Code** Source MAE Occupant Not At Home Other 04/18/23

		Permit Information	
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History

Transfer Date 03/22/22 09/26/84

Price Type 370,000 Improv Only 131,600

Validity Valid Sale - Tyler

Deed Reference Deed Type 5667/268 Deed 4464/27

Grantee **CURIT LORIN S**

SUSSEX COUNTY

2099 RESIDENTIAL PROPERTY RECORD CARD Situs: 29614 CARNOUSTIE CT 1003 Parcel Id: 134-3.00-2.00-1003 **Dwelling Information** Style Twnhse Interior Year Built 1985 Story height 3 **Eff Year Built** Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar 0 **Basement** Crawl 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	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

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

Grade & Depreciation Grade B-Market Adj Condition Average **Functional** CDU AVERAGE Economic 105 Cost & Design 0 % Good Ovr

% Complete 100 **Dwelling Computations** 284,979 **Base Price** % Good 81 14,730 Plumbing % Good Override **Basement** -7,900 **Functional** 23,640 Economic 105 Heating 0 % Complete 100 Attic 1,700 **C&D Factor** Other Features Adj Factor 1.25 Subtotal 317,150 Additions 38,100 625 **Ground Floor Area** 2,403 **Total Living Area** Dwelling Value 384,800

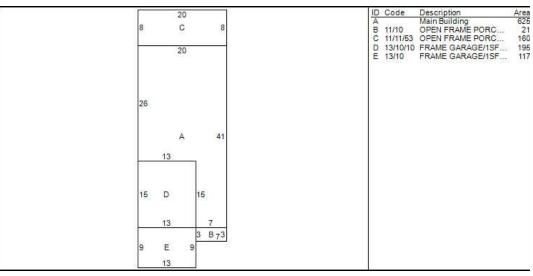
Adjustments

INT OF UNIT IS DATED AS OF 3.28.25

Class: Residential - Condo

Card: 1 of 1

Printed: April 7, 2025



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

Condominium / Mobile Home Information Complex Name Condo Model **Unit Number** 1003 **Unit Location** 3 Unit Level **Unit Parking Unit View** Model (MH) Model Make (MH)



Tax Year 2026
In the Matter of Appeal
Parcel ID 134-3.00-328.000
Sussex County Board of Assessment VS Mark & Jackyo Hlokman (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: \$776,500 Stipulated Value: \$607,000
Date:
Date: 3/20/26 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keolor
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 134-3.00-329.00. The adjustment reflects a change in grade of the dwelling and approach that brings the assessed value to \$687,000.



Situs: 29480 COLONY DR

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Parcel ID: 134-3.00-329.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 7, 2025

CURRENT OWNER

HICKMAN MARK R JACLYN HICKMAN 29480 COLONY DR DAGSBORO DE 19939 **GENERAL INFORMATION**

Living Units 1 Neighborhood 1AR045

Alternate ID 134030003290000000 5342/38

Vol / Pg District Zoning Class

MEDIUM RESIDENTIAL Residential

Property Notes



Land Information					
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2726			140,470

Total Acres: .2726

Spot:

Location:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	140,500	140,500	0	140,500		
Building	0	546,500	546,500	0	606,060		
Total	0	687,000	687,000	0	746,560		

Value Flag Cost Approach TD134DM8

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information				
Date	ID	Entry Code	Source			
05/14/24	KMB	Data Mailer Change	Owner			
04/25/23	MEP	Occupant Not At Home	Other			

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		
12/17/21	202117027	201,639	A007	2 St Dw 43x45, Att Gar 23x24, Por		

Sales/Ownership History

Transfer Date 11/02/20

Price Type 135,000

Validity

Deed Reference 5342/38

Deed Type Deed

Grantee HICKMAN MARK R

2099 **RESIDENTIAL PROPERTY RECORD CARD**

SUSSEX COUNTY

Situs: 29480 COLONY DR Parcel Id: 134-3.00-329.00 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 7, 2025

Dwelling Information						
Story height Attic	None	Year Built Eff Year Built Year Remodeled	2022			
Exterior Walls		Amenities				
Masonry Trim Color	X	In-law Apt	No			

Basement

	mt Gar 0	
FBLA Size × FBL	4 Type	

Rec Rm Type Single Family Rec Rm Size X

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	0
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**

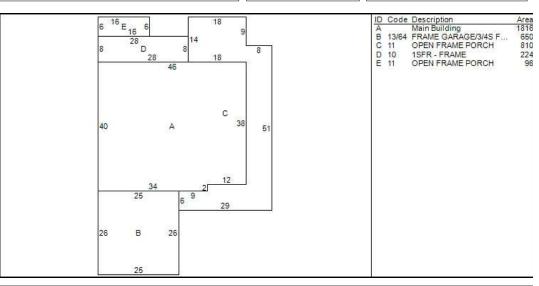
Grade & Depreciation

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

Dwelling Computations

Base Price	413,440	% Good	96
Plumbing	18,480	% Good Override	
Basement	-18,350	Functional	
Heating	34,290	Economic	
Attic	0	% Complete	100
Other Features	1,780	C&D Factor	
		Adj Factor	1.07
Subtotal	449,640	Additions	79,100
Ground Floor Area	1,816		
Total Living Area	3,436	Dwelling Value	546,500

Bu	ildi	ina	No	otes



			Outbuilding	g 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)





SUSSEX COUNTY

Situs: 29530 N DUNE WAY Parcel ID: 134-5.00-146.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

HAMED J SETH & JENNIFER M HAMED 2100 FOX TRAIL CT **REISTERSTOWN MD 21136**

GENERAL INFORMATION

Living Units 1 Neighborhood 1AR055

Alternate ID 134050001460000000 Vol / Pg

District

2785/239

MEDIUM RESIDENTIAL Residential

Zoning Class

Property Notes

	Land Information						
Туре		Size	Influence Factors	Influence %	Value		
Primary Site	AC	0.2977	Location	-10	1,765,210		

Total Acres: .2977

12/10/97

Location: 12 VERY GD LOCATION (POS INFL Spot:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	1,765,200	1,765,200	0	1,765,200
Building	0	1,014,900	1,014,900	0	1,501,160
Total	0	2,780,100	2,780,100	0	3,266,360

Value Flag Cost Approach TD134DM9

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information				
Date 04/10/23	ID NMJ	Entry Code Info At Door	Source Owner	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
04/07/14	201403072	0	TEST	Nb 1093	
09/05/13	201309475	251,518	A007	3 St Dwelling 30x64 Garage 18x28	
08/26/13	201309791	0	A140	Nb 1095	
11/14/03	22934-2	2,762	D010	2nd Floor Deck-Cotton Patch Hills	
04/16/99	22934-1	2,618	D010	Deck For Hot Tub-Cotton Patch Hil	

Sa	les/	O)wners	hi	in l	Hi	si	torv	1
- Cu		·	,,,,,,,,,,,	•	ю.		•		

Transfer Date Price Type Validity **Deed Reference Deed Type** Grantee 12/20/02 2785/239

1,000,000 370,000

SUSSEX COUNTY

Situs: 29530 N DUNE WAY Parcel Id: 134-5.00-146.00

Class	Single	Family	Dwolling
Class:	Single	ramily	Dwelling

Card: 1 of 1

Printed: April 9, 2025

		Dwelling Information	
Style Story height Attic		Year Built Eff Year Built Year Remodeled	2014
Exterior Walls	Frame	Amenities	E3-Res El (2-Stops)
Masonry Trim Color	X	In-law Apt	No
		Basement	

Basement	Partial	# Car Bsmt Gar	1
FBLA Size	1,346	FBLA Type	
Rec Rm Size	Х	Rec Rm Type	Single Family

Heating 8	Fireplaces	
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab

	Room Detail	
Bedrooms 4 Family Rooms	Full Baths Half Baths	
Kitchens Total Rooms 7	Extra Fixtures	4
Kitchen Type Kitchen Remod No	Bath Type Bath Remod	No

	Adjustments
Int vs Ext Cathedral Ceiling	Unfinished Area Unheated Area

	Grade & Depreciation			
Grade	A-	Market Adj		
Condition	Average	Functional		
CDU	AVERAGE	Economic		
Cost & Design	0	% Good Ovr		
~ ~	400			

% Complete	100		
	Dwelli	ng Computations	
Base Price Plumbing Basement Heating	591,485 22,500 -14,660 49,060	% Good % Good Override Functional Economic	96
Attic Other Features	0 91,620	% Complete C&D Factor Adj Factor	100
Subtotal Ground Floor Area	740,010 1,923	Additions	68,400
Total Living Area	4,026	Dwelling Value	1,012,500

Building Notes

	13	6				B 11 C 11	1/11 (1/10 (Description Main Building OPEN FRAME PORCH/O OPEN FRAME PORCH/1	180
	54	35	41	15		D W	/D1 \	WOOD DECK	991
29			14 1.	2 C	12				
		АВ		15	2739 15				
42 3 8 2 10 2 23	4 13	12	2 8 2 41	15					
24	8 13	8			υ _λ				

Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Wood Deck	11 x	9	99	1	2021	С	Α	2,380

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



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 255	
in the Matter of Appeal	
Parcel IO minima	
Sussex County Board of Assessment VS 🕒	(Owner Name)
We, the undersigned, agree to adjust the Board of Assessment Office as follows:	above-entitled appeal by settlement with the Sussex County
Original Value: \$ #7.88	Stipulated Value: \$144,555
Date: 4/1/25	sent: Ruly m.S. Jull Hurst
Signature of Owner or duly authorized as Printed Name: <u>Robert M. J</u>	: Hurst
Date: <u>swas</u> Signature of Sussex County Government	
Printed Name: Children & Kuller	
Title: Omia d'Amana	
Maraes' recommendaduna, vvi /	on for appeal, the submitted comparable properties, and the ssessment staff has conducted a thorough review and 134-6.00-128.00. The adjustment reflects a change in diltion that brings the assessed value to \$166,300.



SUSSEX COUNTY

Situs: 30883 E LAGOON RD Parcel ID: 134-6.00-128.00

Class: Mobile Home

Card: 1 of 2

Printed: April 9, 2025

CURRENT OWNER

EQUITY TRUST COMPANY CUSTODIAN FBO ROBERT HURST IRA 205 KENTUCKY AVE PASADENA MD 21122 **GENERAL INFORMATION**

Living Units 1 Neighborhood 1AR047

Alternate ID 134060001280000000 Vol / Pg 5718/123

Vol / Pg District Zoning Class

;

GENERAL RESIDENTIAL Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2335	Waterfront - Ca		114,730

Total Acres: .2335

Spot: Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	114,700	114,700	0	114,700
Building	0	51,600	51,600	0	-17,980
Total	0	166,300	166,300	0	96,720

Value Flag Cost Approach Gross Building:

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Inform	ation
Date 05/04/23	ID	Entry Code	Source
	RSD	Unoccupied	Other

Permit Information					
Date Issued	l Number	Price	Purpose	% Complete	
01/11/10	23379-2	2,300	D010	A Frame Roof-Dogwood Acres Lot	
12/09/05	23379-1	3,072	D010	Addition-Dogwood Acres Lot 104/1	

Sales/Ownership History					
Transfer Date 06/14/22	Price Type	Validity Invalid Sale - Tyler	Deed Reference 5718/123	Deed Type Deed	Grantee EQUITY TRUST COMPANY CUSTODIAN F



SUSSEX COUNTY

Situs: 30883 E LAGOON RD Parcel Id: 134-6.00-128.00

Class: Mobile Home

Card: 1 of 2

Printed: April 9, 2025

Style Year Built Story height Eff Year Built Attic Year Remodeled Exterior Walls Amenities Masonry Trim × Color In-law Apt No Basement # Car Bsmt Gar FBLA Size × Rec Rm Size × Rec Rm Type Ret Type Fuel Type System Type System Type Redrooms Family Rooms Family Rooms Kitchens Kitchen Type Kitchen Remod Adjustments Int vs Ext Heaf Type Sath Type And Detail Full Baths Extra Fixtures Fath Type Bath Type Kitchen Remod Adjustments Int vs Ext Unfinished Area	
Story height Attic Attic Exterior Walls Masonry Trim × Color Basement Basement FBLA Size × Rec Rm Size × Rec Rm Type Heating & Cooling Heat Type System Type Redrooms Family Rooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod Adjustments FIF Year Built Year Rem Built Year Remodeled Amenities In-law Apt Yeo In-law Apt No In-	
Basement # Car Bsmt Gar FBLA Size × FBLA Type Rec Rm Size × 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 Adjustments	
FBLA Size × Rec Rm Type Rec Rm Size × 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 Adjustments	
Heat Type Fuel Type System Type System Type Room Detail Bedrooms Full Baths Family Rooms Half Baths Kitchens Extra Fixtures Total Rooms Kitchen Type Kitchen Remod Adjustments	
Fuel Type System Type Room Detail Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod Adjustments Openings Pre-Fab Pre-Fab Full Baths Extra Fixtures Extra Fixtures Bath Type Bath Remod	
Bedrooms Full Baths Family Rooms Half Baths Kitchens Extra Fixtures Total Rooms Kitchen Type Bath Type Kitchen Remod Bath Remod Adjustments	
Family Rooms Kitchens Fotal Rooms Kitchen Type Kitchen Remod Adjustments	
Intuo Ext	
Int vs Ext Unfinished Area Cathedral Ceiling × 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 Total Living Area Dwelling Value	

Building Notes

Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x	256	256	1	1994	С	Α	17,870

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



SUSSEX COUNTY

Situs: 30883 E LAGOON RD Parcel ID: 134-6.00-128.00

Class: Mobile Home

Card: 2 of 2

Printed: April 9, 2025

CURRENT OWNER

EQUITY TRUST COMPANY CUSTODIAN FBO ROBERT HURST IRA 205 KENTUCKY AVE PASADENA MD 21122

GENERAL INFORMATION

Living Units 1

Neighborhood 1AR047

Alternate ID 134060001280000000 Vol / Pg 5718/123

District

31

Zoning Class GENERAL RESIDENTIAL Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2335	Waterfront - Ca		114,730

Total Acres: .2335

Spot: Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	114,700	114,700	0	114,700
Building	0	51,600	51,600	0	-17,980
Total	0	166,300	166,300	0	96,720

Value Flag Cost Approach Gross Building:

Manual Override Reason Base Date of Value Effective Date of Value

	Entrance Information				
Date 05/04/23	ID	Entry Code	Source		
	RSD	Unoccupied	Other		

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/11/10	23379-2	2,300	D010	A Frame Roof-Dogwood Acres Lot	
12/09/05	23379-1	3,072	D010	Addition-Dogwood Acres Lot 104/1	

		Sales/Ownersh	iip History		
Transfer Date 06/14/22	Price Type	Validity Invalid Sale - Tyler	Deed Reference 5718/123	Deed Type Deed	Grantee EQUITY TRUST COMPANY CUSTODIAN F

SUSSEX COUNTY

Printed: April 9, 2025

Card: 2 of 2

Class: Mobile Home

Situs : 30883 E LAG	OON RD	Parcel Id: 134	Parcel Id: 134-6.00-128.00					
	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						
	Ва	asement						
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						
	Ro	om Detail						
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type	5	Full Baths Half Baths Extra Fixtures Bath Type	0 2					
Kitchen Remod		Bath Remod	No					
		justments						
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area						
	Grade 8	& Depreciation						
Grade Condition CDU Cost & Design % Complete	Fair FAIR 0	Market Adj Functional Economic % Good Ovr						
Dwelling Computations								
Base Price Plumbing Basement Heating Attic Other Features	77,753 2,000 -3,290 4,970 0	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor	100					
Subtotal Ground Floor Area Total Living Area	81,430 1,005 1,061	Adj Factor Additions Dwelling Value	1,600					

Building Notes

15	ID Code Description Area
	ID Code Description Area A Main Building 1005 B 10 1SFR - FRAME 66 C 31 WOOD DECK 140
67 A 67	
7 8 B 8 7	
20 C 20	
7 15	

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

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

Tax Year 2026

In the Matter of Appeal

Parcel tD 134-9.00-738.00

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Sussex County Board of Assessment VS Michael & Judith Matsko

(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:

\$543,000

Stipulated Value: \$497,600

Date: 8-28-25

Date: 3/14/26

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



SUSSEX COUNTY

Situs: 38258 WATERWAY DR Parcel ID: 134-9.00-738.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

MATSKO MICHAEL E & JUDITH A 38258 WATERWAY DR OCEAN VIEW DE 19970

GENERAL INFORMATION

Living Units 1 Neighborhood 1AR057

Alternate ID 134090007380000000

Vol / Pg District

2244/251

Zoning Class

GENERAL RESIDENTIAL Residential

Property Notes



Land Information							
Туре		Size	Influence Factors	Influence %	Value		
Primary Site	AC	0.2204			161,630		

Total Acres: .2204

Spot:

Location:

Assessment Information								
Assessed Appraised Cost Income Marke								
Land	0	161,600	161,600	0	161,600			
Building	0	336,000	206,500	0	336,030			
Total	0	497,600	368,100	0	497,630			

Value Flag Market Approach TD134DM10

Manual Override Reason Base Date of Value Effective Date of Value

	Entrance Information					
Date	ID	Entry Code	Source			
05/02/24	JXL	Data Mailer Change	Owner			
05/04/23	KAC	Info At Door	Owner			

Permit Information							
Date Issued	Number	Price	Purpose	% Complete			
06/05/14	201405080	2,125	A017	10x25 Deck			
06/22/95	25851-3	1,700	D010	Enclose Exist.Porch-Cedar Landing			
03/18/94	25851-2	2,800	D010	Enclose Exist.Deck-Cedar Landing			
07/13/92	25851-1	85,850	D010	Dwellingw/Additions-Cedar Landing			

	Sales	/O	wners	hip	His	tory
--	-------	----	-------	-----	-----	------

Transfer Date Validity **Deed Reference Deed Type** Price Type Grantee 11/01/97 2244/251

08/30/89 28,500

SUSSEX COUNTY

Situs: 38258 WATERWAY DR Parcel Id: 134-9.00-738.00 **Dwelling Information** Style Ranch Year Built 1992 Story height 1 **Eff Year Built** Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar 1 Basement Full 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 Half Baths 1 **Family Rooms** 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** 223,430 **Base Price** % Good 76 5,090 Plumbing % Good Override **Basement** 0 **Functional** Heating 18,530 **Economic** % Complete 100 Attic 2,640 **C&D Factor** Other Features Adj Factor 1

249,690

1,421

1,613

Building Notes

Additions 16,700

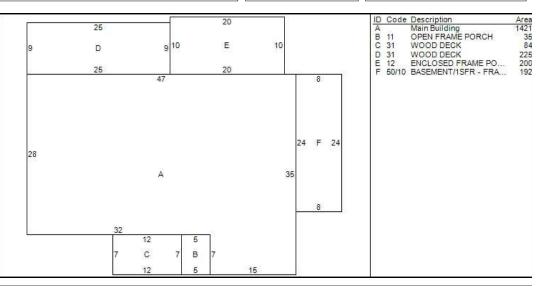
Dwelling Value 206,500

Subtotal

Ground Floor Area

Total Living Area

Class: Single Family Dwelling | Card: 1 of 1 | Printed: April 9, 2025



			Outbuilding	g 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)

Katrina M. Mears

230-15-22-02

From:

Jacqueline HAWKES < jordanh1996@comcast.net>

Sent:

Monday, March 31, 2025 12:55 PM

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.

Hi Ms. Mears,

Per our conversation, I am in agreement with the new Assessment of \$103,900.

\$90,600 Land Value \$13,300 Building Value = \$103,900

Taxes on the Mobile Home is just for the Mobile Home.

Have a Great Day! Carolyn Williams Morris 302-275-4262

On 03/31/2025 11:20 AM EDT Katrina M. Mears <kmears@sussexcountyde.gov> wrote:

Ms. Williams,

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



SUSSEX COUNTY

Parcel ID: 230-15.00-22.02

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

Situs: 23142 SLAUGHTER NECK RD

WILLIAMS CAROLYN 23142 SLAUGHTER NECK RD LINCOLN DE 19960

GENERAL INFORMATION

Living Units 1

Neighborhood 4AR009

230150000220200000 Alternate ID Vol / Pg

District

1849/29

Zoning Class

AGRICULTURAL/RESIDEI Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.8448			90,640

Total Acres: .8448

Location: Spot:

Δ	ssessment Infor	mation		
Assessed	Appraised	Cost	Income	Market
0	90,600	90,600	0	90,600
0	13,300	13,300	0	102,820
0	103,900	103,900	0	193,420
	Assessed 0 0	Assessed Appraised 0 90,600 0 13,300	0 90,600 90,600 0 13,300 13,300	Assessed Appraised Cost Income 0 90,600 90,600 0 0 13,300 13,300 0

Value Flag Cost Approach **Gross Building:**

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information

Entry Code Date ID Source SME Vacant Land Estimated 07/20/23

			Permit In	formation	
Date Issued	Number	Price	Purpose		% Complete
06/18/08	30753-1	106.015	D010	Arf-Rt 215 & Rt 215a	

Sales/Ownership History

Validity **Deed Reference Deed Type Transfer Date** Price Type Grantee 06/02/92 8,500 1849/29

SUSSEX COUNTY

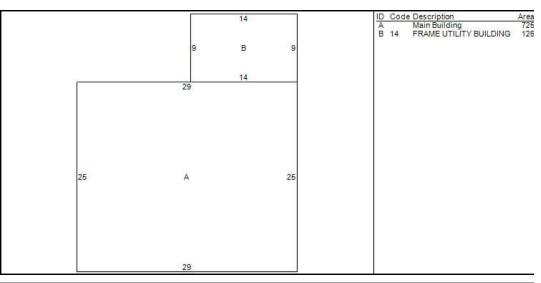
Situs: 23142 SLAUGHTER NECK RD Parcel Id: 230-15.00-22.02 **Dwelling Information** Style Cabin/Cottage Year Built 1974 Story height 1 **Eff Year Built** Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar 0 **Basement** Crawl FBLA Size X **FBLA Type** Rec Rm Type Single Family Rec Rm Size X **Heating & Cooling Fireplaces** Heat Type None Stacks Fuel Type Electric **Openings** System Type Heat Pump Pre-Fab **Room Detail** Bedrooms 2 Full Baths 1 **Family Rooms** Half Baths 0 Kitchens Extra Fixtures 3 Total Rooms 4 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 D Market Adj Condition Average Functional 25 CDU VERY POOR Economic Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 121,460 **% Good** 39 **Base Price** 3,410 Plumbing % Good Override -6.740 **Basement** Functional 25 -10,080 **Economic** Heating 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 1.24 Subtotal 108,050 Additions 200 725 **Ground Floor Area** 725 Dwelling Value 13,300 **Total Living Area**

Building Notes

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025



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

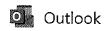
Condominium / Mobile Home Information

Complex Name Condo Model

Unit Number Unit Level Unit Parking Model (MH)

Unit Location Unit View

Model Make (MH)



Re: Negotiated Settlement Stipulation

From hsm10002000@yahoo.com <hsm10002000@yahoo.com>

Date Wed 4/2/2025 9:10 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 agree with this number. Does it include both pieces of property? Both are swamps.

On Monday, March 31, 2025 at 09:23:51 AM EDT, Dianne Ruscavage dianne.ruscavage@sussexcountyde.gov wrote:

Attached, please find the Negotiated Settlement Stipulation. If able, please print, sign, scan and return. If unable to do so, simply reply with your acceptance, restating the amount.

Dianne



SUSSEX COUNTY

Situs : Parcel ID: 231-12.00-46.01

Class: Residential - Vacant Land

Card: 1 of 1

Printed: April 7, 2025

CURRENT OWNER

MORGAN HOWARD SCOTT IRR TR RUTH K MORGAN IRR TR 10513 WILKINSON DR SEAFORD DE 19973 **GENERAL INFORMATION**

Living Units 0 Neighborhood 3AR038

Alternate ID 231120000460100000

Vol / Pg District 5404/132

Zoning AGRICULTURAL/RESIDEI Class Residential

Property Notes



Type Size Influence Factors Influence % Value
Wetland/Waste AC 1.8000 Waterfront - Riv 1,000

Total Acres: 1.8

Spot: Location:

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	1,000	1,000	0	0	
Building	0	0	0	0	0	
Total	0	1,000	1,000	0	0	

Value Flag Cost Approach Gross Building:

Manual Override Reason Base Date of Value Effective Date of Value

Date ID Entry Code Source
06/28/23 NMJ Vacant Land Other

 Permit Information

 Date Issued
 Number
 Price
 Purpose
 % Complete

Sales/Ownership History

Transfer Date 02/05/21 08/27/85

Price Type

7,500

Validity Invalid Sale - Tyler **Deed Reference** 5404/132 Deed Type Deed 0/0

GranteeMORGAN HOWARD SCOTT IRR TR

SUSSEX COUNTY

Situs: Parcel Id: 231-12.00-46.01 **Dwelling Information** Style Year Built **Eff Year Built** Story height Attic Year Remodeled **Exterior Walls Amenities** Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar **Basement** FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type **Fireplaces Heating & Cooling Stacks Heat Type** Fuel Type **Openings** System Type Pre-Fab **Room Detail** Full Baths **Bedrooms 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 % Good Override Plumbing **Basement Functional Economic** Heating Attic % Complete 0 **Other Features C&D Factor** Adj Factor Additions Subtotal **Ground Floor Area Total Living Area Dwelling Value**

Building Notes

Class: Residential - Vacant Land	Card: 1 of 1	Pr	rinted: April 7, 2025	
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	Condominium / Mobile Home Information
Complex Name Condo Model	
Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)

Outbuilding Data

Area Qty

Yr Blt Grade Condition

Value

Size 2

Size 1

Type



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2028
In the Matter of Appeal
Parcel ID 234-16.00-356:00
Sussex County Board of Assessment VS Wilton & Marijano Schrammed Trustons (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: \$642,800 Stipulated Value: \$601,300
Date: 4/1/25 Signature of Owner or duly authorized agent O. L. Schraunce Printed Name: William P. Schraunce
Date: 4/20/28 Signature of Sussex County Government Representative:
Printed Name: Christophor S. Keelor
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 234-16.00-356.00. The adjustment reflects a change in approach that brings the assessed value to \$601,300.



SUSSEX COUNTY

Situs: 23813 SAMUEL ADAMS CIR

Parcel ID: 234-16.00-356.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 7, 2025

CURRENT OWNER

SCHRAMMEL WILLIAM P & MARIJANE SCHRAMMEL TRUSTEES 23813 SAMUEL ADAMS CIR MILLSBORO DE 19966

GENERAL INFORMATION

Living Units 1 Neighborhood 6AR257

234160003560000000 Alternate ID 3949/53

Vol / Pg District Zoning Class

AGRICULTURAL/RESIDEI Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2397	Waterview - La		110,350

Total Acres: .2397

Transfer Date

12/01/11

Location: Spot:

Assessment Information									
Assessed Appraised Cost Income Ma									
Land	0	110,400	110,400	0	110,400				
Building	0	490,900	490,900	0	531,880				
Total	0	601,300	601,300	0	642,280				

Value Flag Cost Approach TD234DM39

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information							
Date 06/25/24	ID TSA	Entry Code Estimated	Source Other				
05/14/24	AJR	Normal Review	Other				
03/14/24	KMB	Data Mailer Change	Owner				
06/06/22	TT	Total Refusal	Owner				
03/02/22	MHH	Entrance Gained	Estimated				

453,183

Permit Information								
Date Issued	Number	Price	Purpose	% Complete				
12/20/24	202418398	18,480	A108	Replace Windows				
03/05/18	201801979	2,000	A108	Enclose Existing Screen Porch Wit				
04/01/11	41258-1	163,845	D010	Dwelling W/Additions-Independenc				

			Sales/Ownership History	
Fransfer Date	Price Type	Validity	Deed R	

Deed Reference Deed Type Grantee 3949/53

SUSSEX COUNTY

Int vs Ext Same

Grade B+

Condition Average

CDU AVERAGE

Cathedral Ceiling x

Cost & Design 0

Base Price Plumbing

Basement

Other Features

Ground Floor Area

Total Living Area

Heating Attic

Subtotal

% Complete 100

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 7, 2025

	24		4	19	
10	В	10	10	С	10
2	24		k	19	
					28
		А			
49			24	22	
			14 11	F	11
		15	_	22	(5)
5 1	15	8 D 15	8		
4		70.	25	E	25

	24	14	T	19		ID	Code	Description	Area 2381
10	В	10	10	С	10	ABC	11 33	Main Building OPEN FRAME PORCH MASONRY PATIO	240 190
	24	_		19		DEF		OPEN FRAME PORCH FRAME GARAGE/3/4S F 1SFR - FRAME/1/2 STOR	120 550
					28				
		A							
49			Ť-	22					
		1	4 11	F	11				
	i F	15	1	22					
5 11	8 15	D 15	25	E	25				
			36	22					

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)
Model (MIII)	model make (MIT)

technologies								
Situs : 23813 SAMU	EL ADAMS CIR	Parcel Id: 234	I-16.00-356.00					
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	Solar Energy					
	Baser	ment						
Basement FBLA Size Rec Rm Size	X	# Car Bsmt Gar FBLA Type Rec Rm Type						
Heating 8	& Cooling	Fireplaces						
Fuel Type	Central Full Ac Propane Forced Warm Air	Stacks Openings Pre-Fab	1					
	Room	Detail						
Bedrooms Family Rooms Kitchens Total Rooms		Full Baths Half Baths Extra Fixtures	1					
Kitchen Type Kitchen Remod	No	Bath Type Bath Remod	No					

Adjustments

Grade & Depreciation

Dwelling Computations

Building Notes

453,376

11,720

-55,600

37,610

1,930

449,040

2,381

3,157

0

Unfinished Area

Unheated Area

Market Adj

Functional

Economic

% Good 94

% Good Ovr

Functional

Economic

C&D Factor Adj Factor 1

% Complete 100

Dwelling Value 490,900

Additions 68,800

% Good Override



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year Est
In the Matter of Appeal
Pescel ID 196 1730 179 ca
Survey County Board of Assessment VS Marithus Edward States (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Susses County Based of Assessment Office as lollows:
Original Value: \$50000 Should Value: \$50000
Osto: 3/31/2025 ()
Signature of Owner or duly represented agent
procesumon Victor Cohen
Oate: Marin
Signature of Sussex County Government Representative
Printed Name: Company & Management Managemen
Title: Great of Assessment
Summery
Based on the appellants' application for appeal, the submitted comparable properties, and the
referees' recommendations, our Assessmant staff has conducted a thorough review and adjusted the valuation of Parcel ID 235-22.00-229.00. The adjustment reflects a change in square footage GLA of the dwelling that brings the assessed value to \$468,100.



SUSSEX COUNTY

Situs: 30034 OVERBROOK DR Parcel ID: 235-22.00-229.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER COHEN VICTOR

BARBARA NISSMAN-COHEN

104 OLD FEDERAL RD

HARRISBURG PA 17110

GENERAL INFORMATION

Living Units 1

Neighborhood 6AR032

235220002290000000 Alternate ID

Vol / Pg District

4925/171

Zoning Class

AGRICULTURAL/RESIDEI Residential

Property Notes



Land Information Type Size Influence Factors Influence % Value

Primary Site AC 0.4563 104,900

Total Acres: .4563

Location: Spot:

Assessment Information									
Assessed Appraised Cost Income Marke									
Land	0	104,900	104,900	0	104,900				
Building	0	363,200	399,600	0	363,190				
Total	0	468,100	504,500	0	468,090				

Manual Override Reason **Base Date of Value** Value Flag Market Approach **Effective Date of Value** TD235DM4

Entrance Information

Date ID **Entry Code** Source 05/29/24 MAE Occupant Not At Home Other

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		
07/28/21	202111313	2,966	A018	349 Sq Ft Paver Patio, 6 Ft Sitting		
06/27/18	201806864	0	TEST	Wr 14308		
02/09/18	201800472	129,469	A007	1.5 St Dw 50 X 65, Att Gar 20 X 2		

	Sales/Ownership History								
Transfer Date	Price Type	Validity		Deed Type	Grantee				
07/31/18 01/12/18	364,425 75,000			Deed Deed	COHEN VICTOR STATERA LLC				
11/20/02	74,900		2778/15	Deca	OTATETALEO				

SUSSEX COUNTY

Situs: 30034 OVERBROOK DR Parcel Id: 235-22.00-229.00 **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** # Car Bsmt Gar 0 **Basement** Crawl 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 Half Baths 0 **Family Rooms** Kitchens Extra Fixtures 4 Total Rooms 7 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade B-Market Adj Condition Good **Functional CDU** AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 365,575 **Base Price** % Good 98 10,310 Plumbing % Good Override **Basement** -20.280 **Functional** 30,320 Heating **Economic** 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 1 385,930 Subtotal Additions 21,400 2,152 **Ground Floor Area**

2,152

Building Notes

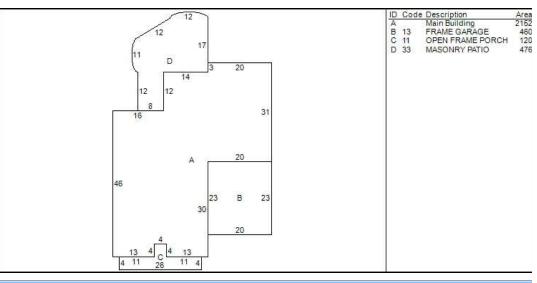
Total Living Area

Dwelling Value 399,600

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025



Outbuilding Data							
Туре	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
TaxYear year in the Matter of Appeal Parcel ID years take	
Sussex County Board of	Assessment VS (sela Sabada Nobra Sadaus (Owner Name)
We, the undersigned, ag Board of Assessment Of	rea to adjust the above entitled appeal by settlement with the Sussex County
Original Value: \$144.600	Stipolated Value: Santes
Printed Name: <u>Ka</u> Date: <u>aliest</u>	why suthorized sgent: Kathe & Weeker Mit & Weikrer Dity Government Representatives
Printed Name; Code	Sales
referees, recommend	ints' application for appeal, the submitted comparable properties, and the attons, our Assessment stelf has conducted a thorough review and no of Parcel ID 235-8,00-135-00. The adjustment reflects a change in in that brings the assessed value to \$499,600.



Situs: 27510 IVY CT

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Parcel ID: 235-8.00-135.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

WEIHRER CARL B IRR TR KATHIE E WEIHRER IRR TR 27510 IVY CT MILTON DE 19968

GENERAL INFORMATION

Living Units 1 Neighborhood 6AR018

235080001350000000 Alternate ID

Vol / Pg District

5840/157

GENERAL RESIDENTIAL Residential Zoning Class

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3582			77,540

Total Acres: .3582

Spot:

Location:

Assessment Information									
Assessed Appraised Cost Income Mar									
Land	0	77,500	77,500	0	77,500				
Building	0	422,100	422,100	0	309,800				
Total	0	499,600	499,600	0	387,300				

Value Flag Cost Approach TD235DM3

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information					
Date 07/18/24	ID DMR	Entry Code Data Mailer Change	Source Owner		
04/02/24	MAE	Info At Door	Owner		

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		
03/26/12	60377-4	2,040	D010	Deck-Grants Way Lot 47		
12/22/10	60377-3	5,508	D010	Landing W/Steps/Deck-Grants Wa		
10/26/10	60377-2	1,440	D010	Shed-Grants Way Lot 47		
10/19/10	60377-1	115,894	D010	Dwelling W/Additions-Grants Way		

Sales/Ownership History

Transfer Date Price Type 01/13/23 11/14/03 69,900

Validity Invalid Sale - Tyler **Deed Reference Deed Type** 5840/157 Deed 2909/167

Grantee WEIHRER CARL B IRR TR

SUSSEX COUNTY

Card: 1 of 1

Printed: April 9, 2025

Situs : 27510 IVY C	Γ	Parcel Id: 235	5-8.00-135.00	L
	D	welling Information		93
Style Story height Attic Exterior Walls Masonry Trim Color	None Frame	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		3
Heating 6	& Cooling	Fireplaces		
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab		
		Room Detail		
Bedrooms Family Rooms Kitchens		Full Baths Half Baths Extra Fixtures	0	

1											10	Code	e Description	Area
				12	20 D	12					B	13 11 31	Main Building FRAME GARAGE OPEN FRAME PORCH WOOD DECK FRAME UTILITY SHED	240
						30					14			
32					ş	Д			28					
				_		24	14 22		В		19			
	14	4	14	8 6	2	C 24	6	14	3	14				

Family Rooms	Half Baths 0	Outbuilding Data								
Kitchens Total Rooms 8	Extra Fixtures 2	Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Frame Shed	10 x	12	120	1	2010	С	Α	1,110

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

Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	No
	Adjustments	
Int vs Ext Cathedral Ceiling	Unfinished Area Unheated Area	

		Grade & Depreciation				
Grade	C+	Market Adj				
Condition	Average	Functional				
CDU	AVERAGE	Economic	86			
	•	_,				

Cost & Design 0 % Complete 100 % Good Ovr

	Dwellin	g Computations		
Base Price	329,831	% Good	94	
Plumbing	7,030	% Good Override		
Basement	-18,300	Functional		
Heating	27,360	Economic	86	
Attic	0	% Complete	100	
Other Features	0	C&D Factor		
		Adj Factor	1.4	
Subtotal	345,920	Additions	21,100	
Ground Floor Area	2,016			
Total Living Area	2,016	Dwelling Value	421,000	

Building Notes



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-14.17-519.00-2	
Sussex County Board of Assessment VS Blokken LLC	
	(Owner Name)
We, the undersigned, agree to adjust the above-e Board of Assessment Office as follows:	entitled appeal by settlement with the Sussex County
Original Value: \$2,126,800	Stipulated Value: \$1,721,600
Date: 4/1/2025	
Signature of Owner or duly authorized agent:	EL
Printed Name: Eric J. Koelsch	
Date: 3/26/26	
Signature of Sussex County Government Represen	ntative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
	peal, the submitted comparable properties, and the nt staff has conducted a thorough review and 17-519.00-2. The adjustment reflects a change in rings the assessed value to \$1,721,600.
	,
	·



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-14.17-519.00-2	
Sussex County Board of Assessment VS Blekken LLC	(Owner Name)
We, the undersigned, agree to adjust the above-en Board of Assessment Office as follows:	titled appeal by settlement with the Sussex County
Original Value: \$2,126,900	Stipulated Value: \$1,721,600
Date:	
Signature of Owner or duly authorized agent:	
Printed Name:	
Date: 3/25/25 Signature of Sussex County Government Represent	ative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, our Assessmer	peal, the submitted comparable properties, and the not staff has conducted a thorough review and 17-519.00-2. The adjustment reflects a change in rings the assessed value to \$1,721,600.



Situs:

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Parcel ID: 334-14.17-519.00-2

Class: Residential - Condo

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

GENERAL INFORMATION

BLEKKEN LLC 4558 SIMON RD WILMINGTON DE 19803 Living Units 1 Neighborhood 6VR006

Alternate ID 334141705190000002

Vol / Pg District 4817/107

Zoning Class TOWN CODES Residential

Property Notes

COMMON LAND PCT - ESTIMATED



Land Information									
Туре		Size	Influence Factors	Influence %	Value				
Primary Site	AC	0.0767	Location		1,466,610				

Total Acres: .0767

Spot: Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information								
	Assessed	Appraised	Cost	Income	Market			
Land	0	1,466,600	1,466,600	0	1,466,600			
Building	0	255,000	255,000	0	660,300			
Total	0	1,721,600	1,721,600	0	2,126,900			

Value Flag Cost Approach TD334DM9 Manual Override Reason Base Date of Value Effective Date of Value

		Entrance information	
Date	ID	Entry Code	Source
01/09/24	TJJ	Occupant Not At Home	Other

Permit Information									
	Date Issued	Number	Price	Purpose		% Complete			
	12/21/20	202015623	11,450	A085	12 Roof Mounted Solar Panels				

		Calca/Ownership Instory						
Transfer Date 12/20/17	Price Type 1,025,000	Validity	Deed Reference 4817/107	Deed Type Deed	Grantee BLEKKEN LLC			
07/02/92	246,637		1856/30					

Sales/Ownership History

SUSSEX COUNTY

Situs: Parcel Id: 334-14.17-519.00-2 **Dwelling Information** Style Twnhse Interior Year Built 1992 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** # Car Bsmt Gar 0 Basement Post & Piers 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 4 **Family Rooms** Half Baths 0 Kitchens Extra Fixtures 3 Total Rooms 7 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade C Market Adj Condition Average **Functional CDU** AVERAGE Economic 80 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 184,711 **Base Price** % Good 85 16,070 Plumbing % Good Override **Basement** -17.430 **Functional** 15,320 Economic 80 Heating 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 1.725 198,670 Subtotal Additions 11,000 720 **Ground Floor Area** 1,476 Dwelling Value 252,000 **Total Living Area**

Building Notes

Class: Residential - Condo

Card: 1 of 1

Printed: April 9, 2025

40 A 40	18 15 E 15 18 452 H 254 B 8 F 8 G 8 8 5 18	E 31 F 10/ G 10) //10 //53) //10/53	Description Main Building 1SFR - FRAME WOOD DECK CANOPY/1SFR - FRA WOOD DECK 1SFR - FRAME/BALC 1SFR - FRAME CANOPY/1SFR - FRA CANOPY/1SFR - FRA CARPORT FRAME UTILITY SHED	Area 720 40 108 56 270 64 40 16 360* 405*
12	40 A 40				

Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Carport	18 x	20	360	1	1992	С	Α	1,360
Frame Shed	15 x	27	405	1	1992	С	Α	1,660

Condominium / Mobile Home Information Complex Name Condo Model **Unit Number** 1 **Unit Location** 3 Unit Level **Unit View Unit Parking** Model (MH) Model Make (MH)

Katrina M. Mears

From:

Dan Toohey <wdtoohey@gmail.com>

Sent:

Friday, April 4, 2025 6:45 PM

To:

Katrina M. Mears; Jen Epler

Subject:

Re: 334-19.00-953.00.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.

Please use this email as our acceptance of the Appeal

Thank you
Dan Toohey and Jen Epler
22 W Buckingham Dr, Rehoboth Beach, DE 19971

Typos courtesy of AutoCorrect!

On Fri, Apr 4, 2025 at 3:36 PM Katrina M. Mears < kmears@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.

SUSSEX COUNTY

Situs: 22 W BUCKINGHAM DR Parcel ID: 334-19.00-953.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 7, 2025

CURRENT OWNER

TOOHEY WILLIAM DAN JENNIFER L ELPLER 22 W BUCKINGHAM DR **REHOBOTH BEACH DE 19971**

GENERAL INFORMATION

Living Units 1

Neighborhood 6AR206

334190009530000000 Alternate ID Vol / Pg

District

6034/5

Zoning Class

MEDIUM RESIDENTIAL Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.4015			373,680

Total Acres: .4015

Spot:

Location:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	373,700	373,700	0	373,700		
Building	0	456,200	456,200	0	566,400		
Total	0	829,900	829,900	0	940,100		

Value Flag Cost Approach TD334DM12

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information					
Date	ID	Entry Code	Source		
06/24/24	JTS	Data Mailer Change	Owner		
12/12/23	SDC	Occupant Not At Home	Other		

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
05/28/85	74857-1	132,000	D010	Dwelling-Reh.Bch.Yacht & C.Clubl	

Sales/Ownership History							
Transfer Date 01/04/24	Price Type 829,900	Validity	Deed Reference 6034/5	Deed Type Deed	Grantee TOOHEY WILLIAM DAN		
11/30/21 01/18/11	1	Invalid Sale - Tyler	5602/85 3858/128	Deed	RUSSELL DANIEL TTEE		
11/15/05 09/07/01	507,500 257,000						
05/16/85	33,000						

SUSSEX COUNTY

Situs: 22 W BUCKINGHAM DR Parcel Id: 334-19.00-953.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 7, 2025

Dwelling	Information
----------	-------------

 Style
 Ranch
 Year Built
 1985

 Story height
 1
 Eff Year Built
 Year Remodeled

 Attic
 None
 Year Remodeled
 Amenities

 Exterior Walls
 Mas & Frame
 Amenities

 Masonry Trim
 X
 In-law Apt
 No

Basement

Basement Full # Car Bsmt Gar 0
FBLA Size × 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 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 × Unheated Area

Grade & Depreciation

 Grade
 B Market Adj

 Condition
 Average
 Functional

 CDU
 AVERAGE
 Economic
 91

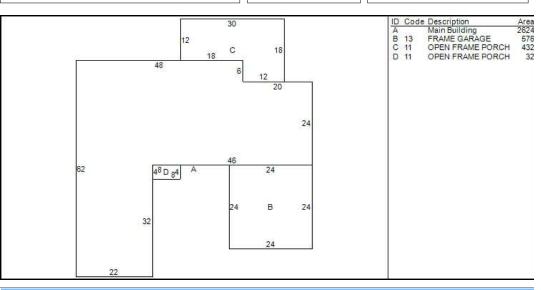
 Cost & Design
 0
 % Good Ovr

 % Complete
 100

Dwelling Computations

Base Price	458,261	% Good	81
Plumbing	11,780	% Good Override	
Basement	0	Functional	
Heating	36,030	Economic	91
Attic	0	% Complete	100
Other Features	2,830	C&D Factor	
		Adj Factor	1.14
Subtotal	508,900	Additions	25,100
Ground Floor Area	2,624		
Total Living Area	2,624	Dwelling Value	456,200

Rı	hliı	ina	Not	29



Outbuilding Data							
Туре	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 334-20.13-26.00-4
Sussex County Board of Assessment VS Frank Wade (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: \$692,400 Stipulated Value: \$582,000
Date: 3/31/25 Signature of Owner or duly authorized agent: Trank Wade Printed Name: Frank Wade Date: 3/16/25 Signature of Sussex County Government Representative: Printed Name: Chilstophor S. Koolor Title: Diractor 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 334-20.143-26.00-4. The adjustment reflects a change in grade and economic depreciation that brings the assessed value to \$582,000.



SUSSEX COUNTY

Situs: 20932 ANN AV 4 Parcel ID: 334-20.13-26.00-4 Class: Residential - Condo

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER WADE FRANK

5983 9TH ST N

ARLINGTON VA 22205

GENERAL INFORMATION

Living Units 1

Neighborhood 6AR160C

334201300260000004 Alternate ID

Vol / Pg District

3881/341

Zoning Class

GENERAL BUSINESS Residential

Property Notes



Land Information Type Size Influence Factors Influence % Value Primary Site AC 0.1640 116,980

Total Acres: .164

Spot:

Location:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	117,000	117,000	0	0		
Building	0	465,000	465,000	0	0		
Total	0	582,000	582,000	0	0		

Value Flag Cost Approach TD334DM13

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information
Date	ID	Entry Code

Source 02/20/24 SMD Normal Review Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/04/07	76378-1	1,700	D010	Replace Siding-Ocean Dunes Con

Sales/Ownership History

Transfer Date Price Type 04/12/11 282,500 05/09/03 269,450 05/07/01 185,000 95,500 05/31/84

Validity

Deed Reference Deed Type 3881/341

Grantee

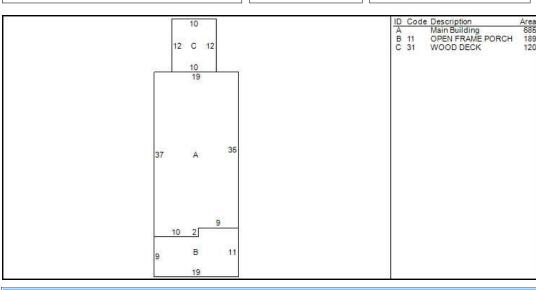
SUSSEX COUNTY

Situs: 20932 ANN AV 4 Parcel Id: 334-20.13-26.00-4 **Dwelling Information** Style Twnhse Interior Year Built 1984 Story height 2 **Eff Year Built** Attic None Year Remodeled Exterior Walls Alum/Vinyl **Amenities** Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar 0 **Basement** Crawl FBLA Size X **FBLA Type** Rec Rm Type Single Family Rec Rm Size X **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 Half Baths 1 **Family Rooms** 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 85 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 182,782 **Base Price** % Good 81 8,900 Plumbing % Good Override **Basement** -7.240 **Functional** 15,160 Economic 85 Heating 0 % Complete 100 Attic 2,450 **C&D Factor** Other Features Adj Factor 3.24 202,050 Subtotal Additions 4,400 685 **Ground Floor Area** 1,370 Dwelling Value 465,000 **Total Living Area**

Building Notes

Card: 1 of 1 Class: Residential - Condo

Printed: April 9, 2025



Outbuilding Data							
Туре	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 Street View **Unit Parking Unit View** Model (MH) Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

In the Matter of Appeal Parcel ID 334-6,17-124,000 Sussex County Board of Assessment VS 22 Holly Revel 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: \$1,202.5 Stipulated Value: \$1,204,200 Date: April 4, 202.5 Signature of Owner or duly authorized agent: Printed Name: Michael Fasano Date: 32505 Signature of Sussex County Government Representative: Printed Name: Childippher B. Kindler Title: Director 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 334-8.17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to \$1,864,200.	Tax Year 2025
Sussex County Board of Assessment VS 22 Holly Road 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: \$2,120,300 Stipulated Value: \$1,064,200 Date: April 4, 202 5 Signature of Owner or duly authorized agent: Fa 5 and Date: 30,2625 Signature of Sussex County Government Representative: Frinted Name: Christophar S. Koeler Title: Director of Assessment Summary Based on the appellants' application for appeal, the submitted comparable properties, and the efferees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-8.17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to	In the Matter of Appeal
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows: Original Value: \$2,120,200 Stipulated Value: \$1,004,200 Date: April 4, 202 5 Signature of Owner or duly authorized agent: Printed Name: Michael Fasano Date: 20,005 Signature of Sussex County Government Representative: Printed Name: Chiefotopher 6. Koeller Title: Discolor 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. 17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to	Parcel ID 334-8.17-124.00
Board of Assessment Office as follows: Original Value: \$2,120,300 Date: April 4, 202 5 Signature of Owner or duly authorized agent: Araba Faramo Printed Name: Michael Fasano Date: 325/25 Signature of Sussex County Government Representative: 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 334-8.17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to	
Date: April 4, 202 Signature of Owner or duly authorized agent: Miland Fazamo Printed Name: Michael Fasamo Date: 3925/25 Signature of Sussex County Government Representative: Printed Name: Christophor S. Koolor 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 334-8.17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to	
Signature of Owner or duly authorized agent: Mclauf Fasauro	Original Value: \$2,120,300 Stipulated Value: \$1,054,200
Signature of Sussex County Government Representative: Printed Name: Christophor 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 334-8.17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to	Signature of Owner or duly authorized agent:
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 334-8.17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to	
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 334-8.17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to	Printed Name: Christopher S. Keeler
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 334-8.17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to	Title: Objector of Assessment
referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-8.17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to	Summary
	referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-8.17-124.00. The adjustment reflects a change in grade of the dwelling, economic depreciation and approach that brings the assessed value to



Situs: 22 HOLLY RD

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Parcel ID: 334-8.17-124.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

GENERAL INFORMATION

22 HOLLY ROAD LLC 2300 BAY AVE **LEWES DE 19958**

Living Units 1 Neighborhood 6VR001

Alternate ID 334081701240000000

Vol / Pg District

5311/302

Zoning Class

AGRICULTURAL/RESIDEI Residential

Property Notes



Land Information					
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3898	Waterview - Ca		1.661.870

Total Acres: .3898

Spot:

Location:

Assessment Information						
Assessed Appraised Cost Income Market						
Land	0	1,661,900	1,661,900	0	1,661,900	
Building	0	202,300	202,300	0	390,820	
Total	0	1,864,200	1,864,200	0	2,052,720	

Value Flag Cost Approach TD334DM18

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information	
Date	ID	Entry Code	Source
07/10/24	JTS	Data Mailer Change	Owner
12/15/23	NMJ	Occupant Not At Home	Other

			Permit Informati	on
Date Issued	Number	Price	Purpose	% Complete

		Sales/	Ownership History		
Transfer Date 09/16/20 09/26/94	Price Type 1,200,000 1	Validity	Deed Reference 5311/302 4513/232	Deed Type Deed	Grantee 22 HOLLY ROAD LLC

Style Ranch

Attic None
Exterior Walls Frame
Masonry Trim X
Color

Basement Crawl FBLA Size X Rec Rm Size X

Story height 1

SUSSEX COUNTY

Situs: 22 HOLLY RD Parcel Id: 334-8.17-124.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025

Dwelling Information	
Year Built Eff Year Built Year Remodeled Amenities	1950
In-law Apt	No
Basement	
# Car Bsmt Gar FBLA Type	0
Rec Rm Type	Single Family

Heating 8	Fireplaces	
Fuel Type	Central No Ac Electric Electric Baseboard	Stacks Openings Pre-Fab

		Room Detail	
Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	3
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

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

		Grade & Depreciation	
Grade	C-	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	46
Cost & Design	0	% Good Ovr	
	400		

% Complete	100		
	Dwelli	ng Computations	
Base Price Plumbing Basement	257,079 11,450 -14,260	% Good % Good Override Functional	61
Heating Attic Other Features	0 0 0	Economic % Complete C&D Factor	100
Subtotal	254,270	Adj Factor Additions	1,900
Ground Floor Area Total Living Area	1,688 1,688	Dwelling Value	195,600

Building Notes

Adjustments

	12		ID Code A B 11 C CP5	Description Main Building OPEN FRAME PORCH CANOPY ONLY	Area 1688 264 320
20	14	40			
36	A 26				
	22 B 22				
20	12				

Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Canopy	20 x	16	320	1	2000	С	Α	6,720

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



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel ID 533-19.00-2020.00
Sussex County Board of Assessment VS Michael & Laurie Altman (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: \$ 961,600 Stipulated Value: \$ 890,000
Date: $3 3 2 $ Signature of Owner or duly authorized agent:
Printed Name: MICHAEL ALTMA
Date: anaza 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 533-19.00-2020.00. The adjustment reflects a change in square footage and number of baths to the property that brings the assessed value to \$890,000.



SUSSEX COUNTY

Parcel ID: 533-19.00-2020.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 2, 2025

CURRENT OWNER

Situs: 32033 BAYWIND WALK

ALTMAN MICHAEL J LAURIE J ALTMAN 32033 BAYWIND WALK **SELBYVILLE DE 19975** **GENERAL INFORMATION**

Living Units 1 Neighborhood 1AR089

533190020200000000 Alternate ID

Vol / Pg District

5535/87

Zoning Class

MEDIUM RESIDENTIAL Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1901			219,430

Total Acres: .1901

Spot:

Location:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	219,400	219,400	0	219,400
Building	0	670,600	542,700	0	670,550
Total	0	890,000	762,100	0	889,950

Value Flag Market Approach TD533DM8

Manual Override Reason Base Date of Value Effective Date of Value

	Entrance Information				
Date	ID	Entry Code	Source		
04/18/24	KMB	Data Mailer Change	Owner		
10/24/22	NGV	Occupant Not At Home	Other		

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
08/11/21	202111986	62,430	A018	"984 Sq Ft Paver Patio W/Wall, Bb	
03/31/21	202104413	219,526	A205	2 St Dw 54x75; Gar 24x27; Cov Pr	

Transfer Date Price Type Validity Deed Reference Deed Type Grantee 08/23/21 913,046 Land & Improv Valid Sale - Tyler 5535/87 Deed ALTMAN MICHAEL J 03/11/21 230,000 Land Only Invalid Sale - Tyler 5425/91 Deed SCHELL BROTHERS LLC 05/19/20 5240/243 Deed CMF BAYSIDE LLC	ı		Sales/Ownership history							
		08/23/21 03/11/21	913,046	Land & Improv	Valid Sale - Tyler	5535/87 5425/91	Deed Deed	ALTMAN MICHAEL J SCHELL BROTHERS LLC		

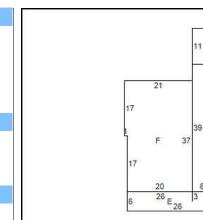
SUSSEX COUNTY

Situs: 32033 BAYWIND WALK

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 2, 2025



	7	ID Code Description Are
24	13 11 B 11 22 G 22	ID Code Description
21 17 1 F 37	17 39 A 28	
17 20 6 26 E 26	18 C 18	
	24 8 D 8	

			Outbuilding	g Data			
Type	Size 1	Size 2	Area	Otv	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)

Situs: 32033 BAYV	VIND WALK	Parcel Id: 533	Parcel Id: 533-19.00-2020.00		
	Dwellin	ng Information			
	Dweiiii	ng information			
Story height Attic Exterior Walls	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities	2021		
Masonry Trim Color		In-law Apt	No		
	B	Basement			
Basement	Crawl	# Car Bsmt Gar	0		
FBLA Size		FBLA Type			
Rec Rm Size	X	Rec Rm Type	Single Family		
Heating	& Cooling	Fireplaces			
Heat Type	Central Full Ac	Stacks			
Fuel Type	Gas	Openings	4		
System Type	Forced Warm Air	Pre-Fab	1		
		oom Detail			
Bedrooms Family Rooms		Full Baths Half Baths			
Kitchens		Extra Fixtures			
Total Rooms					
Kitchen Type Kitchen Remod		Bath Type Bath Remod	No		
Mitchell Kelliou		ljustments			
Int vs Ext		Unfinished Area			
Cathedral Ceiling		Unheated Area			
3		& Depreciation			
Grade		Market Adj			
Condition		Functional			
_	AVERAGE	Economic			
Cost & Design % Complete		% Good Ovr			
Dwelling Comp		g Computations			
Base Price	282,197	% Good	100		
Plumbing		% Good Override			
Basement		Functional Economic			
Heating Attic	,	% Complete	100		
Other Features		C&D Factor			
Subtotal	314,690	Adj Factor Additions			
Subiotal	314,030	Additions	110,000		
Ground Floor Area					
Total Living Area	3,471	Dwelling Value	542,700		

Building Notes



SUSSEX COUNTY

Situs: 852 GARFIELD PKWY A Parcel ID: 134-13.00-150.00-852-A Class: Residential - Condo

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER HERZ SETH JEREMY TRUSTEE

HERZ LAURA TRUSTEE

9110 STEEPLEBUSH CT

ANNANDALE VA 22003

GENERAL INFORMATION

Living Units 1

Neighborhood 1BR101C

Alternate ID 1341300015000852-A Vol / Pg

District

4287/251

Zoning Class

TOWN CODES Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1303			86,810

Total Acres: .1303

Date 05/17/23

Spot:

Location:

Assessment Information									
	Assessed	Appraised	Cost	Income	Market				
Land	0	86,800	86,800	0	0				
Building	0	436,900	436,900	0	0				
Total	0	523,700	523,700	0	0				

Value Flag Cost Approach TD134DM6

Manual Override Reason Base Date of Value Effective Date of Value

	Entrance information	
ID	Entry Code	Source
KAC	Occupant Not At Home	Other

		Permit Information	
Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History							
	Transfer Date 05/29/13	Price Type 300,000	Validity	Deed Reference 4287/251	Deed Type	Grantee	

SUSSEX COUNTY

Situs: 852 GARFIELD PKWY A Parcel Id: 134-13.00-150.00-852-A **Dwelling Information** Style Twin Year Built 2000 Story height 2 **Eff Year Built** Attic None Year Remodeled Exterior Walls Alum/Vinyl **Amenities** Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar 0 **Basement** Crawl 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 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 72 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 204,998 **Base Price** % Good 89 9,840 Plumbing % Good Override **Basement** -8,120 **Functional** 17,000 Economic 72 Heating % Complete 100 Attic 1,620 **C&D Factor** Other Features Adj Factor 2.88 225,340 Subtotal Additions 7,300 700 **Ground Floor Area** 1,407 Dwelling Value 436,900 **Total Living Area**

Building Notes

Class: Residential - Condo Card: 1 of 1 Printed: April 9, 2025

î e	20	ID Code Description	Area
11	B 11	A Main Building B 31 WOOD DECK C 16 FRAME OVERHANG D 12 ENCLOSED FRAME POR	700 220 220
11	D 11		
	20		
35	A 35		
	20 11-7 C. 7 LJ		

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

Condominium / Mobile Home Information Complex Name Condo Model Unit Number 852-A Unit Level Unit Location 2 Unit Parking Unit View Model (MH) Model Make (MH)

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Identification			424 42 00 450'00 852 A
Owner(s): Seth and Lau	•		134-13.00-150.00-852-A
Street Address of Parcel: _	852 A Garfield Pkwy, B	ethany Beach	and the state of t
Current Assessment: \$69	97,400		
urchase Price (Total of Lar	nd and Improvement): \$	300,000	Date of Purchase:5/25/2013
Special Conditions of Sale:	n/a		· · · · · · · · · · · · · · · · · · ·
How was property acquired I Other			☐ Family ☐ Inherited
Major Renovations or struc Repairs, etc.) Year Cost			emolition, Construction, Additions, Major
Description of Property			
ot size/Land Area <u>n/a</u>	Styl	e of Home Townhous	se/Condo
lumber of: Bedrooms: _	3 Bathrooms: 2.5	Fireplaces: 1	
Trinished Basement Droches and Additions:			1, 1,
escribe outbuildings or ac	cessory structures other t	nan main dwelling:	
Outdoor shower		. · · · - · ·	

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 f	
Similar condos/townhouses (in size and loc our condo/townhouse. We took the averag July 2023.	cation) have sold for significantly less than the proposed assessed value of the 6 sales of comparable properties to come up with a valuation as
Comparable Sales	
hearing (up to a maximum of six) must be listed not be permitted to testify or introduce evidence.	les as of July 1, 2023. Any comparable sales you intend to discuss at the in or attached to this form, or the Board will not consider them. You will be concerning comparable sales not set forth in this form. The assessed other homeowners, is not acceptable as evidence of overvaluation. Do sin your appeal.
	ust submit <u>3</u> comparable sales.
1. Parcel Number 134-13.00-113.00.11	Owner Timothy Monohan
Address 821C Westwood Ave #11,	Bethany Beach, DE 19930
	Date of Sale6/10/2022
	Style of House Townhouse
	hrooms: 3 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic	
Porches and Additions:	
Describe Garage or Other Improvement	s:
Additional Comments:	
Community pool	
.	

2. Parc	tel Number13	34-13.00-158.00-5	Owner	John and Kimberly B	eiiii
		arfield Pkwy, Bethany Bea			
		522,000			
Lot	Size/Land Area _	· · · · · · · · · · · · · · · · · · ·	Style of House	Condominium/Tow	nhouse
Nun	nber of: Bedroor	ns: 3 Bathrooms:	2 Firepla	aces:1	
□F	inIshed Basemen	t DFinished Attic DCC	entral Air		
Porc	ches and Addition	ns:		· · · · · · · · · · · · · · · · · · ·	
Des	cribe Garage or C	Other Improvements:			
	Outdoor shower	, outbuilding secure storag	ge		
<u> </u>					
Adc	litional Comment	is:			
-					
		4-13.00-122.00-176			t
		4-13.00-122.00-176 t Pond Circle #D, Bethany			t
Add	ress795 Sal	· · · · · · · · · · · · · · · · · · ·	/ Beach, DE 19930)	
Add Sale	ress <u>795 Sal</u> s Price \$ 47	t Pond Circle #D, Bethany	/ Beach, DE 19930 Date of Sale 4/2	9/2022	
Add Sale Lot	lress <u>795 Sal</u> s Price \$ <u>47</u> Size/Land Area _	t Pond Circle #D, Bethany 76,000	/ Beach, DE 19930 Date of Sale 4/2 Style of House) 9/2022 Townhouse	
Add Sale Lot Nun	ress 795 Sales Price \$ 47 Size/Land Area _ nber of: Bedroor	t Pond Circle #D, Bethany 76,000 ——————————————————————————————————	/ Beach, DE 19930 Date of Sale 4/2 Style of House) 9/2022 Townhouse	
Add Sale Lot Nun □ F	ress 795 Sales Price \$ 47 Size/Land Area _ nber of: Bedroor inished Basemen	t Pond Circle #D, Bethany 76,000 ——————————————————————————————————	/ Beach, DE 19930 Date of Sale 4/2 Style of House 3 Firepla	9/2022 Townhouse aces:1	
Add Sale Lot Nun F	ress 795 Sales Price \$ 47 Size/Land Area _ mber of: Bedroor inished Basemen	t Pond Circle #D, Bethany 76,000 ——————————————————————————————————	/ Beach, DE 19930 Date of Sale 4/2 Style of House 3 Firepla	9/2022 Townhouse aces:1	
Add Sale Lot Nun F	ress 795 Sales Price \$ 47 Size/Land Area _ mber of: Bedroor inished Basemen	t Pond Circle #D, Bethany 76,000 —— ms: 3 Bathrooms: t □Finished Attic ☑ Cons	/ Beach, DE 19930 Date of Sale 4/2 Style of House 3 Firepla	9/2022 Townhouse aces:1	
Add Sale Lot Nun F	lress 795 Sal es Price \$ 47 Size/Land Area _ nber of: Bedroor inished Basemen ches and Addition cribe Garage or C	t Pond Circle #D, Bethany 76,000 ms: 3 Bathrooms: t □Finished Attic ☑ Cons Other Improvements:	/ Beach, DE 19930 Date of Sale 4/2 Style of House 3 Firepla entral Air	7) 9/2022 Townhouse aces:1	
Add Sale Lot Num □ F	lress 795 Sal es Price \$ 47 Size/Land Area _ nber of: Bedroor inished Basemen ches and Addition cribe Garage or C	t Pond Circle #D, Bethany 76,000 —— ms: 3 Bathrooms: t □Finished Attic ☑ Cons	/ Beach, DE 19930 Date of Sale 4/2 Style of House 3 Firepla entral Air	7) 9/2022 Townhouse aces:1	
Add Sale Lot Num Fore Des	lress 795 Sal es Price \$ 47 Size/Land Area _ nber of: Bedroor inished Basemen ches and Addition cribe Garage or C	t Pond Circle #D, Bethany 76,000 ms: 3 Bathrooms: t □Finished Attic ☑ Cons Other Improvements:	/ Beach, DE 19930 Date of Sale 4/2 Style of House 3 Firepla entral Air	7) 9/2022 Townhouse aces:1	
Add Sale Lot Num Fore Des	Iress 795 Sal Iress 47 Ires Price \$ 47 Size/Land Area Inber of: Bedroor Inished Basemen Iches and Addition Icribe Garage or C	t Pond Circle #D, Bethany 76,000 ms: 3 Bathrooms: t □Finished Attic ☑ Cons Other Improvements:	/ Beach, DE 19930 Date of Sale 4/2 Style of House 3 Firepla entral Air	9/2022 Townhouse aces:1	
Add Sale Lot Num Fore Des	Iress 795 Sal Iress 47 Ires Price \$ 47 Size/Land Area Inber of: Bedroor Inished Basemen Iches and Addition Icribe Garage or C	t Pond Circle #D, Bethany 76,000 ms: 3 Bathrooms: t	/ Beach, DE 19930 Date of Sale 4/2 Style of House 3 Firepla entral Air	9/2022 Townhouse aces:1	
Add Sale Lot Num Fore Des	Iress 795 Sal Iress 47 Ires Price \$ 47 Size/Land Area Inber of: Bedroor Inished Basemen Iches and Addition Icribe Garage or C	t Pond Circle #D, Bethany 76,000 ms: 3 Bathrooms: t	/ Beach, DE 19930 Date of Sale 4/2 Style of House 3 Firepla entral Air	9/2022 Townhouse aces:1	

42	Parcel Number 134-13,00-163.00-739 Owner Rebecca Wright
	Parcel Number 134-13.00-163.00-739 Owner Rebecca Wright Address 739 Bayberry Circle #739, Bethany Beach, DE 19930
	Sales Price \$ 540,000 Date of Sale 7/29/2022
	Lot Size/Land Area Style of House Townhouse
	Number of: Bedrooms: 3 Bathrooms: 3 Fireplaces: 1
	☐ Finished Basement ☐ Finished Attic ☐ Central Air
	Porches and Additions: Screened porch, outdoor shower
	Describe Garage or Other Improvements:
:	Additional Comments:
	Community pool
5 3/	Parcel Number 134-13.00-153.017 Owner Alexandra Helper
5 *	Parcel Number 134-13.00-153.017 Owner Alexandra Helper Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930
5 3/	Address880 Garfield Pkwy #7, Bethany Beach, DE 19930
5 <i>¥</i>	Parcel Number 134-13.00-153.017 Owner Alexandra Helper Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930 Sales Price \$ 505,000 Date of Sale 12/13/2022 Lot Size/Land Area Style of House Townhouse
5 <i>¥</i>	Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930 Sales Price \$ 505,000 Date of Sale 12/13/2022
5 <i>}</i>	Address
5 <i>}</i>	Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930 Sales Price \$ 505,000
5 <i>¥</i>	Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930 Sales Price \$ 505,000
5 <i>¥</i>	Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930 Sales Price \$ 505,000
5 <i>¥</i>	Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930 Sales Price \$ 505,000
5 3	Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930 Sales Price \$ 505,000
5 <i>¥</i>	Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930 Sales Price \$ 505,000
5 3	Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930 Sales Price \$ 505,000
5 3	Address 880 Garfield Pkwy #7, Bethany Beach, DE 19930 Sales Price \$ 505,000

, 2!	Parcel Number
	Address 718 Treetop Lane, Unit D, Bethany Beach, DE 19930
	Sales Price \$ 420,000 Date of Sale 10/20/2021
	Lot Size/Land Area Style of House Townhouse
	Number of: Bedrooms: 3 Bathrooms: 3 Fireplaces: 1
	☐ 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:
	Describe Garage or Other Improvements: Additional Comments:

Witnesses or Ager	<u>nts</u>		
Identify any witness additional witnesses	, = , , ,	on your behalf	If at the hearing. If necessary, attach a list of
Name		Firm or Comp	pany
Address		Contact Inform	rmation (phone and/or e mail)
Owner Certificatio	<u>n</u>		
affirms that all states Review that the asse	ments herein are true to the best of essment of said property for fiscal year agent ¹	his/her knowl	gent of the owner for the described property, and vieldge and belief, and asks the Board of Assessment reduced to: \$_480,000
	9110 Steeplebush Ct.		- ,
	Annandale, VA 22003		-
C IVIait Address.	heherzfamily@verizon.net ease use ⊠ mailing address ⊠ e ma	<u>-</u>	Telephone: 703-426-9338 of Hearing and Notice of Decision
Note: If you do not y	**	a formal heari	ring, please check here 🔁 and the Board will
I request that Assess	ment disclose witnesses and exhibit	ts. 12 1	
¹ If this form is signed by and represent the interes		ch a statement fro	om the owner authorizing the agent to present this appear



SUSSEX COUNTY

Situs: 37035 HAVELOCK CT Parcel ID: 133-16.00-2213.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 24, 2025

CURRENT OWNER

MULGREW ELLEN BERNETICH MICHAEL PATRICK MULGREW 37035 HAVENLOCK CT MILLSBORO DE 19966

GENERAL INFORMATION

Living Units 1 Neighborhood 1QR001

Alternate ID 133160022130000000

Vol / Pg District

5927/327

TOWN CODES Residential Zoning Class

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1400	Waterview - La Golf Course Vie		82,920

Location:

Total Acres: .14

Spot:

	Α	ssessment Infor	mation		
	Assessed	Appraised	Cost	Income	Market
Land	0	82,900	82,900	0	82,900
Building	0	394,700	422,400	0	394,690
Total	0	477,600	505,300	0	477,590

Value Flag Market Approach **RANDOM 6.26.24**

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information	
Date 06/03/24	ID	Entry Code	Source
	TJA	Occupant Not At Home	Other

			Permit Info	ormation
Date Issued	Number	Price	Purpose	% Complete
06/25/24	202409315	3,380	A016	28x10 Paver Patio, Widen Front St
02/09/23	202301623	1,020	A016	10 X 12 Deck
09/26/22	202214008	152,692	A006	(Dover) 1 St Dw 70x40 Att Gar 20x

Sales/Ownership History

Transfer Date 06/21/23

Price Type 502,060 Land & Improv

Validity Valid Sale - Tyler **Deed Reference** 5927/327

Deed Type Deed

Grantee MULGREW ELLEN BERNETICH Style Ranch

Attic None

Heating & Cooling

Heat Type Central Full Ac

System Type Forced Warm Air

Exterior Walls Alum/Vinyl

Basement Full FBLA Size 900

Fuel Type Gas

Bedrooms 3

Kitchens

Total Rooms 6 Kitchen Type

Kitchen Remod No

Cathedral Ceiling X

Family Rooms

Story height 1

Masonry Trim X Color

Rec Rm Size X

Year Built 2023

Eff Year Built

Car Bsmt Gar 0

FBLA Type

Fireplaces

Openings

Stacks

Pre-Fab

Full Baths 2

Half Baths 0

Extra Fixtures 2

Bath Type

Unfinished Area

Unheated Area

Bath Remod No

Amenities

In-law Apt No

Rec Rm Type Single Family

Year Remodeled

SUSSEX COUNTY

Situs: 37035 HAVELOCK CT Parcel Id: 133-16.00-2213.00 **Dwelling Information**

Basement

Room Detail

Adjustments

Grade & Depreciation

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 24, 2025

ı ı		
	=	
		71

	30	f	10	1	D C	ode	Description	Area
	30	12	D 12		B 13 C 11 D 11	3	Main Building FRAME GARAGE OPEN FRAME PORCH OPEN FRAME PORCH	Area 2280 400 60 120
71	А		40					
		20						
8	6 10 10 C	В	20					
14	6	20	15					

			Outbuilding	y Data			
Type	Size 1	Size 2	Area	Qtv	Yr Blt Grade	Condition	Value

Market Adj **Functional Economic** % Good Ovr

Cost & Design 0 % Complete 100

Int vs Ext Same

Grade C

Condition Average

CDU AVERAGE

Dwelling Computations

Base Price	349,342	% Good	100
Plumbing	6,700	% Good Override	
Basement	0	Functional	
Heating	28,980	Economic	
Attic	0	% Complete	100
Other Features	37,080	C&D Factor	
		Adj Factor	.96
Subtotal	422,100	Additions	17,900
Ground Floor Area	2,280		
Total Living Area	2,280	Dwelling Value	422,400

Building Notes

Condominium / Mobile Home Information

Complex Name Condo Model

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

Unit Location Unit View

Model Make (MH)

MAR 24, 2025 05:05 PM

COMPARABLE SALES ANALYSIS REPORT FOR TAX YEAR - 2099 SUSSEX COUNTY

PAGE: 1 MK127

SUBJECT PARCEL COMPARISON-1 COMPARISON-2 **COMPARISON-3 COMPARISON-4 COMPARISON-5** 133-16.00-2245.00 PARCEL ID 133-16.00-2213.00 133-16.00-2213.00 133-16.00-2252.00 133-16.00-2244.00 133-16.00-2260.00 CARD 1 37035 31329 37035 37054 31311 37036 **HAVELOCK BURKE HAVELOCK HAVELOCK BURKE** HAVELOCK CT CT CT CT CT CT Neighborhood 1QR001 1QR001 1QR001 1QR001 1QR001 1QR001 NBHD Group 122 122 122 122 122 122 **Total Acres** .1400 .1400 .1400 .1700 .1600 .1400 Living Units 1 1 1 **DWELLING DESCRIPTION** Story Height Attic Style 03-RANCH 03-RANCH 03-RANCH 03-RANCH 03-RANCH 03-RANCH Year Built 2023 2023 2023 2023 2023 2023 06-ALUM/VINYL 06-ALUM/VINYL 06-ALUM/VINYL 06-ALUM/VINYL Exterior Wall 06-ALUM/VINYL 06-ALUM/VINYL Total Living Area 2280 2274 2280 2242 1895 1765 1819 900 900 1794 1516 Fin Bsmt Area 1412 Rec Room Area С С С С С С Grade CDU ΑV A۷ ΑV ΑV ΑV ΑV **Basement** 6 6 6 6 6 6 Bed Rooms 3 3 3 3 3 3 Total Rooms 6 6 6 6 6 6 **Total Fixtures** 8 8 8 8 8 8 Fireplace-Mas System Type 2-FORCED WARM AIR PRICING DATA Land Value 82,900 82,900 82,900 84,400 83,900 82,900 **Building Value** 422,400 458,100 422,400 455,000 338,400 374,600 **OBY Value** 0 0 0 0 0 0 **Dwelling Value** 422,400 458.100 422,400 455.000 338.400 374.600 Cost Value 505,300 541,000 505,300 539,400 422,300 457,500 **VALUATION** Weighted Average 476,800 Time Adjusted Price 449990 502060 549990 502060 486105 489990 Sale Price 549990 502060 479405 489990 449990 Sale Date 01-JUN-2023 21-JUN-2023 04-APR-2023 20-JUN-2023 26-JUN-2023 Market Value 477,590 Adjusted Price 510,110 464,160 445,770 492,420 471,500

PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARTDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA	T DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT
PARID	St#	Street	Suffix	Town	SCH DIST	NBHD	Class	LUC	Calc'd Acres	Story Heigh	rt Style	Yrbit	Rm Tot	Bedrm	Full Bath	Half Bat	h Bsmt	Bsmt Car	FBLA	REC RM	CDU	SFLA	Sale Date	Sale Price	PSF	ASR	Adjusted Price	ADJ PSF	ADJ ASR	PSF	Legal 1
133-16.00-2213.00	37035	HAVELOCK	СТ	MB:Millsboro	1:INDIAN RIVER	1QR002	R	101	0.14	1	03:RANCH	2023	6	3	2	0	6:FULL	0	1824		AV	2,280	06/21/23	502,060	220.20	0.98	502,060	220.20	0.98	215.53	PLANTATION LAKE
133-16.00-2134.00	34235	RICHMOND	RD	MB:Millsboro	1:INDIAN RIVER	1QR002	R	101	0.162	1	03:RANCH	2022	8	3	3	0	6:FULL	0		1778	AV	2,222	02/17/23	499,990	225.02	0.95	513,490	231.09	0.93		PLANTATION LAKE
133-16.00-2152.00	34232	RICHMOND	RD	MB:Millsboro	1:INDIAN RIVER	1QR002	R	101	0.158	1	03:RANCH	2022	6	3	3	0	6:FULL	0		1766	AV	2,424	06/27/23	524,990	216.58	0.94	524,990	216.58	0.94		PLANTATION LAKE
133-16.00-639.00	24838	MAGNOLIA	CIR	MB:Millsboro	1:INDIAN RIVER	1QR002	R	101	0.164	1	03:RANCH	2013	6	3	2	1	6:FULL	0			AV	1,746	08/23/21	495,000	283.51	0.82	574,200	328.87	0.71		PLANTATION LAKE
133-16.00-749.00	25195	LUMBERTON	DR	MB:Millsboro	1:INDIAN RIVER	1QR002	R	101	0.206	1	03:RANCH	2007	6	4	3	1	6:FULL	0	2331		AV	2,914	11/24/21	549,900	188.71	1.11	625,200		0.98		PLANTATION LAKE
133-16.00-752.00	25203	LUMBERTON	DR	MB:Millsboro	1:INDIAN RIVER	1QR002	R	101	0.206	1	03:RANCH	2024	6	3	2	0	6:FULL	0	1432		AV	1,790	05/26/23	525,990	293.85	0.93	529,690	295.92	0.93		PLANTATION LAKE
133-16.00-843.00	29495	GLENWOOD	DR	MB:Millsboro	1:INDIAN RIVER	1QR002	R	101	0.202	1	03:RANCH	2015	6	3	3	1	6:FULL	0	1653		AV	2,066	07/01/22	490,000	237.17	0.92	527,700	255.42	0.86		PLANTATION LAK

MEDIAN 225.02 0.94 527,700 231.09 0.93 AVERAGE 237.86 0.95 542,476 251.80 0.90

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Ide	entification entification	
Owner(s):Mich	ael & Ellen Mulgrew	Parcel ID: 133-16.00-2213.00
Street Addre	ss of Parcel: 37035 Have	ock Court
Current Asse	ssment: \$ <u>491,400</u>	
Purchase Pric	ce (Total of Land and	Improvement): \$491,400 Date of Purchase: May 02023
Special Cond	itions of Sale:	
		rivate Sale
Major Renov Repairs, etc.)		hanges to property since purchase (i.e., Demolition, Construction, Additions, Major
Year	Cost	Change
2024	\$3380.	paver pation & widen front steps
<u>Description</u>	of Property	
Lot size/Land	Area <u>0.1400</u>	Style of Home residential
Number of:	Bedrooms: 3	Bathrooms: Fireplaces: no
☑ Finished B Porches and	asement ☐ Finish Additions: 10x12 porch on	
Describe outl	buildings or accessor	y structures other than main dwelling:
none		
What do you	consider to be the f	air market value of the property as of July 1, 2023? \$440,000

On what basis do you reach that Opinion? (Select One) Briefly discuss the reason for your appeal and for	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
	por with identical home is assessed at 440,000
3	
Comparable Sales	
hearing (up to a maximum of six) must be listed in not be permitted to testify or introduce evidence of	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	t submit <u>3</u> comparable sales.
1. Parcel Number	Owner
Address	
Sales Price \$	Date of Sale
Lot Size/Land Area	Style of House
Number of: Bedrooms: Bathro	ooms: Fireplaces:
☐ Finished Basement ☐ Finished Attic	☐ Central Air
Porches and Additions:	
Describe Garage or Other Improvements:	
·	
Additional Comments:	
none	
,	

	Owner	
Address		
Sales Price \$	Date of Sale	
Lot Size/Land Area	Style of House	± ul⊀am n
Number of: Bedrooms:	Bathrooms: Fireplaces:	
□ Finished Basement □Finish	ned Attic Central Air	
Porches and Additions:		
Describe Garage or Other Impro	vements:	
Additional Comments:		
	Ou mon	
Parcel Number	Owner	
Parcel Number	Owner	
Parcel Number Address Sales Price \$	Owner Date of Sale	****
Parcel Number Address Sales Price \$ Lot Size/Land Area	Owner Date of Sale Style of House	****
Parcel Number Address Sales Price \$ Lot Size/Land Area Number of: Bedrooms:	Owner Date of Sale Style of House Bathrooms: Fireplaces:	
Parcel Number Address Sales Price \$ Lot Size/Land Area Number of: Bedrooms: In Finished Basement In	Owner Date of Sale Style of House Bathrooms: Fireplaces: hed Attic	
Parcel Number Address Sales Price \$ Lot Size/Land Area Number of: Bedrooms: I Finished Basement I Finish Porches and Additions	Owner Date of Sale Style of House Bathrooms: Fireplaces: hed Attic	
Parcel Number Address Sales Price \$ Lot Size/Land Area Number of: Bedrooms: I Finished Basement I Finish Porches and Additions	Owner Date of Sale Style of House Bathrooms: Fireplaces: hed Attic	
Parcel Number Address Sales Price \$ Lot Size/Land Area Number of: Bedrooms: I Finished Basement I Finish Porches and Additions	Owner Owner Date of Sale Style of House Style of House hed Attic	
Parcel NumberAddressSales Price \$ Lot Size/Land Area Number of: Bedrooms: I Finished Basement I Finish Porches and Additions	Owner Owner Date of Sale Style of House Style of House hed Attic	
Parcel NumberAddressSales Price \$ Lot Size/Land Area Number of: Bedrooms: I Finished Basement I Finish Porches and Additions	Owner Owner Date of Sale Style of House Style of House hed Attic	
Parcel Number Address Sales Price \$ Lot Size/Land Area Number of: Bedrooms: In Finished Basement In	Owner Owner Date of Sale Style of House Style of House hed Attic	
Parcel Number Address Sales Price \$ Lot Size/Land Area Number of: Bedrooms: Finished Basement □Finish Porches and Additions Describe Garage or Other Impro	Owner Owner Date of Sale Style of House Style of House hed Attic	
Parcel NumberAddressSales Price \$ Lot Size/Land Area Number of: Bedrooms: Finished Basement □Finish Porches and Additions Describe Garage or Other Impro	Owner Owner Date of Sale Style of House Style of House hed Attic	

Witnesses or Agents	
Identify any witness or attorney/agent who will appear additional witnesses.	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	
Print Name and Title: Michael & Ellen Mulgrew	
Mailing Address: 37035 Havelock Court	
Milisboro DE 19966	
E Mail Address: ebmulgrew@gmail.com	Telephone: 585-739-6038
Please use ☐ mailing address ☐ e m	ail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board fo consider your appeal on, the basis of the information of	r a formal hearing, please check here ⊡ and the Board will ontained in this form.
I request that Assessment disclose witnesses and exhib	its. ☑
¹ If this form is signed by an agent of the owner, the agent must atta and represent the interest of the owner herein.	ach a statement from the owner authorizing the agent to present this appear



SUSSEX COUNTY

Situs: 39631 WATER WORKS CT Parcel ID: 134-9.00-1127.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 11, 2025

CURRENT OWNER

BROWN CLARENCE DAVID MARILYN FIELD BROWN 968 CHESAPEAKE DR HAVRE DE GRACE MD 21078 **GENERAL INFORMATION**

Living Units 1

Neighborhood 1AR056 134090011270000000 Alternate ID

5642/99

Vol / Pg District Zoning Class

MEDIUM RESIDENTIAL Residential

Property Notes



Land Information										
Туре		Size	Influence Factors	Influence %	Value					
Primary Site	AC	0.2733	Location	-20	447,830					

Total Acres: .2733

Spot:

Location:

Assessment Information										
	Assessed	Appraised	Cost	Income	Market					
Land	0	447,800	447,800	0	447,800					
Building	0	861,900	861,900	0	394,720					
Total	0	1,309,700	1,309,700	0	842,520					

Value Flag Cost Approach TD134DM14

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information	
Date	ID	Entry Code	Source
06/18/24	JTS	Data Mailer Change	Owner
04/06/23	HMC	Occupant Not At Home	Other

Permit Information								
Date Issued	Number	Price	Purpose	% Complete				
04/06/05	25161-1	194,240	D010	Dwelling W/Additions-Sanctuary Lo				

Sales/Ownership History

Transfer Date Price Type 02/08/22 1,195,000 Land & Improv 01/10/06 965,000 03/02/05 1,200,000

Validity Valid Sale - Tyler **Deed Reference Deed Type** 5642/99 Deed 3257/258

Grantee **BROWN CLARENCE DAVID**

SUSSEX COUNTY

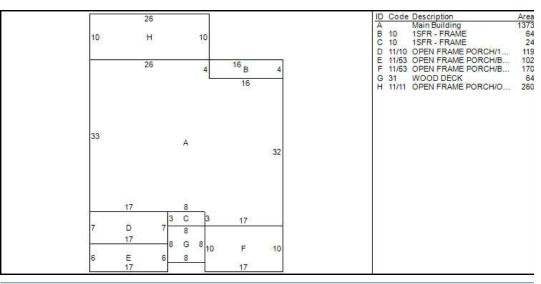
Situs: 39631 WATER WORKS CT Parcel Id: 134-9.00-1127.00 **Dwelling Information** Style Conventional Year Built 2005 Story height 2 **Eff Year Built** Attic None Year Remodeled Amenities E3-Res El (2-Stops) Exterior Walls Alum/Vinyl Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar 0 Basement Post & Piers 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 5 Full Baths 3 Half Baths 1 **Family Rooms** Kitchens Extra Fixtures 3 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 B Market Adj Condition Average **Functional CDU** AVERAGE Economic 228 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 368,552 **Base Price** % Good 92 16,940 Plumbing % Good Override **Basement** -32.290 **Functional** 30,570 Economic 228 Heating 0 % Complete 100 Attic 8.290 **C&D Factor** Other Features Adj Factor .95 392,060 Subtotal Additions 84,900 1,373 **Ground Floor Area** 2,953 Dwelling Value 861,900 **Total Living Area**

Building Notes

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 11, 2025



Outbuilding Data							
Type	Size 1	Size 2	Area	Qtv	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)





MLS #: DESU2011490 Tax ID #: 134-09.00-1127.00

Ownership Interest: Fee Simple Association: HOA Structure Type: Detached Levels/Stories: 3 Furnished: No Waterfront: No Views: Canal No Garage:

Beds: 5 Baths: 3 / 1

Above Grade Fin SQFT: 3,195 / Estimated

Assessor AbvGrd Fin SQFT: 1,344
Price / Sq Ft: 374.02
Year Built: 2005
Style: Coastal
Central Air: Yes
Basement: No

Location

County: Sussex, DE In City Limits: No

MLS Area: Baltimore Hundred - Sussex, DE County

(31001)

Legal Subdivision: BALTIMORE HUNDRED

Subdiv / Neigh: SANCTUARY

School District: <u>Indian River</u> High School: <u>Indian River</u>

Sussex DE Quadrants: Between Rt 1 & 113

Waterfront / Water Access

Water Access:YesWater Body Type:CanalNavigable Water:YesRiparian Rights:Yes

Association / Community Info

HOA: Yes HOA Fee: \$600 / Annually

Association Recreation Fee: No

Association Fee Incl.: Common Area Maintenance

Taxes and Assessment

Tax Annual Amt / Year: \$2,383 / 2021 Tax Assessed Value: \$60,450 / 2021 School Tax: \$2,114 / Annually Imprv. Assessed Value: \$48,000 \$269 / Annually Land Assessed Value: County Tax: \$12,450 Clean Green Assess: No Land Use Code: RS MR Block/Lot: 12 Zoning:

Rooms

Dining Room: Upper 1 16 x 12, Balcony Access, Cathedral/Vaulted Ceiling, Flooring - HardWood Upper 1 1 1 Full, 1 Half

Living Room: Upper 1 25 x 12, Balcony Access, Crown Molding, Fireplace - Gas,

Flooring - HardWood

Kitchen: Upper 1 18 x 16, Countertop(s) - Granite, Flooring - HardWood,

Island, Kitchen - Gas Cooking

Primary Bedroom: Upper 1 17 x 16, Balcony Access, Cathedral/Vaulted Ceiling,

Flooring - Carpet, Walk-In Closet(s)

Foyer: Main 29 x 9, Flooring - Tile

Bedroom 2: Main 16 x 13, Balcony Access, Flooring - Carpet
Bedroom 3: Main 16 x 14, Balcony Access, Flooring - Carpet
Bedroom 4: Main 16 x 16, Flooring - Carpet, Walk-In Closet(s)
Bedroom 5: Main 16 x 13, Balcony Access, Flooring - Carpet

Building Info

Builder Name: Corozzi Elevators Count: 1
Above Grade Fin SQFT: 3,195 / Estimated Main Entrance Orientation: North

Total Fin SQFT: 3,195 / Estimated Construction Materials: Frame, Vinyl Siding

Tax Total Fin SQFT: 1,344 Flooring Type: Carpet, Ceramic Tile, Hardwood Total SQFT: 3.195 / Estimated Architectural Shingle Roof:

Wall & Ceiling Types: 2 Story Ceilings, 9Ft+ Ceilings, Dry Wall

Foundation Details: Pilinas

Lot

Lot Acres / SQFT: 0.27a / 11761sf / Assessor Lot Size Dimensions: 81.00 x 147.00 Views: Canal Lot Features: Landscaping

Location Type: Canal

Parking

Attached Carport - # of Spaces Attached Carport, Driveway, Paved Driveway Features:

2 **Total Parking Spaces**

Interior Features

Bar, Breakfast Area, Built-Ins, Carpet, Combination Kitchen/Living, Crown Moldings, Dining Area, Elevator, Interior Features:

Entry Level Bedroom, Family Room Off Kitchen, Floor Plan - Open, Formal/Separate Dining Room, Kitchen Gourmet, Kitchen - Island, Kitchen - Table Space, Primary Bath(s), Recessed Lighting, Bathroom - Soaking Tub, Bathroom - Stall Shower, Upgraded Countertops, Walk-in Closet(s), Window Treatments, Wood Floors; Fireplace(s): 1, Gas/Propane; Built-In Microwave, Cooktop, Dishwasher, Disposal, Dryer, Energy Efficient Appliances, Exhaust Fan, Freezer, Icemaker, Microwave, Oven - Double, Oven - Self Cleaning, Oven - Wall, Oven/Range - Gas, Refrigerator, Stainless Steel Appliances, Washer, Water Dispenser, Water Heater; Accessibility Features: Elevator, Main Entrance Lock, Smoke Detector; Door Features: Insulated, Sliding

Glass; Window Features: Insulated, Palladian, Transom, Vinyl Clad; Has Laundry

Exterior Features

Exterior Features: Flood Lights, Outside Shower; Balconies-Multiple, Balcony, Deck(s), Porch(es), Roof, Screened; Pool: No

Pool

Utilities

Utilities: Cable TV; Central A/C; Cooling Fuel: Electric; Heating: Forced Air, Heat Pump(s), Zoned; Heating Fuel:

Electric; Hot Water: Propane; Water Source: Private; Sewer: Public Sewer

Remarks

Custom Made Waterview Home, with Elevator, located in private North Bethany Community. A Beautiful 5 Public:

> Bedroom, 3 and 1/2 Bath Coastal, 3 story home, with Elevator, that overlooks water and wildlife. Located in the Sanctuary, in North Bethany, this home has the makings of a family friendly beach escape or as a sure fire investment opportunity, ready to rent for the coming season. With decks on both the front and back of the house, and on a cul de sac, it offers a peaceful retreat for all owners and visitors. The interior offers a large, open living room and kitchen that welcomes all, while the screened in porch off of the living area allows for a quiet natural setting. New landscaping adds to the exterior. All the area has to offer, beaches,

restaurants, shopping, hiking and biking, is within minutes of this guiet oasis.

Listing Office

Mark D'Ambrogi (3259125) (Lic# Unknown) (302) 539-4013 Listing Agent:

Listing Agent Email: markd@crowleyrealestate.com

Responsible Broker: Brian Crowley (3256964) (Lic# RB-0003018-DE)

Listing Office: Crowley Associates Realty (CROWLY) (Lic# RM-0000081)

1000 N Pennsylvania Ave N, Bethany Beach, DE 19930-9530

Office Phone: (302) 539-4013

Office Fax: (302) 539-8267 Co-Listing Agent: Brian Crowley (3256964) (Lic# Unknown) (302) 539-4013

Co-Listing Agent Email: terpbc@hotmail.com

Directions

In the Community of Sanctuary

Historical Compensation

Buyer Agency Comp: 2.5% Of Gross Sub Agency Comp: 0% Of Gross

> Dual/Var Comm: No

Listing Details

Original Price: \$1,295,000 Owner Name: Marilyn S Keil Vacation Rental: DOM / CDOM: 22 / 22 No

BRIGHT Listing Agrmnt Type: **Exclusive Right** Original MLS Name: Prospects Excluded: Off Market Date: 02/04/22 No Seller's Property Disclosure

Documents Available: Listing Service Type: Full Service Seller Concessions: Dual Agency: Nο

Sale Type: Standard 12/21/2021 Listing Term Begins: Listing Entry Date: 12/21/2021

Possession: Settlement Acceptable Financing: Cash, Conventional

Federal Flood Zone:

Sale/Lease Contract

Judy Rhodes (3258591) (Lic# Unknown) (302) 841-3725 Selling Agent:

Selling Agent Email: judy@c21hometeam.com

Century 21 Home Team Realty (HOMTEM1) (Lic# RB-0020614) Selling Office:

Frank Parks (3257839) (Lic# RB-0002820-DE) Responsible Broker:

19354 Miller Rd Ste B, Rehoboth Beach, DE 19971-6122

Office Phone: (302) 645-1260 Selling Office Email: admin@c21hometeam.com Concessions: No
Agreement of Sale Dt: 01/11/22
Close Sale Type: Standard Sale
Buyer Financing: Cash

Close Date: Close Price: Last List Price:

02/04/22 \$1,195,000.00 \$1,295,000.00



































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PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDA'	DWELDAT	DWELDAT	DWELDAT I	DWELDAT	DWELDA	T DWELDAT	DWELDA	AT DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	SALES	SALES	VALUE LEGDAT
PARID	Still	Street	Suffix	Town	NBHD	Class	LUC (Calc'd Acres	Story Heigh	ht Style	Yrbit	Attic	Rm Tot	Bedrm	Full Bath	Half Bat	h Bsmt	FBLA	Cond	CDU	SFLA	SALEKEY	Sale Date	Sale Price	PSF	ASR	Adjusted Price	ADJ PSF	ADJASR	PSF Legal 1
134-9.00-1127.00	39631	WATER WORKS	ст	00:None	1AR056	R	101	0.273	2	21:CONVENTIONAL		1:NONE	9	5	3	1	1:POST & PIERS		4:Average	AV	2,953	6415411	02/08/22	1,195,000	404.67	1.10	1,331,200	450.80	0.99	445.34 THE SANCTUARY
134-17.00-113.00	407	CATTAIL	RD	S8:South Bethany	1WR001	R	101	0.111	2	21:CONVENTIONAL	2000	1:NONE	7	4	4	0	1:POST & PIERS		4:Average	AV	1,400	6425728	08/04/22	995,000	710.71	0.74	1,064,700	760.50	0.69	SOUTH BETHANY
134-13.00-1393.00	420	CANAL	WAY	00:None	1AR066	R	101	0.249	2	21:CONVENTIONAL		1:NONE	8	4	3	1	6:FULL	320	3:Good	GD	2,772	6406400	09/07/21	901,000	325.04	1.10	1,038,000	374.46	0.95	THE SALT POND
134-17.00-156.00	411	RUSSELL	RD	S8:South Bethany	1WR001	R	101	0.109	2	21:CONVENTIONAL	1990	1:NONE	8	4	3	0	1:POST & PIERS		4:Average	AV	1,780	6439625	05/09/23	840,250	472.05	0.84	846,150	475.37	0.83	SOUTH BETHANY
APPELLANT COMPS																														
134-9.00-1127.00	39631	WATER WORKS	ст	00:None	1AR056	R	101	0.273	2	21:CONVENTIONAL	2005	1:NONE	9	5	3	1	1:POST & PIERS		4:Average	AV	2,953	6415411	02/08/22	1,195,000	404.67	1.10	1,331,200	450.80	0.99	445.34 THE SANCTUARY
134-9.00-1120.00	39613	WATER WORKS	CT	00:None	1AR056	R	101	0.233	2	21:CONVENTIONAL	2012	1:NONE	8	5	4	0	1:POST & PIERS		4:Average	AV	2,528	6412731	12/21/21	1,350,000	534.02	1.06	1,524,200	602.93	0.94	THE SANCTUARY
134-9.00-1129.00	39632	WATER WORKS	CT	00:None	1AR056	R	101	0.232	2	21:CONVENTIONAL	2023	1:NONE	7	4	3	0	5:PARTIAL	422	4:Average	AV	2,428	6436909	03/23/23	1,499,900	617.75	0.96	1,529,900	630.11	0.94	THE SANCTUARY
134-9.00-1131.00	39628	WATER WORKS	CT	00:None	1AR056	R	101	0.229	2	21:CONVENTIONAL	2017	3:PARTIALLY FINISHED	7	4	3	0	1:POST & PIERS		4:Average	AV	3,399	6421034	05/16/22	1,375,000	404.53	1.11	1,501,500	441.75	1.01	THE SANCTUARY
134-9.00-1185.00	38908	SILVER SANDS	DR	00:None	1AR056	R	101	0.228	2	21:CONVENTIONAL		1:NONE	6	4	3	1	5:PARTIAL		4:Average	AV	2,868	6406191	08/17/21	1,450,000	505.58	0.97	1,682,000	586.47	0.84	WATERMARK AT NORTH BETHANY
134-9.00-1192.00	38952	SILVER SANDS	DR	00:None	1AR056	R	101	0.179	2	21:CONVENTIONAL	2014	3:PARTIALLY FINISHED	8	5	3	2	5:PARTIAL		4:Average	AV	3,273	6407972	10/04/21	1,720,000	525.51	0.85	1,969,400	601.71	0.74	WATERMARK AT NORTH BETHANY
134-9.00-1193.00	38931	SILVER SANDS	DR	00:None	1AR056	R	101	0.277	2	21:CONVENTIONAL	2013	3:PARTIALLY FINISHED	8	5	3	1	5:PARTIAL		4:Average	AV	3,059	6404670	08/09/21	1,200,000	392.29	1.15	1,392,000	455.05	0.99	WATERMARK AT NORTH BETHANY
134-9.00-1196.00	36979	SILVER SANDS	DR	00:None	1AR056	R	101	0.179	2	21:CONVENTIONAL		3:PARTIALLY FINISHED	8	5	3	2	5:PARTIAL		4:Average	AV	3,150	6411245	11/23/21	1,279,000	406.03	1.09	1,454,200	461.65	0.96	WATERMARK AT NORTH BETHANY
134-9.00-1217.00	30220	SEAGLASS	WAY	00:None	1AR056	R	101	0.209	2	21:CONVENTIONAL	2012	3:PARTIALLY FINISHED	7	4	3	1	5:PARTIAL		4:Average	AV	3,150	6426245	08/16/22	1,050,000	333.33	1.29	1,123,500	356.67	1.21	WATERMARK AT NORTH BETHANY
134-9.00-1223.00	36966	SILVER SANDS	DR	00:None	1AR056	R	101	0.172	2	21:CONVENTIONAL		1:NONE	6	4	3	0	5:PARTIAL		4:Average	AV	2,868				470.71	1.01	1,483,700	517.33	0.92	WATERMARK AT NORTH BETHANY
134-9.00-1224.00	36974	SILVER SANDS	DR	00:None	1AR056	R	101	0.172	2	21:CONVENTIONAL	2015	1:NONE	8	5	3	1	5:PARTIAL		4:Average	AV	2,828	6428417	09/28/22	1,220,000	431.40	1.05	1,296,900	458.59	0.98	WATERMARK AT NORTH BETHANY
TYLER COMPS																														
																										1.06	1,483,700	461.65		
																						L	AVERAGE	1,335,355	456.89	1.06	1,480,773	505.73	0.96	
134-9.00-1121.00	39617	WATER WORKS	CT	00:None	1AR056	R	101	0.257	2	21:CONVENTIONAL	2024	1:NONE	8	5	4	1	6:FULL	1,050	4:Average	AV	3,348		03/03/25	1,825,000	545.10					THE SANCTUARY
134-9.00-1122.00	39619	WATER WORKS	CT	00:None	1AR056	R	101	0.224	2	21:CONVENTIONAL	2024	1:NONE	9	6	5	0	6:FULL	876	4:Average	AV	3,150		09/23/24	1,675,000	531.75					THE SANCTUARY

🗖 Annual
Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Identification
Owner(s): Clarence David Brown & Marilyn Field Brown Parcel ID: 134-9.00-1127.00
Street Address of Parcel: 39631 Water Works Court, Bethany Beach, DE 19930
Current Assessment: \$1,315,100
Purchase Price (Total of Land and Improvement): \$1,195,000 Date of Purchase: 02/04/2022
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
None
Description of Property
Lot size/Land Area .27 Style of Home Detached, Coastal
Number of: Bedrooms: 5 Bathrooms: 3 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic ☑ Central Air Porches and Additions: 5 Decks
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? \$1,000,000

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
riefly discuss the reason for your appeal and	for your constraint of waters
Comparable sales, When purchased, property was described as having changing the value of the property after the sale wa Also, the property is very near the back lot of the Si	g deeded walkable access to ocean. This turned out to be untrue, thus significantly is final. Only ocean access is Town of Bethany Beach or DE Seashore State Park assex County Water Works which is not a very scenic location. In mon areas, no water access, no ocean access. Most nearby neighbords have all or
	n better access to the ocean than we do and are assessed at less than \$1M.
earing (up to a maximum of six) must be liste ot be permitted to testify or introduce evider	d in or attached to this form, or the Board will not consider them. You water concerning comparable sales not set forth in this form. The assessed
omparable sales must reasonably relate to searing (up to a maximum of six) must be listed of the permitted to testify or introduce evider alue of other properties, or the taxes paid by ot cite the assessed values of other properti	d in or attached to this form, or the Board will not consider them. You water concerning comparable sales not set forth in this form. The assessed other homeowners, is not acceptable as evidence of overvaluation. De
omparable sales must reasonably relate to searing (up to a maximum of six) must be listed of the permitted to testify or introduce evider alue of other properties, or the taxes paid by ot cite the assessed values of other properti	d in or attached to this form, or the Board will not consider them. You water concerning comparable sales not set forth in this form. The assessed other homeowners, is not acceptable as evidence of overvaluation. Does in your appeal.
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omparable sales must reasonably relate to searing (up to a maximum of six) must be listed of the permitted to testify or introduce evider alue of other properties, or the taxes paid by ot cite the assessed values of other propertion. Your 1. Parcel Number 134-17.00-113.00 Address 407 Cattali Road, Bethany Beach, DE Sales Price \$ 995,000	d in or attached to this form, or the Board will not consider them. You was concerning comparable sales not set forth in this form. The assessed to other homeowners, is not acceptable as evidence of overvaluation. Does in your appeal. Must submit 3 comparable sales. Owner Stephen Buckingham and Shannon Buckingham Date of Sale 08/01/2022 Style of House Detached, Coastal
omparable sales must reasonably relate to searing (up to a maximum of six) must be listed of the permitted to testify or introduce evideralue of other properties, or the taxes paid by ot cite the assessed values of other propertion. Your 1. Parcel Number 134-17,00-113.00 Address 407 Cattail Road, Bethany Beach, DE Sales Price \$ 995,000 Lot Size/Land Area 1113 acre	d in or attached to this form, or the Board will not consider them. You will not concerning comparable sales not set forth in this form. The assessed to other homeowners, is not acceptable as evidence of overvaluation. Does in your appeal. Must submit 3 comparable sales. Owner Stephen Buckingham and Shannon Buckingham Date of Sale 08/01/2022 Style of House Detached, Coastal throoms: 3 Fireplaces: 1-gas
omparable sales must reasonably relate to searing (up to a maximum of six) must be listed of the permitted to testify or introduce evideralue of other properties, or the taxes paid by ot cite the assessed values of other propertion. Your 1. Parcel Number 134-17,00-113,00 Address 407 Cattail Road, Bethany Beach, DE Sales Price \$995,000 Lot Size/Land Area 1113 acre Number of: Bedrooms: 3 Ba	Date of Sale 08/01/2022 Style of House Detached, Coastal throoms: 3 Fireplaces: 1-gas
omparable sales must reasonably relate to searing (up to a maximum of six) must be listed to be permitted to testify or introduce evideralue of other properties, or the taxes paid by ot cite the assessed values of other propertion. Your 1. Parcel Number 134-17.00-113.00 Address 407 Cattali Road, Bethany Beach, DE Sales Price \$ 995,000 Lot Size/Land Area 1113 acre Number of: Bedrooms: 3 Ba	d in or attached to this form, or the Board will not consider them. You will not concerning comparable sales not set forth in this form. The assessed of other homeowners, is not acceptable as evidence of overvaluation. Does in your appeal. must submit 3 comparable sales. Owner Stephen Buckingham and Shannon Buckingham Date of Sale 08/01/2022 Style of House Detached, Coastal throoms: 3 Fireplaces: 1-gas

Additional Comments:

Water view, Sold furnished, To accomplish comp equivalency with our house +\$20,000 for additional 2 bedrooms, -\$20,000 for furnished,

	Parcel Number 134-13.00-1393.00 Owner Keillyn Engesser and Eric Anderson
	Address 420 Canal Way E, Bethany Beach, DE 19930
	Sales Price \$ 901,000 Date of Sale 09/07/2021
	Lot Size/Land Area .2491 Style of House Delached, Coastal
ľ	Number of: Bedrooms: 4 Bathrooms: 4 Fireplaces: 1
	☐ Finished Basement ☐ Finished Attic ☐ Central Air
	Porches and Additions: 3 Decks
	Describe Garage or Other Improvements:
	Geothermal heating, No garage
	Additional Comments:
	Waterfront on navigable Salt Pond canal, Very close comp to our house (1 less bedroom, 1 more bathroom, same size lot) Easy walk to the ocean and Town of Bethany Currently assessed at less than \$1M.
•	Parcel Number 134-17.00-156.00 Owner Stephen S Polan and Grace W Polan Address 411 Russell Road, Bethany Beach, DE 19930
	Sales Price \$840,250 Date of Sale 05/09/2023
	Lot Size/Land Area 1090 acre Style of House Detached, Coastal
	Number of: Bedrooms: 4 Bathrooms: 3 Fireplaces: 1
	☐ Finished Basement ☐ Finished Attic ☐ Central Air
	Porches and Additions 2 Decks
ı	Describe Garage or Other Improvements:
	No garage
•	Additional Comments:
•	Additional Comments.
	Walking distance to ocean, Community boat launch

Parcel Number 134-9.00-1205.00 Owner Wesley Howard Debrosse and Nancy Ellen Debrosse
Address 36925 S Silver Sands Drive, Belhany Beach, DE 19930
Sales Price \$ 1,150,000 Date of Sale 11/15/2024
Lot Size/Land Area .1791 acre Style of House Detached, Coastal
Number of: Bedrooms: 5 Bathrooms: 4 Fireplaces:
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions: 2 Decks
Describe Garage or Other Improvements:
2 Garages
Additional Comments:
In a community with significant amenities: pool, clubhouse, exercise room, water access, boat launch. 9 years newer than our house.
Parcel Number 134-9.00-1212.00 Owner Andres Michel Uribe and Morgan Rose Stemmer
Address 38839 Silver Sands Drive, Bethany Beach, DE 19930
Sales Price \$ 1,150,000 Date of \$ale 11/07/2024
Lot Size/Land Area1791 Style of HouseDetached, Coastal
Number of: Bedrooms: 5 Bathrooms: 4 Fireplaces:
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions 2 Decks
Describe Garage or Other Improvements:
2 car garage
Additional Comments:
In a community with significant amenities: pool, clubhouse, exercise room, water access,

Witnesses or Agents	
Identify any witness or attorney/agent who will appear additional witnesses.	r 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	
The undersigned represents that he/she is the owner of affirms that all statements herein are true to the best of Review that the assessment of said property for fiscally Signature of Owner or agent ¹ Cosmo Brown and Marilyn Field Brown	m' A FR and)
Mailing Address: 968 Chesapeake Drive	
Havre de Grace, MD 21078	
E Mail Address; cdbrown.gm@gmall.com	Telephone: 410-652-3298
Please use ☑ mailing address ☑ e n	nail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board for consider your appeal on, the basis of the information of	or a formal hearing, please check here 🗖 and the Board will contained in this form.
I request that Assessment disclose witnesses and exhib	pits. ☑
¹ If this form is signed by an agent of the owner, the agent must att and represent the interest of the owner herein.	tach a statement from the owner authorizing the agent to present this appear



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs: 39647 HERON RD Parcel ID: 134-13.00-1277.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 24, 2025

CURRENT OWNER

KOBELIN RONALD P KATHLEEN H **KOBELIN** PO BOX 293 **VALLEY FORGE PA 19481**

GENERAL INFORMATION

Living Units 1

Neighborhood 1AR055

Alternate ID 134130012770000000 Vol / Pg 3430/247

District Zoning Class

MEDIUM RESIDENTIAL Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1550	Location	-3	1,609,840

Total Acres: .155

Location: 12 VERY GD LOCATION (POS INFL Spot:

	Assessment Information						
	Assessed	Appraised	Cost	Income	Market		
Land	0	1,609,800	1,609,800	0	1,609,800		
Building	0	166,600	166,600	0	343,830		
Total	0	1,776,400	1,776,400	0	1,953,630		

Value Flag Cost Approach TD134DM6

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information	
Date	ID	Entry Code	Source
04/30/24	JTS	Data Mailer Change	Owner
04/04/23	EBC	Occupant Not At Home	Other

	Permit Information							
Date Issued	Number	Price	Purpose	% Complete				
09/23/24	202413920	6,552	A108	Relace Siding				
05/02/03	13517-2	2,550	D010	Deck-Ocean Village Lot R2				
05/26/95	13517-1	5,040	D010	Enclose Piling-Ocean Villagelot R-:				

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

SUSSEX COUNTY

Situs: 39647 HERON RD Parcel Id: 134-13.00-1277.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 24, 2025

	. 18		16		10		A B 31 C 10	e Description Main Building WOOD DECK 15FR - FRAME FRAME UTILITY SHED	Area 540 300 480 120
30	Α	30	c	30	В	30			
	18		16		10	19			

			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x	10	120	1	1988	С	Α	490

30	A A	30	16 C	30	В	30	A B 31 C 10	Main Building WOOD DECK 1SFR - FRAME FRAME UTILITY SHED	540 300 480 120*
	18		16 Outhui	Iding Data	10				

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

Situs : 39647 HERO	N RD	Parcel Id: 134	I-13.00-1277.00
	Dwe	lling Information	
Story height	None Frame	Year Built Eff Year Built Year Remodeled Amenities In-law Apt	
		Basement	
Basement FBLA Size Rec Rm Size		# Car Bsmt Gar FBLA Type Rec Rm Type	
Heating 6	& Cooling	Fireplaces	
Heat Type Fuel Type System Type	Central Part Ac Electric Heat Pump	Stacks Openings Pre-Fab	
		Room Detail	
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	4	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	1 3
		Adjustments	
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area	
	Grad	e & Depreciation	
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr	
	Dwelli	ing Computations	
Base Price Plumbing Basement Heating Attic Other Features Subtotal	5,590 0 0	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100 1.3
Ground Floor Area Total Living Area	540 1,155	Dwelling Value	166,100

Building Notes

PARDAT	PARDAT PARDAT	TACCRAS	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA'	DWELDAT	DWELDAT	DWILDA	TOWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	SALES	SALES	PARCELS	VALUE	VALUE LEGDAT	
PARID	Still Street	Suffix	NEND	Calc'd Acres	Story Heigh	Style	Yrbit	Rm Tot	Bedim	Full Bath	Half Bath	Sunt	Burnt Car	Grade	Cond	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSF	ASR I	Adjusted Price	ADJ PSF	ADJ ASR	TO BEACH	L/TRATIO	PSF Legal 1	
134-13.00-1277.00	29647 HERON		IARDSS	0.155	1.25	14:CONTEMPORARY	1982	4	3	1	1	1:POST & PERS	0	c.	4:Average	AV	1,155									6		1,418.68 OCEAN VILLAGE	
134-13.00-1271.00	39665 SXIMMER	RD	1AR055	0.148	1.5	DE:CAPE COD	1985	6	3	2	0	1:POST & PIERS	0	C+	4:Average	AV	2,089	11/10/21				1.05	2,217,200		0.93	3	0.79	OCEAN VILLAGE	
134-13.00-1280.00	39550 HERON		1AR055	0.155	2	21:CONVENTIONAL	2020	10	6	4	0	6:FULL	2	ж-	4:Average	AV	4,662			3,010,000	645.65	1.11	3,539,800	759.29	0.94	6	0.50	OCEAN VILLAGE	
134-13.00-1272.00	39659 SXIMMER	RD	148055	0.148	1	03:RANCH	1988	5	2	2	0	1:POST & PIERS	0	C-	4:Average	AV	1,046	01/02/20	2:Land & Improv	1,510,000						2	0.89	OCEAN VILLAGE	OUTSIDE DATE PARAMETERS
14-13.00-1295.00	39575 TERN	RD	1AR055	0.148	2	13:UNCOMMON	1968	6	3	2	0	1:POST & PIERS	0	C+	4:Average	AV	2,200			1,925,000	875.00		2,046,300	930.14		1	0.75	OCEAN VILLAGE	
134-13.00-1315.00	39576 TERN		1AR055	0.148															1:Land Only	1,600,000						1	0.45	OCEAN VILLAGE	OUTSIDE DATE PARAMETERS / PREVIOUS BLD DEMO'D IN 2016 / NEW DWELLING BUILT IN 202
134-13.00-1319.00	39690 KITTIWAKE	DR	1AR055	0.148	2	21:CONVENTIONAL	1966	6	3	2	0	1:POST & PIERS	0	c	4:Average	AV	1,552	09/20/22	2:Land & Improv	1,610,000	1,037.37	1.13	1,711,400	1,102.71	1.06	5	0.90	OCEAN VILLAGE	
APPELLANT COMPS																													
134-13.00-1277.00 134-13.16-19.00 134-13.00-1319.00	39547 HERON 39909 AYRES 39690 KITTIWAKE	RD DR	1AROSS 1AROSS 1AROSS	0.155 0.164 0.148		14:CONTEMPORARY 21:CONVENTIONAL	1982 1966	4 6	3	1 2	1	1:POST & PIERS 1:POST & PIERS	0	c c	4:Average 4:Average	AV	1,155 1,552		2:Land & Improv	1,795,000 1,610,000		1.13		1,102.71		6 5 5	0.91 0.60 0.90	1,418.68 OCEAN VILLAGE SUSSEX SHORES OCEAN VILLAGE	
134-13.00-1271.00	39665 SXIMMER		1AR055	0.148		08:CAPE COD	1985	6	3	2	0	1:POST & PIERS	0		4:Average	AV	2,089		2:Land & Improv	1,950,000		1.05	2,217,200	1,061.37		3	0.79	OCEAN VILLAGE	
134-13.00-1280.00	39550 HERON		1AR055	0.155	2	21:CONVENTIONAL	2020	10	6	4	0	6:FULL	2		4:Average	AV	4,662		2:Land & Improv	3,010,000		1.11	3,539,800	759.29	0.94	6	0.50	OCEAN VILLAGE	
134-13.00-1295.00	39575 TERN	RD	1AR055	0.148	2	13:UNCOMMON	1988	6	3	2	0	1:POST & PIERS	0	C+	4:Average	AV	2,200		2:Land & Improv	1,925,000			2,046,300	910.14		1	0.75	OCEAN VILLAGE	
134-13.00-1314.00	39587 KITTIWAKE	DR	1AR055	0.185	3	21:CONVENTIONAL	1998	9	5	3	0	1:POST & PIERS	0		4:Average	AV	3,060					1.21	2,483,800	811.70	1.07	5	0.68	OCEAN VILLAGE	
134-13.00-1320.00	39582 KITTIWAKE	DR	148055	0.148	2	21:CONVENTIONAL	1969		4	3	0	6:FULL	0	9-	4:Average	AV	2,700	05/24/22	2:Land & Improv	3,000,000	1,111.11	0.73	3,276,000	1,213.33	0.66	4	0.75	OCEAN VILLAGE	
TYLER COMPS																													
134-13.00-1267.00 134-13.00-1278.00 134-13.00-1290.00	39587 SKIMMER 39537 HERON 39579 WILLET	RD RD	1AR055 1AR055	0.202 0.19 0.148	1	14:CONTEMPORARY 03:RANCH 21:CONVENTIONAL	1988 1988 1988	6	3	2 2 2	0	1:POST & PIERS 1:POST & PIERS 1:POST & PIERS	0	G B- C+	4:Average 4:Average 4:Average	AV AV	1,261 2,140 1,945	05/03/24	2:Land & Improv 2:Land & Improv 2:Land & Improv	1,975,000						7 7 4	0.81 0.80 0.76	OCEAN VILLAGE OCEAN VILLAGE OCEAN VILLAGE	
134-13.00-1296.00	39664 WILLET	RD	148055	0.148		22:DIALET	1975	6	i	2	ō	1:POST & PIERS	ō	c	4.Average	AV	1.719		2 Land & Improv							i	0.90	OCEAN VILLAGE	

Additional Documents for Appeal Previously Submitted Dited 2/22/25

☑ Annual ☐ Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property I	dentification	
Owner(s): R	onald P. & Kathleen H. Kobelin	Parcel ID: 134-13.00-1277.00
Street Addr	ress of Parcel: 39647 H	eron Rd., Lot R2, Ocean Village, Bethany Beach , DE 19930
Current Ass	essment: \$ 31,600	<u> </u>
Purchase Pr	ice (Total of Land ar	nd Improvement): \$ 26,000 Date of Purchase: 8/8/1980
Special Con-	ditions of Sale: Vaccent	Land
□ Other	vations or structural	Private Sale
Year	Cost	Change
1982	43,763	House Constructed
Various	44,000	Interior Fit Out & Finishes
1995	7,678	Piling Enclosure for Entrance & Utility Area
	d Area 75' x 90' / .1550 Ages	Style of Home Salt Box
Number of:	Bedrooms: 28 Lon	Bathrooms: 1 & 1/2 Fireplaces: 0
☐ Finished B Porches and	Basement	hed Attic Dentral Air 8 Under House Utility Area
Describe out	buildings or accesso	ry structures other than main dwelling:
None		
Nhat do you	consider to be the	fair market value of the property as of July 1, 2023? \$ 1,471,270

Ocean Village Time A	djusted Land Values				
Parcel ID Address	Sales Price Date	Time Adjusted Price	Time Adjusted Land Value	Position Back From Ocean Front	Comment
134-13.00-1271.00 39665 Skimmer Rd	\$1,950,000 11/10/2021	\$2,273,700	\$1,847,000	3	
134-13.00-1280.00 Heron Rd	\$950000 8/11/2020	\$1,235,000	\$1,235,000	6	Vacant lot
134-13.00-1272.00 Skimmer /rd	\$1,510,000 3/2/2020	\$2,012,800	\$1,803,300	2	
134-13.00-1277.00 Heron Rd			\$1,292,900 \$1,235,500	6	
Value adjustments ba	sed on 10% per year	to 7/1/2023			

Sussex County A	Assigned Land Valu	es				
Ref Name	Parcel ID	Lot No./St.	Position Back	Lot Acres	Land Value	Comment
Bemmer	1273.00	3967 Heron Rd	2	0.1475	\$1,624,600	
Healy	1274.00	39667 Heron rd	3	0.1475	\$1,624,600	
Rausch	1275.00	39661 Heron Rd	4	0.1475	\$1,624,600	
Darvish	1276.00	39655 Heron Rd	5	0.1475	\$1,624,600	
Kobelin	1277.00	39647 Heron Rd	6	0.1550	\$1,659,600	
Bilmanis	1278.00	39637 Heron Rd	7	0.1901	\$1,823,700	
Nagel	1280.00	39650 Heron Rd	6	0.1550	\$1,659,600	Lot sold \$950,000 8/2020
Healy	1272.00	39659 Skimmer Rd	2	0.1475	\$1,624,600	Property sold \$1,950,000 11/21
Hake	1271.00	39665 Skimmer Rd	3	0.1475	\$1,624,600	Property sold \$1,510,000 3/20

☐ Annual ☐ Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Id	entification	
Owner(s): Ron	nald P. & Kathleen H. Kobelin	Parcel ID: 134-13.00-1277.00
Street Addre	ess of Parcel: 39647 Hero	n Rd., Lot R2, Ocean Village, Bethany Beach , DE 19930
Current Asse	essment: \$ <u>31,600</u>	
Purchase Pri	ce (Total of Land and	Improvement): \$ 26,000 Date of Purchase: 8/8/1980
Special Cond	litions of Sale: Vacant La	nd
•		rivate Sale ☐ Auction ☑ Open Market ☐ Family ☐ Inherited
Major Renov Repairs, etc.)		changes to property since purchase (i.e., Demolition, Construction, Additions, Major
Year	Cost	Change
1982	43,763	House Constructed
Various	44,000	Interior Fit Out & Finishes
1995	7,678	Piling Enclosure for Entrance & Utility Area
i	of Property	
Lot size/Land	Area 75' x 90' / .1550 Acres	Style of Home Salt Box
Number of:	Bedrooms: 2&Loft	Bathrooms: 1 & 1/2 Fireplaces: 0
☐ Finished B	asement 🛮 Finish	ed Attic 🖸 Central Air
Porches and	Additions: Exterior Deck &	Under House Utility Area
Describe outl	buildings or accessor	y structures other than main dwelling:
None		
What do you	consider to be the f	air market value of the property as of July 1, 2023? \$ 1.471.270

On what basis do you reach that Opinion? (Select One)	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
	× Comparable Sales (identify below)
	X Other (provide detail below or in a separate attachment
Briefly discuss the reason for your appeal and f	
	, 2024 and additional documents enclosed (Tax Bill Number ment Control Number: QW8K dated November 20, 2024,
Comparable Sales	
hearing (up to a maximum of six) must be listed not be permitted to testify or introduce evidence	es as of July 1, 2023. Any comparable sales you intend to discuss at the in or attached to this form, or the Board will not consider them. You will e concerning comparable sales not set forth in this form. The assessed other homeowners, is not acceptable as evidence of overvaluation. Do in your appeal.
You mu	ust submit <u>3</u> comparable sales.
1. Parcel Number 134-13.00-1271.00	Owner Hake, Daniel C. TTEE
Address 39665 Skimmer Rd., Lot 07, Ocean Village, Bethany B	teach, DE 19930
Sales Price \$ 1.950,000	Date of Sale _11/10/2021
Lot Size/Land Area 63'x 102"1.1476 Acres	Style of House Contemporary
	rooms: ? Fireplaces: ?
☐ Finished Basement ☐ Finished Attic	☑ Central Air
Porches and Additions: 7	
Describe Garage or Other Improvements	:
Additional Comments:	
Third (3rd) Lot Back from Beach/Cparcel.	Ocean - Three lots closer to beach than the subject

\$ *

Parcel Number 134-13,00-1280,00 Owner Cave Construction
Address 39650 Heron Rd., Lot S2, Ocean Vilage, Bethany Beach, DE 19930
Sales Price \$ 950,000 Date of Sale 8/11/2020
Lot Size/Land Area 75'x90'/.1550 Acres Style of House Vacant Land
Number of: Bedrooms: NA Bedrooms: NA Fireplaces: NA
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions: NA
Describe Garage or Other Improvements:
Additional Comments:
Sixth (6th) Lot Back from Beach/Ocean - Same lot position in community as the subject parcel.
Parcel Number 134-13.00-1272.00 Owner Elizabeth Ann Ocean Village LLC
Address 39669 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930
Address 39659 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020
Address 39659 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020 Lot Size/Land Area 63'x 102' / .1475 Acres Style of House Contemporary Beach Cottage
Address 39659 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020 Lot Size/Land Area 63'x 102' / .1475 Acres Style of House Contemporary Beach Cottage Number of: Bedrooms: 2 or 3 Bedrooms: ? Fireplaces: ?
Address 39659 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020 Lot Size/Land Area 63'x 102'/.1475 Acres Style of House Contemporary Beach Cottage Number of: Bedrooms: 2 or 3 Bedrooms: 7 Fireplaces: 7
Address 3969 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020 Lot Size/Land Area 63'x 102'/.1475 Acres Style of House Contemporary Beach Cottage Number of: Bedrooms: 2 or 3 Bedrooms: 7 Fireplaces: 7 Finished Basement Finished Attic Central Air Porches and Additions
Address 39659 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020 Lot Size/Land Area 63'x 102'/.1475 Acres Style of House Contemporary Beach Cottage Number of: Bedrooms: 2 or 3 Bedrooms: 7 Fireplaces: 7
Address 3969 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020 Lot Size/Land Area 63'x 102'/.1475 Acres Style of House Contemporary Beach Cottage Number of: Bedrooms: 2 or 3 Bedrooms: 7 Fireplaces: 7 Finished Basement Finished Attic Central Air Porches and Additions
Address 3969 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020 Lot Size/Land Area 63'x 102'/.1475 Acres Style of House Contemporary Beach Cottage Number of: Bedrooms: 2 or 3 Bedrooms: 7 Fireplaces: 7 Finished Basement Finished Attic Central Air Porches and Additions
Address 39669 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020 Lot Size/Land Area 63'x 102' / .1475 Acres Style of House Contemporary Beach Cottage Number of: Bedrooms: 2 or 3 Bedrooms: ? Fireplaces: ? Finished Basement □Finished Attic □ Central Air Porches and Additions Describe Garage or Other Improvements:
Address 3969 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020 Lot Size/Land Area 63'x 102'/.1475 Acres Style of House Contemporary Beach Cottage Number of: Bedrooms: 2 or 3 Bedrooms: 7 Fireplaces: 7 Finished Basement Finished Attic Central Air Porches and Additions
Address 38669 Skimmer Rd., Lot O8, Ocean Village, Bethany Beach, DE 19930 Sales Price \$ 1,510,000 Date of Sale 3/2/2020 Lot Size/Land Area 63'x 102' / .1475 Acres Style of House Contemporary Beach Cottage Number of: Bedrooms: 2 or 3 Bedrooms: ? Fireplaces: ? Finished Basement Finished Attic Central Air Porches and Additions Describe Garage or Other Improvements: Additional Comments: Second Lot Back from Beach/Ocean - Four lots closer to the beach than the subject

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).
	х	Comparable Sales (identify below)
	x	Other (provide detail below or in a separate attachment

See attached letter dated December 24, 2024 and additional documents enclosed (Tax Bill Number 24043522, tyler technologies Reassessment Control Number: QW8K dated November 20, 2024, Ocean Village Plot Maps 2 pgs.)

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.

Parcel Number 134-13.00-1295.00	Owner Tern Rd. LLC
Address 39675 Tern Rd., Lot M8, Ocean Village, Bethany to	Beach, DE 19930
Sales Price \$ 1,925,000	Date of Sale 9/26/2022
Lot Size/Land Area 63'x 102'/.1475 Acres	Style of House contemporary
Number of: Bedrooms: 7 B	edrooms: ? Fireplaces: ?
☐ Finished Basement ☐ Finished At	tic 🖸 Central Air
Porches and Additions: 2	
Describe Garage or Other Improveme	nts:
House has been Torn Down an	id Replaced
Additional Comments:	
Second (2nd) Lot Back from Be parcel.	each/Ocean - Four lots closer to beach than the subject

Address 39676 Tem Rd., Lot L1, Ocean Vilage, Bethany Beach, DE 19930 Sales Price \$ 1,600,000 Date of Sale 4/17/2020 Lot Size/Land Area 63' x 102' / .1475 Acres Style of House ?
Lot Size/Land Area 63' x 102' / .1475 Acres Style of House ?
Number of: Bedrooms: NA Bedrooms: NA Fireplaces: NA
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions: NA
Describe Garage or Other Improvements:
New house has been built.
Additional Comments:
Second (2nd) Lot Back from Beach/Ocean - Four lots closer to the beach than the subject parcel.
Parcel Number 134-13.00-1319.00 Owner Cowley, Kevin Address 39690 Kittiwake Dr., Lot L6, Ocean Village, Bethany Beach, DE 19930
Sales Price \$ 1,610,000 Date of Sale 9/20/2022
Lot Size/Land Area 63'x 102' / .1475 Acres Style of House Contemporary
Number of: Bedrooms: ? Fireplaces: ?
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions ?
Describe Garage or Other Improvements:
Additional Comments:
Fifth (5th) Lot Back from Beach/Ocean - One lot closer to the beach than the subject

Witnesses or Agents Identify any witness or attorney/agent who will appear additional witnesses.	r on your behalf at the hearing. If necessary, attach a list of
Ronald P. Kobelin	Owner
Name	Firm or Company
P O Box 293, Valley Forge, PA 19481	484-302-1417 / ron12544@aol.com
Address	Contact Information (phone and/or e mail)
Owner Certification	
affirms that all statements herein are true to the best of Review that the assessment of said property for fiscal y	
Signature of Owner or agent ¹ Face (1)	Kothelie 2/22/25
Print Name and Title: Ronald P. Kobelin / Owner	
Mailing Address, Beseld B Kehelin	
Mailing Address: Ronald P. Kobelin	
P O Box 293	
Valley Forge, PA 19481	·
E Mail Address: ron12544@aol.com	Telephone: 484-302-1417
Please use ☑ mailing address ☑ e m	ail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board for consider your appeal on, the basis of the information co	r a formal hearing, please check here □ and the Board will ontained in this form.
I request that Assessment disclose witnesses and exhibit	its. ☑
Please Note that tyler to	echnologies has not responded
	rmation, other ocean Village.
proporty Hata or any of	my December 24, 2024 letter
195086 - According I o	
170000 17560VA1VAV +0	W/501-101-115- WOONS 91-
- 155509VII DIII NEVIEW CON	isideration of any documents
ov information which	has not been provided to me
in I timely manner in	advance of any heaving.

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.

December 24, 2024

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

Re: Parcel ID No:134-13.00-1277.00 Reassessment 39647 Heron Rd.

Tyler Technologies:

On Friday December 20, 2024 I had an "informal" telephone discussion with Tyler Technologies (TT) representative Martin Pils regarding the NOTICE OF TENATIVE PROPERTY REASSESSMENT VALUE, Control Number: QW8K, Parcel ID: 134-13.00-1277.00, dated November 20, 2024; Data Mailers dated April 18 and December 9 & 10; COMPARABLE SALES ANALYSIS REPORT dated DEC 10, 2024 concerning various errors, inaccuracies and questions as to the means and methods used by TT.

The discussion was very unproductive and unsatisfactory. While Mr. Pils seemed to listen, there was so much background noise and other people talking I could not understand a lot of what Mr. Pils said. He did not provide answers to my questions saying he did not know, could not or would not provide any data or documents I asked for which necessitated this letter.

Regarding the TOTAL 2025 ASSESSED VALUE for Parcel ID: 134-13.00-1277.00:

What specific "recent valid market sales and economic data" were used?

Regarding the most recent Data Mailer of December 10, 2024, Parcel ID No: 134-13.00-1277.00, see enclosed marked up copy:

There is 1 Half Bathroom.

The Total Living Area is 986 SF excluding bathrooms, closets and stairways, 1073 SF if bathrooms are included.

There are no Detached Structures.

Regarding the COMPARABLE SALES ANALYSIS REPORT, DEC 10, 2024:

COMPARISON-1 is relevant as it is in the same community of Ocean Village and the property is not adjacent to the highway and is not ocean front. As to comparison with the SUBJECT PARCEL, please note that the Land Value is less and the Dwelling Value is less of per square foot at approximately \$123/SF.

COMPARISON -2 & 3 are not comparable in that the Total Acres are much larger, the Total Living Areas are much larger and the communities they are located in have fewer lots between the Rt. 1 highway and the ocean front.

COMPARISON -4 & 5 are not comparable in that they are both in South Bethany (a public town), 4 is an ocean front property (severe continuing beach erosion skews values), and 5 is a very small lot immediately adjacent to the Rt. 1 highway.

Land values of town properties (South Bethany) and other private communities with larger lot sizes and different community layouts (Ocean Ridge and Cotton Patch Hills) are of lesser comparable value then other Ocean Village community lots.

Regarding the COMPARABLE SALES ANALYSIS REPORT, DEC 10, 2024, SUBJECT PARCEL, see enclosed marked up copy:

Total Living Area is incorrect – the calculated area is 986 SF excluding bathrooms, closets and stairways; 1073 SF if bathrooms are included.

Total Fixtures is 5-1 bathroom and 1 half bath.

Land Value is greater than appropriate – The TT Land Value of the SUBJECT PARCEL is \$1,659,600. The TT Land Value of COMPARISON-1 (also an Ocean Village property) is \$1,624,600. This relationship is the reverse of what it should be in that the SUBJECT PARCEL being three lots further back from the beach than the COMPARISON-1 lot should be much lower in value.

Land values within the community of Ocean Village are primarily determined by their location between the Rt. 1 highway and the ocean front beach.

In Ocean Village, the seven lots between the highway and the beach increase in value progressively by approximately 6% compounded before adjustment for the special conditions applicable to highway adjacent lots (size, configuration, traffic noise) and ocean front lots.

Using the Land Value of the COMPARISON-1 lot (\$1,624,600); the Land Value of the SUBJECT PARCEL should be approximately \$1,350,000.

Dwelling Value is greater than appropriate – Primary Building Value is determined by the building size in square feet, the quality level of interior fit and finishes (particularly bathrooms and kitchens) and the quality level of exterior materials.

The Dwelling Value of COMPARISON-1 (without consideration of interior fit and finishes) is approximately \$123/ square foot. At the same square foot value, the SUBJECT PARCEL Dwelling Value would be \$162,360 based on the incorrect Total Living Area of 1320 SF and \$121,270 based on my calculated Total Living Area of 986 SF.

The Dwelling Value assigned by TT to the SUBJECT PARCEL does not represent the actual fair market value due to particular circumstances and conditions which apply to a number of houses in the Ocean Village community.

The location/placement of houses on lots to comply with setback restrictions at the time they were built, which now restricts or prohibits the highest/best/most valuable use of the land results in a diminished dwelling value unrelated to construction cost value.

Houses originally located on lots where zoning/community control setbacks have changed and the construction of additions or modifications can not be reasonably done have actually reduced the dwelling value to zero!

In fact, the primary means to achieve an appropriate property value is to demolish/remove the existing dwelling, i.e. an actual <u>negative</u> fair market value of the building which exists on the land.

This is not a hypothetical/isolated/unusual or rare situation! This exact circumstance has resulted in four of the twelve houses on Heron Rd.in Ocean Village being demolished to allow new "best use" homes to be constructed. There are at least 12 other such circumstances which have occurred in the last fifteen years.

I look forward to your consideration of the above and reevaluation of the SUBJECT PARCEL

Ronald Kobelin

P. O. Box 293

20 Kerry Lane

Valley Forge, PA 19481

Fortald Kolelins

DEC 10, 2024 12:51 PM

COMPARABLE SALES ANALYSIS REPORT FOR TAX YEAR - 2099 SUSSEX COUNTY

PAGE: 1 MK127

	SUBJECT PARCEL	COMPARISON-1	COMPARISON-2	COMPARISON-3	COMPARISON-4	COMPARISON-5
PARCEL ID	134-13.00-1277.00	134-13.00-1271.00	134-9,00-828.00	134-5,00-149,00	134-17,20-217.00	134-20.08-178.00
CARD 1	134-13.00-1277.00	134-13.00-121-130		PE PROPERTY AND ADDRESS OF THE PERSON OF THE		
e .						
·	39647 HERON RD	39665 SKIMMER RD	39630 SEASHELL TURN	29532 N COTTON WAY	404 N OCEAN DR	9 S 7TH ST
Neighborhood	1AR055	1AR055	1AR055	1AR055 114	1WR005 114	1WR005 114
NBHD Group	114	114 ,1475	114 .2073	.3036	.1492	.1125
Total Acres	,1550 ° 1	.1413		1	1	1
Living Units		•	•			
DWELLING DESCRIPTION)N					4 75
Story Height	1_5	1.5	1.5	1.75	1.5 1	1.75
Attic	1	1	1 011 7 7 7 7	1 08-CAPE COD	18-SALT BOX	08-CAPE GOD
Style	08-CAPE COD	08-CAPE COD	18-SALT BOX 1988	1976	1970	1970
Year Built	1982	1985 . 01	01	01	06	01
Exterior Wall	01 	86 2089	1975	2510	1312	1694
Total Living Area	T256. A:	WIEL CEGO				
Fin Bsmt Area Rec Room Area					_	
Grade	c	C÷	C+	В-	, C	C AV
CDU	AV	AV	VA	AV	AV	AV 1
Basement	1 .	1	1	6 4	3	4
Bed Rooms	3	3	5 8	7	3	i
Total Rooms	* 5	6 9	16	18	9	12
Total Fixtures	40	3				
Fireplace-Mas	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP
System Type PRICING DATA	, , , , , , , , , , , , , , , , , , ,		i			
- HONG DATA			1.876.800	1,966,900	2,255,800	1,088,400
Land Value	1,659,600 🛠	1,624,600	1.876,800 295,000	432,900	319,900	304,900
Building Value	194,400	260,600 , 4,570	4,300	16,090	0	Û
OBY Value	d 194 /4 4 102 100 160	\$123-256,000	290,700	416,800	319,900	304,900
Owelling Value	# 196/9F 193,400 AF	1,885,200	2,171,800	2,399,800	2,575,700	1,393,300
Cost Value	1,007,000	7,				
VALUATION						
Weighted Average	1,318,100			connects .	2666300	1636800
Time Adjusted Price		2217200	2444600	2920000 \	2345000	1550000
Sale Price	0	1950000	2150000	2500000 27-JUL-2021	17-NOV-2021	12-OCT-2022
Sale Date		10-NOV-2021	01-NOV-2021	Z1-JUL-ZUZ1	11-140-2-2021	12.001 2022
Market Value	1,825,000	0.000.000	2 220 400	2,710,140	2,560,590	1,429,650
MRA Estimate	2,045,120	2,000,150	2,328,180 1,759,440	2,7 10,140 1,709,980	1,712,280	2,087,970
Adjusted Price		1,897,470	1,700,440	1,103,500		2,007,070

* see letter dated Pec, 24, 2020

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



Date of Issue: December 10, 2024

Parcel ID No: 134-13.00-1277.00

Property Location 39647 HERON RD

Building# 1

KOBELIN RONALD P KATHLEEN H KOBELIN PO BOX 293 VALLEY FORGE PA 19481

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

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

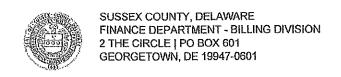
*** YOU NEED NOT REPLY IF THE INFORMATION IS CORRECT ***

	180 BEST NOT COLUMN		
	Buildh	ng Information	ing and the second seco
Occupancy	Single Family	Total Rooms	4
Land Use	Single Family Dwelling	Total Bedrooms	3
Style	Cape Cod	Total Full Bathrooms	. 7
Approximate Year Built	1982	Total Half Bathrooms	Carried Land
Story Height	1.5	Basement	Post Pier
Attic	None	Basement Garage Spaces	O
Heating System	Electric - Heat Pump	Finished Basement Area	O
Air Conditioning	Yes	Finished Rec Room Area	0
Fireplaces	o	Total Living Area	1320 966 H
Sales Inform Sale Date	Sale Price	FRAME UTILITY SHED	etures 4 None 120 E 120 E 120 E 120 E 120 E 120 E
	The state of the s		

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

Name: Kom W/

Total Living Area excludes Bathooms. Closets & stalmaries



Tax Period: 07/01/2024 - 06/30/2025

KOBELIN RONALD P KATHLEEN H KOBELIN PO BOX 293 **VALLEY FORGE PA 19481-0293**

144-20 - 1

Property Description

OCEAN VILLAGE LOT R2

Bill Number	Customer ID	Parcel ID	Due Date	Ass	sessed Value
24043522	100361	134-13.00-1277.00	09/30/2024		31,600
DESCRIPTION OF CHAF	RGES	RATE	CHARGE	CREDITS APPLIED	CURRENT CHARGES
COUNTY TAX		0.3983	125.86		125.86
LIBRARY		0.0467	14.76		14.76
		Ī	otal County Ch	arges	140.62
SCHOOL TAX - INDIA	N RIVER DISTRICT	3.2340	1,021.94		1,021.94
SUSSEX TECHNICAL	HIGH SCHOOL	0.4557	144.00		144.00
		T	otal School Ch	arges	1,165.94

.. It. de 126 8/26/24

1,306.56 CURRENT TAXES BILLED: LESS PAYMENTS/ADJUSTMENTS: 0.000.00

PLUS, PRIOR YEAR(S):

TOTAL DUE:

\$1,306.56

Please see reverse of bill for important information or contact us at (302) 855-7871.

DETACH AND RETURN BOTTOM PORTION WITH PAYMENT



NOTICE OF TENTATIVE PROPERTY REASSESSMENT VALUE



Date of Issue: November 20, 2024

KOBELIN RONALD P KATHLEEN H KOBELIN PO BOX 293 VALLEY FORGE, PA 19481 **Control Number: QW8K**

Parcel ID: 134-13.00-1277.00

Property Class: R Property Location: 39647 HERON RD

TOTAL 2025 ASSESSED VALUE \$1,825,000

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

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

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

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

INFORMAL HEARINGS — Informal hearings are available to any property owner who desires to have their property values reviewed. Tyler Technologies, Inc., P&R Division, the firm that conducted the Sussex County 2025 Revaluation Project, will conduct the informal hearings. Reviews will be scheduled by appointment only. Tyler staff-will discuss market value. They will not be able to discuss tax rates or estimated tax bills. A change in value will be considered if the owner can demonstrate that the assessed value is in excess of market value. See the back of the form for more information. A request for review must be made within 2 weeks of receiving this notice. Our call center will be open November 7, 2024 through December 13, 2024. Appointments may be made by calling our call center Monday through Friday between 8:00am and 4:30pm. When calling for an appointment, please have this letter before you, as it contains information necessary to track your property.

Property owners can also schedule their own appointments by visiting our website: www.tylertech.com/sussex

1-833-703-4016

<u>FORMAL APPEAL PROCESS</u> – If you are not satisfied with the results of the informal review with Tyler, or you choose not to take advantage of the informal review process, you may appeal to the Sussex County Board of Assessment. Applications for this appeal will be available in the Sussex County Assessment office or online at: <u>www.SussexCountyDE.gov</u>

134-13,00-1271,00 39665 Skimmer Rd.~ 134-13.00-1272.00 -39659 SKIMMENRS

Stayers & Sea	ren Masen	NALAMAR AND ADAMA AND AND AND AND AND AND AND AND AND AN	a (_	Seerch Residua Englesien p
	39689	SKIMMER RD	349	31233
	39687206	39679 3967 139665 3965	1348	31241
subject reject/ 134-18,00-1277.00	3968/ ₁₂ 896	83 c. 1 110 110 110 110	1347	34245
134-18,00-1277,00 39647 Heron Rd	» 39637 3964	\$ 39655 ⁻³⁹⁶⁶ 1-39667-3967	3 1348	31251 331255
The state of the s	1278 1.277	1275 1276 1274 1273	1345	31259
34-13.00-1280.008-		ON RD	1344	3,1,265
39650 Heron Rd	39638, 1290	3965639660 39664 3967	15-2	31269
Marie Committee of the Committee of the Association of the Committee of the Association of the Committee of	non-trining and the company of the second se	g na . § np 1 kg 2 ns € n 0 4 0 0	# 134°	31271 3J275
	章 3968 第 39690 1281	39686 39674	1340 1376	31279
14 13 9 45	0 1 282 \ T	1200 1200 1207 1205	5 1358 g	31283
45	39694	WILLET RD	- is 1337	31289
	7	139685 39679 39673 3	1556	31293
	39693 12239	39685 33673 33667		
0 100 200ft	\$ 200 March	51 39657 39669 39b		
	39641 7396 287 1288	1292 139663294 1295	1333 31.	County of S

80 ss 134-13.00-1319.00 ss 39690 Kith.wake 12	39693 12898894	37 31395 31297 3 31301 32 31305 32 313315 313315 32 313315 32 313315 32 313315 32 313315 32 313315 32 313315 32 313315 32 313315 32 313315 32 313315 32 313315 32 313315 31331
Constitution of the second second		277 - 1, 100
-FIEDSTRICT)	396933139691 39687 39683 39675,39 GAMELSBACK DR	67 31349 31349 1733 23 County of Su
		-134-13.00-1815,00 39676 Terri Rd.

OV Escalated	Lot Value Parcel ID	: 134-13.00-1280.	00		
Year	Value				
1994		2009			
1993		2008		2023	\$1,264,450
1992		2007		2022	\$1,149,500
1991		2006		2021	\$1,045,000
1990		2005		2020	\$950,000
1989		2004		2019	
1988		2003		2018	
1987		2002		2017	
1986		2001		2016	
1985		2000		2015	
1984		1999		2014	
1983		1998		2013	
1982		1997		2012	
1981		1996		2011	
1980		1995		2010	
Values Escalat	ted at 10% Per Yea	r Compounded			

'ear	Value				
1994	\$92,635	2009	\$361,398		
1993	\$84,598	2008	\$330,044	2023	\$1,287,607
1992	\$77,258	2007	\$301,410	2022	\$1,175,897
1991	\$70,556	2006	\$275,260	2021	\$1,073,879
1990	\$64,434	2005	\$251,379	2020	\$980,711 *
1989	\$58,844	2004	\$229,570	2019	\$895,627
1988	\$53,739	2003	\$209,653	2018	\$817,924
1987	\$49,076	2002	\$191,464	2017	\$746,963
1986	\$44,819	2001	\$174,853	2016	\$682,158
1985	\$40,930	2000	\$159,683	2015	\$622,975
1984	\$37,379	1999	\$145,829	2014	\$568,927
1983	\$34,136	1998	\$133,177	2013	\$519,568
1982	\$31,175	1997	\$121,623	2012	\$474,491
1981	\$28,470	1996	\$111,071	2011	\$433,325
1980	\$26,000	1995	\$101,435	2010	\$395,731

Parcel ID	Sales Price	Position Back From	Tyler Tech	Position Back	Sale Adjusted
Address	Date	Ocean Front	Land Value	Land Value *	Land Value
134-13.00-1272.00 39659 Skimmer Rd	\$1,510,000 3/2/2020	2	\$1,624,600	\$1,722,076	\$1,730,300
134-13.00-1273.00 39675 Heron Rd	NA	2	\$1,624,600	\$1,722,076	NA
134-13.00-1271.00 39665 Skimmer Rd	\$1,950,000 11/10/2021	3	\$1,624,600 **	\$1,624,600 **	\$1,624,600 **
134-13.00-1274.00 39667 Heron Rd	NA	3	\$1,624,600	\$1,624,600	NA
134-13.00-1275.00 39661 Heron Rd	NA	4	\$1,624,600	\$1,532,642	NA
134-13.00-1276.00 39655 Heron Rd	NA	5	\$1,624,600	\$1,445,888	NA
134-13.00-1277.00 39647 Heron Rd	\$26,000 8/8/1980	6	\$1,659,600	\$1,364,045	\$1,287,607
134-13.00-1280.00 39650 Heron Rd	\$950000 8/11/2020	6	\$1,659,600	\$1,364,045	\$1,264,450
** TT COMPARABLE S	SALES ANALYSIS REP	ORT, DEC 10 2024, COMPARI	SON-1		

SUSSEX COUNTY

Situs: 427 PERIWINKLE RD Parcel ID: 134-17.00-170.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 9, 2025

CURRENT OWNER

ASH STEPHEN W 11804 MONTAGUE DR LAUREL MD 20708

GENERAL INFORMATION

Living Units 1 Neighborhood 1WR001

Alternate ID 134170001700000000

Vol / Pg District

5428/283

Zoning Class

TOWN CODES Residential

Property Notes



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1956			394.420

Total Acres: .1956

Spot:

Location:

Assessment Information							
	Assessed Appraised Cost Income						
Land	0	394,400	394,400	0	394,400		
Building	0	368,600	368,600	0	358,780		
Total	0	763,000	763,000	0	753,180		

Value Flag Cost Approach TD134DM12

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information	1	
Date 12/16/22	ID SDC	Entry Code Occupant Not At Home	Source Other	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
06/30/22	202209541	1,440	A036	10x12 Detached Shed	
10/19/21	202114363	9,000	A106	Enclose Existing Porch W Window	
10/10/18	201810691	9,400	A106	Remodel Existing Bathroom - Vani	
05/08/15	201503577	10,000	A106	Replacing 6 Windows, Replacing F	
09/07/10	17818-3	4,200	D010	Scrn Por On Deck-Cat Hill Lot 93	

			Sales/Ownership History
Transfer Date	Price Type	Validity	Deed R

Transfer Date 03/17/21 11/19/92 1 08/12/92 44,500 10/25/88 42,100

Validity Invalid Sale - Tyler **Deed Reference Deed Type** 5428/283 Deed 6441/0

Grantee ASH STEPHEN W

SUSSEX COUNTY

2099 **RESIDENTIAL PROPERTY RECORD CARD** Situs: 427 PERIWINKLE RD Parcel Id: 134-17.00-170.00 **Dwelling Information** Style Ranch Year Built 1993 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 Type Single Family Rec Rm Size X **Heating & Cooling Fireplaces** Heat Type Central Full Ac Stacks Fuel Type Electric Openings Pre-Fab 0 System Type Heat Pump **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	87
Cost & Design	0	% Good Ovr	
% Complete	100		

% Complete	100		
	Dwelli	ing Computations	
Base Price Plumbing Basement	252,899 8,440 -14,030	% Good % Good Override Functional	86
Heating Attic Other Features	20,980 0 0	Economic % Complete C&D Factor	100
Subtotal	268,290	Adj Factor Additions	1.75 9,600
Ground Floor Area Total Living Area	1,464 1,464	Dwelling Value	368,100

Building Notes

Class:	Single	Family	Dwelling
Giuss.	Ciligic		Dironning

Card:	1 of 1	Printed: April 9, 2025	
24		ID Code Description	Area
D	12	A Main Building B 11 OPEN FRAME PORCH C 31 WOOD DECK	1464 58 240
24	12	D 11 OPEN FRAME PORCH E RS1 FRAME UTILITY SHED	288 120
24	-		

12	c	12	D	12	A B C	31	Main Building OPEN FRAME PORCH WOOD DECK	1464 56 240
	20	40	24		DE	11 RS1	OPEN FRAME PORCH FRAME UTILITY SHED	288 120*
		40						
	34			38				
		A		38				
	14 4 B ₁	4	26					

			Outbuilding	g Data				
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x	12	120	1	1993	С	Α	490

Condominium / Mobile Home Information

Complex Name Condo Model

Unit Number Unit Level Unit Parking Model (MH)

Unit Location Unit View Model Make (MH)

PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDA"	PARDA	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT
PARID	St#	Street	Suffix	Town	NBHD	Class	LUC	Calc'd Acres	Story Heigh	Style	Yrblt	Rm Tot	Bedrm	Full Bath	Half Bath	Bsmt	Bsmt Car	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSF	Adjusted Price	ADJ PSF	PSF	Legal 1
134-17.00-170.00	427	PERIWINKLE	RD	SB:South Bethany	1WR00	L R	101	0.196	1	03:RANCH	1993	6	3	2	0	3:CRAWL	0	AV	1,464							521.17	SOUTH BETHANY
134-17.00-145.00	403	PERIWINKLE	RD	SB:South Bethany	1WR00	L R	101	0.111	1	03:RANCH	1999	6	3	2	0	1:POST & PIERS	0	AV	1,420	01/30/23	2:Land & Improv	800,000	563.38	827,200	582.54		SOUTH BETHANY
134-17.00-156.00	411	RUSSELL	RD	SB:South Bethany	1WR00	L R	101	0.109	2	21:CONVENTIONAL	1990	8	4	3	0	1:POST & PIERS	0	AV	1,780	05/09/23	2:Land & Improv	840,250	472.05	846,150	475.37		SOUTH BETHANY
134-17.00-212.00	431	BLACK GUM	DR	SB:South Bethany	1WR00	L R	101	0.128	1.5	14:CONTEMPORARY	1992	6	3	2	0	1:POST & PIERS	0	AV	1,404	02/23/22	2:Land & Improv	704,000	501.42	784,300	558.62		SOUTH BETHANY
134-17.00-215.00	425	BLACK GUM	DR	SB:South Bethany	1WR00	L R	101	0.131	2	21:CONVENTIONAL	2002	7	4	3	1	1:POST & PIERS	0	AV	1,528	09/06/22	2:Land & Improv	831,050	543.88	883,450	578.17		SOUTH BETHANY
134-17.00-96.00	416	BLACK GUM	DR	SB:South Bethany	1WR00	L R	101	0.118	2	21:CONVENTIONAL	1999	6	3	2	1	1:POST & PIERS	0	AV	1,737	12/20/21	2:Land & Improv	676,000	389.18	763,200	439.38		SOUTH BETHANY
134-17.19-254.00	127	ELIZABETH	WAY	SB:South Bethany	1WR00	R	101	0.132	1.5	08:CAPE COD	1988	6	3	2	0	1:POST & PIERS	0	VG	1,560	08/26/22	2:Land & Improv	925,000	592.95	989,800	634.49		SOUTH BETHANY
134-17.20-330.00	115	ELIZABETH	WAY	SB:South Bethany	1WR00	R	101	0.105	1.75	08:CAPE COD	1988	8	3	2	1	3:CRAWL	0	AV	1,728	06/14/22	2:Land & Improv	806,000	466.44	873,700	505.61		SOUTH BETHANY
134-17.00-153.00	408	RUSSELL	RD	SB:South Bethany	1WR00	L R	100	0.196												07/16/21	1:Land Only	352,000		411,100			SOUTH BETHANY
																					MEDIAN	806,000	501.42	846,150	558.62		
																					AVERAGE	797,471	504.19	852,543	539.17		

	☐ Annual
İ	Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

This form may be submitted by mail to PO Box 589, Georgetown DE 19947, in person at 2 The Circle Georgetown DE, Department at assessmentappeals@sussexcountyde.gov. If every question is not

or electronically to the Assessment Department at assessmentappealagest clearly and completely answered, the Board may deny your appeal withou	t further hearing. Submit	a separate appeal
form for every tax parcel.		
REMEMBER:		
1. Hearsay rules apply: expert testimony must be presented by the exp	ert, and copies of contrac	ts, appraisals, etc.,
must be presented by the author him/herself. 2. Assessment is based on 100% of the fair market value of your prop	erty as of July 1, 2023.	A CONTRACTOR OF THE CONTRACTOR
Z. Madesamenta audeu dir Eddy	-	-
Property Identification		
owner(s): Stephen W. Ash Parcel ID;	134-17.00-170	00.
Owner(s): Stephen W. Ash Parcel ID:	thany Beach	DE
Current Assessment: \$ 818, 100.	~	
		G. P. C.
Purchase Price (Total of Land and Improvement): \$ [ate of Purchases	
Special Conditions of Sale:		

How was property acquired □ Private Sale □ Auction □ Open Market □ Other	☐ Family 以 Inherited	and international control of the con
Major Renovations or structural changes to property since purchase (i.e., De	 molition, Construction, Ag	 ditions, Major
Repairs, etc.)		
Year Cost Ch	ange	
2008 40,000, Existing Screen Porch Enclos	50 W/WINDOWS, FLOO	MAG. DOOR
and Screen Porch ADRED OVE	R EXISTING WOO) DECK
Description of Property		
Lot size/Land Area 8000 Sf + Style of Home Ranc	*	
A		
Number of: Bedrooms; 3 Bathrooms; 2 Fireplaces: 0	The state of the s	2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2
☐ Finished Basement ☐ Finished Attic ☐ Central Air Porches and Additions: Original Screen Forch EncloseD (Not COND	TIONED - No Heat No	A/c)
Screened Porch Addition 1220" x 24'	j "	
Describe outbuildings or accessory structures other than main dwelling:		
UTILITY SHED 10-0" & 1260" approximately		No. of the control of
	The second secon	Table 1
What do you consider to be the fair market value of the property as of July	1.20237\$ 600.00	b. · · ·
Must do Aon consider to be me in marker same or me brokerty as or init		
		er-

On what basis do you reach that Opinion? (Select One)		Appraisal (person when the hearing and the athers this appeal form).				
	X	Comparable Sales (id				
		Other (provide detail	below or in a s	eparate at	tachment	
Briefly discuss the reason for your appeal and	for you	ur conclusion of value:	l lumahir rannar			
See Attached.	-		Transcription of the Control of the			
			THE PROPERTY OF THE PROPERTY O			
			in the contract to the contrac	of will will be set of the set of		
Comparable Sales			The second secon			:
hearing (up to a maximum of six) must be listed not be permitted to testify or introduce eviden value of other properties, or the taxes paid by not cite the assessed values of other properties.	ce cond other es in yo	erning comparable sale homeowners, is not ac	s not set forth ceptable as evi	in this form	. The ass	essed
1. Parcel Number			-			
Address		•				
Sales Price \$		_ Date of Sale				
Lot Size/Land Area		*	1			
Number of: Bedrooms: Bed	trooms	: Fireplace				
☐ Finished Basement ☐ Finished Attions:		Central Air	manufacturi managa m			., - "
Describe Garage or Other Improvement	s:					•
			The state of the s	<u></u>		
			The second secon	\$		
Additional Comments:					ria-etdanistronani-et-etanistronani	· ! .
			1	- 1		
					Contract Lands	
				-	***************************************	
	·				**************************************	
					atenderskeit/setsterkeit/setst	

-51

2,	Parcel Number Owner	
	Address	
	Sales Price \$ Date of Sale	
	Lot Size/Land Area Style of House	
	Number of: Bedrooms: Fireplaces:	
	☐ Finished Basement ☐ Finished Attic ☐ Central Air	
	Porches and Additions:	
	Describe Garage or Other Improvements:	
	Describe datage of data in the state of the	
	Additional Comments:	
•		
3.	Parcel Number Owner	
	Address	
	Sales Price \$ Date of Sale	
•	Lot Size/Land Area Style of House	
	Number of: Bedrooms: Bedrooms: Fireplaces:	
-	☐ Finished Basement ☐ Finished Attic ☐ Central Air	
	Porches and Additions	
	Describe Garage or Other Improvements:	
•		
	Additional Comments:	
		The second secon
•		ter and the second of the seco

Company of the Compan

Witnesses or Agents	٠.		And an analysis of the state of
Identify any witness or attorney/agent who will appear additional witnesses.	on your behalf at the l	hearing. If necessary, at	tach a list of
additional Williams			
			The state of the s
Name	Firm or Company		V V V V V
Indine			
Address	Contact Information	(phone and/or e mail)	
Owner Certification			Name of the state
The undersigned represents that he/she is the owner o	r authorized agent of t	the owner for the descri	bed property, and
affirms that all statements herein are true to the best o Review that the assessment of said property for fiscal y	ear 2025 be reduce	d to: \$ 600,000	op i
Signature of Owner or agent ¹ Stephen W	ash		
Signature of Owner or agent Stephen War Ash		The state of the s	Enclosed and the second
Mailing Address: 11804 MONTAGLIE	DRIVE	· ·	Southern Hardware Committee Committe
LAUREL, MD 20			BANGE AND
ZAGALL, 1-10 RE	, , , , , , , , , , , , , , , , , , , 		And the second s
ataclarana 1	<u> </u>		
E Mail Address: Stash 2020 Cyahoo.	Telepho	ne: 301-111-61	<u> </u>
Please use 🛘 mailing address 🗗 e m	all for Notice of Heari	ng and Notice of Decision	on
Note: If you do not wish to appear before the Board for consider your appeal on, the basis of the information of		ase check here \square and the	ne Board will
consider your appear on, the basis of the information of	ourdinea in mis louur	TOTAL PROPERTY CONTRACTOR OF THE PROPERTY CONTRA	Contraction of the Contraction o
Trequest that Assessment disclose witnesses and exhibit	its, 🗷		Approximately and the second s
		de constitute de la con	and a saline

		to determine the second	
		a apparature.	
	•		
		4.	Constitution
		and the state of t	in the state of th
		· ·	associations and the second se
¹ If this form is signed by an agent of the owner, the agent must atta and represent the interest of the owner herein.	ich a statement from the o	wher authorizing the agent to	present this appear

Control Number: SMJH Owner: Stephen W. Ash

Property Location: 427 Periwinkle Road

Bethany Beach, DE 19930

The overall dimensions of the house are correct at 38×40 .

However, what the building information does not contain is the fact that 400 SF of the Main Building (A) adjacent to the Wood Deck (C) and the Open Frame Porch(D) is unconditioned space. It was formerly a screen porch, but enclosed with windows a number of years ago to function as a sun room. That effectively reduces the "Total Living Area" from 1464 SF to 1064 SF for at least 6 months of the year(All of the winter months and half of each of the spring and fall months).

COMPARABLE HOUSES SOLD RECENTLY

33732 E Hampton Lane #37
Frankford, DE 19945 (Clearwater Development, .5 miles away)
3 BR, 2 BA 1040 SF
\$400,000.00 or \$385/SF
Sold 10-2-2024

33821 Waterside Drive #4
Frankford, DE 19945(WaterSide Development, .5 miles away)
4 BR, 2.5 BA 2200 SF
\$530,000.00 or \$241/SF
Sold 11-15-2024

136 Evergreen Road Bethany Beach, DE 19930 4 BR, 2 BA 1850 SF On4792SF Lot \$826,000.00 or \$446/SF Sold11-8-2024 3 Short Road
Bethany Beach, DE 19930
4 BR, 3BA 2000 SF &
2 Car Garage on .45 Acre Lot
\$950,000.00 or \$475/SF
Sold 12-17-2024

13 Errett Road
Bethany Beach, DE 19930
3 BR, 3BA 2600 SF &
2 Car Garage on .45 Acre Lot
\$1,195,000.00 or \$460/SF
Sold 2-3-2025

According to the current assessment, my house is valued at \$538/SF even though 400SF of the house is unconditioned space(No central heat nor A/C). Sales of comparable houses (although 2 of the comparables have 2 car garages on lots more than twice the size of my lot) recently sold at values of \$460/SF and \$475/SF. How can my smaller house without central heat and air in 25% of the house on a smaller lot with no garage be valued higher than those?

I believe that my house should be properly valued at a blended rate as follows:

1064 SF (Conditioned Space) @ \$400.00/SF = \$425,600.00

400 SF(Unconditioned Space)@ \$300.00/SF = \$120,000.00

344 SF (Open Framed Porch)@ \$150.00/SF = \$51,600.00

Total: \$597,200.00

I believe the Assessment should be somewhere around \$600,000.00 +/-



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs: 35 HARBOR RD Parcel ID: 334-14.05-14.00 **Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 27, 2025

CURRENT OWNER RBL VENTURES LLC

6721 BARON RD

MC LEAN VA 22101

GENERAL INFORMATION

Living Units 1

Neighborhood 6VR001

Alternate ID 334140500140000000

Vol / Pg District

4955/275

Zoning Class

AGRICULTURAL/RESIDEI Residential

Property Notes



Land Information Type Size Influence Factors Influence % Value Primary Site AC 0.0482 Waterview - Ca 1,041,570

Total Acres: .0482

Location: 11 GOOD LOCATION (POS INFLU) Spot:

Assessment Information								
	Assessed	Appraised	Cost	Income	Market			
Land	0	1,041,600	1,041,600	0	1,041,600			
Building	0	541,200	541,200	0	256,020			
Total	0	1,582,800	1,582,800	0	1,297,620			

Value Flag Cost Approach TD334DM2

Manual Override Reason Base Date of Value Effective Date of Value

Entrance	Information

Date ID **Entry Code** Source NMJ Occupant Not At Home Other 12/20/23

	Permit Information									
Date Issued	Date Issued Number Price Purpose % Complete									
02/22/11	70941-2	19,000	D010	Rep 2nd Fl Deck-North Shores De						
02/20/09	70941-1	9,800	D010	Rep Siding/Doors/Por-North Shore						

Sales/Ownership History

Transfer Date Price Type 09/28/18 1,105,000 12/05/07 1,150,000 11/15/05 1,100,000 03/17/92 01/30/84 250,000

Validity

Deed Reference 4955/275 3654/236

Deed Type Deed

RBL VENTURES LLC

Grantee

SUSSEX COUNTY

Printed: March 27, 2025

Card: 1 of 1

Class: Single Family Dwelling

Unit Level

Situs: 35 HARBOR	RD	Parcel Id: 334	l-14.05-14.00
	Dwelling	Information	
Style Story height Attic Exterior Walls Masonry Trim Color	None Block	Year Built Eff Year Built Year Remodeled Amenities In-law Apt	
	Bas	ement	
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	
	Roon	n Detail	
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	7	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	2 3
	Adjus	stments	
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area	
	Grade & D	Depreciation	
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr	
	Dwelling C	computations	
Base Price Plumbing Basement Heating Attic Other Features	228,501 14,060 -20,020 18,950 0	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor	100
Subtotal	241,490	Additions	
Ground Floor Area Total Living Area	820 1,960	Dwelling Value	541,200
	Buildi	ng Notes	

	20	$\neg \neg$		1	Description	Area
12	D	12			1SFR - FRAME/BALCONY	320
	20		D 31		WOOD DECK	240
16	С	16				
	20					
41	А	41				
	20					
0	В	q				

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

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

PARDAT	PARDAT		PARDAT	PARDAT				PARDAT			DWILDAT						DWELDAT DV				DWELDAT	DWELDAT			SALES	SALES	SALES			
PARID	25.8		Suffix	Town	SCH DIST	Class	LUC	Calc'd Acres	Story Heigh		Yrbit	Rm Tot	Bedim	Full Bath	Half Bat		Barnt Car 1	FBLA Gr	ide Ci	bnd	2		Sale Dat	e Sale Prio	PSF	Adjusted Pri	e ADJ PSF		Legal 1	
334-14.05-14.00		HAREOR	20	00:None	6:CAPE	R	101	0.045	2	11:TWHS INTERIOR	1971	7	4	2	2	2:SLAB		-	. 4	:Average	AV	1,960						807.55	NORTH SHORES	-
334-14.05-58.00	3	RODNEY	DR	00:None	6:CAPE	R	101	0.052	2	11:TWHS INTERIOR	1971	7	4	2	2	2:5LAB	0		4 4:	:Average	AV	1,800	07/13/2	0 1,225,00	680.56				NORTH SHORES	SALE PRIOR TO 2021
334-14.05-51.00	17	RODNEY	DR	00:None	6:CAPE	R	101	0.048	2	11:TWHS INTERIOR	1971		2	2	1	2:5LAB	0		4 4:	:Average	AV	1,280	02/17/2	1 1,100,01	859.38				NORTH SHORES	RENOVATED AND RESOLD FOR 1,600,000 ON 1/10/2025
334-8.17-138.00	79	HARBOR	RD	00:None	6:CAPE	R	101	0.048	2	11:TWHS INTERIOR	1974	7	4	3	0	2:5LAB	0		4 4:	:Average	AV	2,268	09/15/2	0 1,200,00	529.10				NORTH SHORES	SALE PRIOR TO 2021
APPELLANT COMPS																														
334-14.05-14.00	35	HARBOR	RD	00:None	6:CAPE		101	0.045	,	11-TWHS INTERIOR	1971	,		,	,	2:SLAB				:Average	AV	1.960						807 55	NORTH SHORES	
334-8.17-30.00-703				00 None	6:CAPE	8	105	0.039	ī	10:CONDO FLAT	1969	4	2	2		2:5LAB	ō			:Good	GD	884	10/01/2	2 1,390,00	1.572.40	1.467.800	1.660.41		21 OCEAN DRIVE	
334-8.17-30.00-907				00 None	6:CAPE		105	0.042	- 1	10:CONDO FLAT	1969	4	2	2		2:5LAB				:Good	GD	884	08/17/2		1.753.29		1.876.13		21 OCEAN DR N SHORES	
334-8.17-30.00-909				00 None	6:CAPE		105	0.044	- 1	10:CONDO FLAT	1969	4	2	2		2:5LAB				:Good	GD	1.320	09/11/2		1.401.52		1.614.55		21 OCEAN DR	
334-14.17-524.00-4				RE:Rehoboth	6:CAPE		105	0.065	,	12:TWHS END	1981	7	- A	2		2:5LAB				Average	AV	1,368	03/21/2		774.85	1,173,400	857.75		WILL BROOK VILLAS	
334-14.14-20.00-1				RF-Rehoboth	6:CAPE		105	0.058	2	12:TWHS END	1982	- 1	- 1	2	- 1	3-CRAWI				Average	AW	1,360	11/21/2			744,700	547.57		VIRGINIA SQUARE	
334-14.17-166.00-407	235	COUNTRY CLUB	DR	RE:Rehoboth	6:CAPE	B	105	0.068	2	12:TWHS END	1983	5	2	2	1	2:5LAB			+ 3:	Good	GD	1.170	01/04/2	1 575,000	491.45	699,200	597.61		SCARBOROUGH VILLAGE	
334-14.17-166.00-302	229	COUNTRY CLUB	DR	RE:Rehoboth	6:CAPE	B	105	0.068	2	11:TWHS INTERIOR	1983	5	2	2	1	2:5LAB			+ 3:	:Good	GD	1.170	01/23/2	3 650,000	555.56	672,100	574.44		SCARBOROUGH VILLAGE	
334-14.17-166.00-503	241	COUNTRY CLUB	DR	RE:Rehoboth	6:CAPE	B	105	0.068	2	11:TWHS INTERIOR	1983	5	2	2	1	2:5LAB			+ 3:	:Good	GD	1.170	01/18/2	3 720,000	615.38	744,500	636.32		SCARBOROUGH VILLAGE	
334-14.18-42.00-2				RE:Rehoboth	6:CAPE	B	105	0.013	1	11:TWHS INTERIOR	1960	4	1	1	0	2:5LAB			4:	Average	AV	320	09/26/2	2 300,000	937.50	318,900	996.56		SEA HOUSE CONDO	
334-14.17-166.00-204	223	COUNTRY CLUB	DR	RE:Rehoboth	6:CAPE	B	105	0.068	2	11:TWHS INTERIOR	1983	5	2	2	1	2:5LAB			+ 3:	Good	GD	1.170	09/22/2	1 630,000	538.46	725,800	620.34		SCARBOROUGH VILLAGE	
334-14.17-540.00-0-4	122	PHILADELPHIA	ST	RE:Rehoboth	6:CAPE	B	105	0.061	2	11:TWHS INTERIOR	1980	6	3	3	1	2:5LAB			+ 4:	Average	AV	1,500	07/07/2	1 852,500	532.81	995,700	622.31		PHILADELPHIA SQUARE	
334-14.17-166.00-502	241	COUNTRY CLUB	DR	RE:Rehoboth	6:CAPE	B	105	0.068	2	11:TWHS INTERIOR	1983	5	2	2	1	2:5LAB			+ 3:	Good	GD	1.170	06/30/2	1 568,000	485.47	668,000	570.94		SCARBOROUGH VILLAGE	
334-14.18-105.00-5	405	KING CHARLES	AV	RE:Rehoboth	6:CAPE	B	105	0.055	2.25	11:TWHS INTERIOR	1983	7	3	3	0	3:CRAWL			4:	Average	AV	1.733	06/14/2	1 985,000	568.38	1.158.400	668.44		CHARLES PLACE CONDO	
334-8.17-30.00-309				00:None	6:CAPE	B	105	0.039	1	10:CONDO FLAT	1969	4	2	2	0	2:5LAB			3:	:Good	GD	1.320	05/24/2	4 1.450.00	1.098.48				21 OCEAN DR	
334-8.17-30.00-908				00:None	6:CAPE	B	105	0.043	1	10:CONDO FLAT	1969	4	2	2	0	2:5LAB			3:	:Good	GD	884	10/25/2	4 1,850,00	2.092.76				21 OCEAN OR N SHORES	
334-8.17-146.00	63	HARBOR	RD	00:None	6:CAPE	R	101	0.048	2	11:TWHS INTERIOR	1971	7	4	2	0	2:5LAB			+ 4:	:Average	AV	2,352	09/17/2	4 1,765,00	750.43				NORTH SHORES	
334-14.05-51.00	17	RODNEY	DR	00:None	6:CAPE	B	101	0.048	2	11:TWHS INTERIOR	1971		2	2	1	2:5LAB			+ 4:	Average	AV	1.280	02/17/2	1 1,100.01	859.38				NORTH SHORES	
334-14.05-51.00	17	RODNEY	DR	00:None	6:CAPE	R	101	0.048	2	11:TWHS INTERIOR	1971		2	2	1	2:5LAB			+ 4:	:Average	AV	1,280	01/10/2	5 1,600,00	1,250.00	** RENOVAT	D AFTER 20	21 SALE	NORTH SHORES	

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Ide	entification								
Owner(s): RBL	Owner(s): RBL Ventures LLC Parcel ID: 334-14.05-14.00								
Street Addre	Street Address of Parcel: 35 Harbor Road								
Current Asses	Current Assessment: \$ 1,582,800								
Purchase Pric	e (Total of Land and	Improvement): \$ 1.105,000 Date of Purchase: 09/15/2018							
Special Condi	itions 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									
LUC SIZE/ Lanu	A164 2100	Style of Home Town Home							
Number of:	Number of: Bedrooms: 3 Bathrooms: 4 Fireplaces: 0								
☐ Finished Basement ☐ Finished Attic ☑ Central Air Porches and Additions: front and rear porch									
Describe outbuildings or accessory structures other than main dwelling:									
Outdoor sh	ower								
What do you	consider to be the f	air market value of the property as of July 1, 2023? \$ 1,300,000							

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:

I provided this info to Tyler Technologies and they agreed but did not change the price. The sales within the window of time were 79 Harbor (larger and with a 3 level) for 1.2M. The comps used for my home were not in the community and two were single family homes and not comparable. 17 S Rodney is 100 feet away and sold for 1.1M in the window of time. 13 S Rodney sold for 1.225M in same window and has more bedrooms. That unit is 100 feet away as well. I am not sure why Tyler technologies agreed with my assessment verbally but then left the assessment the same. Its a bit high. 1.3's is the correct spot for an assessment

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. <u>Do</u> not cite the assessed values of other properties in your appeal.

You must submit 3 comparable sales.

Parcel Number 334-14.05-58.00	Owner Norm and Rose Bloomberg							
Address 3 S Rodney St Rehaboth Beach DE 19971								
Sales Price \$ 1,225,000 D	ate of Sale <u>07/13/20</u>							
Lot Size/Land Area 2700	Style of House townhome							
Number of: Bedrooms: 4 Bedrooms: 3	Fireplaces: 0							
☐ Finished Basement ☐ Finished Attic ☐ Cen	tral Air							
Porches and Additions: front porch upper lower								
Describe Garage or Other Improvements:								
Additional Comments:								
This home is closer to the beach and similar size. Limited like kind compsSo I had to pull this								
one.								

	arcel Number 334-14.05-51.00 Owner Nelli Edwin Trust
A	ddress 17 S Rodney Drive Rehoboth Beach DE 19971
Sa	ales Price \$ 1,100,100 Date of Sale 02/12/21
Lo	ot Size/Land Area 2100 Style of House townhome
	umber of: Bedrooms: 3 Bedrooms: 2 Fireplaces: 0
	I Finished Basement □Finished Attic ☑ Central Air
Po	orches and Additions: Upper and lower plus rear harscape
D	escribe Garage or Other Improvements:
Γ	
Δ	dditional Comments:
_	Similar homeMore interior improvements
D:	arcel Number 334-08.17-138.00 Owner Mar 79 Harbor Lic
	ddress 79 Harbor Road Rehoboth Beach DE 19971
	ales Price \$ 1,200,000 Date of Sale 09/15/2020
	ot Size/Land Area 2100 Style of House townhome
	umber of: Bedrooms: 6 Bedrooms: 4 Fireplaces: 0
	I Finished Basement □Finished Attic □ Central Air
Po	orches and Additions Front and rear porch
	escribe Garage or Other Improvements:
_	Finished third level
٨	dditional Comments:
~	
T	his is the same unit as ours and only sale on the row of townhomes close to the window equested. It has a third level (which is a 250K+ improvement) and provides an additional be

Witnesses or Agents	
Identify any witness or attorney/agent who will appear additional witnesses.	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 of Review that the assessment of said property for fiscal years of Owner or agent ¹ Print Name and Title: Richard Levine, Sole owner of RBL Ventures LLC	r authorized agent of the owner for the described property, and if his/her knowledge and belief, and asks the Board of Assessment tear 2025 be reduced to: \$ 1,300,000
Mailing Address: 6721 Baron Road	
McLean, VA 22101	
E Mail Address: templevine@gmail.com	Telephone: 301-529-2586 ail for Notice of Hearing and Notice of Decision
•	r a formal hearing, please check here $oxdot$ and the Board will
I request that Assessment disclose witnesses and exhibi	ts. 🗆

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.