

### **BOARD OF ASSESSMENT REVIEW MEETING**

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

### **AGENDA**

### **April 25, 2025**

### 10:00 A.M.

## Call to Order

#### **Approval of Agenda**

### **Approval of Minutes**

- 1. April 11, 2025
- 2. April 14, 2025

### **Public Comments**

### **Consent Agenda**

- 1. Parcel 132-6.00-160.00 Roger and Diane Harris
- 2. <u>Parcel 133-17.10-1.00-29 Teresa Rock Trustee</u>
- 3. <u>Parcel 133-21.00-29.00 David Fiorani</u>
- 4. <u>Parcel 134-5.00-69.00 Stephen Horchler</u>
- **5.** Parcel 134-5.00-171.01 Eric Doroshow and Aida Waserstein
- 6. <u>Parcel –134-5.00-273.00 Patrice Preston</u>



- 7. Parcel 134-7.00-600.00 Richard Carletti
- 8. Parcel 134-8.00-165.02-BS-39 Alan Walker
- 9. Parcel 134-9.00-900.00 Kenneth Willner
- 10. <u>Parcel 134-12.00-280.01-138 David Kelley and Ye Moore</u>
- 11. Parcel 134-20.12-9.00 Evan Thomas Trustee
- 12. Parcel 135-11.00-317.00 John Stoeckel
- 13. <u>Parcel –135-19.12-4.00 Susanne Laws TTEE LIV TR</u>
- 14. <u>Parcel 230-1.00-58.00 Harry Ward TTEE</u>
- 15. <u>Parcel 232-6.00-8.00 Sue Murphy TTEE REV TR</u>
- 16. <u>Parcel 234-6.00-1432.00 Stephanie Gose</u>
- 17. Parcel 234-11.00-1730.00 Karen Lynch
- 18. Parcel 234-12.00-1931.00 Stephen Adamko
- 19. Parcel 234-34.00-451.00 Robin Haldeman
- 20. Parcel 235-21.00-19.00 Richard Raczkowski
- 21. Parcel 332-4.00-53.00-56401 Gene Sheridan
- 22. Parcel 334-5.00-84.00 Turansky's Nassau Property LLC
- 23. Parcel 334-8.17-127.01 William and Susan Nussbaum
- 24. Parcel 334-8.17-130.00 Helen Dillon TTEE REV TR
- 25. Parcel 334-13.00-1384.00 James Aliquo Jr. TTEE
- 26. <u>Parcel 334-13.20-120.00-2 Guy Weber Jr.</u>
- 27. Parcel 334-14.05-20.00 David Antonelli
- 28. <u>Parcel 334-14.05-32.00 Morris Antonelli Trustee</u>
- 29. <u>Parcel 334-14.17-519.00-3 Margaret Kempner</u>
- 30. <u>Parcel 334-14.18-119.01-A Deryck Cheney</u>

- 31. Parcel 334-14.18-119.01-B Elizabeth Cheney
- 32. Parcel 334-20.00-27.00 David and Suzanne Feaster
- 33. <u>Parcel 334-20.00-33.00 Russell Green</u>
- 34. <u>Parcel 334-20.00-72.00 Nicholas Revak</u>
- 35. Parcel 334-20.10-1.03 Rocco Abessinio 2012 REV TR
- 36. <u>Parcel 334-23.10-6.00 Donald Mensh</u>
- 37. Parcel 335-8.00-50.00 Ronal Smith REV TR
- 38. <u>Parcel 335-8.12-40.00 Diane Rulka-Rodenberg</u>
- 39. Parcel 335-11.00-59.00-T77 Robert Renauld Jr.
- 40. Parcel 432-2.00-127.00 Brian McCurnin TTEE
- 41. Parcel 531-11.00-58.00 Gerald Bell Jr.
- 42. Parcel 531-15.00-138.00 Patsy Green
- 43. Parcel 533-12.00-602.00 Wendy Wilmowski TTEE TR
- 44. Parcel 533-19.00-1347.00 George Homme
- 45. <u>Parcel 533-19.07-93.00 Warren and Mary Patrick</u>

# **Property Assessment Appeal Hearings:**

Appellant	Parcel Number	Property
David & Donna Saunders	133-17.00-13.03	29168 Hickman Ln.
		Millsboro, DE 19966
Denis Franks	134-17.20-229.00	2 N. 6 <sup>th</sup> St.
		Bethany Beach, DE 19930
Barbara Begendorf	235-22.00-655.00	16277 Red Fox Ln.
		Milton, DE 19968
Valarie Elliott TTEE	334-20.00-23.00	26 Holly Rdg.
		Rehoboth Beach, DE 19971
Safa Muhtaseb	335-5.00-112.00	114 W. Cape Shores Dr.
		Lewes, DE 19958
Anthaney-Colquhon LLC	335-8.08-105.00-3	35895 Spinnaker Cir.
		Lewes, DE 19958
Alan Roth	335-8.11-111.00	437 Kings Hwy.
		Lewes, DE 19958
John Rohlich	531-15.00-60.00	27288 Woodland Rd.
		Seaford, DE 19973
Jennifer & Robert Corsini	533-6.00-146.00	34078 Beachwood Dr.
		Frankford, DE 19945
Michael & Susan Smith	533-19.12-123.00	38185 Roy Creek Ln.
		Selbyville, DE 19975

# **Adjourn**

In accordance with 29 <u>Del. C.</u> §10004(e)(2), this Agenda was posted on April 17, 2025, at 4:15 p.m. and at least seven (7) days in advance of the meeting.

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

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

## Board of Assessment Review Meeting - GEORGETOWN, DELAWARE, April 11, 2025

A scheduled meeting of the Board of Assessment Committee was held on Friday, April 11, 2025, at 10:00 a.m., in Council Chambers, with the following present:

Chris Keeler Director of Assessment

**Daniel DeMott** Attorney

Geoffery Howard
James O'Rourke
Thomas Roth
Karen Wahner
Ashley Godwin
Board Member
Board Member
Board Member
Board Member

Ryan Zuck County Witness - Tyler Technologies

Call to Order

Mr. Roth called the meeting to order.

Mr. Keeler presented amendments to the agenda for the Board's consideration. Mr. Keeler removed Property Assessment Appeal Hearing 134-13.00-1346.00 – James M. Rallo, Property Assessment Appeal Hearing 134-13.19-17.00-433 – Samuel A. & Jill E. Boova, Property Assessment Appeal Hearing – 230-7.00-74.00 – Gerald & Linda Minnich and Property Assessment Appeal Hearing – 334-22.00-27.00 – Lawrence & Ann Windstein.

M25-52 Approve Agenda A Motion was made by Ms. Wahner, seconded by Ms. Godwin, to approve the agenda as amended.

**Motion Adopted:** 4 Yeas; 1 Abstention

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Abstain; Mr. Howard, Yea;

Mr. Roth, Yea

M25-53 Approve A Motion was made by Ms. Godwin seconded by Ms. Wahner, to approve

the April 7, 2025 minutes.

Minutes

April 7, 2025 Motion Adopted: 5 Yeas

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Mr. Howard, Yea;

Mr. Roth, Yea

**Public Comments** 

Mr. Mark Hurlock spoke advocating for appellant rights to due process.

# Consent Agenda

Mr. Keeler introduced the Consent agenda items.

M25-54 Approve Consent Agenda A Motion was made by Ms. Wahner, seconded by Mr. O'Rourke, to approve the following items under the Consent Agenda:

- 1. Parcel 134-7.00-110.02; appellants Lincoln and Rhonda Davis
- 2. Parcel 134-7.00-267.00; appellant John Webster Trustee
- 3. <u>Parcel 134-9.00-935.00; appellants Keith and Janet Willner Trustees</u>
- 4. Parcel 134-18.00-144.00; appellants Jeff and Sheryl Stroup
- 5. <u>Parcel 134-20.12-26.00; appellants Saul Malozowski and Claudia</u> Yelin
- 6. Parcel 134-22.00-5.01-50; appellants John and Gail Neylan
- 7. <u>Parcel 134-22.00-13.00-104</u>; appellants Bianca Taormina and Paul <u>Catellucci</u>
- 8. Parcel 135-19.00-126.00; appellants Arthur and Carolyn Fletcher
- 9. <u>Parcel 233-7.00-88.00; appellants Thomas and Amy Zaconie Trustee</u>
- 10. Parcel 234-18.00-713.00; appellants Peter Haskel and Lynn Mattie
- 11. Parcel 234-23.00-170.00; appellant Chris Gross
- 12. Parcel 334-5.00-1122.00; appellant William and Lindsay Albanese
- 13. <u>Parcel 334-12.00-127.02-121; appellants Leonid and Irina</u> Brukman Trustees
- 14. <u>Parcel 334-13.00-307.01</u>; appellant Galday Inn, Inc.
- 15. Parcel 334-14.18-102.00; appellant Thurlow Cunliffe Trustee
- 16. Parcel 334-18.00-671.00; appellants Lynlee and Casey Phillips
- 17. Parcel 334-20.14-18.00-C-7; appellant Beachtime.com LLC
- 18. <u>Parcel 334-22.00-20.04; appellants Mark and Nancy Dellavecchio Trustees</u>
- 19. Parcel 335-4.14-89.04; appellants Michael and Marciana Filippone
- 20. <u>Parcel 335-8.00-199.00; appellants David Perry and Patricia Maslar</u>
- 21. Parcel 335-8.00-1101.00; appellants Ian and Linda McDermott

- 22. Parcel 432-2.00-15.22; appellants Mark and Darlene Figgs
- 23. <u>Parcel 532-6.00-3.03</u>; <u>appellant Donovan Home Builders and</u> Renovations Services, Inc.
- 24. <u>Parcel 532-13.00-64.00</u>; appellants Steven and Jo Ditmer
- 25. <u>Parcel 533-11.00-680.00</u>; appellants Thanhhang Duong and Phillip Quang Le
- 26. Parcel 533-19.00-1178.00; appellants Bryan and Marie Hurst

**Motion Adopted:** 4 Yeas; 1 Abstention

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Mr. Howard, Abstain;

Mr. Roth, Yea

Property
Hearing
Frank and
Katrina
Sorbera

Mr. Roth introduced Property Assessment Appeal Hearing 334-5.00-70.01-195 – Frank and Katrina Sorbera – 15227 Rosemount Lane Lewes, DE 19958

Mr. Roth swore in Frank Sorbera, Katrina Sorbera, Mr. Keeler and Mr. Zuck.

Mr. and Ms. Sorbera presented their concerns that, upon speaking with the County's Assessment Department, they were informed that their appeal had been denied because there were no comparable sales included with their application. Mr. Sorbera further explained that during the referee hearing, staff confirmed that the comparable sales had, in fact, been submitted and reviewed during their meeting on March 24, 2025. Mr. Sorbera stated that, based on the average value of the comparable sales they provided, the subject property's assessed value should be reduced from \$619,800 to \$557,780. He proceeded to review the comparable sales provided by himself and Ms. Sorbera and emphasized that the primary purpose of their appearance was to ensure the Board had full consideration of these sales.

Mr. Roth opened the floor to the Board for questions.

Ms. Wahner addressed the appellants to discuss the differences in lot sizes between the comparable sales and the subject property, to which Mr. Sorbera responded that they are all the same.

Mr. Roth opened the floor to Assessment.

Mr. Keeler stated that, based on the appellants' application and the referee hearing, the Assessment office did not believe there was sufficient evidence to overturn the proposed assessment value set by Tyler Technologies. Mr. Keeler turned the floor over to County witness Mr. Ryan Zuck to explain

the assessment process on the subject property.

Property
Hearing
Frank and
Katrina
Sorbera
(continued)

Mr. Zuck clarified that the comparable sales submitted by the appellant were received and considered by Tyler Technologies. He explained that while the appellant's comparable sales were included in the analysis, Tyler Technologies applies time adjustments to account, especially for sales from 2020–2021, which reflect a different market than 2023. Mr. Zuck noted that the four comparable sales within the subject development, provided by the appellants, had an average sale price of \$572,225, with a time-adjusted average of \$620,380. He stated that the subject property is currently assessed at \$619,800. Mr. Zuck referenced the twelve comparable sales used by Tyler Technologies, which produced a time-adjusted average sale price of \$619,969. Mr. Zuck concluded by stating it is his belief that the subject property is assessed below the average of the comparable sales provided by both the appellant and by Tyler Technologies.

Mr. Roth gave the floor to the appellants for any questions they may have regarding Assessments statements.

Mr. Sorbera questioned Mr. Zuck whether a finished basement is considered in the assessment of a subject property to which Mr. Zuck explained that a finished basement adds value, however it is not considered within the square footage as living space. Mr. Zuck further explained that there are different qualities of completion considered when assessing a finished basement.

Ms. Sorbera stated that had she and her husband known that basements were not included in square footage that they would have provided different comparable sales.

Mr. Roth opened the floor for questions from the Board.

Mr. O'Rourke asked Mr. Zuck whether the exclusion of basement square footage from the total livable area was a county-wide standard. Mr. Zuck stated the assessment process for a subject property does not include basement square footage in the calculation of total livable space, and this is applied throughout the county.

Mr. O'Rourke questioned whether the square footage among similar properties could result in a difference of value based on the extent at which the basement is finished. Mr. Zuck stated that was correct.

Mr. O'Rourke asked whether the square footage of comparable sales within the subject property's subdivision was consistent with each other based on the level of basement completion. Mr. Zuck responded that the subdivision features a wide range of square footage among properties and noted that, the more finished the basement, the higher the price per square foot tends to be reflected in the value.

Property
Hearing
Frank and
Katrina
Sorbera
(continued)

Mr. O'Rourke further questioned Mr. Zuck whether basements that include a bedroom are assessed differently. Mr. Zuck explained that basements comparable to main living areas are assessed at a higher price per square foot than basements finished primarily for recreational purposes.

Ms. Sorbera stated that to her knowledge the assessors do not go into the home for their evaluations and questioned how the finish of a particular basement is determined if the assessor does not go inside and look at the basement.

Mr. Roth allowed for closing statements.

Mr. Sorbera closed by stating that, based on the assessment of similar model style homes, he and his wife believe the assessed value of the subject property is excessive.

Mr. Keeler closed by stating that based on the time-adjustment to comparable sales presented by both the appellant and Tyler Technologies, Assessment believes \$619,800 is a fair assessment for the subject property.

M25-55 Close Property Hearing 334-5.00-

70.01-195

A Motion was made by Ms. Godwin, seconded by Mr. O'Rourke to close the record on Property Hearing 334-5.00-70.01-195 – Frank and Katrina Sorbera – 15227 Rosemount Lane Lewes, DE 19958.

**Motion Adopted:** 5 Yeas

Record Vote by Roll Cal

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. O'Rourke, Yea; Mr. Howard, Yea;

Mr. Roth, Yea

M25-56 Deny Property Hearing 334-5.00-70.01-195 A Motion was made by Ms. Godwin, seconded by Mr. O'Rourke to deny Property Hearing 334-5.00-70.01-195 – Frank and Katrina Sorbera – 15227 Rosemount Lane Lewes, DE 19958.

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Mr. Howard, Yea;

Mr. Roth, Yea

M25-57 Adjourn A Motion was made by Mr. O'Rourke, seconded by Ms. Godwin to adjourn at 10:32 a.m.

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Mr. Howard, Yea;

Mr. Roth, Yea

Respectfully submitted,

Casey Hall Recording Secretary

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

## Board of Assessment Review Meeting - GEORGETOWN, DELAWARE, April 14, 2025

A scheduled meeting of the Board of Assessment Committee was held on Monday, April 14, 2025, at 10:00 a.m., in Council Chambers, with the following present:

Chris Keeler Director of Assessment

**Daniel DeMott** Attorney

James O'Rourke
Anne Angel
Thomas Roth
Karen Wahner
Ashley Godwin
Board Member
Board Member
Board Member
Board Member

Ryan Zuck County Witness - Tyler Technologies

Call to Order

Mr. Roth called the meeting to order.

Mr. Keeler presented amendments to the agenda for the Board's consideration. Mr. Keeler removed Property Assessment Appeal Hearing 134-13.00-150.00-852-A – Seth Herz Trustee.

M25-58 Approve Agenda A Motion was made by Ms. Wahner, seconded by Ms. Angel, to approve the agenda as amended.

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

**Public** 

Comments Mr. Mark Hurlock spoke advocating for appellant rights to due process.

Consent

Agenda Mr. Keeler introduced the Consent agenda items.

Approve Consent

Agenda

M25-59

A Motion was made by Ms. Angel, seconded by Ms. Godwin, to approve the following items under the 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. Parcel – 134-15.00-275.00; 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. <u>Parcel 134-6.00-128.00; appellant Equity Trust Company Custodian FBO</u>
- 10. Parcel 134-9.00-738.00; appellants Michael and Judith Matsko
- 11. Parcel 230-15.00-22.02; appellant Carolyn William
- 12. Parcel 231-12.00-46.01; appellant Howard Morgan IRR TR
- 13. <u>Parcel 234-16.00-356.00; appellants William and Marijane Schrammel</u>
- 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</u>; appellants <u>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. Parcel 533-19.00-2020.00; appellant Michael Altman

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

Property Hearing Ellen Mulgrew Mr. Roth introduced Property Assessment Appeal Hearing 133-16.00-2213.00 – Ellen Mulgrew – 37035 Havelock Ct. Millsboro, DE 19966.

Mr. Roth stated that the appellants, while present, did not plan to attend the hearing as stated in their appeal application.

Mr. Roth provided the Board with an opportunity for questions or thoughts they may have regarding the applicant's evidence provided in the appeal record.

M25-60 Deny Property Hearing 133-16.00-2213.00 A Motion was made by Ms. Godwin, seconded by Ms. Angel to deny Property Hearing 133-16.00-2213.00 – Ellen Mulgrew – 37035 Havelock Ct. Millsboro, DE 19966.

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

Ms. Mulgrew asked whether she would be given the opportunity to present her case in support of her appeal, as she had submitted supporting documentation to the County prior to her scheduled hearing date.

M25-61 Strike denial A Motion was made by Ms. Godwin, seconded by Ms. Angel to strike M25-60 for Property Hearing 133-16.00-2213.00 – Ellen Mulgrew – 37035 Havelock Ct. Millsboro, DE 19966.

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

Mr. DeMott advised the appellants to contact the County Assessment Department to request rescheduling of their appeal hearing.

Property Hearing Clarence Brown Mr. Roth introduced Property Assessment Appeal Hearing 134-9.00-1127.00 – Clarence Brown – 39631 Water Works Ct. Bethany Beach, DE 19930.

Mr. Roth swore in Clarence Brown, Mr. Keeler and Mr. Zuck.

Mr. Brown presented his concerns to the Board, addressing the differences between the comparable sales used by Tyler Technologies and the subject property. He stated the comparable sales used by Tyler Technologies located outside the subject property's community included amenities such as a community pool, clubhouse, boat launch, and direct access to the State Park. Mr. Brown stated his community lacks such amenities, and the comparable sales used by Tyler Technologies were approximately ten years newer than the subject property. Mr. Brown further explained that the comparable sales located within the subject property's neighborhood did not accurately reflect the subject property, and a property more comparable in his neighborhood just recently sold for \$950,000. Mr. Brown stated that while he is aware the sale was outside the allowed time frame, it supports his valuation of the subject property at \$970,000. Mr. Brown concluded by stating that the comparable sales submitted with his appeal more accurately represented the subject property than those presented by

Property Hearing Clarence Brown (continued) **Tyler Technologies.** 

Mr. Roth opened the floor to the Board for questions.

Ms. Wahner asked the appellant if the purchase price of the subject property in 2022 for \$1,195,000 was accurate and whether the market value of \$1,000,000 listed on appeal application indicated what he believed the value of the home to be as of July 1, 2023.

Mr. Brown explained that when he purchased the property it was indicated that there was walkable access to the beach, however after the purchase of the home Mr. Brown stated that this was inaccurate, and it is his belief that he overpaid for the subject property.

Mr. O'Rourke asked the appellant to clarify how the livable square footage above ground of the comparable sales used by Tyler Technologies compared to the subject property.

Mr. Brown explained that the properties used as comparable sales by Tyler Technologies have greater livable square footage above ground, including enclosed first floors and additional rooms. He further clarified that the subject property is built on pilings, with an open space beneath the house. As a result, the comparable properties provide more secure and usable square footage than the subject property. Mr. Brown noted that the comparable sales used by Tyler Technologies include amenities, such as solar panels and pools, which are not present at the subject property.

Mr. Keeler stated that, based on the appellants' application and the referee hearing, the Assessment office offered a stipulation agreement which the appellant did not accept. Mr. Keeler turned the floor over to County witness Mr. Ryan Zuck to explain the assessment process on the subject property.

Mr. Zuck stated that the subject property sold for \$1,195,000 in 2022, as verified by MLS data. The appellant provided two comparable sales outside the subject property's development. Mr. Zuck clarified that there are valid sales within closer proximity to the subject property for consideration. Mr. Zuck explained that after time-adjusting for sales up to July 2023 the subject property sold for \$450.80 per square foot. The subject's current value is \$445.34 per square foot, while the comparable sales used by Tyler Technologies have a time-adjusted average of \$505.73 per square foot. Mr. Zuck emphasized that the comparable sales from the subject's immediate subdivision and the adjacent area are the most reliable to support the current valuation.

Mr. Roth opened the floor to the Board for questions.

Ms. Wahner inquired whether amenities are factored into property

Property Hearing Clarence Brown (continued) valuations, to which Mr. Zuck explained that the sales price accounts for the inclusion of HOA amenities.

Ms. Wahner asked if the comparable developments from which Tyler Technologies found their sales reflected similar amenities to those of the subject property's development. Mr. Zuck responded that he believes the two developments are comparable.

Mr. O'Rourke asked Mr. Zuck to clarify whether the comparable sales used by Tyler Technologies resulted in a higher assessed value on a per square footage basis than that of the subject property, to which Mr. Zuck responded that they did.

Mr. Roth asked Mr. Keeler what stipulation was offered to the appellant, to which Mr. Keeler stated that the stipulation offered was \$1,309,700.

Mr. Roth opened the floor for closing comments.

Mr. Brown concluded by stating the importance of square footage but highlighted that other factors must also be considered in the valuation, specifically, the location of the subject property and its proximity to the beach. Mr. Brown further explained that the developments used by Tyler Technologies feature distinct community amenities, such as a community pool, center, weight room, boat ramp, and access to a State Park, which contributes to higher property values. Mr. Brown pointed out despite the subject property lacking these amenities, that a property comparable to the subject property in an adjacent development recently sold for \$1,050,000, which is only slightly higher than the value he believes is appropriate for the subject property. Mr. Brown concluded that, based on these factors, a valuation of \$970,000 for the subject property was reasonable.

Mr. Keeler stated that, based on the sales from the subject property development, the Assessment office believes the current value is accurate.

Mr. Zuck closed by stating that, while he agrees with the appellants' viewpoint on the importance of location and proximity to the beach, the sales in the subject area do not indicate a decrease in property value and it is his belief that the assessed value of the subject property is accurate.

M25-62 Close Property Hearing 134-9.00-1127.00

Record

A Motion was made by Ms. Wahner, seconded by Ms. Angel to close the record on Property Hearing 134-9.00-1127.00 – Clarence Brown – 39631 Water Works Ct. Bethany Beach, DE 19930.

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

M25-63 Deny Property A Motion was made by Ms. Angel, seconded by Mr. O'Rourke to deny Property Hearing 134-9.00-1127.00 – Clarence Brown – 39631 Water Works Ct. Bethany Beach, DE 19930.

Hearing 134-9.00-

**Motion Adopted:** 5 Yeas

134-9.00 1127.00

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

M25-64 Recess A Motion was made by Ms. Wahner, seconded by Mr. Angel to recess at 10:46 am.

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

M25-65 Reconvene A Motion was made by Ms. Wahner, seconded by Mr. Angel to reconvene at 10:54 am.

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Mr. Davis, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

Mr. Roth acknowledged a change in the Board, as Mr. Davis succeeded Ms. Godwin for the remainder of the meeting.

Property Mr. Roth Hearing 1277.00 – I Ronald and DE 19930. Kathleen Kobelin Mr. Roth s

Mr. Roth introduced Property Assessment Appeal Hearing 134-13.00-1277.00 – Ronald and Kathleen Kobelin – 39647 Heron Rd. Bethany Beach,

Mr. Roth swore in Mr. Kobelin, Ms. Kobelin, Mr. Keeler and Mr. Zuck.

Mr. Kobelin stated his concerns for the appeal are based on the land values provided by Tyler Technologies, which features oceanfront properties. Mr. Kobelin explained there are six lots in total, five of which are valued identically. Mr. Kobelin explained that the five lots are not the same and should not be valued identically. Mr. Kobelin further explained that the information provided by Tyler Technologies was inconsistent in how the values were determined for other properties surrounding the subject property based on acreage and lot positions.

Property
Hearing
Ronald and
Kathleen
Kobelin
(continued)

Mr. Roth opened the floor to the Board for questions.

Mr. O'Rourke asked the appellants whether it was believed that oceanfront properties were being assessed at the same value as those located further inland, to which Mr. Kobelin stated that oceanfront properties were evaluated at a higher value.

Mr. O'Rourke reiterated the appellants' position that properties located further inland should be assessed at a lower value compared to oceanfront properties, to which Mr. Kobelin stated that, based on his experience living in the area for the past forty years, land value has shown a ten percent increase the closer the lot is to the ocean.

Mr. Keeler stated that, based on the appellants' application and the referee hearing, the Assessment office offered a stipulation agreement of \$1,776,400 which the appellant did not accept. Mr. Keeler turned the floor over to County witness Mr. Ryan Zuck to explain the assessment process on the subject property.

Mr. Zuck explained that the appellant submitted two comparable land sales that occurred prior to January 2021 and while these sales were taken into consideration, they fall outside the relevant timeframe for comparable analysis. Mr. Zuck stated that Tyler Technologies uses more recent comparable sales for the assessment process and a land sale used by Tyler Technologies from April 2022 for \$1,795,000 was a more appropriate comparable. He further stated that the subject property is currently assessed at \$1,776,400 and contains an existing 1,155 square foot dwelling. Mr. Zuck explained a comparable sale used by Tyler Technologies, measuring 1,152 square feet, sold in September 2022 for \$1,600,000, with time-adjusted valuation placing it over \$1,700,000. Mr. Zuck concluded that the subject property's assessed value is appropriate and consistent with market trends within the subdivision.

Mr. Kobelin rebutted Mr. Zuck's statement by inquiring whether Tyler Technologies had taken the lot's position to the ocean into account, to which Mr. Zuck stated that Tyler Technologies' assessment is based on a market model that distinguishes between oceanfront and non-oceanfront properties.

Mr. Roth opened the floor to the Board for questions.

Mr. O'Rourke asked Mr. Zuck if it was standard practice throughout Sussex County for ocean-adjacent properties to be assessed based on land value per square foot, regardless of their proximity to the ocean, to which Mr. Zuck responded that was correct.

Mr. Roth opened the floor for closing comments.

Mr. Kobelin closed by stating the current assessment does not accurately

Property
Hearing
Ronald and
Kathleen

reflect the market value of properties, as it fails to consider their proximity to the ocean, and it is his belief that Tyler Technologies did not account for this.

Kobelin (continued)

Mr. Zuck rebutted Mr. Kobelin's closing statement by inquiring whether the appellant provided comparable sales from January 2021 to June 2023.

Mr. Kobelin stated that the comparable sales he provided were outside the established valuation timeframe; however, he argued that this was the only relevant sale and should still be considered in determining the assessed value of the subject property.

M25-66 Close Property Hearing 134-13.00-

1277.00

A Motion was made by Ms. Wahner, seconded by Mr. Davis to close the record on Property Hearing 134-13.00-1277.00 – Ronald and Kathleen Kobelin – 39647 Heron Rd. Bethany Beach, DE 19930.

**Motion Adopted:** 5 Yeas

Record Vote by Roll Call: Mr. Davis, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

M25-67 Deny Property Hearing 134-13.00-1277.00 A Motion was made by Mr. Davis, seconded by Mr. O'Rourke to deny Property Hearing 134-13.00-1277.00 — Ronald and Kathleen Kobelin — 39647 Heron Rd. Bethany Beach, DE 19930.

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Mr. Davis, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

Property Hearing Stephen Ash Mr. Roth introduced Property Assessment Appeal Hearing 134-17.00-170.00 – Stephen Ash - 427 Periwinkle Rd. Bethany Beach, DE 19930

Mr. Roth swore in Mr. Ash, Mr. Keeler and Mr. Zuck.

Mr. Ash expressed concerns regarding the valuation by Tyler Technologies. He noted that nearby homes of comparable size have recently sold between \$460 and \$475 per square foot, while including deeded private beach access, two-car garages, and significantly larger lot sizes. Mr. Ash stated the subject property lacks such amenities but was assessed at a higher rate of \$521 per square foot. Mr. Ash explained that approximately 400 square feet of the subject property consists of unconditioned space. Mr. Ash stated it is his belief that the fair market value of the property should be no more than \$660,000. Supporting evidence for this valuation was submitted to the Board as part of his appeal.

Property Hearing Stephen Ash (continued) Mr. Ash also raised concerns regarding the lack of transparency in the assessment process. He stated that he did not receive a copy of the full property assessment and was only provided with an assessed value, without any accompanying documentation. Mr. Ash stated that this lack of disclosure disregards the Residential Assessment Appeal Form and Delaware Code, Title 9, § 8312A. Mr. Ash concluded his opening statement by stating that the appropriate value of the subject property is \$597,200.

Mr. Roth opened the floor to the Board for questions.

Mr. Roth asked the appellant to share with the Board what was sent to him from the County prior to appearing for the hearing. Mr. Ash reviewed the documents provided and emphasized that a copy of the full assessment, including an explanation of how the assessed value was determined by Tyler Technologies, should have been included.

Mr. O'Rourke inquired whether neighboring dwellings also contained unconditioned living space. Mr. Ash responded that the adjacent properties are not comparable, as they are constructed on pilings and include fully conditioned living areas with screened porches while the subject property includes an enclosed porch with windows, intended to function as a sunroom.

Mr. Keeler stated that, based on the appellants' application and the referee hearing, the Assessment office offered a stipulation agreement of \$763,000 which the appellant did not accept. Mr. Keeler turned the floor over to County witness Mr. Ryan Zuck to explain the assessment process on the subject property.

Mr. Zuck explained that Tyler Technologies' most relevant comparable sales were from the immediate area of the subject property at 1,728 square feet sold in June 2022 for \$806,000, time-adjusted to \$873,700. He further noted that all comparable sales used were similarly sized, smaller homes. Mr. Zuck clarified that screened-in porches, such as the one referenced by the appellant, are not considered part of the livable square footage. Mr. Zuck continued by stating that the median adjusted sale price of all the comparable sales used by Tyler Technologies was \$558.62 per square foot, while the subject's assessed rate per square foot was \$521.17. Mr. Zuck concluded that based on this data, the subject property's assessed value is accurate and consistent with the surrounding subdivision.

Mr. Ash inquired whether Mr. Zuck had personally conducted the assessment on the subject property, to which Mr. Zuck responded that he had reviewed all the values that had been presented to the Board. Mr. Ash then questioned whether all relevant information, including the documents provided prior to the Board hearing, had been considered during the assessment valuation. Mr. Zuck confirmed that he had been presented with notes from the documentation submitted before the hearing.

Property Hearing Stephen Ash (continued)

Mr. Ash clarified that in addition to the screened porch, the enclosed sunroom on the subject property should also be considered as unconditioned space and should not be valued as part of the livable area. Mr. Zuck recommended reinspection of the unconditioned room to ensure an accurate assessment.

Mr. Roth opened the floor to the Board for questions.

Mr. O'Rouke questioned Mr. Zuck whether the assessment is done from outside the subject property, to which Mr. Zuck explained that based on aerial images, the subject property appeared to include the sunroom as part of the living area, and therefore, it was included in the square footage of the livable space. However, Mr. Zuck acknowledged that the appellant's testimony indicated the sunroom is unconditioned, and as such, a reinspection would be needed to adjust the current valuation provided by Tyler Technologies.

Mr. O'Rourke concluded his questioning by asking Mr. Keeler whether the property record cards could be obtained from the Assessment office as part of the public record to which Mr. Keeler responded that this was correct.

Mr. Roth inquired based on the property record card whether the correct livable square footage was 1,484 square feet or 1,464 square feet, to which Mr. Zuck responded that the appellant testimony states 10 feet by 40 feet of that living space is unconditioned.

Mr. Roth inquired whether the data from the property record card was a compilation of the raw data collected by Tyler Technologies, to which Mr. Zuck confirmed that was accurate.

Mr. Roth opened the floor for closing comments.

Mr. Ash stated that he believed Tyler Technologies was aware that the 10 foot by 40 foot area of the subject property was unconditioned, as this information was included in the letter he submitted during his appeal. Mr. Ash concluded his final statement by expressing concern that adequate documentation had not been provided and indicated that he would be more than willing to allow a reinspection of the unconditioned space.

Mr. Zuck concluded by stating that Tyler Technologies is committed to ensuring the accuracy of the assessment data and recommended a reinspection to verify that the space is unconditioned, and the measurements are accurate.

M25-68 Close Property A Motion was made by Ms. Wahner, seconded by Ms. Angel to close the record on Property Hearing 134-17.00-170.00 – Stephen Ash - 427 Periwinkle Rd. Bethany Beach, DE 19930

Hearing 134-17.00-

**Motion Adopted:** 5 Yeas

170.00 Record

Vote by Roll Call: Mr. Davis, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

M25-69 Approve Property Hearing 134-17.00-

170.00

A Motion was made by Ms. Wahner, seconded by Ms. Angel to approve Property Hearing 134-17.00-170.00 – Stephen Ash - 427 Periwinkle Rd. Bethany Beach, DE 10030 for re-evaluation.

Bethany Beach, DE 19930 for re-evaluation.

Motion Adopted: 4 Yeas; 1 Nay

Vote by Roll Call: Mr. Davis, Nay; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

Property Hearing RBL Ventures LLC Mr. Roth introduced Property Assessment Appeal Hearing 334-14.05-14.00

- RBL Ventures LLC - 35 Harbor Rd. Rehoboth Beach, DE 19971.

Mr. Roth swore in Mr. Levine, Mr. Keeler and Mr. Zuck.

Mr. Levine emphasized that the valuation period from 2021 to 2023 offered very limited comparable sales in his community and referenced a MLS sale of a similar townhome for \$1,100,000, noting the comparable sale had features similar to the subject property. Mr. Levine stated he reviewed Tyler Technologies assessment on the subject property and found the assessment value to be unreasonable. He further expressed frustration with the appeal process, stating that while representatives from Tyler Technologies and the County referee staff agreed with his analysis, no adjustments were made. Mr. Levine concluded by describing the process as inefficient and lacking accountability, stressing that while few homeowners appealed, accurate assessments are essential for fairness, property ownership, and public trust.

Mr. Roth opened the floor to the Board for questions.

Ms. Wahner asked whether the appellant believes the subject property's value increased by only \$200,000 between 2018 and 2023, to which Mr. Levine responded that, based on the designated timeframe for comparable sales, that is correct.

Mr. O'Rourke inquired whether the subject property was a vacation home or income-producing. Mr. Levine confirmed it was a second home.

Property Hearing RBL Ventures LLC (continued) Mr. O'Rourke then asked if the property was part of any association, to which Mr. Levine responded that it was actually part of two associations.

Mr. O'Rourke asked Mr. Levine to explain the comparable sale he provided within the designated timeframe. Mr. Levine stated that the comparable property has similar square footage and, while closer to the beach, the subject property has a better view. He concluded that the properties are of similar type and quality, making the nearby sale a valid comparison.

Mr. O'Rourke asked whether the appellant believed the assessed value on the property card reflected both the land and building accurately or if the land was accurate while the building's value was slightly off to which Mr. Levine stated that this was complicated as the land is valued at \$1,000,041, the improvement at \$541,000, and the market value at \$256,000.

Mr. Keeler gave the floor to Mr. Zuck to support the assessed value currently on the property.

Mr. Zuck stated that the subject property is in a unique area with limited comparable sales. The most relevant sale was a property that sold for \$1,100,000 in 2021. After time adjustments, the value aligns with the subject property's assessed value of approximately \$1,328,000. While limited sales data poses challenges, staff indicated that the appellant's suggested value of \$1.3 million is not unreasonable based on available information.

Mr. Levine asked Mr. Zuck how the square footage for the comparable sales was determined, expressing concern that the figures may have been overestimated to which Mr. Zuck responded that the two properties were similar in size.

Mr. Roth opened the floor to the Board for questions.

Mr. O'Rourke asked whether the comparable sale both used by Tyler Technologies and the appellant, were adjacent or part of the same townhome to which Mr. Zuck responded that they were relatively close but not within the same structure. Mr. O'Rourke then asked if similarly structured townhomes were assessed at comparable values to which Mr. Zuck confirmed they were.

Mr. Roth asked Mr. Zuck how a valuation is put on land for a townhome style property to which Mr. Zuck explained that the valuation process involves establishing a base neighborhood model with a standard size and rate and adjust accordingly to size.

Mr. Roth opened the floor for closing comments.

Mr. Levine concluded by reiterating that his proposed valuation of the subject property is fair and reasonable, noting that Mr. Zuck confirmed

this during the hearing. He stated that representatives from Tyler Technologies and the County referee had previously expressed agreement, despite the appeal being denied at each stage. Mr. Levine expressed hope for a compromise between his valuation and that of Tyler Technologies.

M25-70 Close Property Hearing 334-14.05A Motion was made by Ms. Wahner, seconded by Ms. Angel to close the record on Property Hearing 334-14.05-14.00 – RBL Ventures LLC – 35 Harbor Rd. Rehoboth Beach, DE 19971.

**Motion Adopted:** 

: 5 Yeas

14.00 Record

Vote by Roll Call: Mr. Davis, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Ms. Angel, Yea;

Mr. Roth, Yea

M25-71 Approve Property Hearing 334-14.05-14.00 A Motion was made by Mr. Davis, seconded by Ms. Angel to approve Property Hearing 334-14.05-14.00 - RBL Ventures LLC -35 Harbor Rd. Rehoboth Beach, DE 19971 for re-evaluation.

Motion Adopted: 4 Yeas; 1 Nay

Vote by Roll Call: Mr. Davis, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Nay; Ms. Angel, Yea;

Mr. Roth, Yea

M25-72 Adjourn A Motion was made by Ms. Wahner, seconded by Ms. Angel to adjourn.

**Motion Adopted:** 5 Yeas

Vote by Roll Call: Mr. Davis, Yea; Ms. Wahner, Yea;

Mr. O'Rourke, Yea; Mr. Howard, Yea;

Mr. Roth, Yea

Respectfully submitted,

Casey Hall Recording Secretary

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

#### Katrina M. Mears

From:

Diane Harris <a href="mailto:harrislaurel@aol.com">harris <a href="mailto:harrislaurel@aol.com">harrislaurel@aol.com</a>

Sent:

Wednesday, April 2, 2025 12:11 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.

Yes we accept the new assessment of 124,400 for our property , 132-6.00-160, at 26748 Seaford Road. Thank you for your time.

Roger L & Diane E Harris

Sent from the all new AOL app for iOS

On Wednesday, April 2, 2025, 11:47 AM, 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.

Kind Regards,

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

P.O. Box 589

Georgetown, DE 19947

Tel: 302.855.7859

Mobile: 302.245.7928

SUSSEX COUNTY

Situs: 26748 SEAFORD RD Parcel ID: 132-6.00-160.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

HARRIS ROGER L & DIANE E 26734 SEAFORD RD SEAFORD DE 19973

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 3AR011

Alternate ID 132060001600000000

Vol / Pg District

2293/335

Zoning Class

AGRICULTURAL/RESIDEI Residential

**Property Notes** 



Land Information						
<b>Type</b> Primary Site	AC	<b>Size</b> 0.6428	Influence Factors	Influence %	<b>Value</b> 54,970	

Location:

Total Acres: .6428

Spot:

	Α	ssessment Infor	mation		
	Assessed	Appraised	Cost	Income	Market
Land	0	55,000	55,000	0	55,000
Building	0	69,400	69,400	0	133,280
Total	0	124,400	124,400	0	188,280

Value Flag Cost Approach TD132DM2

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

	Entrance Information				
Date	ID	Entry Code	Source		
05/28/24	JXL	Data Mailer Change	Owner		
04/21/23	GRS	Occupant Not At Home	Other		

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
07/27/00	5203-2	350	HIST	Finish Bp 182492-Johnson'S Sub I	
07/23/99	5203-1	2,464	HIST	Cov.Porch From Entry-Johnson'S \$	

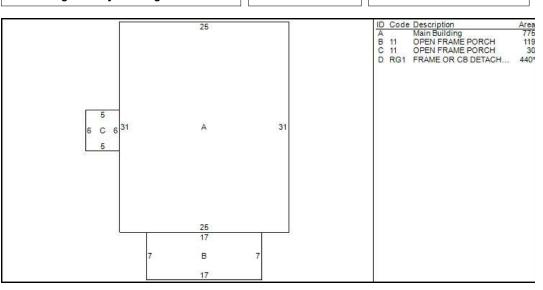
		Sales/0	wnership History		
<b>Transfer Date</b> 06/05/98	Price Type 1	Validity	<b>Deed Reference Deed Type</b> 2293/335	Grantee	

#### SUSSEX COUNTY

Situs: 26748 SEAFORD RD Parcel Id: 132-6.00-160.00 **Dwelling Information** Style Cabin/Cottage Year Built 1947 Story height 1 **Eff Year Built** Attic None Year Remodeled Exterior Walls Block **Amenities** Masonry Trim X Color 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 None Stacks Fuel Type Gas **Openings** System Type Forced Warm Air Pre-Fab **Room Detail** Bedrooms 1 Full Baths 1 Half Baths 0 **Family Rooms** Kitchens Extra Fixtures 2 Total Rooms 3 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** 141,902 **Base Price** % Good 44 2,540 Plumbing % Good Override **Basement** -17.400 **Functional** -11,770 Heating **Economic** 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 1.1 115,270 Subtotal Additions 1,800 775 **Ground Floor Area** 775 Dwelling Value 57,800 **Total Living Area** 

**Building Notes** 

Class: Single Family Dwelling | Card: 1 of 1 | Printed: April 10, 2025



			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	22 x	20	440	1	1980	С	Α	11,560

#### **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 133-17.10-1.00-29
Sussex County Board of Assessment VS Teresa Rock Tiuslee (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; \$427,300 Stipulated Value; \$385,300
Date: 4/6/2025  Signature of Owner or duly authorized agent: 10ccess Rook  Printed Name: 10ccess Rock (Trustee)
Date: 3/31/25  Signature of Sussex County Government Representative:
Printed Name: Christopher S. Kealer
Title: Director of Assessment
Summary .
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 133-17.10-1.00-29. The adjustment reflects a change in square footage that brings the assessed value to \$365,300.



# RESIDENTIAL PROPERTY RECORD CARD 2099

#### SUSSEX COUNTY

Parcel ID: 133-17.10-1.00-29

Class: Residential - Condo

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

Situs: 29 HUNTERS POINT DR

ROCK TERESA L TRUSTEE 29 HUNTERS POINTE DR MILLSBORO DE 19966 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 1QR108C

Alternate ID 133171000010000029

Vol / Pg 3930/21

District

Zoning TOWN CODES Class Residential

**Property Notes** 



Land Information						
Туре		Size	Influence Factors	Influence %	Value	
Primary Site	AC	0.0958	Waterfront - Riv		48,960	

Total Acres: .0958

Spot: Location:

Assessment Information							
Assessed Appraised Cost Income Mark							
Land	0	49,000	49,000	0	0		
Building	0	316,300	316,300	0	0		
Total	0	365,300	365,300	0	0		

Value Flag Cost Approach TD133DM5

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information				
Date	ID	Entry Code	Source			
05/24/24	KMB	Data Mailer No Change	Owner			
01/26/23	SMD	Occupant Not At Home	Estimated			

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/15/17	201713570	1,711	A106	Replace 2 Windows	
07/12/05	7896-2	1,728	HIST	Rebuild Sunroom-Hunter Pointe Lo	
01/10/05	7896-1	1,020	HIST	Interior Balcony-Hunter Pointe	

Sales/Ownership History					
<b>Transfer Date</b> 06/04/93 02/12/87	Price Type 1 1	Validity	<b>Deed Reference</b> Deed Type 3930/21	Grantee	

2099 RESIDENTIAL PROPERTY RECORD CARD

### **SUSSEX COUNTY**

Situs: 29 HUNTERS POINT DR Parcel Id: 133-17 10-1 00-29 Class: Residential - Condo

Card: 1 of 1

Printed: April 10, 2025

Situs : 29 HUNTER	S POINT DR	Parcel Id: 133	Parcel Id: 133-17.10-1.00-29		
	Dw	relling Information			
Style Story height Attic Exterior Walls Masonry Trim	1 None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities	1987		
Color		In-law Apt	No		
		Basement			
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type			
Heating	& Cooling	Fireplaces			
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab			
		Room Detail			
Bedrooms Family Rooms Kitchens Total Rooms		Full Baths Half Baths Extra Fixtures	0		
Kitchen Type Kitchen Remod		Bath Type Bath Remod	No		
		Adjustments			
Int vs Ext	Same	Unfinished Area			

**Unheated Area** 

7.5	4 28	JD.	Code	Description	Area
	D 10 C 10	Ā	13	Main Building FRAME GARAGE	Area 1536 552 280
		Č	31	WOOD DECK	280
	34	D	14	FRAME UTILITY BUILDING	40
	16	E	12 BD1	ENCLOSED FRAME POR	
	10		ועם	BOAT DOCK (WOOD TRIM)	152
	- 20				
	4				
	46 A 8				
	3				
	19				
	34				
	6 <sup>12</sup> E <sub>12</sub> 6				
	23				
	23				
	24 B 24				
	23				

Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	38 x	4	152	1	1987	С	Α	3,470

## **Grade & Depreciation** Grade B-Market Adi C

Cathedral Ceiling ×

Oluac	_	market Aaj
Condition	Average	Functional
CDU	AVERAGE	Economic
Cost & Design	0	% Good Ovr
% Complete	100	

% Complete	100						
Dwelling Computations							
Base Price Plumbing Basement Heating	275,628 7,360 -33,800 22,860	% Good % Good Override Functional Economic	83				
Attic Other Features	0 2,830	% Complete C&D Factor	100 1.25				
Subtotal Ground Floor Area	274,880 1,536	Additions	22,100				
Total Living Area	1,536	Dwelling Value	312,800				

**Building Notes** 

Condominium / Mobile Home Information				
Complex Name Condo Model				
Unit Number Unit Level Unit Parking Model (MH)	29	Unit Location Unit View Model Make (MH)	2 Waterfront-River	



# NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2026
In the Matter of Appeal
Parcel ID 133-21,00-29,00
Sussex County Board of Assessment VS David & Corole Florant (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: \$389,300 Stipulated Value: \$369,000
Date: 04/04/2025  Signature of Owner or duly authorized agent: David Fiorani  Printed Name: DAVID FIORANI
Date: 9/20/25  Signature of Sussex County Government Representative:
Printed Name: Christophur S. Keelur
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 133-21.00-29.00. The adjustment reflects a change in economic depreciation and approach that brings the assessed value to \$369,000.
,



## RESIDENTIAL PROPERTY RECORD CARD 2099

#### SUSSEX COUNTY

Situs: 27933 HOME FARM DR Parcel ID: 133-21.00-29.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

**CURRENT OWNER**FIORANI DAVID N

**CAROLE S FIORANI** 

27933 HOME FARM DR

MILLSBORO DE 19966

**GENERAL INFORMATION** 

Living Units 1

Neighborhood 1QR005

Alternate ID 133210000290000000

Vol / Pg District 4536/228

Zoning Class TOWN CODES Residential

**Property Notes** 



Land Information						
Туре		Size	Influence Factors	Influence %	Value	
Primary Site	AC	0.1562			62,340	

Total Acres: .1562

Spot:

Location:

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	62,300	62,300	0	62,300	
Building	0	306,700	306,700	0	327,030	
Total	0	369,000	369,000	0	389,330	

Value Flag Cost Approach TD133DM3

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information			
Date	ID	Entry Code	Source		
06/04/24	DMR	Data Mailer Change	Owner		
07/08/22	EEM	Occupant Not At Home	Other		

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/09/16	201612973	2,601	A016	16.5x17.5 Deck	
12/15/15	201512253	101,636	A006	Dw 40x47 Att Garage 20x22 Unfin/	

Sales/Ownership History						
<b>Transfer Date</b> 05/02/16 12/29/15	<b>Price Type</b> 248,360 39,000	Validity	Deed Reference Deed Ty 4536/228	pe Grantee		

#### SUSSEX COUNTY

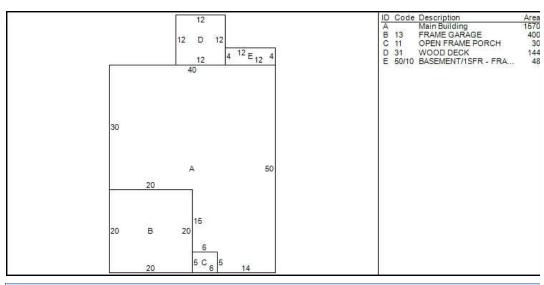
Situs: 27933 HOME FARM DR Parcel Id: 133-21.00-29.00 **Dwelling Information** Style Ranch Year Built 2015 Story height 1 **Eff Year Built** Attic None Year Remodeled Exterior Walls Alum/Vinyl **Amenities** Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar 0 Basement Full FBLA Size **FBLA 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 2 Full Baths 2 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 C+ Market Adj Condition Average **Functional CDU** AVERAGE Economic 88 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 267,775 **Base Price** % Good 97 7,030 Plumbing % Good Override **Basement** 0 **Functional** Economic 88 Heating 22,210 % Complete 100 Attic 19,470 **C&D Factor** Other Features Adj Factor 1.07 Subtotal 316,490 Additions 16,500 1,570 **Ground Floor Area** 1,618 Dwelling Value 306,700 **Total Living Area** 

**Building Notes** 

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 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:

STEPHEN HORCHOER <stephenh6@verizon.net>

Sent:

Wednesday, April 9, 2025 9:23 AM

To:

Katrina M. Mears

Subject:

Re: 134-5.00-69.00.pdf Assessment Appeal

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

We agree with with the revised stipulated value of \$932,600 for Parcel ID# 134-5.00-69.00 (39591 Cove Rd Unit # 29)

Stephen and Carey Horchler

On Apr 8, 2025, at 7:34 AM, 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.

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

<134-5.00-69.00.pdf>



### SUSSEX COUNTY

Situs: 39591 COVE RD 29 Parcel ID: 134-5.00-69.00

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

**CURRENT OWNER** 

HORCHLER STEPHEN J CAREY L HORCHLER 5 CRESTVIEW CIR WAYNE PA 19087

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 1AR055

134050000690000000 Alternate ID 5107/317

Vol / Pg District Zoning Class

MEDIUM RESIDENTIAL Residential

**Property Notes** 



**Land Information** Type Size Influence Factors Influence % Value Primary Site AC 0.0367 Location Shape Or Size -40 663,940

Total Acres: .0367

Location: 12 VERY GD LOCATION (POS INFL Spot:

Assessment Information						
Assessed Appraised Cost Income Ma						
0	663,900	663,900	0	663,900		
0	268,700	268,700	0	303,630		
0	932,600	932,600	0	967,530		
		Assessed Appraised 0 663,900 0 268,700	Assessed Appraised Cost 0 663,900 663,900 0 268,700 268,700	Assessed         Appraised         Cost         Income           0         663,900         663,900         0           0         268,700         268,700         0		

Value Flag Cost Approach TD134DM1

**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	
04/13/23	MEP	Occupant Not At Home	Other	

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
03/03/87	23268-1	2,000	D010	Remodeling-Tower Shoreslot 29	

Sales/Ownership History						
<b>Transfer Date</b> 08/21/19 09/11/99 09/30/90 08/13/88	<b>Price Type</b> 575,000 169,900 108,500	Validity	<b>Deed Reference</b> 5107/317 3651/154	<b>Deed Type</b> Deed	<b>Grantee</b> HORCHLER STEPHEN J	

**Total Living Area** 

#### SUSSEX COUNTY

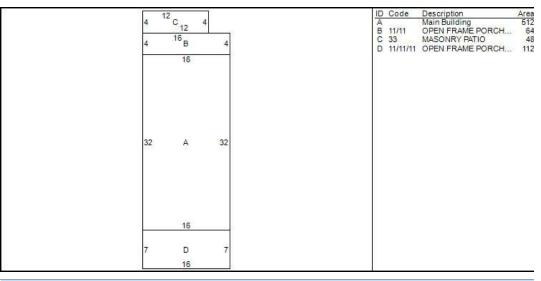
Situs: 39591 COVE RD 29 Parcel Id: 134-5.00-69.00 **Dwelling Information** Style Twnhse Interior Year Built 1965 Story height 2.75 **Eff Year Built** Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim X Color In-law Apt No **Basement** Basement Slab # Car Bsmt Gar 0 FBLA Size X **FBLA Type** Rec Rm 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 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 115 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 228,543 **Base Price** % Good 71 9,840 Plumbing % Good Override **Basement** -14,750 **Functional** 18,960 Economic 115 Heating 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 1.3 242,590 Subtotal Additions 8,600 512 **Ground Floor Area** 1,408 Dwelling Value 268,700

**Building Notes** 

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 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)



Tax Year 2025
In the Matter of Appeal
Parcel ID 134-5.00-171.01
Sussex County Board of Assessment VS Edo Doroshow & Alda Waserstoln (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: \$2,929,100 Stipulated Value: \$2,073,800
Date:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-5.00-171.01. The adjustment reflects a change in grade of the dwelling that brings the assessed value to \$2,673,800.



## SUSSEX COUNTY

Situs: 29426 SALT HAY DR Parcel ID: 134-5.00-171.01 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

**CURRENT OWNER** 

1202 KIRKWOOD HWY

**WILMINGTON DE 19805** 

**GENERAL INFORMATION** DOROSHOW ERIC M AIDA WASERSTEIN

Living Units 1 Neighborhood 1AR056 Alternate ID

Vol / Pg District

3476/320

Zoning Class

Residential

**Property Notes** 



**Land Information** Type Size Influence Factors Influence % Value **Primary Site** AC 0.8874 Waterfront - Ba 1,547,940

Total Acres: .8874

10/18/94

Location: 12 VERY GD LOCATION (POS INFL Spot:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	1,547,900	1,547,900	0	1,547,900
Building	0	1,125,900	716,400	0	1,125,850
Total	0	2,673,800	2,264,300	0	2,673,750

Value Flag Market Approach TD134DM9

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

	Entrance Information			
Date	ID	Entry Code	Source	
10/27/24	JXL	Data Mailer Change	Owner	
04/04/23	HMC	Occupant Not At Home	Other	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
10/14/98	22955-1	100,000	D010	Dwellingw/Additions-Wharton'S Co	

Sales/Ownership History								
<b>Transfer Date</b> 05/26/99 06/24/98	<b>Price Type</b> 825,000 198,000	Validity	<b>Deed Reference</b> 3476/320	Deed Type	Grantee			

Story height 2.5

Exterior Walls Frame

Masonry Trim X Color

Attic None

**Heating & Cooling** 

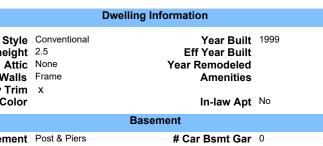
2099 **RESIDENTIAL PROPERTY RECORD CARD** 

# **SUSSEX COUNTY**

Situs: 29426 SALT HAY DR Parcel Id: 134-5.00-171.01 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025



**Fireplaces** 

Basement	Post & Piers	# Car Bsmt Gar	U
FBLA Size	X	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Famil

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

		Room Detail	
Bedrooms Family Rooms	7	Full Baths Half Baths	1
Kitchens Total Rooms	8	Extra Fixtures	3
Kitchen Type Kitchen Remod	No	Bath Type Bath Remod	No

	Aujustilielits
Int vs Ext Same	Unfinished Area
Cathedral Ceiling X	Unheated Δrea

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

% Complete	100		
	Dwell	ing Computations	
Base Price Plumbing Basement Heating	600,369 28,450 -42,070 49,800	% Good % Good Override Functional Economic	89
Attic Other Features	0 1,930	% Complete C&D Factor Adj Factor	1.045
Subtotal Ground Floor Area	638,480 1,716	Additions	109,700
Total Living Area	5,592	Dwelling Value	708,500

**Building Notes** 

Adjustments

6 6 6 D	6				ID Code A B 11/11 C 11/53	Description Main Building OPEN FRAME PORC OPEN FRAME PORC	Area 1716 152 644
6 6	6 8 22	47 C 55 4 11 <sup>15</sup>	18	6	D 11/11 E 31 F 31 G 14/10/10	OPEN FRAME PORC WOOD DECK WOOD DECK FRAME UTILITY BUIL FRAME UTILITY BUIL 1SFR - FRAME/1SFR 1SFR - FRAME/1SFR	164 27 27 114 66 72 319
6 1 H		<sup>33</sup> 29A J 29		78E 37 2 6 12 12 12	K RS1 L RS1 M WD1	FRAME UTILITY SHED FRAME UTILITY SHED WOOD DECK	324* 627* 319*
11 <sub>6</sub>		115 6 19 G 6 19 8 B 8	1	6 78F			

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	18 x	18	324	1	1999	С	Α	1,660
Frame Shed	19 x	33	627	1	1999	С	Α	3,210
Wood Deck	11 x	29	319	1	2000	С	Α	3,010

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



Tax Year 2025
In the Matter of Appeal
Parcel ID 134-5.00-273.00
Sussex County Board of Assessment VS Patrice Presion (Owner Name)
(Owner Ivanie)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$2,302,500 Stipulated Value: \$2,166,800
Date: 4/8/25 Signature of Owner or duly authorized agent: Ban M hosta. Cav Horized agen
Printed Name: Bruce Ho Preston
Date: 4/3/25
Signature of Sussex County Government Representative
Printed Name: Christophers. Keeler
Title: Olrector 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 134-5.00-273.00. The adjustment reflects a change in economic depreciation and approach that brings the assessed value to \$2,166,800.



## SUSSEX COUNTY

Situs: 29638 S DUNE WAY

Parcel ID: 134-5.00-273.00

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 11, 2025

## **CURRENT OWNER**

**GENERAL INFORMATION** Living Units 1

PRESTON PATRICE P 336 SUFFOLK RD **BALTIMORE MD 21218** 

Neighborhood 1AR055

134050002730000000 Alternate ID 3995/259

Vol / Pg District Zoning Class

MEDIUM RESIDENTIAL Residential

**Property Notes** 



Land Information	n

Type Size Influence Factors Influence % Value **Primary Site** AC 0.2525 Location 1,919,090

Total Acres: .2525

Location: 12 VERY GD LOCATION (POS INFL Spot:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	1,919,100	1,919,100	0	1,919,100
Building	0	247,700	247,700	0	519,810
Total	0	2,166,800	2,166,800	0	2,438,910

Value Flag Cost Approach TD134DM9

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

Entra		

Date ID **Entry Code** Source NMJ Occupant Not At Home Other 04/10/23

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
09/06/23	202312427	35,000	A108	Replace Deck Boards (No Railings	
09/10/87	23049-1	15,000	D010	Enclose Porch-Cotton Patch Hills L	

# Sales/Ownership History

Validity **Deed Reference Deed Type Transfer Date** Price Type Grantee

#### SUSSEX COUNTY

Situs: 29638 S DUNE WAY Parcel Id: 134-5.00-273.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 11, 2025

Dwelling	Information

 Style
 Raised Ranch
 Year Built
 1980

 Story height
 1
 Eff Year Built
 Fear Built

 Attic
 None
 Year Remodeled

 Exterior Walls
 Frame
 Amenities

 Masonry Trim
 X

 Color
 In-law Apt
 No

#### Basement

Basement Full # Car Bsmt Gar 1
FBLA Size 1,124 # FBLA Type

Rec Rm Size X Rec Rm Type Single Family

# Heating & Cooling Fireplaces

 Heat Type
 Central Full Ac
 Stacks

 Fuel Type
 Propane
 Openings

 System Type
 Forced Warm Air
 Pre-Fab
 1

#### Room Detail

 Bedrooms
 3
 Full Baths
 2

 Family Rooms
 Half Baths
 0

 Kitchens
 Extra Fixtures
 3

 Total Rooms
 6
 Bath Type

 Kitchen Type
 Bath Type

 Kitchen Remod
 No
 Bath Remod
 No

#### Adjustments

Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area

#### **Grade & Depreciation**

 Grade
 C+
 Market Adj

 Condition
 Average
 Functional

 CDU
 AVERAGE
 Economic
 60

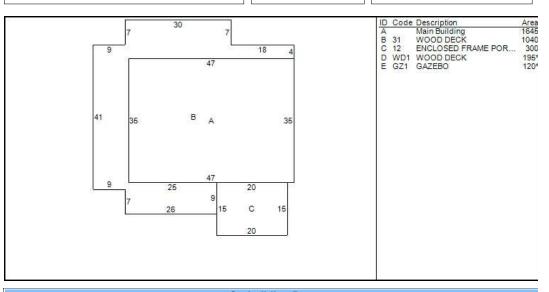
 Cost & Design
 0
 % Good Ovr

 % Complete
 100
 %

#### **Dwelling Computations**

Base Price	278,189	% Good	79
Plumbing	8,440	% Good Override	
Basement	0	Functional	
Heating	23,080	Economic	60
Attic	0	% Complete	100
Other Features	53,160	C&D Factor	
		Adj Factor	1.3
Subtotal	362,870	Additions	11,600
Ground Floor Area	1,645		
Total Living Area	1,645	Dwelling Value	238,700

_				
21	ша	ina	No	tes



			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Wood Deck	13 x	15	195	1	2021	С	Α	4,700
Gazebo	10 x	12	120	1	2021	С	Α	4,310

#### **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 134-7,00-600.00
Sussex County Board of Assessment VS Richard & Joann Carlelli (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: \$1,044,200 Stipulated Value: \$724,800
$\cdot$
Date: <u>4/2/2025</u>
Signature of Owner or duly authorized agent:
Printed Name: _Richard Calletti
Date: 3/26/25
Signature of Sussex County Government Representatives
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-7.00-600.00. The adjustment reflects a change in the style of dwelling and sketch that brings the assessed value to \$724,800.



# SUSSEX COUNTY

Situs: 28954 HABERSHAM LN Parcel ID: 134-7.00-600.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

CARLETTI RICHARD HERMAN JOANN ELIZABETH CARLETTI 28954 HABERSHAM LN DAGSBORO DE 19939

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 1AR049

1340700060000000000 Alternate ID Vol / Pg 4025/122

District Zoning Class

MEDIUM RESIDENTIAL Residential

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2711	Waterfront - Tic		212,700

Total Acres: .2711

Location: 11 GOOD LOCATION (POS INFLU) Spot:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	212,700	212,700	0	212,700
Building	0	512,100	478,500	0	512,130
Total	0	724,800	691,200	0	724,830

Value Flag Market Approach TD134DM9

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

Entrance In	nform	atior
-------------	-------	-------

Date ID **Entry Code** Source 02/22/23 KLC Occupant Not At Home Other

Permit Information							
Date Issued	Number	Price	Purpose	% Complete			
04/19/12	24073-1	168,284	D010	Dwelling W/Additions-Seagrass Pla			

# Sales/Ownership History

**Transfer Date** Validity **Deed Reference Deed Type** Price Type Grantee 08/01/12 345,270 4025/122

04/27/12 148,000

#### SUSSEX COUNTY

Situs: 28954 HABERSHAM LN Parcel Id: 134-7.00-600.00 **Dwelling Information** Style Cape Cod Year Built 2012 Story height 1.25 **Eff Year Built** Attic None Year Remodeled Exterior Walls Alum/Vinyl **Amenities** Masonry Trim X Color In-law Apt No

**Basement** 

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

Rec Rm Size X Rec Rm Type Single Family

**Heating & Cooling Fireplaces** 

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

**Room Detail** 

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

**Adjustments** 

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

**Grade & Depreciation** 

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

**Dwelling Computations** 

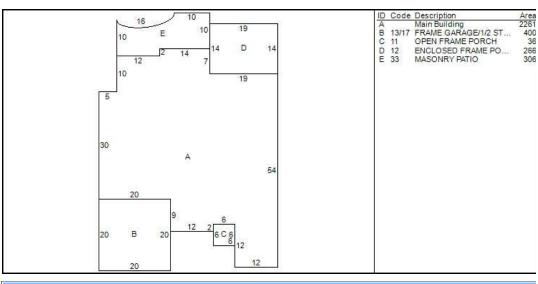
457,658 **Base Price** % Good 91 13,260 Plumbing % Good Override **Basement** -46.770 **Functional** 37,960 Heating **Economic** 0 % Complete 100 Attic 1,700 **C&D Factor** Other Features Adj Factor 1.05 Additions 33,600 Subtotal 463,810 2,261 **Ground Floor Area** 3,026 **Total Living Area** Dwelling Value 478,500

**Building Notes** 

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 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 2026
In the Matter of Appeal
Parcel ID 134-8.00-165.02-BS-39
Sussex County Board of Assessment VS Alan & Bonnila Walker (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: \$49,500 Stipulated Value: \$19,800
Date: 4/7/2025  Signature of Owner or duly authorized agent: WWW. WWW. Printed Name: ALAN D. WALKER
Printed Name: //CAN B WALKER
Date; 3/20/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-8.00-165.02-BS-39. The adjustment reflects a change in economic depreciation that brings the assessed value to \$18,800.



Situs:

# RESIDENTIAL PROPERTY RECORD CARD 2099

# SUSSEX COUNTY

Parcel ID: 134-8.00-165.02-BS-39

Class: Residential - Condo

Card: 1 of 1

Printed: April 10, 2025

**CURRENT OWNER** 

WALKER ALAN D BONNIE S WALKER 69 GARDENIA BLVD GREENWOOD DE 19950 **GENERAL INFORMATION** 

Living Units 0 Neighborhood 1AR132C

Alternate ID 1340800016502BS-39 Vol / Pg 5932/38

Vol / Pg District

Zoning Class

Residential

**Property Notes** 

**BOAT SLIP - NO LAND** 



Land Information									
Туре	Size	Influence Factors	Influence %	Value					
Total Acres:									

Spot: Location: 12 VERY GD LOCATION (POS INFL

Assessment Information								
Assessed	Appraised	Cost	Income	Market				
0	0	0	0	0				
0	18,800	18,800	0	0				
0	18,800	18,800	0	0				
		Assessed Appraised 0 0 0 18,800	Assessed Appraised Cost 0 0 0 0 18,800 18,800	Assessed         Appraised         Cost         Income           0         0         0         0           0         18,800         18,800         0				

Value Flag Cost Approach Gross Building:

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information						
<b>Date</b> 05/19/23	<b>ID</b>	Entry Code	<b>Source</b>			
	CMP	Unoccupied	Other			

		Pe	ermit Information	
Date Issued	Number	Price Pui	rpose	% Complete

	Sales/Ownership History							
<b>Transfer Date</b> 06/28/23 06/28/23 06/29/15	<b>Price Type</b> 382,500	<b>Validity</b> Invalid Sale - Tyler Invalid Sale - Tyler	Deed Reference 5932/38 5931/341 4413/303	<b>Deed Type</b> Deed Deed	<b>Grantee</b> WALKER ALAN D MEROLLINI ANTHONY A			

Attic

Subtotal

Other Features

**Ground Floor Area Total Living Area** 

# SUSSEX COUNTY

2099 RESIDENTIAL PROPERTY RECORD CARD Situs: Parcel Id: 134-8.00-165.02-BS-39 **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

0

**Building Notes** 

% Complete

**C&D Factor** 

**Dwelling Value** 

Adj Factor Additions

Class: Residential - Condo
----------------------------

			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bs 26-35lf	х		1	1	2000	С	Α	18,750

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



Tax Year 2026
In the Matter of Appeal
Parcel ID 134-9.00-900.00
Sussex County Board of Assessment VS Kenneth & Laud Wilder
(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: \$2,391,399 Stipulated Value: \$1,971,000
Date: 4/2/25 Km 4/W
Signature of Owner or duly authorized agent: Sceni Willie
Printed Name: Kannoth M. Willner and Lauri A. Willner
Date: 3/1025
Signature of Sussex County Government Representative:
Printed Name: Children S. Keebs
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 134-9.00-900.00. The adjustment reflects a change in
grade of the dwelling that brings the assessed value to \$1,971,000



# SUSSEX COUNTY

Situs: 2 PELICANS WAY S Parcel ID: 134-9.00-900.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

WILLNER KENNETH M LAURI WILLNER 1448 HARVEST CROSSING DR MC LEAN VA 22101 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 1AR055

Alternate ID

Vol / Pg District 4566/217

Zoning Class

Residential

**Property Notes** 



Land Information						
Туре		Size	Influence F	actors	Influence %	Value
Primary Site	AC	0.2213	Location	Traffic - Heavy	-20	1,511,930

Total Acres: .2213

05/13/91

Spot: Location: 12 VERY GD LOCATION (POS INFL

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	1,511,900	1,511,900	0	1,511,900	
Building	0	459,100	459,100	0	1,132,600	
Total	0	1,971,000	1,971,000	0	2,644,500	

Value Flag Cost Approach TD134DM11 Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information						
<b>Date</b> 04/20/23	<b>ID</b> EBC	Entry Code Occupant Not At Home	Source Other			

97,000

Permit Information							
Date Issued	Number	Price	Purpose	% Complete			
07/21/20	202006969	2,527	A017	14x6 Deck Extetion, Extend Ext D€			
12/16/14	201410836	50,000	A108	Interior Renovations Make Ext Sho			
08/26/13	201309795	15,000	A108	Enclose Existing 14x12 Porch With			
09/12/91	26010-1	200,000	D010	Dwellingw/Deck-Pelican'S Pouchlo			

Sales/Ownership History						
Transfer Date 07/08/16	<b>Price Type</b> 1,365,000	Validity	Deed Reference Deed Type 4566/217	Grantee		
11/27/06 11/23/04	1,900,000 164,500					

## SUSSEX COUNTY

Situs: 2 PELICANS WAY S Parcel Id: 134-9.00-900.00 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

		Dwelling Information			
Style Story height Attic Exterior Walls Masonry Trim Color	None Frame	Year Built Eff Year Built Year Remodeled Amenities In-law Apt			
00101		III-law Apt			
Basement					
Basement FBLA Size Rec Rm Size	X	# Car Bsmt Gar FBLA Type Rec Rm Type			

Heating & Cooling	Fireplaces

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

# **Room Detail**

Bedrooms 5	Full Baths	3
Family Rooms	Half Baths	1
Kitchens	Extra Fixtures	14
Total Rooms 9		
Kitchen Type	Bath Type	
Kitchen Remod No	Bath Remod	No

# **Adjustments**

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

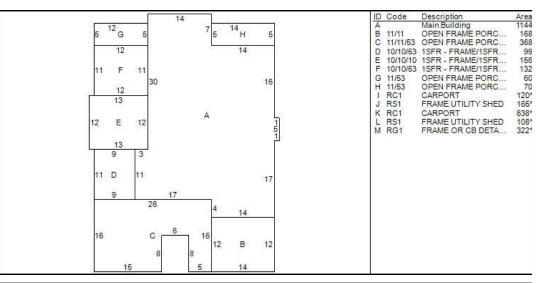
#### **Grade & Depreciation**

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

#### **Dwelling Computations**

Base Price	291,578	% Good	85
Plumbing	30,930	% Good Override	
Basement	-25,540	Functional	
Heating	24,190	Economic	
Attic	0	% Complete	100
Other Features	1,620	C&D Factor	
		Adj Factor	1.3
Subtotal	322,780	Additions	67,800
Ground Floor Area	1,144		
Total Living Area	3,218	Dwelling Value	444,800

Bu	ild	ina	No	tes



			Outbuilding	Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Carport	10 x	12	120	1	1992	С	Α	450
Frame Shed	15 x	11	165	1	1992	С	Α	680
Carport	11 x	58	638	1	1992	С	Α	2,410
Frame Shed	9 x	12	108	1	1992	С	Α	440
Det Garage	14 x	23	322	1	1992	С	Α	10,280

#### **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: Sent: David Kelley <yeroxy@aol.com> Saturday, April 5, 2025 2:28 PM

To:

Katrina M. Mears

Subject:

Re: 134-12,00-280,01-138.pdf Assessment Appeal

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

We, Dave Kelley and Ye Moore, accept the stipulated value for 9 Cannon Ct., Millville, of \$458,000. Best regards,

Dave Kelley and Ye Moore.

Sent from my iPad

On Apr 5, 2025, at 12:46 PM, Katrina M. Mears <a href="mailto:kmears@sussexcountyde.gov">kmears@sussexcountyde.gov</a>> 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.

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

Mobile: 302.245.7928

<134-12.00-280.01-138.pdf>



Situs: 9 CANNON CT

# RESIDENTIAL PROPERTY RECORD CARD 2099

### SUSSEX COUNTY

Parcel ID: 134-12.00-280.01-138

Class: Residential - Condo

Card: 1 of 1

Printed: April 10, 2025

### **CURRENT OWNER**

GENERAL INFORMATION

KELLEY DAVID E & YE MOORE 13 BONIFANT RD SILVER SPRING MD 20905 Living Units 1 Neighborhood 1TR101C

Alternate ID 134120002800100138

Vol / Pg District 3403/99

Zoning Class TOWN CODES Residential

# **Property Notes**

COMMON LAND PCT - 280.01 / 280.02



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1440			46,390

Total Acres: .144

Spot:

Location:

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	46,400	46,400	0	0	
Building	0	463,100	463,100	0	0	
Total	0	509,500	509,500	0	0	

Value Flag Cost Approach TD134DM4 Manual Override Reason Base Date of Value Effective Date of Value

Grantee

	Entrance Information						
<b>Date ID</b> 05/17/23 RSI	Entry Code Occupant Not At Home	<b>Source</b> Other					

			Permit Informa	ation
Date Issued	Number	Price	Purpose	% Complete

# Sales/Ownership History

 Transfer Date
 Price Type
 Validity
 Deed Reference
 Deed Type

 01/08/07
 463.410
 3403/99

Heat Type Central Full Ac

Fuel Type Electric

System Type Heat Pump

Kitchen Type Kitchen Remod No

# **SUSSEX COUNTY**

Situs: 9 CANNON CT Parcel ld: 134-12.00-280.01-138

Class: Residential - Condo

Card: 1 of 1

Printed: April 10, 2025

	Dwe	elling Information	
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	
Heating 6	& Cooling	Fireplaces	

**Room Detail** 

Adjustments

Stacks

Openings

Pre-Fab

Bath Type Bath Remod No

17 10 E 17	34		8	ABCDE	10 11 13 12 10	Description Main Building 1SFR - FRAME OPEN FRAME PORCH FRAME GARAGE ENCLOSED FRAME POR 1SFR - FRAME	Area 1264 256 32 440 170 56
40	A	32	B 32				
22	8	12 20	8				
4 <sup>14</sup> F <sub>14</sub> 4	<sup>8</sup> C <sub>8</sub> <sup>4</sup> <sub>22</sub>	D 20	22				

Bedrooms 3	Full Baths 2				·····		l l	
Family Rooms	amily Rooms Half Baths 0 Kitchens Extra Fixtures Total Rooms 6	Outbuilding Data						
		Туре	Size 1	Size 2	Area (	Qty	Yr Blt Grade Condition	Value

Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area	
	Grade	& Depreciation	
		Market Adj Functional Economic % Good Ovr	135
	Dwellin	ng Computations	
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area Total Living Area	281,324 4,220 -12,480 23,340 0 0 296,400 1,264 2,208	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions  Dwelling Value	93 135 100 1.1 48,900 463,100
	Bu	ilding Notes	
		The state of the s	

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



Tax Year 2026
In the Matter of Appeal
Parcel ID 134-20.12-9.00
Sussex County Board of Assessment VS Evan Thomas Trustee (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$1,343,200 Stipulated Value: \$966,100
Date: 4/7/2025
Signature of Owner or duly authorized agent:
Printed Name:
Date: 3/31/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-20.12-9.00. The adjustment reflects a change in grade, condition and eceonomic depreciation that brings the assessed value to \$966,100.



### SUSSEX COUNTY

Situs: 35229 HASSELL AV Parcel ID: 134-20.12-9.00 **Class: Single Family Dwelling** 

Card: 1 of 2

Printed: April 10, 2025

**CURRENT OWNER** 

**GENERAL INFORMATION** Living Units 1

THOMAS EVAN R TRUSTEE PO BOX 1385 BETHANY BEACH DE 19930

Neighborhood 1AR077

134201200090000000 Alternate ID 4127/244

Vol / Pg District

Zoning Class

MEDIUM RESIDENTIAL Residential

**Property Notes** 



**Land Information** Type Size Influence Factors Influence % Value Primary Site AC 0.2057 Waterfront - Ca -20 786,230

Total Acres: .2057

Location: 12 VERY GD LOCATION (POS INFL Spot:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	786,200	786,200	0	786,200		
Building	0	179,900	179,900	0	324,990		
Total	0	966,100	966,100	0	1,111,190		

Value Flag Cost Approach TD134DM1

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

		Entrance Information			
Date	ID	Entry Code	Source		
04/16/24	DMR	Data Mailer Change	Owner		
11/01/22	LBM	Occupant Not At Home	Other		

		Permit Information	
Date Issued	Number	Price Purpose	% Complete

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

Attic

Subtotal

**Other Features** 

**Ground Floor Area** 

**Total Living Area** 

# **SUSSEX COUNTY**

Situs: 35229 HASSELL AV Parcel Id: 134-20.12-9.00

Class: Single Family Dwelling

Card: 1 of 2

Printed: April 10, 2025

Dwelling Information				
Style Story height Attic Exterior Walls Masonry Trim Color	None Asbest/Asphalt	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		
		Basement		
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type		
Heating 8	& Cooling	Fireplaces		
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab		
		Room Detail		
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type		Full Baths Half Baths Extra Fixtures Bath Type	1 2	
Kitchen Remod	No	Bath Remod	No	
		Adjustments		
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area		
		Grade & Depreciation		
Grade Condition CDU Cost & Design % Complete	Average FAIR 0	Market Adj Functional Economic % Good Ovr		
		Owelling Computations		
Base Price Plumbing Basement Heating	5 -11	9,586 % Good Override 6,090 % Good Override 1,070 Functional 6,560 Economic	75 80	

0

0

210,170

1,232

1,232

**Building Notes** 

% Complete 100

Adj Factor 2.09

Dwelling Value 167,200

Additions 3,100

**C&D Factor** 

21 10 B 1 21	0 5 <sup>7</sup> D <sub>7</sub> 5		ID Code A B 12 C 14 D 14 E BD1	Description Main Building ENCLOSED FRAME POR FRAME UTILITY BUILDING FRAME UTILITY BUILDING BOAT DOCK (WOOD TRIM)	48 35
28	А	6 28 8 C 8 6			
	44	58			

			Outbuilding	y Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	3 x	55	165	1	2000	С	Α	3,760

#### **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: 35229 HASSELL AV Parcel ID: 134-20.12-9.00 **Class: Single Family Dwelling** 

Card: 2 of 2

Printed: April 10, 2025

**CURRENT OWNER** 

**GENERAL INFORMATION** 

THOMAS EVAN R TRUSTEE PO BOX 1385 BETHANY BEACH DE 19930 Living Units 1 Neighborhood 1AR077

Alternate ID 134201200090000000 Vol / Pg

District

4127/244

Zoning Class

MEDIUM RESIDENTIAL Residential

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2057	Waterfront - Ca	-20	786,230

Total Acres: .2057

Location: 12 VERY GD LOCATION (POS INFL Spot:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	786,200	786,200	0	786,200		
Building	0	179,900	179,900	0	324,990		
Total	0	966,100	966,100	0	1,111,190		

Value Flag Cost Approach TD134DM1

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

		Entrance Information			
Date	ID	Entry Code	Source		
04/16/24	DMR	Data Mailer Change	Owner		
11/01/22	LBM	Occupant Not At Home	Other		

Permit Information				
Date Issued	Number	Price Purpose	% Complete	

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



**SUSSEX COUNTY** 

Situs: 35229 HASSELL AV Parcel Id: 134-20.12-9.00

Class: Single Family Dwelling

Card: 2 of 2

Printed: April 10, 2025

01100 1 00220 1 111100			
		Duralling Information	
		Dwelling Information	
Style Story height Attic Exterior Walls Masonry Trim Color	x	Year Built Eff Year Built Year Remodeled Amenities In-law Apt	No
		Basement	
Basement FBLA Size Rec Rm Size		# Car Bsmt Gar FBLA Type Rec Rm Type	
Heating	& Cooling	Fireplaces	
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab	
		Room Detail	
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod		Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	
		Adjustments	
Int vs Ext Cathedral Ceiling	x	Unfinished Area Unheated Area	
		Grade & Depreciation	
Grade Condition CDU Cost & Design % Complete	0	Market Adj Functional Economic % Good Ovr	
		Dwelling Computations	
Base Price Plumbing Basement Heating Attic Other Features		% Good % Good Override Functional Economic % Complete 0 C&D Factor	
Subtotal		Adj Factor 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	65	65	1	2021	С	Α	8,970	

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:

John Stoeckel <jmstoeckel59@gmail.com>

Sent:

Tuesday, April 8, 2025 10:09 AM

To:

Katrina M. Mears

Subject:

Re: 135-11.00-317.00.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.

Dear Katrina,

Thank you for providing the new assessed value of \$486,800.00. We accept this as the new assessed value of our home. Unfortunately, I can not scan the attached document. If you would like a hard copy I can mail it to your office. Let me know if that would work for you.

Sincerely,

John Stoeckel

On Tue, Apr 8, 2025 at 7:20 AM 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.

Kind Regards,

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

P.O. Box 589

Georgetown, DE 19947

Tel: 302.855.7859

Mobile: 302.245.7928



#### SUSSEX COUNTY

Situs: 19379 LONGFELLOW WAY Parcel ID: 135-11.00-317.00

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

STOECKEL JOHN JULIANNA STOECKEL 19379 LONGFELLOW WAY **GEORGETOWN DE 19947** 

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 1AR006

135110003170000000 Alternate ID 5863/344

Vol / Pg District Zoning Class

AGRICULTURAL/RESIDEI Residential

#### **Property Notes**



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1954			88,970

Total Acres: .1954

Spot:

Location:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	89,000	89,000	0	89,000		
Building	0	350,100	350,100	0	385,900		
Total	0	439,100	439,100	0	474,900		

Value Flag Cost Approach **Gross Building:** 

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

		Entrance Information	
<b>Date</b> 10/14/24	I <b>D</b>	Entry Code	Source
	KEK	Occupant Not At Home	Other
11/02/22	TT	Total Refusal	Owner
07/28/22	CMP	Vacant Land	Other
01120122	CIVIE	Vacant Land	Oli lei

Permit Information							
Date Issued	Number	Price	Purpose	% Complete			
11/20/23	202315666	2,258	A017	"Adding 8 X 16 & 5 X 4 Deck Abo\			
05/06/22	202204953	115,246	A007	1 St Dw 56x50, Att Gar 23x22, Por			

#### Sales/Ownership History

**Transfer Date** 03/02/23

**Price Type** 521,585 Land & Improv

Validity Valid Sale - Tyler **Deed Reference Deed Type** 5863/344 Deed

Grantee STOECKEL JOHN Style Ranch

Attic None

Exterior Walls Alum/Vinyl

**Basement** Crawl

FBLA Size X

Rec Rm Size X

Kitchen Remod No

% Complete 100

Story height 1

Masonry Trim X Color

Year Built 2022

**Eff Year Built** 

# Car Bsmt Gar 0

**FBLA Type** 

Bath Remod No

**Amenities** 

In-law Apt No

Year Remodeled

**Dwelling Information** 

**Basement** 

#### SUSSEX COUNTY

Situs: 19379 LONGFELLOW WAY Parcel Id: 135-11.00-317.00 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025



Heating & Cooling	Fireplaces	
Heat Type Central Full Ac	Stacks	
Fuel Type Electric	Openings	
System Type Heat Pump	Pre-Fab	

**Room Detail** 

#### Full Baths 2 Bedrooms 3 **Family Rooms** Half Baths 0 Extra Fixtures 2 Kitchens Total Rooms 6 Kitchen Type Public **Bath Type**

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

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

<u> </u>								
Dwelling Computations								
Base Price	326,168	% Good	95					
Plumbing	7,360	% Good Override						
Basement	-18,090	Functional						
Heating	27,060	Economic						
Attic	0	% Complete	100					
Other Features	0	C&D Factor						
		Adj Factor	1					
Subtotal	342,500	Additions	24,700					
Ground Floor Area	1,882							
Total Living Area	1,882	Dwelling Value	350,100					

7	ID Code Description Area
14 4 4 12 12 12 12 13 13	ID Code Description
A 34	
6 2 29 6 9 9	
21 B 21 22	

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

## **Condominium / Mobile Home Information**

Condo Model **Unit Number Unit Level Unit Location Unit Parking** 

**Complex Name** 

Model (MH)

**Unit View** Model Make (MH)

#### **Building Notes**



## NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel ID 135-18.12-4.00
Sussex County Board of Assessment VS Sussex Trustee (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$309,800 Stipulated Value: \$296,900
Date: 4/7/2025  Signature of Owner or duly authorized agent:
Printed Name: Susanne K. Laws
Date: 3/24/25  Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 135-19.12-4.00. The adjustment reflects a change in grade of the dwelling that brings the assessed value to \$296,900.

2099

#### SUSSEX COUNTY

Situs: 414 W MARKET ST Parcel ID: 135-19.12-4.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

LAWS SUSANNE K TTEE LIV TR 414 W MARKET ST **GEORGETOWN DE 19947** 

**GENERAL INFORMATION** 

Living Units 2 Neighborhood 1LR007

Alternate ID

Vol / Pg District

5876/83

Zoning Class

Residential

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.7163			83,040

Total Acres: .7163

04/15/88

Spot:

Location:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	83,000	83,000	0	83,000		
Building	0	213,900	177,700	0	213,870		
Total	0	296,900	260,700	0	296,870		

Value Flag Market Approach **Gross Building:** 

		Entrance Information				
Date	ID	Entry Code	Source			
12/06/23	DMR	Data Mailer Change	Owner			
06/06/22	TT	Total Refusal	Owner			
11/11/21	JBV	Entrance Gained	Owner			

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		
04/29/13	201305001	7,800	A106	Remove Rotted Material And Repla		
10/13/95	28546-1	1,109	D010	Remodeling-Evergreen Lawnslot 7		

Sales/Ownership History							
Transfer Date 03/23/23	Price Type	<b>Validity</b> Invalid Sale - Tyler	Deed Reference 5876/83	<b>Deed Type</b> Deed	<b>Grantee</b> LAWS SUSANNE K TTEE LIV TR		
05/02/17	229,000	•	4701/195				
04/02/13	220,000						
08/30/06	330,000						

#### **SUSSEX COUNTY**

Parcel Id: 135-19.12-4.00 Situs: 414 W MARKET ST

Clace	Single	Eamily	Dwelling
Giass.	Julyle	ганину	Dweiling

Card: 1 of 1

Printed: April 10, 2025

ID Code Description

Situs : 414 W MARK	EISI	Parcel Id: 135	5-19.12-4.00
	D	welling Information	
Story height	Unfinished Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt	
00101		•	
		Basement	
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type	
Heating 8	& Cooling	Fireplaces	
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab	
		Room Detail	
Bedrooms Family Rooms Kitchens Total Rooms		Full Baths Half Baths Extra Fixtures	0

	124		A Main Building 93 B 12 ENCLOSED FRAME POR 6 C 10 1SFR - FRAME 12
	14: D	14	A Main Building 93 B 12 ENCLOSED FRAME POR 6 C 10 1SFR - FRAME 12 D 10 1SFR - FRAME 33 E 10 1SFR - FRAME 22 F 11 OPEN FRAME PORCH 5
	24 36		G RG1 FRAME OR CB DETACH 900
8	30	10	
16 C 16			
26 8	А	26 22 E 22	
8 B 8			
8	36	10	
	6 F 6		

Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	18 x	50	900	1	1995	С	Α	23,530

#### Bath Type Bath Remod No Kitchen Type Kitchen Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade C+ Market Adj Condition Average Functional CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete 100

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

Dwelling Computations								
Base Price	251,114	% Good	43					
Plumbing	9,840	% Good Override						
Basement	-6,230	Functional						
Heating	20,830	Economic						
Attic	9,770	% Complete	100					
Other Features	2,700	C&D Factor						
		Adj Factor	1.09					
Subtotal	288,020	Additions	17,600					
Ground Floor Area	936							
Total Living Area	2,556	Dwelling Value	154,200					

#### **Building Notes**

#### Katrina M. Mears

From: Sent: harry ward <09sbsc@gmail.com>

To:

Tuesday, April 1, 2025 1:50 PM 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.

Thank you Katrina
I have been traveling, do am unable to print, sign, scan and send
I do however agree with the correction.
All the best
Harry

## Harry Ward

Landline: (302) HB2-0894

On Mar 31, 2025, at 11:57 AM, Katrina M. Mears <a href="mailto:kmears@sussexcountyde.gov">kmears@sussexcountyde.gov</a> 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.

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

<230-1.00-58.00.pdf>

Mobile: 302.245.7928

Situs:

#### SUSSEX COUNTY

Parcel ID: 230-1.00-58.00

Class: Residential - Vacant Land

Card: 1 of 1

Printed: April 10, 2025

**CURRENT OWNER** WARD HARRY R TTEE

SANDRA H WARD TTEE REV TR

443 BAY AVE

MILFORD DE 19963

**GENERAL INFORMATION** 

Living Units 0 Neighborhood 4YR001

Alternate ID 230010000580000000

Vol / Pg

5189/25

District Zoning Class

TOWN CODES Residential

**Property Notes** 



Land Information						
Туре		Size	Influence Factors	Influence %	Value	
Wetland/Waste	AC	0.1740			90	

Total Acres: .174

Spot:

Location:

Assessment Information							
Assessed Appraised Cost Income Ma							
Land	0	100	100	0	0		
Building	0	0	0	0	0		
Total	0	100	100	0	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 08/22/23 SME Vacant Land Other

Permit Information										
Date Issued	Number	Price	Purpose	% Complete						
10/18/13	201312871	5,008	A085	Replace 5-Windows And 1-Patio D						

#### Sales/Ownership History

**Transfer Date** 01/22/20 02/23/11

Price Type

120,000

Validity

**Deed Reference Deed Type** 5189/25 Deed 4072/340

Grantee

WARD HARRY R TTEE

#### SUSSEX COUNTY

Situs: Parcel Id: 230-1.00-58.00 **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 Heating & Cooling Fireplaces** 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 % Complete Attic 0 **C&D Factor** Other Features Adj Factor Additions Subtotal **Ground Floor Area Dwelling Value Total Living Area** 

**Building Notes** 

Class: Residential - Vacant Land Card: 1 of 1 Printed: April 10, 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 Location Unit Parking Model (MH) Model Make (MH)



# NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2026	
In the Matter of Appeal	
Parcel ID 232-6.00-8.00	
Sussex County Board of Assessment VS Sue Murphy Trustee	(Owner Name)
We, the undersigned, agree to adjust the above-entitle Board of Assessment Office as follows:	ed appeal by settlement with the Sussex County
Original Value: \$307,500	Stipulated Value: \$224,600
Date: 4-01-2025	
Signature of Owner or duly authorized agent:	e Murphy
Printed Name: Sue Murphy	
Date: 3/19/25 Signature of Sussex County Government Representative	
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Based on the appellants' hearing and the references conducted a thorough review and adjusted adjustment reflects a change in grade and ecouple assessed value to \$224,600.	the valuation of Parcel ID 232-6.00-8.00. The
agentina di managan di Managan di managan di m	
	Arran Marie Land Control of the Cont

#### SUSSEX COUNTY

Situs: 28756 SEAFORD RD Parcel ID: 232-6.00-8.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

MURPHY SUE L TTEE REV TR 28756 SEAFORD LN LAUREL DE 19956

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 2AR015

Alternate ID 232060000080000000

Vol / Pg District

6181/25

Zoning Class

AGRICULTURAL/RESIDEI Residential

#### **Property Notes**



Land Information											
Туре		Size	Influence Factors	Influence %	Value						
Primary Site	AC	1.0000			57,630						
Residual	AC	0.4800			7,650						

Total Acres: 1.48

Spot:

Location:

	Assessment Information												
Assessed Appraised Cost Income													
Land	0	65,300	65,300	0	65,300								
Building	0	159,300	159,300	0	229,860								
Total	0	224,600	224,600	0	295,160								

Value Flag Cost Approach TD232DM1

Entrance Information										
<b>Date</b> 11/18/24	ID SMD	Entry Code Occupant Not At Home	<b>Source</b> Other							
08/12/22	MEP	Occupant Not At Home	Other							

Permit Information										
Date Issued	Number	Price	Purpose	% (	Complete					
01/25/88	36811-5	0	D010	Renew Permit 92489-N/A						
01/12/87	36811-4	10,000	D010	Renew Permit-N/A						
12/27/85	36811-3	0	D010	Renew Permit 81341-N/A						
01/25/85	36811-2	0	D010	Renew Permit 75480-N/A						
12/05/83	36811-1	16,000	D010	Dwelling & Garage-W/13a 160' S/4						

Sales/Ownership History										
<b>Transfer Date</b> 10/04/24 07/26/23 12/01/99 1	Type Valid	lity	<b>Deed Reference</b> 6181/25 5947/11 2444/3	<b>Deed Type</b> Deed Deed	Grantee MURPHY SUE L TTEE REV TR MURPHY SUE L					

#### **SUSSEX COUNTY**

Situs: 28756 SEAFORD RD Parcel Id: 232-6.00-8.00 **Class: Single Family Dwelling** 

Size 1

Type

Card: 1 of 1

Printed: April 10, 2025

Yr Blt Grade Condition

Value

	Dwe	elling Information	
Style Story height Attic Exterior Walls Masonry Trim Color	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt	
		Basement	
Basement FBLA Size Rec Rm Size	X	# Car Bsmt Gar FBLA Type Rec Rm Type	
Heating (	& Cooling	Fireplaces	
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab	

**Room Detail** 

0.8	15	15 C	15				14	20 D	14			BC	11 33	Description Main Building OPEN FRAME PORCH MASONRY PATIO OPEN FRAME PORCH	
27		15 22		3		А	66	20			32				
		22		22	26	6	1 E		6	21					

Size 2

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

Bath Remod No

	Adjustments
Int vs Ext Poorer	Unfinished Area
Cathedral Ceiling ×	Unheated Area

		Grade & Depreciation	
Grade	С	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	65
Cost & Design	0	% Good Ovr	
% Complete	100		

	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

#### **Dwelling Computations**

		_	
59	% Good	390,632	Base Price
	% Good Override	6,700	Plumbing
	Functional	-21,670	Basement
65	Economic	-32,400	Heating
100	% Complete	0	Attic
	C&D Factor	0	Other Features
1.17	Adj Factor		
4,500	Additions	343,260	Subtotal
		2,592	Ground Floor Area
159.30	Dwelling Value	2,592	Total Living Area

#### **Building Notes**

#### Katrina M. Mears

From:

John Gose <johngose@verizon.net>

Sent:

Saturday, April 5, 2025 12:56 PM

To:

Katrina M. Mears

Subject:

Re: 234-6.00-1432.00.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.

Hello Katrina Mears,

We have reviewed the negotiated settlement stipulation paperwork for our appeal of parcel ID 234–6.00–1432.00. We are in agreement with the appeal assessment Stipulated Value of \$668,000, as approved by Christopher S Kesler, Director of Assessment.

Thank you,

John and Stephanie Gose 31013 Silver Maple Dr., Lewis, Delaware, 19958

Sent from the all new AOL app for iOS

On Saturday, April 5, 2025, 8:40 AM, Katrina M. Mears <a href="mailto:kmears@sussexcountyde.gov">kmears@sussexcountyde.gov</a> 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.

Kind Regards,

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

P.O. Box 589

Georgetown, DE 19947

Tel: 302.855.7859



#### SUSSEX COUNTY

Situs: 31013 SILVER MAPLE DR Parcel ID: 234-6.00-1432.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

GOSE STEPHANIE SUTTON JOHN C GOSE 31013 SILVER MAPLE DR **LEWES DE 19958** 

#### **GENERAL INFORMATION**

Living Units 1 Neighborhood 6AR234

234060000143200000 Alternate ID

Vol / Pg District

5877/165

Zoning Class

AGRICULTURAL/RESIDEI Residential

#### **Property Notes**



Land Information						
Туре		Size	Influence Factors	Influence %	Value	
Primary Site	AC	0.1693			228,040	

Total Acres: .1693

Spot:

Location:

Assessment Information							
Assessed Appraised Cost Income Marke							
Land	0	228,000	228,000	0	228,000		
Building	0	440,000	450,100	0	440,020		
Total	0	668,000	678,100	0	668,020		

Value Flag Market Approach TD234DM44

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

Entrance Information					
ce					
er					
nated					
er					
r					
er nated er					

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
12/20/21	202117500	165,839	A007	2 St Dw 40 X 76(Coral) Att Gar 21	

#### Sales/Ownership History

**Transfer Date** 03/27/23 01/07/22

Price Type 555,990 Land & Improv Validity Invalid Sale - Tyler Invalid Sale - Tyler

**Deed Reference Deed Type** 5877/165 Deed 5625/16 Deed

Grantee **GOSE STEPHANIE SUTTON** DRB GROUP EASTERN SHORE LLC

#### SUSSEX COUNTY

Situs: 31013 SILVER MAPLE DR Parcel Id: 234-6.00-1432.00

Style Cape Cod

Attic None

Story height 1.5

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

Dwelling Information	
Year Built Eff Year Built Year Remodeled Amenities	2022

Exterior Walls Alum/Vinyl Amenities

Masonry Trim X

Color In-law Apt No

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
System Type Forced Warm Air Pre-Fab

Room Detail

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

Adjustments

Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area

**Grade & Depreciation** 

 Grade
 C
 Market Adj

 Condition
 Average
 Functional

 CDU
 AVERAGE
 Economic

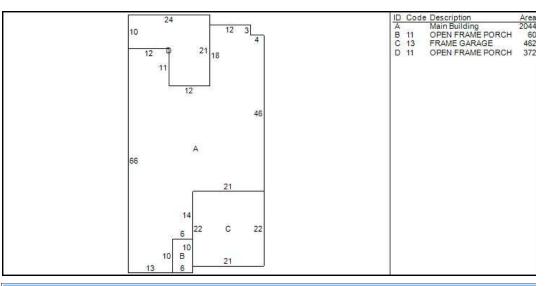
 Cost & Design
 0
 % Good Ovr

 % Complete
 100

**Dwelling Computations** 

397,463 **% Good** 100 **Base Price** 10,710 Plumbing % Good Override **Basement** -17.640 **Functional** 32,970 Heating **Economic** 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 1 423,500 Subtotal Additions 26,600 2,044 **Ground Floor Area** 3,066 Dwelling Value 450,100 **Total Living Area** 

**Building Notes** 



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
Parce 10 234-11.00-1730.00
Sussex County Board of Assessment VS Kalen & Sear Lynch (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: \$403,000 Stipulated Value: \$408,000
Date: 45/2025  Signature of Owner or duly authorized agent: Your Ayned Landynch  Printed Name: AREN LYNCH  Date: 302005  Signature of Sussex County Government Representative:  Printed Name: Christopher & Korker  Title: Director of Assessment
Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 234-11.00-1730.00. The adjustment reflects acahnge in economic depreciation and approach that brings the assessed value to \$408,100.



#### SUSSEX COUNTY

Situs: 24516 JAGGER AV Parcel ID: 234-11.00-1730.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

LYNCH KAREN ELAINE SEAN MICHAEL LYNCH 24516 JAGGER AVE LEWES DE 19958 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 6AR247

Alternate ID 234110000173000000 Vol / Pg 5999/36

Vol / Pg District Zoning Class

Residential

#### **Property Notes**



Land Information					
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2009	Traffic - Modera		100,050

Total Acres: .2009

Spot:

Location:

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	100,100	100,100	0	100,100	
Building	0	308,000	308,000	0	329,440	
Total	0	408,100	408,100	0	429,540	

Value Flag Cost Approach Gross Building:

		Entrance Information	n
Date	ID	Entry Code	Source
10/08/24	MEP	Occupant Not At Home	Other
06/09/22	TT	Total Refusal	Owner
04/08/22	SLM	Vacant Land	Other

Permit Information							
Date Issued	Number	Price	Purpose	% Complete			
01/17/24	202400267	5,200	A207	Installation Privacy Vinyl 5-6¿¿¿, 1			
12/27/23	202317517	2,000	A207	36 By 60 White Fence In Backyard			
07/25/23	202310277	90,850	A205	1st Grand Cayman On Crawl 40x4			

		Sales/C	Ownership History		
<b>Transfer Date</b> 10/31/23 07/27/23	<b>Price Type</b> 409,990 118,000	Validity	<b>Deed Reference</b> 5999/36 5947/205	<b>Deed Type</b> Deed Deed	Grantee LYNCH KAREN ELAINE NVR INC

#### SUSSEX COUNTY

Situs: 24516 JAGGER AV Parcel Id: 234-11.00-1730.00 **Dwelling Information** Style Ranch Year Built 2023 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 Gas **Openings** System Type Forced Warm Air Pre-Fab **Room Detail** Bedrooms 3 Full Baths 2 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 C+ Market Adj Condition Average **Functional CDU** AVERAGE Economic 104 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 261,825 **% Good** 100 **Base Price** 7,030 Plumbing % Good Override **Basement** -14,520 **Functional** 21,720 Economic 104 Heating 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 1 276,060 Subtotal Additions 20,900

1,528

1,528

**Building Notes** 

Dwelling Value 308,000

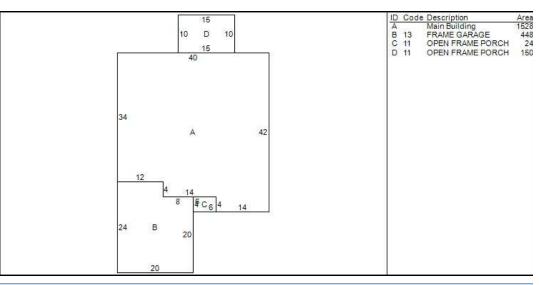
**Ground Floor Area** 

**Total Living Area** 

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025



		1	Outbuilding	g 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)



#### Re: Negotiated Settlement Stipulation

From STEVE <steeview@yahoo.com>

Date Mon 3/31/2025 6:21 PM

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

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

I accept the appealed assessed valuation on Parcel ID: 234-12.00-1931.00 of the valuation of \$624,900.00 - reduced from the incompetent valuation conducted by the contracted, out of state firm, Tyler Technologies.

Sincerely,

Stephen M. Adamko

On Wednesday, March 26, 2025 at 08:46:54 AM EDT, Dianne Ruscavage <a href="mailto:dianne.ruscavage@sussexcountyde.gov">dianne.ruscavage@sussexcountyde.gov</a> 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: 26114 KIELBASA CT Parcel ID: 234-12.00-1931.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

**CURRENT OWNER** ADAMKO STEPHEN M

VICTORIA F ADAMKO

26114 KIELBASA CT

**LEWES DE 19958** 

**GENERAL INFORMATION** 

Living Units 1

Neighborhood 6AR252

Alternate ID 2341200001931000000

Vol / Pg District

6031/300

Zoning Class

AGRICULTURAL/RESIDEI Residential

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2100			254,650

Total Acres: .21

Location: Spot:

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	254,700	254,700	0	254,700	
Building	0	370,200	370,200	0	388,300	
Total	0	624,900	624,900	0	643,000	

Value Flag Cost Approach RANDOM2 7.22.24

		Entrance Information				
Date	ID	Entry Code	Source			
08/16/24	SLM	Data Mailer Change	Owner			
05/30/24	WPC	Occupant Not At Home	Estimated			

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
04/17/24	202404806	4,972	A017	"Deck Over 30"" 15x39
08/11/23	202310532	164,279	A007	2 St Dw 40x57, Att Gar 21x25, Por

		Sales	s/Ownership History	
Transfer Date 12/29/23	<b>Price Type</b> 625,345	Validity	Deed Reference 6031/300 Deed Typ	oe Grantee ADAMKO STEPHEN M

#### SUSSEX COUNTY

2099 RESIDENTIAL PROPERTY RECORD CARD Situs: 26114 KIELBASA CT Parcel Id: 234-12.00-1931.00 **Dwelling Information** Style Conventional Year Built 2023 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** Central Full Ac

Fuel Type	Gas Forced Warm Air		Stacks Openings Pre-Fab	1
		Room Detail		
Bedrooms	4		Full Baths	2

**Family Rooms** Half Baths 1 Kitchens Extra Fixtures 2 Total Rooms 8 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No

#### **Adjustments**

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

#### **Grade & Depreciation**

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

#### **Dwelling Computations**

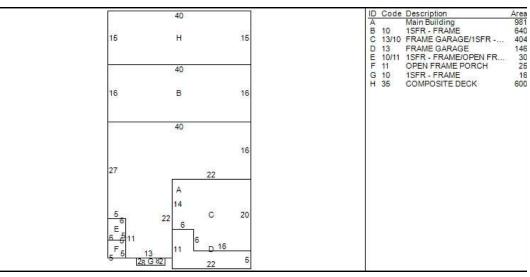
Base Price	284,806	% Good	100
Plumbing	10,780	% Good Override	
Basement	-11,280	Functional	
Heating	23,620	Economic	92
Attic	0	% Complete	100
Other Features	1,780	C&D Factor	
		Adj Factor	1
Subtotal	309,710	Additions	85,300
Ground Floor Area	981		
Total Living Area	3,052	Dwelling Value	370,200

Rui	ldina	<b>Notes</b>

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 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)



# NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel ID 234-34.00-451.00
Sussex County Board of Assessment VS Robin & Jasper Haldeman Day / Laldeman
Sussex County Board of Assessment VS Robin & Jasper Haldeman Day / Lathan
(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: \$511,900 Stipulated Value: \$367,100
Date:
Signature of Owner or duly authorized agent:
Printed Name:
Date: 377/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
s <sup>j</sup>
Summary
Based on the appellants' application for appeal, our Assessment staff has conducted a review and adjusted the valuation of Parcel ID 234-34.00-451.00 The adjustment reflects a change in
grade and the review code to market value that brings the assessed value to \$367,100.



#### SUSSEX COUNTY

Situs: 22288 REEVE RD Parcel ID: 234-34.00-451.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

HALDEMAN ROBIN ELVA JASPER HALDEMAN 22288 REEVE RD MILLSBORO DE 19966 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 1AR039

Alternate ID 23434004510000000

Vol / Pg District 6193/330

Zoning Class

Residential

#### **Property Notes**



Land Information					
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2200	Waterview - La		52,010

Total Acres: .22

Spot: Location:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	52,000	52,000	0	52,000
Building	0	315,100	328,500	0	315,110
Total	0	367,100	380,500	0	367,110

Value Flag Market Approach Gross Building:

		Entrance Inf	ormation
Date	ID	Entry Code	Source
11/19/24	NMJ	Estimated	Estimated
07/23/24	TSA	Vacant Land	Other
05/29/24	KEK	Vacant Land	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/13/24	202408357	103,394	A205	Cali-1 Sty Sfd 39x54; Att Gar 20x2

Sales/Ownership History					
<b>Transfer Date</b> 10/29/24 07/26/24	<b>Price Type</b> 407,690	Validity	<b>Deed Reference</b> 6193/330 6142/290	<b>Deed Type</b> Deed Deed	<b>Grantee</b> HALDEMAN ROBIN ELVA DR HORTON INC

#### SUSSEX COUNTY

Situs : 22288 REEVE RD Parcel ld: 234-34.00-451.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

	Dwelling Information					
Style	Ranch	Year Built	2024			
Story height		Eff Year Built				
Attic		Year Remodeled				
Exterior Walls		Amenities				
Masonry Trim	-	7				
Color	~	In-law Apt	No			
00101		ш ши дре				
Basement						

 Basement
 Slab
 # 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
 Electric
 Openings

 System Type
 Heat Pump
 Pre-Fab

#### Room Detail

 Bedrooms
 4
 Full Baths
 2

 Family Rooms
 Half Baths
 0

 Kitchens
 Extra Fixtures
 2

 Total Rooms
 6
 Bath Type

 Kitchen Type
 Public
 Bath Remod
 No

 Kitchen Remod
 No
 Bath Remod
 No

#### Adjustments

Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area

#### **Grade & Depreciation**

 Grade
 C
 Market Adj

 Condition
 Average
 Functional

 CDU
 AVERAGE
 Economic

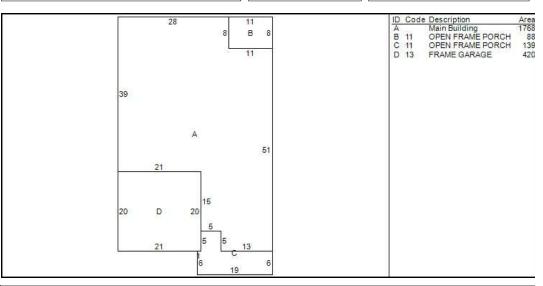
 Cost & Design
 0
 % Good Ovr

 % Complete
 100

#### **Dwelling Computations**

Base Price	281,336	% Good	98
Plumbing	6,700	% Good Override	
Basement	-34,500	Functional	
Heating	23,340	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.13
Subtotal	276,880	Additions	19,400
Ground Floor Area	1,768		
Total Living Area	1,768	Dwelling Value	328,500

#### **Building Notes**



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

#### **Condominium / Mobile Home Information**

Complex Name Condo Model

Unit Number Unit Level Unit Parking Model (MH)

Unit Location
Unit View

Model Make (MH)

#### Katrina M. Mears

From:

Raczkowski, Richard < RRaczkowski@Next150co.com>

Sent:

Saturday, April 5, 2025 1:19 PM

To:

Katrina M. Mears

Subject:

Re: 235-21.00-19.00.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.

#### Katrina,

I agree with the stipulated value \$158,300. Let me know if this will work as an agreement. Thank you

Rick Raczkowski, CHST National Safety Director Next 150 Construction (571-253-4567)

On Apr 5, 2025, at 12:32 PM, Katrina M. Mears <kmears@sussexcountyde.gov> wrote:



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender kmears@sussexcountyde.gov

#### [EXTERNAL]

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

Kind Regards, Katrina M. Mears Manager of Business Services, Finance 2 The Circle P.O. Box 589 Georgetown, DE 19947

Tel: 302.855.7859 Mobile: 302.245.7928

<235-21.00-19.00.pdf>



#### SUSSEX COUNTY

Situs: 16338 SAM LUCAS RD Parcel ID: 235-21.00-19.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

RACZKOWSKI RICHARD N CASEY L RACZKOWSKI 16338 SAM LUCAS RD MILTON DE 19968

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 6AR041

Alternate ID 235210000190000000 4959/77

Vol / Pg District Zoning Class

AGRICULTURAL/RESIDEI Residential

#### **Property Notes**



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.5516	Shape Or Size		85,760

Total Acres: .5516

Spot:

Location:

Assessment Information							
Assessed Appraised Cost Income Mark							
Land	0	85,800	85,800	0	85,800		
Building	0	72,500	72,500	0	146,000		
Total	0	158,300	158,300	0	231,800		

Value Flag Cost Approach TD235DM2

		Entrance information			
Date	ID	Entry Code	Source		
04/09/24	TSA	Occupant Not At Home	Other		

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
10/16/02	57318-1	13,500	D010	Roof/Door/Windows-Sw/Rd 256	

Sales/Ownership History					
Transfer Date 10/04/18	Price Type 36,500	Validity	<b>Deed Reference</b> Deed Type 4959/77 Deed	oe Grantee RACZKOWSKI RICHARD N	

Story height 1

Masonry Trim X Color

Rec Rm Size X

Attic None

Exterior Walls Alum/Vinyl

**Basement** Crawl FBLA Size X

**Heating & Cooling** 

2099 RESIDENTIAL PROPERTY RECORD CARD

#### SUSSEX COUNTY

Situs: 16338 SAM LUCAS RD Parcel Id: 235-21.00-19.00 **Dwelling Information** Style Cabin/Cottage Year Built 2000

**Basement** 

**Eff Year Built** 

# Car Bsmt Gar 0

**FBLA Type** 

**Fireplaces** 

**Amenities** 

In-law Apt No

Rec Rm Type Single Family

Year Remodeled

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

	Ξ	

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

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

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

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

**Adjustments** 

	Dwelli	ng Computations	
Base Price	100,472	% Good	75
Plumbing	2,280	% Good Override	
Basement	-5,570	Functional	
Heating	0	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	.9
Subtotal	97,180	Additions	6,500
Ground Floor Area	540		
Total Living Area	540	Dwelling Value	71,500

		27	2.	ID Cod	le Description	Area
	10	В	10	A B 11 C 11 D RS1	Main Building OPEN FRAME PORCH OPEN FRAME PORCH	Area 540 270 102 108*
		27				
	20	А	20			
	17	27				
	6 C 17	0				
		Outbuildi	ng Data			

Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	9 x	12	108	1	2011	С	Α	990

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

#### **Building Notes**



Tax Year 2025
In the Matter of Appeal
Parcel ID 332-4.00-63.00-68401
Sussex County Board of Assessment VS Gene & Sharl Sheddan (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: \$147,000 Stipulated Value: \$132,300
Date: 3/3/2005 Signature of Owner or duly authorized agent: Shari Sharidan
Date: 3/13/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assassinant
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 132-4.00-53.00-56401. The adjustment reflects a change in economic depreciation that brings the assessed value to \$132,300.
· ·
·



#### SUSSEX COUNTY

Situs: Parcel ID: 332-4.00-53.00-56401 **Class: Mobile Home** 

Card: 1 of 1

Printed: April 10, 2025

**CURRENT OWNER** SHERIDAN GENE R

SHARI R SHERIDAN

32947 OLD STAGE RD

LAUREL DE 19956

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 2AR004

Alternate ID 332040000530056401

Vol / Pg District

AGRICULTURAL/RESIDEI Residential Zoning Class

**Property Notes** 



		Land Information		
Туре	Size	Influence Factors	Influence %	Value
Total Acres:				
Spot:		Location:		

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	0	0	0	0	
Building	0	132,300	132,300	0	212,280	
Total	0	132,300	132,300	0	212,280	
Value Flag TD332DM1	Cost Approach					

Entrance Information					
<b>Date</b> 09/12/22	<b>ID</b> NMJ	Entry Code Total Refusal	<b>Source</b> Tenant		

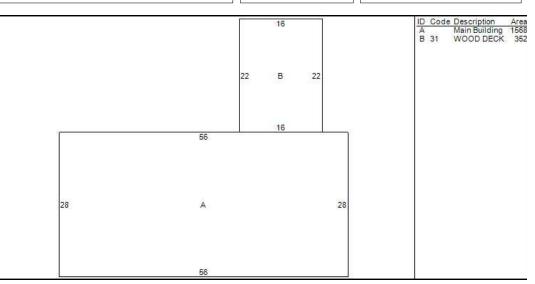
Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
10/30/14	201409618		A066	New Placement 2013 56x28 Clayto	

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

tyler RES	SIDENTIAL PROPE	RTY RECORD CA	RD 2099						
Situs :		Parcel Id: 332	2-4.00-53.00-56401						
	Dwelling Information								
Story height	None Alum/Vinyl X	Year Built Eff Year Built Year Remodeled Amenities In-law Apt							
	Bas	sement							
Basement FBLA Size Rec Rm Size		# Car Bsmt Gar FBLA Type Rec Rm Type							
Heating	& Cooling	Fireplaces							
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab							
	Roo	m Detail							
Bedrooms Family Rooms Kitchens Total Rooms		Full Baths Half Baths Extra Fixtures							
Kitchen Type Kitchen Remod	No	Bath Type Bath Remod	No						
	Adju	ustments							
Int vs Ext Cathedral Ceiling	x	Unfinished Area Unheated Area	28						
	Grade &	Depreciation							
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr	90						
	Dwelling (	Computations							
Base Price Plumbing Basement Heating Attic	131,841 2,430 -13,880 9,990 0	% Good % Good Override Functional Economic % Complete							
Other Features Subtotal	0 130,380	C&D Factor Adj Factor Additions	1.26 2,900						
Ground Floor Area Total Living Area	1,568 1,568	Dwelling Value	132,300						

**Building Notes** 

Class: Mobile Home Card: 1 of 1 Printed: April 10, 2025



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

# Complex Name Condo Model 26921TNAB Unit Number Unit Level Unit Location Unit Parking Unit View Model (MH) Model Make (MH)



Tax Year 2025
In the Matter of Appeal
Parcel ID 334-5.00-84.00
Sussex County Board of Assessment VS Tucanskys Nassau Property 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: \$730,500 Stipulated Value: \$650,700
Date: 4/5/25  Signature of Owner or duly authorized agent: June Tunensky Jahn A-Tunandy  Printed Name: JUNES TURANSKY JOHN A TURANSKY  Date: 3126/25
ignature of Sussex County Government Representative:
rinted Name: Christopher S. Keeler
Itle: Director of Assessment
ummary
ased 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 34-5.00-84.00. The adjustment reflects a change in the land influence and approach that ings the assessed value to \$650,700.

Situs: 32261 NASSAU RD PARCEL ID: 334-5.00-84.00 Class: 416

Card: 1 of 2

Printed: April 10, 2025

**CURRENT OWNER** 

TURANSKYS NASSAU PROPERTY LLC 31253 COVENTRY DR **LEWES DE 19958** 4402/101

**GENERAL INFORMATION** 

Living Units 0 Neighborhood 6VC001

Alternate ID 334050000840000000 Vol / Pg 4402/101

District

Zoning

Class

**GENERAL BUSINESS** 

**Property Notes** 



		Land Information		
Туре		Size Influence Factors	Influence %	Value
Primary Site	AC	0.2870	-23	396,290

Total Acres: .287

Spot: Location: 5 SECONDARY STRIP

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	396,300	396,300	396,300	0	
Building	0	254,400	254,400	334,300	0	
Total	0	650,700	650,700	730,600	0	
Manual Override Reason Base Date of Value						

**Effective Date of Value** 

Value Flag Cost Approach **Gross Building:** 

Permit Information												
Date Issued	Number	Price	Purpose	% Complete								
02/28/25	202502532	2,040	A018	240 Sq Ft Paver Patio								
12/21/90	79488-3	3,000	D010	Swimming Pool-N/E 266b500'N/W								
09/25/89	79488-2	2,500	D010	Remodeling-N/A								
07/25/89	79488-1	1,225	D010	Shed-N/E 266b500'E/Penn.Cent.								

Date	ID	Entry Code	Source	
10/13/23	TJJ	Occupant Not At Home	Other	
		·		

**Entrance Information** 

	Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee								
06/01/15	230,000		4402/101									
04/02/91	127,000											
08/30/89	105,000											
08/26/83	51,000											



## **SUSSEX COUNTY**

Situs: 32261 NASSAU RD

Parcel Id: 334-5.00-84.00

Class: 416

Card: 1 of 2

Printed: April 10, 2025

## **Building Information**

Year Built/Eff Year 1980 /

Building # 1
Structure Type Residential 1 Family Identical Units 1 **Total Units** Grade C

# Covered Parking

# Uncovered Parking
DBA JETCO HEATING AND AIR

	Building Other Features										
Line	Туре	+/-	Meas1	Meas2 # Stops	<b>Ident Units</b>	Line Type	+/- Meas1	Meas2 # Stops Ident Units			
1	Wood Deck		8	26	1						

	Interior/Exterior Information														
Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1 I	B1	100	400	82	Support Area	8	None	Steel	Normal	Heat Pump	Central	Normal	3	3
2	01	01	100	400	72	Office Building	8	Frame	Steel	Normal	Heat Pump	Central	Normal	5	3
3	01	01	100	1,008	122	Dwelling	8	Frame	Steel	Normal	Heat Pump	Central	Normal	5	3
4	02	02	100	800	132	Dwelling	8	Frame	Steel	Normal	Heat Pump	Central	Normal	4	3

	Interior/Exterior Valuation Detail											
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD							
1	400	Support Area	45	100	10,790							
2	400	Office Building	53	100	32,630							
3	1,008	Dwelling	53	100	71,510							
4	800	Dwelling	53	100	58,430							

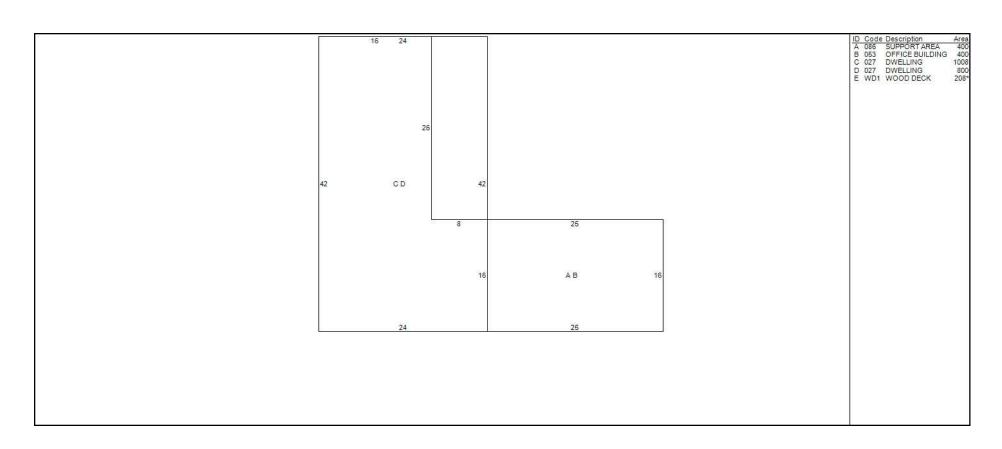
Ш					•					
	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value

**Outbuilding Data** 



## **SUSSEX COUNTY**

 Situs: 32261 NASSAU RD
 Parcel Id: 334-5.00-84.00
 Class: 416
 Card: 1 of 2
 Printed: April 10, 2025



## **Addtional Property Photos**







## **SUSSEX COUNTY**

 Situs: 32261 NASSAU RD
 Parcel Id: 334-5.00-84.00
 Class: 416
 Card: 1 of 2
 Printed: April 10, 2025

	Income Detail (Includes all Buildings on Parcel)																
		Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	S	004 Support Area	0	400		170				0							
04	S	004 General Office	0	400	25.00	170	17,000	7		0	15,810	30			4,743	4,743	11,067
05	S	004 Multi Use Sales	0	1,808	21.00	170	64,546	8		0	59,382	25			14,846	14,846	44,536
07	S	004 Whse / Lt Mfg	0	400	8.50		3,400	7		0	3,162	10			316	316	2,846

		Building Cost Detail - Building 1 of 2						
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	
1	027 Dwelling	1	3	1 \0	1			Total Gross Building Area 2,608
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value  231,500
								Value per SF 88.77

Notes - Building 1 of 2	Income Summary (Includes all Buildi	ng on Parcel)
JETCO HEATING AND AIR CONDITIONING	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	58,449 0.080000 730,610 730,610
	Total Gross Rent Area Total Gross Building Area	2,608 3,008

Situs: 32261 NASSAU RD

PARCEL ID: 334-5.00-84.00

Class: 416

Card: 2 of 2

Printed: April 10, 2025

#### **CURRENT OWNER**

TURANSKYS NASSAU PROPERTY LLC 31253 COVENTRY DR **LEWES DE 19958** 4402/101

**GENERAL INFORMATION** 

Living Units Neighborhood 6VC001

Alternate ID 334050000840000000 Vol / Pg 4402/101

District

Zoning Class

**GENERAL BUSINESS** 

#### **Property Notes**



		L	Land Information		
Туре		Size I	Influence Factors	Influence %	Value
Primary Site	AC	0.2870		-23	396,290

Total Acres: .287

Spot: Location: 5 SECONDARY STRIP

	Α	ssessment Infor	mation		
	Assessed	Appraised	Cost	Income	Market
Land	0	396,300	396,300	396,300	0
Building	0	254,400	254,400	334,300	0
Total	0	650,700	650,700	730,600	0
Value Flag	Cost Approach	Ва	Override Reason se Date of Value ive Date of Value		

	Entrance Information										
Date	ID	Entry Code	Source								
10/13/23	TJJ	Occupant Not At Home	Other								

	Permit Information									
Date Issued	Number	Price	Purpose	% Complete						
02/28/25	202502532	2,040	A018	240 Sq Ft Paver Patio						
12/21/90	79488-3	3,000	D010	Swimming Pool-N/E 266b500'N/W						
09/25/89	79488-2	2,500	D010	Remodeling-N/A						
07/25/89	79488-1	1,225	D010	Shed-N/E 266b500'E/Penn.Cent.						

	Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee						
06/01/15 04/02/91 08/30/89 08/26/83	230,000 127,000 105,000 51,000	7	4402/101							

**Gross Building:** 



**SUSSEX COUNTY** 

Printed: April 10, 2025

Situs : 32261 NASSAU RD Parcel Id: 334-5.00-84.00 Class: 416

Building Information

Year Built/Eff Year 1970 /
Building # 2
Structure Type Warehouse
Identical Units 1
Total Units
Grade C# Covered Parking
# Uncovered Parking
DBA JETCO HEATING
AND AIR

	Building Other Features									
Line Type	+/-	Meas1 Me	eas2 # Stops	Ident Units	Line Type	+/-	Meas1	Meas2 # Stops	Ident Units	

							Inte	erior/Exterior	Information						
Line	Level Fro	m - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	400	80	Warehouse/Lt	Mfg 9	Concrete BI	Steel	Normal	None	None	None	4	3

	Interior/Ex	terior Valuation	Detail						Outbuildi	ing Data			
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	F
1	400 Warehouse/Lt Mfg	53	100	17,330									



## **SUSSEX COUNTY**

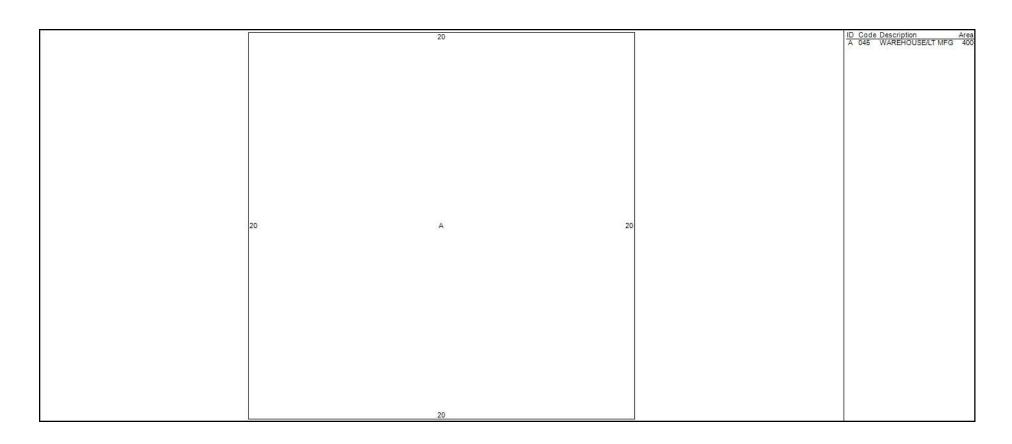
Situs: 32261 NASSAU RD

Parcel Id: 334-5.00-84.00

Class: 416

Card: 2 of 2

Printed: April 10, 2025



## **Addtional Property Photos**





JETCO HEATING AND AIR CONDITIONING

#### **COMMERCIAL PROPERTY RECORD CARD** 2099

#### **SUSSEX COUNTY**

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

Sub total

**Capitalization Rate** 

**Residual Land Value** Final Income Value

**Total Gross Rent Area** 

**Total Gross Building Area** 

58,449

0.080000

730,610

730,610

2,608

3,008

Printed: April 10, 2025 Card: 2 of 2 Situs: 32261 NASSAU RD Parcel Id: 334-5.00-84.00 Class: 416

	Income Detail (Includes all Buildings on Parcel)																
		Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
00	s	004 Support Area	0	400		170				0							
04	S	004 General Office	0	400	25.00	170	17,000	7		0	15,810	30			4,743	4,743	11,067
05	S	004 Multi Use Sales	0	1,808	21.00	170	64,546	8		0	59,382	25			14,846	14,846	44,536
07	S	004 Whse / Lt Mfg	0	400	8.50		3,400	7		0	3,162	10			316	316	2,846

		Αį	partment D	etail - Bu	ilding 2 of 2			Building Cost Detail - Building 2 of 2	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	400
								Replace, Cost New Less Depr 22 Percent Complete	2,880 100
								Number of Identical Units Economic Condition Factor	1
								Final Building Value 22	2,880
								Value per SF	57.20

Notes - Building 2 of 2



In the Matter of Appeal  Parcel ID 1940 174225  Sussex County Board of Assessment VS 1942 1940 1940 1940 1940 1940 1940 1940 1940	Tak Year sizes	
Sussex County Board of Assessment VS Wester Name Susan Bangler (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: \$1.201.50  Date: Ablack  Printed Name: White Nuschion  Date: 30.000  Printed Name: Chiophys. Keste  Printed Name: Chiophys. Keste  Summary  Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommondations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-8 17-177.01. The adjustment reference are to severe and adjusted the valuation of Parcel ID 334-8 17-177.01. The adjustment reference are to severe and adjusted the valuation of Parcel ID 334-8 17-177.01. The adjustment reference are to severe and adjusted the valuation of Parcel ID 334-8 17-177.01. The adjustment reference are to severe and adjusted the valuation of Parcel ID 334-8 17-177.01. The adjustment reference are to severe and adjusted the valuation of Parcel ID 334-8 17-177.01. The adjustment reference are to severe and adjusted the valuation of Parcel ID 334-8 17-177.01. The adjustment reference are to severe and adjusted the valuation of Parcel ID 334-8 17-177.01. The adjustment reference are to severe and adjusted the valuation of Parcel ID 334-8 17-177.01. The adjustment reference are the severe and the severe are the severe and the severe and the severe and the severe are the severe and the severe are the severe and the severe and the severe are the severe are the severe are the severe and the severe are	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: \$2.50.00  Date: 46/2025  Signature of Owner or duly authorized agent: WC County  Printed Name: William NUSCONM  Date: \$2.50.00  Frinted Name: Unique NUSCONM  Signature of Sussex County Government Representative Frinted Name: Unique Nuscon Number Suspensive Number Suspen	Parcel ID <u>surgrassos</u>	This pales
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:  Original Value: \$5.20.700  Date: 46/2025  Signature of Owner or duly authorized agent: WC & Q  Printed Name: William NUSCON IN  Date: 32403  Signature of Sussex County Government Representative	Sussex County Board of Assessment VS was	
Signature of Owner or duly authorized agent: WC A Printed Name: William NUSCONN  Date: seess  Signature of Sussex County Government Representative A Printed Name: Chiopen S. Kosto  Title: Manage Chiopen S. Kosto  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 17-127 01. The adjustment reflects a chapter in	We, the undersigned, agree to adjust the abs Board of Assessment Office as follows:	,
Signature of Owner or duly authorized agent: WC LOAD Date: William NUSCON M  Date: wasts  Signature of Sussex County Government Representative	Original Value: \$ sau.ro	Stipulated Value; چندریون
Printed Name: William NUSCOAM  Date: \$25055  Signature of Sussex County Government Representative	Date: 46/2025	, , , , , , , , , , , , , , , , , , ,
Date: 326225  Signature of Sussex County Government Representative  Printed Name: Chiocoma Koso  Title: Printed Name: Chiocoma Koso  Summary  Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommondations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-8 17-127 01. The adjustment reflects a change in	Signature of Owner or duly authorized agent	: WCha-
Signature of Sussex County Government Representative  Printed Name: Chiopen's Keep  Title: Macon Macons Sales  Summary  Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommondations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-8 17-127 01. The adjustment reflects a change in	Printed Name: William Nuschar	- Њ
Title: Meanware American 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 17-127 01. The adjustment reflects a charge in	· · · · · · · · · · · · · · · · · · ·	resentative IS. V
Summary  Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommondations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-8 17-127 01. The adjustment reflects a charge in	Printed Name: Chiapen s. Keep	
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommondations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-8 17-127 01. The adjustment reflects a charge in	THE C. Brigain of Assessment	The state of the s
adjusted the valuation of Parcel ID 334-8 17-127.01. The adjustment reflects a change in	1	
The street of the straigs are easessed value to \$4,00 (,300).	adjusted the valuation of Parcel ID 334.	sment staff has conducted a thorough review and
		, and the second



Situs: 27 HOLLY RD

#### RESIDENTIAL PROPERTY RECORD CARD 2099

#### SUSSEX COUNTY

Parcel ID: 334-8.17-127.01

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 11, 2025

#### **CURRENT OWNER**

NUSSBAUM WILLIAM C & SUSAN E **SPANGLER** 5000 BALTON RD BETHESDA MD 20816

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 6VR001

334081701270100000 Alternate ID 3825/45

Vol / Pg District

AGRICULTURAL/RESIDEI Residential Zoning Class

#### **Property Notes**



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.4086	Waterfront - Ca		3,152,860

Total Acres: .4086

Location: 12 VERY GD LOCATION (POS INFL Spot:

	Assessment Information										
	Assessed	Appraised	Cost	Income	Market						
Land	0	3,152,900	3,152,900	0	3,152,900						
Building	0	1,438,400	1,438,400	0	3,014,230						
Total	0	4,591,300	4,591,300	0	6,167,130						

Value Flag Cost Approach TD334DM18

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

Entrance	Info	rma	itior	1
----------	------	-----	-------	---

Date ID **Entry Code** Source NMJ Occupant Not At Home Other 12/15/23

	Permit Information						
Date Issued	Number	Price	Purpose	% Complete			
01/27/21	202101278	121,125	A108	Replace Deck Boards Drywall Sidii			
06/29/09	81565-1	288,547	D010	Dwelling W/Add-North Shores Lot			

#### Sales/Ownership History

**Transfer Date** Validity **Deed Reference Deed Type** Price Type Grantee 09/22/10 2,000,000 3825/45 06/03/09 800,000

Situs: 27 HOLLY RD Parcel Id: 334-8.17-127.01

Style Conventional

Basement Post & Piers
FBLA Size X
Rec Rm Size X

Heating & Coolin

Story height 2.5
Attic None
Exterior Walls Frame
Masonry Trim X
Color

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 11, 2025

Dwelling Information	
Year Built Eff Year Built Year Remodeled Amenities	2009
In-law Apt	No
Basement	
# Car Bsmt Gar FBLA Type Rec Rm Type	

& Cooling	Fileplaces		
Electric	Stacks Openings Pre-Fab	1	
	Central Full Ac Electric Heat Pump	Central Full Ac Stacks Electric Openings	

		Room Detail	
Bedrooms	6	Full Baths	6
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	3
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

# Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area

		Grade & Depreciation	
Grade	A+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	65
Cost & Design	0	% Good Ovr	

% Complete	100	,, ccc. c	
	Dwelli	ng Computations	
Base Price	668,730	% Good	94
Plumbing	42,850	% Good Override	
Basement	-46,870	Functional	
Heating	55,470	Economic	65
Attic	0	% Complete	100
Other Features	2,470	C&D Factor	
		Adj Factor	
Subtotal	722,650	Additions	96,100
Ground Floor Area	1,448		
Total Living Area	5,206	Dwelling Value	1,435,500

**Building Notes** 

	14	26 F	14	10 E	6-2	DABCD	10/10/53 11/10 10/53	Description Main Building 1SFR - FRAME/1SFR OPEN FRAME PORC 1SFR - FRAME/BALC	198
	25	26 16 5 7 37 15	28 H 28 D 28 B	22	43	E F G H I	31 11 10/10/17 11/53 WD1	WOOD DECK OPEN FRAME PORCH 1SFR - FRAME/1SFR OPEN FRAME PORC WOOD DECK	240 364 200 140 200
2 9 2	16	10 16 5	28 26 G 20 10 C 10 5 6	3 2	18 22				

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Wood Deck	X		200	1	2009	С	Α	2,880

#### 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 334-8.17-130.00
Sussex County Board of Assessment VS Holen Dillon
(Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$3,760,700 Stlpulated Value: \$2,526,100
Date; April 6, 2025
Signature of Owner or duly authorized agent: Whelea Julian
Printed Name: Helen J. D. llon
Date: 328025  Signature of Sussex County Government Representative:
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keoler
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 334-8.17-130.00. The adjustment reflects a change in land location and influence factor and heat/AC information on the dwelling that brings the assessed value to \$2,526,100.
j.

Situs: 19 HOLLY RD Parcel ID: 334-8.17-130.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

DILLON HELEN J TTEE REV TR 19 HOLLY RD REHOBOTH BEACH DE 19971 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 6VR001

Alternate ID 334081701300000000

Vol / Pg District 5454/63

Zoning AGRIC Class Reside

AGRICULTURAL/RESIDEI Residential

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3313	Waterfront - Ca	20	1.920.860

Total Acres: .3313

Spot: Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information							
Assessed Appraised Cost Income Ma							
Land	0	1,920,900	1,920,900	0	1,920,900		
Building	0	605,200	444,700	0	605,160		
Total	0	2,526,100	2,365,600	0	2,526,060		

Value Flag Market Approach TD334DM18

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information						
<b>Date</b> 07/01/24	ID JTS	Entry Code Data Mailer Change	<b>Source</b> Owner			
12/15/23	NMJ	Occupant Not At Home	Other			

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
10/20/06	81570-4	81,375	D010	Att Gar/Addition-North Shores Lot	
12/16/94	81570-2	61,000	D010	Add.& Remodeling-North Shoreslo	
12/16/94	81570-3	0	D010	Add.& Remodeling-North Shoreslo	
03/29/89	81570-1	5,690	D010	Fireplace-North Shoreslot 62	

Sales/Ownership History						
<b>Transfer Date</b> 04/27/21 04/21/21	Price Type	<b>Validity</b> Invalid Sale - Tyler Invalid Sale - Tyler	<b>Deed Reference</b> 5454/63 5450/309		Grantee DILLON HELEN J TTEE REV TR DILLON HELEN J	
10/11/83	6,667	invalid date Tytel	0/0	Dood	DIEESIN HEEEIN O	

#### SUSSEX COUNTY

Situs: 19 HOLLY RD Parcel Id: 334-8.17-130.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

	Dwelling Information						
Dweining information							
Style Story height Attic Exterior Walls Masonry Trim	Frame	Year Built Eff Year Built Year Remodeled Amenities	1963				
Color		In-law Apt	No				
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	None	Stacks Openings Pre-Fab					
		Room Detail					
Bedrooms	4	Full Baths	2				

Cystem Type		110145	
	Ro	oom Detail	
Bedrooms	4	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 × Unheated Area

#### **Grade & Depreciation**

 Grade
 C+
 Market Adj

 Condition
 Average
 Functional

 CDU
 AVERAGE
 Economic

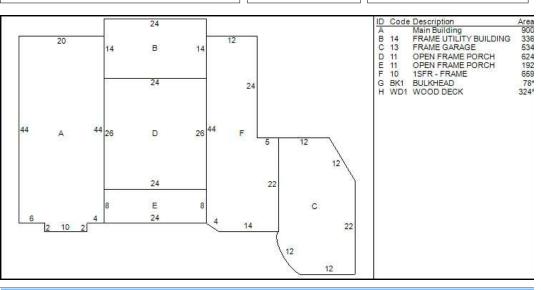
 Cost & Design
 0
 % Good Ovr

 % Complete
 100

#### **Dwelling Computations**

Base Price	174,266	% Good	70
Plumbing	8,440	% Good Override	
Basement	-21,370	Functional	
Heating	-14,460	Economic	
Attic	0	% Complete	100
Other Features	2,700	C&D Factor	
		Adj Factor	2.67
Subtotal	149,580	Additions	58,500
Ground Floor Area	900		
Total Living Area	1,559	Dwelling Value	435,800

Ru	hli	ina	Notes	



Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x	78	78	1	2000	С	Α	5,860
Wood Deck	54 x	6	324	1	2000	С	Α	3,050

#### **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:

Judy Aliquo <jlaliquo@gmail.com> Saturday, April 5, 2025 1:54 PM

Sent: To:

Katrina M. Mears

Subject:

Re: 334-13.00-1384.00.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.

Thank you! We approve the new value. Thanks for adjusting the square footage.

Judy Aliquo

Sent from my iPhone

On Apr 5, 2025, at 1:45 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.

Kind Regards, Katrina M. Mears Manager of Business Services, Finance 2 The Circle P.O. Box 589 Georgetown, DE 19947

Tel: 302.855.7859 Mobile: 302.245.7928

<334-13.00-1384.00.pdf>



#### SUSSEX COUNTY

Situs: 10 THOMPSON CT Parcel ID: 334-13.00-1384.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

**CURRENT OWNER** 

ALIQUO JAMES F JR TTEE JUDY L ALIQUO TTEE REV TR 10 THOMPSON CT **REHOBOTH BEACH DE 19971** 

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 6AR091

334130013840000000 Alternate ID

Vol / Pg District

5617/254

Zoning Class

MEDIUM RESIDENTIAL Residential

**Property Notes** 

Land Information	
------------------	--

Type Size Influence Factors Influence % Value Primary Site AC 0.2837 655,440

Total Acres: .2837

Spot:

Location:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	655,400	655,400	0	655,400		
Building	0	686,600	686,600	0	148,030		
Total	0	1,342,000	1,342,000	0	803,430		

**Manual Override Reason Base Date of Value** Value Flag Cost Approach **Effective Date of Value** TD334DM5

	Entrance Information						
<b>Date</b> 02/15/24	<b>ID</b>	Entry Code	<b>Source</b>				
	NMJ	Occupant Not At Home	Other				

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		
11/25/24	202416021	73,174	A107	Enclose Existing Screen Porch W/		
02/24/14	201401391	0	TEST	Wr 12101		
02/21/14	201401343	34,480	A096	12x26 Inground Pool		
09/18/13	201309956	159,091	A007	2 Story Sfd 67x64, 24x28 Gagage,		

#### Sales/Ownership History

**Deed Reference Deed Type Transfer Date** Price Type Validity Grantee 12/22/21 49,650 Land & Improv Related Parties Involved 5617/254 Deed ALIQUO JAMES F JR TTEE 04/05/13 340,000 4111/223

Attic

Subtotal

**Other Features** 

**Ground Floor Area** 

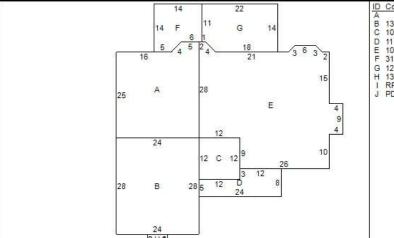
**Total Living Area** 

## **SUSSEX COUNTY**

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025



	16	14 14 F 5 4 5	11 1 2 4	22 G 1 18 21	3 6	3 2	A B 1: C 1: D 1: E 1: F 3: G 1:	3/10 0/10 1 0 1 2	Description Main Building FRAME GARAGE/ISFR ISFR - FRAME/ISFR - F OPEN FRAME PORCH ISFR - FRAME WOOD DECK ENCLOSED FRAME PO FRAME GARAGE/BALC	Area 620 672 144 156 1247 174 301 18
2:		4	28	2 9		4 9 4	IR	P3	REINFORCED CONCRE DETACHED PATIO	220* 630*
2:	1	3 28	12 0	3 12	26					

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Rc Pool	х		220	1	2000	С	Α	5,880
Det Patio	X		630	1	2000	С	Α	2,290

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

Situs : 10 THOMPS	ON CT	Parcel Id: 33	Parcel Id: 334-13.00-1384.00		
		Dwelling Information			
		Dweiling information			
Story height	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities			
Color		In-law Apt	No		
		Basement			
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type	•		
Heating	& Cooling	Fireplaces			
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab			
		Room Detail			
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod		Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	; 0 ; 3		
		Adjustments			
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area			
		Grade & Depreciation			
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Ad Functional Economic % Good Ovi			
	I	Owelling Computations			
Base Price Plumbing Basement Heating	18 -18	5,335 % Good Override 3,480 % Good Override 3,180 Functional Economic	•		

0

1,780

620

**Building Notes** 

3,137

202,790

% Complete 100

Adj Factor 1.93 Additions 156,800

**Dwelling Value** 678,400

**C&D Factor** 



Tax Year 2026
In the Matter of Appeal
Parcel ID 334-13.20-120.00-2
Sussex County Board of Assessment VS Guy Weber (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: \$ 1,478,000 Stipulated Value: \$ 1,086,400
Date: 4/4/25 Signature of Owner or duly authorized agent:
Printed Name: Gry Webel
Date: unns
Signature of Sussex County Government Representative:
Printed Name: Christopher B. Koeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-13.20-120.00-2. The adjustment reflects a change in land value that brings the assessed value to \$1,086,400.



#### SUSSEX COUNTY

Situs: 154 HENLOPEN AV Parcel ID: 334-13.20-120.00-2 Class: Residential - Condo

Card: 1 of 1

Printed: April 11, 2025

**CURRENT OWNER** 

WEBER GUY GEORGE JR 154 1/2 HENLOPEN AVE **REHOBOTH BEACH DE 19971**  **GENERAL INFORMATION** 

Living Units 1 Neighborhood 6VR003

334132001200000002 Alternate ID

Vol / Pg District

2727/269

TOWN CODES Residential Zoning Class

**Property Notes** 



Land Information					
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.0635	Economic	-40	588,600

Total Acres: .0635

Spot:

Location:

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	588,600	588,600	0	588,600	
Building	0	497,800	497,800	0	365,800	
Total	0	1,086,400	1,086,400	0	954,400	

Value Flag Cost Approach TD334DM7

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

Entrance Information								
<b>Date</b> 12/22/23	<b>ID</b> TRM	Entry Code Occupant Not At Home	<b>Source</b> Other					

			Permit Informa	ation
Date Issued	Number	Price	Purpose	% Complete

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

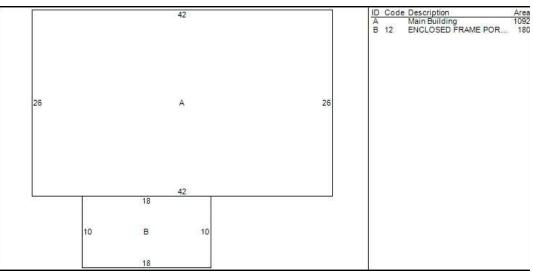
Situs: 154 HENLOF	PEN AV	Parcel Id: 334	l-13.20-120.00-2
	Dwelli	ng Information	
Story height Attic Exterior Walls Masonry Trim	None Alum/Vinyl X	Year Built Eff Year Built Year Remodeled Amenities	
Color		In-law Apt	No
Basement FBLA Size Rec Rm Size	X	# Car Bsmt Gar FBLA Type Rec Rm Type	
Heating (	& Cooling	Fireplaces	
Fuel Type	Central Full Ac Electric Forced Warm Air	Stacks Openings Pre-Fab	1
	Ro	oom Detail	
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type		Full Baths Half Baths Extra Fixtures	0
Kitchen Remod	No	Bath Type Bath Remod	No
	Ac	djustments	
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area	
	Grade	& Depreciation	
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr	
	Dwellin	g Computations	
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area	-10,620 19,850 0 1,550 256,820	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100
Total Living Area	1,638	Dwelling Value	497,800

**Building Notes** 

Class: Residential - Condo

Card: 1 of 1

Printed: April 11, 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 2 Unit Level Unit Location 1 Unit Parking Unit View Model (MH) Model Make (MH)



Tax Year 2025
In the Matter of Appeal
Parce ID 334-14,05-20,08
Sussex County Board of Assessment VS David & All Antonelli (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Orlginal Value: \$4,470,700 Stipulated Value: \$2,805,200
Date: 4-8-25  Signature of Owner or duly authorized agent:
Printed Name: David Antonelli
Date: 3/18/26 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Otroctor of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-14.05-20.00. The adjustment reflects a change in the location factor that brings the assessed value to \$2,905,200.



#### SUSSEX COUNTY

Situs: 23 HARBOR RD Parcel ID: 334-14.05-20.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 11, 2025

#### **CURRENT OWNER**

ANTONELLI DAVID L ARI L ANTONELLI 4701 DRUMMOND AVE CHEVY CHASE MD 20815 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 6VR001

Alternate ID 334140500200000000

Vol / Pg District

4886/308

AGRICULTURAL/RESIDEI Residential Zoning Class

#### **Property Notes**



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3434	Waterfront - Ca		1,613,370

Total Acres: .3434

Location: 11 GOOD LOCATION (POS INFLU) Spot:

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	1,613,400	1,613,400	0	1,613,400	
Building	0	1,291,800	1,291,800	0	1,416,940	
Total	0	2,905,200	2,905,200	0	3,030,340	

Value Flag Cost Approach TD334DM2

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

		Entrance information				
Date	ID	Entry Code	Source			
12/14/23	NMJ	Occupant Not At Home	Other			

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		
11/28/22	202216266	25,345	A186	56 Roof Mount Solar Panels		
01/07/13	201300134	3,540	A086	Replace 6-Windows		
01/23/07	70946-1	104,446	D010	Addition/Deck/Shower-North Shore		

	Sales/Ownership History					
Transfer Date 05/15/18 03/22/16 12/21/93	<b>Price Type</b> 1,402,000 16,250	Validity	<b>Deed Reference</b> 4886/308 4519/142	<b>Deed Type</b> Deed	Grantee ANTONELLI DAVID L	

Subtotal

**Ground Floor Area** 

**Total Living Area** 

654,970

3,342

3,342

**Building Notes** 

Additions 23,100

Dwelling Value 1,285,800

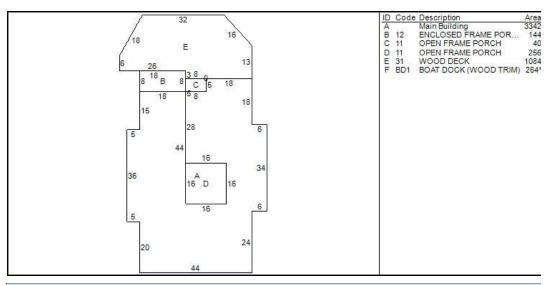
#### SUSSEX COUNTY

Situs: 23 HARBOR RD Parcel Id: 334-14.05-20.00 **Dwelling Information** Style Ranch Year Built 1961 Story height 1 **Eff Year Built** Attic None Year Remodeled Exterior Walls Alum/Vinyl Amenities Solar Energy 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 5 Full Baths 4 Half Baths 1 **Family Rooms** Kitchens Extra Fixtures 3 Total Rooms 7 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade B+ Market Adj Condition Average **Functional CDU** AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 612,766 **Base Price** % Good 70 23,430 Plumbing % Good Override -33.990 **Basement Functional** 50,830 Heating **Economic** 0 % Complete 100 Attic 1,930 **C&D Factor** Other Features Adj Factor 2.67

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 11, 2025



			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	44 x	6	264	1	2000	С	Α	6,020

#### **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 334-14.05-32.00
Sussex County Board of Assessment VS Monis Antonelli & Ronald West Trustees (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$5,126,700 Stipulated Value: \$3,550,000
Date: 4-8-25 Signature of Owner or duly authorized agent:
Printed Name: David Antonelli, Trustee
Date: 3/20/26  Signature of Sussex County Government Representative:
Printed Name: Chilstopher S. Keeler
Title: Director of Assessment  Summary
Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-14.05-32.00. The adjustment reflects a change in grade of the dwelling and location factor that brings the assessed value to \$3,611,100.



#### SUSSEX COUNTY

Situs: 33 HARBOR ROAD EXT Parcel ID: 334-14.05-32.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 11, 2025

**CURRENT OWNER** ANTONELLI MORRIS TRUSTEE

RONALD D WEST TRUSTEE

4620 N PARK AVE #906W

CHEVY CHASE MD 20815

**GENERAL INFORMATION** 

Living Units 1

Neighborhood 6VR001

334140500320000000 Alternate ID

Vol / Pg District

4329/22

Zoning Class

AGRICULTURAL/RESIDEI Residential

**Property Notes** 



**Land Information** 

Type Size Influence Factors Influence % Value Primary Site AC 0.5831 Waterfront - Ca

1,863,930

Total Acres: .5831

Location: 11 GOOD LOCATION (POS INFLU) Spot:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	1,863,900	1,863,900	0	1,863,900		
Building	0	1,747,200	1,747,200	0	1,764,200		
Total	0	3,611,100	3,611,100	0	3,628,100		

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 12/12/23

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
03/03/15	201501404	57,370	A186	65 Roof Mount Panels	
01/04/88	70959-1	145,000	D010	Dwellingw/Additions-Rehoboth	

Sa	les/	O١	wner	shi	ip I	His	tory

Transfer Date	Price Type
01/21/09	
09/07/87	1
09/07/87	1
06/05/87	1
09/29/84	1

Validity

**Deed Reference Deed Type** 4329/22

Grantee

Story height 1.5 Attic None Exterior Walls Frame Masonry Trim X Color

Rec Rm Size X

2099 **RESIDENTIAL PROPERTY RECORD CARD** 

# **SUSSEX COUNTY**

Parcel Id: 334-14.05-32.00 Situs: 33 HARBOR ROAD EXT

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 11, 2025

		Dwelling Information	
Style Story height Attic terior Walls asonry Trim Color	None Frame	Year Built Eff Year Built Year Remodeled Amenities In-law Apt	Solar Energy
		Basement	
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type	

Heating	& Cooling	Fireplaces	
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab	1

		Room Detail	
Bedrooms	5	Full Baths	5
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	3
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

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

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

% Complete	100		
	Dwelli	ng Computations	
Base Price Plumbing Basement	707,009 30,130 -69,370 58,650	% Good % Good Override Functional Economic	83
Heating Attic Other Features	0 2,320	% Complete C&D Factor	100 2.67
Subtotal	728,740	Additions	43,300
Ground Floor Area Total Living Area	2,490 3,895	Dwelling Value	1,730,600

**Adjustments** 

2 12 2		ID	Code Description	Area
6 8 10 21 34 D 15 19 24 C 8 12 7 3	26 7 2 10 2 16 8	A B C D E F G	Main Building 31 WOOD DECK 12 ENCLOSED FRAME POR 31 WOOD DECK 31 WOOD DECK 31 WOOD DECK 10 ISFR - FRAME BK1 BULKHEAD BD1 BOAT DOCK (WOOD TRIM)	2490 306 468 404 120 160 135
27 17	A 18 B 17 18 28	20		

			Outbuilding	g Data				
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x	135	135	1	2000	С	Α	9,710
Boat Dock	50 x	6	300	1	2000	С	Α	6,840

#### **Condominium / Mobile Home Information**

**Complex Name** Condo Model

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

# **Building Notes**



Tax Year 2026
In the Matter of Appeal
Parcel ID 334-14.17-510.00-3
Sussex County Board of Assessment VS Margarel Kerriphor (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: \$2,113,300 Stipulated Value: \$1,719,000
Date: 4/7/25  Signature of Owner or duly authorized agent: Angeref Kempher  Printed Name: Margaret Kempher
Date: 4225 Signature of Sussex County Government Representative:
Printed Name: Christopher 8. Keeles
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-14.17-519.00-3. The adjustment reflects a change in economic depreciation and approach that brings the assessed value to \$1,719,000.



# RESIDENTIAL PROPERTY RECORD CARD 2099

## SUSSEX COUNTY

Situs: Parcel ID: 334-14.17-519.00-3

Class: Residential - Condo

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

KEMPNER MARGARET G 35C BROOKLYN AVE REHOBOTH BEACH DE 19971 **GENERAL INFORMATION** 

Living Units 1
Neighborhood 6VR006

Alternate ID 334141705190000003

Vol / Pg District 4843/170

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	252,400	252,400	0	646,740			
Total	0	1,719,000	1,719,000	0	2,113,340			

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

	E	ntran	ce Ir	nform	ation
--	---	-------	-------	-------	-------

DateIDEntry CodeSource01/09/24TJJVacant LandOther

Permit Information									
	Date Issued	Number	Price	Purpose		% Complete			
	12/21/20	202015624	11,450	A085	12 Roof Mounted Solar Panels				

# Sales/Ownership History

 Transfer Date
 Price
 Type

 02/20/18
 12/30/10
 855,000

 03/28/03
 737,500
 737,500

 01/22/02
 570,000

Validity

**Deed Reference** 4843/170 3855/113

**Deed Type** 

Deed

Grantee

KEMPNER MARGARET G

Situs: Parcel Id: 334-14.17-519.00-3 **Dwelling Information** Style Twnhse Exterior 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 3 Full Baths 4 Half Baths 0 **Family Rooms** Kitchens Extra Fixtures 3 Total Rooms 7 Kitchen Type **Bath Type** Bath Remod No Kitchen Remod No

**Adjustments** 

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

**Grade & Depreciation** 

Grade C Market Adj Condition Average **Functional CDU** AVERAGE Economic 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 Additions 9,500 Subtotal 198,670 720 **Ground Floor Area** 

1,476

**Total Living Area** 

**Building Notes** 

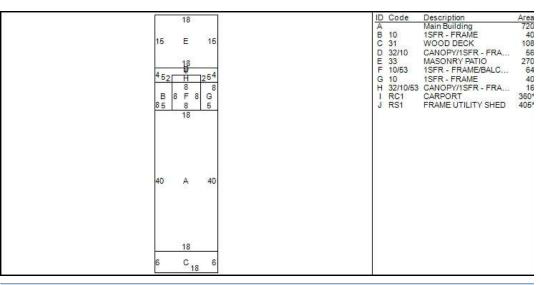
Dwelling Value 249,400

Class: Residential - Condo

Card: 1 of 1

Printed: April 10, 2025

2



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 Unit Level** 

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



Tax Year 2028	
In the Matter of Appeal	
Parcel ID 334-14-18-118-01-A	
Sussex County Board of Assessment VS	
	(Owner Name)
We, the undersigned, agree to adjust the Board of Assessment Office as follows:	e above-entitled appeal by settlement with the Sussex-County
Original Value: \$ 10,000	Stipulated Value: \$695,000
Date: 84/07/2<	
Signature of Owner or duly authorized a	gent: Dhilly Elizabett Chery
Printed Name: Degick Chinage	Elizabeth Chenzy
Date: 324/25	100 V
Signature of Sussex County Government	Representative:
Printed Name: Outstopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, our As adjusted the valuation of Parcel ID	in for appeal, the submitted comparable properties, and the issessment staff has conducted a thorough review and 334-14.18-119.01-A. The adjustment reflects a change in Ic depreciation that brings the assessed value to \$695,900.



Situs:

#### RESIDENTIAL PROPERTY RECORD CARD 2099

## SUSSEX COUNTY

Parcel ID: 334-14.18-119.01-A

Class: Residential - Condo

Card: 1 of 1

Printed: April 11, 2025

# **CURRENT OWNER**

CHENEY DERYCK **ELIZABETH CHENEY** 6025 ERINBLAIR LOOP HAYMARKET VA 20169 **GENERAL INFORMATION** 

Living Units 1

Neighborhood 6VR118C

Alternate ID 33414180119010000A 5291/324

Vol / Pg District

TOWN CODES Residential Zoning Class

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.0216	Location		111 510

Total Acres: .0216

Location: 12 VERY GD LOCATION (POS INFL Spot:

	Α	ssessment Infor	mation		
	Assessed	Appraised	Cost	Income	Market
Land	0	111,500	111,500	0	0
Building	0	584,400	584,400	0	0
Total	0	695,900	695,900	0	0

Value Flag Cost Approach TD334DM9

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

Entrance Information								
Date	ID	Entry Code	Source					
06/24/24	SMD	Data Mailer Change	Owner					
02/07/24	SMD	Occupant Not At Home	Other					

			Permit Informa	ation
Date Issued	Number	Price	Purpose	% Complete

		Sales	/Ownership History		
Transfer Date 08/13/20	<b>Price Type</b> 439,000	Validity		eed Type eed	Grantee CHENEY DERYCK
12/20/94	136,000		2025/39		
05/05/86	1				

Situs: Parcel Id: 334-14.18-119.01-A **Dwelling Information** Style Condo Flat Year Built 1925 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 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 2 Full Baths 2 **Family Rooms** Half Baths 0 Kitchens Extra Fixtures 2 Total Rooms 5 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade C Market Adj Condition Average **Functional CDU** AVERAGE Economic 71 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 179,529 **Base Price** % Good 70 6,700 Plumbing % Good Override -22.020 **Basement Functional** 14,890 Economic 71 Heating 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 6.5 179,100 Additions 900 Subtotal 1,002 **Ground Floor Area** 1,002 Dwelling Value 584,400 **Total Living Area** 

**Building Notes** 

Class: Residential - Condo		Card: 1 of 1		Printed: April 11, 2025
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Туре	Size 1	Size 2	Area	Qty	Yr Blt Grade	Condition	Value

**Outbuilding Data** 

# Complex Name Condo Model Unit Number A Unit Level 1 Unit View Neighborhood Model (MH) Neighborhood Model Make (MH)



Tax Year 3005
In the Matter of Appeal
Parcel ID 334-14.18-110.01-11
Sussex County Board of Assessment VS Decycle & Till Robert Cleaney
(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: \$ 739,500 Stipulated Value: \$ 651,500
Date: 04/67/25  Signature of Owner or duly authorized agent: Duly Elizabeth Chica Ch
Summary Based on the appellants' application for appeal, the submitted comparable properties, and the eferees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-14.18-119.01-B. The adjustment reflects a change in economic depreciation that brings the assessed value to \$651,300.



Situs:

# RESIDENTIAL PROPERTY RECORD CARD 2099

## SUSSEX COUNTY

Parcel ID: 334-14.18-119.01-B

Class: Residential - Condo

Card: 1 of 1

Printed: April 11, 2025

CURRENT OWNER
CHENEY ELIZABETH

DERYCK CHENEY

6025 ERINBLAIR LOOP

HAYMARKET VA 20169

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 6VR118C

Alternate ID 33414180119010000B

Vol / Pg District 6197/253

Zoning Class

TOWN CODES Residential

**Property Notes** 



Type Size Influence Factors Influence % Value
Primary Site AC 0.0216 Location 111,510

Total Acres: .0216

Spot: Location: 12 VERY GD LOCATION (POS INFL

	Α	ssessment Infor	mation		
	Assessed	Appraised	Cost	Income	Market
Land	0	111,500	111,500	0	0
Building	0	539,800	539,800	0	0
Total	0	651,300	651,300	0	0

Value Flag Cost Approach TD334DM9

Manual Override Reason Base Date of Value Effective Date of Value

		Entrance Information		
Date	ID	Entry Code	Source	
02/07/24	SMD	Occupant Not At Home	Other	

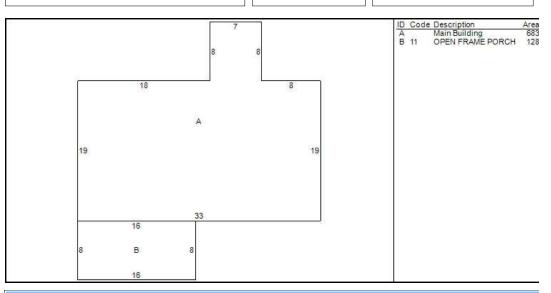
			Permit Informa	ation
Date Issued	Number	Price	Purpose	% Complete

		Sale	s/Ownership History			
Transfer Date 11/04/24	Price Type	Validity	Deed Reference 6197/253	<b>Deed Type</b> Deed	Grantee CHENEY ELIZABETH	
11/04/24	6,150		6197/208	Deed	ROSLEWICZ JASON	
11/01/24			6197/22	Deed	ROSLEWICZ JASON	
09/27/99	1		2426/148			
06/28/85	125.000					

Situs: Parcel Id: 334-14.18-119.01-B **Dwelling Information** Style Condo Flat Year Built 1925 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 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 Heat Pump Pre-Fab **Room Detail** Bedrooms 2 Full Baths 1 **Family Rooms** Half Baths 0 Kitchens Extra Fixtures 2 Total Rooms 4 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade C Market Adj Condition Average **Functional CDU** AVERAGE Economic 86 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 137,227 **Base Price** % Good 70 2,680 Plumbing % Good Override **Basement** -16.830 **Functional** 11,380 Economic 86 Heating 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 6.5 Subtotal 134,460 Additions 2,100 683 **Ground Floor Area** 683 Dwelling Value 539,800 **Total Living Area** 

**Building Notes** 

Class: Residential - Condo Card: 1 of 1 Printed: April 11, 2025



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

# Complex Name Condo Model Unit Number B Unit Level 2 Unit Location 2 Unit Parking Unit View Neighborhood Model (MH) Neighborhood

# Katrina M. Mears

From:

Suzanne Feaster <rigbyland@aol.com>

Sent:

Saturday, April 5, 2025 5:09 PM

To:

Katrina M. Mears

Subject:

Re: 334-20.00-27.00.pdf Assessment Appeal

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

We do accept the stipulated value of \$904,100. We will forward a signed hard copy of the Negotiated Settlement

Stipulation to you by mail.

Thank you for your attention to this matter.

David Feaster and Suzanne Feaster

On Saturday, April 5, 2025 at 09:51:30 AM EDT, 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.

Kind Regards,

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

P.O. Box 589

Georgetown, DE 19947

Tel: 302.855.7859

Mobile: 302.245.7928

Situs: 11 HOLLY RDG Parcel ID: 334-20.00-27.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

**CURRENT OWNER** 

**GENERAL INFORMATION** 

FEASTER DAVID G SUZANNE B 11 HOLLY RDG REHOBOTH BEACH DE 19971

Living Units 1 Neighborhood 6GR001 Alternate ID

Vol / Pg District

1927/236

Zoning Class

Residential

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2870			498,690

Total Acres: .287

Spot:

Location:

	Α	ssessment Info	rmation		
	Assessed	Appraised	Cost	Income	Market
Land	0	498,700	498,700	0	498,700
Building	0	405,400	722,700	0	405,390
Total	0	904,100	1,221,400	0	904,090

Value Flag Market Approach TD334DM2

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

		Entrance Information		
Date	ID	Entry Code	Source	
06/20/24	JXL	Data Mailer Change	Owner	
01/16/24	MEP	Occupant Not At Home	Other	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
01/27/05	75334-2	0	D010	Renew Bp 223760-Country Manor	
02/02/04	75334-1	127,715	D010	Dwelling W/Additions-Country Man	

Sales/Ownership History					
Transfer Date 07/31/93	Price Type 1	Validity	<b>Deed Reference</b> Deed Type 1927/236	Grantee	

2099 **RESIDENTIAL PROPERTY RECORD CARD** 

#### SUSSEX COUNTY

Situs: 11 HOLLY RDG Parcel Id: 334-20.00-27.00 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025



riouting a cooming	op.accc
Heat Type Central Full Ac	Stacks
Fuel Type Electric	Openings
System Type Heat Pump	Pre-Fab

**Room Detail** 

#### Full Baths 2 Bedrooms 3 **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	B-	Market Adj
Condition	Average	Functional
CDU	FAIR	Economic
Cost & Design	0	% Good Ovr

% Complete	100	,,, ccc. c	
	Dwell	ing Computations	
Base Price	364,684	% Good	84
Plumbing	11,780	% Good Override	
Basement	-20,230	Functional	
Heating	30,250	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	2.07
Subtotal	386,480	Additions	24,500
<b>Ground Floor Area</b>	2,146		
Total Living Area	2,146	Dwelling Value	722,700

8	6 18 D 18	6		ID Co A B 13 C 11 D 31	de Description Main Building FRAME GARAGE OPEN FRAME PORCH WOOD DECK	Area 2146 780 1 32 108
38 16	30 <sup>A</sup> 4 <sup>8</sup> C 8 <sup>4</sup>	18 <u>21</u>	40			
	26	В	26			
		30				

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

# **Building Notes**

# Katrina M. Mears

From:

Janet Green <janetcashgreen@yahoo.com>

Sent:

Saturday, April 5, 2025 12:54 PM

To:

Katrina M. Mears

Subject:

Re: 334-20.00-33.00.pdf

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

Hello.

I agree with this assessment. I do not have a printer so please use this email as my acceptance. Thank you very much for your help.

-Janet Green

On Apr 5, 2025, at 11:51 AM, 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.

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

<334-20.00-33.00.pdf>



#### RESIDENTIAL PROPERTY RECORD CARD 2099

#### SUSSEX COUNTY

Situs: 6 HAWKS NEST ST Parcel ID: 334-20.00-33.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

**GREEN RUSSELL D** JANET C GREEN 54 WORTHINGTON PARK RD NEWARK DE 19711

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 6GR001

Alternate ID 334200000330000000

Vol / Pg District

6016/150

Zoning Class

MEDIUM RESIDENTIAL Residential

# **Property Notes**



Land Information						
Туре		Size	Influence Factors	Influence %	Value	
Primary Site	AC	0.4988	Waterview - Tic		549,300	

Total Acres: .4988

Spot:

Location:

Assessment Information								
Assessed Appraised Cost Income Marke								
Land	0	549,300	549,300	0	549,300			
Building	0	406,900	406,900	0	419,000			
Total	0	956,200	956,200	0	968,300			

Value Flag Cost Approach TD334DM2

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

	Entrance Information				
Date	ID	Entry Code	Source		
01/16/24	MEP	Occupant Not At Home	Other		

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		
07/11/95	75341-2	109,769	D010	Dwellingw/Additions-Country Manc		
03/23/92	75341-1	6,500	D010	Porch & Deck-Country Manor Pine		

	Sales/Ownership History					
Transfer Date 12/04/23 12/15/95	<b>Price Type</b> 955,000 204.600	Validity	Deed Reference         Deed Type           6016/150         Deed           3752/231         Deed	<b>Grantee</b> GREEN RUSSELL D		

12/15/95 204,600 02/28/92

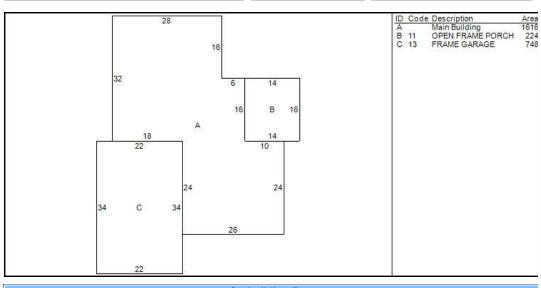
Situs: 6 HAWKS NEST ST Parcel Id: 334-20.00-33.00 **Dwelling Information** Style Ranch Year Built 1996 Story height 1 **Eff Year Built** Attic None Year Remodeled Exterior Walls Frame **Amenities** Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar 0 **Basement** Crawl FBLA Size X **FBLA Type** Rec Rm Type Single Family Rec Rm Size X **Heating & Cooling Fireplaces** Heat Type Central Full Ac Stacks Fuel Type Electric **Openings** System Type Heat Pump Pre-Fab 1 **Room Detail** Bedrooms 3 Full Baths 2 Half Baths 0 **Family Rooms** 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 70 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 274,151 **Base Price** % Good 87 8,440 Plumbing % Good Override **Basement** -15.210 **Functional** 22,740 Economic 70 Heating 0 % Complete 100 Attic 1,620 **C&D Factor** Other Features Adj Factor 2.07 291,740 Subtotal Additions 18,900 1,616 **Ground Floor Area** 1,616 Dwelling Value 406,900 **Total Living Area** 

**Building Notes** 

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 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)





Situs: 4 BAY REACH

#### 2099 RESIDENTIAL PROPERTY RECORD CARD

# SUSSEX COUNTY

Parcel ID: 334-20.00-72.00

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

# **CURRENT OWNER**

REVAK NICHOLAS R CAROL D REVAK 4 BAY REACH REHOBOTH BEACH DE 19971 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 6GR001 Alternate ID

Vol / Pg District

4221/255

Zoning Class

Residential

# **Property Notes**



Land Information					
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3398			511,310

Total Acres: .3398

Spot:

06/28/95

Location:

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	511,300	511,300	0	511,300	
Building	0	741,600	741,600	0	468,670	
Total	0	1,252,900	1,252,900	0	979,970	

Value Flag Cost Approach TD334DM2

**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			
01/11/24	MEP	Occupant Not At Home	Other			

Permit Information						
Date Issued	Number	Price	Purpose	% Complete		
08/04/16	201608266	200,025	A018	Deck 14x22 Under 30", Ktchn, Lau		
12/15/99	75382-2	15,500	D010	Enclose Existing Por-Country Man		
08/21/96	75382-1	117,522	D010	Dwellingw/Additions-Bay Country N		

	Sales/Ownership History				
Transfer Date 01/24/14 01/27/04	<b>Price Type</b> 608,000 535,000	Validity	<b>Deed Reference Deed Type</b> 4221/255	Grantee	

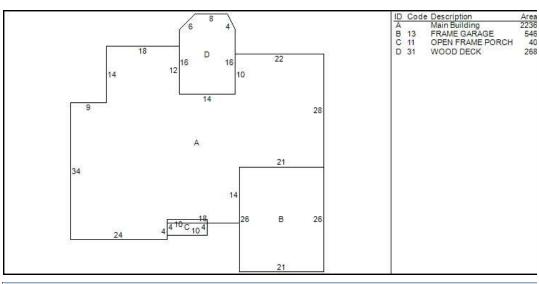
Situs: 4 BAY REACH Parcel Id: 334-20.00-72.00 **Dwelling Information** Style Ranch Year Built 1997 Story height 1 **Eff Year Built** Attic None Year Remodeled Exterior Walls Alum/Vinyl **Amenities** Masonry Trim X Color In-law Apt No **Basement** # Car Bsmt Gar 0 **Basement** Crawl FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type Single Family **Heating & Cooling Fireplaces** Heat Type Central Full Ac Stacks 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 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 C+ Market Adj Condition Average **Functional CDU** AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 360,647 **Base Price** % Good 88 11,250 Plumbing % Good Override **Basement** -20.000 **Functional** 29,920 Heating **Economic** 0 % Complete 100 Attic 2,700 **C&D Factor** Other Features Adj Factor 2.07 384,520 Subtotal Additions 19,900 2,236 **Ground Floor Area** 2,236 **Total Living Area** Dwelling Value 741,600

**Building Notes** 

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025



			Outbuilding	g 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)



referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.10-1.03 The adjustment reflects a change in grade,	Tax Year 2026
Sussex County Board of Assessment VS Recontinuous Reversable Tront  (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: \$16,223,500  Date: 516,223,500  Stipulated Value: \$6,654,700  Printed Name: 616,000 Assessment Representative: 516,000 Assessment Signature of Sussex County Government Representative: 516,000 Assessment	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: \$16,223,500  Date: 3   3   2   3   3   3   3   3   3   3	Parcel ID 334-20.10-1.03
Board of Assessment Office as follows:  Original Value: \$16,223,500  Date: 319/25  Signature of Owner of duly authorized agent:  Date: 319/25  Signature of Sussex County Government Representative:  Printed Name: Obviologibles S. Keeler  Title: Discelor 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 334-20.10-1.03 The adjustment reflects a change in grade, condition and square footage that brings the assessed value to \$6,554,700.	
Date: 33 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2 1 2	
Signature of Owner of duly authorized agent:  Printed Name: Date: analys  Signature of Sussex County Government Representative: Printed Name: Othislipher 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 334-20.10-1.03 The adjustment reflects a change in grade, condition and square footage that brings the assessed value to \$6,554,700.	Original Value: \$16,223,500 Stlpulated Value: \$6,554,700
Date: 3/19/25  Signature of Sussex County Government Representative:  Printed Name: Christopher S. Keeler  Title: Director of Assessment  Summary  Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.10-1.03 The adjustment reflects a change in grade, condition and square footage that brings the assessed value to \$6,554,700.	Signature of Owner of duly authorized agent:
Printed Name: Christopher S. Keeler  Title: Director of Assessment  Summary  Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.10-1.03 The adjustment reflects a change in grade, condition and square footage that brings the assessed value to \$6,554,700.	Date: <u>9/19/25</u>
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 334-20.10-1.03 The adjustment reflects a change in grade, condition and square footage that brings the assessed value to \$6,554,700.	
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 334-20.10-1.03 The adjustment reflects a change in grade, condition and square footage that brings the assessed value to \$6,554,700.	
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 334-20.10-1.03 The adjustment reflects a change in grade, condition and square footage that brings the assessed value to \$6,554,700.	
	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 334-20.10-1.03 The adjustment reflects a change in grade, condition and square footage that brings the assessed value to \$6,554,700.



# RESIDENTIAL PROPERTY RECORD CARD 2099

# SUSSEX COUNTY

Situs: 21446 E LAKE DR Parcel ID: 334-20.10-1.03

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

ROCCO A ABESSINIO 2012 REVOCABLE TRUST 50 APPLIED CARD WAY GLEN MILLS PA 19342 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 6AR093

Alternate ID 334201000010300000

Vol / Pg District 4213/298

Zoning Class MEDIUM RESIDENTIAL Residential

**Property Notes** 



	Land	Information	
Туре	Size Influen	ce Factors	Influence %

TypeSizeInfluence FactorsInfluence %ValuePrimary SiteAC0.5957Waterfront - Oc Waterfront - La2,745,090

Total Acres: .5957

Spot: Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information						
	Assessed	Appraised	Cost	Income	Market	
Land	0	2,745,100	2,745,100	0	2,745,100	
Building	0	3,809,600	3,809,600	0	1,863,890	
Total	0	6,554,700	6,554,700	0	4,608,990	

Value Flag Cost Approach

Manual Override Reason Base Date of Value Effective Date of Value

Grantee

		Entrance Information
 	_	

DateIDEntry CodeSource12/19/23TSAOccupant Not At HomeOther

Permit Information						
Number	Price	Purpose	% Complete			
202302962	248,000	A017	Extend And Replace Existing Deck			
201402354	150,000	A017	Changing Existing Roof Line And F			
76064-2	5,900	D010	Pier-Irene Carpenter-Draper Lands			
76064-1	465,658	D010	Dwellingw/Additions-I.Carpenter D			
	202302962 201402354 76064-2	202302962 248,000 201402354 150,000 76064-2 5,900	Number         Price         Purpose           202302962         248,000         A017           201402354         150,000         A017           76064-2         5,900         D010			

#### Sales/Ownership History

 Transfer Date
 Price 12/31/13
 Type 7,700,000
 Validity
 Deed Reference 4213/298
 Deed Type 4213/298

07/13/98 01/13/97 Story height 2.25

Masonry Trim X

Attic None Exterior Walls Frame

# SUSSEX COUNTY

Situs: 21446 E LAKE DR Parcel Id: 334-20.10-1.03 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

	Dwelling Information						
Style height Attic Walls	None	Year Built Eff Year Built Year Remodeled Amenities	2000				
y Trim Color	X	In-law Apt	No				
		Basement					

Basement	Full	# Car Bsmt Gar	3
FBLA Size	Χ	FBLA Type	
Rec Rm Size	Х	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 4	Full Baths 3	
Family Rooms	Half Baths 2	
Kitchens	Extra Fixtures 3	
Total Rooms 7		
Kitchen Type	Bath Type	
Kitchen Remod No	Bath Remod N	0

#### Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	Х	Unheated Area

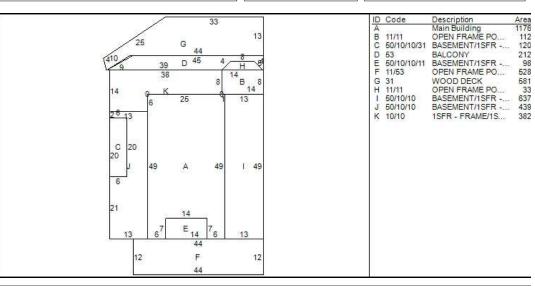
#### **Grade & Depreciation**

Grade	A+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	81
Cost & Design	0	% Good Ovr	
% Complete	100		

#### **Dwelling Computations**

Base Price	551,077	% Good	89
Plumbing	27,850	% Good Override	
Basement	0	Functional	
Heating	45,710	Economic	81
Attic	0	% Complete	100
Other Features	12,690	C&D Factor	
		Adj Factor	5.5352
Subtotal	637,330	Additions	228,800
Ground Floor Area	1,176		
Total Living Area	5,998	Dwelling Value	3,809,600

Bui	ldina	Notes



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

#### **Condominium / Mobile Home Information**

**Complex Name** Condo Model

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

**Unit Location Unit View** 

Model Make (MH)



Tax Year 2025
in the Matter of Appeal
Parcel ID 334-23.10-0.00
Sussex County Board of Assessment VS Donald Month (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$4.017,500 Stipulated Value: \$3,187,100
Date: 4/7/25
Signature of Owner or duly authorized agent: Wank lust
Printed Name: Brandt Mensh on behalf of Donald H. Mensh
Date: SPENZES  Signature of Sussex County Government Representatives
Printed Name: Ctvistopher 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 334-23.10-6.00. The adjustment reflects a change in land depreciation and condition of dwelling that brings the assessed value to \$3,187,100.
•



# RESIDENTIAL PROPERTY RECORD CARD 2099

#### SUSSEX COUNTY

Situs: 1 HALL AV Parcel ID: 334-23.10-6.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

MENSH DONALD H 1 HALL AVE REHOBOTH BEACH DE 19971 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 6GR004

Alternate ID 334231000060000000 Vol / Pg 5556/18

Vol / Pg District Zoning Class

;

MEDIUM RESIDENTIAL Residential

**Property Notes** 



Land information								
Туре		Size	Influence F	actors	Influence %	Value		
Primary Site	AC	0.3269	Location	Traffic - Heavy	-15	1.410.130		

Total Acres: .3269

Spot: Location: 12 VERY GD LOCATION (POS INFL

Assessment Information									
	Assessed Appraised Cost Income								
Land	0	1,410,100	1,410,100	0	1,410,100				
Building	0	1,777,000	1,777,000	0	2,297,700				
Total	0	3,187,100	3,187,100	0	3,707,800				

Value Flag Cost Approach TD334DM1 Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information					
Date	ID	Entry Code	Source		
07/01/24	JTS	Data Mailer Change	Owner		
02/09/24	TSA	Occupant Not At Home	Other		

Permit Information							
Date Issued	Number	Price	Purpose	% Complete			
04/15/03	77371-1	254,128	D010	Dwelling W/Additions-Reh Indian E			

# Sales/Ownership History

 Transfer Date
 Price
 Type
 Validity
 Deed Reference
 Deed Type
 Grantee

 09/22/21
 10/08/02
 750,000
 5556/18
 Deed
 MENSH DONALD H

 11/10/94
 1
 2762/26

# **SUSSEX COUNTY**

Situs: 1 HALL AV Parcel Id: 334-23.10-6.00 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

Dwelling Information							
Style Story height Attic Exterior Walls Masonry Trim Color	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt					
	Basement						
Basement FBLA Size Rec Rm Size	1,510	# Car Bsmt Gar FBLA Type Rec Rm Type					

пеаціпу	& Cooling	rireplaces
Fuel Type	Central Full Ac Propane Forced Warm Air	Stacks Openings Pre-Fab

Room Detail

		Room Betan	
Bedrooms	5	Full Baths	5
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	3
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

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

#### **Grade & Depreciation** Grade A-Market Adj Condition Good Functional CDU AVERAGE **Economic** Cost & Design 0 % Good Ovr

% Complete	100	,,, ccc	
	Dwell	ing Computations	
Base Price Plumbing Basement Heating Attic	648,612 31,870 0 53,800 0	% Good % Good Override Functional Economic % Complete	91
Other Features Subtotal	90,990 825,270	C&D Factor Adj Factor Additions	2.17 65,900
Ground Floor Area Total Living Area	2,142 4,294	Dwelling Value	1,772,700

=	Ť.	40		ID	Code	Description	Area
	13	B 13	16	ABCDEFG	11/11/31 11/53 11/53 11 11 16 16 WD2	Main Building	2142 520 367 128 88 5 5 320*
	35 C 14	A	4 6 6				
	8 6 1 5 7 1 G7 7 1 G7 7	7 10 6 7 7 13 4 6	D 19				

Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Compst Dk	32 x	10	320	1	2000	С	G	4,260

# **Condominium / Mobile Home Information**

**Complex Name** Condo Model

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

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

# **Building Notes**



Situs: Parcel ID: 335-8.00-50.00

Class: Agricultural w/ Residential

Card: 1 of 1

Printed: April 10, 2025

#### **CURRENT OWNER**

SMITH RONAL W REV TRUST NANCY L SMITH REV TRUST 16346 GILLS NECK RD LEWES DE 19958 **GENERAL INFORMATION** 

Living Units 1
Neighborhood 6AR217

Alternate ID 335080000500000000 Vol / Pg 4324/186

Vol / Pg District Zoning Class

y

AGRICULTURAL/RESIDEI

# **Property Notes**



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Residual	AC	0.5001			28,130
Primary Site	AC	1.0000	Location	20	378,000

Total Acres: 1.5001

Spot:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	28,100	406,100	406,100	0	406,100
Building	0	395,100	395,100	0	636,890
Total	28,100	801,200	801,200	0	1,042,990

Value Flag Cost Approach Gross Building:

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information				
<b>Date</b> 02/22/24	<b>ID</b> TJJ	Entry Code Vacant Land	Source Other	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
10/14/03	83682-5	7,200	D010	Det Pole Building-Nw/Rd 267 4775	
06/27/03	83682-4	3,840	D010	Sunroom On Deck-Nw/Rd 267 477	
07/27/93	83682-3	22,464	D010	Addition-N/W 2671 Mile N/E 268	
10/30/86	83682-2	5,000	D010	Porch-N/W 267n/E Old R.R. R.O.V	
09/26/83	83682-1	500	D010	Shed-E/267 3/4 Mile S/E 23	

# Sales/Ownership History

Location:

Transfer Date Price Type Validity Deed Reference Deed Type Grantee

# SUSSEX COUNTY

Situs : Parcel Id: 335-8.00-50.00

Class: Agricultural w/ Residential

Card: 1 of 1

Printed: April 10, 2025

# **Dwelling Information**

 Style
 Cape Cod
 Year Built
 1970

 Story height
 1.75
 Eff Year Built
 Year Remodeled

 Attic
 None
 Year Remodeled
 Amenities

 Exterior Walls
 Alum/Vinyl
 Amenities

 Masonry Trim
 X
 In-law Apt
 No

Basement

 Basement
 Partial
 # Car Bsmt Gar
 0

 FBLA Size
 X
 FBLA Type

Rec Rm Size x Rec Rm Type Single Family

# Heating & Cooling Fireplaces

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

# Room Detail

 Bedrooms
 4
 Full Baths 3

 Family Rooms
 Half Baths 0

 Kitchens
 Extra Fixtures 2

 Total Rooms 9
 Bath Type

 Kitchen Type
 Bath Type

 Kitchen Remod No
 Bath Remod No

### Adjustments

Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area

### Grade & Depreciation

 Grade
 C+
 Market Adj

 Condition
 Average
 Functional

 CDU
 AVERAGE
 Economic

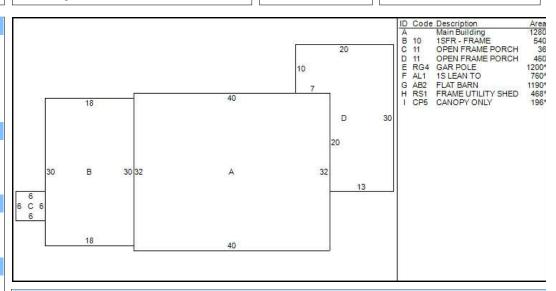
 Cost & Design
 0
 % Good Ovr

 % Complete
 100

### **Dwelling Computations**

295,615	% Good	74
11,250	% Good Override	
-7,890	Functional	
24,520	Economic	
0	% Complete	100
2,700	C&D Factor	
	Adj Factor	1.18
326,200	Additions	32,000
1,280		
2,780	Dwelling Value	322,600
	11,250 -7,890 24,520 0 2,700 326,200 1,280	11,250 % Good Override -7,890 Functional 24,520 Economic 0 % Complete 2,700 C&D Factor Adj Factor 326,200 Additions

Bui	ldir	ng N	otes
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Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Garage Poe	30 x	40	1,200	1	2021	С	Α	37,460
1s Lean To	20 x	38	760	1	2000	С	Α	1,940
Flat Barn	34 x	35	1,190	1	2000	В	G	27,570
Frame Shed	26 x	18	468	1	1920	С	F	1,440
Canopy	14 x	14	196	1	2000	С	Α	4,120

### **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:

diane rulka <dcrulka@gmail.com>

Sent:

Sunday, April 6, 2025 9:22 PM

To:

Katrina M. Mears

Subject:

Re: 335-8.12-40.00.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.

I also wanted to state that we accept the reassessment of \$608,800 and I will send you a signed copy to follow

Diane Rulka -Rodenberg M 540-379-6997 Sent from my iPhone

On Apr 6, 2025, at 9:19 PM, diane rulka <dcrulka@gmail.com> wrote:

Thank you very much for the reassessment

We will sign this and get it back to you. I will have to take it to a scanner

Diane Rulka Rodenberg Sent from my iPhone

On Apr 5, 2025, at 12:48 PM, Katrina M. Mears <a href="mailto:kmears@sussexcountyde.gov">kmears@sussexcountyde.gov</a>> 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.

Kind Regards, Katrina M. Mears Manager of Business Services, Finance 2 The Circle P.O. Box 589 Georgetown, DE 19947

Tel: 302.855.7859 Mobile: 302.245.7928



# SUSSEX COUNTY

Situs: 110 WASHINGTON AV Parcel ID: 335-8.12-40.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

# **CURRENT OWNER**

RULKA-RODENBERG DIANE & WILLIAM S RODENBERG 10625 PLEASANT VALE RD DELAPLANE VA 20144 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 6PR009

Alternate ID 33508120040000000

Vol / Pg District 0/0

Zoning TOWN CODES Class Residential

# **Property Notes**



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1162			474,300

Total Acres: .1162

Spot:

Location:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	474,300	474,300	0	474,300
Building	0	134,500	134,500	0	255,550
Total	0	608,800	608,800	0	729,850

Value Flag Cost Approach TD335DM1

		Entrance Information	
Date	ID	Entry Code	Source
07/14/24	JTS	Data Mailer Change	Owner
02/14/24	TJJ	Occupant Not At Home	Other

Permit Information					
Date Issued	Number	Price	Purpose		% Complete
07/23/84	84739-1	6,000	D010	Remodeling-Washington Ave.	

		Sales/	Ownership History	
<b>Transfer Date</b> 10/24/83	Price Type 35,000	Validity	<b>Deed Reference Deed Type Grantee</b> 0/0	

### SUSSEX COUNTY

Situs: 110 WASHINGTON AV Parcel Id: 335-8.12-40.00 **Dwelling Information** Style Conventional Year Built 1910 Story height 2 **Eff Year Built** Attic Unfinished Year Remodeled Exterior Walls Asbest/Asphalt **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 None Stacks 1 Fuel Type None Openings 1 System Type None Pre-Fab **Room Detail** Bedrooms 2 Full Baths 1 Half Baths 0 **Family Rooms** Kitchens **Extra Fixtures** Total Rooms 5 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade C Market Adj Condition Fair **Functional** CDU FAIR Economic 80 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 157,265 **Base Price** % Good 61 Plumbing % Good Override **Basement** -6.230**Functional** -13,050 Economic 80 Heating 6,120 % Complete 100 Attic 3,371 **C&D Factor** Other Features Adj Factor 1.6 Subtotal 147,480 Additions 12,100

496

**Building Notes** 

Dwelling Value 134,500

1,280

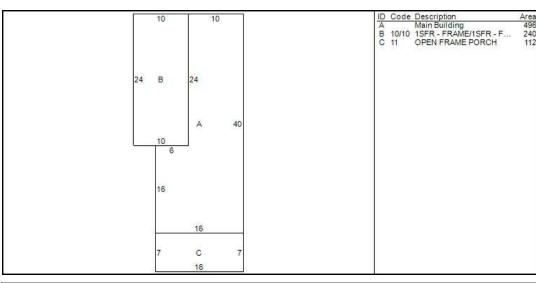
**Ground Floor Area** 

**Total Living Area** 

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 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)



# NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025	
In the Matter of Appeal	
Parcel ID 335-11.00-59.00-177	
Sussex County Board of Assessment VS Robert	& Carol Researd (Owner Name)
We, the undersigned, agree to adjust the abo Board of Assessment Office as follows:	ove-entitled appeal by settlement with the Sussex Count
Original Value: \$525,400	Stipulated Value: \$464,200
Date: 4/5/25	
Signature of Owner or duly authorized agent	
Printed Name: ROBELT	RENAULO
Date; 3/28/25	MIV
Signature of Sussex County Government Rep	resentațive:
Printed Name: Christopher S. Keeler	
Ttle: Objector of Assessment	

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 335-11.00-59.00-T77. The adjustment reflects a change in economic depreciation that brings the assessed value to \$484,200.



# SUSSEX COUNTY

Parcel ID: 335-11.00-59.00-T77

Class: Residential - Condo

Card: 1 of 1

Printed: April 10, 2025

# **CURRENT OWNER**

Situs: 23130 WAGGONER AV

RENAULD ROBERT RICHARD JR CAROL LU RENAULD 23130 WAGGONER AVE **LEWES DE 19958** 

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 6AR166C

Alternate ID 33511005900T7700000

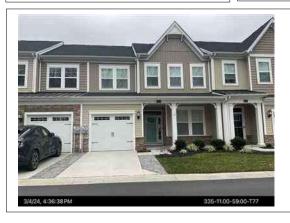
Vol / Pg District

5352/77

Zoning Class

Residential

**Property Notes** 



Land Information					
<b>Type</b> Primary Site	AC	<b>Size</b> 0.2776	Influence Factors	Influence %	<b>Value</b> 61,240

Total Acres: .2776

Spot:

Location:

Assessment Information						
Assessed	Appraised	Cost	Income	Market		
0	61,200	61,200	0	0		
0	423,000	423,000	0	0		
0	484,200	484,200	0	0		
		Assessed Appraised 0 61,200 0 423,000	Assessed Appraised Cost 0 61,200 61,200 0 423,000 423,000	Assessed         Appraised         Cost         Income           0         61,200         61,200         0           0         423,000         423,000         0		

Value Flag Cost Approach TD335DM5

	Entrance information				
	ry Code upant Not At Home	<b>Source</b> Other			

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
10/11/21	202114938	11,900	A186	14 Roof Mount Solar Panels	
02/18/21	202102403	6,707	A108	Enclose Existing Screen Porch Wit	

	Sales/Ownership History					
<b>Transfer Date</b> 11/17/20 11/13/20	<b>Price Type</b> 345,490	Validity	<b>Deed Reference</b> 5352/77 5350/175	<b>Deed Type</b> Deed Deed	Grantee RENAULD ROBERT RICHARD JR US HOME CORPORATION	

# SUSSEX COUNTY

Situs: 23130 WAGGONER AV Parcel Id: 335-11.00-59.00-T77 **Dwelling Information** Style Twnhse Interior Year Built 2020 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 Slab 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 1 **Family Rooms** Kitchens Extra Fixtures 2 Total Rooms 6 Kitchen Type **Bath Type** Bath Remod No Kitchen Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade B Market Adj Condition Average **Functional CDU** AVERAGE Economic 100 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 316,506 **Base Price** % Good 99 10,780 Plumbing % Good Override **Basement** -29.860 **Functional** 26,250 Economic 100 Heating 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 1.22

323,680

1,244

2,357

**Building Notes** 

Additions 26,300

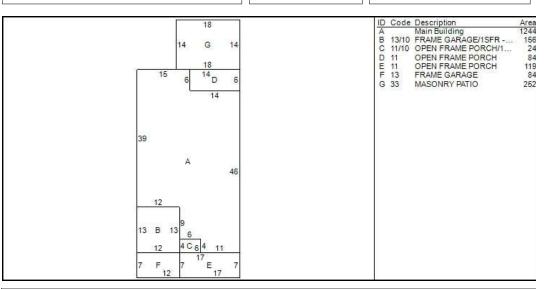
Dwelling Value 423,000

Subtotal

**Ground Floor Area** 

**Total Living Area** 

Class: Residential - Condo | Card: 1 of 1 | Printed: April 10, 2025



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

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



# NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel ID 432-2.00-127.00
Sussex County Board of Assessment VS Brion & Debra McCurrin Trustoes (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: \$702,200 Stipulated Value: \$661,600
Date: 7-April-2025
Signature of Owner or duly authorized agent:
Printed Name: Brian McCurnin
Date: 0331/25 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title; Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the eferees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 432-2.00-127.00. The adjustment reflects a change in grade of the dwelling that brings the assessed value to \$661,600.
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# SUSSEX COUNTY

Situs: 5060 MORGANS WAY Parcel ID: 432-2.00-127.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

# **CURRENT OWNER**

MCCURNIN BRIAN T TTEE DEBRA J MCCURNIN TTEE REV TR 5060 MORGANS WAY LAUREL DE 19956

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 2AR001

Alternate ID 432020001270000000 Vol / Pg

District

5186/145

Zoning Class

AGRICULTURAL/RESIDEI Residential

**Property Notes** 



	Land Information					
Туре		Size	Influence Factors	Influence %	Value	
Primary Site	AC	1.0000			73,300	
Residual	AC	0.0600			1,100	

Total Acres: 1.06

Spot:

Location:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	74,400	74,400	0	74,400
Building	0	587,200	570,300	0	587,180
Total	0	661,600	644,700	0	661,580

Value Flag Market Approach TD432DM1

	Entrance information					
Date	ID	Entry Code	Source			
09/28/22	KLC	Info At Door	Owner			

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
08/05/20	202009094	55,900	A096	Inground Swimming Pool 18x36, P	
07/16/20	202006739	182,111	A007	"1 St Dw 73x67, Att Gar 24x36'6"",	

Sales/Ownership History							
<b>Transfer Date</b> 01/16/20 09/05/17	<b>Price Type</b> 71,500 35,000	Validity	<b>Deed Reference</b> 5186/145 4763/170	<b>Deed Type</b> Deed Deed	<b>Grantee</b> MCCURNIN BRIAN T TTEE WEST KLAY L		

**Dwelling Information** 

# SUSSEX COUNTY

Situs : 5060 MORGANS WAY Parcel ld: 432-2.00-127.00

Class.	Single	Family	Dwelling	

Card: 1 of 1

Printed: April 10, 2025

13

	12	42 D 29 2	10	24	ID A B C D E F G	13/17 11 11 10 RP2	Description Main Building FRAME GARAGE/1/2 ST OPEN FRAME PORCH OPEN FRAME PORCH 1SFR - FRAME PREFABRICATED VINY DETACHED PATIO	Area 2603 864 288 478 768* 720* 1392*
		А	)	24	8			
45			22					
	ř	36	37	в 35				
	11 8	C 36	8					
().	13		12	12				

Outbuilding Data								
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool	х		720	1	2020	С	G	17,950
Det Patio	X		1,392	1	2020	С	Α	8,420

### Style Ranch Year Built 2020 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 1 Fuel Type Electric Openings 1 System Type Heat Pump Pre-Fab **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 **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade B-Market Adj Condition Average **Functional CDU** AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 431,476 **Base Price** % Good 94 14,730 Plumbing % Good Override -23,930 **Basement Functional** 35,790 **Economic** Heating 0 % Complete 100 Attic 2,830 **C&D Factor** Other Features Adj Factor 1 460,900 Additions 110,600 Subtotal 2,603 **Ground Floor Area** 3,803 Dwelling Value 543,900 **Total Living Area**

**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)



# NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year awa :	
In the Matter of Appeal	
Parcel ID sameway	
Sussex County Board of Assessment VS @ and	(Owner Name)
We, the undersigned, agree to adjust the ab- Board of Assessment Office as follows:	ove-entitled appeal by settlement with the Sussex County
Original Value: \$800.000	Stipulated Value: \$40.000
Date: 4-8-25	
Signature of Owner or duly authorized agen	" Derub M. Bilg Kare & Ball
Printed Name: Gerald M Dell	:: <u>Sould M. Bold</u> Kare 2 Bell 5r + Karen L. Bell
Date: <u>12775</u>	2011
Signature of Sussex County Government Rep	presentative:
Printed Name: Chiesphars. Keeler	
Title: District American	
Summary	
referees' recommendations, our Asse- adjusted the valuation of Parcel ID 53	or appeal, the submitted comparable properties, and the ssment staff has conducted a thorough review and 1-11.00-58.00. The adjustment reflects a change in ling and approach that brings the assessed value to



# SUSSEX COUNTY

Situs: 26408 OLD CARRIAGE RD

Parcel ID: 531-11.00-58.00

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

# **CURRENT OWNER**

BELL GERALD M JR KAREN L BELL 26408 OLD CARRIAGE RD SEAFORD DE 19973

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 3AR029

Alternate ID 531110000580000000 2999/85

Vol / Pg District

Zoning Class AGRICULTURAL/RESIDEI

# **Property Notes**



Land Information							
Туре		Size	Influence Factors	Influence %	Value		
Primary Site	AC	1.0000			56,420		
Residual	AC	9.2600			108,500		

Total Acres: 10.26

Spot:

Location:

Assessment Information								
	Assessed	Appraised	Cost	Income	Market			
Land	0	164,900	164,900	0	164,900			
Building	0	306,800	363,700	0	306,810			
Total	0	471,700	528,600	0	471,710			

Value Flag Market Approach TD531DM2

		Entrance Information				
Date	ID	Entry Code	Source			
06/04/24	DMR	Data Mailer Change	Owner			
07/14/23	JCL	Info At Door	Owner			

Permit Information							
Date Issued	Number	Price	Purpose	% Complete			
10/14/05	91453-1	158,512	D010	Dwelling W/Additions-Old Carriage			

	Sales/Ownership History							
Transfer Date 06/28/04	Price Type 93,500	Validity	Deed Reference Deed Type 2999/85	Grantee				
05/26/92 03/01/90	1 1							

# SUSSEX COUNTY

Situs: 26408 OLD CARRIAGE RD Parcel Id: 531-11.00-58.00 **Dwelling Information** Style Cape Cod Year Built 2006 Story height 1.25 **Eff Year Built** Attic None Year Remodeled Exterior Walls Alum/Vinyl **Amenities** Masonry Trim X Color In-law Apt No **Basement** # 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 4 Full Baths 2 Half Baths 1 **Family Rooms** Kitchens Extra Fixtures 2 Total Rooms 7 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade C+ Market Adj Condition Average **Functional CDU** AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 353,463 **Base Price** % Good 80 9,840 Plumbing % Good Override **Basement** -16.340 **Functional** 29,320 Heating **Economic** 0 % Complete 100 Attic 1,620 **C&D Factor** Other Features Adj Factor 1 Subtotal 377,900 Additions 61,400

1,762

2,943

**Building Notes** 

Dwelling Value 363,700

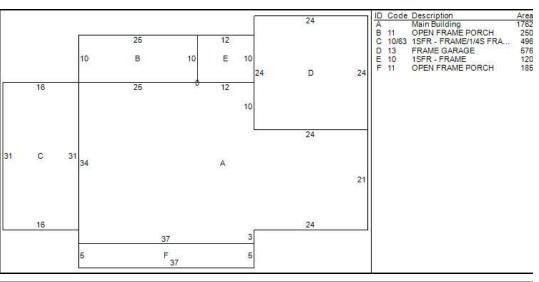
**Ground Floor Area** 

**Total Living Area** 

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 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)

# Katrina M. Mears

From:

pamela alston-goslee <pamgos@gmail.com>

Sent:

Monday, April 7, 2025 9:38 AM

To:

Katrina M. Mears

Subject:

Re: 531-15.00-138.00.pdf

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

# Good morning,

I agree with the reduction. Please accept this email as acceptance and agreement. Thank you Patsy Green Sent from my iPhone

On Apr 4, 2025, at 4:01 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.

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

<531-15.00-138.00.pdf>



# SUSSEX COUNTY

Situs: 26820 MALIHORN DR Parcel ID: 531-15.00-138.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

**CURRENT OWNER GREEN PATSY P** 

26820 MALIHORN DR

SEAFORD DE 19973

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 3AR034

531150001380000000 Alternate ID 3949/20

Vol / Pg District

AGRICULTURAL/RESIDEI Residential Zoning Class

**Property Notes** 



**Land Information** Type Size Influence Factors Influence % Value Primary Site AC 1.0000 85,000 AC 430 Residual 0.0200

Total Acres: 1.02

Spot:

08/03/23

Location:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	85,400	85,400	0	85,400		
Building	0	336,600	336,600	0	419,440		
Total	0	422,000	422,000	0	504,840		

Value Flag Cost Approach TD531DM3

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

**Entrance Information** Date ID

**Entry Code** Source Info At Door Owner

**Permit Information** Price Purpose % Complete **Date Issued** Number 12/04/07 92441-1 185,998 D010 Dwelling W/Add-Malihorn Crest li L

Sales/Ownership History

**Transfer Date** 12/01/11 10/23/07

MAE

Price Type 290,000 87,500

Validity

**Deed Reference Deed Type** 3949/20

Grantee

# SUSSEX COUNTY

Situs: 26820 MALIHORN DR Parcel Id: 531-15.00-138.00 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

	Dwelling Information							
Style Story height Attic Exterior Walls Masonry Trim Color	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt						
		Pasament						
		Basement						
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type						

Heating & Cooling	Fireplaces
Heat Type Central Full Ac	Stacks
Fuel Type Oil	Onenings

System Type Forced Warm Air Pre-Fab 1

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

# **Adjustments** Int vs Ext Same

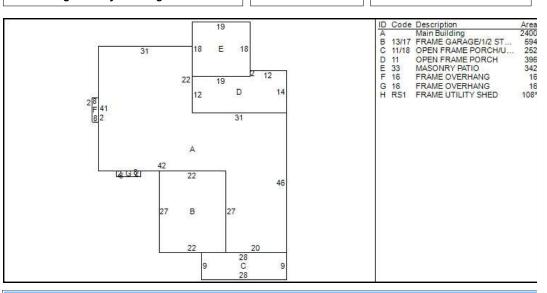
### **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation**

Grade C Market Adj **Condition** Average **Functional CDU** AVERAGE Economic 80 Cost & Design 0 % Good Ovr % Complete 100

# **Dwelling Computations**

Base Price	438,156	% Good	81
Plumbing	8,030	% Good Override	
Basement	-20,250	Functional	
Heating	36,340	Economic	80
Attic	0	% Complete	100
Other Features	1,550	C&D Factor	
		Adj Factor	1
Subtotal	463,830	Additions	35,000
Ground Floor Area	2,400		
Total Living Area	3,329	Dwelling Value	335,600

Ruildina	Notos
Building	NOLES



			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x	9	108	1	2012	С	Α	990

### **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 633-12.00-602.00
Sussex County Board of Assessment VS Wendy Willmownki (Owner Name)
(Owner Martie)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$670,100 Stipulated Value: \$587,900
4/10/2025 Date:
Signature of Owner or duly authorized agent: WENY WIMOUS L
WENDY WILMOWSKI Printed Name:
Date: 3/28/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 533-12.00-602.00. The adjustment reflects a change in grade of the dwelling that brings the assessed value to \$587,900.



# SUSSEX COUNTY

Situs: 37314 HIDDEN BAY DR Parcel ID: 533-12.00-602.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 11, 2025

**CURRENT OWNER** 

**GENERAL INFORMATION** 

WILMOWSKI WENDY TTEE TR 112 WOODLYN AVE NORRISTOWN PA 19403

Living Units 1 Neighborhood 1AR086

Alternate ID 533120006020000000

Vol / Pg District

5245/231

Zoning Class

MEDIUM RESIDENTIAL Residential

**Property Notes** 



Land Information							
Туре		Size	Influence Factors	Influence %	Value		
Primary Site	AC	0.3319			166,670		

Total Acres: .3319

Spot:

Location:

Assessment Information							
	Assessed	Appraised	Cost	Income	Market		
Land	0	166,700	166,700	0	166,700		
Building	0	421,200	377,500	0	421,190		
Total	0	587,900	544,200	0	587,890		

Value Flag Market Approach TD533DM4

Date	ID	Entry Code	Source
11/07/22	BMH	Occupant Not At Home	Other

Permit Information							
Date Issued	Number	Price	Purpose	% Complete			
06/29/06	96575-2	8,416	D010	Chg Scrn Por To Snrm-Refuge @			
06/03/04	96575-1	157,654	D010	Dwelling W/Additions-Refuge @ Di			

Sales/Ownership History								
Transfer Date 05/28/20 09/23/13 12/21/04	<b>Price Type</b> 450,000 407,000 421,976	Validity	<b>Deed Reference</b> 5245/231 4175/252	<b>Deed Type</b> Deed	Grantee WILMOWSKI WENDY TTEE TR			

# SUSSEX COUNTY

Situs: 37314 HIDDEN BAY DR Parcel Id: 533-12.00-602.00 **Dwelling Information** Style Salt Box Year Built 2004 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** 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 4 Full Baths 3 Half Baths 1 **Family Rooms** Kitchens Extra Fixtures 2 Total Rooms 7 Kitchen Type **Bath Type** Kitchen Remod No Bath Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade B-Market Adj Condition Average **Functional CDU** AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 316,349 **Base Price** % Good 91 14,730 Plumbing % Good Override **Basement** -13.500 **Functional** 26,240 Heating **Economic** 0 % Complete 100 Attic 1,700 **C&D Factor** Other Features Adj Factor 1 Subtotal 345,520 Additions 63,100

1,316

3,007

**Building Notes** 

Dwelling Value 377,500

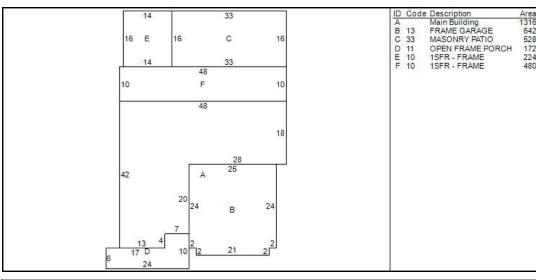
**Ground Floor Area** 

**Total Living Area** 

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 11, 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)



# NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel ID 533-19.00-1347.00
Sussex County Board of Assessment VS George & Sherri Homine (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: \$1,490,500 Stipulated Value: \$1,046,700
Date: 04/07/2025
Signature of Owner or duly authorized agent:
Printed Name: George Hommé Signer ID: FNZ1CJEJ11
Date: 4/2/25  Signature of Sussex County Government Representative:
Printed Name: Chilolopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 533-19.00-1347.00. The adjustment reflects a change in ocation factor that brings the assessed value to \$1,048,700.



# SUSSEX COUNTY

Situs: 38037 WATER WALK WAY Parcel ID: 533-19.00-1347.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

# **CURRENT OWNER**

HOMME GEORGE SHERRI HOMME 38037 WATER WALK WAY **SELBYVILLE DE 19975** 

# **GENERAL INFORMATION**

Living Units 1

Neighborhood 1AR083

533190013470000000 Alternate ID Vol / Pg

District

5487/151

MEDIUM RESIDENTIAL Residential Zoning Class

# **Property Notes**



Land Information							
Туре		Size	Influence Factors	Influence %	Value		
Primary Site	AC	0.2351	Waterview - Ca		174,410		

Total Acres: .2351

Location: 11 GOOD LOCATION (POS INFLU) Spot:

Assessment Information									
	Assessed	Appraised	Cost	Income	Market				
Land	0	174,400	174,400	0	174,400				
Building	0	874,300	874,300	0	779,560				
Total	0	1,048,700	1,048,700	0	953,960				

Value Flag Cost Approach TD533DM7

		Entrance Information				
Date	ID	Entry Code	Source			
04/12/24	JXL	Data Mailer Change	Owner			
10/26/22	NGV	Occupant Not At Home	Other			

Permit Information								
Date Issued	Number	Price	Purpose	% Complete				
07/21/17	201707831	8,000	A037	Stand By Generator				
01/26/17	201700743	0	TEST	Fi 5296				
11/14/16	201611222	234,753	A007	2 St Dw 50x50, Att Gar 31x24, Por				

	Sales/Ownership History							
Transfer Date 06/15/21 08/13/20 05/31/16 01/31/07	Price 835,000 160,000 230,000	Туре	<b>Validity</b> Invalid Sale - Tyler	<b>Deed Reference</b> 5487/151 5291/201 4549/117	<b>Deed Type</b> Deed Deed	Grantee HOMME GEORGE HOMME GEORGE		

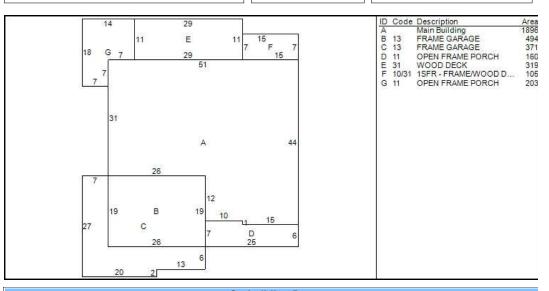
**Total Living Area** 

# SUSSEX COUNTY

Situs: 38037 WATER WALK WAY Parcel Id: 533-19.00-1347.00 **Dwelling Information** Style Conventional Year Built 2017 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 **Room Detail** Bedrooms 4 Full Baths 3 Half Baths 1 **Family Rooms** Kitchens Extra Fixtures 2 Total Rooms 7 Kitchen Type **Bath Type** Bath Remod No Kitchen Remod No **Adjustments** Int vs Ext Same **Unfinished Area** Cathedral Ceiling X **Unheated Area Grade & Depreciation** Grade A-Market Adj Condition Average **Functional CDU** AVERAGE **Economic** Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 584,742 **Base Price** % Good 93 18,750 Plumbing % Good Override **Basement** -23.170 **Functional** 48,500 Heating **Economic** 0 % Complete 100 Attic 0 **C&D Factor** Other Features Adj Factor 1.35 628,820 Subtotal Additions 62,800 **Ground Floor Area** 1,896 3,897 Dwelling Value 874,300

**Building Notes** 

Card: 1 of 1 Printed: April 10, 2025 Class: Single Family Dwelling



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

# **Condominium / Mobile Home Information**

**Complex Name** Condo Model

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



# NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025
In the Matter of Appeal
Parcel ID 633-10.07-93.00
Sussex County Board of Assessment VS Palrick Warren (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: \$755,000 Stipulated Value: \$600,000
Date: 4/6/2025  Signature of Owner or duly authorized agent: May he hat the printed Name: MARCer R. DATRICK  Date: 2/28/25  Signature of Sussex County Government Representative: Signature of Sussex County Government Representative: Sussex County Government Representative: Suspense
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 533-19.07-93.00. The adjustment reflects a change in approach and economic depreciation that brings the assessed value to \$698.000.



# SUSSEX COUNTY

Situs: 37695 CRAB BAY LN Parcel ID: 533-19.07-93.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 10, 2025

### **CURRENT OWNER**

PATRICK WARREN R & MARY M PATRICK 37695 CRAB BAY LN **SELBYVILLE DE 19975** 

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 1AR090

Alternate ID 533190700930000000 Vol / Pg

District

3297/176

Zoning Class

MEDIUM RESIDENTIAL Residential

# **Property Notes**



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2324	Waterfront - Ca		324,170

Total Acres: .2324

07/15/92

Location: 12 VERY GD LOCATION (POS INFL Spot:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	324,200	324,200	0	324,200
Building	0	373,800	373,800	0	431,690
Total	0	698,000	698,000	0	755,890

Value Flag Cost Approach TD533DM2

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

		Entrance Information	1
<b>Date</b> 10/06/22	<b>ID</b>	Entry Code	<b>Source</b>
	TJJ	Occupant Not At Home	Other

72,500

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
04/22/21	202105037	2,660	A017	Enclosing Existing Patio With Scre	
03/30/21	202104746	6,407	A108	Remove And Replace 7 Windows	
02/04/10	100448-2	35,684	D010	Additions-Keen-Wik West Lot 128	
07/20/92	100448-1	68,832	D010	Dwellingw/Additions-Keen Wik We	

Sales/Ownership History
•

**Transfer Date** Price Type Validity **Deed Reference Deed Type** Grantee 04/18/06 500,000 3297/176

Situs: 37695 CRAB BAY LN

Story height 1

Style Ranch

Attic None
Exterior Walls Alum/Vinyl
Masonry Trim x
Color

Basement Crawl FBLA Size X Rec Rm Size X

**RESIDENTIAL PROPERTY RECORD CARD** 2099

# SUSSEX COUNTY

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 10, 2025

1992
No
0 Single Family

Parcel Id: 533-19.07-93.00

Heating 8	& Cooling	Fireplaces	
Heat Type Fuel Type System Type	Electric	Stacks Openings Pre-Fab	
		Room Detail	
Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	2
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Kitchen Remod	No	Bath Remod
		Adjustments
Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	Х	Unheated Area

		Grade & Depreciation	
Grade	B-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	81
Cost & Design	0	% Good Ovr	

% Complete	100	,, ccc	
	Dwelli	ing Computations	
Base Price	393,851	% Good	75
Plumbing	7,360	% Good Override	
Basement	-21,850	Functional	
Heating	32,670	Economic	81
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	412,030	Additions	21,100
Cround Floor Area	2,346		
Ground Floor Area	,	Daniellia a Malais	200 400
Total Living Area	2,346	Dwelling Value	366,400

8	10	20 E 20	10	23 D 23	10	DABCDEF	11 13 31	Description Main Building OPEN FRAME PORCH FRAME GARAGE WOOD DECK OPEN FRAME PORCH BOAT DOCK (WOOD TRIM)	Area 2346 30 728 230 200 130
28		A			53				
28	22 26 C	6 <sub>5</sub> B	5 12 12	-	12				
	26								

			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	5 x	26	130	1	2021	Α	Α	7,350

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

# **Building Notes**



# SUSSEX COUNTY

Situs: 29168 HICKMAN LN Parcel ID: 133-17.00-13.03 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 9, 2025

**CURRENT OWNER** 

**GENERAL INFORMATION** 

SAUNDERS DAVID S & DONNA L 29168 HICKMAN LN MILLSBORO DE 19966

Living Units 1 Neighborhood 1QR004

Alternate ID 133170000130300000

Vol / Pg District

2403/140

Zoning Class

AGRICULTURAL/RESIDEI Residential

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Waterfront - Ri\ Abuts Commer-		84,000
Residual	AC	0.2700			4,050

Total Acres: 1.27

Spot:

Location:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	88,100	88,100	0	88,100
Building	0	551,700	551,700	0	428,430
Total	0	639,800	639,800	0	516,530

Value Flag Cost Approach TD133DM2

		Entrance information			
Date	ID	Entry Code	Source		
07/06/22	GTM	No Trespassing	Other		

	Permit Information					
Date Issued	Number	Price	Purpose		% Complete	
04/23/03	7533-2	131,702	HIST	Dwelling W/Additions-Lot 1		
05/17/02	7533-1	2,808	HIST	Shed-Rd331 And 339, Lot 1		

Sales/Ownership History					
<b>Transfer Date</b> 06/08/99	Price Type 40,000	Validity	Deed Reference Deed Type Grante 2403/140	е	

Story height 1

Masonry Trim X Color

Exterior Walls Frame

# SUSSEX COUNTY

Situs: 29168 HICKMAN LN Parcel Id: 133-17.00-13.03 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 9, 2025

	Dwelling Information						
height Attic Walls	Unfinished Frame	Year Built Eff Year Built Year Remodeled Amenities	2004				
y Trim Color	<b>X</b>	In-law Apt	No				
		Rasement					

Basement	Full	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Pac Pm Siza	x	Rec Rm Tyne	Single Far

Rec Rm Size X Rec Rm Type Single Family

Heating & Cooling	Fireplaces
Heat Type Central Full Ac	Stacks
Fuel Type Electric	Openings
System Type Forced Warm Air	Pre-Fab

### **Room Detail**

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

# Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	X	Unheated Area

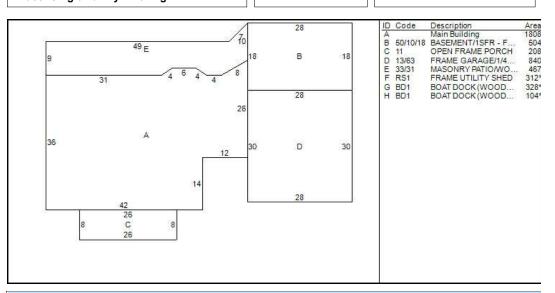
# **Grade & Depreciation**

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

# **Dwelling Computations**

		•		
Base Price	358,248		% Good	79
Plumbing	10,040		% Good Override	
Basement	0		Functional	
Heating	29,720		Economic	
Attic	19,510		% Complete	100
Other Features	0		C&D Factor	
			Adj Factor	1.27
Subtotal	417,520		Additions	89,400
Ground Floor Area	1,808			
Total Living Area	2,522		Dwelling Value	532,400

Ru	ild	ina	Notes	



Outbuilding Data								
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x	26	312	1	2002	С	Α	1,600
Boat Dock	4 x	82	328	1	2021	С	Α	13,450
Boat Dock	4 x	26	104	1	2021	С	Α	4,270

# **Condominium / Mobile Home Information**

**Complex Name** Condo Model

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

PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARTDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELD	DAT DWELDAT	DWELDAT	DWELDA'	TPARDAT	SALES	SALES	SALES	SALES	SALES	SALES 1	ALUE
PARID		Street	Suffix	Town	SCH DIST	NBHD	Class	Calc'd Acres	Card	Story Heigh			Rm Tot	Bedrm	Full 8ath	Half Ba	ath Bsmt	CDU	SFLA	LOCATION	Sale Date	Sales Type	Sale Price	PSF	Adjusted Price		
133-17.00-13.03	29168	HICKMAN	LN	00:None	1:INDIAN RIVER	1QR004	R	1.517	1	1	08:CAPE COD	2004	6	3	2	0	6:FULL	AV		RIVERFRONT - ACCESS TO IR BAY							153.68
133-17.09-45.00				M8:Millsboro	1:INDIAN RIVER	1QR004	R	1.8	1	1.5	08:CAPE COD	2000	7	4	3	0	3:CRAWL	AV		RIVERFRONT - ACCESS TO IR BAY		2:Land & Improv	399,000	141.24	478,800	169.49	
133-17.10-9.00		RIVER	DR	M8:Millsboro	1:INDIAN RIVER		R	0.485	1	1	03:RANCH	1954	4	2	2	2	5:PARTIAL	AV		RIVERFRONT - ACCESS TO IR BAY		2:Land & Improv		397.73			ACTIVE
233-6.00-156.00		PEBBLE	DR	00:None	1:INDIAN RIVER	1AR209	R	0.368	1	1	03:RANCH	1999	6	4	2	0	3:CRAWL	AV	2,285	ABUTTS RIVER (COMMON AREA IN BETWEEN)		2:Land & Improv		345.73	790,000	345.73	
33-6.00-157.00		PEBBLE	DR	00:None	1:INDIAN RIVER	1AR209	R	0.415	1	1.5	08:CAPE COD	2002	6	3	2	0	3:CRAWL	AV		ABUTTS RIVER (COMMON AREA IN BETWEEN)	02/04/25	2:Land & Improv	649,000	364.20			ACTIVE
233-6.00-191.00	236	SANDY BEACH	DR	00:None	1:INDIAN RIVER	1AR209	R	0.35	1	1	04:RAISED RANCH	1977	6	3	2	0	6:FULL	AV	1,704	VIEW OF RIVER (ACROSS ST)	05/31/23	2:Land & Improv	682,000	400.23	682,000	400.23	
234-32.00-12.00		HORSESHOE	DR	00:None	1:INDIAN RIVER		R	0.851	1	2	21:CONVENTIONAL	1986	6	3	3	0	3:CRAWL	AV		POND FRONT - NO ACCESS TO IR BAY	01/18/22	2:Land & Improv	614,900	320.26	689,900	359.32	
234-32.00-97.01	26630	CARLISLE	DR	00:None	1:INDIAN RIVER	1AR021	R	0.786	1	2	21:CONVENTIONAL	2020	6	3	3	0	3:CRAWL	AV	2,233	RIVERFRONT - ACCES TO IR BAY	06/22/23	2:Land & Improv	765,000	342.59	765,000	342.59	
234-32.00-91.00		JERSEY	RD	00:None	1:INDIAN RIVER		R	1.52	1	2	21:CONVENTIONAL	1910	6	3	2	2	4:CELLAR	AV	2,959	RIVERFRONT - ACCES TO IR BAY	04/18/22	2:Land & Improv	917,000	309.90	1,007,800	340.59	
234-32.00-91.00	26508	JERSEY	RD	00:None	1:INDIAN RIVER	1A9021	R	1.52	2	1.5	08:CAPE COD	1910	4	1	1	0	3:CRAWL	AV	1,568	RIVERFRONT - ACCES TO IR BAY	04/18/22	2:Land & Improv	917,000	584.82	1,007,800	642.73	
																						MEDIAN	682,000	342.59	689,900	345.73	

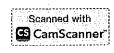
This form may be submitted by mail to PO Box 589, Georgetown DE 19947, in person at 2 The Circle, Georgetown DE, or electronically to the Assessment Department at assessmentappeals@sussexcountyde.gov. If every question is not clearly and completely answered, the Board may deny your appeal without further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

REMEMBER:

<ol> <li>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.</li> </ol>
2. Assessment is based on 100% of the fair market value of your property as of July 1, 2023.
Property Identification
Owner(s): David S Donal-Saunders Parcel ID: 133-17.00-13.03
Street Address of Parcel: 29168 Hickman Lane, Millsboro, DE 19966
Current Assessment: \$\\\ 814,900
Purchase Price (Total of Land and Improvement): \$ 285,000 Date of Purchase: 12-2003
Special Conditions of Sale: N/A
How was property acquired St Private Sale □ Auction □ Open Market □ Family □ Inherited □ Other □ Othe
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)
Year Cost Change
Description of Property
Lot size/Land Area 1.27 OCTES Style of Home Cape Cod
Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces:
☐ Finished Basement ☐ Finished Attic ☐ Central Air Porches and Additions: △/A
Describe outbuildings or accessory structures other than main dwelling:
5hed (12+26)
What do you consider to be the fair market value of the property as of July 1, 2023? \$
No comparable homes should be reduced due to

On what basis do you reach that Opinion? Select One)	Appraisal (person who did the appraisal must appea the hearing and the appraisal must be submitted wit this appeal form).	rat th
	Comparable Sales (identify below)	
	✓ Other (provide detail below or in a separate attachm	ent
riefly discuss the reason for your appeal and	for your conclusion of value;	
See attached		
Jec - A		
	and the same of th	
- Application of the state of t		<u> </u>
Comparable Sales		
1000 C	les as of July 1, 2023. Any comparable sales you intend to di	
	te concerning comparable sales not set forth in this form. The other homeowners, is not acceptable as evidence of overval in your appeal.	
	ust submit <u>3</u> comparable sales.	
1. Parcel Number	<u>Owner</u>	<u> </u>
	Owner	
Address		
Address Sales Price \$	Date of Sale	
Address  Sales Price \$  Lot Size/Land Area	Date of SaleStyle of House	
Address  Sales Price \$  Lot Size/Land Area  Number of: Bedrooms: Ba	Date of Sale  Style of House throoms:  Fireplaces:	
Address  Sales Price \$  Lot Size/Land Area	Date of Sale Style of House throoms: Fireplaces:	
Address  Sales Price \$  Lot Size/Land Area  Number of: Bedrooms: Ba  Finished Basement □Finished Atti  Porches and Additions:	Date of Sale  Style of House throoms: Fireplaces:  C Central Air	
Address  Sales Price \$  Lot Size/Land Area	Date of Sale  Style of House throoms: Fireplaces:  C Central Air	
Address  Sales Price \$  Lot Size/Land Area  Number of: Bedrooms: Ba  Finished Basement □Finished Atti  Porches and Additions:	Date of Sale  Style of House throoms: Fireplaces:  C Central Air	
Address  Sales Price \$  Lot Size/Land Area  Number of: Bedrooms: Ba  Finished Basement □Finished Atti  Porches and Additions:	Date of Sale  Style of House throoms: Fireplaces:  C Central Air	
Sales Price \$	Date of Sale  Style of House throoms: Fireplaces:  C Central Air	
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Sales Price \$	Date of SaleStyle of House throoms: Fireplaces: c	
Sales Price \$	Date of SaleStyle of House throoms: Fireplaces: c	
Sales Price \$	Date of Sale Style of House throoms: Fireplaces:  C Central Air	
Sales Price \$	Date of Sale Style of House throoms: Fireplaces:  C Central Air	

	ear on your behalf at the hearing. If necessary, attach a list of
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
affirms that all statements herein are true to the best Review that the assessment of said property for fiscal O 17	S De
	ndord Jorn Jounter
Print Name and Title: David S. Say	inders Donna L. Saunders
Mailing Address: 29168 Hickmen	Lane
Millsboro DE	
E Mail Address: SAUNDEDS @ Mail Please use Mailing address M	L.Com Telephone: 302-332-7672 302-290-9961 e mail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board consider your appeal on, the basis of the information	for a formal hearing, please check here □ and the Board will n contained in this form.
t de la companya de	
and the second of the Conference of the second of the seco	hibits, D
request that Assessment disclose witnesses and ex	
request that Assessment disclose witnesses and ex	
request that Assessment disclose witnesses and ex	
request that Assessment disclose witnesses and ex	
request that Assessment disclose witnesses and ex	



# March 13, 2025

RE: Parcel ID 133-17.00-13.03 - 29168 Hickman Lane, Millsboro, DE 19966

Due to tax reassessment, some information from Sussex County is inaccurate. See below breakdown

	Per Sussex County	Per David and Donna Saunders
Approximate year built	2004	2003
Total Rooms	10	6 (3 bedrooms, 1 kitchen, 1 dining room, 1 living room)
Total 1/2 baths	2	0
Basement	full	3/4
Finished Rec Room	0	1
Total Living Area	3888	1919
Lot Size	1.51 acre	1.27

# March 13, 2025

RE: Parcel ID 133-17.00-13.03 - 29168 Hickman Lane, Millsboro, DE 19966

Due to tax reassessment, some information from Sussex County is inaccurate. See below breakdown

	F	
	Per Sussex County	Per David and Donna
		Saunders
Approximate year built	2004	2003
Total Rooms	10	6 (3 bedrooms, 1 kitchen, 1
		dining room, 1 living room
		and hallways)
Total ½ baths	2	0
Basement	full	3/4
Finished Rec Room	0	
Total Living Area	3888	1919 2504 per blueprint
Lot Size	1.51 acre	1.27 per property record
		card

Assessed value as of 2/19/2004 \$51,650

Assessed value as of 2025 \$815,000 (over 1400% increase)

how much of Bount 15 Finished?

\*updated 3/20/25

		CI	ient Thu	mbnail					
130 Pebble Dr, Dagsl	boro, DE 1993!	e	Active		1	Residen	tial	\$649,000	V
	MLS #: Tax ID #: MLS Area: School District Subdiv / Neigh Garage Spaces Total Parking:	n: SANDY BEACH s: 2	Acres Lot D Annu	s: rd Fin SqFt s/Lot SF:	.41 / 17: 153x118 :	3	HOA Fee: Structure Type: Style: Central Air/Heat: Year Built: DOM/CDOM:	\$240 / Ann. Detached Cape Cod, Salt Box No / Yes 2002 59 / 288	
28014 Possum Point	Rd, Millsboro,	DE 19966	Closed	08/12/2	ا ( 4	Residen	tial	\$389,000	
	MLS #: Tax ID #: MLS Area: School District Subdiv / Neigl Garage Space:	POSSUM POINT	Aeres Lot D Annu	s: ird Ein SqFl :/Lot SF:	.10 / 43 30.00 x : \$529.00	150,00	Structure Type: Style: Central Air/Heat: Year Built: DOM/CDOM:	Detached Cottage Yes / Yes 1938 16 / 16	
	Total Parking:	3					Settled Date:	08/12/24	
131 Pebble Dr, Dags	boro, DE 1993	9	Closed	06/16/2	<b>!3</b>	Residen	tial	\$790,000	
	Subdiv / Neigl	DESU2039434 233-06.00-156.00 Dagsboro Hundred Sussex, DE County (31005) :: Indian River n: SANDY BEACH	Acres Lot D Annu	s: Grd Fin SqF s/Lot SF:	.39 / 16 167.00	x 103.00	HOA Fee: Structure Type: Style: Central Air/Heat: Year Built: DOM/CDOM:	\$200 / Ann. Detached Ranch/Rambler Yes / Yes 1999 4 / 4	-
	Garage Space Total Parking: Concessions:	2	Sho	red	Dek.	R	Settled Date:	06/16/23	
236 Sandy Beach Dr,	, Dagsboro, DE	19939	Closed	05/29/2	23	Residen	tial	T \$682,000	
	MLS #: Tax ID #: MLS Area:	DESU2038668 233-06.00-191.00 Dagsboro Hundred Sussex, DE County				l810	HOA Fee: Structure Type: Style: Central Air/Heat:	\$220 / Ann. Detached Ranch/Ramble Yes / Yes	r



Sussex, DE County (31005)

School District: Indian River Subdiv / Neigh: SANDY BEACH

Garage Spaces: 4 Total Parking: 4 Concessions: No

Central Air/Heat: Yes / Yes Acres/Lot SF: .34 / 14810 119.00 x 204.00 Year Built: 1977 Lot Dim: 35 / 35 Annual Tax Amt: \$1,166.00 DOM/CDOM:

Property Cond:

Not Direct Settled Date: Beach, M Decl

05/29/23

### 26630 Carlisle Dr, Millsboro, DE 19966

Closed | 06/21/23

Residential





MLS #: Tax ID #:

MLS Area:

DESU2027020 234-32,00-97.01

Indian River Hundred - AbvGrd Fin SqF (2,12 Sussex, DE County

(31008)

School District: Indian River Subdiv / Neigh: NONE AVAILABLE

Garage Spaces: 2 Total Parking: 6 Concessions:

Beds: Baths:

Lot Dim:

Acres/Lot SF: 783 /)36154.8

Annual Tax Amt: \$1,019.00 Property Cond: Excellent

Year Built: 448.00 x 382.00 DOM/CDOM:

Settled Date:

Style:

Structure Type:

Central Air/Heat: Yes / Yes 2020

Detached

Coastal

269 / 269

06/21/23

#### 26508 Jersey Rd, Millsboro, DE 19966

Closed [ 04/14/22

Beds:

Residential

\$917,000

Detached

Colonial,

Folk

Contemporary,

Farmhouse/Nation



MLS #: Tax ID #; MLS Area: DESU2015582

234-32.00-91.00

Sussex, DE County

(31008)

School District: Indian River Subdiv / Neigh: NONE AVAILABLE

Garage Spaces:3 Total Parking: 14 Concessions: No 3

Baths: Indian River Hundred - AbvGrd Fin SqFt; 2,250

> Acres/Lot SF: 1.52√ 66211 Lot Dim: **20.00** 水00.00

Annual Tax Amt: \$595.00 Property Cond: Excellent

Central Air/Heat: Yes / Yes Year Built:

Structure Type:

Style:

Style:

Year Built:

ettled Date:

1916 DOM/CDOM: 9/9

Settled Date:

04/14/22

### 26424 Horseshoe Dr, Millsboro, DE 19966

Closed | 01/14/22

Beds:

Baths:

Residential

\$614,900



MLS #: Tax ID #:

DESU2004690 234-32.00-12.00

MLS Area: Sussex, DE County

(31008)School District: Indian River Subdiv / Neigh: NONE AVAILABLE

Garage Spaces: 3 Total Parking: 11 Concessions:

2/1

3

Indian River Hundred - AbvGrd Fin SqFt:2,300 .85 / 37050 Acres/Lot SF:

> Lot Dim: 79.00 x 178.00 Annual Tax Amt: \$1,047.00

Property Cond: Very Good

Structure Type: Detached Cape Cod, Salt

Box Central Air/Heat: Yes / Yes 1986

DOM/CDOM: 75 / 75

@ BRIGHT MLS - Content is reliable but not guaranteed and should be independently verified (e.g., measurements may not be exact; visuals may be modified; school boundaries should be confirmed by

school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 03/21/2025 10:35 AM

01/14/22

Situs: 2 N 6TH ST

### SUSSEX COUNTY

Parcel ID: 134-17.20-229.00

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 14, 2025

#### **CURRENT OWNER**

FRANKS DENIS MD PA 28593 WHARTON DR BONITA SPRINGS FL 34135

## **GENERAL INFORMATION**

Living Units 1

Neighborhood 1WR005

Alternate ID 134172002290000000

Vol / Pg District 0/0

Zoning TOWN CODES Class Residential

### **Property Notes**



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1125	Location		1,088,440

Total Acres: .1125

Spot: Location: 12 VERY GD LOCATION (POS INFL

	Assessment Information								
	Assessed	Appraised	Cost	Income	Market				
Land	0	1,088,400	1,088,400	0	1,088,400				
Building	0	264,100	264,100	0	372,220				
Total	0	1,352,500	1,352,500	0	1,460,620				

Value Flag Cost Approach TD134DM13

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information					
<b>Date</b> 07/08/24	ID JTS	Entry Code Data Mailer Change	<b>Source</b> Owner		
11/03/22	KEK	Occupant Not At Home	Other		

	Permit Information							
Date Issued	Number	Price	Purpose	% Complete				
04/01/21	202104873	19,105	A106	New Kitchen Cabinets, Counter To				
11/05/19	201912877	8,580	A106	Replacing Siding				
11/20/18	201812098	52,250	A105	Repair Eleven Foundation Piling U				
02/24/12	20110-3	9,000	D010	Rep Decking-Ocean Dr Lot 15 Blk				
10/03/07	20110-2	9,500	D010	Rep Door/Windows-S Bethany Oc				

Transfer Date Price Type Validity Deed Reference Deed Type Grantee 10/05/84 150.000 0/0

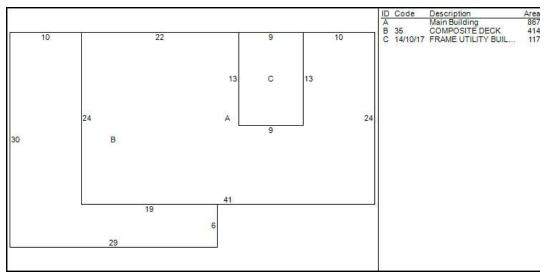
#### SUSSEX COUNTY

RESIDENTIAL PROPERTY RECORD CARD Situs: 2 N 6TH ST Parcel Id: 134-17.20-229.00 **Dwelling Information** Style Bungalow Year Built 1970 Story height 1.5 **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 Post & Piers 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 Half Baths 0 **Family Rooms** 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** 

Clace.	Single	Family	Dwelling

Card: 1 of 1

Printed: April 14, 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 Location Unit Level Unit View Unit Parking** Model (MH) Model Make (MH)

### **Ground Floor Area Total Living Area**

Other Features

**Base Price** 

Plumbing

**Basement** 

Heating

Subtotal

Attic

867 1,477

196,760

192,041

7,630

-18.840

15,930

0

0

Dwelling Value 264,100

% Good Override

**Functional** 

**Economic** 

**C&D Factor** 

% Complete 100

Adj Factor 1.68

Additions 11,600

% Good 74

### **Building Notes**

PARDAT	PARDA	PARDAT	PARDAT	PARQAT	PARDAT	PARCIAT	PAROAT	PARQ	AT DWS	LDAT	DWELDAT	DWELDAT	DWELDAT	DMETDY	DMETD	TOWELD	AT DWELDAT	DWELD	AT OWELDAT	DWELDA	TOWELDA	DWELDA	T SALES	SALES	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	VALUE		LEGDAT
PARID	Stiff	Street	Suffix	Town	Naho	Class	LUC	Calcid A	Screen Story			Yrbit	Rm Tot	Sedim	Full Rati	Half Ro		Grad	Cond	CDU		PCTCOMPL	ETE Sale Du	te Sales Type	Sale Price	PSF	ASR	Adjusted Price	ADI PSF	ADI ASR			LOCATION / VIEWS	Legal 1
134-17.20-229.00	2	CTH	ST	SE:South Bethany	1WR005	R	101	0.11	3 1	5 0	06:BUNGALOW	1970	6	3	2	0	1:POST & PIE	ر د	4:Average	AV	1,477	100									0.74	915.71	ORSTRUCTED BEACH/OCEAN VIEW	SOUTH BETHANY
134-17.20-194.00	1	3RD		SR:South Rethary				0.11	3 1		18:SALT BOX	1990	7	4	3	0	1:POST & PIE		4:Auerage	AV	2,275	100		11 2:Land & Improv				1,630,800	716.84	1.03	0.65		ORSTRUCTED BEACH/DCEAN VIEW	SOUTH BETHANY
134-17.20-197.00	7	380	ST	SR:South Rethary	IWR005	R	202	0.10	9 :	2 2	21:CONVENTIONAL	1998	7	4	3	0	1:POST & PIE	S C+	4:Average	AV	2,048	100	02/22/	1 2 Land & Improv	1,345,000	656.74	1.22	1,624,800	793.36	1.01	0.66	799.76	NONE	SOUTH BETHANY
134-17.20-222.00	5	\$794	ST	SR:South Rethary	IWR005	R	202	0.11	a :	2 2	21:CONVENTIONAL	1970	6	3	2	0	1:POST & PIE	s c	4:Average	AV	1,154	100	11/17/	1 2 Land & Improv	1,375,000	1,191.51	1.04	1,563,400	1,354.77	0.91	0.76	1,238.56	NONE	SOUTH BETHANY
134-17.20-211.00	9	470	ST	SR:South Rethary				0.11	3 1	5 0	GB: CAPE COD	1973	6	3	1	1	1:POST & PIE	s c	4:Average	AV	1,350	100		3 2 Land & Improv								1,078.96		SOUTH BETHANY
134-17.20-212.00	10	\$794	ST	SR:South Rethary	IWR005	R	202	0.11	a :		G3:RANCH	1990	6	3	1	1	1:POST & PIE	s c	4:Average	AV	1,120	100	10/13/	3 2 Land & Improv	1,100,000	992.14					0.78	1,239.00	NONE	SOUTH BETHANY
134-17.20-166.00	- 4	157	ST	SR:South Rethary			202	0.11	3														11/07/	2 Land & Improv				1,310,000			0.49	#D0V/01	ORTSRUCTED FROM 3RD LEVEL DECK	
134-20.08-118.00	9	2ND	ST	SR:South Rethary	TWR005	R	301	0.11	3														02/14/	12 2:Land & Improv	955,000	#DIV/OI							NONE	

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.

DERMERADE	n.

- 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): DENS FRANK MD PA Parcel ID: 134-17-20-229.00  Street Address of Parcel: 2 N & BETHANY BEACH DEL 19930							
Street Address of Parcel: 2 N & BETHANY BEACH DEC 19930							
Current Assessment: \$ 1479,606							
Purchase Price (Total of Land and Improvement): \$ 153000 Date of Purchase: 1985							
Special Conditions of Sale:							
How was property acquired ☑ Private Sale ☐ Auction ☐ Open Market ☐ Family ☐ Inherited ☐ Other							
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)							
Year Cost Change							
Year Cost Change  107.0 6000 CAWANDOD Sted Prungs 8/12  2010 8000 EXPAND DECK							
Description of Property							
Lot size/Land Area 6 1125 Style of Home BUNGRIOW							
Number of: Bedrooms: Bathrooms: Fireplaces: O							
☐ Finished Basement ☐ Finished Attic ☐ Central Air Porches and Additions: ☐ ☐ ZOC ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐							
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? \$							

On what basis do you reach that Opinion?		Appraisal (person who did the appraisal must appear at
(Select One)		the hearing and the appraisal must be submitted with
	2.7	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 fo	or you	ur conclusion of value:
PROPERTY DUILT 1970,  BEACH HOUSES FOR SEVERAL!  SALE IS 4 NG STREET  OTHER Properties ON  Lozyer, I HEY ARE GO	70 100 100	IRCHASER 1985, THE LAST OF OUD  CK, NO BRACH VIEW, ONLY COUP  30(DIN 2020 FOR 959000, ALL  IS STREET ARD NEVERS & MODERN +  alved from 1,786400 to 1585000
Comparable Sales		
hearing (up to a maximum of six) must be listed i not be permitted to testify or introduce evidence	n or a cond <b>ther</b> i	of July 1, 2023. Any comparable sales you intend to discuss at the attached to this form, or the Board will not consider them. You will cerning comparable sales not set forth in this form. The assessed homeowners, is not acceptable as evidence of overvaluation. Do our appeal.
You mu	iet eii	bmit <u>3</u> comparable sales.
124-17 20	1 - 2	27.00 MARIO (1/22/C
1. Parcel Number 134 1 F 20		Owner 1 ( Ticht - VCC )
Address $\mathcal{A}$ $\mathcal{N}$ $\mathcal{G}$ $\mathcal{T}$ $\mathcal{T}$	3E#	ANY BEACH WEL
Sales Price \$ 959,000	······································	Date of Sale
Lot Size/Land Area		Style of House
Number of: Bedrooms: Bedr	ooms	27.00 Owner MARIN WEEKS  PANY BEACH DEC  Date of Sale 10/20  Style of House Muetistory  s: R Fireplaces: 2
√☐ Finished Basement ☐ Finished Attic	Ø	Central Air
Porches and Additions:	ÚP.	De c 125
Describe Garage or Other Improvements	:	
FINISHED D'EM MULTIPE DECE EleVATOR	C5 N	9ARASE + FINISHED 200 F 1v Hyli ald Hous
Additional Comments:		, _
LARGE New how but	sp w/	, all bells * whother IN Cast 3 years

On what basis do you reach that Opinion?

2.	Parcel Number 134-17, 20-227,00 Owner JAMES RUPP
	Address 6 W 6Th ST DEHIHAN Del 19930
	Sales Price \$ Date of Sale 10 1991
	Lot Size/Land Area 1125 Style of House Single TAMILY
	Number of: Bedrooms: Bedrooms: Fireplaces:
	Finished Basement
	Porches and Additions: Mc(+yl)
	Describe Garage or Other Improvements:
	Newly built dwelling, coupled 2024. Mutgle levile, de cirs, enclosures 1410 Sq feet + 210
	1410 Sq feet + 210
	Additional Comments:
	BRAND New dwelling, BR, Bills WKNOW
	HAS all bells & whistles tonces over 2 NORTH 6
	Towers Overs 2 Morein P
3	Parcel Number 134-17, 20-226,00 Owner Jim Moody
3.	Address & N 6 ST BOTHANY BEACH Del
	Sales Price \$ $84370$ Date of Sale $7/99$
	Lot Size/Land Area Style of House Style of House TAMILY
	Number of: Bedrooms: Bedrooms: Fireplaces:
	☐ Finished Basement ☐ Finished Attic ☐ Central Air
	Porches and Additions DECK
	Describe Garage or Other Improvements:
	2
	N
	Additional Comments:
	LARGER Home, WIH mutyle uppare ments, Essentely value at same as
	sugrace ments,
	Cosentraly value as some cos

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	
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	r authorized agent of the owner for the described property, and f his/her knowledge and belief, and asks the Board of Assessment be reduced to: \$ \frac{1}{2} \fra
Signature of Owner or agent <sup>1</sup>	
Print Name and Title: DENIS	RANKS WO
Mailing Address: 28593 W	MARTON DR
BOW ITA Sp	24135
E Mail Address: <u>denis tean Escocouc</u>	ast, Net Telephone: 443-255-1847
Please use □ mailing address □ e m	ail for Notice of Hearing and Notice of Decision
	r a formal hearing, please check here □ and the Board will ontained in this form.  NSST ZOOM OF MORE WARY
I request that Assessment disclose witnesses and exhibit	its. 🛘

<sup>&</sup>lt;sup>1</sup> If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear and represent the interest of the owner herein.

# 2 North 6 St, Bethany Beach, Delaware Parcel 134-17.20-229.00

This is an addendum to an assessment appeal for the above property. It is apparent that Tyler Technologies never looked at or visited this property. When questioned, they stated that no on was home when they visited on November 4, 2022 @ 4:30 pm. Clearly, they did not understand that these are beach properties, and that few pwople are there in November.

In addition, their valuations are absurd. As noted in the comparables, the two properties at 4 N 6<sup>th</sup> and 6 N6th are essentially NEW construction. Both were built in the last 2-3 years. Both are elevated high above our property and have all of the bells and whistles. To have valued them at \$1700000 or more may be appropriate. However, my house is the last of the old beach houses on this end of town. It does not have an ocean view, nor does It it have a garage. It is a three bedroom, 2 bath cottage. I am not sure how that approaches an assessment of\$149900.

The only true comparable was 4 N 6<sup>th</sup> Street. That property sold for \$959000 in 2020. It like my house was an original beach house. I respectfully request an adjustment.

Denis Franks/MD



## Katrina M. Mears

From: Denis Franks <denisfranks@comcast.net>

**Sent:** Tuesday, April 15, 2025 2:47 PM

**To:** Katrina M. Mears **Subject:** 134-17.20-229.00

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

Ms Mears- I would appreciate your including this in my file. As to comparable sales since 2021. There are none within several blocks of my house. The last geographically comparable was 4North 6th, in 2020. That sale was \$959000, a house of similar size and age to mine.

As to the refusal to so a zoom meeting, I am perplexed. Today, 2025, everything can be done by zoom. As a physican, I can see patients by telehealth or zoom. To require me, a Florida resident, to appear in person is neither practical or realistic. I request the Board reconsider.

Denis Franks MD Sent from my iPhone



#### RESIDENTIAL PROPERTY RECORD CARD 2099

#### SUSSEX COUNTY

Situs: 16277 RED FOX LN Parcel ID: 235-22.00-655.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: March 14, 2025

**CURRENT OWNER BEGENDORF BARBARA** 

JOSEPH BEGENDORF

16277 RED FOX LN

MILTON DE 19968

**GENERAL INFORMATION** 

Living Units 1

Neighborhood 6AR034

Alternate ID 235220006550000000

Vol / Pg District Zoning Class

5470/138

MEDIUM RESIDENTIAL Residential

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.7566			145,310

Total Acres: .7566

Location: Spot:

	Assessment Information												
	Assessed	Appraised	Cost	Income	Market								
Land	0	145,300	145,300	0	145,300								
Building	0	443,100	367,800	0	443,080								
Total	0	588,400	513,100	0	588,380								

Value Flag Market Approach TD235DM4

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

		Entrance Information	1
<b>Date</b> 03/20/24	<b>ID</b>	Entry Code	<b>Source</b>
	BDJ	Occupant Not At Home	Other

			Permit Info	ormation
Date Issued	Number	Price	Purpose	% Complete
08/29/19	201909928	1,152	A037	12x8 Shed
08/09/18	201806275	152,015	A007	1st Dw 50x40 Att Gar 20x19 Porch
09/21/15	201508571	0		Mulit-Family

### Sales/Ownership History

**Transfer Date** 05/20/21 03/13/17

Price Type 499,900 Land & Improv 95,000

Validity Valid Sale - Tyler **Deed Reference Deed Type** 5470/138 Deed 4676/225

Grantee **BEGENDORF BARBARA** 

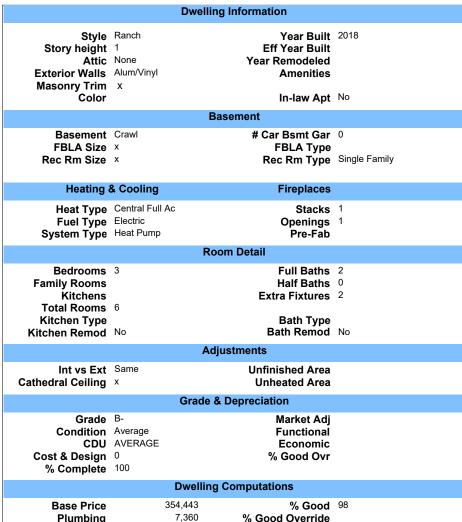
#### SUSSEX COUNTY

Situs: 16277 RED FOX LN Parcel Id: 235-22.00-655.00

Class: Single Family Dwellin	
	a

Card: 1 of 1

Printed: March 14, 2025



	20 12 E 12 20	ID Code Description
10	10 20	E 33 MASONRY PATIO 24 F RS1 FRAME UTILITY SHED 96
	31	
50	A 20	
	22 B 22	
13 4	5 12 D 8	

			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x	8	96	1	2018	С	Α	1,180

# **Condominium / Mobile Home Information Complex Name** Condo Model

**Unit Number** Unit Level **Unit Parking** 

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

#### **Building Notes**

**Functional** 

**Economic** 

**C&D Factor** 

% Complete 100

Adj Factor 9

Dwelling Value 366,600

Additions 40,500

-19,660

29,400

2,830

2,076

2,296

374,370

**Basement** 

Other Features

**Ground Floor Area** 

**Total Living Area** 

Heating

Subtotal

Attic

ARDAT	PARDAT PARDAT	PARDAT	PARDAT	PARDAT	0.000.47	PARDAT	DWELDA	DWELDAT	DWELDAT	DIMELDAT	DIMENDAT	DUTIDA	T DUNITUR	AT DWELDAT	DWELDAT	DIMITIDAT	DIMELDAT	DIMELDAT	DWELDAT	SALES SALES	SALES	SALES	SALES	SALES	VALUE	LECTAT
ARID	St# Street	Suffix	NBHD		LUC	Calc'd Acres			Yehlt	Rm Tot	Bedrm				Romt Car			CDU	SFLA	Sale Date Sales Type	Sale Price		Adjusted Price			LEGDAT Legal 1
			6AR034				Story Heig	ntistyle ns-ranch								HBLA	Grade	AV.								
85-22.00-655.00	16277 RED FOX	LN		R	101	0.757	1	U3:KANCH	2018	6	3	2	0	3:CRAWL	0		В-	AV	2,296	05/20/21 2:Land & Improv		217.73	591,900	257.80		RED FOX RUN
35-22.00-636.00			6AR034	R	100	0.902														06/02/23 1:Land Only	198,000		198,000			RED FOX RUN
35-22.00-640.00	30437 DEN	DR	6AR034	R	101	0.752														08/19/21 1:Land Only	150,000		174,000			RED FOX RUN
35-22.00-643.00			6AR034	R	100	0.83														01/21/21 1:Land Only	115,000		139,800			RED FOX RUN
35-22.00-646.00			6AR034	R	100	0.756														03/30/21 1:Land Only	160,000		192,000			RED FOX RUN
5-22.00-743.00	16318 EDGEWATER	CT	6AR029	К	100	1.76														04/05/21 1:Land Only	186,245		222,045			RIVER ROCK RUN
5-22.00-759.00	28846 SANDY BANKS	WAY	6AR029	R	101	1.01														05/11/21 1:Land Only	165,000		195,400			RIVER ROCK RUN
35-22.00-762.00	28863 SANDY BANKS	WAY	6AR029	R	100	1.28														05/25/21 1:Land Only	170,000		201,300			RIVER ROCK RUN
5-22.00-764.00	28857 SANDY BANKS	WAY	6AR029	R	100	1.75														04/21/21 1:Land Only	119,000		141,800			RIVER ROCK RUN
35-22.00-784.00	29340 RIVER ROCK	CT	6AR029	R	100	1.02														06/10/22 1:Land Only	185,000		200,500			RIVER ROCK RUN
5-22.00-785.00	29346 RIVER ROCK	CT	6AR029	R	101	1.02														07/12/21 1:Land Only	195,000		227,800			RIVER ROCK RUN
35-22.00-786.00	29348 RIVER ROCK	CT	6AR029	R	100	1.29														04/06/21 1:Land Only	186,245		222,045			RIVER ROCK RUN
35-22.00-805.00	29287 RIVER ROCK	WAY	6AR029	R	101	0.751														04/23/21 1:Land Only	165,000		196,700			RIVER ROCK RUN
				_							_	_	_				_	ΔV								
5-22.00-655.00	16277 RED FOX	LN	6AR034	к	101	0.757	1	03:RANCH	2018	6	3	2		3:CRAWL	0		В-		2,296	05/20/21 2:Land & Improv			591,900			RED FOX RUN
5-22.00-632.00	30391 DEN	DR DR	6AR034	R	101	0.882	1	03:RANCH	2002	6	3	2	0	3:CRAWL	0		B- R+	ΑV	1,912	12/28/21 21and & Improv			570,100	298.17		RED FOX RUN
5-22.00-639.00	30431 DEN			. К	101	0.691	- 1	03:RANCH	2000	ь.	- 3		- 0						2,846	10/27/21 21and & Improv			752,800	264.51 250.72		RED FOX RUN
5-22.00-660.00	16394 WINDING RIVER	DR	6AR029	К	101	0.924	1	03:RANCH	2007	6	3	2	0	3:CRAWL	0		B-	AV	2,212	02/08/23 2:Land & Improv			554,600			RIVER ROCK RUN
5-22.00-664.00	16406 WINDING RIVER	DR	6AR029	R	101	0.926	1	03:RANCH	2004	6	3	2	0	3:CRAWL	0		C+	AV	2,268	06/01/23 21and & Improv	555,000		555,000	244.71		RIVER ROCK RUN
5-22.00-666.00	16410 WINDING RIVER	DR	6AR029	R	101	0.813	1	03:RANCH	2003	6	3	2	1	3:CRAWL	0		B-	AV	2,093	07/19/22 21and & Improv	554,000		596,700	285.09		RIVER ROCK RUN
35-22.00-668.00	16418 WINDING RIVER	DR	6AR029	R	101	0.749	1	03:RANCH	2009	6	3	2	0	3:CRAWL	0		C+	AV	2,043	11/21/22 21 and & Improv	560,000		586,900	287.27		RIVER ROCK RUN
35-22.00-708.00	16530 SWEETWATER	DR	6AR029	R	101	0.796	1	03:RANCH	2012	6	3	2	0	3:CRAWL	0		B-	AV	2,629	11/30/22 21 and & Improv	580,000	220.62	607,800	231.19		RIVER ROCK RUN
5-22.00-712.00	16554 SWEETWATER	DR	6AR029	R	101	0.758	1	03:RANCH	2014	6	3	2	0	3:CRAWL	0		В	GD	2,572	11/10/21 21and & Improv			625,200	243.08		RIVER ROCK RUN
5-22.00-713.00	16558 SWEETWATER	DR	6AR029	R	101	0.758	1	03:RANCH	2014	6	3	2	0	3:CRAWL	0		B-	GD	2,039	09/14/21 2:Land & Improv	530,000		610,600	299.46		RIVER ROCK RUN
5-22.00-731.00	16272 EDGEWATER	DR	6AR029	R	101	0.75	1	03:RANCH	2015	6	3	2	0	6:FULL	0	1796	В	GD	2,499	12/16/21 2:Land & Improv	549,900		620,800	248.42		RIVER ROCK RUN
5-22.00-732.00	16276 EDGEWATER	DR	6AR029	R	101	0.75	1	03:RANCH	2020	6	3	2	0	3:CRAWL	0		B-	GD	2,127	02/22/21 2:Land & Improv	403,778	189.83	487,778	229.33		RIVER ROCK RUN
5-22.00-750.00	16279 EDGEWATER	DR	6AR029	R	101	1.04	1	03:RANCH	2017	6	3	2	1	3:CRAWL	0		B+	AV	2,831	03/21/22 2:Land & Improv	679,900	240.16	752,600	265.84		RIVER ROCK RUN
85-22.00-751.00	16275 EDGEWATER	DR	6AR029	R	101	0.749	1	03:RANCH	2015	7	4	3	0	6:FULL	0	250	B-	AV	1,956	03/22/22 2:Land & Improv	599,000	306.24	663,100	339.01		RIVER ROCK RUN
85-22.00-775.00	29296 RIVER ROCK	WAY	6AR029	R	101	0.773	1	03:RANCH	2017	6	3	2	1	3:CRAWL	0		B-	GD	2,135	01/21/21 2:Land & Improv	445,000	208.43	541,100	253.44		RIVER ROCK RUN
35-22.00-776.00	29300 RIVER ROCK	WAY	6AR029	R	101	0.773	1	03:RANCH	2017	6	3	2	0	3:CRAWL	0		B+	AV	2,825	05/17/23 2:Land & Improv	625,000	221.24	629,400	222.80		RIVER ROCK RUN
5-22.00-796.00	29317 RIVER ROCK	WAY	6AR029	R	101	1.03	1	03:RANCH	2017	6	3	2	0	3:CRAWL	0		В	AV	2,123	06/28/23 2:Land & Improv	604,900	284.93	604,900	284.93		RIVER ROCK RUN
5-22.00-806.00	29283 RIVER ROCK	WAY	6AR029	R	101	0.776	1	03:RANCH	2017	6	3	2	0	3:CRAWL	0		В	GD	2,699	07/20/21 2:Land & Improv	530,000	196.37	619,000	229.34		RIVER ROCK RUN
5-22.00-807.00	29281 RIVER ROCK	WAY	6AR029	R	101	0.796	1	03:RANCH	2015	7	4	2	0	3:CRAWL	0		В	GD	2,603	11/23/21 21 and & Improv	560,000	215.14	636,700	244.60		RIVER ROCK RUN
5-22.00-813.00	16573 SWEETWATER	DR	6AR029	R	101	0.873	1	03:RANCH	2022	6	3	2	0	3:CRAWL	0		В-	AV	1.981	08/15/22 2:Land & Improv	562,500	283.95	601.900	303.84		RIVER ROCK RUN
5-22.00-815.00	16567 SWEETWATER	DR	6AR029	R	101	1.004	1	03:RANCH	2014	5	3	2	0	3:CRAWL	ō		B+	AV	2.385	05/18/23 2:Land & Improv			654,400	274.38		RIVER ROCK RUN
5-16.00-160.00	30441 HALF SHELL	RD	6AR023	R	101	0.748	- 1	03:RANCH	2013	7	- 4	- 7	0	3:CRAWL	0		B.	ΔV	2.286	10/29/21 21and & Improv	510,000	223.10	584,000	255.47		OYSTER ROCK
5-16.00-163.00	15375 CANTWELL	CT	6AR023	,	101	0.781	1	03:RANCH	2014	6	-	,		6:FULL	0	1934		ΔV	7 418	08/03/21 21and & Improv			694,800	287.34		COVINGTON CHASE
-10.00-103.00	13373 CHITWELL	-	UMNUZJ		101	0.702		03.1041011	2014		-	-		0.1011		1934		~*	1,410	OU)OU)ZZ ZZBIIG GEIIIPIOV	333,000	247.73	034,000	207.54		COVINGION CINGE

MEDIAN 259.99 AVERAGE 265.59

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#### 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): Joseph Be, Gendont, Barbara Beneval Free 1D: 235-22.00-655.00
Owner(s): JoSeph Begendont, Barbara Ba
Current Assessment: \$ 594,400
Purchase Price (Total of Land and Improvement): \$ 499, 900 Date of Purchase: 5/20/2021
Special Conditions of Sale:
How was property acquired ☐ Private Sale ☐ Auction ☒ Open Market ☐ Family ☐ Inherited ☐ Other
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)
Year Cost Change
Description of Property
Lot size/Land Area 107 x 308 75 ACStyle of Home Ranch
Number of: Bedrooms: 3 Bathrooms: 3 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic M Central Air Porches and Additions: Front porch - 152 Soft Open Frame Porch (rev) 300 So. Ft.
Describe outbuildings or accessory structures other than main dwelling:
SHed - 8'X12'
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 570,000
·

On what basis do you reach that Opinion? (Select One)	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).  Comparable Sales (identify below)  Other (provide detail below or in a separate attachment
Eriefly discuss the reason for your appeal and for I believe The Private Completely on homes are is completely on Their evaluations of home recent Sales that I have	or your conclusion of value:  The Test of by Sussex County To re-evaluate any rused by Sussex County To re-evaluate any rotes of homes.  To Flive with reality prices of homes.  Prices are extremly high Compared To any we Looked at many.
hearing (up to a maximum of six) must be listed in 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 a concerning comparable sales not set forth in this form. The assessed other homeowners, is not acceptable as evidence of overvaluation. Do in your appeal.
1. Parcel Number 35-9.00  Address 34195 West 24pt  Sales Price \$ 530,000  Lot Size/Land Area 82/X 109' -  Number of: Bedrooms: 4 Bedrooms:	Pooms: 3 Fireplaces: 1.  **Central Air  **NeS - # 1-25 S&FT. #2112 S&FT.  **S:
- House = 2,309 - crawl space	S&.FT.
- crowl space	

2.	Parcel Number 35-22.00=661.00 Owner Donald Halas - Darlene Hal
	Address 16398 Winding River Dr. MILTON DE 19968
	Sales Price \$ 500,000 Date of Sale 10/11/2024
	Lot Size/Land Area 123 X 271 - 83 Acstyle of House Ranch
	Number of: Bedrooms: 3 Bedrooms: 4 Fireplaces: 1
	☐ Finished Basement ☐ Finished Attic
	Porches and Additions: 1 porch - 139 SaFt.
	Describe Garage or Other Improvements:
	- Frame Garage = 506 SQ.FT. - Frame Utility Shed - 128 SQ.FT.
	- Frame Utility Shed - 128 Sa.FT.
	Additional Comments:
	- Crawl space
	Parcel Number 235-22.00-1107.00 owner Jacob NiedBalski - Madaline, Address 16780 Brookstone Dr. Milton DE 19968
	Sales Price \$ $\frac{434,000}{}$ Date of Sale $\frac{207,0025}{}$
	Lot Size/Land Area 75x116 - 18Ac Style of House Ranch
	Number of: Bedrooms: 3 Bedrooms: 3 Fireplaces: 1
	Finished Basement
	Porches and Additions 1 porch - 28 SQFT.
	Describe Garage or Other Improvements:
	- France Garage - 528 Sa. Ft.
	- Fully Fenced backyard-
	Additional Comments:
	1 - Field Charles Calland with Freil had h
	- Finished base Ment with Full bath - Composite deck - 180 Sa. Ft. with Stairs

To Board of Assessment Review George Town DE

From Joseph Begendorf - 16277 Red Fox Ln. Milton DE. I have an appointment For review With Michael BernhardT ON Wednesday March 12 @ 8:30 Am.

Please include This Comparable Sales Sheet with My other paperwork that was previously dropped off. Thave Made a copy of Page I of the appeal form with My Name and house information for you to identify Me., I have also included a copy of Appointment date + Time on March 12. Thank You.

Toe Beachdorf C-Mail-ranchorger 3181979@ Yahoo. Com

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): Joseph Beger	udorf. Barbara Revender Tree 10: 235-22,00-655,00
Street Address of Parcel:	udorf, Barbara Berendestree 10: 235-22,00-655,00 17 Red Fox LN MILTON DE 19968
Current Assessment: \$ 59	4400
Purchase Price (Total of Land and	Improvement): \$ 499,900 Date of Purchase: 5/20/2021
How was property acquired P D Other	rivate Sale   Auction  Open Market  Family  Inherited
Major Renovations or structural c Repairs, etc.)	hanges to property since purchase (i.e., Demolition, Construction, Additions, Major
Year Cost	Change
Description of Property	
Lot size/Land Area 107 X 308	75 ACStyle of Home Ranch
Number of: Bedrooms: 3	Bathrooms: 3 Fireplaces: 1
☐ Finished Basement ☐ Finish Porches and Additions: Front Que	ed Attic & Central Alr rch - 152 Saft Open Frame Porch (rear) 300 Sa.ft.
Describe outbuildings or accessor	y structures other than main dwelling:
SHED - 8'X12'	
What do you consider to be the fa	air market value of the property as of July 1, 2023? \$

On what basis do you reach that Opinion?	Appraisal (person who did the appraisal must appear at
(Select One)	the hearing and the appraisal must be submitted with
	this appeal form).
	Comparable Sales (identify below)
	Other (provide detail below or in a separate attachment
Briefly discuss the reason for your appeal and fo	ur vour conclucion of volum
briefly discuss the reason for your appear and to	i your conclusion or value.
,	
·	
Comparable Sales	
Comparable sales must reasonably relate to sale	s as of July 1, 2023. Any comparable sales you intend to discuss at the
·	n 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
	ther homeowners, is not acceptable as evidence of overvaluation. <u>Do</u>
not cite the assessed values of other properties i	in your appeal.
You mu:	st submit $\underline{3}$ comparable sales.
1. Parcel Number 235-22,00-6	659.00 Owner John Green Lori Green
Address 16268 Red Fox L	
	Date of Sale 7-31-2044
Lot Size/Land Area 153X205	72 Ac Style of House Colonial
Number of: Bedrooms: 3 Bedro	ooms: 3 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic	Central Air
Porches and Additions: 3 Northes	- 2 in Front 151+ 24 Floor - #3-151 Floor rear
4	
Describe Garage or Other Improvements:	
2 carGarage - Approximate	- 530 SQFT.
Additional Comments	
Additional Comments:	
This home is a 2 Story Col	ONIAL WITH 6+ TOOMS. MINE IS a 1 Story Touch.
Property is ALMOST exactly	The Same, 72 Acm . 75AC This house is
almost 500 Sait Langer	Than My house and almost 3 years Newers
This houses improvement you	onial with 6+ rooms. Mine isa 1 story ranch. The Same, 12 Ac -> .75 Ac. This house is Than my house and almost 3 years newer. Lue is \$250,600, while mine is \$4449,100. The My house, which is smaller and other.
ALMOST #200,000 More to	r My house, which is Smaller and older.

On what basis do you reach that Opinion?

# Joseph Begendorf and Michael Bernhardt



Michael Bernhardt <michael.bernhardt@sussexcountyde.gov> To: Joseph Begendorf <ramcharger3181979@yahoo.com>

Mar 4 at 2:42 PM

Event Name: Residential Appeal Meeting - In Person

Appl - March 12 - Wednesday 8:30 Am

You are scheduling an in-person meeting for a Residential Appeal(s) at the Sussex County Government administrative offices, 2 The Circle, Georgetown, DE 19947.

When entering the Parcel ID number, please include all formatting.

For example, Parcel IDs are formatted as follows: 134-12.00-15.00.

Please also include the unit number if applicable.

Please plan to arrive at least 15-20 minutes before your meeting time to allow for parking and entrance into the facility.

Scheduling Questions? Please call 302-855-7859. Location: 2 The Circle, Georgetown, DE 19947

Phone Number: +1 845-325-3265

Property Location: 16277 Red Fox Ln Milton De 19968

Please enter your parcel identification number.: 235.22.00-655.00

Need to make changes to this event?

Cancel: https://calendly.com/cancellations/951a8be3-5019-4384-88f0-6579969a7809 Reschedule: https://calendly.com/reschedulings/951a8be3-5019-4384-88f0-6579969a7809

Powered by Calendly https://calendly.com/

1 File · 3kB

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	- Frame Utility Shed - 128 Sa.FT.
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	- Crawl space
	Parcel Number 235-22.00-1107.00 owner Jacob NiedBalski - Madaline, Address 16780 Brookstone Dr. Milton DE 19968
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	- France Garage - 528 Sa. Ft.
	- Fully Fenced backyard-
	Additional Comments:
	1 - Field Charles Calland with Freil had h
	- Finished base Ment with Full bath - Composite deck - 180 Sa. Ft. with Stairs



Situs: 26 HOLLY RDG

#### RESIDENTIAL PROPERTY RECORD CARD 2099

### SUSSEX COUNTY

Parcel ID: 334-20.00-23.00

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 9, 2025

#### **CURRENT OWNER**

ELLIOTT VALARIE MESSICK TTEE **REV TR** 24 DOCKSIDE LN PMB 143 KEY LARGO FL 33037

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 6GR001

334200000230000000 Alternate ID 6072/24

Source

Validity

Other

Vol / Pg District Zoning Class

MEDIUM RESIDENTIAL Residential

#### **Property Notes**



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3884			522,920

Total Acres: .3884

Spot:

Location:

Assessment Information						
Assessed Appraised Cost Income Mark						
Land	0	522,900	522,900	0	522,900	
Building	0	1,738,600	1,739,400	0	1,109,590	
Total	0	2,261,500	2,262,300	0	1,632,490	

Value Flag Override TD334DM2

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

		Entrance information
Date	ID	Entry Code
01/16/24	MEP	Occupant Not At Home

		ormation		
Date Issued	Number	Price	Purpose	%
02/02/09	75330-2	0	D010	Renew Bp 265921-Country Manor
02/04/08	75330-1	399,036	D010	Dwelling W/Add-Country Manor Pi

Sales	Owners/	hip I	History
-------	---------	-------	---------

Transfer Date	Price	Type
03/21/24		• •
12/18/18	1,837,500	
11/03/05	649,000	
09/26/05	433,333	
07/31/92	1	

**Deed Reference Deed Type** 6072/24 Deed 4993/257 Deed 3225/328

Grantee **ELLIOTT VALARIE MESSICK TTEE** ELLIOTT VALARIE MESSICK

% Complete

#### SUSSEX COUNTY

Situs : 26 HOLLY RDG Parcel Id: 334-20.00-23.00

Style Cape Cod

Story height 1.25 Attic None

Exterior Walls Stucco

Color

Masonry Trim X

Dwelling Information	
Year Built Eff Year Built Year Remodeled Amenities	2008

In-law Apt No

#### Basement

 Basement
 Crawl
 # Car Bsmt Gar
 0

 FBLA Size
 ×
 FBLA Type
 FBLA Type

 Rec Rm Size
 ×
 Rec Rm Type
 Single Family

•

## Heating & Cooling Fireplaces

 Heat Type
 Central Full Ac
 Stacks

 Fuel Type
 Electric
 Openings

 System Type
 Forced Warm Air
 Pre-Fab

#### Room Detail

Bedrooms 4 Full Baths 5
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

 Cost & Design
 0
 % Good Ovr

 % Complete
 100

#### **Dwelling Computations**

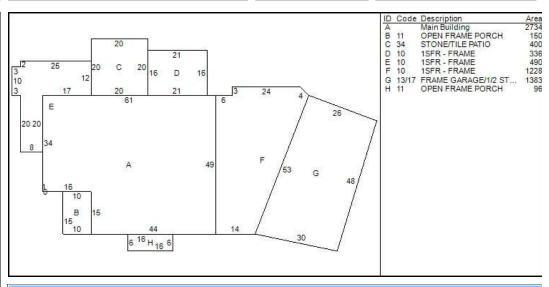
Base Price	614,488	% Good	93
Plumbing	28,450	% Good Override	
Basement	-28,400	Functional	
Heating	50,970	Economic	
Attic	0	% Complete	100
Other Features	412	C&D Factor	
		Adj Factor	2.07
Subtotal	665,920	Additions	221,000
Ground Floor Area	2,734		
Total Living Area	6,084	Dwelling Value	1,739,400

#### **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)

PARDAT	Invoca	TERRET	PARDAT	PARDAT	PARTDAT	PARDAT	PARDAT	I must be	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA	TOWELDAT	DWELDAT	DWEIDAT	DWELDAT	Inches par	Inuncia	TPARDAT	SALES	SALES	SALES	SALES	SALES	VALUE	IFGDAT
PARID		Street	Suffix	Town	SCHIDIST	NRHD	Calcid Acre	Story Heig		WELDAT	Rm Tot	Review	Full Bath	Half Rat		Bomt Car		Grade	CDII	SPLA	LOCATION	Sale Date	Sale Prine	DATES	Adjusted Price		PALUE	Legal 1
334-20.00-23.00		HOLLY	RDG	00:None	6:CAPE	6GR001	0.388	1.25	08:CAPE COD	2008	Km Tot	Bedrm	Full Bath	Half Bat	3-CRAWI	Bsmt Car	FBLA	Be	AV	6.084	EAST OF CANAL WEST OF ROUTE 1	Sale Date	Sale Price	P52	Adjusted Price	ADJ PSE		COUNTRY MANOR PINE BAY
334-20.00-23.00	7	FAGIF	WAY	00:None	6:CAPE	648086	0.388	2.5	21-CONVENTIONAL	1995	- '	7	,		3:CRAWL			A+	AV	5 207	WEST OF CANAL	04/28/21	1 700 000	326.48	2.026.400	389 17	3/1.04	KINGS CREEK COLINTRY CLUB
334-13.00-1047.00	1		WAY	00:None	6:CAPE	6AR092	0.521	2.5	21:CONVENTIONAL 21:CONVENTIONAL	2002	- '	7	,		6:FULL		1473	A+	AV	5,207	WEST OF CANAL WEST OF CANAL	05/18/21	1,700,000	223.52	1.539.200	264.65		KINGS CREEK COUNTRY CLUB
334-13.00-1388.00			CT		6:CAPE		0.305			2002		-					14/3	A.	AV	5,816		02/21/23	2.800,000			557.72		CANAL CORKRAN
334-13.00-1388.00 334-19.00-231.00		THOMPSON EAST SIDE	DB	00:None	6:CAPE	6AR091	0.526	2	14:CONTEMPORARY 07:COLONIAL	2008	11	8		1	2:SLAB 3:CRAWL			х-	AV	6 195	WEST OF CANAL	02/21/23	1,700,000	543.06 274.41	2,875,600	333.69		REH BCH YACHT CC
334-19.00-231.00 334-19.00-708.00	133		RD.	00:None 00:None	6:CAPE	6AR205 6AR206	0.526	2	21:CONVENTIONAL	2000		3	2		3:CRAWL 3:CRAWL			х-	AV	6,195	WEST OF CANAL, WATERFRONT WEST OF CANAL	01/22/21	1,700,000	274.41	1,526,500	251.07		REHO BCH YACHT CC
	123	COMMWALL	NU	OU.None	6:CAPE	GARZUG	0.465	- 4	21:CONVENTIONAL	2004	9		•	-	3:CRAWL			A-	AV	6,080	WEST OF CANAL					279.61		RENO BUT TACHT CC
APPELLANT COMPS	_																					09/29/23	1,700,000	279.61	1,700,000			
																						MEDIAN	1,700,000	277.01 313.37	1,863,200	306.65 345.98		
																						AVERAGE	1,709,507	313.37	1,735,817	343.98		
334-20.00-23.00	26		RDG	00:None	6:CAPE	6GR001	0.388	1.25	08:CAPE COD	2008	7	4	5	1	3:CRAWL	0		B+	AV	6,084	EAST OF CANAL, WEST OF ROUTE 1						371.84	COUNTRY MANOR PINE BAY
334-20.00-81.00	22			00:None	6:CAPE	6GR001	0.289	2	07:COLONIAL	2003	7	4	2	1	3:CRAWL	0		8	AV		EAST OF CANAL, WEST OF ROUTE 1	04/28/23	1,420,000	477.79	1,439,900	484.49		COUNTRY MANOR PINE BAY
334-20.00-90.00	40		REACH	00:None	6:CAPE	6GR001	0.298	2	07:COLONIAL	2022	7	4	2	2	3:CRAWL	0		B+	AV	3,680	EAST OF CANAL, WEST OF ROUTE 1	04/14/23	1,725,000	468.75	1,749,200	475.33		COUNTRY MANOR PINE BAY
334-20.00-51.00	35	BAY	REACH	00:None	6:CAPE	6GR001	0.264	1.75	08:CAPE COD	1996	6	3	2	0	6:FULL	2	1200	8-	VG	3,220	EAST OF CANAL, WEST OF ROUTE 1	03/16/23	1,989,000	617.70	2,028,800	630.06		COUNTRY MANOR PINE BAY
334-20.00-3.00	19		DR	00:None	6:CAPE	6GR001	0.542	1.5	08:CAPE COD	1992	6	3	2	0	3:CRAWL	0		8-	AV	2,552	EAST OF CANAL, WEST OF ROUTE 1	12/02/22	1,000,000	391.85	1,041,000	407.92		COUNTRY MANOR PINE
334-20.00-76.00	12		REACH	00:None	6:CAPE	6GR001	0.312	1	03:RANCH	1995	7	4	2	0	3:CRAWL	0		8-	GD	2,164	EAST OF CANAL, WEST OF ROUTE 1	05/17/22	1,295,000	598.43	1,414,100	653.47		COUNTRY MANOR PINE BAY
334-20.00-22.00		HOLLY	RDG	00:None	6:CAPE	6GR001	0.347	2	07:COLONIAL	2006	10	5	3	1	3:CRAWL	0		B+	GD	4,208	EAST OF CANAL, WEST OF ROUTE 1	06/25/21	1,825,000	433.70	2,146,200	510.03		COUNTRY MANOR PINE BAY
334-20.13-127.01	2116	2 ANDREW	AV	00:None	6:CAPE	6GR001	0.171	2	21:CONVENTIONAL	2011	8	5	3	1	6:FULL	0	1464	8	AV	2,862	EAST OF CANAL, WEST OF ROUTE 1	03/10/21	1,275,000	445.49	1,530,000	534.59		ANN ACRES
TYLER COMPS																						MEDIAN	1,420,000	468.75	1,530,000	510.03		
																						AVERAGE	1,504,143	490.53	1,621,314	527.98		
334-20.13-189.00	304	DUTCH	RD	00:None	6:CAPE	6GR001	0.284	1	02:SPLIT LEVEL	1970	7	4	2	0	6:FULL	0	1164	C+	AV	1,688	EAST OF CANAL, WEST OF ROUTE 1	03/28/25	1,500,000	888.63	1,500,000	888.63		SEABREEZE DEV
334-20.00-30.00	1	HAWKS NEST	ST	00:None	6:CAPE	6GR001	0.347	1	03:RANCH	1993	6	3	2	0	3:CRAWL	0		8-	AV	1.920	EAST OF CANAL WEST OF ROUTE 1	03/03/25	900.001	468.75	900.001	468.75		COUNTRY MANOR PINE BAY
334-20.00-45.00	23	BAY	REACH	00:None	6:CAPE	6GR001	0.894	2	07:COLONIAL	2011	7	4	2	0	3:CRAWL	0		B+	AV	3,336	EAST OF CANAL, WEST OF ROUTE 1	01/03/25	1,399,900	419.63	1,399,900	419.63		COUNTRY MANOR PINE BAY
334-20.00-7.00	8	MANOR	DR	00:None	6:CAPE	6GR001	0.509	2	07:COLONIAL	1998	8	5	3	0	2:SLAB	0		B+	AV	3,596	EAST OF CANAL, WEST OF ROUTE 1	07/12/24	1,400,000	389.32	1,400,000	389.32		COUNTRY MANOR PINE BAY
334-20.00-74.00	8	BAY	REACH	00:None	6:CAPE	6GR001	0.323	1	03:RANCH	1998	6	3	2	0	3:CRAWL	0		8-	AV	1,824	EAST OF CANAL, WEST OF ROUTE 1	05/13/24	985,000	540.02	985,000	540.02		COUNTRY MANOR PINE BAY
334-20.00-63.00	51	BAY	REACH	00:None	6:CAPE	6GR001	0.407	1	03:RANCH	1995	6	3	2	0	3:CRAWL	0		8-	AV	2,070	EAST OF CANAL, WEST OF ROUTE 1	05/03/24	1,175,000	567.63	1,175,000	567.63		COUNTRY MNR PINE
334-20.13-64.00	20896	6 OLD BAY	RD	00:None	6:CAPE	6GR001	0.303	1.5	08:CAPE COD	2004	6	4	3	1	3:CRAWL	0		C+	AV	2,016	EAST OF CANAL, WEST OF ROUTE 1	12/22/23	1,500,000	744.05	1,500,000	744.05		COUNTRY MANOR
334-20.00-33.00	6	HAWKS NEST	ST	00:None	6:CAPE	6GR001	0.499	1	03:RANCH	1996	6	3	2	0	3:CRAWL	0		C+	AV	1,616	EAST OF CANAL, WEST OF ROUTE 1	12/01/23	955,000	590.97	955,000	590.97		COUNTRY MANOR PINE BAY
SOLD AFTER 7/1/23																						MEDIAN	1,287,450	553.83	1,287,450	553.83		
																						AVERAGE	1,226,863	576.12	1,226,863	576.12		
334-20.13-63.00	20906	6 OLD BAY	RD	00:None	6:CAPE	6GR001	0.303	1.75	08:CAPE COD	1970	7	4	2	0	3:CRAWL	0		8	AV	3,132	EAST OF CANAL, WEST OF ROUTE 1	ACTIVE	2,149,000	686.14	2,149,000	686.14		COUNTRY MANOR
334-20.13-61.00	21029	9 ROGERS	AV	00:None	6:CAPE	6GR001	0.17	2	07:COLONIAL	2022	6	3	3	2	6:FULL	2	542	C+	AV	2,368	EAST OF CANAL, WEST OF ROUTE 1	ACTIVE C/S	1,750,000	739.02	1,750,000	739.02		ANN ACRES
ACTIVE LISTING	7																					MEDIAN	1,949,500	712.58	1,949,500	712.58		
																						AVERAGE	1.949.500	712.58	1,949,500	712.58		

# Valarie Messick Elliott 26 Holly Ridge, Rehoboth Reason For Appeal

Tyler Technologies used incorrect livable square footage of our home to determine its property value. They used 7,389 square feet as the livable area. The actual, correct, square footage is 6,084 (1,300 sq. feet less). Please reference the attached floor plans for our home at 26 Holly Ridge, Rehoboth Beach, which verify that the livable area is 6,084 square feet (previous owners were Lea & Frank Peter as reflected in the plans).

Therefore, the comparable sales that Tyler Technologies utilized to calculate our new assessed value (\$3,658,900) were based on incorrect information.

The comparable home sales that **DO** apply (and should have been used) are the five listed in this appeal form – homes which contain between 5,814 – 7,000 square feet of living space.

All of them sold within the specified time frame between 1/1/21-7/1/23. Four have similar square footage as my home. Two of the homes sold for \$1,700,000, one sold for \$1,417,400, and another sold for \$1,300,000. The two homes that sold for \$1.7 had more bedrooms than my home and one is a waterfront property with private dock and electric hoist/lift. The home that sold for \$1.4 has two more bedrooms than my home and it also has a private saltwater pool surrounded by a dining/lounging area. The home that sold for \$1.3 has one more bedroom than my home and its kitchen has an extra refrigerator/freezer and a wet bar.

The fifth home, with 7000 sq. feet (**916 more than our home**) and extraordinary building features and appointments (far greater than our home), sold for \$2,800,00.

Since each of these comparable homes has more, significant features (pool, waterfront with private dock, more bedrooms, more garage parking spaces, etc.) than my home does, I calculate that the fair market value of my home as of July 1, 2023 would have been \$1,446,934.

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E	1 :	Sup	ple	me	nta	d

### 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:

- 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.

HECOGRAPHICATION OF	tification_	발한 경험 등 보고 있는 것이 되었다. 그는 것이 되었다. 그는 것이 말을 보는 것이 되었는데, 것이 되었다. 그는 것
) ) ) ) ) ) )	HARIEM	ESSICK ELLIOTT Parcel ID: 334-20.00-23.00
itreet Address	of Parcel: 26	HOLLY RDG, REHOBOTH BEACH, DE 19971
イAX Turrent Assessi	ment: \$ 76,4	50 PROPERTY TAX: \$4,086.68
	Tatal of Land and	Improvement): \$_1,837,500
		왕보는 DES 그도 살길수도 보고 보는 전체를 이 문문도 보통 하를 보고 있는데 하는데 되는데 보고 있는데 모든데 보고 함께 되는데 본 것으로 하다.
pecial Condition	ons of Sale:	
コ Other		Private Sale □ Auction ☑ Open Market □ Family □ Inherited
Major Renovati Repairs, etc.)	ons or structural	changes to property since purchase (i.e., Demolition, Construction, Additions, Major
Year	Cost	Change
		★ 一切が こうしょう しょうしょう はいさい はんきょう はんきゅう はんしゅう かいがん おびかい おびかいがく しゅんかい ひょうかい 佐藤 田田 佐藤 田田 かんだん
		도 한 경기 가입니다. 그를 보는 것 같아 보고 있는 것이 되었다. 그는 것이 되었다면 되었다. 그는 것이 되었다. 그는 것이 되었다면 되었다면 되었다면 되었다면 되었다면 되었다면 되었다면 되었다면
1870 B. S. G. B. C. C.	A HOUSE AND AND A STATE OF THE	ACRES Style of Home CENTER HALL COLONIAL
Lot size/Land A	rea . 36	ACRES Style of Home CENTER HALL COLONIAL  Bathrooms: 5 4 Fireplaces: &
Lot size/Land A	rea .36 Bedrooms: 4	Bathrooms: 5 / A Fireplaces: <u>A</u>
Number of: □ Finished Bas Porches and Ac	rea .36 Bedrooms: <u>4</u> sement □ Finis Iditions: <u>COV</u> E	Bathrooms: <u> </u>
Lot size/Land A Number of:  ☐ Finished Bas Porches and Ac Describe outbu	rea .36  Bedrooms: 4  sement □ Finis Iditions: COVE	Bathrooms: 5 / A Fireplaces: <u>A</u> hed Attic

On what basis do you reach that Opinion? (Select One)	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
	Comparable Sales (identify below)
	Other (provide detail below or in a separate attachment
Briefly discuss the reason for your appeal and for	your conclusion of value:
SEE ATTACHED DOC	UMENT " REASON FOR A PREALT
TYLER TECHNOLOGIES USED IN	
LIVABLE SOURCE FOOTAGE OF	OUK HOME
TO DETERMINE/CALCULATE AN	ASSESSED VACOE:
Comparable Sales	
a to the standard to enter	ac at title 1 7023. Any comparable sales you intend to discuss at the
comparable sales must reasonably relate to sales	or attached to this form, or the Board will not consider them. You will
not be permitted to testify or introduce evidence o	oncerning comparable sales not set forth in this form. The assessed
value of other properties, or the taxes paid by oth	er homeowners, is not acceptable as evidence of overvaluation. Do
not cite the assessed values of other properties in	your appeal.
were the common than	and the state of t
	TO EDWARD LEE DA
1. Parcel Number 334-13.00-104	7.00 Owner NANCY ANN BARTLESON
Address 7 EAGLE WAY,	REHOBOTH BEACH DE 19971
Sales Price \$ 1,700,000	Date of Sale 4 33 31
SEE ATTACHED DOCUMENT "REASON FOR APPEALT TO DETERMINE/CALCULATE AN ASSESSED VALUE.  Comparable Sales  Comparable Sal	
Number of Bedrooms: 6 Bathro	oms: 8 a Fireplaces: 2
☐ Finished Basement: ☐Finished Attic	図 Central Air
Porches and Additions:	
HOME HAS ONE ATTACHE	DEARAGE AND ONE DETACHED GARAGE
PROVIDING 4 10 IAL 1	Wennes Soviete
Additional Comments:	
	10HE = 5814 sq. feet
HARDI PLANK EXTER	210K
HARDWOOD FLOORIN	JE-THROUGOUT

~	Parcel Number 334 - 13.00 - 1134.00 Owner MICHAEL JOHN COLLINS
<b>₹</b> =:	Address 1 PATRIOTS WAY, REHOBOTH BEACH, DE 199
	Sales Price \$ 1,300,000 Date of Sale 5/18/31
	Lot Size/Land Area . 52 ACRES Style of House COASTAL CONTEMPOR
	Number of: Bedrooms: 5 Bathrooms: 5 2 Fireplaces: 1
	☐ Finished Basement ☐ Finished Attic 🖾 Central Air
	Porches and Additions:
	Describe Garage or Other Improvements:
	2-CAR ATTACHED GARAGE
	는데 마르크를 통해 되는 사람들은 마르크를 보고 있는데 보고 있는데 그를 되고 되었다. 그는 그 사는 사람들이 보고 되는데 보다는데 되는데 되었다. 그렇게 들어 보고 되었다. 그는데 나는데 그는 사람들이 보고 있는데 바라를 보고 있다. 그는데 사람들이 되었다. 그는데 나를 보고 있는데 나를 되었다.
	Additional Comments:
	TOTAL LIVING SPACE = 6,000 SQ. FEET HONE FEATURES A SECOND KITCHEN AND WETBAR HARDWOOD FLOORS THROUGHOUT HOME KITCHEN HAS EXTRA REFRIGERATOR/FREEZER
z	Parcel Number 334-13.00-1388:00 Owner CAROL A WHITMAN
	Address 14 THOMPSON COURT, REHOBOTH BEACH, DE 1997
	Sales Price \$ 2,800,000 Date of Sale 2/17/23
	Lot Size/Land Area . 30 ACRES Style of House TRANSITIONAL
	Number of: Bedrooms: 8 Bathrooms: 4 2 Fireplaces: 3
	☐ Finished Basement ☐ Finished Attic ☑ Central Air
	Porches and Additions <u>COVERED</u> OUTSIDE LIVING SPACE, AND LARGE OUTSIDE DECK/SUN AREA.  Describe Garage or Other Improvements:
	4-CAR ATTACHED GARAGE-OVERSIZED-COULD FIT 5 CARS.
	SURVEILLANCE SYSTEM
	"我们一个我们的,我们还没有一个我们的,我们就会不会的,我们就会不会的,我们就会的,我们就是我们的,我们就会的,我们就会不是我的。""我们,我们就是我们的,我
	Additional Comments:
	TOTAL LIVING SPACE = 7,000 SQ. FEET
	TOTAL LIVING SPACE = 7,000 SQ. FEET  3-STORY HOME WITH 2nd FLOOR OWNER'S SUITE W/15 FT. CELLINGS AND 2 FIREPLACES.

	VATILIZEN MARIE OLCONNOR
42	Parcel Number 334 - 13.00-1134.00 Owner MICHAEL JOHN COLLINS
	Address 1 PATRIOTS WAY, REHOBOTH BEACH, DE 19971
	Sales Price \$ 1,300,000 Date of Sale 5/18 A.1
	Lot Size/Land Area . 52 ACRES Style of House COASTAL CONTEMPORARY
	Number of: Bedrooms: 5 Bathrooms: 5 1/2 Fireplaces: 1
	☐ Finished Basement ☐ Finished Attic ☑ Central Air
	Porches and Additions:
	Describe Garage or Other Improvements:
	2-CAR ATTACHED GARAGE
	Additional Comments:
	TOTAL LIVING SPACE = 6,000 SQ. FEET HOME FEATURES A SECOND KITCHEN AND WETBAR
	KITCHEN HAS EXTEN KEFR SERFICK / FREEZER
	SCOTT WHITMAN
5.8	Parcel Number 334-13.00-1388.00 Owner CAROLA WHITMAN  14 THOMPSON CONST REHOBOTH BEACH DE 1997)
	Address 11 110111 Och Cook 1, Konto
	Sales Price S 2, 800,000 Date of Sale 2/17/23
	Lot Size/Land Area . 30 ACRES Style of House TRANSITIONAL.
	Number of: Bedrooms: 8 Bathrooms: 4 2 Fireplaces: 3
2 4	☐ Finished Basement ☐ Finished Attic ☑ Central Air
	Porches and Additions COVERED OUTSIDE LIVING SPACE AND LARGE OUTSIDE DECKSON AREA.
	Describe Garage or Other Improvements:
	4-CAR ATTACHED GARAGE - OVERSIZED-COULD FIT 5
	SURVEILLANCE SYSTEM
	Additional Comments:
	TOTAL LIVING SPACE = 7,000 SQ. FEET
	3-STORY HOME WITH 2 nd FLOOR OWNER'S SUITE W/15 FT. CEILINGS AND 2 FIREPLACES.
	OVERSIZED EXECUTIVE SPAJBATH IN 18 FLOOR OWNER'S SUITE, INFT. CEILURGS ON 18 FLOOR AND SOLID CORE 8 FT. DOORS.
	HIGH END HARDWOOD FLOORS ON ALL LEVELS.
	OUTDOOR ENTIRETHINING AREA-READ OF HOME WIDHTMAR SHOWER.

Witnesses or Agents	17.5%				
witnesses or Agents	8 4 . A	for the late of the			
RATCHICASCS OF MECHES	n/ITA		nr 11	OPHIS	

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

M. JANE BRADY

Halloran, Farkas + Kittila, L.L.P.

5722 KENNETT PIKE WILMINGTON, DE 19807

mjbehfk.law
Contact Information (phone and/or e mail)

#### **Owner Certification**

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$ 1,446,934

Signature of Owner or agent 1 Valarie Messick Elliott

Print Name and Title: VALARIE MESSICK ELLIOTI

Mailing Address: 34 DOCKSIDE LANE

KEY LARGO, FL 33037

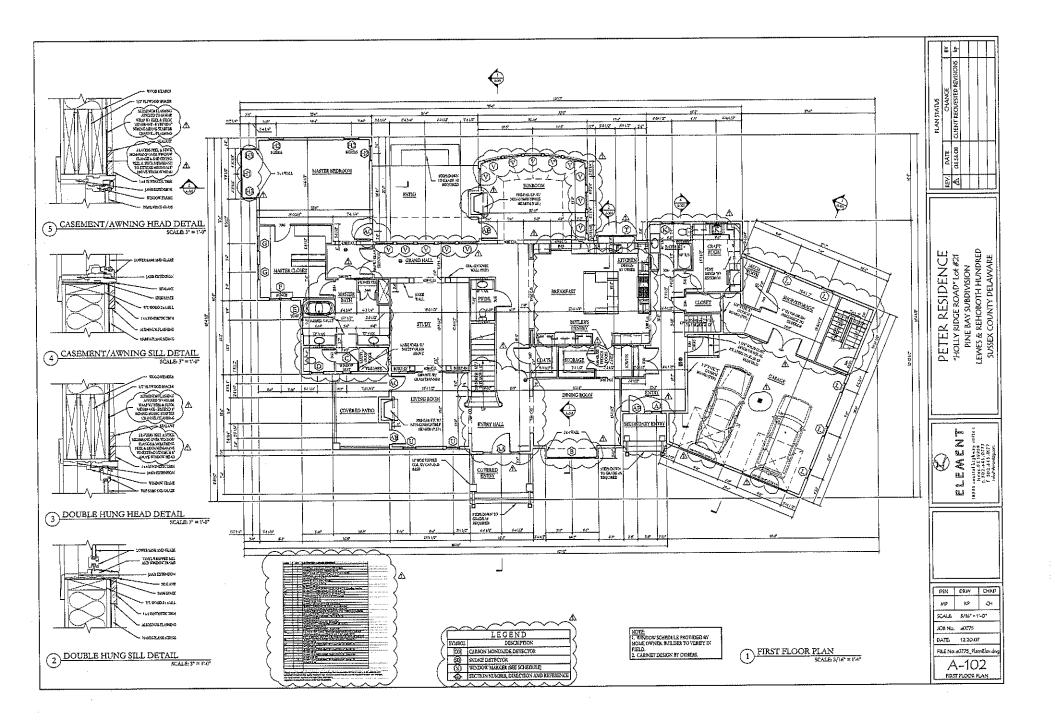
E Mail Address: YALARIEELLIOTT @ AOL. COM Telephone: 308.563.1217

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

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

I request that Assessment disclose witnesses and exhibits.

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



### Peter Residence - Construction Documents



#### PROJECT INFORMATION

BUILDING TYPE: CONSTRUCTION TYPE: BUILDING CODE:

SINGLE FAMILY HOME VB CONSTRUCTION

#### AREA BREAKDOWN:

N 01.55.18. E

1 LOCATION PLAN

HEATED AREA 2ND FLOOR = TOTAL HEATED AREA = 2ND FLOOR STORAGE ROOM = 2ND FLOOR CEDAR CLOSET = 2ND FLOOR MECH. ROOM = GARAGE AREA = TOTAL AREA =

2,352 SQUARE FEET 6,084 SQUARE FEET 420 SQUARE FEET 274 SOLIARE FEET 123 SQUARE FEET 562 SQUARE FEET 1,083 SQUARE FEET 8.546 SOUARE FEET

3,732 SQUARE FEET

#### Drawing Index:

A-001: Cover Sheet

A-101: Foundation Plan

A-102: First Floor Plan

A-103: Second Floor Plan

A-104: Second Floor Framing Plan

A-105: Second Floor Ceiling Framing Plan

A-106: Roof Framing Plan

A-201: Front & Right Side Elevations

A-202: Rear & Left Side Elevations

A-203: Garage Elevations

A-301A: Thru Sections

A-301: Thm Sections

A-302: Wall Sections

A-303: Wall Sections

A-401: Hurricane Details

A-402: Flashing Details

1. THIS STRUCTURE SHALL BE BUILT IN ACCORDANCE WITH ALL APPLICABLE CODES SET FOSTH BY SUSSEX CALARTY DELAWARE, THIS PROJECT WAS DESIGNED IN ACCORDANCE WITH DIC ROLL AND HURRICANE CODE SSTD-40-97.

2. THE CONTRACTOR SHALL REVIEW AND RECOME FAMILIAN WITH ALL DOTTACT TO COLOGOTS IN RECOME PARILIAN WITH THE EXISTING CONUTIONS AND SCOPE OF WORK, AND BECREPANCY ACADION FUNCERALANT AS TO WHATMATERIAL OR PRODUCT IS TO BE USED SHOULD SEE VERWIED WITH THE OWNER AND ACCURRENT.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHOD, TSETRINGERS, SEQUENCES, AND PROCEDUES REQUIRED POR SECURISED AS EXCURITOR AND EXPERIENCE OF STORE, AND FOR INTRACTION AND CONFLICTION OF STORE, AND FOR INTRACTION, AND TAKEN THE STORE SHEET VISION SALL SPETTY PRECAUTIONS AND PROCRIMES IN CONNECTION WITH THE WORLD.

4. ANY ERRORS, OMISSIONS OR INCONSISTENCIES ON THESE DRASHINGS OR SAY YARKATIONS OR AMBIGCTIES RETURED THESE DRAWNINGS AND ACTUAL SITE AND CONSTRUCTION CONDITIONS AND/OR REQUIREMENTS SHALL BE BAYLIGHT TO THE ATTENTION OF THE ASCRICT OT MISSIATELY.

#### PLAN NOTES

I. ALL OPEN HANDRAILS AND STARIS TO BE 14"36" AFF, ALL CHARDRAILS TO BE 16" AFF, RALLISTERS AT ALL OPEN BAIS TO BESPACED BY NOTTO MALIOW AN OBJECT 4" IN DIA, TO PASS THROUGH AND SHALL NOT BE CASSTRUCTED 4" ANY PATTERN THAT RESILLTS BY ALADDER EFFECT.

2. WALL MOUNTED HANDRAILS 34" MIN. - 38" MAX. A.F.F. ARG BEQUIRED AT ENDS OF WALLS.

). Statingay mand rails shael fiave a circular cross section  $\Psi/$  an outside  $\min$  dia of 1 1/4 and 3 max of 2".

4. ALL WINDER STEPS SHALL BE A MINIMUM OF 10' TREAD DIMENSIONS AND COMPLY WITH IRC 2003 RAILED ST.

I. ALL WINDOWS WITHIN SAF OF THE BOTTOM STEP OF A STAIR. WITHIN SAF OF STAIR LANDING, WITHIN SAF OF TUB DRAIR, OR WITHIN SAF OF DOOR SWENG SHALL HAVE SAFETY GLYZING.

& VENTS: BATHROOM EXHAUST FAAS ARE REQUIRED DI ANY BATHROOM WITHOUT AN EXTERNA WINDOW, ALL VENTS DIRECTLY VENTED TO EXTERIOR.

7. MIN WINDOW EGRESS NET CLEAR AREA OF OPENING TO HE 3.7 SQ FEET 30" WIDTH MIN, AND 22" HEIGHT MIN, SILL HEIGHT MAX, 44" A.S.F. 8. PROVIDE PIRESTOPPING (§ TOP OF WALLS IN STUD CAVITIES, TYPICAL.

9. HOUSE SHALL HAVE LINVENTED ROOF SYSTEM. MEANS OF ARE CHANGE/VENTILATION MUST BE PROVIDED.

#### FOUNDATION NOTES:

I, CONCRETE FOOTENS AND INTERIOR PLOORS TO BE A BIT, OF MAR PALL & 20 DAYS, MORTHAL AND GROUT SHALL MEET THE REQUIREMENT OF ASTM CZR.

2. REINFORCING SHALL DE ASTM A 615, GRADE 60 OR WWY SHALL DE ASTM A 195 AND/ORASTM A 417. AND MIN. GRADE 40.

3. ASSUMED SOIL BEARING CAPACITY = 2000 PSP.

4. PROVIDE CONTROL JOINTS IN CONCRETE PLOOR SLABS @ 10/4" O.C. SEE DETAIL 5/3-101.

5. POUNDATION WATERPRODFING TO BE (I) COAT OP SPAN APPLICATION (III) BILLS THICKS OF TUFF - N- DIQ POLYMER ENHANCED ASPHALT LIQUID APPLIED MEMBRANS OR EQCAL.

7. IT IS RECOMMENOED THAT A RECOGNIZED TESTING LAHORATORY PERFORM SOIL BEARING TEST ON SUBJECT LOT, WITH A WRITTEN REPORT OF THE FINDINGS DELUTERED TO THE OWNER PRIOR TO DIGGING FOLKEDATION FOOTINGS.

8. CONCRETE SHALL HAVE A MIN, COMP. STRENKTH OF 1500 P.S.L. Q. 29 DAYS.

9. REINFORCING STEEL SHALL BE A MIN. GRADE 40. ID. FOOTINGS AND POUNDATION SHALL HE IN ACCORDANCE WITH SETD-10-99 SECTION 3H.

#### FRAMING NOTES:

I, DESIGN LOADS: (IL) PLOOR LOAD # 41 PSF, STAR = 40 PSF, ROOF = 20 PSF, DECK = 40 PSF.

2.ALL EXTERIOR WALLS SHALL BE 2±45TUD C.N.O. AND ALL INTERIOR WALLS SHALL BE 2±45TUD U.N.O.

A EXTERIOR WOOD FRAME WALLS TO BE BRACED W/

4. ALL EXTERIOR HEADERS TO BE (3) 2x f0 U.N.O.

S. ALL HEADERS AT NON-BEARING CONDITIONS SHALL RE AS FOLLOWS:

OPENING

IN PROVIDE SOLID BLOCKING UNDER ALL POINT LOADS.

T. PROVIDE 2 x 4 FLAT BLOCKING RETWEEN JOISTS WHERE PARALLEL WALLS LIE BETWEEN.

8 PROVIDE PROPER SEARING UNDER ALL BEAMS AND HEADERS.

9, PROVIDE DOUBLE PLOOR JOIST AT WALLS THAT LIE DUISCELY ABOVE MEMBER

16. ALL WOOD FRAMING MATERIAL IN DIRECT IR ALL WOOD FARMING SEE BERKEL IN DIDER! CONTACT WY MASONS! WALLS AND/OR CONCRETE FLOOR SLARS SHALL SE PRESSURE TREATED MATERIAL AND ALL EASTENERS USED SHALL BE COMPATIBLE WITH TREATMENT.

II. LYLS SHALL BE 2AS RIGIDLAN LYL PRODUCT OR EGRIVALENT. PLOOR TRUSSES SHALL BE PROVIDED BY SAM YOURL & SON OR EQUIVALENT, ALL RIDGE HIPLAND VALLEYS SHALL BE 31/2" 11.78" LYLA

PLAN STATUS

PETER RESIDENCE "HOLLY RIDGE ROAD" LOF #21 PINE BAY SUBDIVISION LEWES & REHOBOTH HUNDRED SUSSEX COUNTY PELAWARE

Z 4 444. Pt 19889 4 402.015.0777 6 502.045.0777 6 502.045.077 10. 40 911\_9 13.

PRW CHKD X.F SCALE: AS NOTED JOB No. 20775 DATE: 12.20.07 FILE No.e0775\_PlansEloval A-001 COVER SHEET

### 'ROJEC' INFORMATION

**3UILDING TYPE:** 

CONSTRUCTION TYPE:

BUILDING CODE:

SINGLE FAMILY HOME
VB CONSTRUCTION

IRC 2003/SSTD 10-99

### AREA BREAKDOWN:

HEATED AREA

1ST FLOOR =

2ND FLOOR =

TOTAL HEATED AREA =

2ND FLOOR STORAGE ROOM =

2ND FLOOR CEDAR CLOSET =

2ND FLOOR MECH. ROOM =

ALL PORCHES =

GARAGE AREA =

TOTAL AREA =

3,732 SQUARE FEET

2,352 SQUARE FEET

6,084 SQUARE FEET

420 SQUARE FEET

274 SQUARE FEET

123 SQUARE FEET

562 SQUARE FEET

1,083 SQUARE FEET

8,546 SQUARE FEET

### <u>Additional Witnesses</u> <u>Board of Assessment Hearing</u>

George Chambers
1240 Kings Highway
Lewes, DE 19958
chambers@jacklingo.com

#### **RESIDENTIAL PROPERTY RECORD CARD**

#### SUSSEX COUNTY

Situs: 114 W CAPE SHORES DR

Map ID: 335-5.00-112.00

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 24, 2025

#### **CURRENT OWNER**

MUHTASEB SAFA RAJAB SIREEN ABDELLATIF MUHTASEB 1201 KINTERRA CT WEST CHESTER PA 19382 **GENERAL INFORMATION** 

Living Units

Neighborhood 6PR002 Alternate Id 3350500

Vol / Pg

335050001120000000

4365/90

District Zoning Class

TOWN CODES Residential

**Property Notes** 

BAYFRONT PROPERTY

AG LAND USE: N



			Land information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	.3491	Waterfront - Ba		2,100,750

Total Acres: .3491

	Assessment Information					
	Assessed	Appraised	Cost	Income	Market	
Land	0	2,100,800	2,100,800	0	2,100,800	
Building	0	1,129,500	1,194,200	0	1,129,510	
Total	0	3,230,300	3,295,000	0	3,230,310	

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

	Entrance information						
Date	ID	Entry Code	Source				
02/19/24	TSA	Occupant Not At Home	Other				
07/24/24	JXL	Data Mailer Change	Owner				

			Permit In	formation
Date Issued	Number	Price	Purpose	% Complete
04/26/16	201604203	15,000	A016	3x20 Deck Extension, Replace D
03/11/15	201501621	19,800	A106	Replace Kitchen Cabinets, Toil
03/04/15	201501454	20,000	A085	Replace Siding, Windows, Doors
01/29/99	82921-1	62,322	D010	Dwellingw/Additions-Cape Shore

		Sales/	Ownership History		
Transfer Date 02/20/15	<b>Price Type</b> 1,175,000	Validity	Deed Reference Dee 4365/90	eed Type	Grantee
02/20/15 07/18/97	· · 1				

#### RESIDENTIAL PROPERTY RECORD CARD

#### SUSSEX COUNTY

Situs: 114 W CAPE SHORES DR Parcel Id: 335-5.00-112.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

		Dwelling Inform	nation	
Story height	None Composite	Ye	Year Built Eff Year Built ear Remodeled Amenities	1999
Color	^		In-law Apt	No
		Basemen	t	
Basement FBLA Size Rec Rm Size	252	#	Car Bsmt Gar FBLA Type Rec Rm Type	
Heating	& Cooling		Fireplaces	
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump		Stacks Openings Pre-Fab	2
		Room Deta	ail	
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	7		Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	1 3
		Adjustmen	its	
Int vs Ext Cathedral Ceiling		_	nfinished Area Unheated Area	
		Grade & Depre	ciation	
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0		Market Adj Functional Economic % Good Ovr	150
	l	Dwelling Compu	ıtations	
Base Price Plumbing	1	0,897 5,470 <b>%</b> (	% Good Good Override	89

12 12 A3 12 15 A6 15 10 15 A9 15 A9 (216)	
12 23 16	
21 A10 (252) 21	
12 12 (669) 37 36 Main Building 36 (576)	
21 A7 21 16 11	
5 A1 16 2 3 A8 3 2	

			ata	lding D	Outbui			
ion Value	Condition	Grade	Yr Blt	Qty	Area	Size 2	Size 1	Line Type

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

#### **Building Notes**

**Functional** 

C&D Factor Adj Factor 2.736

Economic 150 % Complete 100

Additions 136,400

**Dwelling Value** 1,194,200

-7,170

15,010

20,585

224,790

576 2,130

0

BSMT AREA = IS BEHIND GARAGE

**Basement** 

**Other Features** 

**Ground Floor Area** 

**Total Living Area** 

Heating

Subtotal

Attic

MAR 24, 2025 09:19 AM

### 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	335-5.00-112.00	335-5.00-88.00	335-5.00-111.00	335-4.14-11.00	335-4.15-9.00	335-4.15-5.00
CARD 1					TILL .	
	114 W	110	116 W	2104	1408	1530
	CAPE SHORES DR	BREAKWATER REAC	CAPE SHORES DR	BAY AV	BAY AV	BAY AV
Neighborhood NBHD Group Total Acres Living Units DWELLING DESCRIPTIO	6PR002 626 .3491 1	H 6PR002 626 .2164 1	6PR002 626 .2768 1	6PR001 626 .1722 1	6PR001 626 .1630	6PR001 626 .1722 1
Story Height	2	2	2	2	1.5	1
Attic	1	1	1	1	1.0	1
Style	21-CONVENTIONAL	21-CONVENTIONAL	21-CONVENTIONAL	21-CONVENTIONAL	06-BUNGALOW	03-RANCH
Year Built	1999	1996	1999	1939	2000	2000
Exterior Wall	13	01-FRAME	13	06-ALUM/VINYL	06-ALUM/VINYL	06-ALUM/VINYL
Total Living Area	2619	3365	3670	3224	1656	1584
Fin Bsmt Area	252	1509	1084	1232	566	
Rec Room Area						
Grade	В	B+	B+	B-	C+	C+
CDU	AV	VG	VG	AV	AV	AV
Basement	3	6	6	6	6	3
Bed Rooms	4	5	6	6	3	3
Total Rooms	7	8	9	9	6	6
Total Fixtures	14	18	21	15	8	8
Fireplace-Mas		1		1		
System Type PRICING DATA	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP
Land Value	2,100,800	1,971,000	2,030,100	2,137,200	2,084,400	2,137,200
Building Value	1,300,900	1,775,500	1,863,100	1,073,000	970,500	919,400
OBY Value	0	1,770,000	0	0	0	0
Dwelling Value	1,300,900	1,775,500	1,863,100	1,073,000	970,500	919,400
Cost Value	3,401,700	3,746,500	3,893,200	3,210,200	3,054,900	3,056,600
VALUATION						
Weighted Average	3,496,200					
Time Adjusted Price	0	3600000	5468400	3454800	3625200	3432000
Sale Price	0	3600000	4650000	3250000	3600000	3250000
Sale Date	-	07-JUN-2023	10-JUN-2021	30-SEP-2022	25-MAY-2023	27-OCT-2022
Market Value	3,399,560					
Adjusted Price	3,230,000	3,100,040	4,133,240	3,043,150	3,773,270	3,452,880
,		3, . 33, 610	.,	3,3 .3,100	5,5,270	3, 132,000

PARDAT	PARDA"	PARDAT	PARDAT	PARDAT	PARTDAT				T DWELDAT	DWELDAT	DWELDAT	DWELDA:	DWILDA	DMETON	TOWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT		SALES		SALES	SALES	SALES	SALES	SALES		VALUE LEGDAT		
PARID		Street	Suffix	Town	SCH DIST	NEHD	Calc'd Acres	Story Mely		Yrbit	Rm Tot	Bedrm	Full Bath	Half Bat	h Bumt	Disret Car	FBLA	Grade	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSF	ASR	Adjusted Pric	# ADIPSF	ADI ASR			
335-5.00-112.00		CAPE SHORES		LE:Lewes	6:CAPE	GPR002	0.349	2	21:CONVENTIONAL	1929	7	4	,	- 1	3:CRAWL			C+	AV	2,130									1,516.57 CAPE SHORES		
335-5.00-113.00		CAPE SHORES		LE:Sewes	6:CAPE	6PR002	0.328	2	21:CONVENTIONAL	2002	8	5	5	0	3:CRAWL	0		A+	AV	5,060	11/06/20		2,750,000						CAPE SHORES		OUTSIDE DATE PARAMETERS
335-5.00-127.00		CAPE SHORES		LE:Sewes	6:CAPE	6PR002	0.138	2	21:CONVENTIONAL	1993	8	5	5	0	1:POST & PIER	5 0		C+	AV	2,118		2:Land & Improv	1,450,000	684.61	0.96	1,751,600	827.01	0.80	CAPE SHORES		
335-5.00-125.00	111	CAPE SHORES	DR	LE:Sewes	6:CAPE	6PR002	0.148	2	21:CONVENTIONAL	1994	6	3	3	1	6.FULL	0		C+	AV	1,912	10/06/17		740,000						CAPE SHORES	NOT BAYFRONT	OUTSIDE DATE PARAMETERS
335-5.00-111.00		CAPE SHORES		LE:Sewes	6:CAPE	6PR002	0.277	2	21:CONVENTIONAL	1999	9	6	6	0	6.FULL	2	1084	B+	VG	3,670	06/10/21	2:Land & Improv	4,650,000	1,267.03	0.84	5,468,400	1,490.03	0.71	CAPE SHORES		
335-5.00-88.00	110	BREAKWATER	DR	LE:Sewes	6:CAPE	6PR002	0.216	2	21:CONVENTIONAL	1995	8	5	5	0	6:FULL	2	1509	B+	VG	3,365	06/07/23	2:Land & Improv	3,600,000	1,059.84	0.97	3,600,000	1,059.84	0.97	CAPE SHORES	BAYFRONT	
335-4.15-9.00	1408	BAY	AV	LE:Sewes	6:CAPE	699001	0.163	1.5	05:SUNGALOW	2000	6	3	2	0	6:FULL	1	656	C+	AV	1,656	05/23/23	2:Land & Improv	3,600,000	2,173.91	0.89	3,625,200	2,189.13	0.85	LEWES BEACH	BAYFRONT	
335-5.00-123.00	107	CAPE SHORES	DR	LE:Sewes	6:CAPE	6PR002	0.138	2	21:CONVENTIONAL	1995	6	3	3	0	1:POST & PIER	5 0		C+	AV	2,220	06/06/23	2:Land & Improv	1,725,000	777.03	0.85	1,725,000	777.03	0.85	CAPE SHORES	NOT BAYFRONT	_
335-5.00-126.00	113	CAPE SHORES	DR	LE:Sewes	6:CAPE	6PR002	0.146	2	21:CONVENTIONAL	2002	8	4	3	1	5:PARTIAL	1	650	8-	AV	2,786	04/30/21	2:Land & Improv	1,650,000	592.25	0.95	1,966,800	705.96	0.80	CAPE SHORES	NOT BAYFRONT	
335-5.00-127.00	115	CAPE SHORES	DR	LE:Sewes	6:CAPE	6PR002	0.138	2	21:CONVENTIONAL	1993	8	5	5	0	1:POST & PIER	5 0		C+	AV	2,118	02/19/21	2:Land & Improv	1,450,000	684.61	0.96	1,751,600	827.01	0.80	CAPE SHORES	NOT BAYFRONT	
335-5.00-181.00	207	CAPE SHORES	DR	LE:Sewes	6:CAPE	6PR002	0.138	2	21:CONVENTIONAL	1998	7	4	4	0	6:FULL	1	1351		GD	2,929	12/14/21	2:Land & Improv	1,775,000	606.01	1.02	2,004,000	684.19	0.90	CAPE SHORES	NOT BAYFRONT	
																						MEDIAN - I	AYFRONT	1.267.03	0.22	3,625,200	1,490,03	0.55			
																						AVERAGE -	BAYFRONT	1,503,59	0.90	4.231.200	1,583,00	0.85			
																						MEDIAN - NO	N BAYFRONT	645.31	0.95	1,859,200	741.49	0.82			
																						AVERAGE - NO	N BAYFRONT	664.97	0.94	1,861,850	748.55	0.53			

#### **Martha Shaw**

From:

Safa Muhtaseb <safamuhtaseb@gmail.com>

Sent:

Friday, February 28, 2025 10:34 AM

To:

Assessment Appeals

Subject:

ASSESSMENT APPEAL 114 W cape Shores Lewes DE 19958

Attachments:

114 Assess Appeal 28-02-2025 0001.pdf

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

Hello Sussex County Assessor's Office.

I am the homeowner at 114 West Cape Shores Drive, Lewes DE 19958.

As you know, Tyler Technologies was retained by Sussex County to conduct Reassessment valuation.

Tyler has materially over valued my house. They actually used the WRONG total living area square footage.

The reassessment is based on 2,619 square feet, when in fact my house is ONLY 2,130 square feet.

Additionally, I have included some comparable in the assessment appeal application.

Safa Rajab Muhtaseb (302) 540 5275 safamuhtaseb@gmail.com

Please Note my mailing address is: 1201 Kinterra Court West Chester, PA 19382

☐ Annual
Supplemental

### RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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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.
form for every tax parcel.  REMEMBER: 100 100 100 100 100 100 100 100 100 10
1. Hearsay rules apply: expert testimony must be presented by the expert, and copies of contracts, appraisals, etc.,
must be presented by the author him/herself.  2. Assessment is based on 100% of the fair market value of your property as of July 1, 2023.
Owner(s): MUHTASEB SAFA RAJAB Parcel ID: 335-5.00-112.00
Owner(s): MUHTASEB SAFA RAJAB Parcel ID: 335-5.00-112.00
STREED ABDELLATIF MUHTASEB Street Address of Parcel: 14 W. CAPE SHORES DR. LEWES, DE 19958
Current Assessment: \$3,406,100
Purchase Price (Total of Land and Improvement): \$1,175,000 Date of Purchase: 02/20/2015
Special Conditions of Sale: N/A
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
2015 \$20,000 - SIDING, WINDOWS, DOORS += 2015 \$19,800 - KITCHEN CABINETS
1 /2/11 TO 15 15 CO CO - 1 V 147/11561 C A A A A TY
2015 \$19,800 - KITCHEN CABINETS
2016 \$15,000 DECK
2016 \$ 15,000 DECK  Description of Property
2016 \$15,000 DECK  Description of Property  Lot size/Land Area 0.3491 Acres Style of Home 21 - CONVENTIONAL
2016 \$ 15,000 DECK  Description of Property
Description of Property  Lot size/Land Area 0.3491 Acres Style of Home 21 - Convention AL  Number of: Bedrooms: 4 Bathrooms: 5 Fireplaces: 2  Distribution of Property  Lot size/Land Area 0.3491 Acres Style of Home 21 - Convention AL  Number of: Bedrooms: 4 Bathrooms: 5 Fireplaces: 2  Distribution of Property  Lot size/Land Area 0.3491 Acres Style of Home 21 - Convention AL  Number of: Bedrooms: 4 Bathrooms: 5 Fireplaces: 2  Distribution of Property
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Description of Property  Lot size/Land Area O.3491 Acres Style of Home 21 - Convention AL  Number of: Bedrooms: 4 Bathrooms: 5 Fireplaces: 2  Finished Basement Finished Attic Central Air  Porches and Additions:

On what basis do you reach that Opinion? (Select One)  Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).  Comparable Sales (identify below)  Other (provide detail below or in a separate attachment
Briefly discuss the reason for your appeal and for your conclusion of value:  House Next door at 112 W. Gpe Sold for \$2.8MN on 11/6   2020 and its a much bigger house.  112 W Gpe is 5000 S.f. my house 114 W. Cape  15 2130 Sf.  Additionally, tyler's assessed value is based on 261951  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 for the introduce evidence concerning comparable sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the sales sales sales sales not set for the sales sale
value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. <u>Do not cite-the assessed values of other properties in your appeal.</u> You must submit <u>3</u> comparable sales.
1. Parcel Number Owner  Address //2 W CAPE SHORES  Sales Price \$ 2,750,000 Date of Sale
Describe Garage or Other Improvements:
Additional Comments:

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additional witnesses.	جذب	Car .	
The state of the s	No.	٠,	
Name	Firm or Company		-
Address	Contact Informatic	n (phone and/or e mail)	<b></b>
Owner Certification			
The undersigned represents that he/she is the caffirms that all statements herein are true to the Review that the assessment of said property for Signature of Owner or agent <sup>1</sup> Print Name and Title: SAFA RA.  Mailing Address: 1201 Kint	e best of his/her knowledge fiscal year 2025 be reduce Mhhhh	and belief, and asks the Bo red to: \$ 2,500, C 	ard of Assessme
WEST CH	*		5175
E Mail Address: SATZ 1707 CASES			
Note: If you do not wish to appear before the B consider your appeal on, the basis of the inform	<del>-</del>		e Board will
I request that Assessment disclose witnesses an	d exhibits, 🛚		
	,		

<sup>&</sup>lt;sup>1</sup> If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear and represent the interest of the owner herein.

☐ Annual
Supplemental

### RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

+4

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Description of Property  Lot size/Land Area O.3491 Acres Style of Home 21 - Convention AL  Number of: Bedrooms: 4 Bathrooms: 5 Fireplaces: 2  Finished Basement Finished Attic Central Air  Porches and Additions:

On what basis do you reach that Opinion? (Select One)  Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).  Comparable Sales (identify below)  Other (provide detail below or in a separate attachment
Briefly discuss the reason for your appeal and for your conclusion of value:  House Next door at 112 W. Gpe Sold for \$2.8MN on 11/6   2020 and its a much bigger house.  112 W Gpe is 5000 S.f. my house 114 W. Cape  15 2130 Sf.  Additionally, tyler's assessed value is based on 261951  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 for the introduce evidence concerning comparable sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the introduce of the sales sales not set for the sales sales sales sales not set for the sales sale
value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. <u>Do not cite-the assessed values of other properties in your appeal.</u> You must submit <u>3</u> comparable sales.
1. Parcel Number Owner  Address //2 W CAPE SHORES  Sales Price \$ 2,750,000 Date of Sale
Describe Garage or Other Improvements:
Additional Comments:

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additional witnesses.	جذب	Car .	
The state of the s	No.	٠,	
Name	Firm or Company		-
Address	Contact Informatic	n (phone and/or e mail)	<b></b>
Owner Certification			
The undersigned represents that he/she is the caffirms that all statements herein are true to the Review that the assessment of said property for Signature of Owner or agent <sup>1</sup> Print Name and Title: SAFA RA.  Mailing Address: 1201 Kint	e best of his/her knowledge fiscal year 2025 be reduce Mhhhh	and belief, and asks the Bo red to: \$ 2,500, C 	ard of Assessme
WEST CH	*		5175
E Mail Address: SATZ 1707 CASES			
Note: If you do not wish to appear before the B consider your appeal on, the basis of the inform	<del>-</del>		e Board will
I request that Assessment disclose witnesses an	d exhibits, 🛚		
	,		

<sup>&</sup>lt;sup>1</sup> If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear and represent the interest of the owner herein.



#### RESIDENTIAL PROPERTY RECORD CARD 2099

#### SUSSEX COUNTY

Situs: Parcel ID: 335-8.08-105.00-3 Class: Residential - Condo

Card: 1 of 1

Printed: April 8, 2025

**CURRENT OWNER** 

**GENERAL INFORMATION** 

ANTHANEY-COLQUHON LLC 35895 SPINNAKER CIR **LEWES DE 19958** 

Living Units 1 Neighborhood 6AR109C

Alternate ID 335080801050000003 Vol / Pg 6153/123

District

Zoning Class

Residential

**Property Notes** 



			Land Information		
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.0378		100	79,880

Total Acres: .0378

Location: 6 NEIGHBORHOOD OR SPOT Spot:

	Α	ssessment Infor	rmation		
	Assessed	Appraised	Cost	Income	Market
Land	0	79,900	79,900	0	0
Building	0	800,400	800,400	0	0
Total	0	880,300	880,300	0	0

Value Flag Cost Approach TD335DM4

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

		Entrance Information	
<b>Date</b> 02/22/24	<b>ID</b>	Entry Code	<b>Source</b>
	TJJ	Occupant Not At Home	Other

			Permit Information	
Date Issued	Number	Price	Purpose	% Complete

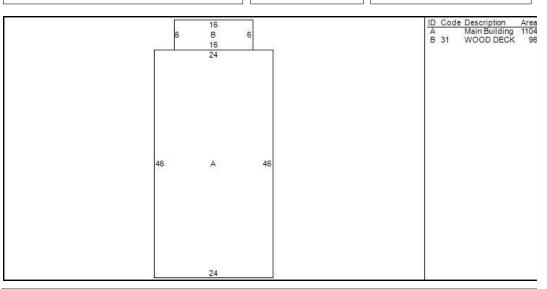
		Sales/Ownership	History		
Transfer Date 08/15/24 05/09/24 06/25/08	<b>Price Type</b> 680,000	Validity	<b>Deed Reference</b> 6153/123 6098/231 3590/232	<b>Deed Type</b> Deed Deed	Grantee ANTHANEY-COLQUHON LLC CAHOON MICHAEL L TTEE

#### SUSSEX COUNTY

Situs: Parcel Id: 335-8.08-105.00-3 **Dwelling Information** Style Twnhse Interior Year Built 2008 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 2 **Basement** Partial 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 2 Full Baths 2 **Family Rooms** Half Baths 1 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 B Market Adj Condition Average **Functional CDU** AVERAGE Economic 190 Cost & Design 0 % Good Ovr % Complete 100 **Dwelling Computations** 310,875 **Base Price** % Good 93 10,780 Plumbing % Good Override **Basement** -7,710 **Functional** 25,790 Economic 190 Heating 0 % Complete 100 Attic 4,740 **C&D Factor** Other Features Adj Factor 1.31 Subtotal 344,480 Additions 2,300 1,104 **Ground Floor Area** 2,208 Dwelling Value 800,400 **Total Living Area** 

**Building Notes** 

Card: 1 of 1 Printed: April 8, 2025 Class: Residential - Condo



			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** 3 **Unit Location** 3 **Unit Level Unit View Unit Parking** Model (MH) Model Make (MH)

RDAT	PARDA	PARDAT	PARDAT	PARDAT	PARTDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT D	WELDAT E	WELDAT	OWELDA	T DWELDAT	DWELDAT I	DWELDA'	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	VALUE LEGDA	
RID	St#	Street	Suffix	Town	SCH DIST	NBHD	Class	LUC	Calc'd Acres	Card	Story Heigh	t Style	Yrblt	Rm Tot	Bedrm	Full Bath	Half Batl	Bsmt	Bsmt Car	Grade	Cond	CDU	SFLA	Sale Date	Sale Price	PSF	Adjusted Price	ADJ PSF	PSF Legal 1	
5-8.08-105.00-3				LE:Lewes	6:CAPE	6AR109C	R	105	0.038	1	2	11:TWHS INTERIOR	2008	5	2	2	1	5:PARTIAL	2	В	4:Average	AV	2,208						398.69 BASTIA	N BUILDING
5-4.20-110.00-4	215	CEDAR	ST	LE:Lewes	6:CAPE	6PR101C	R	105	0.063	1	2	11:TWHS INTERIOR	1985	4	2	1	1	3:CRAWL	0	C+	4:Average	AV	1,200	04/18/23	525,000	437.50	532,400	443.67	ROSE C	ARDEN CONDO
5-4.20-145.00-4-E				LE:Lewes	6:CAPE	6PR101C	R	105	0.023	1	1	10:CONDO FLAT	1982	4	2	1	0	2:SLAB	0	C+	3:Good	GD	672	09/01/21	475,000	706.85	547,200	814.29	OCEAN	HOUSE CONDO
5-8.15-79.01	131	BEACH PLUM	DR	LE:Lewes	6:CAPE	6PR005	R	101	0.115	1	2	09:TWIN	1985	6	3	2	1	3:CRAWL	0	C	4:Average	AV	1,296	09/19/22	533,500	411.65	567,100	437.58	W SD E	EACH PLUM DR
5-8.08-105.00-3				LE:Lewes	6:CAPE	6AR109C	R	105	0.038	1	2	11:TWHS INTERIOR	2008	5	2	2	1	5:PARTIAL	2	В	4:Average	AV	2.208						398.69 BASTIA	N BUILDING
5-8.08-7.00-A2	100	ANGLERS	RD	LE:Lewes	6:CAPE	6PR101C	R	105	0.061	1		11:TWHS INTERIOR	2016	6	3	3	ō	6:FULL	1	B+	4:Average	AV	1.128	02/22/21	699.900	620.48	845.500	749.56	CANAL	
5-8.08-7.00-82	100	ANGLERS	RD	LE:Lewes	6:CAPE	6PR101C	R	105	0.061	1	1.5	11:TWHS INTERIOR	2017	6	3	2	1	6:FULL	1	B+	4:Average	AV	1.128	05/03/21	699.900	620.48	828.700	734.66	CANAL	PLACE
5-8.08-7.00-83	100	ANGLERS	RD	LE:Lewes	6:CAPE	6PR101C	R	105	0.061	1	1.5	11:TWHS INTERIOR	2017	6	3	3	0	6:FULL	1	B+	4:Average	AV	1,128	04/09/21	750,000	664.89	894,000	792.55	CANAL	PLACE
5-8.08-105.00-1				LE:Lewes	6:CAPE	6AR109C		105	0.038		,	12:TWHS END	2008	4	2	2		5:PARTIAL	,		4:Average	AV	2.208	06/05/20	650.000	294.38			BASTIA	N BUILDING
5-8.08-105.00-2				LE:Lewes	6:CAPE	6AR109C		105	0.038	1	2	11:TWHS INTERIOR	2008	7	2	2	- 1	5:PARTIAL	2		4:Average 4:Average	AV	2,208	11/06/20	716.000	324.28				N BUILDING
5-6.06-105.00-2				LE.LEWES	0.CAPE	DAKTOSC	n.	105	0.038	1	- 4	11:1WH3 INTERIOR	2008		-	2	1	3.FARTIAL	2		+>werage	AV	2,208	11/00/20	710,000	324.28			BASTIA	N BUILDING
5-8.08-7.00-A4	100	ANGLERS	RD	LE:Lewes	6:CAPE	6PR101C	R	105	0.061	1	1.5	12:TWHS END	2016	6	3	2	1	6:FULL	1	B+	4:Average	AV	1.128	03/23/25	950.000	842.20	CURRENTLY	PENDING	CANAL	PLACE

🗖 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): CAHOON MICHAEL L Tree LAIMA ANTHAPPER ID: 235-08.08-105.00-3						
Street Address of Parcel: 117 SAVANNAH RO. UNIT3, LEWES DE 19958						
Current Assessment: \$ 1.59,800						
Purchase Price (Total of Land and Improvement): \$ 690,000 Date of Purchase: 06/25/2008						
Special Conditions of Sale: NONE						
How was property acquired ☑ Frivate 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 2021 REPAIR OF FLEVATOR						
2021 REPAIR OF ELEVATOR  2021 REPAIR OF LEAK						
2022 2500 REPAIR OF PARKING LOT						
<u>Description of Property</u>						
Lot size/Land Area 13,068 59 FT 0.3 ACKE Style of Home 3 STONY APT 2BR.						
Number of: Bedrooms: 2 Bathrooms: 3 Fireplaces: 1						
□ Finished Basement □ Finished Attic □ Central Air  Porches and Additions: □ PORCH のECK 96 SQFT						
Describe outbuildings or accessory structures other than main dwelling:						
SHARED PARKING LOT, SEMI PRIVATE						
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 700,000						

On what basis do you reach that Opinion? (Select One)	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).  Comparable Sales (identify below)  Other (provide detail below or in a separate attachment
NEW VALUE APRROX 3 1/2 I Am 80 years old; Retired, and	TIMES FIRST APPRAISAL 259,800 VS 880.300
Comparable Sales	
hearing (up to a maximum of six) must be listed in 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 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	ıst submit <u>3</u> comparable sales.
1. Parcel Number 335-04.20-110.	OB-4 Owner LAND LEASE COMBO COOP
Address 15 CEOHAST #	LEWES, DE 19958
Sales Price \$ 5 19 9 00	Date of Sale <u>04 17123</u>
Lot Size/Land Area <u>リスのの らの FT</u>	Style of House CONDO / APRATMONT
Number of: Bedrooms: Bedr	
☐ Finished Basement ☐ Finished Attic	© Central Air
Porches and Additions: <u> </u>	
Describe Garage or Other Improvements	:
PRIVATE PARKIN	C .
Additional Comments:	
NEAR BEACH	

2. Parcel Number 335-04.70-145.00-4-EDwner FEE Simple/ CONDO/COA
Address 100E SAVANNAHRO HAE, LEWES PE 19958
Sales Price \$ 549,000 Date of Sale 04/29/2021
Lot Size/Land Area Style of House
Number of: Bedrooms: Fireplaces:
☐ Finished Basement ☐Finished Attic ☐ Central Air
Porches and Additions: BAWONY, ELEVATOR.
Describe Garage or Other Improvements:
PRIVATE PARKING LOT
Additional Comments:
NGAR BEACH
3. Parcel Number 3 35 - 08, 15 - 29, 01 Owner FEE 9' MPLE
Address 131-B BEACH PLUM PL, LEWES, NE 19958
Sales Price \$ 499,000 7533,500 Date of Sale 08/14/22
Lot Size/Land Area 40.80 X 115.66 X 68.16 Style of House TWIN ( SEW, DETACHED
Number of: Bedrooms: 3 Bedrooms: 2/2 Fireplaces:
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions Sun Room / outpook DECK / Porch.
Describe Garage or Other Improvements:
ORIVEWAY 3 SPALES
Additional Community
NEAR BEACH; WALKTRAIL; BIRE TRAIL; CUL DE SAC STREET
SHOPS, ETC.

Witnesses or Agents	
Identify any witness or attorney/agent who will appeadditional witnesses.	ear 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 affirms that all statements herein are true to the best Review that the assessment of said property for fisca	or authorized agent of the owner for the described property, and of his/her knowledge and belief, and asks the Board of Assessment I year 2025 be reduced to: \$ 500,000
Signature of Owner or agent <sup>1</sup> $\mathcal{M} \cdot \mathcal{A}$ C	oboon, DMD.
Print Name and Title: MiCHAEL L' CAH	OON, DMD
Mailing Address: 35895 SP: NAKOR C	ik
LEWES, DE. 1995	i 8
E Mail Address: MLC DMD Q Y whoo.	302-228-0068-CELL WM Telephone: 302-695-6455-Home
Please use ☐ mailing address ☐ e	mail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board to consider your appeal on, the basis of the information	for a formal hearing, please check here 🗆 and the Board will contained in this form.
	N
request that Assessment disclose witnesses and exhi	bits.

<sup>&</sup>lt;sup>1</sup> If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear and represent the interest of the owner herein.



## RE-NOTICE OF PROPERTY REASSESSMENT VALUATION



Date of Issue: February 14, 2025

ANTHANEY-COLQUHON LLC 35895 SPINNAKER CIR LEWES, DE 19958 **Control Number: 6SZK** 

Property Class: R

Parcel ID: 335-8.08-105.00-3

**Property Location:** 

### TOTAL 2025 ASSESSED VALUE \$880,300

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

<u>IMPORTANT – THIS IS NOT A TAX BILL.</u> 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.

<u>EXEMPTIONS</u> — Tax exemptions/abatements are <u>NOT</u> reflected in the above tentative assessment. Any exemptions for which you are eligible for (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.

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.

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

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

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

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





Summary Information

Owner:

Cahoon Michael L Ttee Laima Anthaney Property Class:

Condo:

Residential Yes

Owner Address:

Ttee Rev Tr 35895 Spinnaker Cir

Annual Tax:

\$1,395 05/09/24

Owner City State: Owner Zip+4:

Lewes DE 19958-5007 Record Date: Book:

6098

No Mail(P):

No

Page:

231

Owner Carrier Rt:

R816

Tax Record Updated:

09/17/24

**Geographic Information** 

County: Municipality: Sussex, DE Lewes City (Lewes Rehoboth Hundred) Census:

Mid Sch Dist:

Cape Henlopen 0509.22

High Sch Dist:

Cape Henlopen

Elm Sch Dist:

Cape Henlopen

Tax ID:

335-08.08-105.00-3

Tax Map: Tax ID Alt: 335

335-08.08-105.00-3

**Assessment & Tax Information** 

Tax Year: County Tax: 2024 \$113 \$1,269 Annual Tax:

\$1,395

Total Land Asmt: Total Bldg Asmt:

\$3,800 \$52,800

School Tax: Asmt As Of: 2021

Taxable Land Asmt: \$1,900 \$26,400 Taxable Bldg Asmt:

Total Asmt: Taxable Total Asmt: \$28,300

\$56,600

Partial

2007

Flat

Built In

Lot Characteristics

County Desc:

13155S .30A

SQFT: Acres: 13,068 0.3000 Zoning:

Basement Type:

Garage Type:

Year Built:

Roof Type:

**Building Characteristics** 

Residential Design: Stories: Fireplace Total:

Porch/Deck:

Cooling: Bldg Condition:

Garage Spaces:

3+ Story

Central Air

Excellent

3.00 1

Porch

Total Rooms: Bed Rooms: Total Baths:

Exterior:

Roof:

2 3.0 0

Family Room: Total Fixtures: Foundation:

Brick Concrete Tile/Clay

Fireplace: Yes Porch/Deck SQFT: Porch/Deck 2 SQFT:96

Heat Delivery: Elec: **Property Class**  Hot/Warm Air Hooked-Up RES

Code:

**Codes & Descriptions** 

County Legal Desc: BASTIAN BUILDING UNIT 3

Mbl Hm Serial #: 0 Mbl Hm Color:

Annua	i Tax	Amo	unts
-------	-------	-----	------

	Allitudi Tux Allituditto						
Year	County	Municipal	School	Annual			
2024	\$113		\$1,269	\$1,395			
2023	\$119		\$1,183	\$1,300			
2022	\$117		\$1,137	\$1,255			
2021	\$117		\$1,126	\$1,243			
2020	\$117		\$1,122	\$1,239			
2019	\$117		\$1,124	\$1,241			
2018	<b>\$126</b>		\$1,117	\$1,159			
2017	\$126		\$1,064	\$1,190			
2016	\$897	\$161	\$956	\$2,015			
2015	\$126	\$161	\$954	• •			
2014	\$126	\$161	\$946	\$1,234			

**Annual Assessment** 

Attitud Assessment						
Year	Land	Building	Ttl Taxable	Total Land	Total Bldg	Total Asmt
2024	\$1,900	\$26,400	\$28,300	\$3,800	\$52,800	\$56,600
2023	\$1,900	\$26,400	\$26,400	\$3,800	\$52,800	\$52,800
2022	\$1,900	\$26,400	\$26,400	\$52,800	\$3,800	\$52,800
2021	\$1,900	\$26,400	\$26,400	\$52,800	\$3,800	\$52,800
2020	\$1,900	\$26,400	\$26,400	\$3,800	\$52,800	\$52,800
2019	\$1,900	\$26,400	\$26,400	\$3,800	\$52,800	\$52,800
2018	\$1,900	\$26,400	\$26,400	\$3,800	\$52,800	\$56,600
2017	\$26,400	\$1,900	\$28,300	\$52,800	\$3,800	\$56,600
2016	\$26,400	\$1,900	\$28,300	\$52,800	\$3,800	\$56,600
2015	\$26,400	\$1,900	\$28,300	\$52,800	\$3,800	\$56,600
2014	\$26,400	\$1,900	\$28,300	\$52,800	\$3,800	\$56,600

Record Date: 05/09/2024 Settle Date:

Book: Page: 6098 231

Sales Amt:

Doc Num:

Sale Remarks:

Owner Names: Cahoon Michael L Ttee Laima Anthaney

Ttee Rev Tr

Record Date: 06/25/2008

Book: Page: 3590

Settle Date:

232

Sales Amt:

\$680,000

Doc Num:

Sale Remarks:

Owner Names: Cahoon Michael Lee & Laima &

**Anthaney Cahoon Trustees** 

Flood Zone in Center of Parcel: Flood Code Desc:

Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains. Panel Date: 03/16/2015

Flood Zone Panel:

10005C0194K

Special Flood Hazard Area

Out

(SFHA):

Within 250 feet of multiple flood

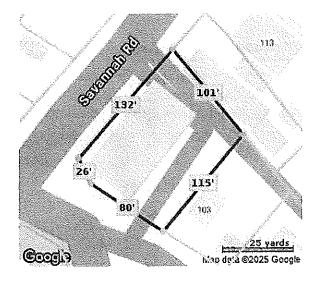
No

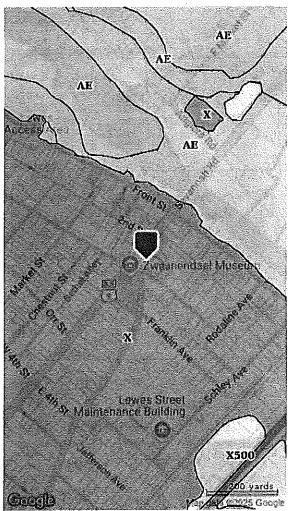
zone:

#### **Property History**

Source	Category	Status	Date	Price	Owner
Public Recor	ds	Record Date	05/09/2024	\$	Cahoon Michael L Ttee Laima Anthaney Ttee Rev Tr
Public Recor	ds	Record Date	06/25/2008	\$680,000	Cahoon Michael Lee & Laima & Anthaney Cahoon Trustees







- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 📕 100-year Floodway 🛮 🕍 100-year Floodplain
- Undetermined
- 500-year Floodpiain incl. levee protected area
- Out of Special Flood Hazard Area

The data on this report is compiled by BRIGHT from various public and private sources. The data on this is not a legal flood determination. Errors may exist in any field on this report, including owner's name, tax amounts, mortgage history, and property characteristics. Verify the accuracy of all data with the county or municipality.

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



Date of Issue: July 12, 2024 Parcel ID No: 335-8.08-105.00-3

**Property Location** 

Building # 2

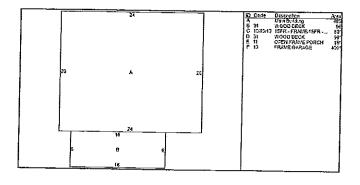
CAHOON MICHAEL L TTEE LAIMA ANTHANEY TTEE REV TR 35895 SPINNAKER CIR LEWES DE 19958

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 \*\*\*

	Bulldir	ng Information	
Occupancy	Single Family	Total Rooms	5
Land Use	Residential - Condo	Total Bedrooms	2
Style		Total Full Bathrooms	2
Approximate Year Built	2008	Total Half Bathrooms	1
Story Height	2	Basement	Full
Attic	None	Basement Garage Spaces	1
Heating System	Electric - Heat Pump	Finished Basement Area	0
Air Conditioning	Yes	Finished Rec Room Area	0
Fireplaces	0	Total Living Area	1200
Sales Informa Sale Date	llon Sale Price	Detached Struc	tures





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:	Signature:
Daytime Phone Number:	Date:



## NOTICE OF TENTATIVE PROPERTY REASSESSMENT VALUE



Date of Issue: November 20, 2024

ANTHANEY-COLQUHON LLC 35895 SPINNAKER CIR **LEWES, DE 19958** 

Control Number: 6SZK

Parcel ID: 335-8.08-105.00-3

**Property Class: R Property Location:** 

117 SAVANAH Rd unit #3

**TOTAL 2025 ASSESSED VALUE** \$259.800

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, DO NOT multiply your new tentative assessed value by the current tax rate. The new tax rate will be determined by the County, Municipality & School District for the 2025 tax bill.

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

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

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

FORMAL APPEAL PROCESS - 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: www.SussexCountyDE.gov

Baths:

Style:

Price / Sq Ft:

Year Built:

Central Air:

Basement:

School District:

Condo/Coop Fee:

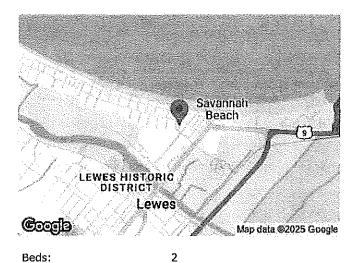
Tax Assessed Value: Land Use Code:

Sussex DE Quadrants:

Above Grade Fin SOFT:

Assessor AbvGrd Fin SQFT: 0





1/1

437.50

Traditional

Cape Henlopen

\$233.00 / Monthly

2022

999

Main

Upper 1

East of Rt 1

1984

Yes

No

1,200 / Estimated

MLS #: Tax ID #: DESU2037078 335-04.20-110.00-4

Ownership Interest: Association:

Land Lease Condo/Coop

Unit Entry Floor:

Structure Type: Unit/Flat/Apartment

W/D Hookup YN: Yes Levels/Stories: Furnished: Partially

Unit Building Type:

Garden 1 - 4 Floors Waterfront:

Garage:

Location

County:

Sussex, DE

No

In City Limits: Yes

Lewes Rehoboth Hundred - Sussex, DE MLS Area: County (31009)

Lewes Beach Legal Subdivision:

Subdiv / Neigh: LEWES BEACH **Building Name:** Rose Garden

**Association / Community Info** 

Condo/Coop Assoc: Yes

**Taxes and Assessment** 

Tax Annual Amt / Year:

School Tax:

County Tax:

City/Town Tax: Clean Green Assess:

Zoning: TN

\$956 / 2022

\$657

\$68 / Annually \$231 / Annually

No

Rooms Upper 1 Balcony Access, Ceiling Fan(s), Flooring - Carpet, Jack Bedroom 1:

and Jill Bathroom

Bedroom 2: Upper 1 Celling Fan(s), Flooring - Carpet Full Bath: Upper 1 Flooring - Vinyl

Living Room: Ceiling Fan(s), Flooring - Carpet Main

Flooring - Vinyl, Kitchen - Eat-in, Kitchen - Electric Kitchen: Main

Cooking

Half Bath: Flooring - Vinyl Main

**Building Info** 

Above Grade Fin SQFT: Total Fin SQFT:

1,200 / Estimated 1,200 / Estimated 1,200 / Estimated

Construction Materials: Flooring Type:

Stick Built, Vinyl Siding

Bed

Bath

1 Half

1 Full

Carpet, Vinyl

Lot

Lot Size Dimensions:

 $0.00 \times 0.00$ 

Total SQFT:

Lease Amount:

Alliqually

rking

ótal Parking Spaces

Unknown

Features:

Driveway

**Interior Features** 

Interior Features:

Ceiling Fan(s), Floor Plan-Traditional, Kitchen - Eat-In, Window Treatments; No Fireplace; Dishwasher, Disposal, Dryer, Exhaust Fan, Microwave, Oven/Range - Electric, Range Hood, Refrigerator, Washer, Water Heater; Accessibility Features: Level Entry - Main; Door Features: Storm; Window Features: Screens

**Exterior Features** 

Exterior Features:

Outside Shower; Breezeway; Pool: No Pool

Utilities

Utilities:

Central A/C; Cooling Fuel: Electric; Heating: Forced Air, Heat Pump(s); Heating Fuel: Electric; Hot Water:

Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Exclusions:

See Attached Exclusions List

Agent:

\*\*\*\*OFFER DEADLINE: March, 20th, 2023 @ 5pm EST. Please submit any and all offers to: LeeAnn@LeeAnn@LeeAnnGroup.com no later than this deadline. Thank you,\*\*\*\* \*\*\*ONE WEEK RENTED from 6/13/23-6/20/23 - THIS WEEK MUST BE HONORED\*\*\* \*\*DUCIOA Documents Package & Resale Certificate within MLS Documents. Please provide these documents to your client(s) PRIOR TO THE

SUBMISSION of any offer for Seller consideration. Thank you!\*\* Appointment only, 302-645-6664.

Public:

WALK TO THE BEACH from this well maintained townhouse in the rarely available condo community of Rose Garden! This perfect beach getaway features a fantastic floor plan with kitchen, living, & dining on the main level, and 2 private & spacious bedrooms on the second! Exterior features balcony & rear deck - to enjoy the bay breeze, and outdoor shower - for sandy beach days. Spend your days on the beach and nights on

the town! Exceptional investment with great rental potential. Call Today!

**Listing Office** 

List Team Name:

The Lee Ann Wilkinson Group

Listing Agent:

Lee Ann Wilkinson (3258923) (Lic# RA-0002064)

Listing Agent Email:

leeann@leeanngroup.com

Responsible Broker:

Sandy Wright (3260100) (Lic# RB-0003368-DE)

Listing Office:

Berkshire Hathaway HomeServices PenFed Realty (GALLO0) (Lic# R5-0002338)

16712 Kings Hwy, Lewes, DE 19958-4929

Office Manager:

Sandy WRIGHT (3260100)

Office Phone:

(302) 645-6661

Office Fax: (302) 645-7609

(302) 645-6664

Directions

From E Savannah Rd, turn onto Cedar St, left into Rose Garden Condos

**Historical Compensation** 

Buyer Agency Comp:

3% Of Gross

Sub Agency Comp:

ი% Of Gross

Dual/Var Comm:

No

**Listing Details** 

Original Price: Vacation Rental: \$519,900

No

Owner Name: DOM / CDOM: Frederick B Getze 5/5

Original MLS Name:

BRIGHT

Yes

Listing Agrmnt Type: Prospects Excluded: No

**Exclusive Right** 

Off Market Date: Documents Available: 04/17/23

Case by Case Basis

Listing Service Type: Dual Agency:

Full Service

Pets Allowed:

Seller's Property Disclosure

Sale Type:

Yes

Pet Restrictions:

Listing Term Begins:

Standard 03/17/2023 Seller Concessions:

Listing Entry Date:

03/17/2023

Possession:

Settlement

Yes

Acceptable Financing:

Cash, Conventional

Federal Flood Zone:

Sale/Lease Contract

Sell Team Name:

The Crifasi Group

Selling Agent:

Stephen Crifasi (3143248) (Lic# R1-0001733)

(302) 576-6838

Selling Agent Email: Selling Office:

scrifasi@psre.com

Jason Giles (3258215)

Patterson-Schwartz - Greenville (PS-KENN) (Lic# R5-0002291)

Broker of Record:

3705 Kennett Pike, Wilmington, DE 19807-2135

Office Fax:

(302) 576-6801

Office Phone:

(302) 429-4500

Stephanie Gates (3319672) (Lic# RS0036880)

Co-Selling Agent: Concessions:

No

03/20/23

Close Date:

04/17/23

Agreement of Sale Dt: Close Sale Type:

Close Price:

\$525,000.00

Beds:

Baths:

Style:

Price / Sq Ft:

Year Built:

Central Air:

Basement:

School District:

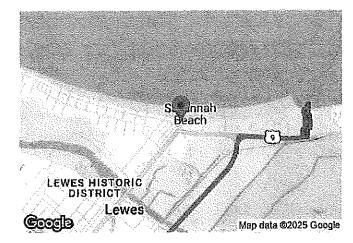
Sussex DE Quadrants:

Above Grade Fin SQFT:

Property Condition:

Assessor AbvGrd Fin SQFT:





2

0

527.78

Excellent

Unit/Flat

Yes

No

900 / Estimated

Cape Henlopen

East of Rt 1

Delaware Bay

\$1,300.00 / Quarterly

MLS #:

DESU181822

Tax ID #:

335-04.20-145.00-4-E

Ownership Interest: Association:

Fee Simple Condo/Coop

Unit Entry Floor:

Structure Type: W/D Hookup YN: Unit/Flat/Apartment

Levels/Stories: Furnished:

Yes 1 Yes

Unit Building Type:

Garden 1 - 4 Floors

Waterfront: Views:

Yes

Garage:

Bay, Water No

Location

County:

Sussex, DE

In City Limits:

Yes

MLS Area:

Lewes Rehoboth Hundred - Sussex, DE

County (31009) NONE AVAILABLE

Subdiv / Neigh: **Building Name:** 

Ocean House

Waterfront / Water Access

Waterfront Features:

Sandy Beach

Tidal Water:

Water Body Name:

Condo/Coop Fee:

Water Body Type: Water Frontage in FT:

Bay 25

**Association / Community Info** 

HOA Name:

COUNCIL OF OCEAN HOUSE

Condo/Coop Assoc:

Yes

Condo/Coop Name:

Council of Ocean House

Association Fee Incl.:

Insurance, Sewer, Trash, Water

**Taxes and Assessment** 

Tax Annual Amt / Year:

\$1,178 / 2020

School Tax:

\$610

County Tax:

\$64 / Annually \$504 / Annually

City/Town Tax: Zoning:

TN

Tax Assessed Value:

Land Use Code:

2020 RC

Rooms

Bed Bath

Main

1 Full

**Building Info** 

Above Grade Fin SQFT: Total Fin SQFT:

900 / Estimated 900 / Estimated

900 / Estimated

**Elevators Count:** Construction Materials:

Concrete

Lot

Lot Acres / SQFT:

Oa / Osf / Estimated

Bay, Water

Location Type:

Total SQFT:

Bayside

Lot Size Dimensions:

 $0.00 \times 0.00$ 

rking Spaces

Unknown

Features:

Parking Lot

erior Features cerior Features:

Floor Plan - Open, Bathroom - Tub Shower, Upgraded Countertops, Window Treatments; Dishwasher, Dryer, Energy Efficient Appliances, Microwave, Oven/Range - Electric, Refrigerator, Washer; Accessibility Features: Elevator; Door Features: Sliding Glass; Window Features: Energy Efficient; Common Laundry, Shared Laundry

**Exterior Features** 

Exterior Features:

Balcony; Pool: No Pool

Utilities

Utilities:

Central A/C; Cooling Fuei: Electric; Heating: Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water

Source: Public; Sewer: Public Sewer

Remarks

Inclusions:

All furnishings

Exclusions:

Personal property and tenant owned Items.

Agent:

PROPERTY IS UNDER CONTRACT, SELLER WILL BE ACCEPTING BACK UP OFFERS AND SHOWINGS WILL CONTINUE. Contact Co-Listing Agent Merritt Cooch at 302-562-7954 to schedule a showing and with any questions. Currently rented, most of summer weeks booked with JLR. 2nd bedroom closes via accordion door. \*\*ATTENTION OUT OF AREA BROKERS\*\*: Although we are all using the same Bright MLS, we are NOT all part of the same lock-box system. If you plan to show any listings in this area and are a not member of Sentri-Lock System, please call the Sussex County Association of Realtors and sign the reciprocity agreement, Ph# 302-855-2300. If you are a member of any other lock-box system, for example: Supra, please call the number listed to join the Sentri-Lock system. One day codes will not be given for access. The agent can comply with the instructions above or, 2. The listing agent can meet the out of area agent at the property to give access. 3. The listing agent can arrange for the out of area agent to pick up a key at one of our offices. Arrangements should be made with the front desk in each location - you should advise the agent that we require ID i.e.. Driver's License and their Delaware license pocket card.

Public:

PROPERTY IS UNDER CONTRACT. SELLER WILL BE ACCEPTING BACK UP OFFERS AND SHOWINGS WILL CONTINUE. Condo on Lewes Beach! Welcome to Ocean House, a premier condominium residence overlooking Lewes Beach and the Delaware Bay. This rare-to-market 2-bedroom, 1-bathroom unit with a private balcony has recently been extensively renovated. Step inside onto brand new porcelain tile floors and an enjoy an enlarged kitchen with granite counter tops, stainless steel, Energy-Star rated appliances, touchless faucet and more. A three-years young HVAC system was installed with online access via Ecobee, smart Thermostat. And the big one -new high performance, low E insulated sliding glass doors will take the worry off of this costly replacement down the road. Enjoy gorgeous bay and beach views from this 4th level unit. Being sold fully furnished! The condo fee includes water, sewer, trash, and insurance. Building does have an elevator. An assigned parking spot out front as well as an additional overflow lot nearby for guests and boats make parking a breeze. Additional storage space is available for your beach gear and bikes, too! This unit has an excellent rental history and has bookings in place for Summer 2021. This property is next to Dairy Queen and just a short walk into downtown Lewes!

**Listing Office** 

Listing Agent:

CARRIE LINGO (3257046) (Lic# Unknown)

carrie@jacklingo.com

Listing Agent Email: Broker of Record:

T.WILLIAM LINGO (3260608) Click for License

Listing Office:

Jack Lingo - Lewes (LINGO01) (Lic# R5-0001757)

1240 Kings Hwy, Lewes, DE 19958-1735

Office Phone:

(302) 645-2207

MERRITT COOCH (3257741) (Lic# Unknown)

Co-Listing Agent:

Co-Listing Agent Email: merritt@jacklingo.com

Office Fax: (302) 645-5261

(302) 562-7954

(302) 344-9188

Directions

Savannah Road East to Cape Henlopen Drive - Ocean House is on the Left side

**Historical Compensation** 

Buyer Agency Comp:

2,5% Of Gross

Sub Agency Comp: Dual/Var Comm:

0% Of Gross

Ocean House LLC

Yes

**Listing Details** 

Original Price: Vacation Rental: Listing Agrmnt Type:

Prospects Excluded:

Listing Service Type:

\$549,000 No

Previous List Price: Owner Name:

**Exclusive Right** 

No **Full Service** 

Yes

Standard

DOM / CDOM: Original MLS Name: Off Market Date:

70 / 70 BRIGHT 08/31/21

\$549,000

Pets Allowed: Seller Concessions:

No

Sale Type: Listing Term Begins:

Dual Agency:

04/29/2021

itry Date: 04/29/2021

on: Settlement

al Flood Zone: Yes

ie/Lease Contract

élling Agent: <u>Audrey Ellen Wagamon</u> (3161057) (Lic# Unknown) (302) 331-1043

Selling Agent Email: <u>audrey@delawarerealestateexperts.com</u>

Selling Office: First Class Properties (1CLASSPR) (Lic# Unknown)
Responsible Broker: Audrey Ellen Brodie (3161057) (Lic# RB-0020412-DE)

1641 Lebanon Rd, Dover, DE 19901-5841

Office Phone: (302) 677-0770 Office Fax: (302) 677-0088

Selling Office Email: <u>audrey@delawarerealestateexperts.com</u>

Concessions: No

Agreement of Sale Dt: 07/06/21 Close Date: 08/30/21 Close Sale Type: Standard Sale Close Price: \$475,000.00 Buyer Financing: Conventional Last List Price: \$525,000.00

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MLS #: DESU2027244 Tax ID #: 335-08.15-79.01 County: Sussex, DE MLS Area: Lewes Rehoboth Hundred

In City Limits: Yes Legal Subdivision: Beach Plum Place Subdiv / Neigh: BEACH PLUM PLACE School District: Cape Henlopen Year Built: 1994

Tax Annual Amt/Year: \$1,398 / 2021

Tax Assessed Value: 2021

	Beds	Baths	
TOTAL	3	2 Full, 1 Half	_
Main Level		1 Half	_
Upper Level 1	3	2 Full	

Structure Type: Twin/Semi-Detached

Style: Side-by-Side

Levels/Stories: Views:

Garden/Lawn, Trees/Woods Ownership Interest: Fee Simple

Abv Grd Fin SQFT: 1,650 / Estimated

Lot Acres / SQFT: Lot Size Dimensions:

0.14a / 6,102sf / Estimated 40.80 x 115.66 x 68.16 x

125.31

Concessions: See Concessions

Ro	Oi	'n	5

Primary Bedroom:	Upper 1	Attached Bathroom, Ceiling Fan(s), Flooring - Carpet	Primary Bathroom:	Upper 1	Flooring - Tile
Laundry:	Upper 1		Additional Bedroom	Upper 1	Ceiling Fan(s), Flooring - Carpet
Full Bath:	Upper 1	Flooring - Tile	Additional Bedroom	Upper 1	Ceiling Fan(s), Flooring - Carpet
Foyer:	Main	Flooring - Tile	Half Bath:	Main	Flooring - Tile
Living Room:	Main	Ceiling Fan(s), Fireplace - Gas, Flooring - Other	Dining Room:	Main	Flooring - Other
Kitchen:	Main	Breakfast Bar, Flooring - Other, Pantry	Sun/Florida Room:	Main	Flooring - Other

#### **Features**

Constr Materials: Stick Built, Vinyl Siding Roof: Shingle

Cooling/Fuel: Central A/C / Electric Heating/Fuel: Water/Sewer:

Heat Pump(s) / Electric Public / Public Sewer No

Accessibility Feat:

None Appliances: Dishwasher, Disposal,

Dryer, Microwave, Oven/Range - Electric,

Refrigerator, Washer, Water Zoning: Heater

Waterfront/Type: Driveway - # of Spaces:

Exterior Features:

Outdoor Living Struc: Deck(s),

Nο TN

Porch(es)

Outbuilding(s)

3

Fireplace Count: Laundry Type: Upper Floor Laundry

## Remarks

Basement:

Public:

BE EAST OF ROUTE ONE AND IN LEWES CITY LIMITS, in this 3 bedroom 2.5 bath home that is just a short walk or bike ride to all the attractions of downtown Lewes: shops, dining, library, farmers market and the beach! Beautifully maintained and arguably situated on the best lot in the neighborhood; adjacent to The Lewes Georgetown bike trail, on a cul de sac street with no thru-traffic! Features a bri...

## **Listing Details**

Original Price: Federal Flood Zone: Nα

\$499,000

Sale Type:

Standard

DOM:

5

### Sale / Lease Contract

Concessions:

No

Agreement of Sale Dt: Close Sale Type:

08/14/22 Standard Sale

Close Date: Close Price: 09/16/22 \$533,500.00

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Situs: 437 KINGS HWY

#### RESIDENTIAL PROPERTY RECORD CARD 2099

#### SUSSEX COUNTY

Parcel ID: 335-8.11-111.00

**Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 16, 2025

#### **CURRENT OWNER**

**ROTH ALAN JOSEPH** MICHAEL RODGERS 437 KINGS HWY **LEWES DE 19958** 

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 6PR009

335081101110000000 Alternate ID

Vol / Pg 5605/16

District

TOWN CODES Residential Zoning Class

## **Property Notes**



Land Information						
Туре		Size	Influence Factors	Influence %	Value	
Primary Site	AC	0.1451			517,650	

Total Acres: .1451

Spot:

07/19/83

Location:

68,000

Assessment Information								
Assessed Appraised Cost Income Market								
Land	0	517,700	517,700	0	517,700			
Building	0	383,800	383,800	0	544,350			
<b>Total</b> 0 901,500 901,500 0								

Value Flag Cost Approach TD335DM3

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

Entrance Information					
	<b>Date</b> 02/07/24	<b>ID</b> TJJ	Entry Code Occupant Not At Home	<b>Source</b> Other	

Permit Information					
Date Issued Number Price Purpose % Complete					
10/27/23	202315079	1,000	A026	6x8 Shed	
10/24/23	202314860	21,802	A016	Paver Patio 212 Sf, Retaining Wall	
02/22/23	202302289	389,360	A016	Adding 820 Sq Ft Addition And Re	
05/28/04	84524-1	5,500	D010	Porch/Extend Porch-S/Kings Hwy	

Transfer Date	Price Type	Validity	Deed Ref
12/02/21	790,000 Land & Improv	Valid Sale - Tyler	5605/16
09/07/12	•	·	4037/160
12/11/07	495,000		
10/01/99	185,000		

eed Reference	Deed Type
605/16	Deed
037/160	

Grantee **ROTH ALAN JOSEPH** 

#### SUSSEX COUNTY

2099 RESIDENTIAL PROPERTY RECORD CARD Situs: 437 KINGS HWY Parcel Id: 335-8.11-111.00 **Dwelling Information** Style Conventional Year Built 1950 Story height 2 **Eff Year Built** Attic Unfinished Year Remodeled Exterior Walls Alum/Vinyl **Amenities** Masonry Trim X Color In-law Apt No **Basement Basement** Crawl # Car Bsmt Gar 0 FBLA Size X **FBLA Type** Rec Rm Size X Rec Rm Type Single Family **Fireplaces Heating & Cooling** Heat Type Central Full Ac Stacks 1 Fuel Type Electric Openings 1 Pre-Fab 1 System Type Heat Pump

	Room Detail	
Bedrooms 4	Full Baths	3
Family Rooms	Half Baths	1
Kitchens	Extra Fixtures	2
Total Rooms 7	7	
Kitchen Type	Bath Type	
Kitchen Remod Y	res Bath Remod	Yes

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

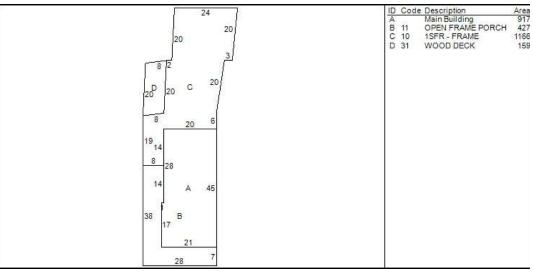
#### **Grade & Depreciation** Grade B-Market Adj Condition Average Functional CDU AVERAGE Economic 90 Cost & Design 0 % Good Ovr

% Complete	100	,,, ccc	
	Dwell	ing Computations	
Base Price	259,332	% Good	70
Plumbing	14,730	% Good Override	
Basement	-10,270	Functional	
Heating	21,510	Economic	90
Attic	10,090	% Complete	100
Other Features	4,530	C&D Factor	
		Adj Factor	1.6
Subtotal	299,920	Additions	50,900
<b>Ground Floor Area</b>	917		
Total Living Area	3,000	Dwelling Value	383,800

**Building Notes** 

Class	Single	Family	Dwolling
Class:	Single	ramily	Dwelling

Card: 1 of 1	Printed: April 16, 2025
	ID Code Description A
20	A Main Building 9 B 11 OPEN FRAME PORCH 4 C 10 1SFR - FRAME 11



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

PARDAT	PARDAT PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDA'	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA"	DWELDA	TOWELDAT	DWELD	AT DWELD	AT DWELDA	TOWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	SALES	VALUE			
PARID	St# Street	Suffix	Town	Class	LUC	Calc'd Acres	Story Heig	ht Style	YYblt	Rm Tot	Bedrm	Full Bath	Half Bat	h Bsmt	Bsmt C	ar Grade	CDU	SFLA	SALEKEY	Sale Date	Sales Type	Sale Price	PSF	Adjusted Price	ADJ PSE	PSF			
335-8.11-111.00	437 KINGS	HWY	LE:Lewes	R	101	0.145	2	21:CONVENTIONAL	1950	7	4	3	1	3:CRAWL	0	8	AV	3,000	6413668	12/02/21	2:tand & Improv	790,000	263.33	891,900	297.30	321.13 PURI	CHASE PRICE \$790	000, BEFORE REP	NO & ADDITIONS
335-8.11-169.00	118 MANILA	AV	LE:Lewes	8	101	0.173													6435145	02/14/23	1:Land Only	650,000		667.500					
335-8.07-155.00	320 SAVANI	IAH RD	LE:Lewes	R	100	0.153													6419629	04/22/22	1 Land Only	751,000		825,300					
335-8.07-258.00	323 PARK	AV	LE:Lewes	8	100	0.222													6408646	10/06/21	1:Land Only	695,000		795.800					
335-8.07-345.00	403 VIRDEN	WAY	LE:Lewes	8	101	0.245													6401050	05/26/21	1:Land Only	512,900		607.300					
335-8.07-307.05	236 FRONT	ST	LE:Lewes	8	100	0.079													6399490	05/18/21	1:Land Only	675,000		799.200					
335-8.11-158.01			LE:Lewes	R	100	0.138														05/24/24	1:Land Only	550,000							
335-8.07-156.00	311 CHESTN	UT ST	LE:Lewes	8	100	0.078															1 Land Only	500,000							
335-8.07-157.00	315 CHESTN	UT ST	LE:Lewes	8	100	0.088														11/29/23	1:Land Only	500,000							
335-8.11-58.00	113 FOURTH	s st	LE:Lewes		101	0.124	2	21:CONVENTIONAL	1880	6	9	3	0	3:CRAWL	0	Re	40	1.862	6440817	05/22/23	2:Land & Improv	1 325 000	711 60	1.334.300	716.60				
335-8.11-172.00	713 SAVANI		LE:Lewes		101	0.13		21:CONVENTIONAL	1890	ě				3:CRAWL	0		AV	1,452	6440814		2 Land & Improv		619.83	906.300	624.17				
335-8.11-177.00	115 MCFEE	ST	LE:Lewes		101	0.087	2	21:CONVENTIONAL	1950	7	Ä	- 3	0	3:CRAWL	0	Re.	AV	1.914	6438855		2:Land & Improv			1.216.800	635.74				
335-8.11-142.00	116 DEWEY	AV	LE:Lewes		101	0.103	2	21:CONVENTIONAL	1895	,	À	3	1	3:CRAWL	0	Be .	AV	2.068	6434202		2:Land & Improv			1.240.800	600.00				
335-8.11-179.00	119 MCFEE	ST	LE:Lewes		101	0.103		21:CONVENTIONAL	1950	è				3:CRAWL	0		AV	1.520	6432607		2 Land & Improv			838,000	551.32				
335-8.11-163.00	514 RAILBO		LE:Lewes		101	0.138		21:CONVENTIONAL	1900	2	- 1			3:CRAWL	0	C+	FR	2,080	0432007		2:Land & Improv			628,700	302.26				
335-8.11-163.00	324 10412101		LL Lewes		101	0.130	•	22.CONVENTIONAL	1300					J.CHANL				2,000	ACTIVE		2:tand & Improv								
335-8.12-55.00	130 JEFFERS	ON AV	LE:Lewes		101	0.172	2.5	21:CONVENTIONAL	2015					6:FULL	0		AV	4.797	6422827		2:Land & Improv			2.276.400	474.55				
335-8.11-176.00	113 MCFEE	ST ST	LE:Lewes		101	0.059	2.5	09:TWIN	1950	,	3	3	- :	3:CRAWL	0	~	AV	960	6412884		2:Land & Improv			608.300	633.65				
335-8.11-176.00	109 FOURTH		LE:Lewes		101	0.12		21:CONVENTIONAL	1885		3			3:CRAWL	0	C+	AV	2,360	6402458		2:Land & Improv			1.293.600	548.14				
335-8.11-59.00	109 FOURTH		LE:Lewes		101	0.12	- 1	19:CABIN/COTTAGE	1950	á	3	- 1		2:SLAB	0	D+	AV	544	6402458		2:Land & Improv				2.377.94				
333-8.11-39.00	109 FOURTE	1 31	LE Lewes		101	0.12		193CABIN/CUITAGE	1950	•				2:SLAB		D+	AV	344	0402458	00/30/21	2 Land & Improv	1,100,000	2,022.06	1,293,500	2,377.94				
335-8.12-30.00	138 WASHIN	CTON III	LE:Lewes		102	0.106		21:CONVENTIONAL	1976					3:CRAWL	0			2,400	PENDING	00 100 100	2:Land & Improv	4 4 7 0 000							
335-8.12-30.00 335-8.11-157.00			LE:Lewes	В.	102	0.106	2	21:CONVENTIONAL 21:CONVENTIONAL	1976	,	4	2	2	3:CRAWL 3:CRAWL	0	B-	AV	1,816	PENDING										
		HWY		В.			2				3	2				C+													
335-8.12-45.00	117 JEFFERS		LE:Lewes	8	101	0.158	2	05:OLD STYLE	1913	6	3	2	1	3:CRAWL	0	8	AV	3,036			2:Land & Improv								
335-8.12-33.00	132 WASHIN		LE:Lewes	8	101	0.106	2	07:COLONIAL	1900	6	3	2	1	3:CRAWL	0	C-	AV	1,504			2:Land & Improv	600,000							
335-8.12-69.03	118 MADISC		LE:Lewes	R	101	0.105	2	21:CONVENTIONAL	1898	6	3	2	0	3:CRAWL	0	c	AV	1,712			2:Land & Improv								
335-8.12-69.05	112 MADISC		LE:Lewes	R	101	0.107	2	21:CONVENTIONAL	1930	7	4	2	1	3:CRAWL	0	c	AV	1,252			2:Land & Improv	800,000							
335-8.11-130.00	119 DEWEY	AV	LE:Lewes	R	101	0.184	2	21:CONVENTIONAL	1896	6	3	1	2	3:CRAWL	0	C+	AV	2,267		08/23/23	2:Land & Improv	1,500,000							

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): Alan J. Roth and Michael Rodgers Parcel ID: 335-8.11-111.00								
Street Address of Parcel: 437 Kings H	lighway, Lewes, DE 19958							
Current Assessment: \$ 963,400								
Purchase Price (Total of Land and	Improvement): \$ 790,000 Date of Purchase: 12/2/2021							
Special Conditions of Sale: None								
How was property acquired ☐ P ☐ Other	rivate Sale							
Major Renovations or structural or Repairs, etc.)	hanges to property since purchase (i.e., Demolition, Construction, Additions, Major							
Year Cost	Change							
3/15/2023 \$182,500	This amount was the deposit paid to our contractor to begin demolition and a total renovation, but							
	it is irrelevant to this assessment. We vacated the house in late March 2023, soon after which it							
	became totally uninhabitable (see exhibits). We were not able to return until late April 2024.							
Description of Property  Lot size/Land Area1451 acre (6321 sq. fe	eet) Style of Home Uninhabitable Construction Site on 7/1/23							
Number of: Bedrooms: None	Bathrooms: None Fireplaces: None							
☐ Finished Basement ☐ Finish Porches and Additions: 1 Porch under r								
Describe outbuildings or accessor	y structures other than main dwelling:							
None as of 7/1/23								
What do you consider to be the f	air market value of the property as of July 1, 2023? \$ 517,700 (assessed value of land)							

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

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

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

We vacated the house on this property in March 2023 for a demolition and total renovation that began in early April 2023. On July 1, 2023, the date on which your assessment of fair market value is required to be made, the house was completely gutted and the property was an uninhabitable construction site. No arm's length buyer would pay \$963,400 for the property in that condition. The property as of July 1, 2023 should be assessed more like a vacant lot and valued as of that date in relation to sales of other nearby vacant lots in the City of Lewes (or perhaps less, given what the cost of removing the construction materials and debris would be).

## **Comparable Sales**

1.

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

## You must submit 3 comparable sales.

Parcel Number 335-8.11-169.00	Owner Daniel N Crampton Ttee and Sharon G Crampton Ttee Fam Tr
Address 118 Manila Avenue, Lewes, DE 19958	
Sales Price \$ 650,000	Date of Sale <u>2/14/2023</u>
Lot Size/Land Area1733 acre (7549 sq. feet)	Style of House None- Vacant Land)
Number of: Bedrooms: None Bedroom	ns: None Fireplaces: None
☐ Finished Basement ☐ Finished Attic ☐	Central Air
Porches and Additions: None	
Describe Garage or Other Improvements:	
None	

## Additional Comments:

9 vacant parcels were sold in the City of Lewes between 1/1/22 and 6/30/23, 3 of which were located in the vicinity of the subject property. This parcel at 118 Manila Avenue is closest, about 2 blocks away and in the same neighborhood. It sold in February 2023 for approximately \$86/sq foot. It is more than 19% larger than the subject property, on a quiet side street rather than on a major thoroughfare, thus making it more valuable as a prospective site for construction of a home. The subject property's land assessment should be discounted accordingly.

Parc	rcel Number 335-8.08-133.04 Ov	NNET Malthew C. Emery and Julie S. Emery					
Add	dress Lot 16, Schley Avenue, Lewes, DE 19958						
Sale	les Price \$ 435,000 Date of Sale	2/17/2022					
Lot	t Size/Land Area1125 acre (4901 sq fi) Style of	House None-Vacant Land)					
Nur	umber of: Bedrooms: None Bedrooms: None	Fireplaces: None					
	Finished Basement □Finished Attic □ Central Air						
Por	orches and Additions: None						
Des	escribe Garage or Other Improvements:						
No	lone						
	Additional Comments:						
	dditional Comments: his parcel is located on a quiet street of detached s	ingle-family homes and one- and two-stor					
Th to Le		rear. It is one block from the from downtown Lewes. It was sold in e price paid for 118 Manila Avenue and					
Th to Le Fe coi	his parcel is located on a quiet street of detached sownhomes, with the Lewes-Georgetown Trail in the ewes-Rehoboth Canal and a short walking distance ebruary 2022 for \$89/sq foot, slightly higher than thonsistent with its location closer to downtown, the b	rear. It is one block from the from downtown Lewes. It was sold in e price paid for 118 Manila Avenue and					
Th to Le Fe co	his parcel is located on a quiet street of detached sownhomes, with the Lewes-Georgetown Trail in the ewes-Rehoboth Canal and a short walking distance ebruary 2022 for \$89/sq foot, slightly higher than the consistent with its location closer to downtown, the burcel Number 335-8.07-155.00	rear. It is one block from the from downtown Lewes. It was sold in e price paid for 118 Manila Avenue and each, and bike trail.					
The too Fe con	his parcel is located on a quiet street of detached sownhomes, with the Lewes-Georgetown Trail in the ewes-Rehoboth Canal and a short walking distance ebruary 2022 for \$89/sq foot, slightly higher than thonsistent with its location closer to downtown, the barcel Number 335-8.07-155.00	e rear. It is one block from the e from downtown Lewes. It was sold in e price paid for 118 Manila Avenue and each, and bike trail.  Wher Mazda Ventures LLC					
The too Level Fee cool	his parcel is located on a quiet street of detached sownhomes, with the Lewes-Georgetown Trail in the ewes-Rehoboth Canal and a short walking distance ebruary 2022 for \$89/sq foot, slightly higher than the onsistent with its location closer to downtown, the barcel Number 335-8.07-155.00  Orderess 320 Savannah Road, Lewes, DE 19958	e rear. It is one block from the from downtown Lewes. It was sold in e price paid for 118 Manila Avenue and each, and bike trail.  Wher Mazda Ventures LLC					
The too Level Fee cool	his parcel is located on a quiet street of detached sownhomes, with the Lewes-Georgetown Trail in the ewes-Rehoboth Canal and a short walking distance ebruary 2022 for \$89/sq foot, slightly higher than the onsistent with its location closer to downtown, the barcel Number 335-8.07-155.00 Orderess 320 Savannah Road, Lewes, DE 19958  les Price \$ 751,000 Date of Salest Size/Land Area1534 acre (6,682 sq ft) Style of	e rear. It is one block from the from downtown Lewes. It was sold in e price paid for 118 Manila Avenue and each, and bike trail.  Wher Mazda Ventures LLC					
Th to Le Fe cor Parc Add Sale Lot	his parcel is located on a quiet street of detached sownhomes, with the Lewes-Georgetown Trail in the ewes-Rehoboth Canal and a short walking distance ebruary 2022 for \$89/sq foot, slightly higher than the onsistent with its location closer to downtown, the barcel Number 335-8.07-155.00 Orderess 320 Savannah Road, Lewes, DE 19958  les Price \$ 751,000 Date of Salest Size/Land Area .1534 acre (6,682 sq ft) Style of	e rear. It is one block from the e from downtown Lewes. It was sold in e price paid for 118 Manila Avenue and each, and bike trail.  wher Mazda Ventures LLC  e 4/22/2022  House None - Vacant Land / None - Vacant Land					
The too Level Cool  Parce Adde Sale Lot Nur	his parcel is located on a quiet street of detached sownhomes, with the Lewes-Georgetown Trail in the ewes-Rehoboth Canal and a short walking distance ebruary 2022 for \$89/sq foot, slightly higher than the onsistent with its location closer to downtown, the barcel Number 335-8.07-155.00 Orderess 320 Savannah Road, Lewes, DE 19958  les Price \$ 751,000 Date of Salest Size/Land Area1534 acre (6,682 sq ft) Style of sumber of: Bedrooms: None	e rear. It is one block from the e from downtown Lewes. It was sold in e price paid for 118 Manila Avenue and each, and bike trail.  wher Mazda Ventures LLC  e 4/22/2022  House None - Vacant Land / None - Vacant Land					
The too Level Fe con Adda Sales Lot Nur Pore	his parcel is located on a quiet street of detached sownhomes, with the Lewes-Georgetown Trail in the ewes-Rehoboth Canal and a short walking distance ebruary 2022 for \$89/sq foot, slightly higher than the onsistent with its location closer to downtown, the barcel Number 335-8.07-155.00  ddress 320 Savannah Road, Lewes, DE 19958  les Price \$ 751,000  Date of Salatt Size/Land Area .1534 acre (6,682 sq ft)  Style of umber of: Bedrooms: None  Finished Basement □Finished Attic □ Central Air	e rear. It is one block from the e from downtown Lewes. It was sold in e price paid for 118 Manila Avenue and each, and bike trail.  wher Mazda Ventures LLC  e 4/22/2022  House None - Vacant Land / None - Vacant Land					

## Additional Comments:

This parcel is somewhat larger than the subject property, with a purchase price of \$112/sq foot. While higher than the two comps above, it is literally within steps of downtown Lewes, an enormous convenience for future residents and/or renters, especially as to scarce and expensive parking. A home and garage have been approved for this site by HPARC. See https://www.capegazette.com/article/lewes-hparc-approves-major-changes-properties/249211.

Witnesses or Ager	<u>nts</u>	
Identify any witness 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	<u>on</u>	
affirms that all state Review that the asso Signature of Owner Print Name and Title Mailing Address: 437	ements herein are true to the best of essment of said property for fiscal year or agent of the best of	authorized agent of the owner for the described property, and his/her knowledge and belief, and asks the Board of Assessment bear 2025 be reduced to: \$517,700 belief.
E Mail Address: atanjr	oth@dblrs.net	Telephone: 202-669-1650
Pl	lease use ☑ mailing address ☑ e ma	ail for Notice of Hearing and Notice of Decision
Note: If you do not consider your appea	wish to appear before the Board for al on, the basis of the information co	a formal hearing, please check here $oldsymbol{\Box}$ and the Board will intained in this form.
I request that Asses	sment disclose witnesses and exhibit	ts. ☑

<sup>&</sup>lt;sup>1</sup> If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear and represent the interest of the owner herein.

## 437 Kings Highway Lewes, DE 19958



Photos showing the property just prior to November 30, 2021 closing (above), and from March 18, 2023 thru August 5, 2023 while undergoing renovation (attached).

Owners: Alan J. Roth and Michael Rodgers

Property Location: 437 Kings Highway, Lewes, DE 19958



Add a Caption

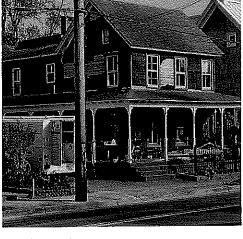
Saturday - Mar 18, 2023 - 5:03 PM

Adjust

#####

☑ IMG\_2759

Apple iPhone 14 Pro



Add a Caption

Thursday • Apr 6, 2023 • 4:54 PM

Adjust

☑ IMG\_0821

Apple iPhone 12 mini

00000



Add a Caption

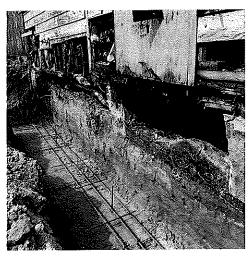
Saturday • Mar 18, 2023 • 1:53 PM

Adjust

✓ IMG\_2755

Apple iPhone 14 Pro

acu:



Add a Caption

Tuesday • Jun 6, 2023 • 9:54 AM

Adjust

✓ IMG\_8791

Apple iPhone SE (2nd generation)

andia (0)

Owners: Alan J. Roth and Michael Rodgers

Property Location: 437 Kings Highway, Lewes, DE 19958



Add a Caption

Wednesday • Jun 14, 2023 • 1:24 PM 

Apple iPhone SE (2nd generation)

Add a Caption

Wednesday • Jun 14, 2023 • 1:25PM

Adjust

Apple iPhone SE (2nd generation)





Add a Caption

Wednesday • Jun 14, 2023 • 1:24 PM Adjust

Adjust

☑ IMG\_8829

Apple iPhone SE (2nd generation)



Add a Caption

Wednesday • Jun 14, 2023 • 1:25 PM

Adjust

✓ IMG\_8831

Apple iPhone SE (2nd generation)

Owners: Alan J. Roth and Michael Rodgers

Property Location: 437 Kings Highway, Lewes, DE 19958



Add a Caption

Look Up Landmark >

Tuesday • Jun 20, 2023 • 9:45 AM Adjust

IMG\_8839

Apple iPhone SE (2nd generation)



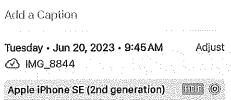
Add a Caption

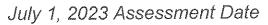
Wednesday • Jun 21, 2023 • 10:19 AM Adjust

☑ IMG\_8853

Apple iPhone SE (2nd generation)









Add a Caption

Wednesday • Jul 5, 2023 • 11:21AM Adjust

☑ IMG\_8875

Apple iPhone SE (2nd generation)

Owners: Alan J. Roth and Michael Rodgers

Property Location: 437 Kings Highway, Lewes, DE 19958



Add a Caption

Wednesday • Jul 5, 2023 • 11:21 AM Adjust ✓ IMG\_8874

Apple iPhone SE (2nd generation)



Add a Caption

Friday • Jul 21, 2023 • 3:04 PM 

Apple iPhone SE (2nd generation)



Adjust



Add a Caption

Friday • Jul 21, 2023 • 3:04 PM

☑ IMG\_8900

Apple iPhone SE (2nd generation)



111111



Add a Caption

Friday • Jul 28, 2023 • 1:19 PM

☑ IMG\_8941

Apple iPhone SE (2nd generation)

1941

Adjust

Owners: Alan J. Roth and Michael Rodgers

Property Location: 437 Kings Highway, Lewes, DE 19958



Add a Caption

Tuesday • Aug 1, 2023 • 3:02 PM

Adjust

arlette.

☑ IMG\_0166

Apple iPhone 14 Pro



Add a Caption

Tuesday • Aug 1, 2023 • 3:08 PM

Adjust

☑ IMG\_0169

Apple iPhone 14 Pro



Add a Caption

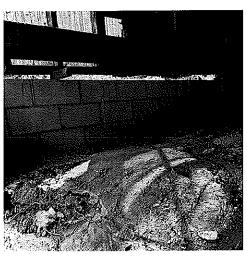
Tuesday • Aug 1, 2023 • 3:03 PM

Adjust

✓ IMG\_0167

Apple iPhone 14 Pro

111912



Add a Caption

Tuesday - Aug 1, 2023 - 3:12 PM

Adjust

☑ IMG\_0172

Apple iPhone 14 Pro

(1)

Owners: Alan J. Roth and Michael Rodgers

Property Location: 437 Kings Highway, Lewes, DE 19958



Add a Caption

Tuesday • Aug 1, 2023 • 3:12 PM Adjust 
☑ IMG\_0173

Apple iPhone 14 Pro





Add a Caption

Tuesday • Aug 1, 2023 • 3:25 PM

☑ IMG\_0188

Adjust

Apple iPhone 14 Pro





Add a Caption

Tuesday • Aug 1, 2023 • 3:23 PM

Adjust

✓ IMG\_0182

Apple iPhone 14 Pro

anan



Add a Caption

Saturday • Aug 5, 2023 • 11:39 AM

Adjust

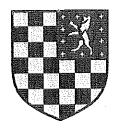
☑ IMG\_0847

Apple iPhone 12 mini

31917

Owners: Alan J. Roth and Michael Rodgers

Property Location: 437 Kings Highway, Lewes, DE 19958



# The City of Lewes Delaware

# Certificate of Occupancy

Permit Number:

P2300746

Issue Date:

06/04/24

## **Owner / Property Information**

Owner Name: ROTH ALAN JOSEPH

Tax Map: 335-8.11-111.00

Zoned: R-4 HIS RESIDENTIAL MEDIUM DENS (HIST)

Location: KINGS HIGHWAY 437

Occupancy:

THIS CERTIFICATE OF OCCUPANCY HAS BEEN ISSUED AS PER THE REGULATIONS SET FORTH IN THE ZONING & BUILDING CODE ORDINANCES AS ADOPTED BY THE CITY OF LEWES MAYOR AND CITY COUNCIL

## Comments

Permit is to remodel and demo of existing sunroom, and to build an addition as per HPARC approval and approved plans. As built survey would be needed at final inspection, Footer, framing, energy and final inspections needed.Plumbing permit is needed. Plumbing and electrical inspections needed, JBP. CALL 302-645-7777 EXT 124 FOR ALL INSPECTIONS.

6/4/2024

Date

Owners: Alan J. Roth & Michael Rodgers Location: 437 Kings Hwy, Lewes, DE 19958

# EWES REAL ESTATE NEW

The Lee Ann Wilkinson Group

Superior Service, Outstanding Results

January 2024

# THE YEAR IN REAL ESTATE: 2023 STATISTICS

	Lewes	wes Lewes Eas		New	
	Beach	In-Town	Route 1	Communities	TOTAL
Total Properties REALTORS® Sold	32	73	135	106	346
BHHS PenFed Realty Sales Participation	25	48	45	11	129
BHHS PenFed Realty Market Share	78%	66%	33%	10%	37%

## **LEWES BEACH**

Average Sales Price – Lots (0 properties sold)	N/A
Average Sales Price – Condos/Townhomes (5 properties sold)	\$726,900
Average Sales Price – Homes (27 properties sold)	\$1,841,700
Average Days on Market	42

## **LEWES IN-TOWN**

Average Sales Price – Lots (7 properties sold)		\$493,557
Average Sales Price – Condos/Townhomes (8 properties sold)		\$734,750
Average Sales Price – Homes (58 properties sold)	89	\$1,010,360
Average Days on Market	ers 1994	45

## **LEWES EAST OF ROUTE 1**

/ES NEW COMMUNITIES	s: Ala on: 43 ID: 3	
Average Sales Price – Lots (3 properties sold) Average Sales Price – Condos/Townhomes (63 properties sold) Average Sales Price – Homes (69 properties sold) Average Days on Market	& M +wy, 111.0	\$470,000 \$455,205 \$946,196 44

## **LEW**

Average Sales Price - Lots (18 properties sold) Average Sales Price - Condos/Townhomes (23 properties sold)

Average Sales Price - Homes (65 properties sold)

**KEY:** BHHS – Berkshire Hathaway HomeServices PenFed Realty Listing/Sale OB - Other Broker's Listing/Sale

Statistics compiled from all participating brokers and agents of the Bright Multiple Listing Service (MLS) on January 20, 2024. Development parcels and new construction projects that are not available to all real estate offices have not been included. Lewes East of Route 1 consists of properties with a Lewes zip code, situated on the eastern side of Coastal Highway, outside city limits. 'Days To Contract' is the number of days from listing date to the date a contract is accepted. If your home is currently listed with another broker, please disregard. It is not our intention to solicit listings of other brokers.

## The Lee Ann Wilkinson Group

Berkshire Hathaway HomeServices PenFed Realty - 16698 Kings Hwy., Suite A, Lewes, DE 19958

LeeAnnGroup.com

Email: LeeAnn@LeeAnnGroup.com

\$549,900

\$618,216

\$948,049

LEWES IN-TOWN LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
5 Surf Avenue	\$399,900	\$399,900	11/8/2023	3	OB	ОВ
242 Marina Drive	\$449,900	\$420,000	11/28/2023	140	BHHS	вннѕ
327 Captains Circle	\$499,900	\$485,000	3/23/2023	112	BHHS	ОВ
311 Chestnut Street	\$575,000	\$500,000	11/29/2023	18	ОВ	BHHS
315 Chestnut Street	\$600,000	\$500,000	11/29/2023	25	вннѕ	BHHS
239 Marina Drive	\$549,900	\$500,000	1/18/2023	112		
118 Manila Avenue	\$650,000	\$650,000	2/13/2023	3	вннѕ	BHHS
LEWES IN-TOWN CONDOS/TOWNHOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
405 Savannah Road	\$519,900	\$505,000	8/15/2023	27	BHHS	вннѕ
403 Savannah Road	\$580,000	\$540,000	11/10/2023	161	ОВ	ОВ
132 Carter Way	\$569,900	\$550,000	9/6/2023	73	BHHS	ОВ
430 Samantha Drive	\$569,000	\$563,000	4/17/2023	35	ОВ	ОВ
325 Samantha Drive	\$680,000	\$635,000	11/1/2023	69	ОВ	ОВ
428 Johnson Avenue	\$799,900	\$700,000	11/1/2023	0	BHHS	
107 Beebe Avenue	\$849,900	\$817,000	8/4/2023	35	BHHS	ОВ
110 Front Street #2	\$1,568,000	\$1,568,000	7/28/2023	0	_	BHHS
LEWES IN-TOWN SINGLE FAMILY HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS ON MARKET	LISTING OFFICE	SELLING OFFICE
2006 Savannah Circle	\$624,000	\$505,000	2/14/2023	129	ОВ	вннѕ
64 Bay Breeze Drive	\$599,500	\$560,000	10/20/2023	120	ОВ	
34114 Donovans Road	\$600,000	\$560,000	6/22/2023	222	ОВ	ОВ
21 Sandpiper Drive	\$599,900	\$610,000	5/17/2023	3	BHHS	BHHS
47 Sussex Drive	\$650,000	\$650,000	2/27/2023	1	BHHS	BHHS
407 Seagull Drive	\$675,000	\$700,000	6/1/2023	8	ОВ	BHHS
49 Sussex Drive	\$699,000	\$702,000	7/31/2023	23	BHHS	ОВ
409 Canary Court	\$724,500	\$705,000	5/4/2023	87	ОВ	OB
51 Bay Breeze Drive	\$720,000	\$720,000	12/9/2023	9	ОВ	BHHS
2020 Savannah Circle	\$720,000	\$720,000	5/25/2023	0		BHHS
3 Surf Avenue	\$749,900	\$750,000	7/21/2023	8	BHHS	ОВ
318 Ocean View Boulevard	\$750,000	\$750,000	12/1/2023	3	ОВ	ОВ
316 Ocean View Boulevard	\$799,000	\$750,000	7/21/2023	54	ОВ	ОВ
12 Bay Breeze Drive	\$759,900	\$759,900	3/31/2023	5	BHHS	BHHS
404 Dada ay Ayaraya	\$799,900	\$760,000	10/10/2023	0	ОВ	ОВ
124 Rodney Avenue	Ψ, σσ,σσσ					
213 Marina Drive	\$749,000	\$774,275	3/24/2023	12	ОВ	ОВ

# Lewes Real Estate News

The Lee Ann Wilkinson Group

Superior Service, Outstanding Results

January 2023

## THE YEAR IN REAL ESTATE: 2022 STATISTICS

	Lewes	Lewes	East of	New	
	Beach	In-Town	Route 1	Construction	TOTAL
Total Properties REALTORS® Sold	19	55	151	147	372
BHHS PenFed Realty Sales Participation	16	37	64	22	139
BHHS PenFed Realty Market Share	84%	67%	42%	15%	37%

## **LEWES BEACH**

Average Sales Price – Lots (0 properties sold)	N/A
Average Sales Price - Condos/Townhomes (4 properties sold)	\$1,063,250
Average Sales Price – Homes (15 properties sold)	\$1,610,333
Average Days on Market	36

## **LEWES IN-TOWN**

Average Sales Price – Lots (6 properties sold)	\$575,150
Average Sales Price – Condos/Townhomes (6 properties sold)	\$483,583
Average Sales Price – Homes (43 properties sold)	\$955,826
Average Days on Market	18

## **LEWES EAST OF ROUTE 1**

Average Sales Price – Lots (10 properties sold)	\$539,381
Average Sales Price – Condos/Townhomes (76 properties sold)	\$408,507
Average Sales Price – Homes (65 properties sold)	\$858,928
Average Days on Market	33

## **LEWES NEW CONSTRUCTION HOMES/COMMUNITIES**

Average Sales Price – Condos/Townhomes (65 properties sold)	\$602,440
Average Sales Price – Homes (82 properties sold)	\$985,756

**KEY:** BHHS – Berkshire Hathaway HomeServices PenFed Realty Listing/Sale **OB** – Other Broker's Listing/Sale

Statistics compiled from **all participating brokers and agents** of the Bright Multiple Listing Service (MLS) on January 14, 2023.

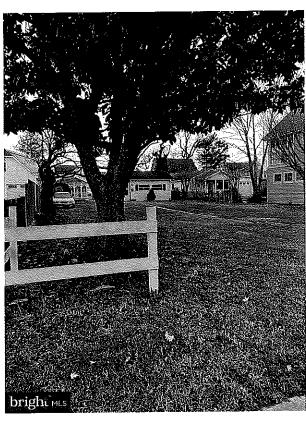
Development parcels and new construction projects that are not available to all real estate offices have not been included. Lewes East of Route 1 consists of properties with a Lewes zip code, situated on the eastern side of Coastal Highway, outside city limits. 'Days To Contract' is the number of days from listing date to the date a contract is accepted. If your home is currently listed with another broker, please disregard. It is not our intention to solicit listings of other brokers.

## The Lee Ann Wilkinson Group

Berkshire Hathaway HomeServices PenFed Realty - 16698 Kings Hwy., Suite A, Lewes, DE 19958

Email: LeeAnn@LeeAnnGroup.com

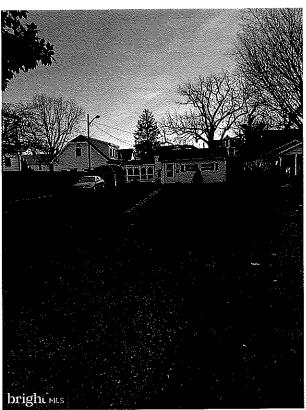
LEWES BEACH CONDOS/TOWNHOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT	LISTING OFFICE	SELLING OFFICE
211 Anglers Road #206A	\$585,000	\$593,000	8/31/2022	2	ОВ	0
130 Bay Avenue #C	\$889,900	\$860,000	11/18/2022	63	вннѕ	0
16 Pilot Point	\$1,350,000	\$1,350,000	9/9/2022	0		BHHS
33 Pilot Point	\$1,500,000	\$1,450,000	10/31/2022	1		BHHS
LEWES BEACH SINGLE FAMILY HOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT	LISTING OFFICE	SELLING OFFICE
109 W Canal Street	\$995,000	\$1,050,000	4/29/2022	7	BHHS	ОВ
5 Delmar Avenue	\$1,199,900	\$1,100,000	11/7/2022	12	BHHS	ОВ
206 Massachusetts Avenue	\$1,385,000	\$1,200,000	1/14/2022	149	BHHS	BHHS
211 Grey Plover Court	\$1,374,900	\$1,250,000	9/7/2022	78	ОВ	ОВ
313 E Savannah Road	\$1,324,900	\$1,275,000	8/23/2022	12	вннѕ	ОВ
11 Illinois Avenue	\$1,500,000	\$1,275,000	3/25/2022	180	ОВ	ОВ
528 E Cape Shores Drive	\$1,400,000	\$1,350,000	3/25/2022	115	BHHS	BHHS
12 Nebraska Avenue	\$1,325,000	\$1,415,000	10/5/2022	0		BHHS
204 Massachusetts Avenue	\$1,495,000	\$1,495,000	5/26/2022	0	BHHS	вннѕ
2502 Cedar Street	\$1,750,000	\$1,700,000	8/10/2022	2		BHHS
302 W Cape Shores Drive	\$1,999,900	\$1,800,000	11/14/2022	25	BHHS	BHHS
2101 Cedar Street	\$1,999,900	\$1,850,000	10/14/2022	8	BHHS	ОВ
4 Delmar Avenue	\$2,000,000	\$2,000,000	1/14/2022	0		BHHS
101 Cedar Street	\$2,195,000	\$2,145,000	2/4/2022	28	BHHS	ОВ
2104 Bay Avenue	\$3,489,500	\$3,250,000	9/30/2022	5	OB	BHHS
LEWES IN-TOWN LOTS	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT	LISTING OFFICE	SELLING OFFICE
Lot 16 Schley Avenue	\$425,000	\$435,000	2/16/2022	9	BHHS	ОВ
Lot 4a Dupont Avenue	\$499,900	\$489,900	8/22/2022	3	BHHS	BHHS
512 Dupont Avenue	\$499,900	\$500,000	8/22/2022	0		BHHS
102 Seaglass Drive	\$575,000	\$550,000	6/17/2022	0	BHHS	BHHS
415 Virden Way	\$750,000	\$725,000	12/15/2022	24	BHHS	вннѕ
320 Savannah Road	\$795,000	\$751,000	4/21/2022	39	ОВ	вннѕ
LEWES IN-TOWN CONDOS/TOWNHOMES	LIST PRICE	SOLD PRICE	DATE SOLD	DAYS TO CONTRACT	LISTING OFFICE	SELLING OFFICE
34 Henlopen Gardens #34	\$319,900	\$320,000	7/22/2022	0	BHHS	BHHS
58 Henlopen Gardens #58	\$359,900	\$360,000	2/25/2022	22	ОВ	ОВ
2 Henlopen Gardens #2	\$375,000	\$428,000	3/25/2022	4	OB	ОВ
131-B Beach Plum Place	\$499,000	\$533,500	9/16/2022	2	BHHS	вннѕ
426 Samantha Drive	\$625,000	\$615,000	9/6/2022	0	BHHS	BHHS
100 Carter Way	\$669,900	\$645,000	11/14/2022	32	BHHS	ОВ



118 Manila Avenue Lewes, DE 19958

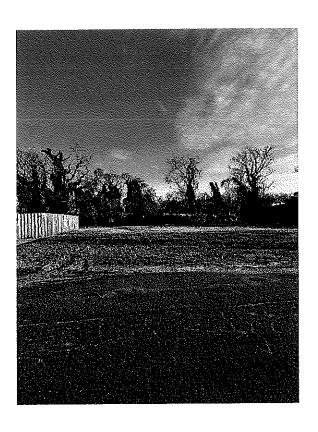
.1733 acre (7549 sf)

Sold 2/14/2023 \$650,000 (\$86/sf)



## **EXHIBIT 4**

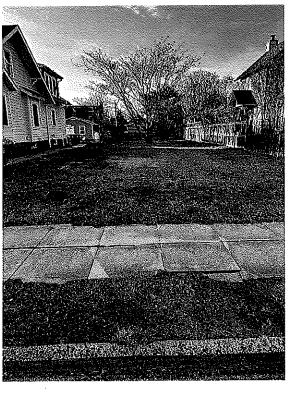
Owners: Alan J. Roth and Michael Rodgers Property Location: 437 Kings Highway, Lewes, DE 19958 Parcel ID: 335-8.11-111.00



Lot 16, Schley Avenue Lewes, DE 19958

.1125 acre (4901 sq ft)

Sold 2/17/2022 \$435,000 (\$89/sf)

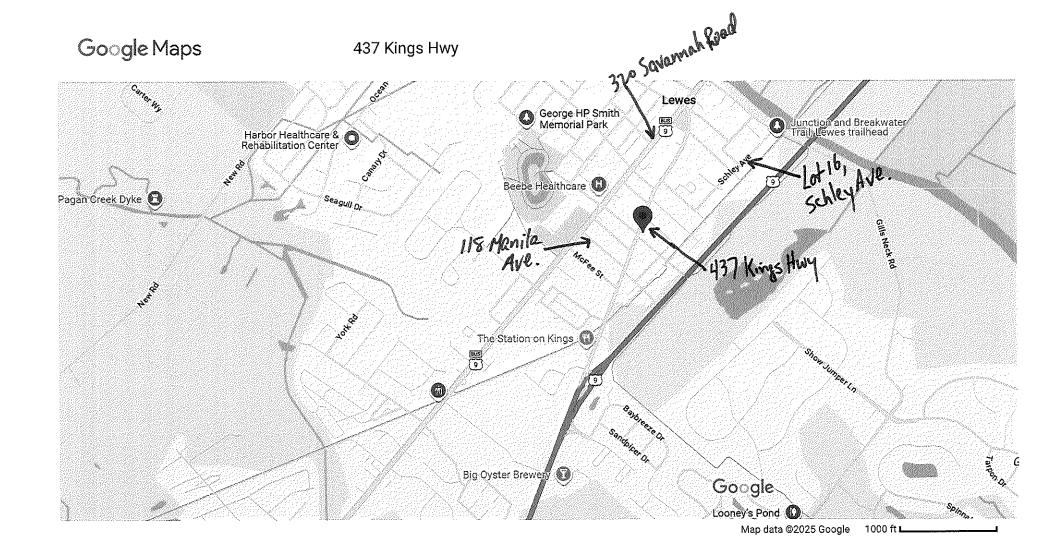


320 Savannah Road Lewes, DE 19958

.1534 acre (6682 sq ft)

Sold 4/22/2022 \$751,000 (\$112/sf)

Owners: Alan J. Roth and Michael Rodgers Property Location: 437 Kings Highway, Lewes, DE 19958 Parcel ID: 335-8.11-111.00



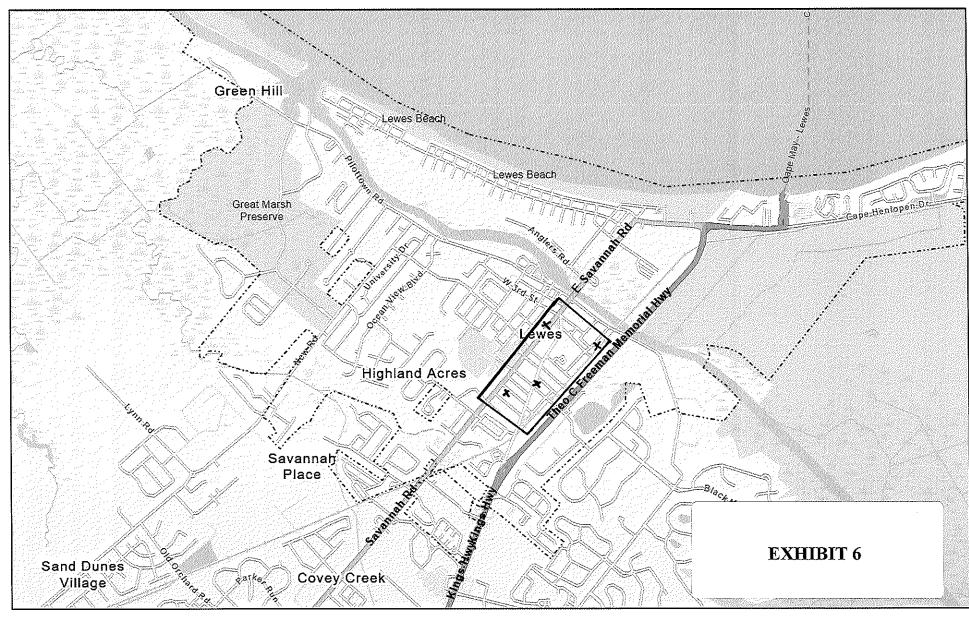
Owners: Alan J. Roth and Michael Rodgers

Property Location: 437 Kings Highway, Lewes, DE 19958

Parcel ID: 335-8.11-111.00

**EXHIBIT 5** 

## City of Lewes Boundaries

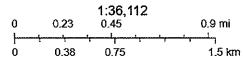


March 3, 2025

Owners: Alan J. Roth and Michael Rodgers

Property Location: 437 Kings Highway, Lewes, DE 19958

Parcel ID: 335-8.11-111.00



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

#### ppeals | Sussex Production ID: 335-8.11-111.00 ROTH ALAN JOSEPH MICHAEL RODGERS 437 KINGS HWY LEWES DE 19958 2099 Data 🔈 Add Record Copy Record Copy From Simple Copy Adv. Copy Deactivate Split Parcel Alexs Abandon Save Validate Commit Quick View Print Run I Subkey:1 aring Values Hearings Hearing Values Notices Notes 2 Land; Bidg: ices Subkey Status Who Case # Tax Year When Record Status alues Y Bidg: 1 2099 KAREN.KENNY 23-JAN-2025 11:57 AM Current Hearing **HEARING SCHEDULE** INFORMAL Type: Date: **SCHEDULE** Filing Date: Start Time: Subkey: Length (min): Docket #. ASSIGN ≔ Officer: ASSESSMENT VALUE IS TOO HIGH WOULD BE WORTH LESS THAN A PIECE OF VACANT Location: LAND AS OF JULY 1, 2023 EMAILED IN DOCUMENTS TO SUPPORT OWNER STATED HE WILL NOT LET US REVISIT THE PROPERTY TO UPDATE THE NEW DWELLING. STATES PROCESS IS Reason Notes: AGGRAVATING REMODELED DWELLING ON PROPERTY. OWNER DOES NOT WANT FIELD VISIT, THIS NEEDS TO BE ESTIMATED USING EXISITING INFO **Documentation Submitted:** Y: Yes ➤ Recommendation: 1: NO CHANGE Hearing Status: ¥ Owners: Alan J. Roth & Michael Rodgers Location: 437 Kings Hwy, Lewes, DE 19958 Reconciliation: 1: NO VALUE CHANGE Parcel ID: 335-8.11-111.00 Date: 23-JAN-2025 **EXHIBIT** 7 Appellant Requested Value: 518,866

Referee Opinion Value \$:





March 5, 2025

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LETTERS II D &

## Assessment hearings an absurd joke

By Alan Roth January 10, 2025

I was amused by your recent report that Sussex County's assessment hearings were "winding down" (Jan. 7). Based on my personal experience, I wasn't aware that these hearings had ever begun.

In my more than 40 years' experience as an attorney, I have generally understood a "hearing" in this context — even an informal one — to mean that the person presiding over the proceeding will examine the evidence, ask questions if necessary to clarify that evidence, bring other relevant evidence to light, and based on the evidence and the law, either render a decision or, short of that, make a recommendation to the ultimate decision-maker. That isn't what I got from Tyler Technologies.

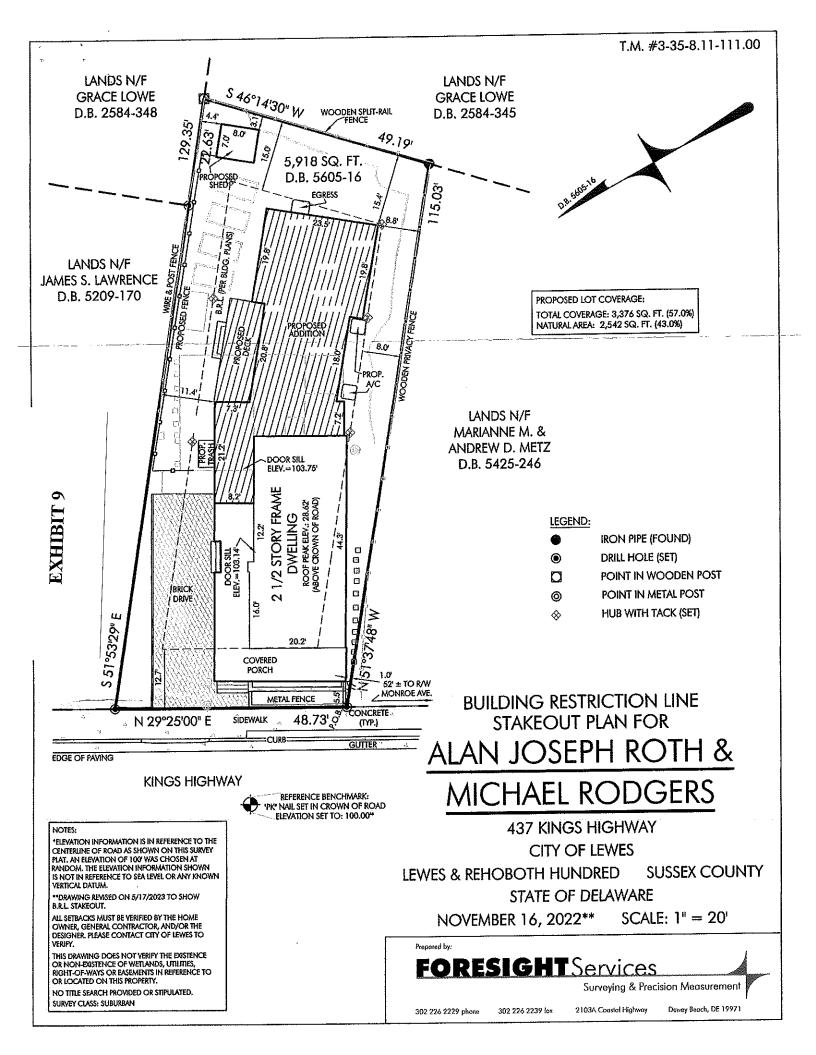
Foolishly expecting an informal hearing, I followed the instructions sent by Tyler and Sussex County, dutifully assembling the "acceptable forms of evidence" described in their notice's "informal review procedures & guidelines" — primarily photos and comparable sales. Further observing their advice and a follow-up reminder, I made a special trip to Georgetown the prior week to drop off this packet, since its size was not easily susceptible to being emailed.

On my hearing day, I soon learned that the Tyler staff member assigned to my case hadn't looked at my evidence and had little interest in seeing it. She told me it would be looked at by some other unnamed, unknown "assessor" who would review my case after she spoke with me. She couldn't explain why we were encouraged to send or bring in our materials in advance. She seemed to have only one question: What did I think my property was worth?

Only because I insisted did she search her computer to find that indeed my material had been uploaded into Tyler's database. And once she understood the basis for my challenge — namely, that before, on, and after the key assessment date of July 1, 2023, the structure on my property had been largely demolished in advance of a renovation — she suggested that Tyler's assessors would have to come back and examine the property to determine the "correct" assessment. She took great umbrage when I objected that July 1, 2023 was the "correct" assessment date and that she was not in a position to choose a different date now. At that point, it had become evident that this "informal hearing" was nothing more than an absurd joke.

To give credit where credit is due, I discussed my experience shortly thereafter with County Assessor Chris Keeler, who seemed genuinely concerned about my experience and promised to take it up at his next meeting with Tyler's project management team. But if my experience was indicative of the kind of "informal hearings" most taxpayers received, we have been denied the most basic procedural due process rights, and Tyler has put at risk the integrity of the county's entire reassessment process.

Alan Roth Lewes Owners: Alan J. Roth & Michael Rodgers Location: 437 Kings Hwy, Lewes, DE 19958



## 2021 - 2022 Submission of Annual Income and Expense Reports



Name ALAN J. ROTH & MICHAEL ROOGERS

Addr1\_437 KNGS HIGHWAY

City\_LEWES State DE Zip\_19958

Location: 437 KINGS HWY, LEWES

Sussex County, in conjunction with Tyler Technologies, is currently undergoing a county-wide reassessment of all real property resulting in new residential and commercial property values for the 2024 assessment roll. You are in receipt of this letter because the property listed above has been identified by the county as having either commercial, apartment, or industrial use. For reassessment projects like Sussex County, commercial properties are valued by the "cost approach" and the "income approach". This mailer concerns the gathering of information for the "income approach" to value.

To properly apply the income approach to value, we require current and relevant income and expense data from owners of commercial, industrial, and apartment properties in Sussex County. This information will be used to develop local economic models that calculate the estimated market value for various types of commercial properties. Submitted information will be held in the strictest of confidence and at no time will it be available to any other party or subject to the freedom of information act, per FOIA sec. 10002 (o)(2). Property owners/managers are requested to complete the forms provided to the best of their knowledge. Accurate and complete information is critical to determining fair and equitable values that reflect current local market conditions and will preclude the use of available published rental and expense information from nearby major commercial markets.

**NOTE:** We are <u>not</u> asking for your <u>business's</u> income and expenses, but rather the rent and leasing information of your property. Commercial properties are assumed to be leased or rented to tenants. If you are the owner/occupant and do not pay market rent to yourself please return the documents checked "Yes, this property is FULLY owner occupied." If you have vacancies, please provide the asking or expected rental rates for that space.

<u>All information provided will remain strictly confidential</u>. While there is no penalty for failure to provide this information at this time, submissions will ensure that the new assessments reflect the actual economic climate in Sussex County, and how it specifically relates to each property.

- Owner-occupied property Check Yes, this property is FULLY owner occupied. You do not have to fill out this form, simply return it with the box checked "Yes".
- Non owner-occupied properties Owners of real estate that is occupied by a unrelated business are asked to complete this form in its entirety
  for 2021 and first 6 months of 2022. If a property is partially rented and partially owner occupied, you are also asked to complete this form
  in its entirety. Please be careful to identify which portions of the building are rented and which ones are owner-occupied.
- Owners of multiple properties Please copy and fill out a separate information survey for each property owned in Sussex County. Additional
  forms can be obtained by calling the number at the bottom of this cover letter.

GENERAL INSTRUCTIONS: ADDITIONAL INFORMATION REGARDING THE COLLECTION OF INCOME & EXPENSE DATA CAN BE VIEWED ON OUR WEBSITE: <a href="https://sussexcountyde.gov/board-assessment-review">https://sussexcountyde.gov/board-assessment-review</a>

Please provide two income and expense reports for each property that you own. The first report summarizing the 12 months of 2021 and the second report summarizing the first 6 months (Jan thru June) of 2022.

- Correct any ownership or property information shown that is incorrect.
- Complete Actual Gross Income and Actual Expense Section for 2021 and a second report for the first 6 months of 2022 If a computer
  printout is available, please provide it along with these completed reports.
- Complete Apartment Rent Schedule and Other Non-Apartment Rent Schedule for 2021 and a second report for the first 6 months of 2022
   If a computer printout is available, please provide it along with these completed reports.
- Complete Purchase Price Verification Section for each property that you own.

  If we have any questions, please write in a daytime phone number where we can reach you: 202-669-1650

Closed | 11/30/21





MLS #: DESU2004682 Tax ID #: 335-08.11-111.00

Ownership Interest: Fee Simple Structure Type: Detached

Levels/Stories: 2 Waterfront: No Garage: No Beds: 3 Baths: 2 / 1

Above Grade Fin SQFT: 2,500 / Estimated

Assessor AbvGrd Fin SQFT: 0
Price / Sq Ft: 316.00
Year Built: 1900
Style: Victorian
Central Air: No
Basement: No

Location

County: Sussex, DE In City Limits: Yes

MLS Area: Lewes Rehoboth Hundred - Sussex, DE

County (31009)

Legal Subdivision: LEWES

Subdiv / Neigh: NONE AVAILABLE

School District: Cape Henlopen
Sussex DE Quadrants: East of Rt 1

**Taxes and Assessment** 

Tax Annual Amt / Year: \$1,435 / 2020 School Tax: \$816

County Tax: \$85 / Annually

City/Town Tax: \$534 / Annually

Clean Green Assess: No Zoning: TN

Tax Assessed Value: 2020 Historic: Yes Land Use Code: RS

RoomsBedBathPrimary Bedroom:Upper 1Flooring - HardWoodMain1 HalfPrimary Bathroom:Upper 1Flooring - HardWoodUpper 132 Full

Bedroom 2: Upper 1 Flooring - HardWood
Bedroom 3: Upper 1 Flooring - HardWood
Full Bath: Upper 1 Flooring - HardWood
Living Room: Main Flooring - HardWood

Dining Room: Main Flooring - HardWood, Formal Dining Room

Kitchen: Main Countertop(s) - Granite, Flooring - HardWood, Kitchen -

Eat-in, Kitchen - Gas Cooking, Wet Bar

Family Room: Main Fireplace - Electric, Flooring - HardWood

Sitting Room: Main Flooring - HardWood Half Bath: Main Flooring - HardWood

**Building Info** 

Above Grade Fin SQFT: 2,500 / Estimated Construction Materials: Stick Built, Wood Siding
Total Fin SQFT: 2,500 / Estimated Roof: Architectural Shingle

Total SQFT: 2,500 / Estimated

Lot

Lot Acres / SQFT: 0.14a / 6098sf / Assessor Lot Size Dimensions: 49.00 x 129.00

Fencing: Fully Lot Features: Landscaping

Parking

Driveway - # of Spaces 3 Features: Driveway

Total Parking Spaces 3

**Interior Features** 

Interior Features: Attic, Floor Plan-Traditional, Formal/Separate Dining Room, Kitchen - Eat-In, Upgraded Countertops,

Window Treatments; Fireplace(s): 1, Electric; Dishwasher, Disposal, Dryer, Microwave, Oven/Range - Gas, Refrigerator, Washer, Water Heater; Accessibility Features: None; Door Features: Storm; Window Features:

Screens, Storm

**Exterior Features** 

Exterior Features: Deck(s), Porch(es), Wrap Around; Pool: No Pool

**Utilities** 

Utilities: Window Unit(s); Cooling Fuel: Electric; Heating: Hot Water, Zoned; Heating Fuel: Oil; Hot Water: Electric;

Water Source: Public; Sewer: Public Sewer

Remarks

Agent: Appointment only, 645-6664.

Public: DELIGHTFULLY LEWES! Amazing character and authenticity welcome you to this ideally located in-town

Lewes charmer! Classic architectural details throughout including hardwood flooring throughout the entire home. Inviting floor plan also features an eat-in kitchen, formal living and dining rooms, light-filled family room, 3 spacious upstairs bedrooms, and a floored attic. Situated on a generously sized lot with wraparound porch and rear deck. Within walking (or biking) distance to the beach, parks, library, and shopping

& dining of downtown Lewes. Call Today!

**Listing Office** 

Listing Agent: Lee Ann Wilkinson (3258923) (Lic# Unknown) (302) 645-6664

Listing Agent Email: <a href="mailto:leeann@leeanngroup.com">leeann@leeanngroup.com</a>

Responsible Broker: Sandy Wright (3260100) (Lic# RB-0003368-DE)

Listing Office: BERKSHIRE HATHAWAY HOMESERVICES GALLO-L (GALLO0) (Lic# R5-0002338)

16712 Kings Hwy, Lewes, DE 19958-4929

Office Manager: Sandy WRIGHT (3260100)

Office Phone: (302) 645-6661 Office Fax: (302) 645-7609

**Directions** 

Kings Hwy going toward the beach, home on right.

**Historical Compensation** 

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

Dual/Var Comm: No

**Listing Details** 

Original Price: \$849,900 Previous List Price: \$820,000
Vacation Rental: No Owner Name: Holly L Sullivan

Listing Agrmnt Type: Exclusive Right DOM / CDOM: 39 / 39
Prospects Excluded: No Original MLS Name: BRIGHT

Listing Service Type: Full Service Off Market Date: 12/01/21

Dual Agency: No Documents Available: Seller's Property Disclosure, Survey

Sale Type: Standard House Location
Listing Term Begins: 08/20/2021 Seller Concessions:

Listing Term Begins: 08/20/2021
Listing Entry Date: 08/20/2021
Possession: Settlement

Acceptable Financing: Cash, Conventional

Federal Flood Zone: No

Disclosures: Prop Disclosure

Sale/Lease Contract

Selling Agent: Lee Ann Wilkinson (3258923) (Lic# Unknown) (302) 645-6664

Selling Agent Email: <a href="mailto:leeann@leeanngroup.com">leeann@leeanngroup.com</a>

Selling Office: BERKSHIRE HATHAWAY HOMESERVICES GALLO-L (GALLO0) (Lic# R5-0002338)

Responsible Broker: Sandy Wright (3260100) (Lic# RB-0003368-DE)

16712 Kings Hwy, Lewes, DE 19958-4929

Office Phone: (302) 645-6661 Office Fax: (302) 645-7609

Concessions:NoAgreement of Sale Dt:09/26/21Close Date:11/30/21Close Sale Type:Standard SaleClose Price:\$790,000.00Buyer Financing:ConventionalLast List Price:\$819,900.00































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∠ Zestimate®

\$961,200

437 Kings Hwy, Lewes, DE 19958

beds baths sqft

Claim this home

Est. refi payment: \$5,433/mo S Refinance your loan

1) In appeals before the Board of Assessment Review, there is *no* "presumption" under State law that the County's assessment is correct.

9 Del. Code § 8301 provides each of Delaware's three counties with the authority for the annual assessment of property and persons. Section 8301(c) states simply, "The procedure in Sussex County shall be as provided in Chapter 70 of this title."

Those procedures for Sussex County are found in 9 Del. Code § 7004(e)-(l). *Nowhere* in these provisions is a "presumption of correctness" attributed to either the initial assessment made by the County's contractor Tyler Technologies or by the Assessor's office following Tyler's informal review/appeal. Nor is such a presumption found in 9 Del. Code § 8312(b), which spells out evidentiary procedures that county boards of assessment and Finance Departments must use in assessment appeals.

The County appears to be bootstrapping that presumption at *this preliminary stage of the appeals process* from the *next* subsection 9 Del. Code § 8312, subsection (c), which provides that *in an appeal to the Superior Court* from a decision of the Board of Assessment Review, "The decision of each board of assessment or Department or Office of Finance shall be prima facie correct and the burden of proof shall be on the appellant to show that such body acted contrary to law, fraudulently, arbitrarily or capriciously." We are not yet at the Superior Court. No similar provision appears in Chapter 70 or in section 8312(b). The County therefore cannot claim that the State has granted it such a presumption at this stage of the appeals process.

2) Even if such a presumption existed, it could not survive the arbitrary and capricious decisionmaking of Tyler Technologies and the Assessor's office.

The County has declined my FOIA request for all notes, emails, memos, etc. relating to my telephone conversation with County Assessor Chris Keeler about the highly unsatisfactory and unprofessional "informal review/appeal" of my case conducted by Tyler Technologies staffer Karen Kenny and my meeting immediately thereafter with Ms. Kenny's manager, Mr. Ryan Zuck. Ms. Kenny had not reviewed any of my pre-submitted evidence before my meeting with her, showed little interest in examining it during our meeting, and indicated that she would not be the person deciding my case (which Mr. Zuck confirmed). She attempted to bully me into having my property reinspected more than 18 months after the relevant assessment date of July 1, 2023 and asked me only one material question — "what did I think my property was worth?"

In her summary of the informal review, she mischaracterized my comment about the process when she claimed I stated the process was "aggravating." In fact, I stated that the process was "outrageous," which is why I demanded to see Mr. Zuck. I believe her recommendation of "no change" in my assessment was spiteful and retaliatory, rather than evidence-based, and the material produced to me by the County provides no evidentiary basis for supporting its assessment. Delaware case law would support my position:

"The case law addressing the 'arbitrary and capricious' standard contemplates that the scope of judicial inquiry is not limited to the adequacy of the evidence considered by the decision-

making agency. The inquiry may also include the adequacy of the process by which the relevant evidence and facts were obtained. If the law were otherwise, an agency could rely solely upon selected facts or evidence that would support one particular outcome while at the same time blinding itself – or refusing to inquire into – material facts or evidence that might compel an opposite outcome. This approach, if countenanced, would be the essence of arbitrariness.

"As this Court has stated in Willdel Realty v. New Castle County, Del. Ch., 270 A.2d 174, 178 (1970):

'Arbitrary and capricious' is usually ascribed to action which is unreasonable or irrational, or in that which is unconsidered or which is wilful and not the result of a winnowing or sifting process. It means action taken without consideration of and in disregard of the facts and circumstances of the cases. . . .

"Implicit in the deferential 'arbitrary and capricious' standard of review is the premise that the agency has employed a decision-making process rationally designed to uncover and address the available facts and evidence that bear materially upon the issue being decided. Indeed, it would seem that any decision made without such a process would be arbitrary by definition. . . .

"... But here there were no established rules. Rather, the Department made the rules up as it went along, never told Harmony what they were, and only after the game was over was Harmony told that it had flunked. Both the underlying legislative purpose and the factual record preclude any deference being given to a decision arrived at in this fashion."

Harmony Construction, Inc. v. Del. Dep't of Transportation, 668 A.2d 746, 750-51 (Del. Ch. 1995); accord, Express Scripts, Inc. v. Del. State Empl. Benefits Comm'n, 2021 WL 5873177 (Del. Ch. 2021) (unpublished) (quoting Willdel and citing Harmony).

Permit Date:	27-OCT-2023		Status:	1: Open	•
Number:	202315079		Date Completed:		
Amount:	1,000				
Type:	A026: ACC STRUCT 400'+ TOWN W/O BC	~			
Issued for Parid:	335-8.11-111.00				
Property Location:		<b>~</b>			
Troperty Location.		<u> </u>			
	TANGE OF THE STATE				
Notes:	6X8 SHED				
Permit Date:	24-OCT-2023	S	Status:	1: Open	•
Number:	202314860	[	Date Completed:		
Amount:	21,802				
Туре:	A016: RES ADD TOWN W/O BC	•			
Issued for Parid:	335-8.11-111.00				
Property Location:		, 			
rioperty Education.					
	DAVED DATIO 010 OF DETAINING WALL 100	(			
Notes:	PAVER PATIO 212 SF, RETAINING WALL 168	LF			
Permit Date:	22-FEB-2023		Status:	1: Open	•
Number:	202302289	I	Date Completed:		
Amount:	389,360				
Type:	A016: RES ADD TOWN W/O BC	•			
Issued for Parid:	335-8.11-111.00				
Property Location:		7			
	, ,				
Notes:	ADDING 820 SQ FT ADDITION AND REMODE	LING EVICTING			
Notes:	ADDITION AND REMODE	LING EXISTING			

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## SUSSEX COUNTY

Situs: 27288 WOODLAND RD Parcel ID: 531-15.00-60.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: April 3, 2025

**CURRENT OWNER** ROHLICH JOHN PATRICK

27288 WOODLAND ROAD

SEAFORD DE 19973

**GENERAL INFORMATION** 

Living Units 1

Neighborhood 3AR029

531150000600000000 Alternate ID

Vol / Pg District

3853/193

Zoning Class

AGRICULTURAL/RESIDEI Residential

**Property Notes** 



**Land Information** Type Size **Influence Factors** Influence % Value Primary Site AC 1.0000 56,420 AC 2.8300 38,620 Residual

Total Acres: 3.83

Spot:

Location:

Assessment Information											
	Assessed	Appraised	Cost	Income	Market						
Land	0	95,000	95,000	0	95,000						
Building	0	415,500	415,500	0	477,790						
Total	0	510,500	510,500	0	572,790						

Value Flag Cost Approach TD531DM2

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

	1		
Date	ID	Entry Code	Source
06/10/24	SLM	Data Mailer Change	Owner
07/26/23	MAE	Occupant Not At Home	Other

			Permit Informa	ation
Date Issued	Number	Price	Purpose	% Complete

Sales/Ownership History Validity **Deed Reference Deed Type Transfer Date** Price Type Grantee **RESIDENTIAL PROPERTY RECORD CARD** 2099

## SUSSEX COUNTY

Situs: 27288 WOODLAND RD Parcel ld: 531-15.00-60.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 3, 2025

Dwelling Information										
Style Story height Attic Exterior Walls Masonry Trim	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities	1963							
Color		In-law Apt	No							
		Basement								
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type								
Heating 8	& Cooling	Fireplaces								
Heat Type Fuel Type	Central Full Ac Electric	Stacks Openings								

System Type	Heat Pump		Pre-Fab	
		Room Detail		
Bedrooms	4		Full Baths	2
amily Rooms			<b>Half Baths</b>	1
Kitchone		Ev	tra Eivturos	2

Family Rooms Half Baths 1
Kitchens Extra Fixtures 2
Total Rooms 9
Kitchen Type Bath Type
Kitchen Remod No Bath Remod No

## Adjustments

Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area

#### **Grade & Depreciation**

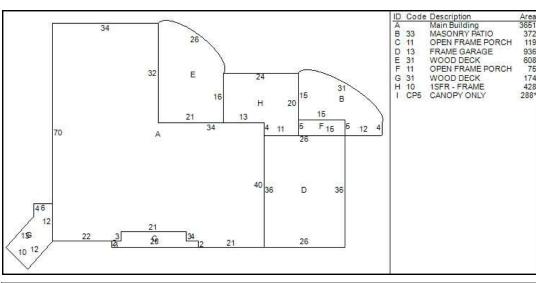
 Grade Condition
 B Fair Functional AVERAGE
 Functional Economic Cost & Design % Complete

 C Complete
 0 % Good Ovr % Good Ovr 1000

#### **Dwelling Computations**

Base Price	610,995	% Good	56
Plumbing	10,780	% Good Override	
Basement	-21,210	Functional	
Heating	50,680	Economic	
Attic	0	% Complete	100
Other Features	2,960	C&D Factor	
		Adj Factor	1
Subtotal	654,210	Additions	43,000
Ground Floor Area	3,651		
Total Living Area	4,079	Dwelling Value	409,400

Bu	ild	ina	N	otes



Outbuilding Data										
	Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value	
	Canopy	12 x	24	288	1	2000	С	Α	6,050	

#### **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	PARTDAT		PARDAT		PARDAT				DWELDAT					DAT DWELDA			AT DWELDA				SALES	SALES		SALES	SALES		SALES		
PARID		Street	Suffix	Town	SCH DIST			LUC	Calc'd Acres	Card	Story Meig		Yrbit	Rm Tot	Bedrm	Full Bath	Half Ba		Direct Co	er Grad	e Cond	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSF	ASR	Adjusted Price	ADI PSF			
531-15.00-60.00		WOODLAND	RD	00:None	3:SEAFORD	3AR025		101	3.83	1	- 1	03:RANCH	1963	,	4	2	- 1	6:FULL	0		4:Averag		4,079									125.15	
231-12.00-3.00		OLD MEADOW	RD	00:None	3:SEAFORD	3ARO38		101	2.54	1	2	07:COLONIAL	1967	8	5	4	2	6:FULL	0	8+	4:Averag		3,340		2:Land & Improv	450,000			518,400	155.21		P	RECORDED AS "D" VALUE SALE
132-6:00-75:04	26565	RIVER	RD	00:None	3:SEAFORD	3AR002	R	101	1.87	1	1.5	DS:CAPE COD	1997	7	4	3	2	6:FULL	0	B-	4:Averag	AV	2,492	06/08/21	2:Land & Improv	425,000	170.55		499,800	200.56			
131-5.00-43.01	6350	SEASHORE	HWY	00:None	5:WOODBRIDGE	5AR003		102	5	1	1.5	OB:CAPE COD	1974	8	5	3	1	3:CRAW	n. o	8+	2:Very Go	od VG	4,112	01/09/23	2:Land & Improv	449,000	109.19		465,300	113.16			
531-15.00-60.00	27255	WOODLAND	RD	00:None	3:SEAFORD	3AR025	R	101	3.63	1	1	03:RANCH	1963	9	4	2	1	6:FULL	0	5	4:Averag	AV	4,079									125.12	
531-12.00-241.00	26	WOODLAND	DR	00:None	3:SEAFORD	3AR033	. R	101	1.48	1	1	03:RANCH	1990	6	3	4	0	3:CRAW	n. o	8+	4:Averag	AV	3,699	01/11/22	2:tand & Improv	510,000	143.28	1.10	594,700	160.77	0.98		
132-6.00-58.00	7244	CLARK	RD	00:None	3:SEAFORD	3AR002	B	101	5.6	1	1	03:RANCH	2000	5	3	2	0	3:CRAW	n. o	C+	4:Averag	AV	1,794	01/26/23	2:tand & Improv	350,000	195.09	1.05	361,900	201.73	1.02		
131-5.00-43.01	6350	SEASHORE	HWY	00:None	5:WOODERIDGE	5AR000	. 8	102	5	1	1.5	OS:CAPE COD	1974	8	- 5	3	- 1	3:CRAW	n. O	8+	2:Very G	od VG	4,112	01/09/23	2:Land & Improv	449,000	109.19	1.15	464,266	112.91	0.88	_	
531-3.00-9.06	20472	ATLANTA	RD	00:None	5:WOODBRIDGE	5AR004	. A	202	10.85	1	1.5	DB:CAPE COD	2005	6	3	2	1	3:CRAW	n. o	8+	4:Averag	AV	3,672	11/12/21	2:tand & Improv	650,000	177.02	1.00	739,100	201.28	0.88		
531-11.00-95.00	4401	GREEN BRIAR	WAY	00:None	3:SEAFORD	3AR023	B	101	0.861	1	1.5	DB:CAPE COD	2018	6	3	2		3:CRAW	L 0		4:Average	AV	3.475	04/09/21	2:Land & Improv	420.000	120.86	1.31	500,600	144.05	1.10		
531-11.00-123.00	4396	GREEN BRIAR	WAY	00:None	3:SEAFORD	3AR023		101	0.906	1	1.5	OB:CAPE COD	2021	6	3	2		3.CRAW	L O		4:Average	AV	3.062	06/25/21	2:tand & Improv	385,000	125.73	1.32	452,800	147.88	1.13		
531-11.00-54.00	26230	OLD CARRIAGE	RD	00:None	3:SEAFORD	3AR025		101	2.18	1	1.5	OB:CAPE COD	1993	6	3	2	1	3.CRAW	L O	C+	4:Average	AV	2.613	01/19/22	2:tand & Improv	373.900	143.09	1.10	419,500	160.54	0.98		
132-6.00-75.04	26565	BIVER	RD	00:None	3:SEAFORD	3AR002		101	1.87	1	1.5	OB:CAPE COD	1997	7	4	3	2	6:FULL	0	0-	4:Average	AV	2.492	06/08/21	2:tand & Improv	425,000	170.55	1.13	499,800	200.56	0.96		
132-10.00-15.00	6163	GRIST	LN	00:None	15EAFORD	3AR002	. B	101	1.78	- 1	2	07:COLONIAL	1975	- 8	4	- 4	- 1	S:PARTI	AL 0	A-	4:Average	. W	3.927	11/16/22	2:Land & Improv	500,000	127.32	1.15	524,000	133.44	1.12	_	
231-12.00-3.00	24577	OLD MEADOW	RD	00:None	3:SEAFORD	3AR038		101	2.54	1	2	07:COLONIAL	1967		5	4	2	6:FULL	0	0+	4:Average	AV	3.340	05/24/21	2:tand & Improv	450,000	134.73	1.15	518.400	155.21	0.88		RECORDED AS "D" VALUE SALE
531-6.00-4.00	21006	WESLEY CHURCH	RD	00:None	3:SEAFORD	3AR022		101	2.95	1	2	07:COLONIAL	1900	6	3	1	1	3.CRAW	L O		4:Average	AV	3.140	12/13/21	2:tand & Improv	350,000	111.46	0.83	395.200	125.86	0.74		
531-12.00-231.00	19	WOODLAND	DR.	00:None	3:SEAFORD	3AR033		101	5.02	1	2	14:CONTEMPORARY	2012		5	3	1	3.CRAW	L O	A+	4:Average	AV	5.452	11/23/22	2:tand & Improv	965,000	177.00	0.97	1.011.300	185.49	0.92		
531-10.00-2.00	920	MIDWAY	LN	00:None	3:SEAFORD	3AR030	B	101	1.21	1	2.25	21:CONVENTIONAL	1977	7	4	2		3.CRAW	L O		4:Average	AV	4.896	05/12/22	2:tand & Improv	479,000	97.83	1.05	523.100	105.84	0.99		
531-5.00-5.06	22174	HIII	RD	00:None	3:SEAFORD	3AR022		101	2.5	1	2	21:CONVENTIONAL	1990			2	2	3.CRAW			4:Average	AV	3.156	04/05/21	2:tand & Improv	400,000	126.74	1.04	476,800	151.08	0.87		
																									MEDIAN	437,000	131.03	1.10	500,200	153.14	0.97		
																									AVERAGE	480,493			534,390	156.26			

☐ 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.

Proper	ty Identification	
Owner(:	5) : John Patrick Rehllich	Parcel ID: 531-15.00-60.00
Street A	ddress of Parcel: 2	7288 Woodland Road
Current	Assessment: \$ 777,500	
urchas	e Price (Total of Lar	nd and Improvement): \$1 Date of Purchase: 120220010
Special (	Conditions of Sale:	
		d □ Private Sale □ Auction □ Open Market □ Family □ Inherited
Major Ro Repairs,		tural changes to property since purchase (i.e., Demolition, Construction, Additions, Major
Year	sancial de la companyación de la c	Change
2022	\$21,713	Central Heating and Air
)escrip	tion of Property	
ot size/	Land Area 3.83	Style of Home Ranch
lumber	of: Bedrooms: 4	Bathrooms: Fireplaces: 2
	ed Basement	Finished Attic      Central Air  orch, 8x12 wast side composite deck, two rear concrete patto areas
orches	outbuildings or ac	cessory structures other than main dwelling:
	shed	

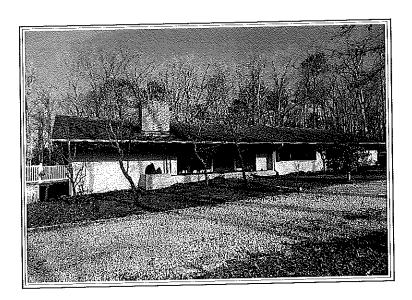
On wha	at basis do you reach that Opinion? One)	X	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).  Comparable Sales (identify below)  Other (provide detail below or in a separate attachment
Tyler	discuss the reason for your appeal and assessment varies greatly from appeal and the R. Huston, SRA of \$430,000 p	prai:	sal. Value shall be equal to the appraised value by
Compa	rable Sales rable sales must reasonably relate to sa	les as	of July 1, 2023. Any comparable sales you intend to discuss at the
not be value o	nermitted to testify or introduce evidence	e con <b>othe</b> r	attached to this form, or the Board will not consider them. You will occurring comparable sales not set forth in this form. The assessed homeowners, is not acceptable as evidence of overvaluation. Do our appeal.
	You m	ıust sı	ubmit <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: Bat	hrooi	ms: Fireplaces:
	☐ Finished Basement ☐ Finished Atti	с 🗆	l Central Air
	Porches and Additions:		
	Describe Garage or Other Improvemen	ts:	
	Additional Comments:		

Parcel Number	Owner
Address	
	Date of Sale
Lot Size/Land Area	Style of House
Number of: Bedrooms:	Bathrooms: Fireplaces:
☐ Finished Basement ☐ Finished	ed Attic □ Central Air
Porches and Additions:	
Describe Garage or Other Improv	vements:
	V
Additional Comments:	
Parcel Number	Owner
Address	
	Date of Sale
Sales Price \$	Date of Sale
Sales Price \$  Lot Size/Land Area	Date of Sale Style of House
Sales Price \$  Lot Size/Land Area	Date of Sale  Style of House  Bathrooms: Fireplaces:
Sales Price \$  Lot Size/Land Area  Number of: Bedrooms:  □ Finished Basement □Finish	Date of Sale  Style of House  Bathrooms: Fireplaces:
Sales Price \$  Lot Size/Land Area  Number of: Bedrooms:  □ Finished Basement □Finish	Date of Sale  Style of House  Bathrooms: Fireplaces:  ned Attic
Sales Price \$  Lot Size/Land Area  Number of: Bedrooms:  ☐ Finished Basement ☐ Finish  Porches and Additions	Date of Sale  Style of House  Bathrooms: Fireplaces:  ned Attic
Sales Price \$  Lot Size/Land Area  Number of: Bedrooms:  ☐ Finished Basement ☐ Finish  Porches and Additions	Date of Sale  Style of House  Bathrooms: Fireplaces:  ned Attic
Sales Price \$  Lot Size/Land Area  Number of: Bedrooms:  If Finished Basement If Inish  Porches and Additions	Date of Sale  Style of House  Bathrooms: Fireplaces:  ned Attic
Sales Price \$  Lot Size/Land Area  Number of: Bedrooms:  ☐ Finished Basement ☐ Finish  Porches and Additions	Date of Sale  Style of House  Bathrooms: Fireplaces:  ned Attic
Sales Price \$  Lot Size/Land Area  Number of: Bedrooms:  ☐ Finished Basement ☐ Finish  Porches and Additions  Describe Garage or Other Improv	Date of Sale  Style of House  Bathrooms: Fireplaces:  ned Attic
Sales Price \$  Lot Size/Land Area  Number of: Bedrooms:  ☐ Finished Basement ☐ Finish  Porches and Additions  Describe Garage or Other Improv	Date of Sale  Style of House  Bathrooms: Fireplaces:  ned Attic

Witnesses or Agents	
	on your behalf at the hearing. If necessary, attach a list of
Stephen R. Huston	Huston Appraisal Company
Name	Firm or Company
5069 Morgans Way, Laurel, DE, 19956 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 fiscal of the statements has been decided by the statement of the said property for fiscal of the statement of the s	or authorized agent of the owner for the described property, and of his/her knowledge and belief, and asks the Board of Assessment year 2025 be reduced to: \$450,000
Signature of Owner or agent <sup>1</sup>	The state of the s
Print Name and Title: John P Robilith	
Mailing Address: 27288 Woodland Road	
Seaford De, 19973	
E Mail Address: JPRoblich@Gmail.com	Telephone: 302.217.2497
Please use ☐ mailing address 🗹 e r	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	or a formal hearing, please check here 🗖 and the Board will contained in this form.
I request that Assessment disclose witnesses and exhi	bits. ⊡

<sup>&</sup>lt;sup>1</sup> If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear and represent the interest of the owner herein.

## APPRAISAL OF



A Single Unit Residence

## LOCATED AT:

27288 Woodland Road Seaford, DE 19973

## CLIENT:

Mr. John P. Rohlich 27288 Woodland Road Seaford, DE 19973

AS OF:

June 30, 2023

BY:

Stephen R. Huston, SRA Certified Residential Real Property Appraiser March 18, 2025

Mr. John P. Rohlich 27288 Woodland Road Seaford, DE 19973

File Number: 03102025Rohlich

Dear Mr. Rohlich,

In accordance with your request, I have appraised the real property at:

27288 Woodland Road Seaford, DE 19973

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of June 30, 2023

is:

## \$430,000 Four Hundred Thirty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Respectfully submitted,

Stephen R. Huston, SRA

Certified Residential Real Property Appraiser

DE #X2-0000165

## Restricted-Use Residential Appraisal Report

File No. 03102025Rohlich

I The mirrore of interangual rendit is to bibyloc pie cit				
THE PURPOSE OF THE DEPT. CO. D. D. L. C.	ent with a credible opinion of the defined value	jprohlich@gmail.com		
Client Name/Intended User Mr. John P. Rohli		eaford	State DE	Zip 19973
Client Address 27288 Woodland Road	Chys	wing the appraisal Mr	John P. Rohlich	
	ended for use by the client ord	ering the appraisal, wit.	ddranead	
	nortie to actimate the marker	value as of the effective	c date, in conjune	HOU MILL THE
Sussex County property tax re-asse	ssment. The appraisal effective	e date is retrospective	as of June 30, 20	
Sussex County property tax re-asac	City S	eaford	State <b>DE</b>	Zip 19973
Properly Address 27288 Woodland Road			County Sus	sex
Owner of Public Record John P. Rohlich		1	page 103 / Seafor	d Hundred
Owner of Public Record John P. Ronlich Legal Description Parcel 60.00, north side	of county road 536 / Sussex C	ounty deed book soss,	page 153   Genior	4 624 00
Assessor's Parcel # 531-15.00-60.00	T XGT	ear ZUZU		
Neighborhood Name unincorporated area	Map	Reference ED 57 A	Census Tract	0504.01
Neighborhood Name Unificul potated area	Leasehold Other (describe)			
Property Rights Appraised X Fee Simple	Leasendid Cone (describe)	rea years prior to the effective date	of this appraisal.	
My research did X did not reveal any prior sa	les or transfers of the subject property for the u	ree years prior to the enective obte	or this approximation.	
Prior Sale/Transfer Date	PriceSource			thin the nast three
Analysis of prior sale or transfer history of the subject p	roperty (and comparable sales, if applicable)	No prior sale of the su	plect broberty wi	dilli the past tince
years of the June 30, 2023 appraisa	l effective date.			
years of the Julie 30, 2023 appliasa	Circuit Carre			
				-
	<u> </u>			
			suningi data sa s	fferings ontions or
Offerings, options and contracts as of the effective date	of the appraisal As of the June 30	, 2023 retrospective ap	praisai date, no o	neringa, options or
contracts on the subject property a	re known or have been disclos	ed to this apprais <u>e</u> r.		
contracts on the subject broberty a	to allowing of horse poors discount			
			One-Unit Housing	Present Land Use %
Neighborhood Characteristics	One-Unit Housing			
Location Urban Suburban X Rural	Property Values Increasing	K Stable Declining	PRICE AGE	
	110001111111111111111111111111111111111	X) In Balance Over Supply	\$(000) (yrs)	2-4 Unil %
Built-Up Over 75% X 25-75% Under	ESTR   Deliteration Dupping Communication of the			Multi-Family %
Growth Rapid X Slable Slow	Marketing Time Under 3 mths	A - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 - 4 -		Commercial %
Neighborhood Boundaries Competitive area	i is bounded by the Maryland s	tate line to the west	CCC - tage	
			275+ Pred. 25+	
and south, Kent County to the nort Neighborhood Description The subject pror			Woodland Road),	approximately one
Neighborhood Description The subject prop mile south-west of In-town Seaford	5 U.S. Situated of the Herman	eal dwelling in the rura	I subject area is o	of average to good
I mile south-west of in-town Seaford	for all local facilities. The typ	Car dwelling in the land		
custom quality; dwelling sizes, age	s and styles are mixed includi	ng manutactured nome	s	
Market Conditions (including support for the above co	Market conditions as (	f June 30, 2023 Were C	onsidered good v	/ith moderate
Market Conditions (including support for the above co	nciusions) Market Contamons de C	Cimilar re-cales withi	n the immediate I	ural
Market Conditions (including support for the above co mortgage interest rates and minim	al competitive inventory levels	Similar re-sales with	-lin evenes of	civ months since
noighborhood/area were limited. T	he typical appraisal will requir	the consideration of a	ales in excess of	SIX IIIOITTIS SINCE
the date of transportion in order to	shtain reasonable property cor			
the date of transaction in order to o	obtain reasonable property con			
the date of transaction in order to on the blue of transaction in order to one of the blue	htain reasonable property cor	Shape rectangular;	irregular View r	esidential / wooded
blmcnslons see attached plat map	Area 3.83 acres	Shape rectangular; ral & residential (Susse	irregular View r	
the date of transaction in order to or Dimensions see attached plat map  Specific Zoning Classification AR-1	Area 3.83 acres  Zoning Description agricultur  Area frankfathered Use)  No Zoni	Shape rectangular; ral & residential (Susse	Irregular View r x County codes)	esidential / wooded
the date of transaction in order to or Dimensions see attached plat map Specific Zoning Classification AR-1 Zoning Compliance \( \begin{array}{c} \lambda \text{Legal} & \ldots \text{Legal Nonco} \end{array} \]	Area 3.83 acres  Zoning Description agricultu  Informing (Grandfathered Use)  No Zoni	Shape rectangular; ral & residential (Susseing	rregular View r x County codes)	esidential / wooded
the date of transaction in order to or Dimensions see attached plat map Specific Zoning Classification AR-1 Zoning Compliance \( \begin{array}{c} \lambda \text{Legal} & \ldots \text{Legal Nonco} \end{array} \]	Area 3.83 acres  Zoning Description agricultu  Informing (Grandfathered Use)  No Zoni	Shape rectangular; ral & residential (Susseing	rregular View r x County codes)	esidential / wooded
the date of transaction in order to or Dimensions see attached plat map Specific Zoning Classification AR-1 Zoning Compliance \(\begin{array}{c} \lambda \left[ \left] \left[ \left] \left[ \left[ \left] \left[ \left] \left[ \left[ \left] \left[ \left] \left[ \left] \left[ \left[ \le	Area 3.83 acres  Zoning Description agricultu onforming (Grandfathered Use) Improved (or as proposed per plans and specificipated for the subject area. Co	Shape rectangular; ral & residential (Susse ng   lilegal (describe) callons) the present use?   X urrent residential use is	rregular View r x County codes)  Yes No if No, de	esidential / wooded scribe. No imminent in the classification.
the date of transaction in order to or Dimensions see attached plat map  Specific Zoning Classification AR-1  Zoning Compliance \( \begin{array}{c} \le \text{Legal Nonco} \\ Is the highest and best use of the subject property as zoning changes are known or anticolar to the subject property as zoning changes are known or anticolar to the subject property as zoning changes are known or anticolar to the subject property as zoning changes are known or anticolar to the subject property as zoning changes.	Area 3.83 acres  Zoning Description agricultu unforming (Grandfathered Use) No Zoni Improved (or as proposed per plans and specif sipated for the subject area. Co	Shape rectangular; ral & residential (Susse ng   Illegal (describe) callons) the present use?   X urrent residential use is ther (describe)	irregular View r x County codes)  Yes No if No, de conforming with	scribe. No imminent in the classification.  Type Public Private
the date of transaction in order to or Dimensions see attached plat map Specific Zoning Classification AR-1 Zoning Compliance \(\begin{array}{c} \le	Area 3.83 acres  Zoning Description agricultu unforming (Grandfathered Use) No Zoni improved (or as proposed per plans and specificipated for the subject area. Compared to the subject area.  Public C	Shape rectangular; ral & residential (Susse ng   Illegal (describe) calions) the present use?       Irrent residential use is ther (describe)	irregular View r x County codes)  Yes No if No, de conforming with Off-siteImprovements- Street asphalt	esidential / wooded scribe. No imminent in the classification.
the date of transaction in order to or Dimensions see attached plat map Specific Zoning Classification AR-1 Zoning Compilance X Legal Legal Nonco Is the highest and best use of the subject property as zoning changes are known or anticounties Public Other (describe) Efectricity X	Area 3.83 acres  Zoning Description agricultu onforming (Grandfathered Use) Improved (or as proposed per plans and specificated for the subject area.  Water  Water  Water	Shape rectangular; ral & residential (Susse ng   Illegal (describe) cations) the present use?   X urrent residential use is ther (describe)   X   well	irregular View r x County codes)  Yes No if No, de conforming with Off-site improvements— Sireet asphalt  Alley none	scribe. No imminent in the classification.  -Type Public Private X
the date of transaction in order to or Dimensions see attached plat map Specific Zoning Classification AR-1 Zoning Compliance X Legal Legal Nonco Is the highest and best use of the subject priporty as zoning changes are known or antic Unitities Public Other (describe) Electricity X Gas X propane	Area 3.83 acres  Zoning Description agricultu enforming (Grandfathered Use) No Zoni improved (or as proposed per plans and specificipated for the subject area. Ci Water Public Ci Water Sanitary Sewer	Shape rectangular; ral & residential (Susse ng   Miegal (describe) callons) the present use?   X urrent residential use is ther (describe)   X   well     X   septic system   for the immediate rura	regular View r x County codes)  Yes No if No, de conforming with off-site improvements— Street asphalt Alley none	scribe. No imminent in the classification.  Type Public Private X
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# Restricted-Use Residential Appraisal Report

File No. 03102025Rohlich

FEATURE			11510 1	COMPARABLE S	ALE NO. 2	COMPARABLE SA	ALE NO. 3
	SUBJECT	COMPARABLE S		26565 River Road		6350 Seashore Hi	
27288 Woodland F				Seaford, DE 1997		Bridgeville, DE 19933	
Address Seaford, DE	19973 l		<u> </u>	1.30 miles SE		9,58 miles NE	
Preximity to Subject		4.11 miles NE	450,000	1,30 mes 62	425,000	\$	450,000
Sale Price	\$	3	450,000	\$ 130.77 sq.fl.		\$ 118.42 sq.fl.	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 100.00 sq.ft.	(C)	Bright MLS # DE	CU172902	Bright MLS # DES	SU2030484
Data Source(s)		Bright MLS # DE	SU176804	Bright MILS # DE	00 75 04	tax map # 131-5.0	0-43.01
Verification Source(s)		tax map # 231-12	.00-3.00	tax map # 132-6.		DESCRIPTION .	+(-) \$ Adjustment
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	· (·) \$ Adjustment	DESCRIPTION	i (-) \$ Adjustment		16-1 2 Medicaniera
Sale or Financing	Transaciones (S. S. S. S	none		none		none	
Concessions	9 93 8 98 E ST						0
		05/24/2021	0	05/21/2021	0	01/05/2023	
Date of Sale/Time	average/rural	average/rural		average/rural		average/rural	
Location	fee simple	fee simple		fee simple		fee simple	0.000
Leasehold/Fee Simple	3.83 acres	3.50 acres	0	1.62 acres	+17,680	5 acres	-9,360
Site	residential/rural	resident./rural	<u> </u>	resident./rural		resident./rural	
View		colonial	0	cape cod	0	colonial	0
Design (Style)	ranch			average/good	_	average/good	
Quality of Construction	average/good	average/good		24 act./15+ eff.	-12.500	49 act./25+ eff.	0
Actual Age	58 act./40+ eff.	54 act./40+ eff.		good/average	-21 000	good/renovated	-45,000
Condillon	average	average			21,022	Total Burms Baths	
Above Grade	Total Bdrms Baths	Total Burms Baths			- 0	8+ 5 5.5	-10,000
Room Count	10 4 3	8 4 4.5	-7,500	10 4 3	31,680	3,800 sq.fl.	15,180
Gross Living Area 30.00	4,306 sq.ft.	4,500 sq.ft.	-5,820				+20,000
Basement & Finished	2,792 SF unfin.	1,168 SF		1,400 SF 90%	1	none	. 20,000
Rooms Below Grade	2	finished / 2+	0	finished / 2+	0		
Functional Utility	average	average	<u> </u>	average	ļ <u>-</u>	average	
	heat pump/AC	heat pump/AC		FWA/AC	0	heat pump/AC	
Healing/Cooling	standard	standard		standard	1	standard	<del></del>
Energy Efficient Items		2 car attached	+3.500	2 att./2 detach.	-3,500	2 car detached	+3,500
Garage/Carport	3 car attached		0,000	ap. porch/deck	0	op. porch/patio	0
Porch/Patio/Deck	e.porch/patios/d	în-ground pool	-10,000				
<u> </u>	<del> </del>	in-ground pool	-10,000				
i		<u> </u>	40.000	XI+   D-   \$	12,360	)+ X)- \$	25,680
Net Adjustment (Total)		<u>+ X</u> - <u>s</u>	19,820	1	12,000	Net Adj5.7%	
Adjusted Sale Price		Net Adj4.4%		Nei Adj. 2.9%	427 200	Gross Adj. 22.9% \$	424,320
of Comparables		Gross Adl. 6.0% \$	430,180	Gross Adj. 20.3% \$	431,300	[GI022 Ru]. ZZ.3/0 [ \$	
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COSTAPPROACHTOV Site Value Comments not considered a	ALUE Due to the dwelling reliable approach	gage and inheren to value the subj	t subjectivity ect and is no	in estimating acc t being developed	rued depreci	ation, the Cost Ap	proach is
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## Text Addendum

S M. I. L. D. DHilleb (Client)	File N	lo.: 03102025Rohlich	
Borrower: Mr. John P. Rohlich (Client)	Case	No.	
Property Address: 27288 Woodland Road			
	State: DE	Zip: 19973	
Clly: Seaford			
Lender: Mr. John P. Rohlich (Client)			

The value estimate recited herein is retrospective as of June 30, 2023. The date of physical property inspection by this appraiser was March 10, 2025. This appraiser has previously inspected the subject property on June 7, 2010.

Retrospective value opinion: A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." Source: Appraisal Institute

Comments on the Improvements: The subject dwelling was constructed in 1965, is rated of average to good custom quality and is rated in overall average condition for its estimated effective age. There have been no significant interior or exterior renovations and/or updates. Mr. John P. Rohlich was present during the property inspection and provided dwelling information. The primary dwelling HVAC system is by electric heat pump. There is also an additional hot water baseboard system and wood fired boiler which is minimally utilized according to Mr. Rohlich. This appraiser has previously inspected the subject property on June 7, 2010. Mr. Rohlich reported that the HVAC system was replaced subsequent to 2010 and there has also been new drywall and windows replaced in areas. No dwelling physical or functional inadequacies were

Summary of Sales Comparison Approach: The search for comparable sales comprised the subject Seaford Hundred, the adjacent and competitive Nanticoke, Broadcreek and Northwest Fork Hundred market areas, all single-family detached residential transactions settled between January 1, 2021 through June 30, 2023. A more specific and concentrated search was completed for transactions comprising sales of properties with reported dwelling finished above-grade livable area of between 3,000 and 5,000 square feet, in addition to site sizes between two and ten acres. A total of three closed transactions have been identified and selected for adjustment and analysis herein.

Adjustments to the comparables: The three sales bracket the subject dwelling in reported dwelling size; Comparable Sale 1 is superior for which downward adjustment was applied. Comparable Sales 2 & 3 are inferior and upward adjustment was applied. The three sales also bracket the subject in site size. Comparable Sale 2 is inferior and upward adjustment was applied. Comparable Sale 3 is superior and downward adjustment was applied. Comparable Sale 1 is approximately equal in site size and no additional adjustment is observed. Both Sales 1 & 2 offer basements which are inferior in size as compared to the subject although are finished and no additional adjustment is observed. Comparable Sale 3 does not offer a basement amenity and upward adjustment was applied. Comparable Sales 1 & 3 are inferior in garage capacity and upward adjustment was applied. Comparable Sale 2 is superior, offering a two-car attached garage and also a two-car detached garage and downward adjustment was applied. Comparable Sale 2 is considered superior to the subject in dwelling condition for which a rounded 5% downward adjustment was applied; Sale 2 is also superior to the subject in dwelling age and downward adjustment was applied. Comparable Sale 3 has been extensively renovated/updated prior to the sale and a rounded 10% condition adjustment was applied. Both Comparable Sales 1 & 3 are superior to the subject in bath count and downward adjustment was applied. Comparable Sale 1 offered a 20x40 in-ground pool and downward adjustment was applied. All comparable sales are located in rural locations, outside of established or restricted subdivisions, similar to the subject.

#### Sale Terms

Comparable Sale 1: Listed for sale at \$490,000 on February 1, 2021 and sold for \$450,000 on May 24, 2021. Total days on market were 74. Sale terms were standard with conventional financing. There were no additional reported seller paid concessions and/or contributions.

Comparable Sale 2: Listed for sale at \$439,900 on November 10, 2020 and sold for \$425,000 on May 21, 2021. Total days on market were 148. Sale terms were standard with conventional financing. There were no additional reported seller paid concessions and/or contributions.

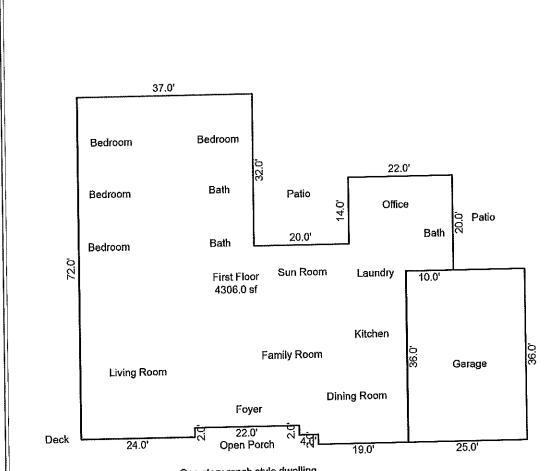
Comparable Sale 3: Listed for sale at \$474,900 on October 8, 2023, reduced to a terminal list price of \$449,000 and sold for \$450,000 on January 5, 2023. Total days on market were 19. Sale terms were standard with conventional financing. There were no additional seller paid concessions and/or contributions.

All comparable sale locations have been previously viewed by this appraiser. Comparable sale interior dwelling photographs were viewed through the Bright MLS data system (Sussex County Association of Realfors - member).

	<u></u>
Appraiser: A Marian	Supervisory Appraiser:
Appraiser: Name: Stephen R. Huston, SRA	Name:
	TXT4012870

## FLOORPLAN SKETCH

FLOORPLAN SKETCH	
File No.: 03102025Rohlich	
Client: Mr. John P. Rohlich Case No.:	
Property Address: 27288 Woodland Road State: DE Zip: 19973	
Cily: Seaford	



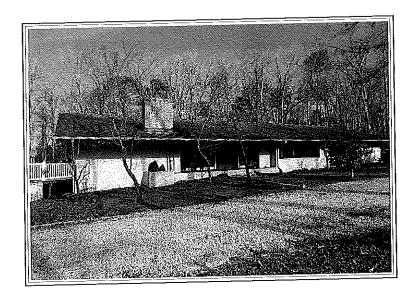
One story ranch style dwelling with partial, unfinished basement \*All dimensions/square foot calculations are approximate +/-.

								Apex Sketch
Code GLÅ1	AREA ( Description First Flaor	CALCULAT) Factor 1.0	MARY Perimeter 338.0	Net Totals 4306.0	Name Bas	LCULATIONS BR e x Height x 22.0 x 36.0 x 40.0 x 7.0 x 72.0 x 70.0 x 38.0 x	EAKDOWN  Width = 20.0 = 12.0 = 11.0 = 2.0 = 24.0 = 13.0 = 9.0 =	Area 440.0 432.0 440.0 14.0 1728.0 910.0 342.0
	Net LIVABLE		(rounded)	4,306	7 total Items		(rounded)	4,306

@ Starcap Harketing, LLC. dba Apax Softwara

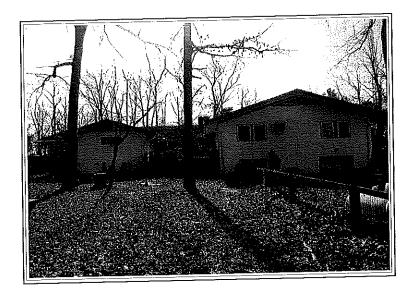
## SUBJECT PROPERTY PHOTO ADDENDUM

		File No.: 03102025Rohlich	
I	Client: Mr. John P. Rohlich	Case No.:	
١	Properly Address: 27288 Woodland Road State: DE	Zip: 19973	
L	Clly: Seaford		



FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: June 30, 2023 Appraised Value: \$ 430,000

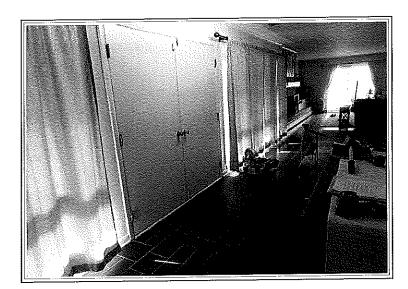


REAR VIEW OF SUBJECT PROPERTY



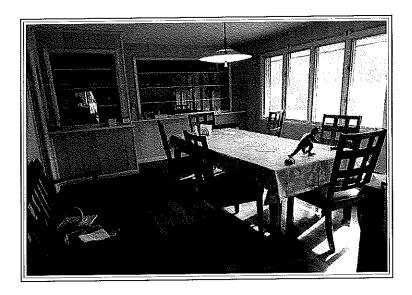
STREET SCENE

Client: Mr. John P. Rohlich	File No.: 03102025Rohlich
Properly Address: 27288 Woodland Road	Case No.:
City: Seaford	State: DE Zip: 19973

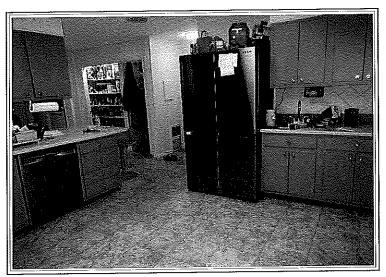


Dwelling interior photographs:

Foyer / front entry



Dining Room



Kitchen

Client: Mr. John P. Rohlich	File No.:	03102025Rohlich
Client: Mr. John P. Rohlich Property Address: 27288 Woodland Road	Case No.	
City: Seaford	State: <b>DE</b>	Zip: 19973



Additional kitchen view

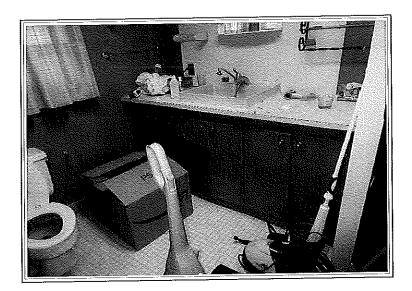


Laundry closet to right



Office / shop area

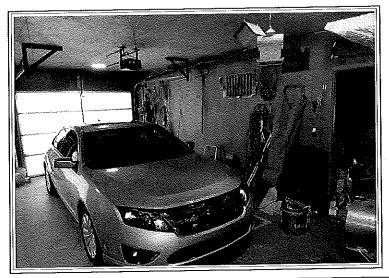
Client: Mr. John P. Rohlich	File No	.: 03102025Rohlich
Property Address: 27288 Woodland Road	Case N	
City Seaford	State: DE	Zip: 19973



Bath 1



Three-car attached garage; interior



Additional garage interior view

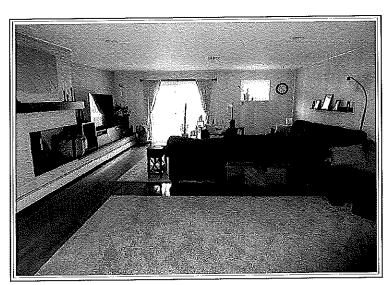
Client: Mr. John P. Rohlich	File No.: 03102025Rohlich
Property Address: 27288 Woodland Road	Case No.:
Cilv Seaford	State: DE Zip: 19973



Family Room; fireplace with wood stove insert



Sun Room



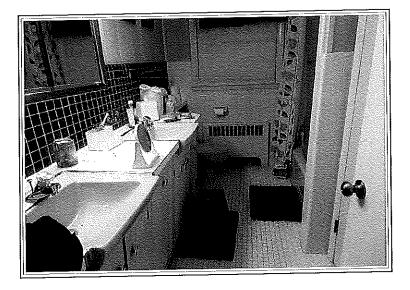
Living Room (fireplace is not operable)

Produced using ACI software, 800 234.8727 www.zcineb.com

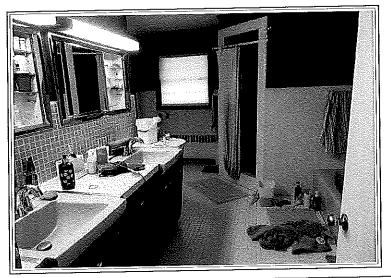
Client: Mr. John P. Rohlich	File No.: 03102025Rohlich
Client: Mr. John P. Rohlich Properly Address: 27288 Woodland Road	Case No.:
City Perford	State: <b>DE</b> Zip: 19973



Additional living room view

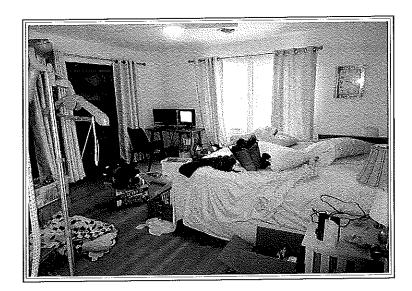


Bath 2

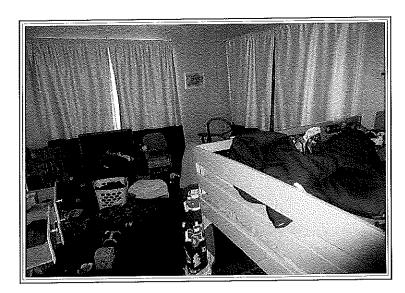


Bath 3

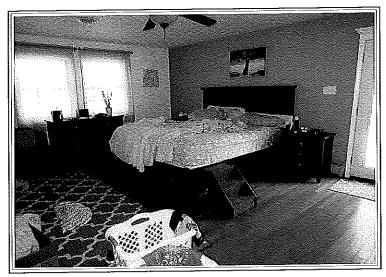
Client: Mr. John P. Rohlich	File No.: 03102025Rohlich
Properly Address: 27288 Woodland Road	Case No.:
Cilv. Seaford	State: DE Zip: 19973



Bedroom 1

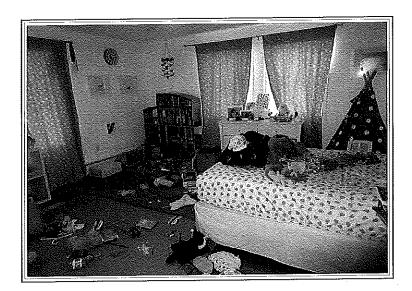


Bedroom 2



Bedroom 3

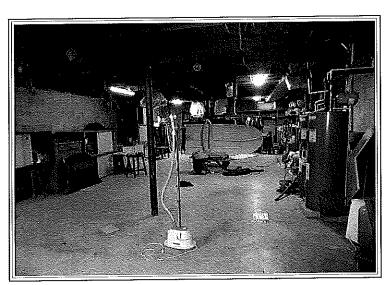
Client: Mr. John P. Rohlich	File No.: 03102025Rohlich	_
Properly Address: 27288 Woodland Road	Case No.;	
Cily: Seaford	State: DE Zip: 19973	



Bedroom 4

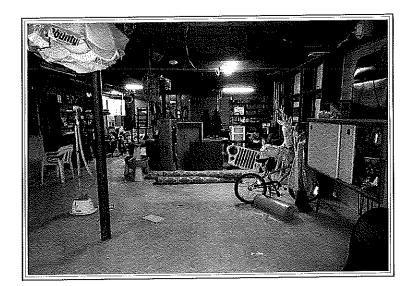


2,792 square foot +/- unfinished basement

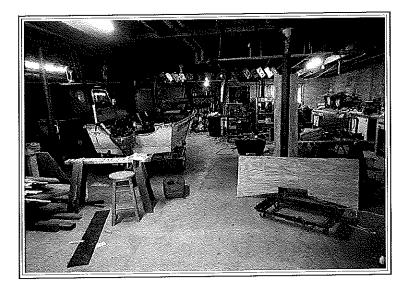


Additional basement view

Client: Mr. John P. Rohlich	File	No.: 03102025Rohlich
Properly Address: 27288 Woodland Road	Cas	e No.:
Cily Seaford	State: DE	Zip: 19973



Additional basement view



Additional basement view



Front entry lane

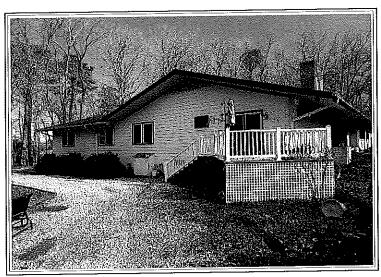
Client: Mr. John P. Rohlich	File	No.: 03102025Rohlich
Property Address: 27288 Woodland Road	Cas	ie No.:
Cliv Seaford	State: DE	Zlp: <b>19973</b>



Rear yard area

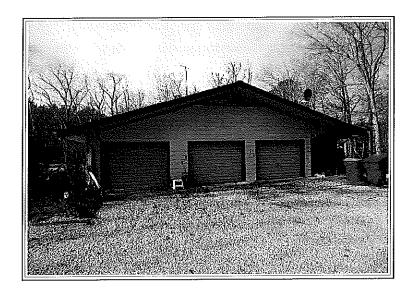


Additional rear yard area view

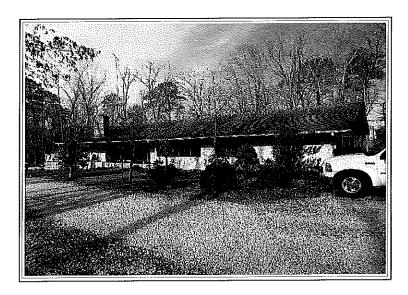


Dwelling west side view

Client: Mr. John P. Rohlich	File No.: 03102025Rohlich		
Property Address; 27288 Woodland Road	Case No.:		
City: Seaford	State: DE Zip: 19973		



Dwelling east side view



Additional front view



Additional street and neighborhood view; Woodland Road looking east

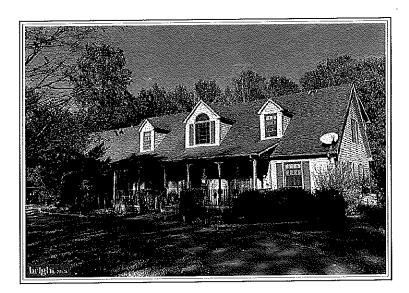
## COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Mr. John P. Rohlich	File N	o.: 03102025Rohlich
Property Address: 27288 Woodland Road	Case No,:	
City: Seaford	State: DE	Zip: 19973



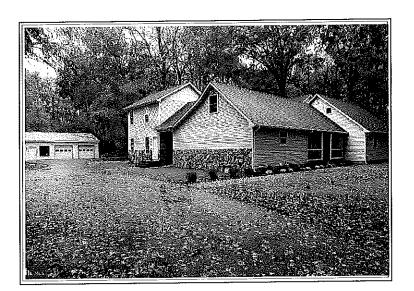
## COMPARABLE SALE #1

24577 Old Meadow Road Seaford, DE 19973 Sale Date: 05/24/2021 Sale Price: \$ 450,000



## COMPARABLE SALE #2

26565 River Road Seaford, DE 19973 Sale Date: 05/21/2021 Sale Price: \$ 425,000

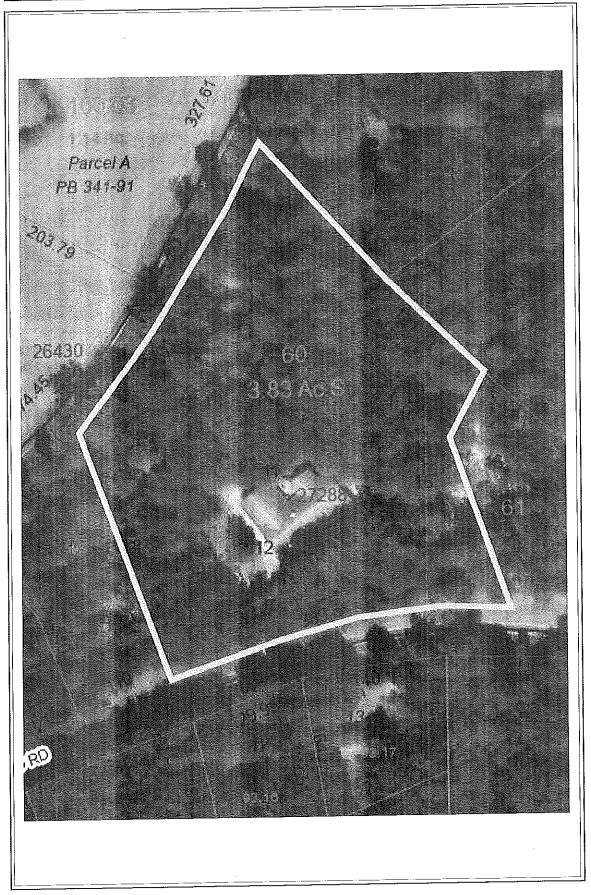


## COMPARABLE SALE #3

6350 Seashore Highway Bridgeville, DE 19933 Sale Date: 01/05/2023 Sale Price: \$ 450,000 
 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

 Property Address:
 27288 Woodland Road
 Case No.:

 Cily:
 State:
 DE
 Zip: 19973

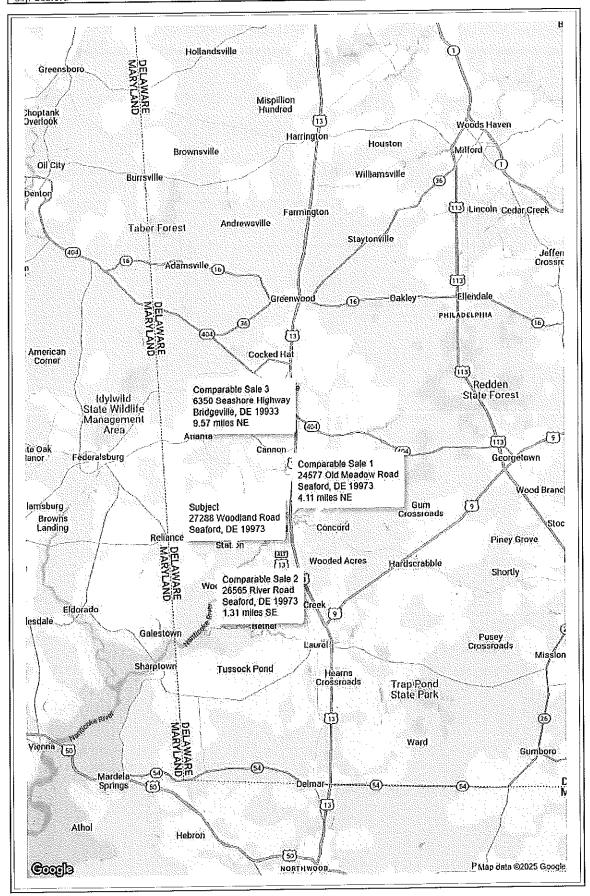


#### AERIAL MAP

Client: Mr. John P. Rohlich	FI	e No.: 03102025Rohlich
Property Address; 27288 Woodland Road	Ca	ase No.:
Clly: Seaford	State: DE	Zip: 19973



Client: Mr. John P. Rohlich		File No.: 03102025Rohlich
Property Address: 27288 Woodland Road		Case No.:
City: Seaford	State: DE	Zip: 19973



Client: Mr. John P. Rohlich	File No.: <b>03</b>	102025Rohlich
Property Address; 27288 Woodland Road	Case No.:	
Clly: Seaford	State: DE	Zip: 19973



#### FLOOD INFORMATION

Community: SUSSEX COUNTY

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 10005C0382K

Panel: 10005C0382

Zone: X

Map Date: 03-16-2015

FIPS: 10005

Source: FEMA DFIRM

#### LEGEND



= FEMA Special Flood Hazard Area - High Risk



= Moderate and Minimal Risk Areas

#### Road View:



= Forest



⇒ Water

# Sky Flood"

No representations of wavanties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title (hereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been recytously made thereto.
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the citent and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, safes, or other media, without the written consent of the appraiser.
- 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation solitement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, moth or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

- 9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of insurable Value for property insurance coverage/use.
- 11. The ACI General Purpose Appraisal Report (GPAR<sup>TN</sup>) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Huston Appraisal Company (Donna G. Huston/deceased) has previously appraised the subject property on June 7, 2010. Stephen R. Huston, SRA, has not previously appraised or provided services for the property that is the subject of this report within the past three years.

As of the current date, Stephen R. Huston, SRA, has completed the continuing education program for the Designated members of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Exposure Period: The retrospective exposure period is estimated at between -1 and 4+ months.

Additional comments regarding Intended Use/User: The intended user of this report is the client requesting the appraisal, Mr. John P. Rohlich. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the client to understand the report. Any other party receiving a copy of this report is not an intended user, nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser. The intended use is to evaluate the property that is the subject of this report for property tax assessment appeal, subject to the stated scope of work, purpose, reporting requirements and definition of market value.



Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledge and b	elief:
The statements of fact contained in this report are true and correct.	
<ol><li>The reported analyses, opinions, and conclusions are limited only by the reported assump professional analyses, opinions, and conclusions.</li></ol>	llons and limiting conditions and are the appraiser's personal, impartial, and unbiased
<ol> <li>Unless otherwise stated, the appraiser has no present or prospective interest in the proper involved.</li> </ol>	ly that is the subject of this report and has no personal interest with respect to the parties
4. The appraiser has no blas with respect to the property that is the subject of this report or to	the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or re-	orring predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the de	evelopment or reporting of a predetermined value or direction in value that favors the cause of
the client, the amount of the value opinion, the attainment of a stipulated result, or the occurre	nce of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has t	
<ol><li>Unless otherwise noted, the appraiser has made a personal inspection of the property that</li></ol>	
<ol> <li>Unless noted below, no one provided significant real property appraisal assistance to the a</li> </ol>	ppraiser signing this certification. Significant real property appraisal assistance provided by:
Additional Certifications:	
Definition of Value: X Market Value Other Value:	
Definition of Value: X Market Value Other Value: Source of Definition: *See below.	
Market Value: As defined by the Office of the Comptroller of	Currency (OCC) under 12 CER Part 34 Subpart C-Appraisals
	Cutteticy (Coo) ander the Ottel Late of Cappair o Application
34.42 Definitions, the Board of Governors of the Federal Res	erve System (FRS) and the Federal Deposit Insurance
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# **APPRAISAL OF**



A Single Unit Residence

**LOCATED AT:** 

27288 Woodland Road Seaford, DE 19973

CLIENT:

Mr. John P. Rohlich 27288 Woodland Road Seaford, DE 19973

AS OF:

June 30, 2023

BY:

Stephen R. Huston, SRA Certified Residential Real Property Appraiser March 18, 2025

Mr. John P. Rohlich 27288 Woodland Road Seaford, DE 19973

File Number: 03102025Rohlich

Dear Mr. Rohlich,

In accordance with your request, I have appraised the real property at:

27288 Woodland Road Seaford, DE 19973

The purpose of this appraisal is to develop an opinion of the defined value of the subject property, as improved. The property rights appraised are the fee simple interest in the site and improvements.

In my opinion, the defined value of the property as of **June 30, 2023** 

is:

# \$430,000 Four Hundred Thirty Thousand Dollars

The attached report contains the description, analysis and supportive data for the conclusions, final opinion of value, descriptive photographs, assignment conditions and appropriate certifications.

Respectfully submitted,

Stephen R. Huston, SRA

**Certified Residential Real Property Appraiser** 

DE #X2-0000165

# Restricted-Use Residential Appraisal Report

File No. 03102025Rohlich

					ty, given the intended use of	the appraisa	il.	
Client Name/Intended Use Client Address <b>27288</b>		nlich		ail jprohlich@gr Seaford		tate <b>DE</b>	Zip <b>19973</b>	
		tended for use hy			عام : aisal, Mr. John P. آ			not
					ed or re-addressed		Tills report is i	101
					e effective date, in		ction with the	
					spective as of Jun			
Property Address 2728				Seaford		tate <b>DE</b>	Zip <b>19973</b>	
Owner of Public Record J	ohn P. Rohlich		•		C	ounty Sus	sex	
Legal Description Parce	el 60.00, north sid	e of county road	536 / Sussex (	County deed bo	ook 3853, page 193	/ Seafor	d Hundred	
Assessor's Parcel # 531	-15.00-60.00		Tax	Year <b>2023</b>	R	.E. Taxes \$	1,624.00	
Neighborhood Name <b>un</b>				Reference <b>ED 57</b>	<b>A</b> C	ensus Tract	0504.01	
Property Rights Appraised			(describe)					
					effective date of this apprais	al.		
	ate	Price		rce(s)	of the cubicat was		4h:n 4h a maat 4h u	
		t property (and comparable	sales, if applicable)	No prior sale	of the subject pro	perty wi	tnin the past thr	ee
years of the June	s 30, 2023 apprais	ai effective date.						
5								
7								
)								
Offerings, options and con	tracts as of the effective da	ate of the appraisal As	of the June 30	0, 2023 retrospe	ective appraisal da	te, no of	fferings, options	s or
- '		are known or have				•	<b>y</b> , ,	
				•				
Neighborho	od Characteristics		One-Unit Housi		One-Unit Ho	using	Present Land Use	
Location Urban	Suburban X Rural	Property Values		=	eclining PRICE	AGE		<b>50</b> %
	=	r 25% Demand/Supply			ver Supply \$(000)		2-4 Unit	%
	X Stable Slow	Marketing Time			ver 6 mths 150+ Low		Multi-Family	%
		a is bounded by t					Commercial	%
		th and U.S. Route			275+ Pred			<u>50 %</u>
					oad 536 (Woodland the rural subject a			
		es and styles are				11 64 15 0	average to got	ou
custom quanty, c	iweiling sizes, ag	es and styles are	mixeu mciuui	ng manulactur	eu nomes.			
Market Conditions (includi	ng support for the above o	onclusions) Market c	onditions as	of June 30, 202		aood w	941 1	
		onologions) Indinto			3 were considered		ith moderate	
mortgage interes	t rates and minin	nal competitive in						
			ventory levels	s. Similar re-sa	les within the imm	ediate r	ural	e e
neighborhood/are	ea were limited.		ventory levels sal will requir	s. Similar re-sa e the considera		ediate r	ural	:e
neighborhood/are	ea were limited. Taction in order to	The typical apprai obtain reasonable Area 3.83	ventory levels sal will requir property cor acres	s. Similar re-sa e the considera mpatibility. Shape rect	les within the imm ation of sales in ex tangular; irregular	ediate recess of	ural	
neighborhood/ard the date of transa Dimensions see attac Specific Zoning Classificat	ea were limited.  action in order to thed plat map ion AR-1	The typical apprai obtain reasonable Area <b>3.83</b> Zoning Desc	ventory levels sal will requir property cor acres ription agricultu	s. Similar re-sa e the considera npatibility. Shape rect ral & residentia	lles within the imm ation of sales in ex	ediate recess of	ural six months sinc	
neighborhood/ard the date of transa Dimensions see attac Specific Zoning Classificat Zoning Compliance	ea were limited.  Action in order to the plat map ion AR-1  Legal Legal Nonce	The typical apprai obtain reasonable Area 3.83 Zoning Desc conforming (Grandfathered	ventory levels sal will requir property cor acres ription agricultu Use) No Zoni	s. Similar re-sa e the considera mpatibility. Shape rect ral & residentia ing Illegal (desc	ation of sales in extangular; irregular (Sussex County (cribe)	ediate recess of the view recodes)	ural six months sinc esidential / wood	led
neighborhood/ard the date of transa Dimensions see attac Specific Zoning Classificat Zoning Compliance X Is the highest and best use	ea were limited.  action in order to thed plat map ion AR-1 Legal Legal Nonce of the subject property as	The typical apprai obtain reasonable Area 3.83 Zoning Desc conforming (Grandfathered improved (or as proposed	ventory levels sal will requir property cor acres ription agricultu Use) No Zoni per plans and specifi	s. Similar re-sa e the considera mpatibility. Shape rect ral & residentia ing Illegal (desc ications) the present us	ation of sales in extrangular; irregular (Sussex County of sales)  See? XYes No	view recodes)	ural six months sinc sidential / wood	led nt
neighborhood/ard the date of transa Dimensions see attac Specific Zoning Classificat Zoning Compliance X Is the highest and best use zoning changes a	ea were limited. Action in order to the plat map ion AR-1 Legal Legal Nonce of the subject property as are known or anti-	The typical apprai obtain reasonable Area 3.83 Zoning Desc conforming (Grandfathered improved (or as proposed	ventory levels sal will requir property cor acres ription agricultu Use) No Zoni per plans and specif bject area. Co	s. Similar re-sa e the considera npatibility. Shape rect ral & residentia ing Illegal (desc ications) the present us urrent residentia	tangular; irregular (Sussex County of Sales No Sales In execution of Sales In execution	View recodes)  If No, desc	ural six months sinc sidential / wood cribe. No imminer n the classificati	ded nt ion.
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# Restricted-Use Residential Appraisal Report

File No. 03102025Rohlich

	FEATURE	SUBJECT	COMPARABLE S	SALE NO. 1	COMPARABLE S	SALE NO. 2	COMPARABLE S	ALE NO. 3	
	27288 Woodland F	8 Woodland Road 24577 Old Meadow Road 26565 River Road				d	6350 Seashore Highway		
	Address Seaford, DE	19973	Seaford, DE 1997	73	Seaford, DE 1997	73	Bridgeville, DE 19	9933	
	Proximity to Subject		4.11 miles NE		1.30 miles SE		9.58 miles NE		
	Sale Price	\$	\$	450,000	\$	425,000	\$	450,000	
	Sale Price/Gross Liv. Area	\$ <b>0.00</b> sq. ft.	\$ <b>100.00</b> sq. ft.	,	\$ <b>130.77</b> sq. ft.	-,	\$ <b>118.42</b> sq. ft.	,	
	Data Source(s)	<b>V C1CC</b> Sql (t)	Bright MLS # DE	SU176804	Bright MLS # DE	SU172892	Bright MLS # DE	SU2030484	
-	Verification Source(s)		tax map # 231-12		tax map # 132-6.		tax map # 131-5.0		
-	VALUE ADJUSTMENTS	DESCRIPTION	•		•		·		
		DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	
	Sale or Financing		none		none		none		
	Concessions								
-	Date of Sale/Time		05/24/2021	0	05/21/2021	0	01/05/2023	0	
	Location	average/rural	average/rural		average/rural		average/rural		
	Leasehold/Fee Simple	fee simple	fee simple		fee simple		fee simple		
	Site	3.83 acres	3.50 acres	0	1.62 acres	+17,680	•	-9,360	
	View	residential/rural	resident./rural		resident./rural	111,000	resident./rural		
				•		•		•	
Ţ.	Design (Style)	ranch	colonial	U	cape cod	U	colonial	0	
₫.	Quality of Construction	average/good	average/good		average/good		average/good		
₹.	Actual Age	58 act./40+ eff.	54 act./40+ eff.	0	24 act./15+ eff.		49 act./25+ eff.	0	
ì	Condition	average	average		good/average	-21,000	good/renovated	-45,000	
\$	Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms. Baths		Total Bdrms. Baths		
ğ	Room Count	10 4 3	8 4 4.5	-7,500		n	8+ 5 5.5	-10,000	
Ź	Gross Living Area <b>30.00</b>	<b>4,306</b> sq. ft.	<b>4,500</b> sq. ft.	-5,820	<b>3,250</b> sq. ft.	31,680	<b>3,800</b> sq. ft.	15,180	
á	*	2,792 SF unfin.	1,168 SF	· ·	· · · · · · · · · · · · · · · · · · ·	,			
ĕ	Basement & Finished	· •	·	0		0	none	+20,000	
ရှ	Rooms Below Grade	2	finished / 2+	0	finished / 2+	0			
ď	Functional Utility	average	average		average		average		
SALES COMPARISON APPROACH	Heating/Cooling	heat pump/AC	heat pump/AC		FWA/AC	0	heat pump/AC		
"	Energy Efficient Items	standard	standard		standard		standard		
	Garage/Carport	3 car attached	2 car attached	+3.500	2 att./2 detach.	-3.500	2 car detached	+3,500	
	Porch/Patio/Deck	e.porch/patios/d			op. porch/deck		op. porch/patio	0	
-	1 Oreil/1 dilo/Deek	c.poron/patico/a	in-ground pool	-10,000	op. poronacon		op. por on patro		
-			III-ground poor	-10,000					
-									
-									
	Net Adjustment (Total)		+ <b>X</b> \$	19,820	<b>X</b> +	12,360	+ <b>X</b> - \$	25,680	
	Adjusted Sale Price		Net Adj4.4%		Net Adj. <b>2.9</b> %		Net Adj5.7%		
	of Comparables		Gross Adj. <b>6.0</b> % \$	430,180	Gross Adj. <b>20.3</b> % \$	437,360	Gross Adj. <b>22.9</b> % \$	424,320	
	Summary of Sales Compari	son Approach *See T	ext Addendum.	,		•		•	
-									
	COSTAPPROACHTOVA	LUE							
	COST APPROACH TO VA Site Value Comments Du		age and inherent	subjectivity i	n estimating accr	ued deprecia	tion, the Cost App	proach is	
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	Site Value Comments Du not considered a r	ue to the dwelling reliable approach	to value the subje	ect and is not	being developed.	•		proach is	
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#### **Text Addendum**

rrower: Mr. John P. Rohlich (Client) File No.: 03102025Rohlich		File No.: 03102025Rohlich	
Property Address: 27288 Woodland Road	Case No.:		
City: Seaford	State: <b>DE</b>	Zip: <b>19973</b>	
Lender: Mr. John P. Rohlich (Client)			

The value estimate recited herein is retrospective as of June 30, 2023. The date of physical property inspection by this appraiser was March 10, 2025. This appraiser has previously inspected the subject property on June 7, 2010.

Retrospective value opinion: A value opinion effective as of a specified historical date. The term retrospective does not define a type of value. Instead, it identifies a value opinion as being effective at some specific prior date. Value as of a historical date is frequently sought in connection with property tax appeals, damage models, lease renegotiation, deficiency judgments, estate tax, and condemnation. Inclusion of the type of value with this term is appropriate, e.g., "retrospective market value opinion." Source: Appraisal Institute

Comments on the Improvements: The subject dwelling was constructed in 1965, is rated of average to good custom quality and is rated in overall average condition for its estimated effective age. There have been no significant interior or exterior renovations and/or updates. Mr. John P. Rohlich was present during the property inspection and provided dwelling information. The primary dwelling HVAC system is by electric heat pump. There is also an additional hot water baseboard system and wood fired boiler which is minimally utilized according to Mr. Rohlich. This appraiser has previously inspected the subject property on June 7, 2010. Mr. Rohlich reported that the HVAC system was replaced subsequent to 2010 and there has also been new drywall and windows replaced in areas. No dwelling physical or functional inadequacies were observed.

Summary of Sales Comparison Approach: The search for comparable sales comprised the subject Seaford Hundred, the adjacent and competitive Nanticoke, Broadcreek and Northwest Fork Hundred market areas, all single-family detached residential transactions settled between January 1, 2021 through June 30, 2023. A more specific and concentrated search was completed for transactions comprising sales of properties with reported dwelling finished above-grade livable area of between 3,000 and 5,000 square feet, in addition to site sizes between two and ten acres. A total of three closed transactions have been identified and selected for adjustment and analysis herein.

Adjustments to the comparables: The three sales bracket the subject dwelling in reported dwelling size; Comparable Sale 1 is superior for which downward adjustment was applied. Comparable Sales 2 & 3 are inferior and upward adjustment was applied. The three sales also bracket the subject in site size. Comparable Sale 2 is inferior and upward adjustment was applied. Comparable Sale 3 is superior and downward adjustment was applied. Comparable Sale 1 is approximately equal in site size and no additional adjustment is observed. Both Sales 1 & 2 offer basements which are inferior in size as compared to the subject although are finished and no additional adjustment is observed. Comparable Sale 3 does not offer a basement amenity and upward adjustment was applied. Comparable Sales 1 & 3 are inferior in garage capacity and upward adjustment was applied. Comparable Sale 2 is superior, offering a two-car attached garage and also a two-car detached garage and downward adjustment was applied. Comparable Sale 2 is considered superior to the subject in dwelling condition for which a rounded 5% downward adjustment was applied; Sale 2 is also superior to the subject in dwelling age and downward adjustment was applied. Comparable Sale 3 has been extensively renovated/updated prior to the sale and a rounded 10% condition adjustment was applied. Both Comparable Sales 1 & 3 are superior to the subject in bath count and downward adjustment was applied. Comparable Sale 1 offered a 20x40 in-ground pool and downward adjustment was applied. All comparable sales are located in rural locations, outside of established or restricted subdivisions, similar to the subject.

#### Sale Terms

Comparable Sale 1: Listed for sale at \$490,000 on February 1, 2021 and sold for \$450,000 on May 24, 2021. Total days on market were 74. Sale terms were standard with conventional financing. There were no additional reported seller paid concessions and/or contributions.

Comparable Sale 2: Listed for sale at \$439,900 on November 10, 2020 and sold for \$425,000 on May 21, 2021. Total days on market were 148. Sale terms were standard with conventional financing. There were no additional reported seller paid concessions and/or contributions.

Comparable Sale 3: Listed for sale at \$474,900 on October 8, 2023, reduced to a terminal list price of \$449,000 and sold for \$450,000 on January 5, 2023. Total days on market were 19. Sale terms were standard with conventional financing. There were no additional seller paid concessions and/or contributions.

All comparable sale locations have been previously viewed by this appraiser. Comparable sale interior dwelling photographs were viewed through the Bright MLS data system (Sussex County Association of Realtors - member).

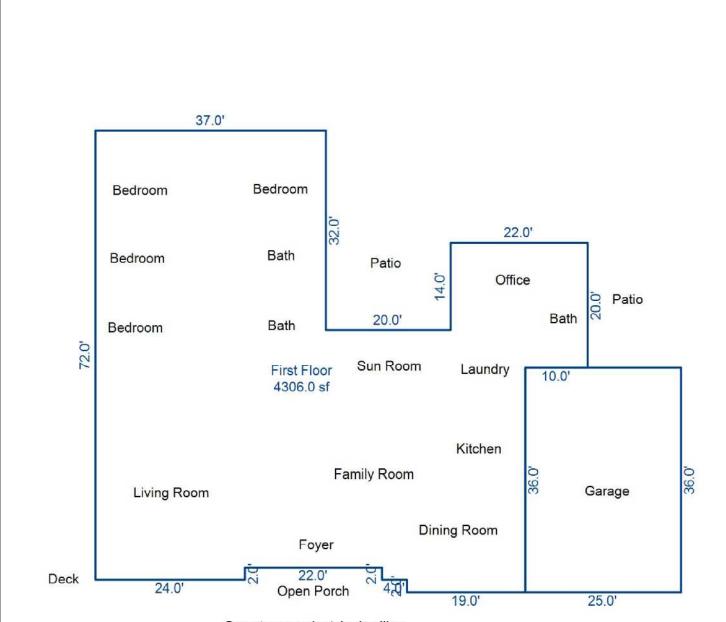
17	<u></u>	
Appraiser:	Supervisory Appraiser:	
Name: Stephen R. Huston, SRA	Name:	
dditional Text Addendum	Produced using ACI software, 800.234.8727 www.aciweb.com	TXT4 01282013

#### **FLOORPLAN SKETCH**

 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

 Property Address:
 27288 Woodland Road
 Case No.:

 City:
 Seaford
 State:
 DE
 Zip: 19973



One story ranch style dwelling with partial, unfinished basement

Sketch by Apex Sketch

	AREA C	ALCULATI	IONS SUMI	MARY			AREA CALCI	JLATIONS	BR	EAKDOWN		
Code	Description	Factor	Net Size	Perimeter	Net Totals	Name	Base x	Height	x	Width	=	Area
GLA1	First Floor	1.0	4306.0	338.0	4306.0	First Floor		22.0	х	20.0	=	440.0
								36.0	X	12.0	=	432.0
								40.0	×	11.0	=	440.0
								7.0	х	2.0	=	14.0
								72.0	X	24.0	=	1728.0
								70.0	×	13.0	=	910.0
								38.0	x	9.0	=	342.0
	Net LIVABLE			(rounded)	4,306	7 total items				(rounded)		4,306
						/ total items				(Touridea)		4,300

© Starcap Marketing, LLC. dba Apex Software

<sup>\*</sup>All dimensions/square foot calculations are approximate +/-.

# SUBJECT PROPERTY PHOTO ADDENDUM

 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

 Property Address:
 27288 Woodland Road
 Case No.:

 City:
 Seaford
 State: DE
 Zip: 19973



# FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: **June 30, 2023**Appraised Value: \$ **430,000** 



REAR VIEW OF SUBJECT PROPERTY

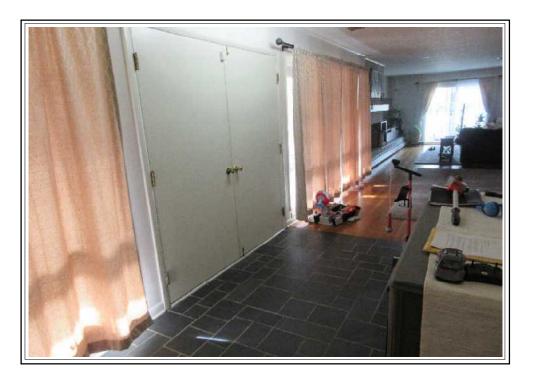


STREET SCENE

 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

 Property Address:
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 Case No.:

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 Seaford
 State:
 DE
 Zip: 19973



**Dwelling interior photographs:** 

Foyer / front entry



**Dining Room** 



Kitchen

Client: Mr. John P. Rohlich	File No.: 03102025Rohlich
Property Address: 27288 Woodland Road	Case No.:
City: Seaford	State: <b>DF</b> 7in: <b>19973</b>



Additional kitchen view



Laundry closet to right

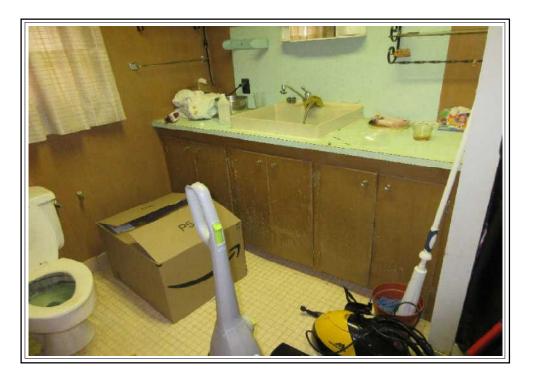


Office / shop area

 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

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 27288 Woodland Road
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 State:
 DE
 Zip: 19973



Bath 1



Three-car attached garage; interior view



Additional garage interior view

 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

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 DE
 Zip: 19973



Family Room; fireplace with wood stove insert



Sun Room



Living Room (fireplace is not operable)

Client: Mr. John P. Rohlich	File No.: 03102025Rohlich
Property Address: 27288 Woodland Road	Case No.:
City: Seaford	State: <b>DF</b> 7in: <b>19973</b>



Additional living room view



Bath 2



Bath 3

Client: Mr. John P. Rohlich	File N	0.: <b>03102025Rohlich</b>
Property Address: 27288 Woodland Road	Case	No.:
City: Seaford	State: <b>DF</b>	7in: <b>19973</b>



Bedroom 1



Bedroom 2



Bedroom 3

Client: Mr. John P. Rohlich	File N	0.: <b>03102025Rohlich</b>
Property Address: 27288 Woodland Road	Case	No.:
City: Seaford	State: <b>DF</b>	7in: <b>19973</b>



Bedroom 4



2,792 square foot +/- unfinished basement



Additional basement view

 Client:
 Mr. John P. Rohlich
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 Seaford
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 DE
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Additional basement view



Additional basement view



Front entry lane

 Client:
 Mr. John P. Rohlich
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 DE
 Zip: 19973



Rear yard area



Additional rear yard area view



Dwelling west side view

Client: Mr. John P. Rohlich	F	File No.: <b>03102025Rohlich</b>
Property Address: 27288 Woodland Road		Case No.:
City: Seaford	State: <b>DE</b>	Zip: <b>19973</b>



Dwelling east side view



Additional front view



Additional street and neighborhood view; Woodland Road looking east

## COMPARABLE PROPERTY PHOTO ADDENDUM

 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

 Property Address:
 27288 Woodland Road
 Case No.:

 City:
 State:
 DE
 Zip: 19973



## COMPARABLE SALE #1

**24577 Old Meadow Road Seaford, DE 19973**Sale Date: **05/24/2021**Sale Price: \$ **450,000** 



#### **COMPARABLE SALE #2**

**26565 River Road Seaford, DE 19973**Sale Date: **05/21/2021**Sale Price: \$ **425,000** 



#### COMPARABLE SALE #3

**6350 Seashore Highway Bridgeville, DE 19933**Sale Date: **01/05/2023**Sale Price: \$ **450,000** 

#### **PLAT MAP**

 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

 Property Address:
 27288 Woodland Road
 Case No.:

 City:
 Seaford
 State:
 DE
 Zip: 19973

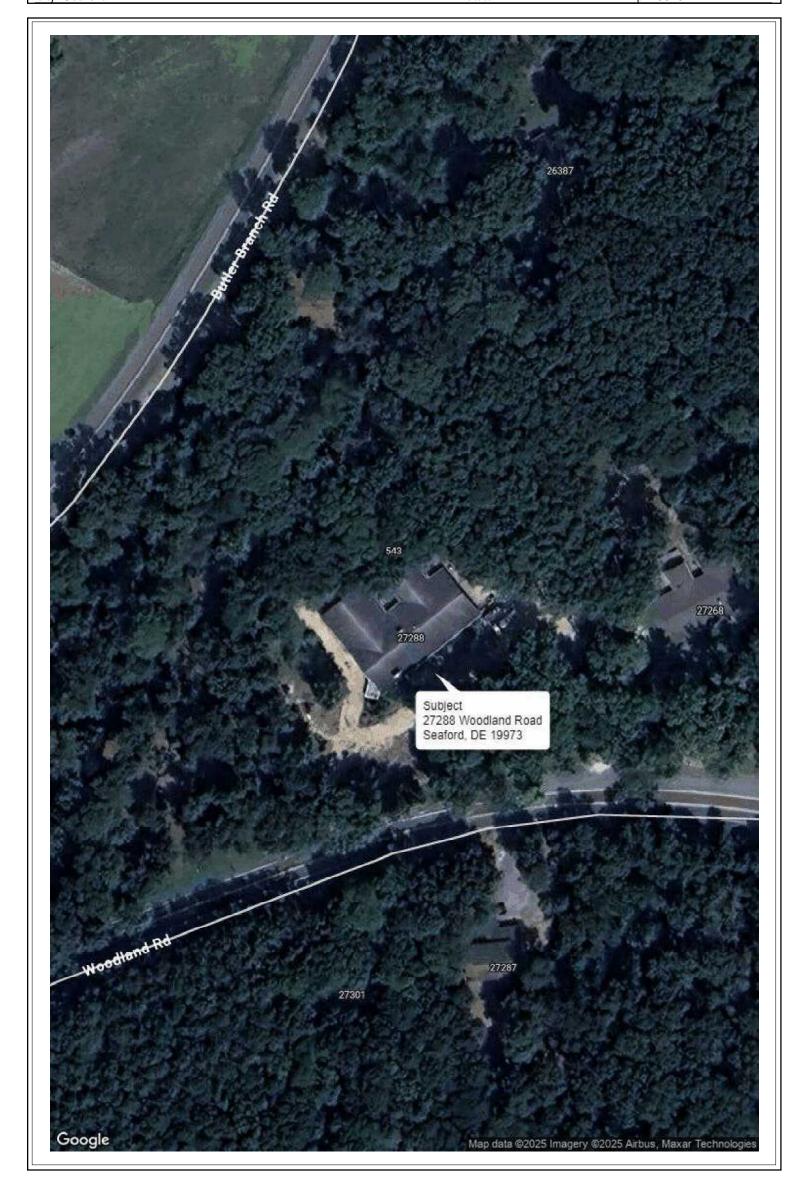


## **AERIAL MAP**

 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

 Property Address:
 27288 Woodland Road
 Case No.:

 City:
 Seaford
 State:
 DE
 Zip: 19973

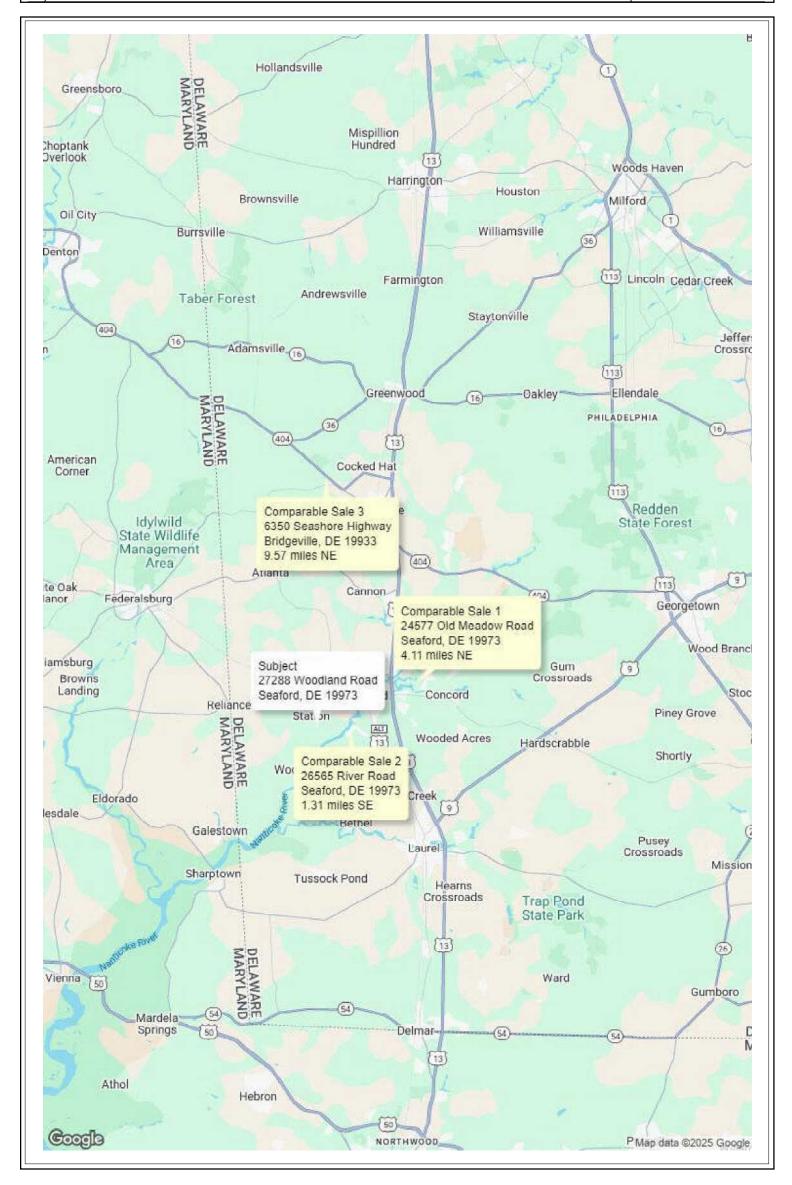


#### **LOCATION MAP**

 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

 Property Address:
 27288 Woodland Road
 Case No.:

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 Seaford
 State:
 DE
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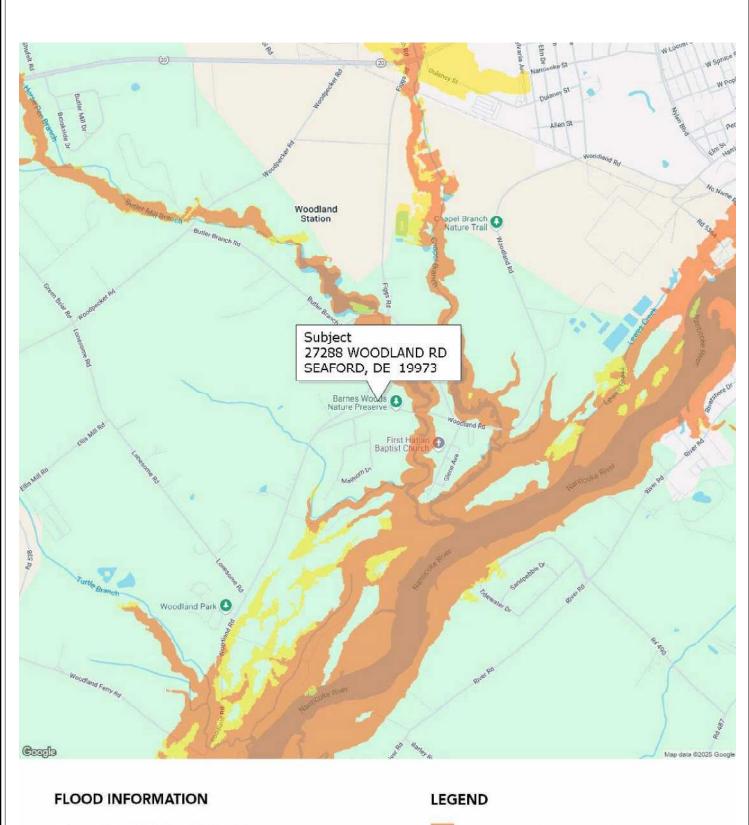


#### **FLOOD MAP**

 Client:
 Mr. John P. Rohlich
 File No.:
 03102025Rohlich

 Property Address:
 27288 Woodland Road
 Case No.:

 City:
 Seaford
 State:
 DE
 Zip: 19973



Community: SUSSEX COUNTY

Property is NOT in a FEMA Special Flood Hazard Area

Map Number: 10005C0382K

Panel: 10005C0382

Zone: X

Map Date: 03-16-2015

FIPS: 10005

Source: FEMA DFIRM

= FEMA Special Flood Hazard Area - High Risk

Moderate and Minimal Risk Areas

#### Road View:

= Forest = Water

# Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

#### Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

- 1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
- 2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
- 3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
- 4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
- 5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
- 6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
- 7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
- 8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

- 9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
- 10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
- 11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

Huston Appraisal Company (Donna G. Huston/deceased) has previously appraised the subject property on June 7, 2010. Stephen R. Huston, SRA, has not previously appraised or provided services for the property that is the subject of this report within the past three years.

As of the current date, Stephen R. Huston, SRA, has completed the continuing education program for the Designated members of the Appraisal Institute. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

Exposure Period: The retrospective exposure period is estimated at between -1 and 4+ months.

Additional comments regarding Intended Use/User: The intended user of this report is the client requesting the appraisal, Mr. John P. Rohlich. No additional intended users are identified by the appraiser. This report contains sufficient information to enable the client to understand the report. Any other party receiving a copy of this report is not an intended user, nor does receiving a copy of this report result in an appraiser-client relationship. Use of this report by any other party(ies) is not intended by the appraiser. The intended use is to evaluate the property that is the subject of this report for property tax assessment appeal, subject to the stated scope of work, purpose, reporting requirements and definition of market value.



#### Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
- 2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
- 4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
- 9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value:	X Market Value	Other Value:	
Source of Definition: *See	e below.		

Market Value: As defined by the Office of the Comptroller of Currency (OCC) under 12 CFR, Part 34, Subpart C-Appraisals, 34.42 Definitions, the Board of Governors of the Federal Reserve System (FRS) and the Federal Deposit Insurance Corporation in compliance with Title XI of FIRREA, as well as by the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation, is as follows:

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

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

ADDRESS OF THE PROPERTY APPRAISED: 27288 Woodland Road Seaford, DE 19973 EFFECTIVE DATE OF THE APPRAISAL: June 30, 2023 APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 430,000 APPRAISER SUPERVISORY APPRAISER Signature: Signature: Name: Stephen R. Huston, SRA Company Name: Huston Appraisal Company Company Name: Company Address: 5069 Morgans Way Company Address: **Laurel**, DE 19956 Telephone Number: **302-745-2603** Telephone Number: Email Address: srhuston1@comcast.net Email Address: State Certification # State Certification # X2-0000165 or License # or License # or Other (describe): \_\_\_ State: Expiration Date of Certification or License: Expiration Date of Certification or License: 10/31/2025 Date of Signature: Date of Signature and Report: 03/18/2025 Date of Property Viewing: Date of Property Viewing: March 10, 2025 Degree of property viewing: Degree of property viewing: Interior and Exterior Exterior Only Did not personally view

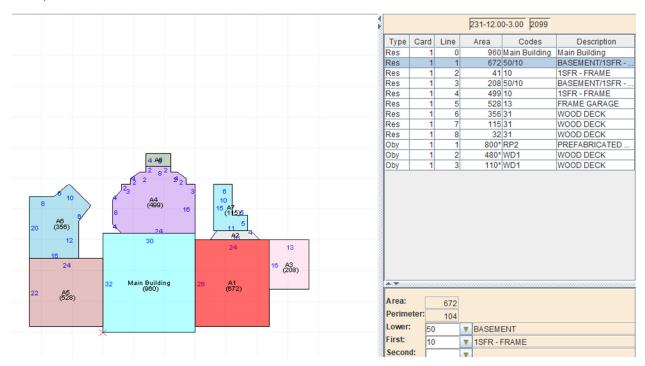


X Interior and Exterior

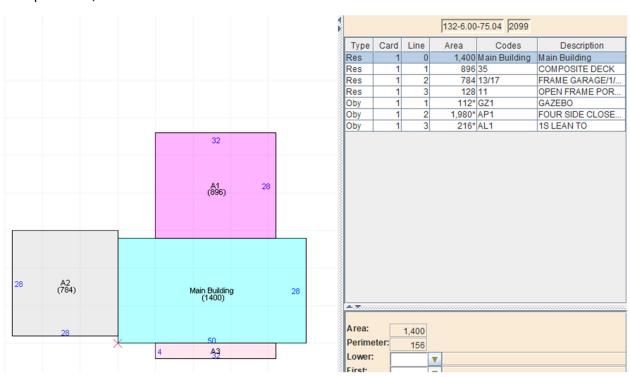
Exterior Only

Did not personally view

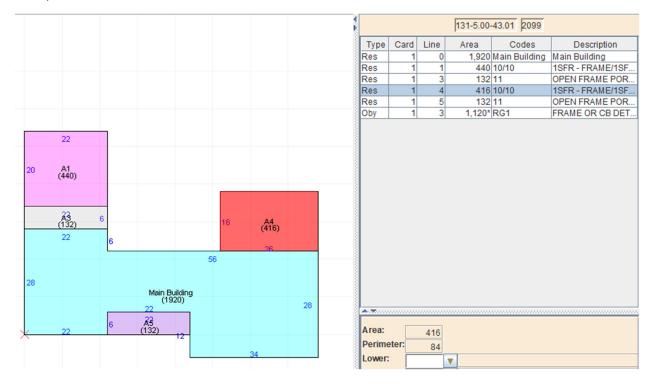
#### Comp 1 ---- 3,340 SF



#### Comp 2 ---- 2,492



# Comp 3 ---- 4,112





#### RESIDENTIAL PROPERTY RECORD CARD 2099

#### SUSSEX COUNTY

Situs: 34078 BEACHWOOD DR Parcel ID: 533-6.00-146.00 **Class: Single Family Dwelling** 

Card: 1 of 1

Printed: March 18, 2025

**CURRENT OWNER** 

CORSINI JENNIFER MARIE KOSKO ROBERT AARON CORSINI 34078 BEACHWOOD DR FRANKFORD DE 19945

**GENERAL INFORMATION** 

Living Units 1 Neighborhood 1AR079

Alternate ID 533060001460000000 5106/95

Vol / Pg District

Zoning Class

AGRICULTURAL/RESIDEI Residential

**Property Notes** 



Land Information					
Туре		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.5069			72,250

Total Acres: 5069

Spot: Location:

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	72,300	72,300	0	72,300
Building	0	192,700	192,700	0	247,800
Total	0	265,000	265,000	0	320,100

Value Flag Cost Approach TD533DM3

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

Entrance Information				
<b>Date</b> 09/29/22	<b>ID</b> MEP	Entry Code Occupant Not At Home	<b>Source</b> Other	

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
11/03/05	101633-2	1,700	D010	Deck-Beachwood Lot 8	
06/01/05 101633-1 78,048 D010 Dwelling W/Additions-Beachwood					

Sales/Ownership History					
<b>Transfer Date</b> 08/19/19	<b>Price Type</b> 205,000	Validity	<b>Deed Reference Deed Type</b> 5106/95 Deed	Grantee CORSINI JENNIFER MARIE KOSKO	



# **RESIDENTIAL PROPERTY RECORD CARD** 2099

SUSSEX COUNTY

Situs: 34078 BEACHWOOD DR Parcel Id: 533-6.00-146.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 18, 2025

		Dwelling Information		
		-		
Style	Ranch	Year Built	2005	
Story height		Eff Year Built		
Attic		Year Remodeled		
<b>Exterior Walls</b>	Alum/Vinyl	Amenities		
Masonry Trim	X			
Color		In-law Apt	No	
2.222				
Basement				
Basement	Crawl	# Car Bsmt Gar	0	

FBLA Size	x	FBLA Type	
Rec Rm Size	X	Rec Rm Type	Single Family

Heating & Cooling	riiepiaces
Heat Type Central Full Ac	Stacks
Fuel Type Electric	Openings
System Type Heat Pump	Pre-Fab

	Room Detail		
Bedrooms	3 Fu	II Baths	2
Family Rooms	Ha	If Baths	0
Kitchens	Extra l	ixtures	0
Total Rooms	6		
Kitchen Type		th Type	
Kitchen Remod	No Bath	Remod	No

		Aujustinents
Int vs Ext	Same	Unfinished Area
Cathedral Cailing	¥	Unheated Area

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

% Complete	100	70 GGGG GVI	
	Dwell	ing Computations	
Base Price	213,816	% Good	80
Plumbing	3,820	% Good Override	
Basement	-11,860	Functional	
Heating	17,740	Economic	95
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.08019
Subtotal	223,520	Additions	7,400
Current Floor Arros	1 244		
Ground Floor Area	1,344		101 500
Total Living Area	1,344	Dwelling Value	191,500

**Building Notes** 

Type Frame Shed

D4.	2,302	45		ID Cod	e Description	Area
18	37 C	18		A B 11 C 31 D 31 E RS1	Main Building OPEN FRAME PORCH WOOD DECK WOOD DECK	1344 30 666 128 240
5 6 B 6	37	48	2			
5						
28		A	28			
	1 1	48				
	8 E	8				

			Outbuilding	) Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 2	20	240	1	2000	С	Α	1,230

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

PARDAT	PARDAT PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDA'	DWELDAT	DWELDAT	DWELDAT	DWELDA	T DWELDAT	DWELDA	AT DWELDAT	DWELDA	DWELDAT	DWELDA	AT DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	SALES	VALUE
PARID	St# Street	Suffix	NBHD	Class	Calc'd Acres	Story Heig	ht Style	Yrblt	Rm Tot	Bedrm	Full Bath	Half Bat	h Bsmt	Bsmt Ca	FBLA	Grade	Cond	CDU	SFLA	SALEKEY	Sale Date	Sales Type	Sale Price	PSF	Adjusted Price	ADJ PSF	PSF
533-6.00-146.00	34078 BEACHWOOD	DR	1AR079	R	0.507	1	03:RANCH	2005	6	3	2	0	3:CRAWL	0		c.	4:Average	AV	1,344		08/15/19	2:Land & Improv	205,000				197.17
533-10.00-5.05	32201 PHILLIPS	RD	1AR079	R	0.682	1	03:RANCH	1995	6	3	2	0	3:CRAWL	0		C+	4:Average	AV	1,408	6399125	04/27/21	2:Land & Improv	265,000	188.21	315,900	224.36	
533-6.00-141.00	35775 CLAM	AV	1AR079	R	0.502	1	04:RAISED RANCH	1990	6	3	2	0	6:FULL	0	1100	c	3:Good	GD	1,104	6395872	03/22/21	2:Land & Improv	284,000	257.25	340,800	308.70	
533-4.00-44.00	34640 PEPPER	RD	1AR079	R	0.32	1	03:RANCH	1971	6	3	1	0	3:CRAWL	0		D+	4:Average	AV	1,200	6437210	03/31/23	2:Land & Improv	237,000	197.50	240,300	200.25	
APPELLANT COMPS																						MEDIAN	265,000	197.50	315,900	224.36	i .
																						AVERAGE	262,000	214.32	299,000	244.44	i i
533-6.00-146.00	34078 BEACHWOOD	DR	1AR079	R	0.507	1	03:RANCH	2005	6	3	2	0	3:CRAWL	0		C-	4:Average	AV	1,344		08/15/19	2:Land & Improv	205,000				197.17
533-10.00-5.05	32201 PHILLIPS	RD	1AR079	R	0.682	1	03:RANCH	1995	6	3	2	0	3:CRAWL	0		C+	4:Average	AV	1,408	6399125	04/27/21	2:Land & Improv	265,000	188.21	315,900	224.36	
533-6.00-141.00	35775 CLAM	AV	1AR079	R	0.502	1	04:RAISED RANCH	1990	6	3	2	0	6:FULL	0	1100	C	3:Good	GD	1,104	6395872		2:Land & Improv	284,000	257.25	340,800	308.70	
533-4.00-44.00	34640 PEPPER	RD	1AR079	R	0.32	1	03:RANCH	1971	6	3	1	0	3:CRAWL	0		D+	4:Average	AV	1,200	6437210	03/31/23	2:Land & Improv	237,000	197.50	240,300	200.25	
533-17.00-246.01	38223 MURPHY	CIR	1AR079	R	0.496	1	03:RANCH	2000	6	3	2	0	3:CRAWL	0		c	4:Average	AV	1,232	6419439		2:Land & Improv	305,000	247.56	335,200	272.08	
533-6.00-115.08	34615 WILGUS CEMETERY	RD	1AR079	R	1.037	1	03:RANCH	1993	6	3	2	0	3:CRAWL	0		C	4:Average	AV	1,288	6425594	08/01/22	2:Land & Improv	399,500	310.17	427,500	331.91	
TYLER COMPS																						MEDIAN	284,000	247.56	335,200	272.08	i .
																						AVERAGE	298,100	240.14	331,940	267.46	i .
533-6.00-71.02	34319 WILGUS CEMETERY	RD	1AR079	R	1.009	1	03:RANCH	1974	6	3	2	0	3:CRAWL	0		c	4:Average	AV	1,792	6416368	02/25/22	2:Land & Improv	270,000	150.67	300,800	167.86	
																						HOME SOLD "AS-I	IS" SEPTIC FA	AILED - DEN	IREC APPROVED	REPAIR	
																						NEEDS INTERIOR	RENO				

# 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): Robert Corsini and Jennifer Corsini Parcel ID: 533-6.00-146.00
Street Address of Parcel: 34078 Beachwood Dr
Current Assessment: \$ 298,900
Purchase Price (Total of Land and Improvement): \$ 205,000 Date of Purchase: 8/15/2019
Special Conditions of Sale: MA
How was property acquired ☐ Private Sale ☐ Auction ☑ Open Market ☐ Family ☐ Inherited ☐ Other
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)
Year Cost Change
Description of Property
Lot size/Land Area76 acres Style of Home Ranch
Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic ☑ Central Air Porches and Additions:
Describe outbuildings or accessory structures other than main dwelling:
Shed on property
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 225,000

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).
<b>(</b>	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:

Comps that were provided by Tyler Tech were completely off. Comps included homes with over 2,000 sq ft and had garages. We have 1,344 sq ft and no garage with a shed. Just looking at their comps I could tell their assessment was completely off. How can we be assessed more than 2,200 sq ft houses? You can see from the comp list, which was provided to Tyler Tech at the informal level, that there is a glaring issue with the assessment. With these sales, we should be be around \$220,000.

Our house at this point is 20 years old, which means our roof will have to be replaced soon, leaks in the attic from roof

## **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 533-06.00-141.00	Owner Karen Koyne
Address 35775 Clam Ave	
Sales Price \$ 284,000	Date of Sale 3/10/2021
Lot Size/Land Area _47	Style of House Ranch
Number of: Bedrooms: 3 B	Bedrooms: 3 Fireplaces: 1
☐ Finished Basement ☐ Finished A	ttic 🛮 Central Air
Porches and Additions:	
Describe Garage or Other Improvement	ents:
First floor completely remodel neighborhood.	led. 2,200 sq ft 3 bath. Located in the same
Additional Comments:	
Even with the drop of my assess than this home? This is a comp t	ment from \$327,000 to 298,000, how am I assessed more that Tyler Tech provided.

	Parcel Number 533-4.00-44.00 Owner Lauren Vrooman
	Address 34640 Pepper Rd
	Sales Price \$ 237,000 Date of Sale 3/31/2023
	Lot Size/Land Area 32 Style of House Rench
	Number of: Bedrooms: 3 Bedrooms: 1 Fireplaces:
	□ Finished Basement □ Finished Attic □ Central Air
	Porches and Additions:
	Describe Garage or Other Improvements:
	Completely remodeled, 1,152 sq ft 1 bath
•	Additional Comments:
	Parcel Number 533-10.00-5.05 Owner ZJMLLC
	Address 32201 Phillips Rd
	Sales Price \$ 265,000 Date of Sale 4/23/2021
	Lot Size/Land Area Style of House _Ranch
	Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces:
	□ Finished Basement □Finished Attic □ Central Air
	Porches and Additions
	Describe Garage or Other Improvements:
	This house has been updated bathrooms, granite countertops, 1,500 sq ft (bigger than our house) has a shed and a 2 car garage. This was also comp that Tyler Techused.
	docu.
	Additional Comments:

Witnesses or Agents	
Identify any witness or attorney/agent who will appadditional witnesses.	pear 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	
_ · · · · · · · · · · · · · · · · · · ·	ner or authorized agent of the owner for the described property, and est of his/her knowledge and belief, and asks the Board of Assessment scal year 2025 be reduced to: \$220,000
E Mail Address: robcorsini6@gmail.com  Please use ☑ mailing address ☑	Telephone: 443-614-2014  l e mail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Boar consider your appeal on, the basis of the information	rd for a formal hearing, please check here $\square$ and the Board will on contained in this form.
I request that Assessment disclose witnesses and e	exhibits. ☑
<sup>1</sup> If this form is signed by an agent of the owner, the agent musand represent the interest of the owner herein.	st attach a statement from the owner authorizing the agent to present this appear

## Agent Full

## 34078 Beachwood Dr, Frankford, DE 19945

Closed | 08/15/19

Residential

\$205,000



MLS #:

DESU131930 Tax ID #; 533-06.00-146.00 Fee Simple

Ownership Interest: Structure Type: Levels/Stories:

Detached No

Furnished: Waterfront: Views:

No Trees/Woods

Garage: No

Location

County: Sussex, DE No

In City Limits:

MLS Area: Baltimore Hundred - Sussex, DE County

\$582 / 2018

\$514

No

(31001)

Legal Subdivision:

Property Manager:

Beachwood (Roxana) **BEACHWOOD** Subdiv / Neigh:

**Association / Community Info** 

**Taxes and Assessment** 

Tax Annual Amt / Year:

School Tax:

County Tax: \$69 / Annually

Clean Green Assess:

Zoning:

Rooms

Beds: 3 Baths: 2/0

Above Grade Fin SQFT: 1,344 / Assessor

Assessor AbvGrd Fin SQFT: 1,344 Price / Sq Ft: 152.53 Year Built: 2005

Style: Ranch/Rambler

Central Air: Yes Basement: No

School District: Sussex DE Quadrants: Indian River Between Rt 1 & 113

Map data @2025 Google

Association Recreation Fee: No

Block/Lot:

Construction Materials:

Flooring Type:

Roof:

8

Bed Bath Main 2 Full

Stick Built, Vinyl Siding

Architectural Shingle

Laminated

**Building Info** 

Above Grade Fin SQFT:

1,344 / Assessor Total Fin SQFT: 1,344 / Assessor 1,344 Tax Total Fin SQFT:

Foundation Details:

1,344 / Assessor Total SQFT: Crawl Space

Lot Acres / SQFT: Views:

0.5a / 21780sf / Estimated

Trees/Woods

**Ground Rent** 

Ground Rent Exists: No

**Parking** 

Total Parking Spaces

Unknown

Features:

Driveway

**Interior Features** 

Interior Features:

Attic, Kitchen - Eat-In, Primary Bath(s), Recessed Lighting, Skylight(s); Fireplace(s): 1, Wood; Dishwasher, Disposal, Dryer, Oven/Range - Electric, Range Hood, Refrigerator, Washer, Water Conditioner - Owned,

3/4/25, 12:15 PM

Matrix

Water Heater; Accessibility Features: None; Dryer In Unit, Washer In Unit

**Exterior Features** 

Exterior Features:

Deck(s); Pool: No Pool; Other Structures: Shed

Utilities

Utilities:

Central A/C; Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric;

Water Source: Well; Sewer: Mound System

Remarks

Agent:

Vacant - Show Anytime, Water testing results and septic replacement report from Dec 2015 avail.

Public:

Don't miss this 3 bed/2 bath rancher located in the guiet neighborhood of Beachwood. Spacious back deck with outside shower overlooks large yard. 3 sided wood burning fireplace can be viewed from the living room and kitchen. Great closet space. Community has no HOA fees. Work trailers and boats permitted.

Property is on well and septic.

**Listing Office** 

Listing Agent:

KIM DERRICKSON (3258811) (Lic# RS-0016963)

(302) 539-7511

Office Fax: (302) 539-1857

Seller's Property Disclosure

Listing Agent Email: Broker of Record:

kim@wilgusassociates.com

MICHAEL WILGUS (3259348) Click for License

Listing Office:

WILGUS ASSOCIATES B (WILGUS) (Lic# RM-0000053)

Office Phone:

PO Box 309, Bethany Beach, DE 19930-0309 (302) 539-7511

**Directions** 

From 26 West, , left on Rt 17, left at Rt 20, left onto Wilgus Cemetery Road, left into Beachwood, right on Clam, right on Beachwood, House on right.

Buyer Agency Comp:

2.5% Of Gross

Sub Agency Comp:

Previous List Price:

Original MLS Name:

Documents Available:

Seller Concessions:

Off Market Date:

Home Warranty:

\$0

\$255,900 122 / 122

BRIGHT

08/16/19

**Historical Compensation** 

Dual/Var Comm:

DOM / CDOM:

No

**Listing Details** 

Original Price: Vacation Rental: \$265,000

No

Exclusive Right

Nο

Prospects Excluded: Listing Service Type:

Listing Agrmnt Type:

**Full Service** Dual Agency: Yes

Sale Type:

Listing Term Begins:

Listing Entry Date:

Possession:

Acceptable Financing: Federal Flood Zone:

Standard 02/25/2019

02/25/2019 **Immediate** 

Cash, Conventional

No

Sale/Lease Contract

Selling Agent:

KYLIE GIVENS (3258872) (Lic# Unknown)

(302) 604-0510

Selling Agent Email: Selling Office:

kylie@wilgusassociates.com

Broker of Record:

WILGUS ASSOCIATES B (WILGUS) (Lic# RM-0000053)

MICHAEL WILGUS (3259348)

PO Box 309, Bethany Beach, DE 19930-0309

Office Fax:

Office Phone: Concessions:

No

(302) 539-7511

(302) 539-1857

Agreement of Sale Dt:

06/26/19

Close Date:

08/15/19

Close Sale Type: Buyer Financing: Standard Sale **USDA** 

Close Price: Last List Price: \$205,000.00 \$235,000.00

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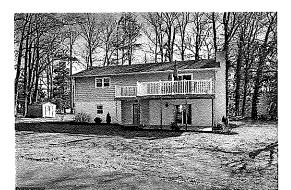
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## Agent Full

## Closed | 03/10/21

## Residential



35775 Clam Ave, Frankford, DE 19945

MLS #: Tax ID #: DESU176326 533-06.00-141.00 Fee Simple

Ownership Interest: Structure Type: Levels/Stories:

Detached 2

Waterfront: Garage:

No No



Beds: Baths: 3

Above Grade Fin SQFT:

2,200 / Estimated

Assessor AbvGrd Fin SQFT: 0

Price / Sq Ft: Year Built: Style: Central Air:

Basement:

129.09 1974 Coastal

Yes No

## Location

County:

Sussex, DE

In City Limits: No MLS Area:

Baltimore Hundred - Sussex, DE County

(31001)

Legal Subdivision:

Beachwood (Roxana)

**BEACHWOOD** Subdiv / Neigh:

School District: High School:

Middle/Junior School: Elementary School: Sussex DE Quadrants: Indian River Indian River Selbyville Lord Baltimore

Between Rt 1 & 113

## **Association / Community Info**

Property Manager:

Association Recreation Fee: No

## **Taxes and Assessment** \$542 / 2020

Tax Annual Amt / Year:

\$478

School Tax:

County Tax:

\$64 / Annually

Clean Green Assess:

No

Zoning:

AR-1

Tax Assessed Value: Historic:

No

Land Use Code:

RS

Block/Lot:

3

2020

## Rooms

Bed Bath 2 Full Main 2 1 Full Lower 1 1

## **Building Info**

Above Grade Fin SQFT:

Total Fin SQFT: Total SQFT:

2,200 / Estimated

2,200 / Estimated 2,200 / Estimated

Construction Materials:

Flooring Type:

Aluminum Siding Carpet, Ceramic Tile, Laminated

Asphalt

Foundation Details:

## Lot Acres / SQFT:

Lot

0.47a / 20473sf / Estimated

Lot Size Dimensions:

89.00 x 152.00

## **Ground Rent**

Ground Rent Exists:

No

## **Parking**

Driveway - # of Spaces **Total Parking Spaces**  2

Features:

Roof:

Driveway

**Interior Features** Interior Features:

Ceiling Fan(s), Combination Kitchen/Dining, Wet/Dry Bar; Fireplace(s): 1, Other, Wood; Dishwasher, Dryer, Microwave, Oven/Range - Electric, Water Conditioner - Owned; Accessibility Features: None; Security

System; Door Features: Sliding Glass; Lower Floor Laundry

3/4/25, 11:56 AM Matrix

Exterior Features

Exterior Features: Deck(s); Pool: No Pool

Utilities

Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Utilities:

Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Well; Sewer: Low Pressure Pipe (LPP)

Remarks

This lovely updated 3 bed, 3 bath home in the community of Beachwood is waiting for you. As soon as you Public:

> walk through the front door you will immediately be greeted by the updates that have been done to the home the past few years. Freshly painted walls, new flooring, and a new roof. Every bedroom as well as the

living room has new ceiling fans. In the kitchen you will love making meals on the new appliances Combination kitchen and dining room- plenty of space to entertain your guests on the main floor or the lower level where you will find a new mini bar area. During the warmer months enjoy hanging out on the

deck!

**Listing Office** 

ASHLEY BROSNAHAN (3256745) (Lic# Unknown) Listing Agent:

(302) 841-4200

Listing Agent Email:

ashley@bethanybeach-homes.com Nick D'Ambrosia (18809) Click for License

Broker of Record: Listing Office:

Long & Foster Real Estate, Inc. (LONG001) (Lic# RM-0000186)

33298 Coastal Hwy, Bethany Beach, DE 19930-3781

Office Manager:

Todd Vickers (3260550)

Office Phone:

(302) 539-9040

Office Fax: (302) 539-2185

**Directions** 

Turn right onto Rd 381A/ Wilgus Cemetery Rd. Turn Right onto Oyster Dr. Home will be on your right.

**Historical Compensation** 

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

Dual/Var Comm: Nο

Owner Name: DOM / CDOM:

Original MLS Name:

Off Market Date:

Home Warranty:

Pet Restrictions:

Seller Concessions:

Pets Allowed:

Lease Considered:

4/4

No

No

Yes

**BRIGHT** 

03/10/21

Brosnahan Megan Ee

No Pet Restrictions

(302) 344-7158

**Listing Details** 

Original Price: \$279,000

Vacation Rental: No **Exclusive Right** Listing Agrmnt Type:

Yes

Standard

01/22/2021

01/22/2021

Settlement

No

Prospects Excluded: Listing Service Type: **Full Service** 

Dual Agency:

Sale Type:

Listing Term Begins:

Listing Entry Date:

Possession:

Acceptable Financing:

Federal Flood Zone:

Disclosures:

Selling Agent:

Office Phone:

No

Agent Related to Owner

Cash, Conventional

Sale/Lease Contract

JAMIE COLEMAN (3258170) (Lic# Unknown) icoleman@psre.com

Selling Agent Email: Selling Office:

Patterson-Schwartz-Rehoboth (PSREAREH) (Lic# R5-0002482)

Joe Pluscht (3167947) (Lic# R1-0002876-DE) Responsible Broker:

18958 Coastal Hwy, Rehoboth Beach, DE 19971-6196 (302) 703-6987

Selling Office Email:

bpeiffer@psre.com

Concessions:

No

Agreement of Sale Dt:

01/25/21

Standard Sale

Close Date: Close Price: 03/10/21 \$284,000.00

Close Sale Type: Buyer Financing:

VA

Last List Price:

\$279,000.00

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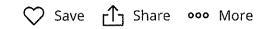
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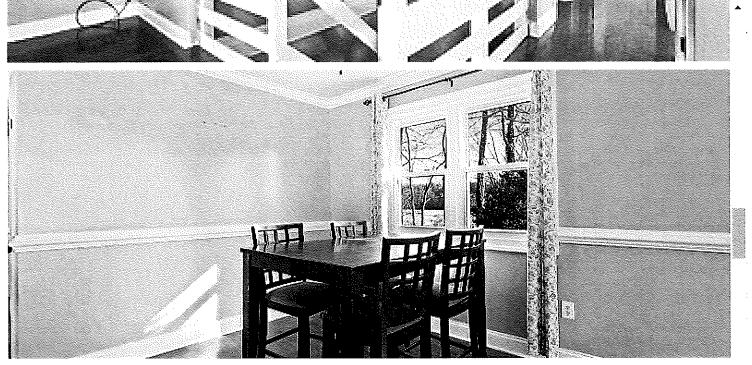




https://www.zillow.com/homedetails/35775-Clam-Ave-Frankford-DE-19945/81575941\_zpid/

 $\langle$  . Back to listing





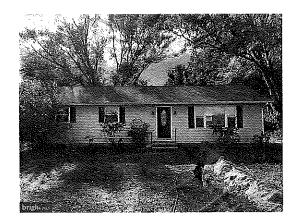




Closed | 03/31/23

Residential





34640 Pepper Rd, Frankford, DE 19945

MLS #: Tax ID #: DESU2031100 533-04.00-44.00

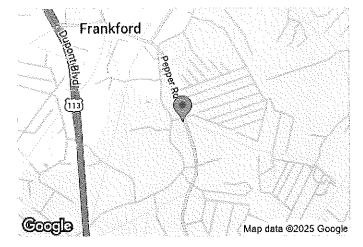
Ownership Interest: Structure Type:

Fee Simple Detached

Levels/Stories: Waterfront: Garage:

No

No



Beds: Baths:

1,152 / Assessor Above Grade Fin SQFT:

Assessor AbvGrd Fin SQFT: 1,152 Price / Sq Ft: 205.73 Year Built:

Modular/Pre-Fabricated, Style:

3

Ranch/Rambler

Central Air: No Basement: No

Location

County: In City Limits: Sussex, DE No

MLS Area:

Baltimore Hundred - Sussex, DE County

(31001)

Legal Subdivision: Subdiv / Neigh:

**BRANCHWOOD** NONE AVAILABLE

**Taxes and Assessment** 

Tax Annual Amt / Year: \$372 / 2022

School Tax: \$331

\$41 / Annually County Tax:

Clean Green Assess: No GR Zoning:

School District: Sussex DE Quadrants: Indian River

Between Rt 1 & 113

Tax Assessed Value: 2022 Land Use Code: RS 2 Block/Lot:

Rooms

Bed Main

Frame

Bath 1 Full

Living Room: Kitchen:

Main Main

21 x 11

20 x 11, Countertop(s) - Granite, Dining Area, Flooring -

Laminated, Island, Kitchen - Country, Kitchen - Eat-in,

Kitchen - Electric Cooking

Bedroom 1:

Main

11 x 11, Ceiling Fan(s) 8 x 11, Ceiling Fan(s)

Bedroom 2: Bedroom 3: Main Main

9 x 10, Ceiling Fan(s)

Laundry:

Main

8 x 6

**Building Info** 

Yr Major Reno/Remodel: 2022

Above Grade Fin SQFT:

Total Fin SQFT:

1,152 / Assessor

Tax Total Fin SQFT:

1,152 / Assessor

Total SOFT:

1,152

1.152 / Assessor

Foundation Details:

Block

Lot Acres / SQFT:

0.32a / 13939sf / Assessor

Lot Size Dimensions:

Construction Materials:

100.00 x 140.00

Parking

Total Parking Spaces

Unknown

Features:

Driveway

Matrix 3/4/25, 12:08 PM

**Interior Features** 

Interior Features: Accessibility Features: None

**Exterior Features** 

Pool: No Pool Exterior Features:

**Utilities** 

Utilities: Heat Pump(s); Cooling Fuel: Electric; Heating: Forced Air, Heat Pump(s); Heating Fuel: Electric; Hot Water:

Electric: Water Source: Well; Sewer: Gravity Septic Field, Septic Exists

Remarks

Owners name is: Mark Stephan Thomas The contractor will be fixing the subflooring by the front door due Agent:

to a loose nail underneath. ATTENTION REALTORS! Use the front yard to turn around to leave the home.

The road and intersection can be quite busy.

This completely rehabbed home is almost finished and ready for a new homeowner. Come take a look at all Public:

> of the renovations. New roof, windows, drywall, paint, exterior doors, insulation, flooring, appliances, HVAC, electrical upgrades, even the smoke detectors are combination smoke/carbon dioxide. A new well line is being run; everything is done. Perfect for the homeowner who just wants to move in. Centrally located to secondary routes leading to the beach or west to routes 113 and Route 13, this could be the home for you.

Call today!

**Listing Office** 

Listing Agent: Maria Bennett (3259209) (Lic# RS-0012971) (302) 541-8787

Listing Agent Email: mariacbennettrealtor@gmail.com

Sherri Custodio (3260222) Click for License Broker of Record:

Iron Valley Real Estate at The Beach (IVREATB1) (Lic# Unknown) Listing Office:

19323 Lighthouse Plaza Blvd Unit 6, Rehoboth Beach, DE 19971

Office Manager: Leslie Huss (3356488)

(302) 541-8787 Office Phone:

Directions

Route 113 South to left on Daisey St. Right on Main Street which will turn into Pepper Rd. Home on Right almost across the street from the intersection of Gum Rd and Pepper Rd.

**Historical Compensation** 

2.5% Of Gross 0% Of Gross

Sub Agency Comp: Dual/Var Comm: No

**Listing Details** 

Buyer Agency Comp;

Owner Name: Stephan Thomas Mark Original Price: \$229,900

Vacation Rental: DOM / CDOM: 10 / 10 No **Exclusive Right** Original MLS Name: **BRIGHT** Listing Agrmnt Type: 04/01/23 Prospects Excluded: Off Market Date:

Full Service Seller Concessions: Listing Service Type:

Dual Agency: Yes

Sale Type: Standard Listing Term Begins: 10/19/2022

Listing Entry Date: 10/19/2022 Immediate Possession:

Acceptable Financing: Cash, FHA, USDA, VA

Federal Flood Zone: No

Sale/Lease Contract

Sell Team Name: The Schrockstars Team

TONI SCHROCK (3259242) (Lic# RS-0022818) (302) 841-9296 Selling Agent:

Selling Agent Email: toni@theschrockstars.com Selling Office: (NRP14) (Lic# Unknown) Broker of Record: Nick D'Ambrosia (18809)

25935 Plaza Dr 15, Millsboro, DE 19966

Office Phone: (302) 947-9100

Andrea Krivda (3338620) (Lic# RS-0037932) Co-Selling Agent:

Concessions: No

03/31/23 Agreement of Sale Dt: 11/05/22 Close Date: Close Price: \$237,000.00 Close Sale Type: Standard Sale

Buyer Financing: **USDA** Last List Price: \$229,900.00

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DESU2031100 4 1-11-10-10-5-147, 30, 51 James She incomest. Fee Simple Ethaliese Tyana Detached uevers/Education 1 846 vessements. Sarayan No

### Location

Sussex DE gr. Data Danader

Battirnore Hundred - Sussex, DE Cd

(31001) BRANCHWOOD Legal Bullanceson NÖNÉ AVAILABLE Bacon Reigh.

### Taxes and Assessment

San Har Durchard (1984) 5372 / 2022 Sancul 1677 9331 \$41 / Annually Ibeats rest Delan Green Arsensi No

Zanther type Rooms

1.20-5 80000 iiklí asm

NOT WHEN Main 20 x i1, Countertop(s) -

Laminated, Island, Kitche Kitchen - Électric Copking

Main 11 x 11, Cemmy Fants) ded worth in Main 8 x 11, Ceding Fan(s) Selfresh Et Main 9 x 10, Ceiling Fan(s) padrau Albi

r Garadky. Maan 8 x 6

Sullding Info

Full de Control de La Laciana

minimum Securi Remodel 2022 Apple Grade for BQFT. 1,152 / Assessor Poca Par Signiti 1,152 / Assessor 1,152 fokan Bighiru 1,152 / Assessor

Lot

 $\pm 2\alpha = \alpha \log 2 - \beta \sqrt{2} P^{2/2}$ 0.32a / 13939st / Assessor

Stock

Constitution restaurate. Frame

and the design of the

100.00 x 140.00

## Agent Full

Closed | 04/23/21

Residential





32201 Phillips Rd, Selbyville, DE 19975



MLS #: DESU179824 Tax ID #: 533-10.00-5.05 Ownership Interest: Fee Simple Structure Type: Detached Levels/Stories: Furnished: No Waterfront: No

Views: Garden/Lawn, Panoramic, Trees/Woods

Garage: Yes

3 Beds: Baths: 2

1,500 / Estimated Above Grade Fin SQFT: Assessor AbvGrd Fin SQFT: 1,344

Price / Sq Ft: 176.67 Year Built: 1995 Excellent Property Condition: Ranch/Rambler Style:

Central Air: No Basement: No

Location

County: Sussex, DE In City Limits: No

MLS Area: Baltimore Hundred - Sussex, DE County

(31001)

Subdiv / Neigh: NONE AVAILABLE

School District: Indian River Sussex Central High School: Middle/Junior School: Selbyville Elementary School:

Phillip C. Showell Cross Street: Roxana Rd/Route 20 Between Rt 1 & 113 Sussex DE Quadrants:

Main

Bed

3

Aluminum Siding, Frame Carpet, Ceramic Tile, Hardwood

Metal, Pitched

150.00 x 198.00

Bath

2 Full

**Taxes and Assessment** 

Tax Annual Amt / Year: \$536 / 2020

Clean Green Assess: No

Zoning: AR-1

2020 Tax Assessed Value: Land Use Code: RS

Construction Materials:

Lot Size Dimensions:

Flooring Type:

Roof:

Rooms

20 x 12, Ceiling Fan(s), Flooring - HardWood Main

Living Room: 9 x 8, Flooring - HardWood Dining Room: Main

Kitchen: Main

Primary Bedroom: Main 12 x 12, Flooring - Carpet Bedroom 2: 13 x 12, Flooring - Carpet Main 12 x 9, Flooring - Carpet Bedroom 3: Main

Sun/Florida Room:

14 x 13, Flooring - HardWood Main

**Building Info** 

Above Grade Fin SQFT: 1,500 / Estimated Total Fin SQFT: 1,500 / Estimated

1,344 Tax Total Fin SQFT:

Total SQFT: 1,500 / Estimated

Dry Wall Wall & Ceiling Types: Foundation Details: Crawl Space

Lot

Lot Acres / SQFT: 0.7a / 30492sf / Assessor

Garden/Lawn, Panoramic, Trees/Woods Views: Chain Link, Decorative, Partially, Rear, Fencing:

Wood

**Ground Rent** 

Ground Rent Exists: No

**Parking** 

3/4/25, 12:15 PM Matrix

Detached Garage - # of Spaces

2 Features: Detached Garage, Garage - Front Entry, Oversized

Garage, Stone Driveway

No

**Interior Features** 

Total Parking Spaces

Interior Features: Carpet, Ceiling Fan(s), Dining Area, Floor Plan-Traditional, Kitchen - Table Space, Primary Bath(s), Window

Treatments, Wood Floors; No Fireplace; Built-In Range, Exhaust Fan, Oven/Range - Electric, Refrigerator, Stove, Water Conditioner - Owned, Water Heater; Accessibility Features: Other; Main Entrance Lock, Smoke Detector; Door Features: Insulated, Sliding Glass; Window Features: Double Pane, Insulated, Screens;

Dryer In Unit, Has Laundry, Washer In Unit

**Exterior Features** 

Outbuilding(s), Satellite Dish; Deck(s), Porch(es); Pool: No Pool Exterior Features:

Utilities

Window Unit(s); Cooling Fuel: Electric; Heating: Baseboard - Electric; Heating Fuel: Electric; Hot Water: Utilities:

Electric; Water Source: Well; Sewer: Low Pressure Pipe (LPP)

Remarks

Agent: Seller had soil evaluation performed. Septic System is being replaced. The septic design has begun.

3BR 2BA Single Family Ranch Home situated on nice private homesite just a few short miles to Bethany Public:

> Beach & Fenwick Island. This home features a spacious living room with large windows allowing lots of natural light to fill the room. Hardwood floors are beautiful and make cleaning a breeze. The kitchen allows plenty of room to add an island if you desire. The rear living room opens to the deck for entertaining. The detached 2 car garage is large enough to fit two cars or a great place for your hobbies. The rear fenced yard is great for many uses. This home has been lovingly maintained. New carpet is ordered, brush removal

in rear yard has been contracted, and new septic will be installed.

**Listing Office** 

Shannon Smith Hunt (3260191) (Lic# Unknown) (302) 344-0500 Listing Agent:

Listing Agent Email: shannonsmith@northroprealty.com Broker of Record: Nick D'Ambrosia (18809) Click for License

Northrop Realty (NRP9) (Lic# Unknown) Listing Office:

37077 Coastal Hwy, Fenwick Island, DE 19944-4056

Chrissy Steele (3257227) Office Manager:

Office Phone: (302) 539-0800

(302) 236-2257 Mrs. Christine M Lombardi (3257175) (Lic# Unknown) Co-Listing Agent:

Co-Listing Agent Email: <a href="mailto:christinelombardi@northroprealty.com">christinelombardi@northroprealty.com</a>

Directions

Turn right onto DE-20/DE-54/Lighthouse Road. Keep right to stay on DE-20/Zion Church Rd. Turn left onto DE-17/ Roxana Rd. Turn right onto Phillips Rd. Welcome Home!

**Historical Compensation** 

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

Dual/Var Comm:

**Listing Details** 

Owner Name: Carney Barbara Phillips \$299,000 Original Price: Vacation Rental: DOM / CDOM: 12 / 12 Nα

**BRIGHT Exclusive Right** Original MLS Name: Listing Agrmnt Type: Off Market Date: 04/29/21 Prospects Excluded: No

Listing Service Type: Full Service Documents Available: Seller's Property Disclosure

Dual Agency: Yes Pets Allowed: Yes

No Pet Restrictions Pet Restrictions: Sale Type: Standard

03/25/2021 Seller Concessions: Listing Term Begins:

Listing Entry Date: 03/25/2021

Possession: Settlement

Acceptable Financing: Cash, Conventional, FHA, USDA, VA

Federal Flood Zone: No

Prop Disclosure Disclosures:

Sale/Lease Contract

KATHY GOODMAN (3258680) (Lic# Unknown) (302) 245-4096 Selling Agent:

Selling Agent Email: kathygoodman@remax.net

Selling Office: ReMax Coastal (RMCOAST) (Lic# RM-0000581)

Responsible Broker: Tim Rhodes (3260517) (Lic# RB-0020593-DE) 300 Ocean View Pkwy, Bethany Beach, DE 19930-9211

Office Phone: (302) 537-3400

Concessions: No

Close Date: 04/23/21 Agreement of Sale Dt: 04/05/21 \$265,000.00 Close Sale Type: Standard Sale Close Price: \$299,000.00 Last List Price: Buyer Financing: Cash

3/4/25, 12:15 PM Matrix

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## RESIDENTIAL PROPERTY RECORD CARD 2099

## SUSSEX COUNTY

Situs: 38185 ROY CREEK LN Parcel ID: 533-19.12-123.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 15, 2025

### **CURRENT OWNER**

SMITH MICHAEL E SUSAN C SMITH 38185 ROY CREEK LN SELBYVILLE DE 19975 **GENERAL INFORMATION** 

Living Units 1 Neighborhood 1AR092

Alternate ID 533191201230000000 Vol / Pg 3384/148

Vol / Pg District Zoning Class

,

MEDIUM RESIDENTIAL Residential

**Property Notes** 



Land Information						
Туре		Size	Influence Factors	Influence %	Value	
Primary Site	AC.	0.2629	Waterfront - Ca		544 240	

Total Acres: .2629

08/15/84

Spot: Location: 12 VERY GD LOCATION (POS INFL

Assessment Information						
Assessed Appraised Cost Income Market						
Land	0	544,200	544,200	0	544,200	
Building	0	388,600	388,600	0	599,000	
Total	0	932,800	932,800	0	1,143,200	

Value Flag Cost Approach TD533DM7 Manual Override Reason Base Date of Value Effective Date of Value

	Entrance Information					
<b>Date</b> 10/28/2	I <b>D</b> 2 NGV	Entry Code Occupant Not At Home	<b>Source</b> Other			

25,000

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
08/12/21	202111703	48,000	A017	Reframe & Extend Existing Screen	
10/25/13	201312448	26,112	A017	31x16 Master Bedroom,Bsth ,Laun	
04/24/12	100491-7	4,800	D010	Pergola-Bayville Manor Lot 3	
03/24/09	100491-6	13,000	D010	Inground Pool-Bayville Manor Lot 🤅	
08/14/08	100491-5	5,140	D010	Deck/Scr Porch/Deck-Bayview Mai	

Sales/Ownership History				
<b>Transfer Date</b> 11/17/06 10/03/86	<b>Price Type</b> 465,000 36,000	Validity	<b>Deed Reference</b> Deed Type 3384/148	Grantee

Story height 2

Masonry Trim X Color

Attic None

Exterior Walls Alum/Vinyl

Basement Crawl

FBLA Size X

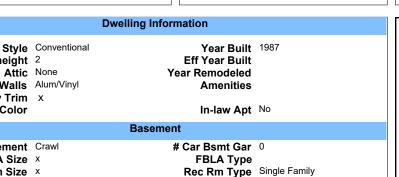
Rec Rm Size X

## SUSSEX COUNTY

Situs: 38185 ROY CREEK LN Parcel Id: 533-19.12-123.00 Class: Single Family Dwelling

Card: 1 of 1

Printed: April 15, 2025



Heating & Cooling	Fireplaces
Heat Type Central Full Ac	Stacks

Fuel Type Electric Openings System Type Heat Pump Pre-Fab

## **Room Detail**

4	Full Baths	2
	Half Baths	1
	Extra Fixtures	2
7		
	Bath Type	
No	Bath Remod	No
	7 No	Half Baths Extra Fixtures  7  Bath Type

## **Adjustments**

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

## **Grade & Depreciation**

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

## **Dwelling Computations**

**Building Notes** 

270,864	% Good	72
10,310	% Good Override	
-10,730	Functional	
22,470	Economic	
0	% Complete	100
0	C&D Factor	
	Adj Factor	1.44
292,910	Additions	47,700
974		
2,633	Dwelling Value	372,400
	10,310 -10,730 22,470 0 0 292,910	10,310

4		
3	Dwelling Value	372,400

7			,		ID Co	
	11 B 9 8	25 F 25	12	48 E 4	A B 10 C 11 D 13 E 31 F 31/ G 31	Main Building 1SFR - FRAME 0PEN FRAME PORCH FRAME GARAGE WOOD DECK 11 WOOD DECK/0PEN F 3 WOOD DECK 10/10 1SFR - FRAME/1SFR 1 10 FRAME GARAGE/1SF 1 11 FRAME GARAGE/1SF 5 1 FRAME UTILITY SHED
21	5	12 A	13 13 14	8 H13	M BK	BULKHEAD
4 7	24 C 24 G	12 4 7	1 D 14 22	22		

			Outbuilding	g Data				
Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Rc Pool	х		576	1	2009	С	Α	9,350
Frame Shed	8 x	12	96	1	2012	С	Α	890
Boat Dock	4 x	26	104	1	1987	С	Α	2,370
Bulkhead	1 x	44	44	1	1987	С	Α	3,560

## **Condominium / Mobile Home Information**

**Complex Name** Condo Model

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

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

PARDAT			PARDAT						T DWELDAT						AT DWELDAT	DWELDAT							SALES	SALES	SALES	SALES			
PARID	St# Street	Suffix	NBHD	Class	LUC	Calc'd Acres	Card	Story Heig	pht Style	Yrbit	Rm Tot	Bedrm	Full Bath	Half Bat	th Bsmt	Bsmt Car	FBLA	Grade	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSF	djusted Price	ADJ PSF	PSF		NOTES
533-19.12-123.00	38185 ROY CREEK	LN	1AR092	R	101	0.297	1	2	21:CONVENTIONAL	1987	7	4	2	1	3:CRAWL	0		8-	AV	2,633							354.27	WATERFRONT ON CANAL	
533-19.12-40.01	37540 PINE	RD	1AR092	R	101	0.303															07/06/21	1:Land Only	450,000		525,600			WATERFRONT ON CANAL	
533-19.12-98.00			1AR092	R	108	0.232																1:Land Only	565,000		592,100			WATERFRONT ON CANAL	
533-19.16-26.00	38425 WALNUT	LN	1AR092	R	101	0.336															08/16/21	1:Land Only	1,150,000		1,334,000			WATERFRONT ON CANAL	
533-20.09-88.00	38238 BAYBERRY	LN	1AR092	R	101	0.115															08/22/22	1:Land Only	525,000		561,800			WATERFRONT ON CANAL	
533-20.09-9.00	38030 KEENWIK	RD	1AR092	R	101	0.35															08/22/22	1:Land Only	200,000		214,000			NOT WATERFRONT	
533-20.13-29.00	38375 HICKORY	LN	1AR092	R	101	0.263															04/12/21	1:Land Only	610,000		727,100			WATERFRONT ON CANAL	
533-20.13-33.00	38238 KEENWIK	RD	1AR092	R	101	0.115															12/01/21	1:Land Only	500,000		564,500			WATERFRONT ON CANAL	
533-19.12-112.00	38320 MAPLE	LN	1AR092	R	101	0.121	1	2	21:CONVENTIONAL	2019	7	4	3	0	6:FULL	1		8	AV	2,240	05/28/21	2:Land & Improv	1,050,000	468.75	1,243,200	555.00	537.28	WATERFRONT ON CANAL	
533-20.09-55.00	38355 HICKORY	LN	1AR092	R	101	0.258	1	2	21:CONVENTIONAL	1987	8	5	3	2	6:FULL	0		B-	AV	2,552	09/08/22	2:Land & Improv	1,300,000	509.40	1,381,900	541.50	496.67	WATERFRONT ON CANAL	
533-19.16-37.00	38356 MAPLE	LN	1AR092	R	101	0.119	1	2	21:CONVENTIONAL	2010	7	4	4	1	6:FULL	2		c	AV	2,870	06/23/22	2:Land & Improv	1,263,302	440.17	1,369,402	477.14	394.04	WATERFRONT ON CANAL	
533-19.16-37.01	38352 MAPLE	LN	1AR092	R	101	0.128	1	2	21:CONVENTIONAL	2010	7	4	3	0	6:FULL	0		C+	AV	2,976	07/27/22	2:Land & Improv	1,252,400	420.83	1,348,800	453.23	411.76	WATERFRONT ON CANAL	
533-19.12-4.00	38217 ROCK ELM	DR	1AR092	R	101	0.258	1	2	14:CONTEMPORARY	1978	8	5	3	1	3:CRAWL	0		A+	GD	4,771	09/02/22	2:Land & Improv	1,450,000	303.92	1,541,300	323.06	300.27	WATERFRONT ON CANAL	
533-19.16-18.00	38378 WALNUT	LN	1AR092	8	101	0.247	1	1.75	18 SALT BOX	1991	7	4	2	1	3:CRAWL	0		8	GD	3.008	05/26/23	2:Land & Improv	1.110.000	369.02	1.117.800	371.61	404.06	WATERFRONT ON CANAL	
533-20.13-31.00	38222 KEENWIK	RD	1AR092	8	101	0.115	1	1.5	21:CONVENTIONAL	1989	6	3	2	0	6:FULL	2		c	AV	1.652	09/26/22	2:Land & Improv	1.087.500	658.29	1.156.000	699.76	524.64	WATERFRONT ON CANAL	
533-20.09-89.00	38244 BAYBERRY	LN	1AR092	8	101	0.115	1	1.5	14:CONTEMPORARY	1981	7	4	3	0	3:CRAWL	0		C+	AV	1.827	09/16/22	2:Land & Improv	710.000	388.62	754,700	413.08	446.85	WATERFRONT ON CANAL	
533-20.09-80.00	37829 CEDAR	RD	1AR092		101	0.261	1	1.5	18:SALT BOX	1996	6	- 2	2	0	3:CRAWL	i i		Ć.	ΔV	2 318	08/04/21	2:Land & Improv	760,000	327.87	881,600	380.33	424 55	WATERFRONT ON CANAL	
533-19.12-15.00	37878 CEDAR	RD	1AR092	8	101	0.31	1	1.5	18:SALT BOX	1988	7	Ā	2	1	3:CRAWL	0		8	AV	2,472	04/19/23			337.78	846,700	342.52		WATERFRONT ON CANAL	
533-19.16-22.00	38414 WALNUT	LN	1AR092	8	101	0.27	1	1.5	06:BUNGALOW	1973	5	,	2	n n	3:CRAWL	0		8	AV	2,600		2:Land & Improv		376.88	1.128.800	434.15		WATERFRONT ON CANAL	
533-19.12-70.01	37589 PINE	RD	1AR092	8	101	0.224	1	1.5	13:UNCOMMON	1979	7	Ā	9	0	3:CRAWL	0		8	AV	2.817		2:Land & Improv			1.267.200			WATERFRONT ON CANAL	
533-20.13-25.00	38405 HICKORY	LN	1AR092		101	0.204	1	1	04:RAISED RANCH	1967	6	3	2	0	6:FULL	1	628	c	AV	1.061	05/11/22	2:Land & Improv	650,000	612.63	709.800	668.99	719 70	WATERFRONT ON CANAL	
533-20.09-86.00	38230 BAYBERRY	LN	1AR092	8	101	0.113	1	1	03:RANCH	1983	6	3	2	0	2:SLAB	0		č.	AV	1.137	02/03/22	2:Land & Improv		769.57	974.800	857.34		WATERFRONT ON CANAL	
533-20.09-114.00	38219 BAYBERRY	LN	1AR092		101	0.115			04:RAISED RANCH	1976	2	- 7	-		6:FULL	- 1	608	-	AV	1.220	08/06/21	2:Land & Improv		543.03	768.500	629.92		WATERFRONT ON CANAL	
533-20.09-70.00	38179 KEENWIK	RD	1AR092		101	0.115	- 1	- 1	04:RAISED RANCH	1976	é	- 7	2	2	6:FULL	- 1	ou	č	AV	1.230		2:Land & Improv		577.24	835,000	678.86		WATERFRONT ON CANAL	
533-20.09-70.00	38344 MAPLE	LN	1AR092		101	0.126	1	- 1	04:RAISED RANCH	1976			2	- 5	6:FULL	2		C+	AV	1,420		2:Land & Improv 2:Land & Improv		602.11	1.039.700	732.18		WATERFRONT ON CANAL	
533-19.12-102.00	38335 WALNUT	LN	1AR092		101	0.254	- 1	- :	03:RANCH	1974		3	2		3:CRAWL	2		C+	AV	1,421		2:Land & Improv 2:Land & Improv		562.91	799,900	562.91		WATERFRONT ON CANAL	
533-20.09-97.00										1974								C+	AV			2:Land & Improv			670,600			WATERFRONT ON CANAL	
	38290 BAYBERRY	LN	1AR092	В.	101	0.115	1	1	03:RANCH		6	3	2	0	3:CRAWL	0		C+		1,452				437.33		461.85			
533-19.12-112.01	38324 MAPLE	LN	1AR092	8	101	0.124	1	1	04:RAISED RANCH	1987	2	4	3	0	6:FULL	1	995	C	AV	1,624		2:Land & Improv		532.64	944,600	581.65		WATERFRONT ON CANAL	
533-19.12-93.00	38310 WALNUT	LN	1AR092	8	101	0.236	1	1	03:RANCH	1980	6	3	2	0	3:CRAWL	0		c	AV	1,624		2:Land & Improv		390.95	639,300	393.66		WATERFRONT ON CANAL	
533-19.12-119.00	38208 ROCK ELM	DR	1AR092	8	101	0.264	1	1	03:RANCH	1980	6	3	2	0	3:CRAWL	0		C+	AV	1,746		2:Land & Improv		383.68	674,600	386.37		WATERFRONT ON CANAL	
533-19.12-82.03	38310 RIVER BIRCH	DR	1AR092	R	101	0.232	1	1	03:RANCH	1980	6	3	2	0	3:CRAWL	0		c	AV	1,798		2:Land & Improv		375.42	727,000	404.34		WATERFRONT ON CANAL	
533-19.12-126.00	38207 ROY CREEK	LN	1AR092	R	101	0.283	1	1	03:RANCH	1985	6	3	2	0	3:CRAWL	0		C+	AV	1,808		2:Land & Improv		325.77	683,200	377.88			2 HOUSES AWAY FROM SUBJECT
533-19.12-64.00	37649 PINE	RD	1AR092	R	101	0.232	1	1	03:RANCH	1979	6	3	2	0	3:CRAWL	0		B-	AV	1,860	12/15/21	2:Land & Improv	945,000	508.06	1,066,900	573.60	451.88	WATERFRONT ON CANAL	
533-19.12-34.00	37651 OAK	RD	1AR092	R	101	0.293	1	1	03:RANCH	2012	7	4	2	2	3:CRAWL	0		B-	AV	2,271		2:Land & Improv		418.27	1,094,300	481.86		WATERFRONT ON CANAL	
533-19.16-29.00	38401 WALNUT	LN	1AR092	R	101	0.331	1	1	03:RANCH	1974	6	3	2	0	3:CRAWL	0		B-	GD	2,543	04/04/23	2:Land & Improv	925,000	363.74	938,000	368.86	402.56	WATERFRONT ON CANAL	
																						MEDIAN	865,000	425.99	944,600	461.85	446.85		
																						AVERAGE	905 156	460.40	985 319	503.76	471 92		

## Martha Shaw

From:

Susan Smith <scs0216@msn.com>

Sent:

Friday, February 28, 2025 12:31 PM

To:

Assessment Appeals

Subject:

Appeal of January 2025 Assessment

Attachments:

reassess 1.png; reassess 2.png; reassess 3.png; reassess 4.png

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

We are attaching our appeal form to have our property assessed at a lower value. Our first assessment that arrived in December 2024, assessed us at \$543,600. This week we received a new reassessment for \$973,100, which was a \$430,000 increase from the December assessment.

Please review our appeal, and contact us for any additional information.

Susan and Michael Smith 38185 Roy

☐ Annu	al
■ Supplement	al

# 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.

- 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): Michael & & Susan C Smith Parcel ID: 533-19.12-123.00								
Owner(s): Michael & & Susan C Smith Parcel ID: 533-19.12-123.00  Street Address of Parcel: 38185 Roy Creek Lane Selbyville DE								
Current Assessment: \$ 973, 100								
Purchase Price (Total of Land and Improvement): \$ 460,000 Date of Purchase: 14,2006								
Special Conditions of Sale:								
How was property acquired ☑ Private Sale ☐ Auction ☐ Open Market ☐ Family ☐ Inherited ☐ Other								
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)								
Year Cost Change								
2013 60,000 Addition first flr bedroom 2023 50,000 Screened perch wjupperdeck								
2023 50,000 Screened perch w/upperdeck								
Description of Property								
Lot size/Land Area 11, 45450 Ct Style of Home two story								
Number of: Bedrooms: 5 Bathrooms: 3.5 Fireplaces: 1								
□ Finished Basement □ Finished Attic □ Central Air Porches and Additions: Screened porch, bedroom addition								
Describe outbuildings or accessory structures other than main dwelling:								
One Shed, one ingraind pool, one hot-tub, one attacked garage								
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 750, 000								

On what basis do you reach that Opinion?	Appraisal (person who did the appraisal must appear at						
(Select One)	the hearing and the appraisal must be submitted with						
	this appeal form).  Comparable Sales (identify below)						
	Other (provide detail below or in a separate attachment						
Briefly discuss the reason for your appeal and fo	r your conclusion of value:						
Reviewing comparables	sales in 2023, taking Size & location						
into factor; we feel	the appropriate appraisa L Should						
Reviewing comparable sales in 2023, taking size & locations into factor; we feel the appropriate appraisa L should reflect \$700,000.							
· · · · · · · · · · · · · · · · · · ·							
Comparable Sales							
Comparable sales must reasonably relate to sale	s as of July 1, 2023. Any comparable sales you intend to discuss at the						
	or attached to this form, or the Board will not consider them. You will						
·	concerning comparable sales not set forth in this form. The assessed						
	ther homeowners, is not acceptable as evidence of overvaluation. <u>Do</u>						
not cite the assessed values of other properties i	n your appeal.						
You mus	st submit <u>3</u> comparable sales.						
1. Parcel Number 53320.09146.0	OO Owner						
Address 38075 Keenwik	Ra Selbyville DE						
Sales Price \$ <u>1090,000</u>	Date of Sale <u> 1-24-20</u> 23						
Lot Size/Land Area 10, 000 50 C	Style of House rancher						
Number of: Bedrooms: 3 Bedro							
☐ Finished Basement ☐ Finished Attic	☐ Central Air						
Porches and Additions:							
Describe Garage or Other Improvements:							
Back deck, water	, marina, garage, sprinkler						
	3-0-1						
Additional Comments:							
<u> </u>	** <u>; ***                                   </u>						

2.	Parcel Number <u>53319.00757.00</u> Owner
	Address 38024 Ferwick Shoals Blud Selbyville DE
	Sales Price \$ 575,000 Date of Sale 5/26/23
	Lot Size/Land Area . 26 Style of House 2 54054
	Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces:
	☐ Finished Basement ☐ Finished Attic ☐ Central Air
	Porches and Additions: Screen parch, deck
	Describe Garage or Other Improvements:
	neighborhood pool, gated community, attached
	2 garages
	Additional Comments:
3.	Parcel Number <u>53320.0934</u> . <u>80</u> Owner
	Address 38295 Maple Lane Selbyville
	Sales Price \$ 560,000 Date of Sale 12-8-23
	Lot Size/Land Area 6098 sqft Style of Hous nestory (Singlestory)
	Number of: Bedrooms: Fireplaces:
	Porches and Additions
	Describe Garage or Other Improvements:
	\
	Additional Comments:
	This house is cottage like has an affic lost w/ upper cantilever deck.
	of the contineer acc.

Identify any witness or 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		
affirms that all stateme	ents herein are true to the best of ment of said property for fiscal agent 1	or authorized agent of the owner for the described property, and of his/her knowledge and belief, and asks the Board of Assessment year 1025 be reduced to: \$ 700,000
E Mail Address: 50	Spalle@msn. (	20m Telephone: 301-502-1903
Pleas	se use 🛘 mailing address 🗷 e n	nail for Notice of Hearing and Notice of Decision
•	sh to appear before the Board fon, the basis of the information o	or a formal hearing, please check here $\square$ and the Board will contained in this form.
I request that Assessmo	ent disclose witnesses and exhib	pits. □
leans dans de la	and the private the strate and the	tach a statement from the owner authorizing the agent to present this appear

and represent the interest of the owner herein.