

County

BOARD OF ASSESSMENT REVIEW MEETING

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

AGENDA

May 12, 2025

<u>10:00 A.M.</u>

Call to Order

Approval of Agenda

Approval of Minutes

1. <u>April 25, 2025</u>

Public Comments

Consent Agenda

- 1. Parcel 130-1.20-24.00 Julie Kazimiroff
- 2. Parcel 130-3.00-263.02 Jennifer Cinelli-Miller
- 3. <u>Parcel 130-3.07-49.00 CBYW Milford Propco LLC</u>
- 4. <u>Parcel 131-10.00-31.03 Gary Jeter TTEE REV TR</u>
- 5. <u>Parcel 131-10.00-51.00 AMP Properties LLC</u>
- 6. <u>Parcel 131-10.00-87.00 Canterbury Estates LLLP</u>



- 7. Parcel 131-10.16-41.00 119 Market Street Inc.
- 8. Parcel 131-10.16-42.00 NO 117 LLC
- 9. Parcel 131-19.00-23.00 William Boram
- 10. Parcel 132-8.00-1.00-48065 Laurie McDougall
- 11. Parcel 133-2.00-102.00 Michael Makowski
- 12. Parcel 133-6.00-57.00 Donna Tarr
- 13. Parcel 133-17.00-76.00-34 Michael McCoy
- 14. Parcel 133-17.13-17.00 Sussex LIHTC LLC
- 15. Parcel 133-17.13-31.02 Brandywine Station LLC
- 16. Parcel 133-17.17-107.00 Atlantic Budget Inn Millsboro Inc.
- 17. Parcel 133-20.00-177.00 Robert Seelig
- 18. Parcel 134-3.00-239.00 Keith Wilson
- 19. Parcel 134-3.00-361.00 William and Linda McCormick
- 20. Parcel 134-5.00-114.00-A Robert and Kim Kuhl
- 21. <u>Parcel 134-5.00-116.00-2 Contance Tjoumas TTEE REV TR</u>
- 22. Parcel 134-5.00-123.00 Harry Ritter
- 23. Parcel 134-6.00-103.00 Marion Spinks
- 24. <u>Parcel 134-6.00-348.00 William Peterson</u>
- 25. Parcel 134-7.00-268.00 Thomas and Kerry Gogarty
- 26. <u>Parcel 134-7.00-275.00 Richard Corrigan</u>
- 27. Parcel 134-8.00-42.00-54-6 R H McLaughlin Rentals LLC
- 28. <u>Parcel 134-8.00-165.02-BS103 Louis Perna TTEE REV TR</u>
- 29. Parcel 134-9.00-48.00 Kimberly Coughenour TTEE
- 30. Parcel 134-9.00-59.08 Blair Kirby

- 31. Parcel 134-9.00-94.01-15216 Bonnie White
- 32. Parcel 134-9.00-142.00 Brian and Joan Murphy
- 33. Parcel 134-9.00-365.00 James and Darlene Williamson TTEE
- 34. Parcel 134-9.00-366.00 Kathleen and John Dickman
- 35. Parcel 134-9.00-616.00 Granville and John Moore
- 36. Parcel 134-9.00-636.00 Robert Silverberg
- 37. Parcel 134-9.00-639.00 Judy Whalley Trustee
- 38. Parcel 134-9.00-873.00 Lisa Quann
- 39. Parcel 134-12.00-280.01-132 Gregory and Doris Haga
- 40. Parcel 134-12.00-556.03 Darlene Boerlage
- 41. Parcel 134-12.00-2082.00 Barbara Collier
- 42. Parcel 134-12.00-2258.00 Mark and Karen McCormick
- 43. Parcel 134-12.00-2708.00 Thomas and Mary Murphy
- 44. Parcel 134-12.00-4131.00 Suzanne Burke
- 45. <u>Parcel 134-13.00-810.00 Kelly Felix</u>
- 46. Parcel 134-13.00-1279.00 Cynthia Hetrick
- 47. Parcel 134-13.00-1330.00 Paul and Karen Winicki
- 48. <u>Parcel 134-13.16-59.00 Elizabeth Gruber TTEE</u>
- 49. Parcel 134-17.08-155.00 206 Maplewood LLC
- 50. Parcel 134-17.11-26.00 Elizabeth Albert
- 51. Parcel 134-17.19-146.01 Stephen Walker
- 52. Parcel 134-17.20-187.00 John McGee TTEE
- 53. <u>Parcel 134-20.11-32.00 Todd Moyer</u>
- 54. <u>Parcel 135-14.00-252.00 Paul Van Loon</u>

- 55. Parcel 230-19.00-199.00 Eric Beach
- 56. Parcel 234-5.00-603.00 Francois Koenig
- 57. Parcel 234-16.00-416.00 Joseph Buffo
- 58. <u>Parcel 235-16.00-44.06 Gregg Kellogg</u>
- 59. Parcel 235-20.00-363.00 Lindsey Underwood
- 60. Parcel 331-5.00-50.03 CBYW Seaford Propco LLC
- 61. Parcel 332-4.00-71.05 Marcia Elliott
- 62. Parcel 334-13.20-117.00 Alex Felker
- 63. Parcel 334-19.00-10.00 Jason Hodges
- 64. Parcel 334-20.09-19.00 Richard Freitag
- 65. Parcel 335-8.00-1084.00 Patrick Lawrence
- 66. Parcel 335-8.00-1085.00 Willie Coffey
- 67. <u>Parcel 430-9.00-38.06 Janet Adams</u>
- 68. Parcel 430-16.00-108.00 Equity Trust Company Custodian
- 69. Parcel 431-5.00-325.00 LG-OHI Seaford LLC

Property Assessment Appeal Hearings:

Appellant	Parcel Number	Property
Kathryn Meyer	134-13.00-1349.00	31233 Sandpiper Rd
		Bethany Beach, DE 19930
Wayne Bell	134-13.15-187.00	367 Sandpiper Dr.
		Bethany Beach, DE 19930
Sharon & Joseph Irwin	134-17.08-159.00	207 Ashwood St.
		Bethany Beach, DE 19930
James & Geraldine Maher	230-15.00-42.08	9072 Draper Rd.
		Milford, DE 19963
Mary Jo Devries TTEE REV TR	334-6.00-292.00	56 Bryan Dr.
		Rehoboth Beach, DE 19971
Candace Hart	334-13.00-786.00	10 Kelly Dr.
		Rehoboth Beach, DE 19971
William Reeder	334-19.00-494.00	115 London Cir. S.
		Rehoboth Beach, DE 19971
Angela Murray	334-20.05-7.01	405 Stockley Street Ext.
		Rehoboth Beach, DE 19971
William Moyer	334-20.18-191.00-1A	10 McKinley Ave.
		Dewey Beach, DE 19971
Jennifer Corsini	533-6.00-146.00	34078 Beachwood Dr.
		Frankford, DE 19945

<u>Adjourn</u>

In accordance with 29 <u>Del. C.</u> §10004(e)(2), this Agenda was posted on May 5, 2025, at 4:15 p.m. and at least seven (7) days in advance of the meeting.

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

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

Board of Assessment Review Meeting - GEORGETOWN, DELAWARE, April 25, 2025

A scheduled meeting of the Board of Assessment Committee was held on Friday, April 25, 2025, at 10:00 a.m., in Council Chambers, with the following present:

Chris Keeler	Director of Assessment
Daniel DeMott	Attorney
Eric Davis	Board Member
Anne Angel	Board Member
Thomas Roth	Board Member
Karen Wahner	Board Member
Ashley Godwin	Board Member
Ryan Zuck	County Witness - Tyler Technologies

Call to Order		Mr. Roth called the meeting to order.	
		consideration. Mr. H Valarie Elliott TTEH 6.00-146.00 and Mic also made a correcti Colquhon LLC – address is 117 Sav amended the order of	ted amendments to the agenda for the Board's Keeler removed Property Assessment Appeal Hearings E – 334-20.00-23.00, Jennifer and Robert Corsini – 533- thael and Susan Smith – 533-19.12-123.00. Mr. Keeler on to Property Assessment Appeal Hearing Anthaney- 335-8.08-105.00-3, stating that the correct physical vannah Road, Unit 3, Lewes, Delaware 19958 and of the agenda to move Property Appeal Hearing Alan 00 to the first hearing of the day.
M25-73 Approve Agenda	ove agenda as amended.		by Ms. Wahner, seconded by Ms. Angel, to approve the
8		Motion Adopted:	5 Yeas
		Vote by Roll Call:	Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea
M25-74 Approve Minutes		A Motion was made April 11, 2025, minu	by Ms. Wahner, seconded by Mr. Davis, to approve the tes.
April 2025	11,	Motion Adopted:	5 Yeas
		Vote by Roll Call:	Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea

M25-75 Approve Minutes	A Motion was made by Ms. Wahner, seconded by Mr. Davis, to approve the April 14, 2025, minutes.		
	Motion Adopted: 5 Yeas		
	Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, 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.		
M25-76 Approve Consent	A Motion was made by Ms. Godwin, seconded by Ms. Wahner, to approve the following items under the Consent Agenda:		
Agenda	1. <u>Parcel – 132-6.00-160.00 – Roger and Diane Harris</u>		
	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. <u>Parcel – 134-5.00-171.01 – Eric Doroshow and Aida Waserstein</u>		
	6. <u>Parcel –134-5.00-273.00 – Patrice Preston</u>		
	7. <u>Parcel – 134-7.00-600.00 – Richard Carletti</u>		
	8. <u>Parcel – 134-8.00-165.02-BS-39 – Alan Walker</u>		
	9. <u>Parcel – 134-9.00-900.00 – Kenneth Willner</u>		
	10. <u>Parcel – 134-12.00-280.01-138 – David Kelley and Ye Moore</u>		
	11. <u>Parcel – 134-20.12-9.00 – Evan Thomas Trustee</u>		
	12. <u>Parcel – 135-11.00-317.00 – John Stoeckel</u>		
	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. Parcel 234-6.00-1432.00 Stephanie Gose
- 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. <u>Parcel 332-4.00-53.00-56401 Gene Sheridan</u>
- 22. Parcel 334-5.00-84.00 Turansky's Nassau Property LLC
- 23. Parcel 334-8.17-127.01 William and Susan Nussbaum
- 24. <u>Parcel 334-8.17-130.00 Helen Dillon TTEE REV TR</u>
- 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. Parcel 334-14.05-32.00 Morris Antonelli Trustee
- 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. Parcel 334-20.00-33.00 Russell Green
- 34. <u>Parcel 334-20.00-72.00 Nicholas Revak</u>
- 35. Parcel 334-20.10-1.03 Rocco Abessinio 2012 REV TR
- 36. Parcel 334-23.10-6.00 Donald Mensh
- 37. <u>Parcel 335-8.00-50.00 Ronal Smith REV TR</u>
- 38. Parcel 335-8.12-40.00 Diane Rulka-Rodenberg
- 39. <u>Parcel 335-11.00-59.00-T77 Robert Renauld Jr.</u>

	40. <u>Parcel – 432-2.00-127.00 – Brian McCurnin TTEE</u>		
	41. <u>Parcel – 531-11.00-58.00 – Gerald Bell Jr.</u>		
	42. <u>Parcel – 531-15.00-138.00 – Patsy Green</u>		
	43. <u>Parcel – 533-12.00-602.00 – Wendy Wilmowski TTEE TR</u>		
	44. <u>Parcel – 533-19.00-1347.00 – George Homme</u>		
	45. <u>Parcel – 533-19.07-93.00 – Warren and Mary Patrick</u>		
	Motion Adopted: 5 Yeas		
	Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea		
Property Hearing	Mr. Roth introduced Property Assessment Appeal Hearing 335-8.11-111.00 – Alan Roth – 437 Kings Hwy. Lewes, DE 19958.		
Alan Roth	Mr. Roth swore in Alan Roth, Mr. Keeler and Mr. Zuck.		
	Mr. Alan Roth presented his concerns to the Board, stating that the subject property, as of July 1, 2023, was an uninhabitable construction site and should be valued as vacant land. Mr. Roth presented evidence, including photographs and sales data of nearby vacant lots, to support his claim for a lower valuation. He rejected the County's assessment method, which he felt projected the property's value based on future construction rather than its actual state in 2023. Mr. Roth also addressed discrepancies in notes from his informal review meeting. Mr. Roth concluded by stating that the County's assessment process had significant errors and unfairness.		
	Mr. Roth opened the floor to Assessment for questions.		
	Mr. Zuck addressed the appellant, asking whether the assessment being paid on the subject property includes both land and building values. Mr. Roth objected to the question.		
	Mr. Roth opened the floor to the Board for questions.		
	Mr. Davis addressed the appellant, asking whether there were any repairs needed when the subject property was purchased in November 2021. Mr. Roth explained that the property had some issues, which were fixed during renovations.		
	Ms. Angel addressed the appellant, asking if the dwelling was demolished		

during the renovation. Mr. Roth explained that the dwelling was completely gutted. Ms. Angel further inquired about a deposit made to Mr. Roth's contractor and asked if he believed the total cost of renovations reflected the total value of the home after completion. Mr. Roth explained that while a significant portion of the cost would be attributed to the land value, his position was that the assessment valuation should not be based on the completed value of the home, but rather on the state of the home on July 1, 2023.

Mr. Roth, Chairman, reiterated the information presented to clarify the appellant's position on the assessment of the subject property as of July 1, 2023. The appellant clarified the state of the home during renovations, explaining that the interior of the home was demolished, along with an additional room. The appellant confirmed that these renovations have since been completed.

Ms. Wahner addressed the appellant regarding the length of time lived in the subject property and whether the property was considered a vacant lot at the time of the assessment. Mr. Roth explained that the property was a construction site during the assessment and was more comparable to a vacant lot than a livable dwelling. Ms. Wahner then questioned whether, without the improvements made, the home would have been worth the price the appellant paid for it. Mr. Roth argued that a buyer would not purchase the property as a construction site for the price being disputed in the assessment of \$901,500.

Ms. Godwin addressed the appellant regarding a building permit issued in February 2023, valued at \$389,360. She explained that the permit value reflects the cost of construction and seemed to align with the total assessment of \$901,500 when combining the dwelling and land values. Ms. Godwin concluded by asking Mr. Roth to confirm whether the completion of the renovations was expected, to which Mr. Roth stated that it was his request that the Board follow the law, asserting that the property should be assessed based on its condition as of July 1, 2023, not on future projections. He emphasized that the fair market value should reflect what a buyer would pay for the property on that specific date. He made it clear that if the Board does not adhere to this approach, he will take the case to the Superior Court to challenge the decision.

Mr. Roth opened the floor to Assessment.

Mr. Keeler discussed that, based on the appellants' application and the referee hearing, the Assessment office did offer a stipulation agreement to Mr. Roth at \$901,500. 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 he had met with the appellant regarding the assessment process, however, the appellant believed the value of the subject

Property Hearing Alan Roth (continued) Property home as of July 1, 2023. Mr. Zuck explained this is not the standard reassessment procedure and that during the property inspection process, open permits, demolitions, and other conditions are considered. Mr. Zuck further explained, the assessment value is adjusted to reflect the completed value, considering the status of open permits and is then time-adjusted using comparable sales from within the designated timeframe.

Mr. Roth opened the floor to the appellant for cross-examine.

Mr. Alan Roth questioned Mr. Zuck about how properties with demolished dwellings are assessed, to which Mr. Zuck explained that the land and dwellings are assessed separately. Mr. Zuck reiterated that open permits are reviewed and verified as part of the due diligence process. Mr. Zuck clarified that if a demolition permit is identified, the property is reinspected, and the dwelling is removed from the assessed value accordingly.

Mr. Alan Roth questioned whether Mr. Zuck personally inspected the subject property, to which Mr. Zuck responded that he did not. Mr. Roth further inquired why the inspector who conducted the assessment was not present to testify regarding the data collected, to which Mr. Zuck explained that he reviews all valuations and is appearing as a representative of Tyler Technologies.

Mr. Alan Roth continued his rebuttal by asking a series of questions concerning the condition of the subject property at the time of inspection. He concluded by asking Mr. Zuck whether he disputed the claim that the home was in an unlivable condition, and how the determination was made regarding the number of rooms in the dwelling. In response, Mr. Zuck explained that multiple resources are utilized to make such assessments.

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

Mr. Roth, Chairman, asked Mr. Zuck what condition of the subject property was used for the assessment as of July 1, 2023, to which Mr. Zuck responded that Tyler Technologies utilized current data and applied a time adjustment back to that date. Mr. Roth then asked whether the value was based on the subject property's unfinished condition or on the assessor's projection of its eventual completion, to which Mr. Zuck explained that as permits are issued and improvements are completed, inspections are conducted, and valuations are adjusted to reflect the value after the completion of improvements.

Mr. Roth, Chairman, asked Mr. Keeler whether it is standard practice to complete a reassessment after all open permits have been closed, to which Mr. Keeler stated that this is correct. Mr. Roth then questioned whether there was a discrepancy regarding the actual condition of the subject property as of July 1, 2023. Mr. Keeler responded that, to his

Propertyunderstanding, the property had obtained a certificate of occupancy and
that Tyler Technologies may have based their assessment on the completionAlanRoth(continued)of improvements, however, the County had not yet conducted an inspection
to verify those improvements.

Ms. Wahner asked Mr. Zuck to explain the comparable sales used by Tyler Technologies. Mr. Zuck stated that Tyler Technologies reviewed both vacant land and dwelling sales in the Lewes area comparable to the subject property. He highlighted a property sold in November 2022 for \$599,900, which required renovations and was now listed for \$1,600,000. Mr. Zuck explained that buyers at pre-renovation prices are often paying for the land value and may choose to live in the dwelling, demolish it, or complete a full renovation.
Mr. Alan Roth objected to Mr. Zuck's statement, arguing that the comparable sales presented were not relevant to the characteristics and condition of his property.
Mr. Roth opened the floor for closing comments.
Mr. Alex Deth should be service by dissetting stick the Decod of

Mr. Alan Roth closed by expressing his dissatisfaction with the Board of Assessment process.

Mr. Keeler closed by stating that, according to the appellant's belief, the subject property would not gain any additional value from the completed renovations until the next reassessment.

Mr. Davis, Yea; Ms. Angel, Yea;

Mr. Roth, Nay

M25-77A Motion was made by Ms. Wahner, seconded by Ms. Angel to close the
record on Property Hearing 335-8.11-111.00 – Alan Roth – 437 Kings Hwy.PropertyLewes, DE 19958.

Hearing 335-8.11- 111.00		
Record	Motion Adopted:	5 Yeas
	Vote by Roll Call:	Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea
M25-78 Deny Property Hearing		de by Mr. Davis, seconded by Ms. Godwin to deny 35-8.11-111.00 – Alan Roth – 437 Kings Hwy. Lewes, DE
335-8.11- 111.00	Motion Adopted:	4 Yeas; 1 Nay
	Vote by Roll Call:	Ms. Godwin, Yea; Ms. Wahner, Yea;

PropertyMr. Roth introduced Property Assessment Appeal Hearing 133-17.00-13.03Hearing– David and Donna Saunders – 29168 Hickman Ln. Millsboro, DE 19966.DavidandDonnaMr. Roth swore in David Saunders, Donna Saunders, Mr. Keeler and Mr.SaundersZuck.

Ms. Saunders expressed her concerns regarding the assessed value of the subject property, noting that an initial assessment was received, followed by an even higher revised assessment. She stated that the condition of the neighboring property with dilapidated cars and boats has negatively affected the value of the subject property. Ms. Saunders explained that when the lot was purchased in 1999, it was with the understanding that dredging of the adjacent waterway would occur; however, dredging had recently taken place and only partially completed due to the challenges of moving heavy equipment during low tide. She emphasized that the prolonged lack of maintenance along the river has significantly limited the usability of the property's waterfront. Ms. Saunders concluded by stating that these factors should be taken into consideration when making a fair and accurate assessment, which she and Mr. Saunders believe should be \$600,000.

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

Ms. Wahner asked the appellants to confirm the differences in data to which the appellants explained that the County did make corrections.

Ms. Godwin asked whether the acreage of the property had also been corrected, to which the appellants responded that the acreage had been adjusted.

Mr. Roth opened the floor to Assessment.

Mr. Keeler discussed that, based on the appellants' application and the referee hearing, the Assessment office did offer a stipulation agreement which brought the assessed value of the subject property to \$639,800, to 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 initial property value was based on external observation, however, after communication with the property owner, Tyler Technologies made several corrections to the property record. Mr. Zuck stated the assessed value was adjusted from \$815,000 to \$639,800. Mr. Zuck explained that the revised assessment was based on comparable waterfront property sales in the area. He stated that these comparable sales ranged from \$169.49 to \$400.23 per square foot, while the subject property is assessed at \$253.68 per square foot. Mr. Zuck concluded that the current assessment is consistent with market data and accurately reflects the

Property	property's characteristics.		
Hearing David and Donna Saunders (continued)	Mr. Roth opened the floor to the Board for questions.		
	Ms. Godwin asked Mr. Zuck why the cost approach had been used instead of the market approach, to which Mr. Zuck explained that waterfront properties tend to vary greatly based on the body of water, and as a result, multiple valuation methods are used when assessing such properties. Ms. Godwin then questioned the \$19,510 valuation assigned to the unfinished attic. Mr. Zuck responded that, given its potential to be converted into livable space, an unfinished walk-up attic holds more value than an attic accessible by pull-down stairs.		
	Ms. Wahner asked Mr. Zuck whether the restricted usability of the river, which prevents the subject property from utilizing its water access in a typical manner, impacts the subject property's valuation, to which Mr. Zuck responded that the comparable sales utilized by Tyler Technologies were also located along the river and shared the same limitations. Ms. Wahner then inquired if there was no access to a boat if that limitation would affect the valuation. Mr. Zuck confirmed that if the property did not allow boat access, it would be assessed differently.		
	Mr. Roth gave the floor to the appellants for rebuttal.		
	Mr. Saunders argued that the information provided by Mr. Zuck was inaccurate. He stated that the upstairs attic lacks flooring as well as heating and air conditioning, rendering it unlivable. Mr. Saunders also stated that the surrounding properties have bulkheads and access to deeper water regardless of tidal conditions.		
	Mr. Roth opened the floor for closing statements.		
	Ms. Saunders concluded by urging the Board to consider the information they had presented.		
M25-79 Close Property	A Motion was made by Ms. Wahner, seconded by Ms. Angel to close the record on Property Hearing 133-17.00-13.03 – David and Donna Saunders – 29168 Hickman Ln. Millsboro, DE 19966.		
Hearing 133-17.00- 13.03	Motion Adopted:	5 Yeas	
Record	Vote by Roll Call:	Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea	

M25-80 Approve Property Hearing	A Motion was made by Ms. Godwin, seconded by Ms. Wahner to approve Property Hearing 133-17.00-13.03 – David and Donna Saunders – 29168 Hickman Ln. Millsboro, DE 19966.	
133-17.00-	Motion Adopted: 4 Yeas; 1 Abstention	
13.03	Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Abstain; Ms. Angel, Yea; Mr. Roth, Yea	
Property Hearing Denis	Mr. Roth introduced Property Assessment Appeal Hearing 134-17.20- 229.00 – Denis Franks – 2 N. 6 th St. Bethany Beach, DE 19930.	
Franks	Mr. Roth addressed the absence of the appellant, Denis Franks. Mr. Roth addressed the board with an opportunity for questions or thoughts they may have regarding the applicant's evidence provided in the appeal record.	
M25-81 Deny Property Hearing	A Motion was made by Ms. Godwin, seconded by Ms. Angel to deny Property Hearing 134-17.20-229.00 – Denis Franks – 2 N. 6th St. Bethany Beach, DE 19930.	
134-17.20- 229.00	Motion Adopted: 5 Yeas	
	Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea	
Property Hearing Barbara	Mr. Roth introduced Property Assessment Appeal Hearing 235-22.00- 655.00 – Barbara Begendorf – 16277 Red Fox Ln. Milton, DE 19968.	
Begendorf	Mr. Roth swore in Joseph Begendorf, Mr. Keeler and Mr. Zuck.	
	Mr. Begendorf expressed concerns regarding the assessed value of the subject property and its expected value. He clarified that the property in question is a ranch-style home with under 2,300 square feet, originally purchased for \$499,000, while the assessed value from Tyler Technologies was \$604,000. In support of his argument, Mr. Begendorf presented several comparable sales within the town of Milton. Mr. Begendorf also raised concerns about the time frame used for valid comparable sales, asserting that sales occurring after June 2023, including those from 2024, should be considered for review. He explained that he addressed this issue with Mr. Keeler, Director of Assessment, and Mr. Keeler confirmed that sales beyond the prescribed time frame would still be considered. Mr. Begendorf concluded his statement by stating that the assessed value of the property appeared to be inflated, given its size and features of the subject property.	

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

PropertyMs. Wahner questioned whether Mr. Keeler had confirmed that
comparable sales outside the designated time frame could be used in this
hearing, to which Mr. Begendorf provided Ms. Wahner with a document
that confirmed Mr. Keeler's statement.Regendorf
(continued)

Mr. Roth opened the floor to Assessment.

Mr. Keeler stated that, based on the appellants' application and the referee hearing, the Assessment office did offer a stipulation agreement which brought the assessed value of the subject property to \$588,400, to 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 subject property was purchased in May 2021 for \$499,900 and reiterated that Tyler Technologies applies time adjustments to comparable sales to reflect market values as of July 1, 2023. Based on this adjustment, Mr. Zuck stated that the subject property's estimated value would be \$591,900. Mr. Zuck discussed the comparable sales used by Tyler Technologies, noting that the average price per square foot determined by the comparable sales was calculated at \$265.59, while the subject property is currently assessed at \$256.27 per square foot. Mr. Zuck concluded that, considering the home's size, year built, and location, the current assessed valuation is both fair and accurate.

Mr. Roth opened the floor to Mr. Begendorf for closing statements.

Mr. Begendorf closed by stating that the subject property is significantly overvalued. He emphasized that he had presented three comparable sales, each valued below the current assessment of the subject property and consulted with two real estate professionals, asking each for an estimated listing price based on current market conditions, to which both provided valuations under \$549,000. Mr. Begendorf concluded that this information supports his opinion that the subject property's assessed value is inflated and does not accurately reflect its market value for the designated timeframe.

M25-82	A Motion was mad	e by Ms. Wahner, seconded by Mr. Davis to close the	
Close	record on Property Hearing 235-22.00-655.00 – Barbara Begendorf – 16277		
Property	Red Fox Ln. Milton, DE 19968.		
Hearing			
235-22.00-	Motion Adopted:	5 Yeas	
655.00			
Record	Vote by Roll Call:	Ms. Godwin, Yea; Ms. Wahner, Yea;	
	-	Mr. Davis, Yea; Ms. Angel, Yea;	
		Mr. Roth, Yea	

M25-83 Deny Property Hearing	A Motion was made by Mr. Davis, seconded by Ms. Angel to deny Property Hearing 235-22.00-655.00 – Barbara Begendorf – 16277 Red Fox Ln. Milton, DE 19968.	
Barbara Begendorf	Motion Denied:	2 Yeas; 3 Nays
DENIED	Vote by Roll Call:	Ms. Godwin, Nay; Ms. Wahner, Nay; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Nay
M25-84 Approve Property	Property Hearing 23	by Ms. Godwin, seconded by Ms. Wahner to approve 35-22.00-655.00 – Barbara Begendorf – 16277 Red Fox 8 and return the appeal to Assessment for reevaluation.
Hearing Barbara Begendorf	Motion Adopted:	3 Yeas; 1 Nay; 1 Abstention
Degenuori	Vote by Roll Call:	Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Abstain; Ms. Angel, Nay; Mr. Roth, Yea
M25-85 Recess	A Motion was made 12:01 p.m.	e by Ms. Wahner, seconded by Mr. Davis to recess at
	Motion Adopted:	5 Yeas
	Vote by Roll Call:	Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea
M25 - 86 Reconvene	A Motion was made 1:00 p.m.	by Ms. Wahner, seconded by Ms. Angel to reconvene at
	Motion Adopted:	5 Yeas
	Vote by Roll Call:	Mr. Davis, Yea; Ms. Wahner, Yea; Ms. Godwin, Yea; Ms. Angel, Yea; Mr. Roth, Yea
Property Hearing	Mr. Roth introduced Property Assessment Appeal Hearing 335-5.00-112.00 - Safa Muhtaseb – 114 W. Cape Shores Dr. Lewes, DE 19958.	
Safa Muhtaseb	Mr. Roth swore in Safa Muhtaseb, Mr. Keeler and Mr. Zuck.	
	the recent reassessm	d concerns about the incorrect square footage used in ent of the subject property and even after corrections sed value remains overstated. Mr. Muhtaseb referenced

Propertya larger, bayfront, comparable sale assessed at \$3,100,040 to support hisHearingposition. Mr. Muhtaseb mentioned that while the subject property's lot isSafalarger, the shape limits usable space. Mr. Muhtaseb concluded by statingMuhtasebthat the assessed value of his property should be adjusted to reflect a figure(continued)below \$3,000,000.

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

Ms. Angel asked the appellant if the discrepancy in the square footage was addressed to which Mr. Muhtaseb said this was adjusted by Tyler Technologies and the County staff.

Mr. Davis addressed Mr. Muhtaseb, regarding how he determined the square footage of the subject property, to which Mr. Muhtaseb explained that the square footage was measured by the selling agent at the time of purchase. Mr. Muhtaseb further noted that the garage, by aerial view, appears to have more square footage than is available.

Ms. Angel asked Mr. Muhtaseb whether he believed the reassessed square footage of the subject property was accurate, to which Mr. Muhtaseb responded that he did not believe the square footage was correct.

Mr. Roth opened the floor to Assessment.

Mr. Keeler stated that, based on the appellant's application and the referee hearing, the Assessment Office had corrected the square footage, which is now listed as 2,130 square feet. He further noted that a stipulation agreement was offered to reduce the property value to \$3,230,300, but the appellant did not accept the offer. 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's comparable sales were reviewed, but some were excluded due to falling outside the applicable time frame, and one was not bayfront. Mr. Zuck discussed the bayfront comparable sales used by Tyler Technologies, noting that the subject property's square footage had been corrected to 2,130 square feet and this adjustment aligns the subject property with other bayfront homes.

Mr. Muhtaseb argued that the comparable sales used by Tyler Technologies have superior finishes and quality compared to the subject property and questioned if the valuation completed by Tyler Technologies took those attributes into consideration, to which Mr. Zuck responded by explaining that these attributes were taken into consideration during the assessment and emphasized that location played a significant role in determining the value of the subject property.

Mr. Muhtaseb stated that if he were to apply the same valuation model used

by Tyler Technologies, the final valuation, based on the adjusted square footage, would still be lower than the assessed value, to which Mr. Zuck explained that the final value is derived from various factors, and it is not a calculation determination.

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

Ms. Wahner asked Mr. Keeler the stipulated value, to which Mr. Keeler responded \$3,230,300.

Ms. Wahner addressed Mr. Zuck whether the land value of the subject property was consistent with the land values of the comparable sales utilized by Tyler Technologies, to which Mr. Zuck explained that the base rate is established through a market regression analysis and although the subject property has a larger lot, the excess land is valued incrementally.

Mr. Roth opened the floor for closing comments.

Mr. Muhtaseb stated in closing that it is his belief that the subject property is overvalued and should be assessed at no more than \$3,000,000.

M25-87 Close Property Hearing	A Motion was made by Ms. Angel, seconded by Mr. Davis to close the record for Property Hearing 335-5.00-112.00 – Safa Muhtaseb – 114 W. Cape Shores Dr. Lewes, DE 19958.		
335-5.00- 112.00	Motion Adopted:	5 Yeas	
Record	Vote by Roll Call:	Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea	
M25-88 Deny Property Hearing 335-5.00-		le by Ms. Godwin, seconded by Ms. Angel to deny 35-5.00-112.00 – R Safa Muhtaseb – 114 W. Cape Shores 8.	
112.00	Motion Adopted:	5 Yeas	
	Vote by Roll Call:	Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea	
Property Hearing Anthaney	Mr. Roth introduced Property Assessment Appeal Hearing 335-8.08-105.0 3 – Anthaney-Colquhon LLC – 117 Savanah Rd. Unit 3, Lewes, DE 19958.		
Colquhon LLC	Mr. Roth swore in Michael Cahoon, Mr. Keeler and Mr. Zuck.		
	Mr. Cahoon expressed concern that his assessed property value increased		

Property from \$259,800 to \$880,300, which he believes is excessive and requested a lower valuation be considered.

Hearing Anthaney Colquhon (continued)

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

Ms. Wahner asked Mr. Cahoon to confirm the purchase price of the subject property and the current assessed value, to which Mr. Cahoon responded that the property was purchased in 2008 for \$680,000 and is now assessed at \$880,000. Ms. Wahner asked Mr. Cahoon to confirm whether he believed the property's value had not increased since the time of purchase. Mr. Cahoon stated that he does not understand how the assessment of his home can be based on unrealized capital gains and clarified for Ms. Wahner that the subject property does generate income.

Mr. Davis asked Mr. Cahoon whether any portion of the garage was considered finished space. Mr. Cahoon responded that it was solely garage space, noting that the ground level of the building is commercial real estate.

Mr. Roth opened the floor to Assessment.

Mr. Keeler stated that, based on the appellants' application and the referee hearing, the Assessment staff did not believe there was sufficient evidence to overturn the proposed 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.

Mr. Zuck explained that the initial assessed value of the subject property of \$259,800 in 2024 was the result of a clerical error, which was identified after a property owner raised concerns about the discrepancy between the assessment and 2020 purchase price of \$700,000. Mr. Zuck clarified that the corrected assessed value of \$880,300 is consistent with current market data and price per square foot values for the area.

Mr. Cahoon stated that he had believed property assessments were based on one-third of the property's value rather than its full market value. Mr. Zuck clarified that historically the County had assessed properties using a predetermined ratio of fifty percent, however, as of July 1, 2023, all property assessments have been adjusted to reflect one hundred percent of market value.

Mr. Roth inquired whether Mr. Keeler had any additional information regarding the historical and current methods of property assessment. Mr. Keeler explained that the assessed value used for taxation purposes has been determined by administrative staff over the years and that internal controls are implemented to regulate the process.

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

Property Hearing Anthaney Colquhon (continued)	Ms. Wahner asked Mr. Zuck to clarify why the subject property's assessed value was listed as \$259,800. Mr. Zuck reiterated that the figure resulted from a clerical error, in which the dwelling was mistakenly recorded as a one-story structure cutting the square footage in half and depreciating the assessed value.					
	Mr. Roth asked Mr. Zuck whether he was aware of the assessed values of the other units within the same building, to which Mr. Zuck responded that all units would be assessed very similar depending on the specific amenities of each unit.					
M25-89 Close Property Hearing	A Motion was made by Ms. Wahner, seconded by Ms. Angel to close the record for Property Hearing 335-8.08-105.00-3 – Anthaney-Colquhon LLC – 117 Savanah Rd. Unit 3, Lewes, DE 19958.					
335-8.08-	Motion Adopted: 5 Yeas					
105.00-3 Record	Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea					
M25-90 Deny Property Hearing	A Motion was made by Ms. Godwin, seconded by Ms. Angel to deny Hearing 335-8.08-105.00-3 – Anthaney-Colquhon LLC – 117 Savanah Rd. Unit 3, Lewes, DE 19958.					
335-8.08- 105.00-3	Motion Adopted: 5 Yeas					
103.00-3	Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea					
Property Hearing	Mr. Roth introduced Property Assessment Appeal Hearing 531-15.00-60.00 – John Rohlich – 27288 Woodland Rd. Seaford, DE 19973.					
John Rohlich	Mr. Roth swore in John Rohlich, Stephen Huston, Mr. Keeler and Mr. Zuck.					
	Mr. Rohlich stated that, due to his limited expertise in housing, he invited Mr. Huston to speak on his behalf.					
	Mr. Huston presented the appraisal findings for the subject property, referencing an appraisal completed in June 2023 which estimated the subject property to contain 4,306 square feet of finished living area and 2,792 square feet of unfinished basement space, situated on a 3.83-acre lot. Mr. Huston indicated that there was no dispute regarding the physical characteristics of the property. He reviewed three comparable sales from similar rural market areas, which were used to establish a value range of \$424,000 to \$437,000. Mr. Huston noted that, although the property offers					

(continued)

Property substantial size and acreage, its age, condition, and location lowered its Hearing market appeal. John

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

Mr. Davis questioned why Mr. Huston selected a comparable sale located nine miles away, to which Mr. Huston explained that his intent was to bracket both square footage and site size.

Mr. Davis further questioned why Mr. Huston had not made basement adjustments to the first two comparable sales used, to which Mr. Huston clarified that these comparable sales had finished basement areas, where the subject property features a completely unfinished basement.

Mr. Davis concluded his questioning by asking Mr. Huston whether the property located at 6163 Chris Lane, or 25 Woodland Station had been considered in his comparisons to which Mr. Huston responded that these properties had not been included, as they are located within a restricted subdivision.

Ms. Godwin questioned whether the comparable sales used outside the designated time frame of July 1, 2023, had been time-adjusted to reflect a more recent market value, to which Mr. Huston stated those adjustments had been made.

Mr. Roth turned the floor over to Assessment.

Mr. Keeler stated that, based on the appellants' application and the referee hearing, the Assessment staff did offer a stipulation agreement which brought the assessed value of the subject property to \$510,500, 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 noted that he reviewed the appraisal provided by Mr. Huston and had a few observations. He pointed out discrepancies between the square footage in the MLS data and the sketches for the three comparable sales used by Tyler Technologies. Mr. Zuck also noted a difference in the square footage of the subject property, where the appraisal measured it at 4,106 4,306 square feet while Tyler Technologies measured 4,079 square feet. Mr. Zuck calculated a value of \$125.12 per square foot for the subject property, in line with the appraisal's comparable sales after making time adjustments. Mr. Zuck calculated a median reconstructed value of \$533,400 and an average of \$495,300, stating that the current value of the subject property is consistent with these figures.

Mr. Huston rebutted Mr. Zuck's statement, explaining that the subject property does not align with the algorithm used by Tyler Technologies due

Property Hearing John Rohlich	to its lack of geographic competence and this limitation prevents the algorithm from displaying a fair price within the same real estate market as the subject property.					
(continued)	Mr. Roth opened the floor for closing comments.					
	derived from the loc square footage prior MLS data will be u	al assessment office r to the most recent updated once new the new property	e listed on the MLS document is and that those figures represent the t reassessment. Mr. Zuck stated the data is provided by the assessment characteristics collected during the			
M25-91 Close Property Hearing		y Hearing 531-15.	seconded by Ms. Angel to close the 00-60.00 – John Rohlich – 27288			
531-15.00- 60.00	Motion Adopted:	5 Yeas				
Record	Vote by Roll Call:	all: Ms. Godwin, Yea; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Yea				
M25-92 Approve Property Hearing	A Motion was made by Ms. Wahner, seconded by Ms. Angel to approve Property Hearing 531-15.00-60.00 – John Rohlich – 27288 Woodland Rd. Seaford, DE 19973 for revaluation by Assessment.					
531-15.00- 60.00	Motion Adopted: 3 Yeas; 2 Nays					
	Vote by Roll Call:	ote by Roll Call: Ms. Godwin, Nay; Ms. Wahner, Yea; Mr. Davis, Yea; Ms. Angel, Yea; Mr. Roth, Nay				
M2-93 Adjourn	A Motion was made 2:07pm.	e by Ms. Godwin, se	econded by Mr. Davis to adjourn at			
	Motion Adopted:	5 Yeas				
	Vote by Roll Call:	Mr. Davis, Yea; M Ms. Godwin, Yea; Mr. Roth, Yea				
			Respectfully submitted,			
			Casey Hall Recording Secretary			
	() 10 1.	C.1				

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

April 25, 2025 - Page 19

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 130-1.20-24.00	
Sussex County Board of Assessmen	
	(Owner Name)
We, the undersigned, agree to adju Board of Assessment Office as follo	ist the above-entitled appeal by settlement with the Sussex County ows:
Original Value: \$_496,900	Stipulated Value: \$337,100
4/22/2025 Date: Signature of Owner or duly authori	zed agent:
Printed Name:	
Date: 4/11/25	N/ L.V
Signature of Sussex County Govern	ment Representative:
Printed Name: <u>Christopher S. Keeler</u>	
Title: Director of Assessment	
Summary	
referees' recommendations, ou adjusted the valuation of Parce	cation for appeal, the submitted comparable properties, and the ur Assessment staff has conducted a thorough review and el ID 130-1.20-24.00. The adjustment reflects a change in s the assessed value to \$337,100.

SUSSEX COUNTY

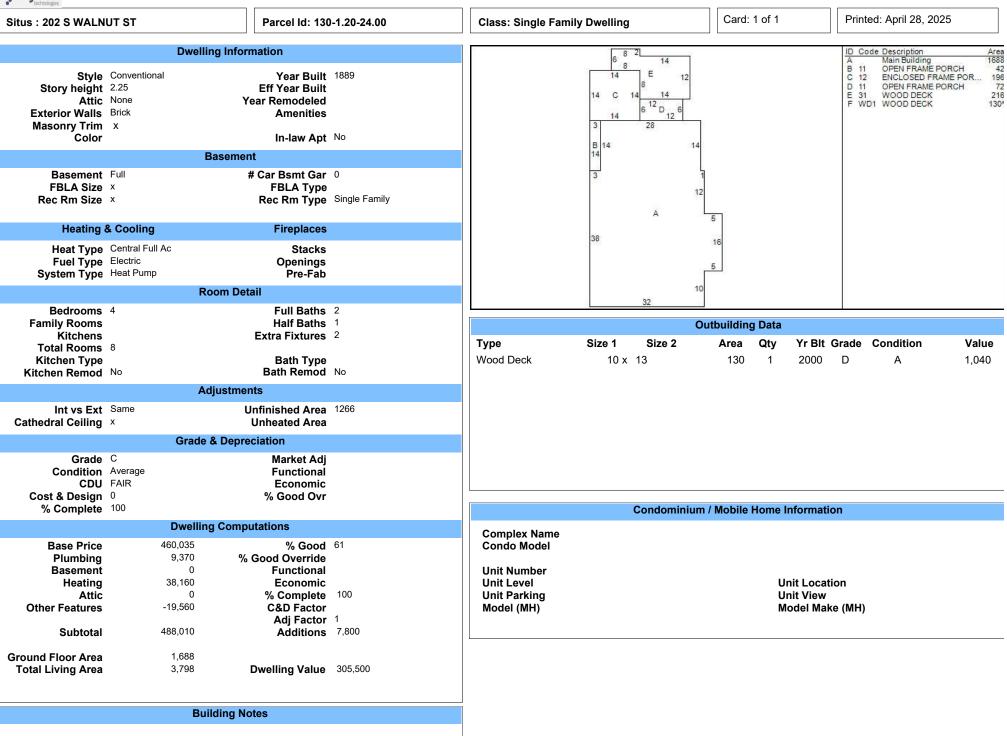
Situs : 202 S WALNUT ST	Parcel ID: 130-1.20-24.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 28, 2025
CURRENT OWNER	GENERAL INFORMATION		and the second	
KAZIMIROFF JULIE 202 S WALNUT ST MILFORD DE 19963	Living Units 1 Neighborhood 4RR002 Alternate ID 130012000240000000 Vol / Pg 1995/274 District Zoning TOWN CODES Class Residential			
Proper	ty Notes			
		3/8/24, 8-55-36AM 330	-1.20-24.00	
Land In	ormation	Asses	ssment Information	1

			Land Information				A	Assessment Infor	mation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.2076			40,560	Land	0	40,600	40,600	0	40,600
						Building	0	296,500	306,500	0	296,540
						Total	0	337,100	347,100	0	337,140
	_							Ba	Override Reason ase Date of Value		
Total Acres: .207 Spot:	76		Location:			TD130DM1	larket Approach	Effect	ive Date of Value		

	Entrance Information					Permit Info	rmation	
Date 03/08/24	ID SNN	Entry Code Occupant Not At Home	Source Estimated	Date Issued 11/17/89	Number 48-1	Price Purpose 26,000 HIST	Remodeling-S.Walnut St.	% Complete

		Sale	s/Ownership History	
Transfer Date 12/07/93	Price Type 135,000	Validity	Deed Reference Deed Type Grantee 1995/274	

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NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 130-3.00-263.02
Sussex County Board of Assessment VS Jennifer Cinelli-Miller (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: \$290,000 Stipulated Value: \$264,500
Date: <u>4117</u> 2025 Signature of Owner or duly authorized agent: <u>Multillull</u> Printed Name: <u>Junifer Linelli-Miller</u>
Date: 4/14/25 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 130-3.00-263.02. The adjustment reflects a change in approach that brings the assessed value to \$264,500.

SUSSEX COUNTY

Situs : 715 NEW ST Parcel ID: 130-3.00-263.02			Class: Single Family D	welling	Card: 1 o	f 1 Prin	ted: April 22, 202	5	
CURRENT OWNER	GE	NERAL INFORMATI	ION			1.02			
CINELLI-MILLER JENNIFER 715 NEW ST MILFORD DE 19963 Vol / Pg 3472/125 District Zoning TOWN CODES Class Residential									
Pr	operty Notes			the lot and the second		and the second second			
				3/5/24, 2:44-37PM		180-300-263.02			
Lar	d Information				Δ	ssessment Info	mation		
51	nce Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site AC 0.2032			54,290	Land Building Total	0 0 0	54,300 210,200 264,500	54,300 210,200 264,500	0 0 0	54,300 235,690 289,990
				Total	0		Override Reaso	· ·	200,000

Manual Override Reason Base Date of Value Value Flag Cost Approach TD130DM2 Effective Date of Value Total Acres: .2032 Spot: Location:

	Entrance Information						
5.4			2			Permit Information	
Date 03/05/24	ID WPC	Entry Code Info At Door	Source Owner	Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History			
Transfer Date Price Type Validity Deed Reference Deed Type Grantee 07/10/07 180,900 3472/125 3472/125 3472/125 3472/125 06/23/06 179,900 139,800 -			

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2099



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 130-3.07-49.00	
Sussex County Board of Assessmer	
	(Owner Name)
We, the undersigned, agree to adju Board of Assessment Office as follo	ust the above-entitled appeal by settlement with the Sussex County ows:
Original Value: \$ <u>14,057,900</u>	Stipulated Value: \$ <u>7,459,500</u>
Date:	
Signature of Owner or duly author	ized agent: Thomas Coota
Printed Name: Thomas Coots	- Agent
Date: 4/9/25	M & V
Signature of Sussex County Govern	ment Representative
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Assessment staff has conduct	cation for appeal and the referees' recommendations, our ed a thorough review and adjusted the valuation of Parcel ID nt reflects a change in income and expense that brings the



SUSSEX COUNTY

Situs : 700 MARVEL RD	PARCEL ID: 130-3.07-49.00	Class: 506	Card: 1 of 4	Printed: April 21, 2025			
CURRENT OWNER	GENERAL INFORMATION						
CBYW MILFORD PROPCO LLC WELLTOWER INC 4500 DORR STREET TOLEDO OH 43604 4765/89 09/07/2017	Living Units 0 Neighborhood 4RC001 Alternate ID 130030700490000000 Vol / Pg 4765/89 District Zoning TOWN CODES Class						
Property No	otes		and a state				
		9r4/22,100748 AM	10-307-49-00				

			Land Information				As	sessment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			400,000	Land	0	816.400	816.400	816.400	0
Residual	AC	3.4700			416,400	Building	0	6,643,100	12,649,300	6,643,100	0
						Total	0	7,459,500	13,465,700	7,459,500	0
Total Acres: 4.47 Spot:			Location: 4 I	MAJOR STRIP		Value Flag Gross Building:	Income Approach	E	I Override Reasc Base Date of Valu Ctive Date of Valu	e	

Entrance Information		Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price P	urpose	% Complete
09/14/22	AJR	Entrance Gained	Other	04/16/12	755-5	11,300 H	IIST	Ext Renovations-Lakelawn Est
				04/26/10	755-4	31,880 H	IIST	Commercial Roof-Lakelawn Estate
				02/19/10	755-3	82,000 H	IIST	Interior Remodel-Lakelawn Estates
				07/16/07	755-2	70,000 H	IIST	Add On Front Of Bldg-Lakelawn E
				10/14/94	755-1	1,200,000 H	IIST	Adds.,Remod.Nurs.HmMilford

Sales/Ownership History					
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee
09/07/17			4765/89	Deed	CBYW MILFORD PROPCO LLC
12/15/89	1		0/0		

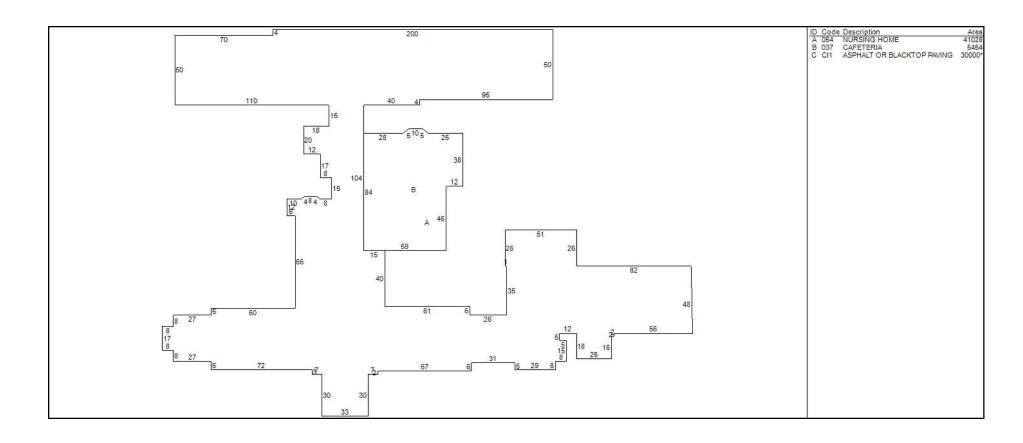


Situs : 700 MARVEL RD		Parcel Id: 130-	3.07-49.00		Class: 506			Card: 1 of 4	Printed: April 21,	, 2025
Building Information						Building C	Other Features			
Year Built/Eff Year 1994 /	Line	е Туре	+/-	Meas1 M	eas2 # Stops	Ident Units	Line Type	+/- Meas1	Meas2 # Stops	Ident Units
Building # 1										
Structure Type Nursing Home										
Identical Units 1										
Total Units 136										
Grade B										
# Covered Parking										
# Uncovered Parking										
DBA GENESIS MILFORD CENT	ER									

	Interior/Exterior Information														
Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	41,028	2,033	Nursing Home	10	Brick Venee	Steel	Normal	Hot Air	Central	Normal	3	3
2	01	01	100	5,454	312	Cafeteria	10	Brick Venee	Steel	Normal	Hot Air	Central	Normal	3	3

		Interior/Exterior Valuation Detail				Outbuilding Data									
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	41,028	Nursing Home	55	100	4,747,070	1	Asph Pave	1994			1	30,000	С	Α	48,330
2	5,454	Cafeteria	55	100	536,070										
I															

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs : 700 MARVEL RD	Parcel Id: 130-3.07-49.00	Class: 506	Card: 1 of 4	Printed: April 21, 2025









tyle		ROPE	RTY RECO	ORD CAR	20 20	99					5	SUSSEX	COUNTY	,		
	00 MARVEL RD		Parc	el ld: 130-3	.07-49.00		Cl	Class: 506				Card: 1 of 4		Printee	Printed: April 21, 2025	
					In	come Detail	(Include	es all Bu	ildings on Pa	rcel)						
	d Inc Model e Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj			Model %		Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
13 H 16 S	004 Hotel 004 General Restaurant	136 0		200.00 24.00	32.2	3,196,816 130,896	45 5		0 0	1,758,249 124,351				1,142,862 31,088	1,142,862 31,088	615,38 93,26

		Ap		Building Cost Detail - Buildin	ng 1 of 4				
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	46,482
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	6,243,720 100 1 200 12,487,440
								Value per SF	268.65

Notes - Building 1 of 4	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	708,650 0.095000 7,459,470
	Final Income Value	7,459,470
	Total Gross Rent Area Total Gross Building Area	46,482 46,482

Situs : 700 MARVEL RD	PARCEL ID: 130-3.07-49.00	Class: 506	Card: 2 of 4	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION			
CBYW MILFORD PROPCO LLC WELLTOWER INC 4500 DORR STREET TOLEDO OH 43604 4765/89 09/07/2017	Living Units 0 Neighborhood 4RC001 Alternate ID 130030700490000000 Vol / Pg 4765/89 District Zoning TOWN CODES Class			
Property	Notes	Rr4/22.1015/SS.4M	100-307-49.00	

Land Information						Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market	
Primary Site	AC	1.0000			400,000	Land	0	816.400	816.400	816.400	0	
Residual	AC	3.4700			416,400	Building	0	6,643,100	12,649,300	6,643,100	0	
						Total	0	7,459,500	13,465,700	7,459,500	0	
Total Acres: 4.47 Spot:			Location: 4 I	MAJOR STRIP		Value Flag Gross Building:	ncome Approach	E	l Override Reaso Base Date of Valu ctive Date of Valu	e		

		Entrance Infor	mation	Permit Information					
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete		
09/14/22	AJR	Entrance Gained	Other	04/16/12	755-5	11,300 HIST	Ext Renovations-Lakelawn Est		
				04/26/10	755-4	31,880 HIST	Commercial Roof-Lakelawn Estate		
				02/19/10	755-3	82,000 HIST	Interior Remodel-Lakelawn Estates		
				07/16/07	755-2	70,000 HIST	Add On Front Of Bldg-Lakelawn E		
				10/14/94	755-1	1,200,000 HIST	Adds.,Remod.Nurs.HmMilford		

Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee				
09/07/17 12/15/89	1		4765/89 0/0	Deed	CBYW MILFORD PROPCO LLC				

+ -	, 1	0	-
LY		e	
clt	liv	isio	12

Situs : 700 MARVEL RD	Parcel Id: 130-3.07-49.00	Class: 506	Card: 2 of 4	Printed: April 21, 2025
Building Information		Building Other Features		
Year Built/Eff Year / Building # Structure Type Nursing Home Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	le Type +/₋ Meas1 ∣	Meas2 # Stops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units

						Inte	rior/Exterior	Information						
Line	Level From - To	Int Fin	Area	Perim Us	е Туре	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional

		Interior/Exterior Valuation D	etail						Outbuildi	ng Data				
Lir	ne Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					2	Det Garage	1994	33	37	1	1,221	С	A	30,410

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	SL	JSSEX COUNTY	
Situs : 700 MARVEL RD	Parcel Id: 130-3.07-49.00	Class: 506	Card: 2 of 4	Printed: April 21, 2025







ty clt di	le	COMMERCIAL PI	ROPE	RTY RECO	ORD CAR	20	99					5	SUSSEX	COUNTY	,		
) MARVEL RD		Parc	el Id: 130-3	.07-49.00		CI	ass: 506	;			Card: 2 of 4		Printe	Printed: April 21, 2025	
						In	come Detail	(Include	es all Bu	ildings on Pa	rcel)						
		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	Ne Operatin Incom
13 16	H S	004 Hotel 004 General Restaurant	136 0	41,028 5,454	200.00 24.00	32.2	3,196,816 130,896	45 5		0 0	1,758,249 124,351				1,142,862 31,088	1,142,862 31,088	615,38 93,26

		Ар	artment D	etail - Bu	ilding 2 of 4			Building Cost Detail - Building 2 of 4	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	100 200
								Value per SF	0.00

Notes - Building 2 of 4	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	708,650 0.095000 7,459,470 7,459,470
	Total Gross Rent Area Total Gross Building Area	46,482 46,482

Situs : 700 MARVEL RD	PARCEL ID: 130-3.07-49.00	Class: 506	Card: 3 of 4	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION			
CBYW MILFORD PROPCO LLC WELLTOWER INC 4500 DORR STREET TOLEDO OH 43604 4765/89 09/07/2017	Living Units 0 Neighborhood 4RC001 Alternate ID 130030700490000000 Vol / Pg 4765/89 District Zoning TOWN CODES Class			
Property N	otes		AL	
		PT4/22, 10:05:30 AM 2	30-307-49.00	

			Land Information			Assessment Information					
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			400,000	Land	0	816.400	816.400	816.400	0
Residual	AC	3.4700			416,400	Building	0	6,643,100	12,649,300	6,643,100	0
						Total	0	7,459,500	13,465,700	7,459,500	0
Total Acres: 4.47 Spot:			Location: 4 I	MAJOR STRIP		Value Flag In Gross Building:	come Approach	E	l Override Reasc Base Date of Valu Stive Date of Valu	ie	

		Entrance Inform	nation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete		
09/14/22	AJR	Entrance Gained	Other	04/16/12	755-5	11,300	HIST	Ext Renovations-Lakelawn Est		
			04/26/10	755-4	31,880	HIST	Commercial Roof-Lakelawn Estate			
				02/19/10	755-3	82,000	HIST	Interior Remodel-Lakelawn Estates		
				07/16/07	755-2	70,000	HIST	Add On Front Of Bldg-Lakelawn E		
				10/14/94	755-1	1,200,000	HIST	Adds.,Remod.Nurs.HmMilford		

Sales/Ownership History							
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee		
09/07/17			4765/89	Deed	CBYW MILFORD PROPCO LLC		
12/15/89	1		0/0				

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LY		e	
clt	liv	isio	12

Situs : 700 MARVEL RD	Parcel Id: 130-3.07-49.00	Class: 506	Card: 3 of 4	Printed: April 21, 2025
Building Information		Building Other Features		
Year Built/Eff Year / Building # Structure Type Nursing Home Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	ne Type +/-	Meas1 Meas2 # Stops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units

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

		Interior/Exterior Valuation Detail							Outbuildin	ng Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					3	Frame Shed	1994	8	12	1	96	С	A	390

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs : 700 MARVEL RD	Parcel Id: 130-3.07-49.00	Class: 506	Card: 3 of 4	Printed: April 21, 2025





tyle		ROPE	RTY RECO	ORD CAR	2 0	99					5	SUSSEX	COUNTY	,		
) MARVEL RD		Parc	el Id: 130-3	.07-49.00		CI	Class: 506			Card: 3 of 4		Printe	Printed: April 21, 2025		
					In	come Detail	(Include	es all Bu	ildings on Pa	rcel)						
	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	
13 H 16 S	004 Hotel 004 General Restaurant	136 0	41,028 5,454	200.00 24.00	32.2	3,196,816 130,896	45 5		0 0	1,758,249 124,351				1,142,862 31,088	1,142,862 31,088	

		Aj	oartment D	Detail - Bu	ilding 3 of 4			Building Cost Detail - Building 3 of 4
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	
								Total Gross Building Area
								Replace, Cost New Less Depr Percent Complete100Number of Identical UnitsEconomic Condition Factor200Final Building Value
								Value per SF 0.00

Notes - Building 3 of 4	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	708,650 0.095000 7,459,470
	Final Income Value	7,459,470
	Total Gross Rent Area Total Gross Building Area	46,482 46,482

s : 700 MARVEL RD	PARCEL ID: 130-3.07-49.00	Class: 506	Card: 4 of 4	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION		States and the second second	
CBYW MILFORD PROPCO LLCLiving Units0WELLTOWER INCNeighborhood4RC0014500 DORR STREETAlternate ID130030700490000000TOLEDO OH 43604Vol / Pg4765/894765/89 09/07/2017DistrictZoningTOWN CODESClassClass				
Property	Notes	1 200-		
		MING2.1002ISTAM	10-307-4360	

			Land Information			Assessment Information					
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			400,000	Land	0	816.400	816.400	816.400	0
Residual	AC	3.4700			416,400	Building	0	6,643,100	12,649,300	6,643,100	0
						Total	0	7,459,500	13,465,700	7,459,500	0
Total Acres: 4.47						Value Flag Gross Building:	Income Approach	E	l Override Reaso Base Date of Valu ctive Date of Valu	e	
Spot:			Location: 4 N	AJOR STRIP		Cross Building.					

		Entrance Inform	mation	Permit Information					
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete	
09/14/22	AJR	Entrance Gained	Other	04/16/12	755-5	11,300	HIST	Ext Renovations-Lakelawn Est	
			04/26/10	755-4	31,880	HIST	Commercial Roof-Lakelawn Estate		
				02/19/10	755-3	82,000	HIST	Interior Remodel-Lakelawn Estates	
				07/16/07	755-2	70,000	HIST	Add On Front Of Bldg-Lakelawn E	
			10/14/94	755-1	1,200,000	HIST	Adds.,Remod.Nurs.HmMilford		

Sales/Ownership History							
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee		
09/07/17			4765/89	Deed	CBYW MILFORD PROPCO LLC		
12/15/89	1		0/0				

+ -	, 1	0	-
LY		e	
clt	liv	isio	12

Situs : 700 MARVEL RD	Parcel Id: 130-3.07-49.00	Class: 506	Card: 4 of 4	Printed: April 21, 2025
Building Information		Building Other Features		
Year Built/Eff Year / Building # Structure Type Nursing Home Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	ine Type +/- M	Meas1 Meas2 # Stops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units

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

		Interior/Exterior Valuation Detail					Outbuilding Data							
Lin	e Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					4	Conc Pave	e 1994			1	500	С	А	1,810

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	SI	JSSEX COUNTY	
Situs : 700 MARVEL RD	Parcel Id: 130-3.07-49.00	Class: 506	Card: 4 of 4	Printed: April 21, 2025



le	COMMERCIAL PI	ROPE	RTY RECO	ORD CAR	20 D	99	SUSSEX COUNTY									
			Parc	el Id: 130-3	.07-49.00		CI	Class: 506				Card: 4 of 4		Printee	Printed: April 21, 2025	
					In	come Detail	(Include	es all Bu	ildings on Pa	rcel)						
		Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Gross	Model %		Expense Adj		Total Expenses	Ne Operatin Incom
H S	004 Hotel 004 General Restaurant	136 0	41,028 5,454	200.00 24.00	32.2	3,196,816 130,896			0 0					1,142,862 31,088	1,142,862 31,088	615,38 93,26
	ivisio s : 700 Mod Туре Н	Mod Inc Model Type Mod Description	ivision Commented at the Left s : 700 MARVEL RD Mod Inc Model Units Type Mod Description H 004 Hotel 136	ivision Construction Parc s : 700 MARVEL RD Parc Mod Inc Model Units Net Area Type Mod Description H H 004 Hotel 136 41,028 H	ivision Parcel Id: 130-3 s: 700 MARVEL RD Parcel Id: 130-3 Mod Inc Model Units Net Area Income Rate Type Mod Description Rate H 004 Hotel 136 41,028 200.00	ivision Control of the Line of t	ivision Control of the Processing Processi	ivision Control of the end of t	ivision Class: 100 s: 700 MARVEL RD Parcel Id: 130-3.07-49.00 Income Detail (Includes all Bu Mod Inc Model Units Net Area Income Econ Potential Vac Vac Type Mod Description Units Net Area Adjust Gross Model Adj H 004 Hotel 136 41,028 200.00 32.2 3,196,816 45	ivision Class: 506 s: 700 MARVEL RD Parcel Id: 130-3.07-49.00 Income Detail (Includes all Buildings on Pa Mod Inc Model Units Type Mod Description Units H 004 Hotel 136 41,028 200.00 32.2 3,196,816 45	ivision Class: 506 s: 700 MARVEL RD Parcel Id: 130-3.07-49.00 Income Detail (Includes all Buildings on Parcel) Mod Inc Model Units Net Area Income Econ Potential Vac Vac Additional Effective Rate Adjust Gross Model Adj Income Gross Income H 004 Hotel 136 41,028 200.00 32.2 3,196,816 45 0 1,758,249	ivision Class: 506 s: 700 MARVEL RD Parcel Id: 130-3.07-49.00 Income Detail (Includes all Buildings on Parcel) Mod Inc Model Type Mod Description Units Net Area Income Econ Rate Potential Gross Vac Vac Additional Income Effective Expense Gross H 004 Hotel 136 41,028 200.00 32.2 3,196,816 45 0 1,758,249 65	ivision Class: 506 Card: 4 s: 700 MARVEL RD Parcel Id: 130-3.07-49.00 Class: 506 Card: 4 Income Detail (Includes all Buildings on Parcel) Mod Inc Model Type Mod Description Units Net Area Income Econ Rate Adjust Potential Gross Model Income Vac Adj Additional Income Effective Expense Gross Model % Income Expense Adj % H 004 Hotel 136 41,028 200.00 32.2 3,196,816 45 0 1,758,249 65	ivision Class: 506 Card: 4 of 4 s: 700 MARVEL RD Parcel Id: 130-3.07-49.00 Class: 506 Card: 4 of 4 Income Detail (Includes all Buildings on Parcel) Mod Inc Model Type Mod Description Units Net Area Income Econ Rate Potential Gross Vac Vac Additional Income Effective Expense Gross Expense Adj % Adj H 004 Hotel 136 41,028 200.00 32.2 3,196,816 45 0 1,758,249 65	ivision Parcel Id: 130-3.07-49.00 Class: 506 Card: 4 of 4 Printed ivision Parcel Id: 130-3.07-49.00 Class: 506 Card: 4 of 4 Printed Income Detail (Includes all Buildings on Parcel) Income Detail (Includes all Buildings on Parcel) Card: 4 of 4 Printed Mod Inc Model Type Mod Description Units Net Area Income Econ Rate Potential Gross Vac Gross Vac Adj Additional Income Effective Expense Expense Adj % Other H 004 Hotel 136 41,028 200.00 32.2 3,196,816 45 0 1,758,249 65 1,142,862	Income Detail (Includes all Buildings on Parcel) Card: 4 of 4 Printed: April 21, 20 Mod Inc Model Type Mod Description Units Net Area Income Potential Adjust Vac Gross Vac Model Vac Adj Model Income Expense Gross Expense Model % Expense Adj % Expenses Other Expenses Total Expenses H 004 Hotel 136 41,028 200.00 32.2 3,196,816 45 0 1,758,249 65 1,142,862 1,142,862 1,142,862

		Ар		Building Cost Detail - Building 4 of 4					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	100 200
								Value per SF	0.00

Notes - Building 4 of 4	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	708,650 0.095000 7,459,470 7,459,470
	Total Gross Rent Area Total Gross Building Area	46,482 46,482



Re: Assessment Appeal 131-10.00-31.03

From jennifer Kirby-Jeter <jkirbyjeter@gmail.com> Date Mon 4/14/2025 2:25 PM

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

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

I accept the proposal.

On Mon, Apr 14, 2025 at 2:09 PM Dianne Ruscavage <<u>dianne.ruscavage@sussexcountyde.gov</u>> wrote:

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

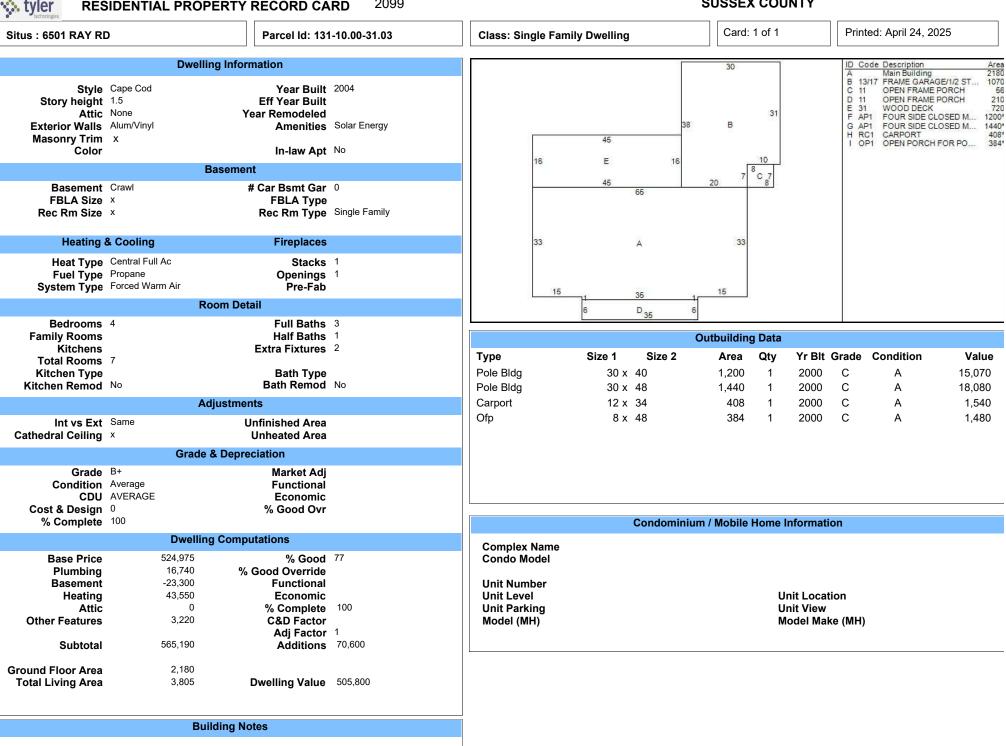
Kindly respond no later than **April 30, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

Kind Regards, Dianne

tyler RESIDENTIAL PROPERTY RECORD CARD 2099

Situs : 6501 R	AY RD			Parcel ID: 131-1	0.00-31.03		Class: Sing	le Family Dwe	elling	Card:	1 of 1	Printed	: April 24, 20	25
JETER JENNIFER K	CURREN GARY JE (AY KIRB) 6501 I	T OWNER TER TTEE Y-JETER T RAY RD LE DE 199	REV TR TEE REV TR	GENER Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class	RAL INFORMATI	ON	B(14/23, 10/09/02 AK							
			Land Informa	ation					Α	ssessment Ir	formation			
Type Primary Site Residual	AC AC	Size 1.0000 1.1800	Influence Facto	ors	Influence %	Value 57,750 12,330		Land Building Total	Assessed 0 0 0	Appraised 70,100 509,800 579,900 Manu	Co 70,1 542,0 612,1 ual Override	000 100	Income 0 0 0	Market 70,100 509,820 579,920
Total Acres: 2.1 Spot:	18		L	ocation:				lue Flag Mar 131DM1	ket Approach	Eff	Base Date of ective Date of the sective Date of the section of the			
			Entrance Infor	mation						Permit Info	mation			
06/20/24	ID JTS SMD	Entry Cod Data Maile Info At Dod	er Change	C	Source Owner Owner		Date Issued 09/20/17 05/15/17 09/16/14 06/15/12 02/18/11	Number 201710041 201704819 201408197 1467-4 1467-3	Price 18,666 5,984 64,890 15,280 15,600	Purpose A186 A017 A108 HIST	51 Roof M 16' X 44' D	Deck Over Existing U Ne/Rd 563	30" pstairs, Turn 3 Lot 3	% Complete
						Sales/Ow	nership Histo	у						
Transfer Date 02/21/24 10/06/16 11/19/09 05/09/03	e	Price 415,000 325,000 34,900)		Validity		605	d Reference 6/277 5/319	Deed Type Deed		Grantee JETER G	ARY JETE	R TTEE RE	V TR

2099 **RESIDENTIAL PROPERTY RECORD CARD**



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 131-10.00-51.00	
Sussex County Board of Assessment VS AMP Properties LLC	
(Owner Name)	
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:	
Original Value: \$1.819,400 Stipulated Value: \$1.389,900	
Date: 4-18-2025	
Signature of Owner or duly authorized agent:	
Printed Name: Steve McCanon	
Date: 4/11/25 Signature of Sussex County Government Representative:	
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 131-10.00-51.00. The adjustment reflects a change in approach and mraket adjustment tha brings the assessed value to \$1,389,900.	it

tyler cit division COMMERCIAL PROPERTY RECORD CARD 2099

Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 1 of 10	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION	R. R. A.		
AMP PROPERTIES LLC 9022 AUSTIN LN BRIDGEVILLE DE 19933 5834/82 12/30/2022	Living Units 0 Neighborhood 5EC001 Alternate ID 131100000510000000 Vol / Pg 5834/82 District Zoning TOWN CODES Class			
Property N	lotes			
		9/20/23. 3:21:27 PM 131-	-10.00-51.00	

	Land Information						Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market		
Primary Site	AC	1.0000			75,000	Land	365,300	440,300	440,300	440.300	0		
Residual	AC	24.3500			365,250	Building	0	948,700	948,700	1,379,100	0		
						Total	365,300	1,389,000	1,389,000	1,819,400	0		
Total Acres: 25.35 Spot:			Location: 61	NEIGHBORHOOD OF	SPOT	Value Flag Gross Building:	Cost Approach	В	Override Reason ase Date of Value tive Date of Value)			

		Entrance Infor	mation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price	% Complete			
09/20/23	CMP	Entrance Gained	Other	03/16/20	202003044	4,684	A085	12 Double Hung Windows & 1 Cas		
				03/09/95	1483-3	108,000	HIST	Farm Machine Shed-S/404,1/4 Mile		
				05/05/94	1483-2	120,000	HIST	Multi-Family DwlgsW/404,400'N/1		
				04/22/93	1483-1	96,000	HIST	Farm BldgW/404,400'N/17		

		Sales/O	wnership History								
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee						
12/30/22	1,250,000 Land & Improv	Unverified Sale	5834/82	Deed	AMP PROPERTIES LLC						
	Inspection Witnessed By										

tyler *clt division* COMMERCIAL PROPERTY RECORD CARD

SUSSEX COUNTY

Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00			Class: 708			Card: 1 of 10	Printed: April 24	, 2025			
Building Information		Building Other Features										
Year Built/Eff Year 2000 /	Line	Туре	+/-	Meas1	Meas2 # Stops	Ident Units	Line Type	+/- Meas1	Meas2 # Stops	Ident Units		
Building # 1	1	Canopy Roof/Slab		4,600	1	1						
Structure Type Warehouse Identical Units 1	1	Overhead Dr-Wood/Mtl		216	1	1						
Total Units	1	Enclosed Entry		500	1	1						
Grade C+ # Covered Parking # Uncovered Parking DBA SAYRE BALI FARMS WAF		Overhead Dr-Wood/Mtl		280	1	2						

2099

								Inte	rior/Exterior I	nformation						
Line	Level Fr	om - To	Int Fin	Area	Perim	Use Type	Wall He	eight	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	16,000	560	Warehouse/Lt I	Mfg	18	Metal, Sand	Steel	Normal	None	None	Normal	3	3

		Interior/Exterior V	/aluation [Detail		Outbuilding Data									
Line	e Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	16,000	Warehouse/Lt Mfg	53	100	690,510	1	Tk/ Tr Wel	2000			1	1,000	Е	А	6,790

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 1 of 10	Printed: April 24, 2025

	200	ID Code Description Area A 045 WAREHOUSELT MFG 16000 B CP6 CANOPY ROOF/SLAB 4600* C ODI OVERHEAD DR-WOOD/MTL 216* D E1 ENCLOSED ENTRY 500* E ODI OVERHEAD DR-WOOD/MTL 280* F LD4 TRUCK/TRAIN WELLS 1000*
80	A. 80	
	200	





Situs	itus : 8100 SEASHORE HWY				Parcel Id: 131-10.00-51.00								Card: 1 of 10		Printeo	Printed: April 24, 2025	
Jse N	Mod	Inc Model	Units	Net Area	Income	Econ	ome Detail Potential	(Includes) Vac	Vac	Idings on Par Additional		Expense	Expense	Expense	Other	Total	Ne
Grp 1	Гуре	Mod Description			Rate	Adjust	Gross Income	Model	Adj	Income	Gross Income	Model %	Adj %	Adj	Expenses	Expenses	Operatin Incom
06	s	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,08
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,85

		Ар	Building Cost Detail - Building	ng 1 of 11					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	16,000
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	356,980 100 1 356,980
								Value per SF	22.31

Notes - Building 1 of 11	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	181,939 0.100000 1,819,390 1,819,390
	Total Gross Rent Area Total Gross Building Area	31,320 31,320

Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 2 of 10	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION		1 A	
AMP PROPERTIES LLC 9022 AUSTIN LN BRIDGEVILLE DE 19933 5834/82 12/30/2022	Living Units 0 Neighborhood 5EC001 Alternate ID 131100000510000000 Vol / Pg 5834/82 District Zoning TOWN CODES Class			
Property	Notes		L. A. P.	
		9/20/23, 3:25:50 PM 13	H-10.00-51.00	

			Land Information				Α	ssessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			75,000	Land	365,300	440,300	440,300	440,300	0
Residual	AC	24.3500			365,250	Building	0	948,700	948,700	1,379,100	0
						Total	365,300	1,389,000	1,389,000	1,819,400	0
T						Value Flag	Cost Approach	В	Override Reaso ase Date of Valu tive Date of Valu	e	
Total Acres: 25.35 Spot:			Location: 61	NEIGHBORHOOD OF	SPOT	Gross Building:					

		Entrance Info	mation	Permit Information							
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete				
09/20/23	CMP	Entrance Gained	Other	03/16/20	202003044	4,684 A085	12 Double Hung Windows & 1 Cas				
				03/09/95	1483-3	108,000 HIST	Farm Machine Shed-S/404,1/4 Mile				
				05/05/94	1483-2	120,000 HIST	Multi-Family DwlgsW/404,400'N/1				
				04/22/93	1483-1	96,000 HIST	Farm BldgW/404,400'N/17				

		Sales/O	wnership History								
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee						
12/30/22	1,250,000 Land & Improv	Unverified Sale	5834/82	Deed	AMP PROPERTIES LLC						
	Inspection Witnessed By										

Parcel Id: 131-10.00-	51.00	Class:	708		Card: 2 of 10	Printed: April 24, 2025
			Building C	other Features		
Line Type	+/- Mea	s1 Meas2 # St	tops Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units
1 Overhead Dr-Wood/Mtl	3	00 1	1			
1 Overhead Dr-Wood/Mtl	2	40 1	1			
1 Overhead Dr-Wood/Mtl	1	33 1	1			
	Line Type 1 Overhead Dr-Wood/Mtl 1 Overhead Dr-Wood/Mtl	1Overhead Dr-Wood/Mtl31Overhead Dr-Wood/Mtl2	Line Type+/-Meas1Meas2# St1Overhead Dr-Wood/Mtl30011Overhead Dr-Wood/Mtl2401	Building C Line Type +/- Meas1 Meas2 # Stops Ident Units 1 Overhead Dr-Wood/Mtl 300 1 1 1 Overhead Dr-Wood/Mtl 240 1 1	Building Other Features Line Type +/- Meas2 # Stops Ident Units 1 Overhead Dr-Wood/Mtl 300 1 1 1 Overhead Dr-Wood/Mtl 240 1 1	Line Type +/- Meas1 Meas2 # Stops Ident Units Line Type +/- Meas1 1 Overhead Dr-Wood/Mtl 300 1 1 1 Overhead Dr-Wood/Mtl 240 1 1

	Interior/Exterior Information														
Line	Level From ·	- To Int Fir	n Area	Perim	Use Type	Wall Hei	ght	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01 0	1 100	11,680	452	Warehouse/Lt I	Mfg	16	Metal, Sand	Steel	Normal	None	None	Normal	3	3

			Interior/Exterio	r Valuation I	Detail		Outbuilding Data									
Lir	ne	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1		11,680	Warehouse/Lt Mfg	53	100	432,230	2	Conc Pave	2000			1	500	С	А	1,810

commercial property	RECORD CARD 2099	SI	JSSEX COUNTY	
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 2 of 10	Printed: April 24, 2025

	2 8	ID Code Description Area
146		ID Code Description Area A 045 WAREHOUSE/LT MFG 11880 B 0D1 OVERHEAD DR-WOOD/MTL 300* C 0D1 OVERHEAD DR-WOOD/MTL 240*
		B OD1 OVERHEAD DR-WOOD/MTL 300*
		C OD1 OVERHEAD DR-WOOD/MTL 240*
		D OD1 OVERHEAD DR-WOOD/MTL 133* E CI2 CONCRETE PAVING 500*
		E CI2 CONCRETE PAVING 500"
08 A 08		
146		
140	5	



Situs : 8	itus : 8100 SEASHORE HWY			Parcel Id: 131-10.00-51.00			Cla	ss: 708				Card: 2 of 10		Printed: April 24, 2025		25
					Inc	come Detail	(Includes	s all Bui	ildings on Par	rcel)						
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	No Operatin Incom
06 S 07 S	003 Multi Use Office 003 Whse / Lt Mfg	0 0	3,640 27,680	20.00 7.00	85 85	61,880 164,696	5 7		0 0	58,786 153,167	25 10			14,697 15,317	14,697 15,317	44,08 137,85

		Ар	Building Cost Detail - Build	ing 2 of 11					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	11,680
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	432,230 100 1 432,230
								Value per SF	37.01

Notes - Building 2 of 11	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	181,939 0.100000 1,819,390
	Final Income Value Total Gross Rent Area Total Gross Building Area	1,819,390 31,320 31,320

Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 3 of 10	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
AMP PROPERTIES LLC 9022 AUSTIN LN BRIDGEVILLE DE 19933 5834/82 12/30/2022	Living Units 0 Neighborhood 5EC001 Alternate ID 131100000510000000 Vol / Pg 5834/82 District Zoning TOWN CODES Class			
Property N	lotes			
		9/20/23, \$*22:33 PM 131-1	000-5100	

			Land Information				4	ssessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			75,000	Land	365,300	440,300	440,300	440,300	0
Residual	AC	24.3500			365,250	Building	0	948,700	948,700	1,379,100	0
						Total	365,300	1,389,000	1,389,000	1,819,400	0
Total Acres: 25.35 Spot:			Location: 6 N	IEIGHBORHOOD OF	R SPOT	Value Flag Gross Building:	Cost Approach	В	Override Reasor ase Date of Value tive Date of Value	e	

		Entrance Infor	mation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete			
09/20/23	CMP	Entrance Gained	Other	03/16/20	202003044	4,684 A085	12 Double Hung Windows & 1 Cas			
				03/09/95	1483-3	108,000 HIST	Farm Machine Shed-S/404,1/4 Mile			
				05/05/94	1483-2	120,000 HIST	Multi-Family DwlgsW/404,400'N/1			
				04/22/93	1483-1	96,000 HIST	Farm BldgW/404,400'N/17			

		Sales/O	wnership History						
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee				
12/30/22	1,250,000 Land & Improv	Unverified Sale	5834/82	Deed	AMP PROPERTIES LLC				
	Inspection Witnessed By								

SUSSEX COUNTY

000 00000000					
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00 Class:	708	Card: 3 of 10	Printed: April 24, 2025	
Building Information		Building Other Features			
Year Built/Eff Year 1990 /	Line Type +/- Meas1 Meas2 # St	ops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units	
Building # 1					
Structure Type Office Bldg L/R-(1-4					
Identical Units 1					
Total Units					
Grade C					
# Covered Parking					

Uncovered Parking DBA Offices

						Inte	rior/Exterior	Information						
_ine	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01 01	100	3,640	332	Multi-Use Office	10	Frame	Steel	Normal	Hot Air	Unit	Normal	2	1

	Interior/Exte	rior Valuation I	Detail		Outbuilding Data									
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	3,640 Multi-Use Office	11	100	49,180	3	Conc Pave	2000			1	950	С	А	3,450

tyler <i>clt division</i> COMMERCIAL PRO	PERTY RECORD CARD 2099		SUSSEX COUNTY						
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 3 of 10	Printed: April 24, 2025					
	26			ID Code Description Area A 082 MULTI-USE OFFICE 3640 B CI2 CONCRETE PAVING 950*					

	A 082 MULTI-USE OFFIC B CI2 CONCRETE PAVIN	E 3640 IG 950*
140 A 140		
26		

Situs : 81	00 SEASHORE HWY	Parc	Parcel Id: 131-10.00-51.00				ass: 708				Card: 3 of 10		Printed: April 24, 2025		25	
					Inc	ome Detail	(Include	s all Bui	ildings on Par	rcel)						
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
06 S 07 S	003 Multi Use Office 003 Whse / Lt Mfg	0	3,640 27,680	20.00 7.00	85 85	61,880 164,696	5 7		0 0	58,786 153,167	25 10			14,697 15,317	14,697 15,317	44,08 137,85

		Ap	Building Cost Detail - Building	3 of 11					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	3,640
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	49,180 100 1 49,180
								Value per SF	13.51

Notes - Building 3 of 11	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	181,939 0.100000 1,819,390 1,819,390
	Total Gross Rent Area Total Gross Building Area	31,320 31,320



Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 4 of 10	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
AMP PROPERTIES LLC 9022 AUSTIN LN BRIDGEVILLE DE 19933 5834/82 12/30/2022	Living Units 0 Neighborhood 5EC001 Alternate ID 131100000510000000 Vol / Pg 5834/82 District Zoning TOWN CODES Class			
Property N	lotes			

			Land Information			Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market	
Primary Site	AC	1.0000			75,000	Land	365,300	440,300	440.300	440.300	0	
Residual	AC	24.3500			365,250	Building	0	948,700	948,700	1,379,100	0	
						Total	365,300	1,389,000	1,389,000	1,819,400	0	
Total Acres: 25.35 Spot:			Location: 6	NEIGHBORHOOD OF	R SPOT	Value Flag Gross Building:	Cost Approach	В	Override Reasor ase Date of Value tive Date of Value	9		

		Entrance Inform	ation	Permit Information						
Date	ID	Entry Code Source Date Issued Number F		Price Purpose	% Complete					
09/20/23	CMP	Entrance Gained	Other	03/16/20	202003044	4,684 A085	12 Double Hung Windows & 1 Cas			
				03/09/95	1483-3	108,000 HIST	Farm Machine Shed-S/404,1/4 Mile			
				05/05/94	1483-2	120,000 HIST	Multi-Family DwlgsW/404,400'N/1			
				04/22/93	1483-1	96,000 HIST	Farm BldgW/404,400'N/17			

Sales/Ownership History										
Transfer Date	Price	Туре	Validity	Deed Reference	Deed Type	Grantee				
12/30/22	1,250,000	Land & Improv	Unverified Sale	5834/82	Deed	AMP PROPERTIES LLC				
	Inspection Witnessed By									

tyler COMMERCIAL PROPERTY RECORD CARD 2099)
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Situs : 8100 SEASHORE HWY			Parcel Id: 131-10.00-51.00 Class: 708				Card: 4 of 10	Printed: April 24, 2025		
Building Information										
Year Built/Eff Year Building # Structure Type Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	/ Office Bldg L/R–(1-4	Line T	Гуре +/-	Meas1	Meas2 # Stops	Ident Units	<u>Line Type</u>	+/- Meas1	Meas2 # Stops Ident Units	

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

	Interior/Exterior Valuation Detail					Outbuilding Data								
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					4	Conc Pave	2000			1	360	С	А	1,310
I														

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	SI	USSEX COUNTY	
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 4 of 10	Printed: April 24, 2025

Situs : 810	00 SEASHORE HWY		Parc	Parcel Id: 131-10.00-51.00				Class: 708 cludes all Buildings on Parcel)				Card: 4 of 10		Printed: April 24, 2025		25
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
06 S 07 S	003 Multi Use Office 003 Whse / Lt Mfg	0	3,640 27,680	20.00 7.00	85 85	61,880 164,696	57		0 0	58,786 153,167				14,697 15,317	14,697 15,317	44,08 137,85

	Ар	artment Detail - B	uilding 4 of 11			Building Cost Detail - Building 4 of 11	
Line Use Ty	ype Per Bldg	Beds Baths	Units	Rent	Income	Total Gross Building Area	
						Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	100
						Value per SF	0.00

Notes - Building 4 of 11	Income Summary (Includes all Buildi	ng on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	181,939 0.100000 1,819,390 1,819,390
	Total Gross Rent Area Total Gross Building Area	1,819,390 31,320 31,320



Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 5 of 10	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
AMP PROPERTIES LLC 9022 AUSTIN LN BRIDGEVILLE DE 19933 5834/82 12/30/2022	Living Units 0 Neighborhood 5EC001 Alternate ID 131100000510000000 Vol / Pg 5834/82 District Zoning TOWN CODES Class			
Property N	lotes			

			Land Information				Δ	Assessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			75,000	Land	365,300	440,300	440.300	440.300	0
Residual	AC	24.3500			365,250	Building	0	948,700	948,700	1,379,100	0
						Total	365,300	1,389,000	1,389,000	1,819,400	0
Total Acres: 25.35 Spot:			Location: 6	NEIGHBORHOOD OF	R SPOT	Value Flag Gross Building:	Cost Approach	В	Override Reasor ase Date of Value tive Date of Value	9	

		Entrance Inform	ation			Permit Info	rmation
Date	ID	Entry Code	Source	Date Issued	% Complete		
09/20/23	CMP	Entrance Gained	Other	03/16/20	202003044	4,684 A085	12 Double Hung Windows & 1 Cas
				03/09/95	1483-3	108,000 HIST	Farm Machine Shed-S/404,1/4 Mile
				05/05/94	1483-2	120,000 HIST	Multi-Family DwlgsW/404,400'N/1
				04/22/93	1483-1	96,000 HIST	Farm BldgW/404,400'N/17

			Sales/O	wnership History							
Transfer Date	Price	Туре	Validity	Deed Reference	Deed Type	Grantee					
12/30/22	1,250,000	Land & Improv	Unverified Sale	5834/82	Deed	AMP PROPERTIES LLC					
	Increasion Witnessed Pv										

tyler COMMERCIAL PROPERTY RECORD CARD 2099	
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Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 5 of 10	Printed: April 24, 2025
Building Information		Building Other Features		
Year Built/Eff Year / Building # Structure Type Office Bldg L/R–(1-4 Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	Line Type +/-	Meas1 Meas2 # Stops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units

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

		Interior/Exterior Valuation De	etail						Outbuildi	ng Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					5	Truck Scal	2000	1	500	1	500	С	А	45,510

tyler COMMERCIAL PROPERTY	RECORD CARD 2099	SI	JSSEX COUNTY	
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 5 of 10	Printed: April 24, 2025

Situs : 810	00 SEASHORE HWY		Parc	el Id: 131-1			Class: 708 ne Detail (Includes all Buildings on Parcel)					Card: 5 of 10		Printed: April 24, 2025		
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential	Vac Model	Vac Adj	-	Effective	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
06 S 07 S	003 Multi Use Office 003 Whse / Lt Mfg	00	3,640 27,680	20.00 7.00	85 85	61,880 164,696	57		0 0	58,786 153,167	25 10			14,697 15,317	14,697 15,317	44,08 137,85

		Ар	Building Cost Detail - Building 5 of 11					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	
								Total Gross Building Area
								Replace, Cost New Less Depr 100 Percent Complete 100 Number of Identical Units 100 Economic Condition Factor Final Building Value
								Value per SF 0.00

Notes - Building 5 of 11	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	181,939 0.100000 1,819,390 1,819,390
	Total Gross Rent Area Total Gross Building Area	31,320 31,320



Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 6 of 10	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
AMP PROPERTIES LLC 9022 AUSTIN LN BRIDGEVILLE DE 19933 5834/82 12/30/2022	Living Units 0 Neighborhood 5EC001 Alternate ID 131100000510000000 Vol / Pg 5834/82 District Zoning TOWN CODES Class			
Property N	lotes			

	Land Information						Assessment Information					
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market	
Primary Site	AC	1.0000			75,000	Land	365,300	440,300	440.300	440.300	0	
Residual	AC	24.3500			365,250	Building	0	948,700	948,700	1,379,100	0	
						Total	365,300	1,389,000	1,389,000	1,819,400	0	
Total Acres: 25.35 Spot:			Location: 6	NEIGHBORHOOD OF	R SPOT	Value Flag Gross Building:	Cost Approach	В	Override Reasor ase Date of Value tive Date of Value	9		

		Entrance Inform	ation			Permit Info	rmation	
Date	ID	Entry Code	Source	Date Issued Number Price Purpose				
09/20/23	CMP	Entrance Gained	Other	03/16/20	202003044	4,684 A085	12 Double Hung Windows & 1 Cas	
				03/09/95	1483-3	108,000 HIST	Farm Machine Shed-S/404,1/4 Mile	
				05/05/94	1483-2	120,000 HIST	Multi-Family DwlgsW/404,400'N/1	
				04/22/93	1483-1	96,000 HIST	Farm BldgW/404,400'N/17	

	Sales/Ownership History										
Transfer Date	Price	Туре	Validity	Deed Reference	Deed Type	Grantee					
12/30/22	1,250,000	Land & Improv	Unverified Sale	5834/82	Deed	AMP PROPERTIES LLC					
					Witnessed By						

Situs : 8100 SEASHOF	RE HWY	Parcel	ld: 131-10.00-51.00		Class: 708			Card: 6 of 10	Printed: April 24, 2025	
Building Info	rmation									
Year Built/Eff Year Building # Structure Type Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	/)ffice Bldg L/R–(1-4	Line Type	+/-	Meas1	Meas2 # Stops	Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units	<u>:S</u>

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

		Interior/Exterior Valuation D	etail						Outbuildi	ng Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					6	Conc Pave	2000			1	900	С	А	3,260

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	SUSSEX COUNTY					
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 6 of 10	Printed: April 24, 2025			

Situs : 81	00 SEASHORE HWY	Parc	Parcel Id: 131-10.00-51.00				Class: 708			Card: 6 of 10		Printed: April 24, 2025		25		
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac	Vac Adj		Effective	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
06 S 07 S	003 Multi Use Office 003 Whse / Lt Mfg	0	3,640 27,680	20.00 7.00	85 85	61,880 164,696	5 7		0 0	58,786 153,167	25 10			14,697 15,317	14,697 15,317	44,08 137,85

		Ар	artment D	Building Cost Detail - Building 6 of 11					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	Total Gross Building Area Replace, Cost New Less Depr Percent Complete 10 Number of Identical Units Economic Condition Factor Final Building Value	00
								Value per SF 0.0	00

Notes - Building 6 of 11	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	181,939 0.100000 1,819,390 1,819,390
	Total Gross Rent Area Total Gross Building Area	31,320 31,320 31,320



Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 7 of 10	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
AMP PROPERTIES LLC 9022 AUSTIN LN BRIDGEVILLE DE 19933 5834/82 12/30/2022	Living Units 0 Neighborhood 5EC001 Alternate ID 131100000510000000 Vol / Pg 5834/82 District Zoning TOWN CODES Class			
Property N	lotes			

			Land Information			Assessment Information					
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			75,000	Land	365,300	440,300	440.300	440.300	0
Residual	AC	24.3500			365,250	Building	0	948,700	948,700	1,379,100	0
						Total	365,300	1,389,000	1,389,000	1,819,400	0
Total Acres: 25.35 Spot:			Location: 6	NEIGHBORHOOD OF	R SPOT	Value Flag Gross Building:	Cost Approach	В	Override Reasor ase Date of Value tive Date of Value	9	

		Entrance Inform	ation			Permit Info	rmation			
Date	ID	Entry Code	Source	Date Issued	Date Issued Number Price Purpose					
09/20/23	CMP	Entrance Gained	Other	03/16/20	202003044	4,684 A085	12 Double Hung Windows & 1 Cas			
					1483-3	108,000 HIST	Farm Machine Shed-S/404,1/4 Mile			
				05/05/94	1483-2	120,000 HIST	Multi-Family DwlgsW/404,400'N/1			
				04/22/93	1483-1	96,000 HIST	Farm BldgW/404,400'N/17			

			Sales/O	wnership History						
Transfer Date	Price	Туре	Validity	Deed Reference	Deed Type	Grantee				
12/30/22	1,250,000	Land & Improv	Unverified Sale	5834/82	Deed	AMP PROPERTIES LLC				
				Increation	Witnessed By					

tyler COMMERCIAL PROPERTY RECORD CARD 2099
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**** ********							
Situs : 8100 SEASH	ORE HWY	Parcel Id: 131	-10.00-51.00	Class: 708		Card: 7 of 10	Printed: April 24, 2025
Building In	formation			Other Features			
Year Built/Eff Year Building # Structure Type Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	/ Office Bldg L/R–(1-4	Line Type	+/- Meas1	Meas2 # Stops Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units

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

		Interior/Exterior Valuation	Detail		Outbuilding Data									
Lin	e Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					7	Conc Pave	2000			1	1,100	С	А	3,990

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	SI	USSEX COUNTY	
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 7 of 10	Printed: April 24, 2025

Situs : 810	00 SEASHORE HWY		Parc	Parcel Id: 131-10.00-51.00					Class: 708				Card: 7 of 10		Printed: April 24, 2025	
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
06 S 07 S	003 Multi Use Office 003 Whse / Lt Mfg	0	3,640 27,680	20.00 7.00	85 85	61,880 164,696	57		0 0	58,786 153,167	25 10			14,697 15,317	14,697 15,317	44,08 137,85

		Ар	artment D	etail - Bui	Iding 7 of 1	1		Building Cost Detail - Building 7 of 11	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	Total Gross Building Area Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	100
								Value per SF 0	0.00

Notes - Building 7 of 11	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	181,939 0.100000 1,819,390 1,819,390
	Total Gross Rent Area Total Gross Building Area	31,320 31,320



Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 8 of 10	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
AMP PROPERTIES LLC 9022 AUSTIN LN BRIDGEVILLE DE 19933 5834/82 12/30/2022	Living Units 0 Neighborhood 5EC001 Alternate ID 131100000510000000 Vol / Pg 5834/82 District Zoning TOWN CODES Class			
Property N	lotes			

			Land Information			Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market	
Primary Site	AC	1.0000			75,000	Land	365,300	440,300	440.300	440.300	0	
Residual	AC	24.3500			365,250	Building	0	948,700	948,700	1,379,100	0	
						Total	365,300	1,389,000	1,389,000	1,819,400	0	
Total Acres: 25.35 Spot:			Location: 6	NEIGHBORHOOD OF	R SPOT	Value Flag Gross Building:	Cost Approach	В	Override Reasor ase Date of Value tive Date of Value	9		

		Entrance Inform	ation			Permit Info	rmation			
Date	ID	Entry Code	Source	Date Issued	Date Issued Number Price Purpose					
09/20/23	0/20/23 CMP Entrance Gained Other		Other	03/16/20	202003044	4,684 A085	12 Double Hung Windows & 1 Cas			
				03/09/95	1483-3	108,000 HIST	Farm Machine Shed-S/404,1/4 Mile			
				05/05/94	1483-2	120,000 HIST	Multi-Family DwlgsW/404,400'N/1			
				04/22/93	1483-1	96,000 HIST	Farm BldgW/404,400'N/17			

			Sales/O	wnership History					
Transfer Date	Price	Туре	Validity	Deed Reference	Deed Type	Grantee			
12/30/22	1,250,000	Land & Improv	Unverified Sale	5834/82	Deed	AMP PROPERTIES LLC			
Inspection Witnessed By									

tyler COMMERCIAL PROPERTY RECORD CARD 209	9
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Situs : 8100 SEASHORE HWY	Parcel Id: 13	31-10.00-51.00	Class: 708		Card: 8 of 10	Printed: April 24, 2025
Building Information			Building C	Other Features		
Year Built/Eff Year / Building # Structure Type Office Bldg L/R–(1-4 Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	Line Type	+/- Meas1	1 Meas2 # Stops Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units

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

		Interior/Exterior Valuation D	etail		Outbuilding Data									
Lir	ne Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					8	Asph Pave	2000			1	16,000	С	А	25,780

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	SI	JSSEX COUNTY	
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 8 of 10	Printed: April 24, 2025

Situs : 81	itus : 8100 SEASHORE HWY			Parcel Id: 131-10.00-51.00					Class: 708				Card: 8 of 10		Printed: April 24, 2025	
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential		Vac Adj	-	Effective	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
06 S 07 S	003 Multi Use Office 003 Whse / Lt Mfg	0	3,640 27,680	20.00 7.00	85 85	61,880 164,696	5 7		0 0	58,786 153,167	25 10			14,697 15,317	14,697 15,317	44,08 137,85

		Ар	Building Cost Detail - Building 8 of 11					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	Total Gross Building Area
								Replace, Cost New Less Depr Percent Complete 100 Number of Identical Units Economic Condition Factor Final Building Value
								Value per SF 0.00

Notes - Building 8 of 11	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	181,939 0.100000 1,819,390
	Final Income Value Total Gross Rent Area Total Gross Building Area	1,819,390 31,320 31,320



Situs : 8100 SEASHORE HWY	Situs : 8100 SEASHORE HWY PARCEL ID: 131-10.00-51.00		Card: 9 of 10	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
AMP PROPERTIES LLC 9022 AUSTIN LN BRIDGEVILLE DE 19933 5834/82 12/30/2022	Living Units 0 Neighborhood 5EC001 Alternate ID 131100000510000000 Vol / Pg 5834/82 District Zoning TOWN CODES Class			
Property N	lotes			

	Land Information						Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market		
Primary Site	AC	1.0000			75,000	Land	365,300	440,300	440.300	440.300	0		
Residual	AC	24.3500			365,250	Building	0	948,700	948,700	1,379,100	0		
						Total	365,300	1,389,000	1,389,000	1,819,400	0		
Total Acres: 25.35 Spot:			Location: 6	NEIGHBORHOOD OF	R SPOT	Value Flag Gross Building:	Cost Approach	В	Override Reasor ase Date of Value tive Date of Value	9			

		Entrance Inform	ation	Permit Information						
Date	ID	Entry Code	Source	Source Date Issued Number Price Purpose		% Complete				
09/20/23	0/23 CMP Entrance Gained Other		03/16/20	202003044	4,684 A085	12 Double Hung Windows & 1 Cas				
				03/09/95	1483-3	108,000 HIST	Farm Machine Shed-S/404,1/4 Mile			
				05/05/94	1483-2	120,000 HIST	Multi-Family DwlgsW/404,400'N/1			
				04/22/93	1483-1	96,000 HIST	Farm BldgW/404,400'N/17			

	Sales/Ownership History										
Transfer Date	Price	Туре	Validity	Deed Reference	Deed Type	Grantee					
12/30/22	1,250,000	Land & Improv	Unverified Sale	5834/82	Deed	AMP PROPERTIES LLC					
	Inspection Witnessed By										

tyler COMMERCIAL PROPERTY RECORD CARD 2099	
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Situs : 8100 SEASHORE HWY			rcel Id: 131-10.00-51.00		Class: 708			Card: 9 of 10	Printed: April 24	, 2025
Building Infor	rmation					Building C	Other Features			
Year Built/Eff Year Building # Structure Type Of Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	/ ffice Bldg L/R–(1-4	Line Type	9 +/-	Meas1	Meas2 # Stops	Ident Units	Line Type	+/- Meas1	Meas2 # Stops	Ident Units

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

		Interior/Exterior Valuation D						Outbuildi	ng Data					
Line	e Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					9	Tnk El Stl	2000	1	1,900	1	1,900	С	А	5,060

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	SI	USSEX COUNTY	
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 9 of 10	Printed: April 24, 2025

Situs : 81	00 SEASHORE HWY	Parc	Parcel Id: 131-10.00-51.00				Class: 708 (Includes all Buildings on Parcel)				Card: 9 of 10		Printed	Printed: April 24, 2025		
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
06 S 07 S	003 Multi Use Office 003 Whse / Lt Mfg	0	3,640 27,680	20.00 7.00	85 85	61,880 164,696	5 7		0 0	58,786 153,167	25 10			14,697 15,317	14,697 15,317	44,08 137,85

		Ар	Building Cost Detail - Building 9 of 11					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income	
			Total Gross Building Area					
								Replace, Cost New Less Depr Percent Complete100Number of Identical UnitsEconomic Condition Factor Final Building Value
								Value per SF 0.00

Notes - Building 9 of 11	Income Summary (Includes all Building on Parcel)				
	Total Net Income Capitalization Rate Sub total Residual Land Value	181,939 0.100000 1,819,390			
	Final Income Value Total Gross Rent Area Total Gross Building Area	1,819,390 31,320 31,320			



Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 10 of 10	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
AMP PROPERTIES LLC 9022 AUSTIN LN BRIDGEVILLE DE 19933 5834/82 12/30/2022	9022 AUSTIN LN Neighborhood 5EC001 BRIDGEVILLE DE 19933 Alternate ID 131100000510000000			
Property I	Notes			

	Land Information						Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market		
Primary Site	AC	1.0000			75,000	Land	365,300	440,300	440.300	440,300	0		
Residual	AC	24.3500			365,250	Building	0	948,700	948,700	1,379,100	0		
						Total	365,300	1,389,000	1,389,000	1,819,400	0		
Total Acres: 25.35 Spot:			Location: 61	NEIGHBORHOOD OF	R SPOT	Value Flag Gross Building:	Cost Approach	В	Override Reasor ase Date of Value tive Date of Value	•			

		Entrance Infor	mation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete			
09/20/23	CMP	Entrance Gained	Other	03/16/20	202003044	4,684 A085	12 Double Hung Windows & 1 Cas			
				03/09/95	Farm Machine Shed-S/404,1/4 Mile					
				05/05/94 1483-2 120,000 HIST Multi-Family DwlgsW/404,400'N/1						
				04/22/93 1483-1 96,000 HIST Farm BldgW/404,400'N/17						

	Sales/Ownership History													
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee									
12/30/22	1,250,000 Land & Improv	Unverified Sale	5834/82	Deed	AMP PROPERTIES LLC									
	Inspection Witnessed By													

tyler COMMERCIAL PROPERTY RECORD CARD 2099	
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Situs : 8100 SEASHOR	RE HWY		Parcel Id: 131-10.00-51.00	Class: 708				Card: 10 of 10	Printed: April 24, 2025
Building Info	rmation					Building O	Other Features		
Year Built/Eff Year Building # Structure Type Oi Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	/ office Bldg L/R–(1-4	Line Ty	ype +/-	Meas1	Meas2 # Stops	Ident Units	<u>Line Type</u>	+/- Meas1	Meas2 # Stops Ident Units

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

		Interior/Exterior Valuation Detail										Outbuildi	ng Data				
Li	ine	Area	Use Type		% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
								10	Tnk El Stl	2000	1	5,026	1	5,026	С	А	13,370

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	SUSSEX COUNTY					
Situs : 8100 SEASHORE HWY	Parcel Id: 131-10.00-51.00	Class: 708	Card: 10 of 10	Printed: April 24, 2025			

tyler clt division	COMMERCIAL I	PROPER		ORD CAR	20 D	99					S	SUSSEX	COUNTY			
Situs : 8100	Situs : 8100 SEASHORE HWY			Parcel Id: 131-10.00-51.00				Class: 708			Card: 10 of 10		Printe	Printed: April 24, 2025		
					Inc	come Detail	(Includes	s all Bui	ildings on Pa	rcel)						
Use Mod I Grp Type M	nc Model Nod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operating Incom
	003 Multi Use Office 003 Whse / Lt Mfg	00	3,640 27,680	20.00 7.00	85 85	61,880 164,696	5 7		0 0	58,786 153,167	25 10			14,697 15,317	14,697 15,317	44,08 137,85

		Ара	artment De	Building Cost Detail - Building 11 of	11				
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	
								Replace, Cost New Less Depr Percent Complete	100
								Number of Identical Units Economic Condition Factor	
								Final Building Value	
								Value per SF	0.00

Notes - Building 11 of 11	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	181,939 0.100000 1,819,390
	Final Income Value	1,819,390
	Total Gross Rent Area Total Gross Building Area	31,320 31,320

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 131-10.00-87.00	
Sussex County Board of Assessment VS Canterbury Estates LLP	
(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: \$ <u>3,133,700</u> Stipulated Value: \$ <u>1,036,100</u>	
Date: 3/31/2025 Signature of Owner or duly authorized agent: 3 Printed Name: B. Sean A. Radin/Agent Cavalry Real Estate Advisors	
Date: 3/19/25 Signature of Sussex County Government Representative:	
Printed Name: Christopher S. Keeler	
Title: Director of Assassment	
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 I 131-10.00-87.00. The adjustment reflects a change in the gross income percentage & vacancy rate that brings the assessed value to \$1,636,100.	D



Situs :	PARCEL ID: 131-10.00-87.00	Class: 502	Card: 1 of 2	Printed: April 24, 2025						
CURRENT OWNER	GENERAL INFORMATION									
CANTERBURY ESTATES LLLP 410 SEVERN AVE STE 302 ANNAPOLIS MD 21403 3881/22	Living Units 24 Neighborhood 5EC001 Alternate ID 131100000870000000 Vol / Pg 3881/22 District Zoning TOWN CODES Class									
Property No	tes									
		9/27/23, 1:00:56 PM 331-	10.00-87.00							

	Land Information						Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market		
Primary Site	AC	1.0000			125,000	Land	0	173.300	173,300	173,300	0		
Residual	AC	1.9300			48,250	Building	0	1,462,800	3,279,000	1,462,800	0		
						Total	0	1,636,100	3,452,300	1,636,100	0		
Total Acres: 2.93 Spot:			Location: 4 I	MAJOR STRIP		Value Flag ^{II} Gross Building:	ncome Approach	B	Override Reaso ase Date of Valu tive Date of Valu	e			

		Entrance Infor	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete	
09/27/23	AJR	Entrance Gained	Other	10/27/11	1514-2	0	HIST	Renew Bp 284386-Sw/Rt 13 Parce	
				10/13/10	1514-1	1,000,000	HIST	Int/Ext Renovations-W/Rt 13 2000'	

	Sales/Ownership History										
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee						
04/07/11			3881/22								
			Inspection	Witnessed By							



Situs :	Parcel Id: 131-10.00-87.0	0	Class: 502			Card: 1 of 2	Printed: April 24, 2025
Building Information				Building O	ther Features		
Year Built/Eff Year 1990 / Building # 1 Structure Type Apartment Garden Identical Units 2 Total Units 8 Grade B # Covered Parking # Uncovered Parking DBA CANTERBURY	i ne Type +/ 1 Canopy Roof/Slab 1 Porch, Open Mas	- Meas1 Me 100 100	e <u>as2 # Stops</u> 1 1	Ident Units 2 8	Line Type	+/- Meas1	Meas2 # Stops Ident Units
APARTMENTS							

	Interior/Exterior Information														
Line	Level From	1 - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	4,032	292	Apartment	9	Brick Venee	Steel	Normal	Heat Pump	Unit	Normal	3	3
2	01	01	100	4,032	292	Apartment	9	Frame	Steel	Normal	Heat Pump	Unit	Normal	3	3

		Interior/Exterior Valuation	Detail						Outbuild	ling Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	4,032 Apartment	51	100	355,590	1	Asph Pave	2000			1	22,000	С	А	35,440
2	4,032 Apartment	51	100	296,260										



Situs :

Parcel Id: 131-10.00-87.00

Card: 1 of 2 Printed: April 24, 2025

	102		ID Code Description Area A 011 APARTMENT 4033 B 011 APARTMENT 4033 C CP6 CANOPY ROOF/SLAB 100 D PR2 PORCH, OPEN MAS 100 E CI1 ASPHALT OR BLACKTOP PAVING 22000
2		2	
12	AB	12	
14		14	
	102		

Class: 502





tyl	e visio		ROPEF	RTY RECO		2 0	99					S	USSEX	COUNTY				
Situs	:			Parc	el ld: 131-1	0.00-87.00)	Cla	nss: 502				Card: 1 of 2		Printee	Printed: April 24, 2025		
						Inc	come Detail	(Include	s all Bui	ildings on Pa	rcel)							
		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	N Operatir Incon	
01	A	003 Low Rise Apartment	24	25,516		46	211,968	7	71	0	201,370	35			70,480	70,480	130,8	
				Δηρ	rtment Deta	ail - Ruildir	ng 1 of 2						- 6	Suilding Co	st Dotail - F	Building 1 of 1	2	

		Αμ	partment D	etail - Bu	ilding 1 of	2		Building Cost Detail - Building	ig 1 of 2
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	8	2	1\1	16	19,200	307,200	Total Gross Building Area	16,128
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	1,048,070 100 2 2,096,140
								Value per SF	129.97

Notes - Building 1 of 2	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	130,890 0.080000 1,636,130
	Final Income Value	1,636,130
	Total Gross Rent Area Total Gross Building Area	25,516 25,516



Situs :	PARCEL ID: 131-10.00-87.00	Class: 502	Card: 2 of 2	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
CANTERBURY ESTATES LLLP 410 SEVERN AVE STE 302 ANNAPOLIS MD 21403 3881/22	Living Units 24 Neighborhood 5EC001 Alternate ID 13110000870000000 Vol / Pg 3881/22 District Zoning TOWN CODES Class			
Property No	otes	9/27/23, 101:38 PM 31-1	0.00-87.00	

			Land Information				As	ssessment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
,		1.0000			125,000	Land	0	173,300	173,300	173,300	0
Residual	AC	1.9300			48,250	Building	0	1,462,800	3,279,000	1,462,800	0
						Total	0	1,636,100	3,452,300	1,636,100	0
Total Acres: 2.93 Spot:			Location: 4 N	1AJOR STRIP		Value Flag Gross Building:	Income Approach	B	l Override Reasor Base Date of Value tive Date of Value	9	

		Entrance Info	rmation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete		
09/27/23	AJR	Entrance Gained	Other	10/27/11	1514-2	0	HIST	Renew Bp 284386-Sw/Rt 13 Parce		
				10/13/10	1514-1	1,000,000	HIST	Int/Ext Renovations-W/Rt 13 2000'		

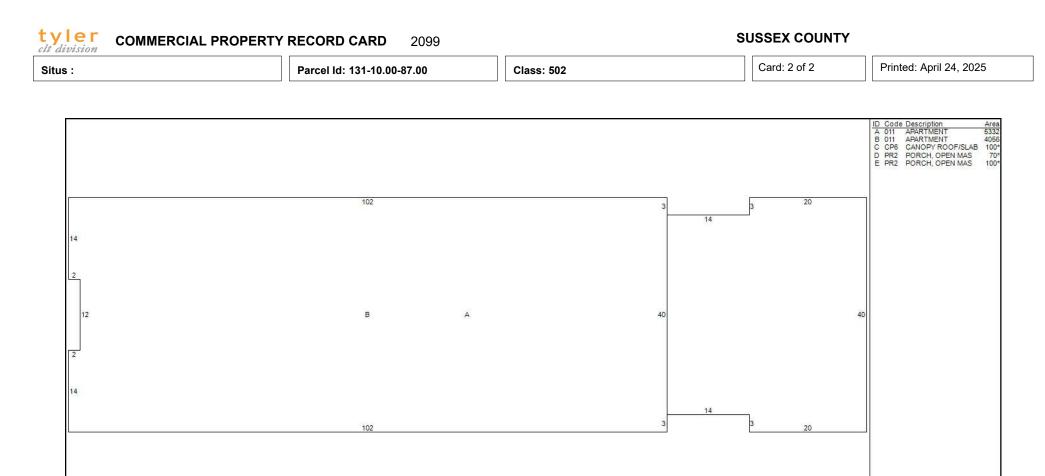
		Sales/	Ownership History		
Transfer Date	Price Type	Validity	Deed Reference Dee	ed Type Grant	ee
04/07/11			3881/22		
L					
			Inspection With	nessed By	



Situs :	Parcel Id: 131-10.00	0-87.00	Class: 502			Card: 2 of 2	Printed: April 24, 2025
Building Information				•	ther Features		
Year Built/Eff Year 2000 / Building # 1 Structure Type Apartment Garden Identical Units 1 Total Units 8 Grade B # Covered Parking # Uncovered Parking DBA CANTERBURY APARTMENTS	LineType1Canopy Roof/Slab1Porch, Open Mas1Porch, Open Mas	+/- Meas1 100 70 100	<u>Meas2</u> # Stops 1 1 1	Ident Units 2 1 8	Line Type	+/- Meas1	Meas2 # Stops Ident Units

	Interior/Exterior Information												
Line	Level From - 1	o Int Fin	Area	Perim Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01 01	100	5,332	368 Apartment	9	Masonry & I	Steel	Normal	Heat Pump	Unit	Normal	3	3
2	01 01	100	4,056	288 Apartment	9	Frame	Steel	Normal	Heat Pump	Unit	Normal	3	3

		Interior/Exterior Valuation I	Detail						Outbuildir	ng Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	5,332 Apartment	62	100	505,810										
2	4,056 Apartment	62	100	361,750										





ty lt di	le	COMMERCIAL P	ROPE	RTY RECO		2 0	99					S	USSEX	COUNTY			
Situs	s:			Parc	el ld: 131-1	0.00-87.00)	Cla	iss: 502				Card: 2	of 2	Printee	d: April 24, 20	25
						Inc	come Detail	(Include	s all Bu	ildings on Pa	rcel)						
		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	N Operatir Incon
01	A	003 Low Rise Apartment	24	25,516		46	211,968	7	71	0	201,370	35			70,480	70,480	130,8
				Ana	rtment Deta	ail Buildin	and and a							Quilding Co	ot Dotail E	Building 2 of	0

		AI	partment D	Detail - Bu	ilding 2 of	2		Building Cost Detail - Building 2 of 2	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	8	2	1\1	8	19,200	153,600	Total Gross Building Area	9,388
								Percent Complete Number of Identical Units Economic Condition Factor	147,420 100 1 147,420
								Value per SF	122.22

Notes - Building 2 of 2	Income Summary (Includes all Building on Parcel)	
	Total Net Income Capitalization Rate Sub total Residual Land Value	130,890 0.080000 1,636,130
	Final Income Value Total Gross Rent Area	1,636,130 25,516
	Total Gross Building Area	25,516

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 131-10.16-41.00
Sussex County Board of Assessment VS 119 Market Street Inc
(Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$159,000 Stipulated Value: \$100,200
Date: 4/17/2025 Signature of Owner or duly authorized agent: WMM II9 Market Street Inc
Printed Name: W. Allen Jones, Jr
Date: 4/9/25
Signature of Sussex County Government Representative?
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 131-10.16-41.00. The adjustment reflects a change in income and expense that brings the assessed value to \$100,200.



tyler COMMERCIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 119 MARKET ST	PARCEL ID: 131-10.16-41.00	Class: 411	Card: 1 of 1	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION		No. of Case	
119 MARKET STREET INC 19954 BASS RD GEORGETOWN DE 19947 2848/224	Living Units 0 Neighborhood 5EC001 Alternate ID 131101600410000000 Vol / Pg 2848/224 District Zoning TOWN CODES Class			
Property N	otes			
		8/4/23, 12-31-31 PM	1-10.16-41.00	

			Land Information			Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market	
Primary Site	AC	0.0698			56,510	Land	0	56,500	56,500	56,500	0	
						Building	0	43,700	110,800	43,700	0	
						Total	0	100,200	167,300	100,200	0	
Total Acres: .0698						Value Flag Gross Building:	Income Approact	Ba	Override Reason ase Date of Value ive Date of Value			
Spot:			Location: 5 S	ECONDARY STRIP		C.CCO Dunung.						

		Entrance Informa	tion		Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete				
08/04/23	AJR	Entrance Gained	Other	01/15/04	1810-1	4,402 HIST New F	Roof-S/Market St				

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



SUSSEX COUNTY

Situs : 119 MARKET ST	Parcel Id: 13	1-10.16-41.00	Class: 411		Card: 1 of	1	Printed: April 21	, 2025
Building Information			Build	ling Other Features				
Year Built/Eff Year 1960 / Building # 1 Structure Type Retail Single Occup Identical Units 1 Total Units 1 Grade C # Covered Parking	Line Type	+/- Meas1	Meas2 # Stops Ident L	Jnits <u>Line Type</u>	•	-/- Meas1	Meas2 # Stops	Ident Units

Uncovered Parking DBĂ Vacant Retail

						Inte	rior/Exterior	Information						
ine	Level From - T	o Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functiona
l	01 01	100	1,710	218	Retail Store	14	Brick & Con	Steel	Normal	Hot Air	Central	Normal	3	3

		Interior/Exterior Valuation	Detail						Outbuild	ing Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	1,710 Retail Store	45	100	109,640	1	Asph Pave	1960			1	800	С	F	1,140

tyler <i>clt division</i> COMMERCIAL PR	ROPERTY RECORD CARD 2099		SUSSEX COUNTY						
Situs : 119 MARKET ST	Parcel Id: 131-10.16-41.00	Class: 411	Card: 1 of 1	Printed: April 21, 2025					
	19	_		de Description Area					
	19		A 03	F RETAIL STORE 1710 ASPHALT OR BLACKTOP PAVING 800*					

90 A 90	
19	

Addtional Property Photos

tyl	e I vision	COMMERCIAL	PROPER	RTY RECO	ORD CAR	20 D	D99 SUSSEX COUNTY										
Situs	: 119	MARKET ST		Parc	el ld: 131-1	0.16-41.00)	Cla	Class: 411			Card: 1 of 1		Printee	Printed: April 21, 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
03	S	002 General Retail	0	1,710	12.00	63	12,928	7		0	12,023	25			3,006	3,006	9,017

		A	Building Cost Detail - Bui	ding 1 of 1					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	1,710
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	109,640 100 1 109,640
								Value per SF	64.12

Notes - Building 1 of 1	Income Summary (Includes all Build	ling on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	9,017 0.090000 100,190
	Final Income Value	100,190
	Total Gross Rent Area Total Gross Building Area	1,710 1,710

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 131-10.16-42.00	
Sussex County Board of A	ssessment VS No 117 llc
	(Owner Name)
We, the undersigned, agr Board of Assessment Offi	ee to adjust the above-entitled appeal by settlement with the Sussex County ce as follows:
Original Value: \$223,200	Stipulated Value: \$151,800
Date: $\frac{4/17}{2025}$ Signature of Owner or du	Iv authorized agent:
Printed Name:A	Illen Jones, Jr
Date: 4/9/25	ty Government Representative:
Printed Name: Christopher S. K	Leeter
Title: Director of Assessment	
Summary	
Assessment staff has	nts' application for appeal and the referees' recommendations, ou conducted a thorough review and adjusted the valuation of Parce adjustment reflects a change in income and expense that brings 51,800.



COMMERCIAL PROPERTY RECORD CARD 2099

Situs : 117 MARKET ST	PARCEL ID: 131-10.16-42.00	Class: 411	Card: 1 of 1	Printed: April 22, 2025
CURRENT OWNER	GENERAL INFORMATION			
NO 117 LLC 19954 BASS RD GEORGETOWN DE 19947 2855/10	Living Units 0 Neighborhood 5EC001 Alternate ID 131101600420000000 Vol / Pg 2855/10 District Zoning TOWN CODES Class			
Property N	otes			
		8(4/23), 12-31-11 PM	31-10.16-42.00	
Loud Informe			a a a mant information	

			Land Information				A	ssessment Infor	mation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1139			58,100	Land	0	58,100	58,100	58,100	0
						Building	0	93,700	169,200	93,700	0
						Total	0	151,800	227,300	151,800	0
Total Acres: .1139 Spot:			Location: 5 S	SECONDARY STRIP		Value Flag II Gross Building:	ncome Approact	Ba	Override Reason ase Date of Value ive Date of Value		

		Entrance Infor	mation				Permit Infe	ormation	
Date	ID	Entry Code	Source	Date Issued	Number	Price F	Purpose		% Complete
08/04/23	AJR	Entrance Gained	Other	10/22/10	1811-2	10,000 H	HIST	Tenant Fit Up-S/Market St	
				07/30/03	1811-1	3,500 H	HIST	Tenant Fit Up-Bridgeville	

		Sales/C	wnership History		
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee	
07/01/03 08/15/89	45,000 1		2855/10		



SUSSEX COUNTY

Situs : 117 MARKET ST	Parcel Id: 131-10.16-42.00	Class: 411	Card: 1 of 1	Printed: April 22, 2025
Building Information		Building Other Features		
Year Built/Eff Year 1960 / Building # 1 Structure Type Retail Single Occup Identical Units 1 Total Units 1 Grade B # Covered Parking # Uncovered Parking	Line Type +/-	Meas1 Meas2 # Stops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units

DBA VACANT SHOP

						Inte	rior/Exterior	nformation						
ine	Level From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
	01 01	100	2,400	220	Retail Store	14	Brick & Con	Steel	Normal	Hot Air	Central	Normal	3	3

		Interior/Exterior Valuation	Detail						Outbuild	ing Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	2,400 Retail Store	45	100	162,700	1	Conc Pave	e 1990			1	2,000	С	F	6,450

clt division COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs : 117 MARKET ST	Parcel Id: 131-10.16-42.00	Class: 411	Card: 1 of 1	Printed: April 22, 2025

	30		ID Code Description A 034 RETAIL STORE B CI2 CONCRETE PAVING	Area 2400 G 2000*
80	A	80		
2	30			

Addtional Property Photos

ty clt d	le		PROPER		ORD CAR	20 D	99					5	SUSSEX	COUNTY	,		
Situ	s : 11	7 MARKET ST		Parc	el ld: 131-1	0.16-42.00		Cla	ass: 411				Card: 1	of 1	Printee	d: April 22, 20	25
						Inc	come Detail	(Include	s all Bui	ildings on Pa	rcel)						
		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
03	S	002 General Retail	0	2,400	12.00	68	19,584	7		0	18,213	25			4,553	4,553	13,660

		Aj	Building Cost Detail - Bui	ling 1 of 1					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	2,400
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	162,700 100 1 162,700
								Value per SF	67.79

Notes - Building 1 of 1	Income Summary (Includes all Build	ling on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	13,660 0.090000 151,780 151,780
	Total Gross Rent Area Total Gross Building Area	2,400 2,400

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 131-18.00-23.00	
Sussex County Board of Assessment VS <u>William Boram II</u> (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: \$607.600 Stipulated Value: \$319.000	
Date: 4/7/2025 Signature of Owner or duly authorized agent: William A, BORAM_TE	
Date: arzize Signature of Sussex County Government Representative:	
Printed Name: Guislaphers. Koeler	
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 131-19,00-23,00. The adjustment reflects a change in condition and economic depreciation of the dwelling that brings the assessed value to \$319,000.	

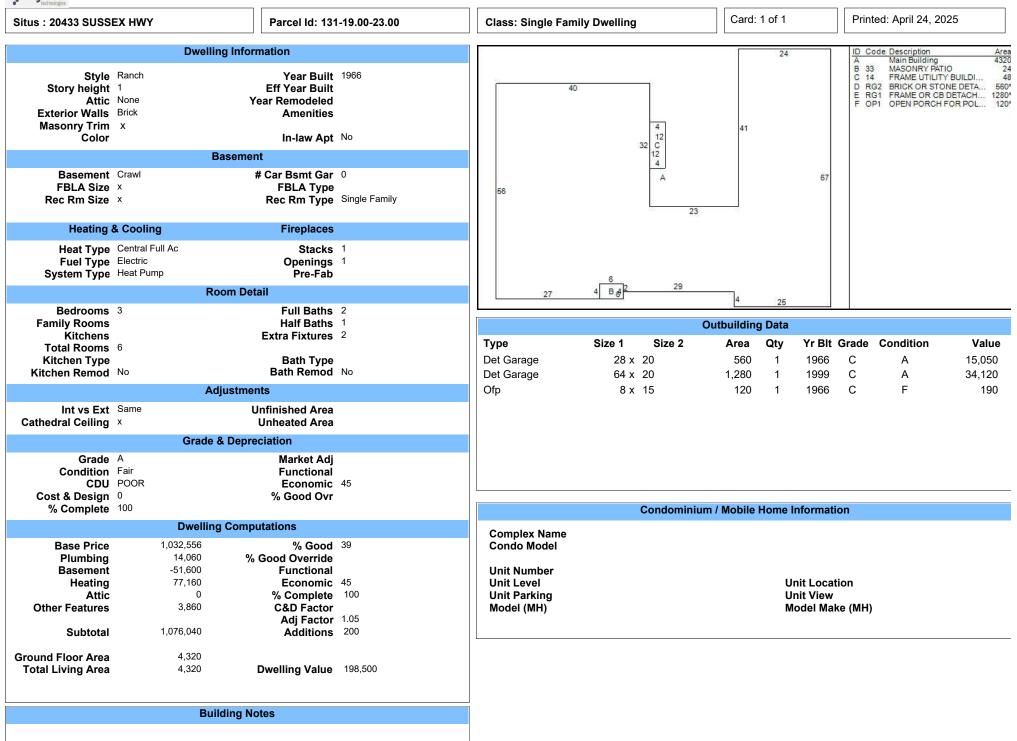
.

Situs : 20433 SUSSEX HWY	Parcel ID: 131-19.00-23.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION		"	
BORAM WILLIAM A II 20433 SUSSEX HWY BRIDGEVILLE DE 19933	Living Units 1 Neighborhood 5AR002 Alternate ID 131190000230000000 Vol / Pg 5256/76 District Zoning AGRICULTURAL/RESIDEI Class Residential			
Prope	erty Notes	Construction of the second	and the same	
		е/3/23, 12-12-48 РМ	131-19:00-23:00	
Land I	nformation	A	ssessment Informatio	n

			Land Information			Assessment Information					
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			46,140	Land	0	71,100	71,100	0	71,100
Residual	AC	2.2100			24,990	Building	0	247,900	247,900	0	347,520
						Total	0	319,000	319,000	0	418,620
									Override Reason use Date of Value		
Total Acres: 3.21 Spot:			Location:			Value Flag C TD131DM2	ost Approach	Effect	ive Date of Value		

		Entrance Information				Permit Information	
Data	ID	Entry Code	Source			Fermit mormation	
Date 08/03/23	SMD	Entry Code Info At Door	Source Owner	Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History							
Transfer Date 06/17/20	Price Type 175,000	Validity	Deed ReferenceDeed T5256/76Deed	ype Grantee BORAM WILLIAM A II			



2099

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 132-8.00-1.00-48065
Sussex County Board of Assessment VS Laurie McDougal & Lawrence Eggleston
(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: \$130,000 Stipulated Value: \$107,800
Date: <u>4-16-25</u> Signature of Owner or duly authorized agent: Printed Name: <u>LAURIE MCDOUGALL & LAWRENCE EGGLESTON</u>
Date: 417125
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 ID132-8.00-1.00-48065. The adjustment reflects a change in grade & condition that brings the assessed value to \$107,800.

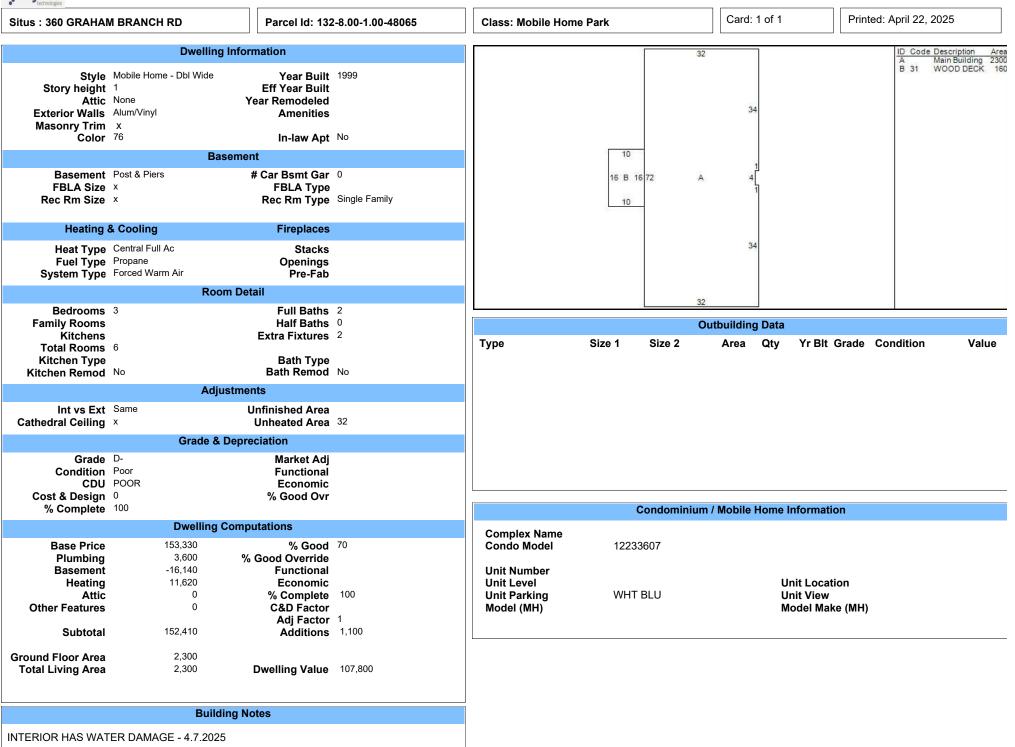
SUSSEX COUNTY

M	RAHAM BRAN	CH RD											
		itus : 360 GRAHAM BRANCH RD Parcel ID: 132-8.00-1.00-48065 C						le Home Pa	rk	Card: 1	of 1	Printed: April 22, 2	:025
	CURRENT O	WNER			ERAL INFORMATIC	N							
LAWI	CDOUGALL LA RENCE JOHN F 360 GRAHAM SEAFORD DE	EGGLES BR RD		Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	d 3AC001M	8065							
			Property No	otes									
			Land Informa	ation			5(23/23), 9/47/50 AM			112-8-00-100-48065	ormation		
Туре		Size I	Influence Facto	ors	Influence %	Value						_	
.,,,,,									Assessed	Appraised	Cost		Market
							E	Land Building Total	0 0 0	0 107,800 107,800	0 107,800 107,800	0	0 0 0
Total Acres: Spot: Location: 6 NEIGHBORHOOD OR SPOT						lue Flag Co 132DM3	ost Approach		al Override Re Base Date of \ ctive Date of \	/alue			
			Entrance Inform	mation						Permit Inform	nation		
Date		try Code			Source		Date Issued	Number	Price	Purpose	nauon		% Complete
05/23/23	EDJ Info	o At Dooi	r		Other		06/11/02	6043-2	1,008	-	Shed-Cool B	anch Lot 139	,5 Complete
							04/08/99 04/08/99	6043-3 6043-1	64,000 1,564		Gr -Cool Brar 2 Decks-Coo	nch,Lot 139 I Branch,Lot 139	
						Sales/Ov	vnership Histor	v					

Transfer Date Price Type Validity Deed Reference Deed Type Grantee

tyler

2099



133-2.00-102.00



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tex Year 2020

In the Matter of Appeal

Parcel ID 193-503-102.03

Sussex County Board of Assessment VS Heldel & Tool Maturel

(Owner Name)

Stipulated Value: Srei, and

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

Original Value: \$76.00

Date: April 17, 2025

Signature of Owner or duly authorized agent: M	A.Mohning . Traci Makanst
Printed Name: MICHAEL MAKOWSKI	a Trace Makoussky
Date: 4/1022	

Signature of Sussex County Government Representative:

Printed Name: University 6 Kook

Title: Uneter 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 133-2.00-102.00. The adjustment reflects a correction to land size and economic depreciation that brings the assessed value to \$604,100.

SUSSEX COUNTY

	CORD CARD 2099	SUSSEX COUNTY					
Situs : 1001 FAIRWAY WEST DR	Parcel ID: 133-2.00-102.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 24, 2025			
CURRENT OWNER	GENERAL INFORMATION		the state				
MAKOWSKI MICHAEL A TRACI J MAKOWSKI 36 FAIRWAY WEST DR GEORGETOWN DE 19947	Living Units 1 Neighborhood 1AR001 Alternate ID 133020001020000000 Vol / Pg 5370/275 District Zoning MEDIUM RESIDENTIAL Class Residential						
Property No	tes						
Land Informa	tion	421/22, 9 11/20 PM	193-200-102 00 Assessment Informatio	-			
Type Size Influence Facto	ors Influence % Value						
Primary Site AC 0.4315 Wetland/Waste AC 0.2323	70,890 120	Assessed Land 0 Building 0 Total 0	533,100 53	Cost Income Market 71,000 0 71,00 33,100 0 479,47 04,100 0 550,47			
Total Acres: .6638 Spot: Lo	ocation:	Value Flag Cost Approach TD133DM3	Manual Overri Base Da Effective Da	te of Value			
Entrance Inform	nation		Permit Information				
DateIDEntry Code06/21/22MACUnoccupied	Source Other		e Purpose	% Complet fd 71x49, Garage 25x26, Pc			
				, earge _0,_0,			

Sales/Ownership History

Transfer DatePriceTypeValidityDeed Reference
5370/275DeedGrantee
MAKOWSKI MICHAEL A12/12/0752,0003529/339



2099

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year <u>2025</u> In the Matter Parcel ID <u>1336.0</u>	
	Board of Assessment VS <u>Donna Tair</u> (Owner Name)
Board of Assess Original Value: \$	igned, agree to adjust the above-entitled appeal by settlement with the Sussex County ment Office as follows: <u>A83,600</u> Stipulated Value: <u>\$423,000</u>
Date: <u>420</u> Signature of Owr Printed Name: _	<u>1/2025</u> ner or duly authorized agent: <u>DONNA JAU</u> <u>DONNA TARR</u>
Date: <u>4/23/25</u> Signature of Susse Printed Name: <u>ohr</u> Title: Director of Assessm	
Summary Based on the ap referees' recomm adjusted the valu	pellants' application for appeal, the submitted comparable properties, and the nendations, our Assessment staff has conducted a thorough review and pation of Parcel ID 133-6,00-57.00. The adjustment reflects a change in clation that brings the assessed value to \$423,00.

Hello, please let me know if this is not acceptable. Our scanner here at work is currently not working, unfortunately. Thank you!

	ECORD CARD 2099			3033EX CO			
Situs : 25099 KRUGER RD	Parcel ID: 133-6.00-57.00	Class: Single Family Dw	velling	Card: 1 of 1	Printed:	May 1, 202	5
CURRENT OWNER TARR DONNA E 25099 KRUGER RD GEORGETOWN DE 19947-2641 Property No	GENERAL INFORMATION Living Units 1 Neighborhood 1AR094 Alternate ID 133060000570000000 Vol / Pg 4844/260 District Zoning Zoning AGRICULTURAL/RESIDEI Class Residential	KH5/22, B-09-23 AM		132-600-5200			
Land Inform	ation		As	sessment Informa	ation		
TypeSizeInfluence FactorPrimary SiteAC1.0000ResidualAC2.1600	ors Influence % Value 63,000 32,920		Assessed 0 0 0	Appraised 95,900 327,100 423,000	Cost 95,900 327,100 423,000	Income 0 0 0	Marke 95,90 390,29 486,19
Total Acres: 3.16 Spot: L	ocation:	Value Flag Co TD133DM1	st Approach	Base	verride Reason e Date of Value e Date of Value		
Entrance Infor				Permit Informatio	on		
Date ID Entry Code 06/16/22 SDC Entrance Gained	Source Other	Date Issued Number 08/25/20 202009892 06/07/10 9604-5 09/21/09 9604-4 09/18/09 9604-3 08/25/05 9604-2	Price F 30,976 A 5,900 E 9,360 E 149,335 E	Purpose A186 44 D010 Abc D010 Det D010 Det D010 Dw	Roof Mount Solar ove Ground Pool-S t Garage-Se/Rt 32 /elling W/Add-Se/F new Bp 230979-R	Se/Rt 321 21 Rt 321	% Complete
	Sales/O	wnership History					
Transfer Date Price Type 02/22/18 06/12/15 15,175 09/12/84 6,000 100	Validity	Deed Reference 4844/260 4407/187	Deed Type Deed		rantee ARR DONNA E		



• technologies												
Situs : 25099 KRUG	GER RD	Parcel Id: 133	-6.00-57.00	Class: Single Far	nily Dwelling		Card:	1 of 1		Print	ed: May 1, 202	5
	Dw	elling Information		5						A	de Description Main Building	Area 2652
Story height	Unfinished Alum/Vinyl X	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		14	44 B 44	14 78				DW	WOOD DECK S1 FRAME OR CB D1 WOOD DECK D1 WOOD DECK	616
		Basement										
Basement FBLA Size Rec Rm Size	х	# Car Bsmt Gar FBLA Type Rec Rm Type		34		A				34		
Heating	& Cooling	Fireplaces										
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab				78						
		Room Detail				70						
Bedrooms Family Rooms Kitchens			1			(Dutbuilding	j Data				
Total Rooms		Exila Fixiules	1	Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Kitchen Type		Bath Type		Det Garage	28 x		1,008	1	2009	С	Α	31,810
Kitchen Remod	No	Bath Remod	No	Wood Deck	10 x		200	1	2016	С	A	3,930
		Adjustments		Wood Deck	8 x	20	160	1	2016	С	A	3,150
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area										
	Gra	de & Depreciation										
Cost & Design	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr	80									
% Complete		ling Commutations				Condominiu	m / Mobile	Home	Informati	on		
		ling Computations	24	Complex Name								
Base Price Plumbing Basement Heating Attic Other Features Subtotal	33,070 21,710 0	% Good Override Functional Economic % Complete C&D Factor Adj Factor	80 100 .96	Condo Model Unit Number Unit Level Unit Parking Model (MH)				U	nit Locat nit View lodel Mal			
Ground Floor Area Total Living Area	2,652 2,652		288,200									
		Building Notes										
		Sanang Hotos										
1												

NE	GOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 133-17.00-76.00-34	
Sussex County Board of Assessment V	/S Michael & Lauren McCoy (Owner Name)
We, the undersigned, agree to adjust Board of Assessment Office as follow:	the above-entitled appeal by settlement with the Sussex County s:
Original Value: \$291,300	Stipulated Value: \$249,100
Date: <u>41525</u> Signature of Owner or duly authorize Printed Name: <u>LAUVEN</u>	d agent: <u>Haun MCap</u> MCOH
Date: <u>4/8/25</u> Signature of Sussex County Governme	ent Representative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Based on the appellants' applica referees' recommendations, our adjusted the valuation of Parcel	ation for appeal, the submitted comparable properties, and the Assessment staff has conducted a thorough review and ID133-17.00-76.00-34. The adjustment reflects a change in mic depreciation that brings the assessed value to \$249,100.

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itus : 29612 SAWYER LOOP	Parcel ID: 133-17.00-76.00-34	Class: Residential - Condo Card: 1 of 1 Printed: April 24, 20
CURRENT OWNER	GENERAL INFORMATION	
MCCOY MICHAEL S LAUREN M MCCOY 29612 SAWYER LOOP UNIT 34 MILLSBORO DE 19966	Living Units 1 Neighborhood 1QR106C Alternate ID 133170000760000034 Vol / Pg 5348/29 District Zoning TOWN CODES Class Residential	
Property I	Notes	
COMMON LAND PCT - ESTIMATED		7/12/22, 9:21:58 AM. 133-17/00-76:00-34
Land Infor	motion.	

	Land Information					ŀ	ssessment Infor	mation		
Туре	Siz		Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC 0.122	4		30,540	Land	0	30,500	30,500	0	0
					Building	0	218,600	218,600	0	0
					Total	0	249,100	249,100	0	0
								Override Reason ase Date of Value		
Total Acres: .1224 Spot:		Location:			Value Flag Co TD133DM5	ost Approach	Effect	ive Date of Value	•	
		Entrance Information								

	Entrance Information			Permit Information						
Date 07/12/22	ID SDC	Entry Code Entrance Gained	Source Other	Date Issued	ate Issued Number Price Purpose					

		Sale	s/Ownership History		
Transfer Date 11/10/20 08/08/13	Price Type 187,000 185,900	Validity	Deed Reference Deed Typ 5348/29 Deed 4158/80	e Grantee MCCOY MICHAEL S	





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
in the Matter of Appeal	
Parcel ID 133-17,13-17.00	
Sussex County Board of Assessment VS Sussex LIHTOLLC (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: \$ <u>7,756,300</u> Stipulated Value: \$ <u>4,211,000</u>	
Date: <u>4115/25</u> Signature of Owner or duly authorized agent: <u>A</u> Printed Name: <u>GLENNIC. MANDALAS, ESG</u>	
Date: 4/4/25 Signature of Sussex County Government Representative:	
Printed Name: Christopher S. Keeler	
Title: Director of Ascessment	
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 133-17.13-17.00. The adjustment reflects a change in gross income percentage that brings the assessed value to \$4,211,000.	÷

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COMMERCIAL PROPERTY RECORD CARD 2099

Situs :	PARCEL ID: 133-17.13-17.00	Class: 503	Card: 1 of 3	Printed: May 1, 2025
CURRENT OWNER	GENERAL INFORMATION			
SUSSEX LIHTC LLC 5351 JAYCEE AVE HARRISBURG PA 17112 5665/262 03/21/2022	Living Units 74 Neighborhood 1QC001 Alternate ID 133171300170000000 Vol / Pg 5665/262 District Zoning TOWN CODES Class			
Property N	otes			
		S(T)Z/A 10:2318 AM	133-1713-1720	
Loud Inform	-41		amont Information	

	Land Information					Assessment Information					
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			115,000	Land	0	329.600	329.600	329,600	0
Residual	AC	6.2200			214,590	Building	0	3,881,400	7,876,000	3,881,400	0
						Total	0	4,211,000	8,205,600	4,211,000	0
									Override Reaso		
Total Acres: 7.22 Spot:			Location: 9	APT/CONDOMINIUM	COMPLEX	Value Flag Gross Building:	Income Approach	Effec	tive Date of Valu	9	

	Entrance Information			Permit Information					
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete
05/17/23	TJJ	Info At Door	Tenant	09/07/16	201609443	2,304	A036	Det Shed 12x16	
				12/07/11	7989-5	3,000	D010	Rep Shed-N/Monroe St	
				05/01/00	7989-4	720	D010	Shed-N/Monroe Street S/Conrail	
				09/17/93	7989-3	3,200	D010	Sign-Millsboro	
				08/13/92	7989-1	1,000,800	D010	6 Apt.& Adm.BldgsMonroe St.	

	Sales/Ownership History								
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee				
03/21/22 10/13/92 07/24/84	4,384,615 Land & Improv 300,000 1	Unverified Sale	5665/262 0/0	Deed	SUSSEX LIHTC LLC				



tyler COMMERCIAL PROPERTY RECORD CARD 2099

Situs :		Parcel Id: 133-17.13-	17.00		Class: 503			Card: 1 of 3	Printed: May 1,	2025
Building Information						Building C	Other Features			
Year Built/Eff Year 1993 /	Line	Туре	+/-	Meas1	Meas2 # Stops	-		+/- Meas1	Meas2 # Stops	Ident Units
Building # 1 Structure Type Office Bldg L/R–(1-4	1	Canopy Roof/Slab		5	13	1				
Identical Units 1										
Total Units 1 Grade C+										
# Covered Parking # Uncovered Parking										
DBA MILL CHASE										
RENTAL OFFICE										

	Interior/Exterior Information														
Line	Level From	n - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,230	142	Clubhse/Office	8	Frame	Steel	Normal	Heat Pump	Central	Normal	3	3

	Interior	Outbuilding Data											
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	1,230 Clubhse/Office	54	100	108,240	1 Frame Shed	2017	12	16	1	192	С	А	2,360
					2 Frame Shed	2017	12	22	1	264	С	А	3,250
					3 Asph Pave	1993			1	30,000	С	А	48,330

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs :	Parcel Id: 133-17.13-17.00	Class: 503	Card: 1 of 3	Printed: May 1, 2025

	41	ID Code Description Area A 014 CLUBHSE/OFFICE 1230 B CP6 CANOPY ROOF/SLAB 65° C RS1 FRAME UTILITY SHED 192° D RS1 FRAME UTILITY SHED 264° E C11 ASPHALT OR BLACKTOP PAVING 30000°
30	A 34	
	41	

Addtional Property Photos



Situs :			Parc	el Id: 133-1	7.13-17.00		Cla	ss: 503				Card: 1	of 3	Printeo	l: May 1, 202	5
					Inc	come Detail	(Includes	s all Bui	ldings on Par	cel)						
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	N Operatin Incom
01 A 06 S	003 Low Rise Apartment 003 Multi Use Office	74 0	72,386 1,230	20.00	48	737,280 24,600	7 5		0 0	685,670 23,370	35 25			239,985 5,843	239,985 5,843	445,68 17,52

		A	partment D	Detail - Bu	ilding 1 of 3			Building Cost Detail - Buildi	ng 1 of 3
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	1,230
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	160,350 100 1 160,350
								Value per SF	130.37

Notes - Building 1 of 3	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	463,212 0.110000 4,211,020 4,211,020
	Total Gross Rent Area Total Gross Building Area	73,616 73,616



Situs :	PARCEL ID: 133-17.13-17.00	Class: 503	Card: 2 of 3	Printed: May 1, 2025
CURRENT OWNER	GENERAL INFORMATION			
SUSSEX LIHTC LLC 5351 JAYCEE AVE HARRISBURG PA 17112 5665/262 03/21/2022	Living Units 74 Neighborhood 1QC001 Alternate ID 133171300170000000 Vol / Pg 5665/262 District Zoning TOWN CODES Class			
Property N	otes			
		517/23, 10:48-19.4M	133-1713-1750	

			Land Information				As	sessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			115,000	Land	0	329.600	329,600	329,600	0
Residual	AC	6.2200			214,590	Building	0	3,881,400	7,876,000	3,881,400	0
						Total	0	4,211,000	8,205,600	4,211,000	0
Total Acres: 7.22 Spot:			Location: 9	APT/CONDOMINIUM	COMPLEX	Value Flag II Gross Building:	ncome Approach	B	Override Reaso ase Date of Valu tive Date of Valu	ie	

		Entrance li	nformation				Permit Inf	ormation	
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete
05/17/23	TJJ	Info At Door	Tenant	09/07/16	201609443	2,304	A036	Det Shed 12x16	
				12/07/11	7989-5	3,000	D010	Rep Shed-N/Monroe St	
				05/01/00	7989-4	720	D010	Shed-N/Monroe Street S/Conrail	
				09/17/93	7989-3	3,200	D010	Sign-Millsboro	
				08/13/92	7989-1	1,000,800	D010	6 Apt.& Adm.BldgsMonroe St.	
								· -	

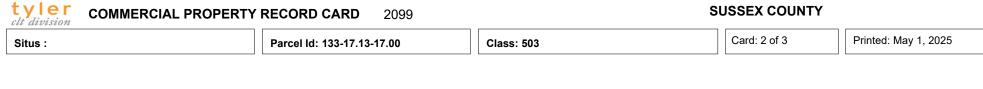
	Sales/Ownership History												
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee								
03/21/22 10/13/92 07/24/84	4,384,615 Land & Improv 300,000 1	Unverified Sale	5665/262 0/0	Deed	SUSSEX LIHTC LLC								

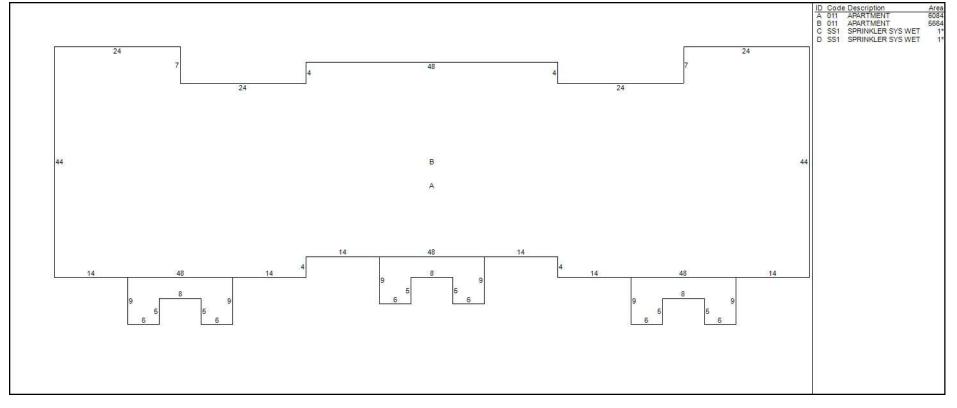


Situs :	Parcel Id: 133-17.13	-17.00	Class: 503			Card: 2 of 3	Printed: May 1, 2025
Building Information				Building O	ther Features		
Year Built/Eff Year 1993 / Building # 2 Structure Type Apartment Garden Identical Units 5 Total Units 12 Grade C+ # Covered Parking # Uncovered Parking DBA MILL CHASE	Line Type 1 Sprinkler Sys Wet 2 Sprinkler Sys Wet	+/- Meas1 1 1	Meas2 # Stops	Ident Units 1 1	Line Type	+/- Meas1	Meas2 # Stops Ident Units
# Uncovered Parking DBA MILL CHASE APARTMENTS							

	Interior/Exterior Information														
Line	Level Fro	om - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	6,084	490	Apartment	8	Frame	Steel	Normal	Heat Pump	Central	Normal	3	3
2	02	02	100	5,664	406	Apartment	8	Frame	Steel	Normal	Heat Pump	Central	Normal	3	3

		Interior/Exterior Valuation I	Detail							Outbuildin	g Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Y	'r Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Valu
1	6,084 Apartment	54	100	438,800											
2	5,664 Apartment	54	100	400,640											







tus :		P	arcel Id: 133-1	7.13-17.00		Cla	ss: 503				Card: 2	of 3	Printeo	l: May 1, 202	: May 1, 2025	
				Inc	come Detail	(Includes	s all Bui	ldings on Par	cel)							
e Mod Inc Model p Type Mod Descri		s Net Are	ea Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %		Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom	
A 003 Low Ris	se Apartment 74	1,23		48	737,280	7		0	685,670	35			239,985	239,985	445,68	

			Aj	oartment [Detail - Bu	ilding 2 of	3		Building Cost Detail - Building	2 of 3
Line	Use T	уре	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011	Apartment	8	2	1\0	40	19,200	768,000	Total Gross Building Area	58,740
2	011	Apartment	4	3	2\0	20	24,000	480,000		
									Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor	1,243,610 100 5
									Final Building Value Value per SF	6,218,050 105.86

Notes - Building 2 of 3	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	463,212 0.110000 4,211,020
	Final Income Value Total Gross Rent Area Total Gross Building Area	4,211,020 73,616 73,616



Situs :	PARCEL ID: 133-17.13-17.00	Class: 503	Card: 3 of 3	Printed: May 1, 2025
CURRENT OWNER	GENERAL INFORMATION		and the second	
SUSSEX LIHTC LLC 5351 JAYCEE AVE HARRISBURG PA 17112 5665/262 03/21/2022	Living Units 74 Neighborhood 1QC001 Alternate ID 133171300170000000 Vol / Pg 5665/262 District Zoning TOWN CODES Class			
Property No	ites	5/17/23, 10-48-12-344	133-17/1-17/20	

			Land Information			Assessment Information							
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market		
Primary Site	AC	1.0000			115,000	Land	0	329,600	329,600	329,600	0		
Residual	AC	6.2200			214,590	Building	0	3,881,400	7,876,000	3,881,400	0		
						Total	0	4,211,000	8,205,600	4,211,000	0		
Total Acres: 7.22 Spot:			Location: 9 /	APT/CONDOMINIUM	COMPLEX	Value Flag Gross Building:	Income Approach	B	Override Reaso ase Date of Valu tive Date of Valu	е			

		Entrance In	formation	Permit Information							
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete		
05/17/23	TJJ	Info At Door	Tenant	09/07/16	201609443	2,304	A036	Det Shed 12x16			
				12/07/11	7989-5	3,000	D010	Rep Shed-N/Monroe St			
				05/01/00	7989-4	720	D010	Shed-N/Monroe Street S/Conrail			
				09/17/93	7989-3	3,200	D010	Sign-Millsboro			
				08/13/92	7989-1	1,000,800	D010	6 Apt.& Adm.BldgsMonroe St.			

	Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee					
03/21/22 10/13/92 07/24/84	4,384,615 Land & Improv 300,000 1	Unverified Sale	5665/262 0/0	Deed	SUSSEX LIHTC LLC					



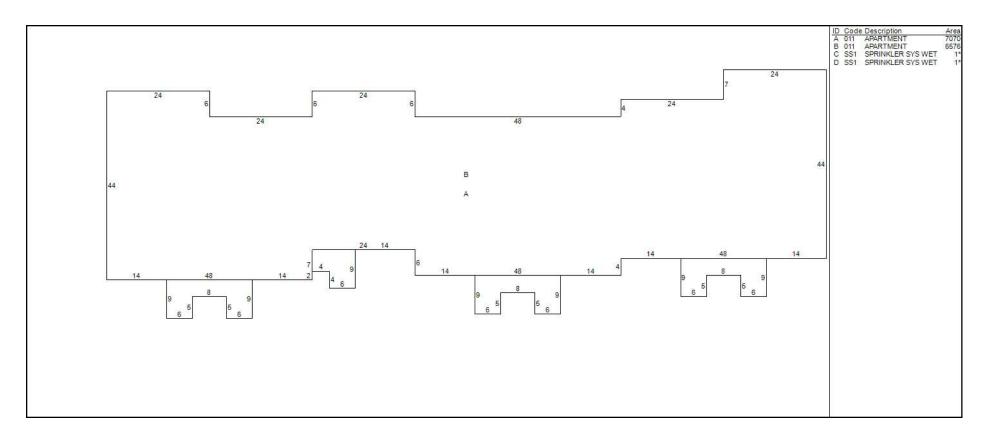
tyler *clt division* COMMERCIAL PROPERTY RECORD CARD 2099

Situs :		Parcel Id: 133-17.13-17.00				ass: 503			Card: 3 of 3	Printed: May 1,	2025
Building Information							Building C	other Features			
Year Built/Eff Year 1993 /	Line	е Туре	+/-	Meas1	Meas2	# Stops	Ident Units	Line Type	+/- Meas1	Meas2 # Stops	Ident Units
Building # 3	1	Sprinkler Sys Wet		1	1		1				
Structure Type Apartment Garde	' 2	Sprinkler Sys Wet		1	1		1				
Total Units 14											
Grade C+											
# Covered Parking											
# Uncovered Parking											
DBA MILL CHASE APARTMENTS											

	Interior/Exterior Information													
Line	Level Fr	om - To	Int Fin	Area	Perim Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	7,070	562 Apartment	8	Frame	Steel	Normal	Heat Pump	Central	Normal	3	3
2	02	02	100	6,576	470 Apartment	8	Frame	Steel	Normal	Heat Pump	Central	Normal	3	3

		Interior/Exterior Valuation I	Detail						Outbuildi	ng Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Val
1	7,070 Apartment	54	100	509,430										
2	6,576 Apartment	54	100	465,040										

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs :	Parcel Id: 133-17.13-17.00	Class: 503	Card: 3 of 3	Printed: May 1, 2025





Situs :			Parc	el Id: 133-1	7.13-17.00)	Cla	Class: 503			Card: 3	of 3	Printed: May 1, 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		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
01 A 06 S	003 Low Rise Apartment 003 Multi Use Office	74 0	72,386 1,230	20.00	48	737,280 24,600	7 5		0 0	685,670 23,370	35 25			239,985 5,843	239,985 5,843	445,68 17,52

		A	Building Cost Detail - Buildin	g 3 of 3					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	10	2	1\0	10	19,200	192,000	Total Gross Building Area	13,646
2	011 Apartment	4	3	2\0	4	24,000	96,000	Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	1,443,660 100 1 1,443,660
								Value per SF	105.79

Notes - Building 3 of 3	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	463,212 0.110000 4,211,020
	Final Income Value	4,211,020
	Total Gross Rent Area Total Gross Building Area	73,616 73,616

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2026	
In the Matter of Appeal	
Parcel ID 133-17.13-31.02	
Sussex County Board of Assessn	nent VS Brandywine Stalion LLC (Owner Name)
We, the undersigned, agree to a Board of Assessment Office as f	adjust the above-entitled appeal by settlement with the Sussex County follows:
Original Value: \$ <u>4,450,300</u>	Stipulated Value: \$2,428,400
Date: <u>3/31/2025</u>	-
Signature of Owner or duly aut	
Printed Name: <u>B. Sean A. Ra</u>	din/Agent Cavalry Real Estate Advisors
Date: 3/19/26 Signature of Sussex County Gov	- vernment Representative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Assessment staff has cond 133-17.13-31.02. The adjust	oplication for appeal and the referees' recommendations, our ucted a thorough review and adjusted the valuation of Parcel ID stment reflects a change in gross income percentage and ssessed value to \$2,426,400.



Situs :	PARCEL ID: 133-17.13-31.02	Class: 502	Card: 1 of 3	Printed: May 1, 2025
CURRENT OWNER	GENERAL INFORMATION			
BRANDYWINE STATION LLC THE SEVERN COMPANIES 410 SEVERN AVE SUITE B0413 ANNAPOLIS MD 21403 4992/258 12/14/2018	Living Units 56 Neighborhood 1QC001 Alternate ID 133171300310200000 Vol / Pg 4992/258 District Zoning TOWN CODES Class			
Property N	otes			
RENT CONTROLLED		507/21, 1150-28.AM	\$5-17.15-31.02	

			Land Information			Assessment Information								
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market			
Primary Site	AC	1.0000			115,000	Land	0	191.900	191.900	191.900	0			
Residual	AC	2.2300			76,940	Building	0	2,913,400	4,610,200	2,913,400	0			
						Total	0	3,105,300	4,802,100	3,105,300	0			
Total Acres: 3.23 Spot:			Location: 9	APT/CONDOMINIUM	COMPLEX	Value Flag I Gross Building:	ncome Approach	В	l Override Reaso Base Date of Valu Stive Date of Valu	e				

		Entrance Info	rmation	Permit Information						
Date	ID	Entry Code	Source	Date Issued Number Price Purpose			% Complete			
05/17/23	TJJ	Info At Door	Tenant	12/04/18	201812760	901,398 A	A106	Complete Remodel Of Apartment.		
07/01/22	SDC	Desktop Review	Other	12/04/18	201812762	1,804,000 A	A106	Complete Interior Remodel		
				11/16/18	201812120	901,398 A	A106	Remodel Bldg 1000-Entire Remod		
				11/16/18	201812116	901,398 A	A106	Remodel Bldg 600-Kitchen-Cabine		
				11/16/18	201812114	901,398 A	4085	Remodel The Enterior Of Apartme		

Sales/Ownership History										
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee					
12/14/18			4992/258	Deed	BRANDYWINE STATION LLC					
12/14/18			4992/253	Deed	BRANDYWINE STATION LLC					
12/14/18	428,528		4992/247	Deed	BRANDYWINE STATION LLC					

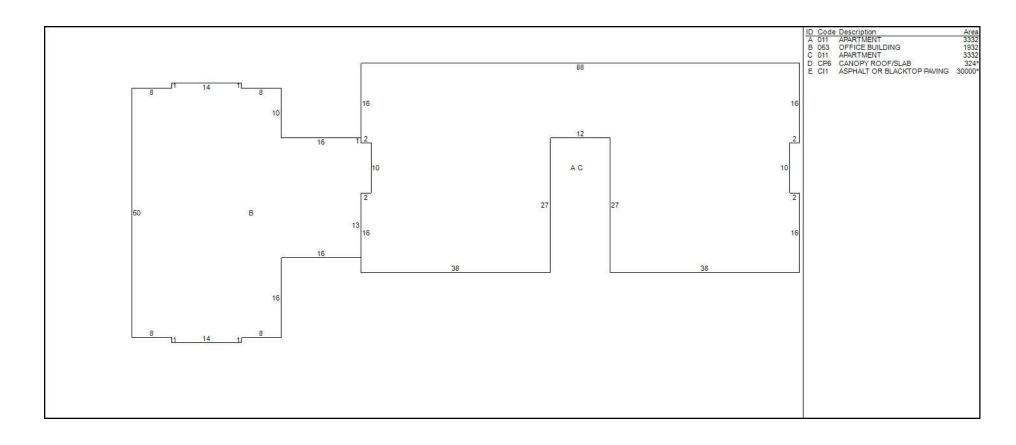


Situs :		Parcel Id: 133-17.13	33-17.13-31.02 Class: 502				Card: 1 of 3	Printed: May 1, 2025	
Building Information						Building C	Other Features		
Year Built/Eff Year 1988 / Building # 1 Structure Type Apartment Garder Identical Units 1 Total Units 8 Grade C # Covered Parking # Uncovered Parking	1	Canopy Roof/Slab	+/-	<u>Meas1</u> 12	Meas2 # Stops 27	Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units
DBA BRANDYWINE VILLAGE APART	ЛЕ								

	Interior/Exterior Information														
Line	Level From	n - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	3,332	322	Apartment	8	Masonry &	al Steel	Normal	Hot Air	Central	Normal	3	3
2	01	01	100	1,932	200	Office Building	9	Frame	Steel	Normal	Heat Pump	Central	Normal	3	3
3	02	02	100	3,332	322	Apartment	8	Frame	Steel	Normal	Hot Air	Central	Normal	3	3

	Interior/	Exterior Valuation	Detail		Outbuilding Data									
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	3,332 Apartment	48	100	190,230	1	Asph Pave	1988			1	30,000	С	А	48,330
2	1,932 Office Building	48	100	135,590										
3	3,332 Apartment	48	100	204,350										

tyle clt division	COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs :		Parcel Id: 133-17.13-31.02	Class: 502	Card: 1 of 3	Printed: May 1, 2025





Situs :			Parc	el Id: 133-1	7.13-31.02	2	Cla	Class: 502				Card: 1 of 3		Printeo	Printed: May 1, 2025	
					Inc	come Detail	(Include:	s all Bui	ildings on Pai	cel)						
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	No Operatin Incom
01 A 04 S	003 Low Rise Apartment 003 General Office	56 0	47,064 1,932	20.00	60	586,080 38,640	7 7	71	0 0	556,776 35,935		171		333,509 10,781	333,509 10,781	223,26 25,15

		Ap	oartment D	Detail - Bu	ilding 1 of	3		Building Cost Detail - Building	g 1 of 3
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	8	1	1\0	8	16,800	134,400	Total Gross Building Area	8,596
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	1,082,430 100 1 1,082,430
								Value per SF	125.92

Notes - Building 1 of 3	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	248,421 0.080000 3,105,260 3,105,260
	Total Gross Rent Area Total Gross Building Area	48,996 48,996



Situs :	PARCEL ID: 133-17.13-31.02	Class: 502	Card: 2 of 3	Printed: May 1, 2025
CURRENT OWNER	GENERAL INFORMATION			
BRANDYWINE STATION LLC THE SEVERN COMPANIES 410 SEVERN AVE SUITE B0413 ANNAPOLIS MD 21403 4992/258 12/14/2018	Living Units56Neighborhood1QC001Alternate ID133171300310200000Vol / Pg4992/258DistrictZoningZoningTOWN CODESClass			
Property N	otes			
RENT CONTROLLED		507/23, 12-06-41 IV-A	5-1713-31(02	

			Land Information			Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market	
Primary Site	AC	1.0000			115,000	Land	0	191.900	191.900	191.900	0	
Residual	AC	2.2300			76,940	Building	0	2,913,400	4,610,200	2,913,400	0	
						Total	0	3,105,300	4,802,100	3,105,300	0	
Total Acres: 3.23 Spot:			Location: 9	APT/CONDOMINIUM	COMPLEX	Value Flag Gross Building:	Income Approach	B	Override Reason lase Date of Value tive Date of Value	•		

		Entrance Inform	nation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price Pu	urpose	% Complete		
05/17/23	TJJ	Info At Door	Tenant	12/04/18	201812760	901,398 A1	106	Complete Remodel Of Apartment.		
07/01/22	SDC	Desktop Review	Other	12/04/18	201812762	1,804,000 A1	106	Complete Interior Remodel		
				11/16/18	201812120	901,398 A1	106	Remodel Bldg 1000-Entire Remod		
				11/16/18	201812116	901,398 A1	106	Remodel Bldg 600-Kitchen-Cabine		
				11/16/18	201812114	901,398 A0	085	Remodel The Enterior Of Apartme		

Sales/Ownership History										
Price Type	Validity	Deed Reference	Deed Type	Grantee						
	-	4992/258	Deed	BRANDYWINE STATION LLC						
		4992/253	Deed	BRANDYWINE STATION LLC						
428,528		4992/247	Deed	BRANDYWINE STATION LLC						
	Price Type 428,528		4992/258 4992/253	4992/258 Deed 4992/253 Deed						

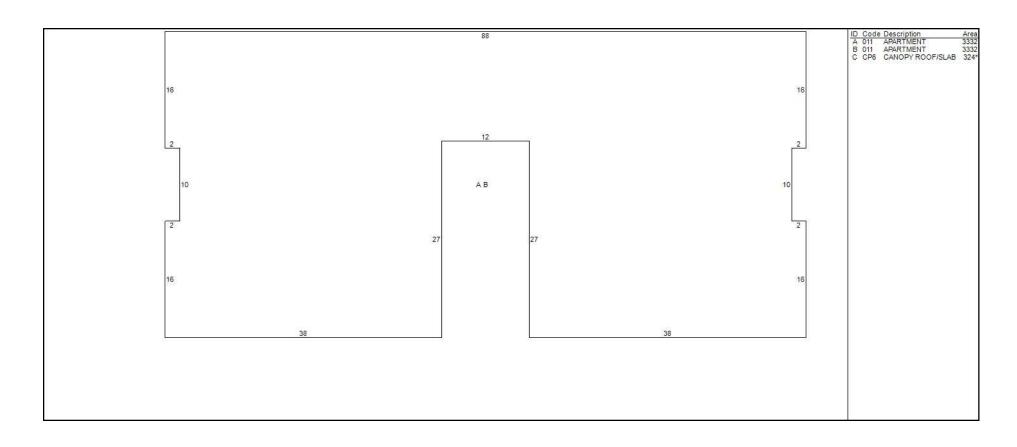


Situs :	Parcel Id: 133-17.13-31.02	Class: 502	Card: 2 of 3	Printed: May 1, 2025
Building Information		Building Of	ther Features	
	ine Type +/-	Meas1 Meas2 # Stops Ident Units	Line Type +/- Meas1	Meas2 # Stops Ident Units
Building # 2 Structure Type Apartment Garden Identical Units 4 Total Units 8 Grade C # Covered Parking # Uncovered Parking DBA BRANDYWINE VILLAGE APARTME	1 Canopy Roof/Slab	12 27 1		

	Interior/Exterior Information														
Line	Level From -	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01 0	1	100	3,332	322	Apartment	8	Masonry & I	Steel	Normal	Hot Air	Central	Normal	3	3
2	02 0	2	100	3,332	322	Apartment	8	Frame	Steel	Normal	Hot Air	Central	Normal	3	3

		Interior/Exterior Valuation	Detail						Outbuildin	ig Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	3,332 Apartment	48	100	190,230										
2	3,332 Apartment	48	100	204,350										
														ļ

tyler <i>Commercial Property</i>	RECORD CARD 2099	S	USSEX COUNTY	
Situs :	Parcel Id: 133-17.13-31.02	Class: 502	Card: 2 of 3	Printed: May 1, 2025





133-1713-310

Situs :			Parce	el ld: 133-1	7.13-31.02	!	Cla	Class: 502				Card: 2 of 3		Printeo	Printed: May 1, 2025	
					Inc	come Detail	(Includes	s all Bui	ildings on Par	rcel)						
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	No Operatin Incom
01 A 04 S	003 Low Rise Apartment 003 General Office	56 0	47,064 1,932	20.00	60	586,080 38,640	7 7	71	0 0	556,776 35,935	35 30	171		333,509 10,781	333,509 10,781	223,26 25,15

		Ар	artment D	Detail - Bu	ilding 2 of	3		Building Cost Detail - Building	ng 2 of 3
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	8	1	1\0	32	16,800	537,600	Total Gross Building Area	26,656
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	575,430 100 4 2,301,720
								Value per SF	86.35

Notes - Building 2 of 3	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	248,421 0.080000 3,105,260 3,105,260
	Total Gross Rent Area Total Gross Building Area	48,996 48,996



Situs :	PARCEL ID: 133-17.13-31.02	Class: 502	Card: 3 of 3	Printed: May 1, 2025
CURRENT OWNER	GENERAL INFORMATION		and the	
BRANDYWINE STATION LLC THE SEVERN COMPANIES 410 SEVERN AVE SUITE B0413 ANNAPOLIS MD 21403 4992/258 12/14/2018	Living Units 56 Neighborhood 1QC001 Alternate ID 133171300310200000 Vol / Pg 4992/258 District Zoning TOWN CODES Class			
Property N	lotes		ALC: NOT	
RENT CONTROLLED			- 171 - 171 - 1713 3102	

	Land Information						Assessment Information							
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market			
Primary Site	AC	1.0000			115,000	Land	0	191,900	191,900	191.900	0			
Residual	AC	2.2300			76,940	Building	0	2,913,400	4,610,200	2,913,400	0			
						Total	0	3,105,300	4,802,100	3,105,300	0			
Total Acres: 3.23 Spot:			Location: 9	APT/CONDOMINIUM	COMPLEX	Value Flag Gross Building:	Income Approach	B	Override Reaso lase Date of Valu tive Date of Valu	e				

		Entrance Infor	mation	Permit Information							
Date	ID	Entry Code	Source	Date Issued	Number	Price P	urpose	% Complete			
05/17/23	TJJ	Info At Door	Tenant	12/04/18	201812760	901,398 A	106	Complete Remodel Of Apartment.			
07/01/22	SDC	Desktop Review	Other	12/04/18	201812762	1,804,000 A	106	Complete Interior Remodel			
				11/16/18	201812120	901,398 A	106	Remodel Bldg 1000-Entire Remode			
				11/16/18	201812116	901,398 A	106	Remodel Bldg 600-Kitchen-Cabine			
				11/16/18	201812114	901,398 A	085	Remodel The Enterior Of Apartme			

	Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee							
12/14/18		-	4992/258	Deed	BRANDYWINE STATION LLC							
12/14/18			4992/253	Deed	BRANDYWINE STATION LLC							
12/14/18	428,528		4992/247	Deed	BRANDYWINE STATION LLC							



tyler *clt division* COMMERCIAL PROPERTY RECORD CARD 2099

Situs :	Parcel Id: 133-17.1	3-31.02		Class: 502			Card: 3 of 3	Printed: May 1, 2025
Building Information					Building C	Other Features		
Year Built/Eff Year 1988 /	_ine Type	+/-	Meas1 M	eas2 # Stops	Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units
Building # 3 Structure Type Apartment Garden Identical Units 1 Total Units 16 Grade C # Covered Parking # Uncovered Parking DBA BRANDYWINE VILLAGE APARTME	1 Canopy Roof/Slab		12	27	2			

	Interior/Exterior Information												
Line	Level From - To	Int Fin	Area F	Perim Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01 01	100	6,872	560 Apartment	8	Masonry & I	Steel	Normal	Hot Air	Central	Normal	3	3
2	02 02	100	6,872	560 Apartment	8	Frame	Steel	Normal	Hot Air	Central	Normal	3	3

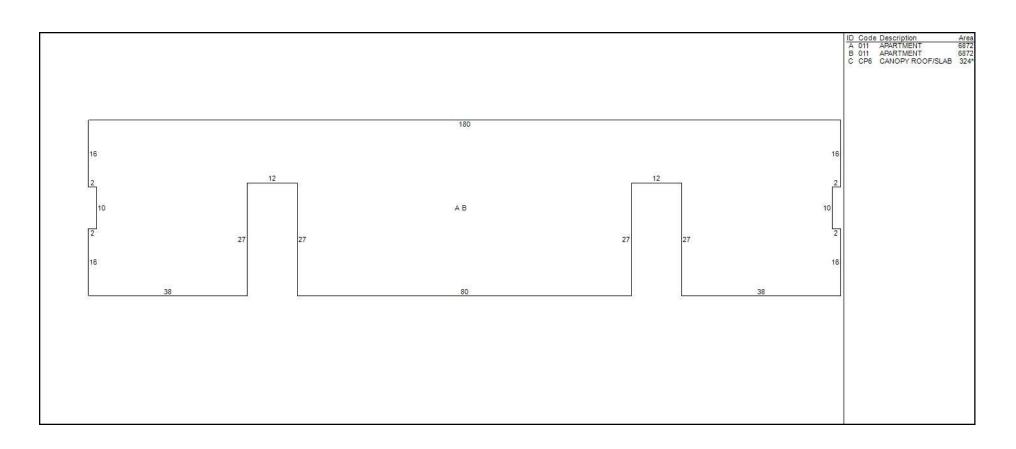
		Interior/Exterior Valuation	Detail						Outbuildin	g Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	6,872 Apartment	48	100	392,180										
2	6,872 Apartment	48	100	415,390										
														ļ



Parcel Id: 133-17.13-31.02

Card: 3 of 3

Printed: May 1, 2025



Class: 502

Addtional Property Photos

Situs :



t dir	e I vision		UPER			D 20	33						SUSSEX					
itus	:			Parc	el Id: 133-1	7.13-31.02	2	Cla	Class: 502				Card: 3 of 3		Printeo	Printed: May 1, 2025		
						Inc	come Detail	(Include:	s all Bui	ldings on Par	cel)							
		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	N Operatin Incom	
)1	A	003 Low Rise Apartment	56	47,064		60	586,080	7	71	0	556,776	35	171		333,509	333,509	223,26	
)4	S	003 General Office	0	1,932	20.00		38,640	7		0	35,935	30			10,781	10,781	25,18	

		A	Building Cost Detail - Building	3 of 3					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	15	2	1\0	15	19,200	288,000	Total Gross Building Area	13,744
2	011 Apartment	1	1	1 \0	1	16,800	16,800	Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	1,177,700 100 1 1,177,700
								Value per SF	85.69

Notes - Building 3 of 3	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	248,421 0.080000 3,105,260
	Final Income Value	3,105,260
	Total Gross Rent Area Total Gross Building Area	48,996 48,996

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 133-17.17-107.00
Sussex County Board of Assessment VS Attentic Budget Inn Millsboro Inc.
(Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$ <u>3.552,400</u> Stipulated Value: \$ <u>2.619,600</u>
Date: 430/25
Signature of Owner or duly authorized agent:
Printed Name:
Date: 4/16/25
Signature of Sussex County Government Representative:
Printed Name: Christophur S. Kaelar
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 133-17.17-107.00. The adjustment reflects a change in income and expense that brings the assessed value to \$2,619,600.

Situs : 28534 DUPONT BLVD	PARCEL ID: 133-17.17-107.00	Class: 417	Card: 1 of 2	Printed: May 1, 2025
CURRENT OWNER	GENERAL INFORMATION			
ATLANTIC BUDGET INN MILLSBORO INC 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 0/0	Living Units 82 Neighborhood 1QC001 Alternate ID 133171701070000000 Vol / Pg 0/0 District Zoning TOWN CODES Class			
Property N	otes		and the second second	

			Land Information				As	ssessment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			500,000	Land	0	782.000	782.000	782.000	0
Residual	AC	2.8200			282,000	Building	0	1,837,600	2,496,800	1,837,600	0
						Total	0	2,619,600	3,278,800	2,619,600	0
Total Acres: 3.82						Value Flag Gross Building:	Income Approach	B	l Override Reaso Base Date of Valu Stive Date of Valu	e	
Spot:			Location: 4	MAJOR STRIP							

	Permit Information					ation	Entrance Information						
% Complete	Purpose	rice	nber Price	l Num	Date Issued	Source	Entry Code	ID Entr	Date				
mpst-W/Rd 113	D010 Enclosure For Dumpst-W/	120	8-2 120	8098	12/01/03	Owner	Total Refusal	TT Tota	10/26/22				
J Landing Rd	2010 80 Motel Units-Old Landing	000	8-1 2,000,000	8098	01/25/88	Tenant	Entrance Gained	EDJ Entra	07/21/22				

	Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee								
01/12/88	1		0/0									

tyler *clt division* COMMERCIAL PROPERTY RECORD CARD 2099

Situs : 28534 DUPONT BLVD	Parcel Id: 133-17.	17-107.00	Class: 417			Card: 1 of 2	Printed: May 1, 2025
Building Information				Building C	ther Features		
Year Built/Eff Year 1988 / Building # 1 Structure Type Office Bldg L/R–(1-4 Identical Units 1 Total Units Grade C # Covered Parking # Uncovered Parking	Line Type 1 Carport 1 Sprinkler Sys Wet	+/- Meas1 20 5,400		Ident Units 1 1	Line Type	+/- Meas1	Meas2 # Stops Ident Units
DBĂ BUDGET INN							

	Interior/Exterior Information														
Line	Level Fron	n - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	5,400	300	Multi-Use Office	10	Brick Venee	Steel	Normal	Hot Air	Central	Normal	3	3

	Interior/I	Exterior Valuation De	etail						Outbuildi	ing Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	5,400 Multi-Use Office	48	100	340,870	1	Comm Pool	1988			1	840	С	А	36,140
					2	Asph Pave	1988			1	20,000	С	А	32,220

clt division COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs: 28534 DUPONT BLVD	Parcel Id: 133-17.17-107.00	Class: 417	Card: 1 of 2	Printed: May 1, 2025

60		ID Code Description	Area
		ID Code Description A 082 MULTI-USE OFFICE B RC1 CARPORT	Area 5400 440* 5400*
		C SS1 SPRINKLER SYS WET	5400*
		D SC1 COMMERCIAL SWIMMING POOL	840*
		E CI1 ASPHALT OR BLACKTOP PAVING	20000*
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90 A	90		
60			

tyle	COMMERCIAL	PROPE	RTY RECO	ORD CAR	20	99					5	SUSSEX	COUNTY	,		
	534 DUPONT BLVD		Parc	el ld: 133-1	7.17-107.0	00	Cla	ass: 417				Card: 1	of 2	Printe	d: May 1, 202	5
	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	Ne Operatin Incom
02 H 06 S	004 Motel 004 Multi Use Office	82 0	35,040 5,400	120.00 24.00	35 50	1,257,060 64,800	45 5		0 0	691,383 61,560				449,399 15,390	449,399 15,390	241,98 46,17

		Ар	artment D	Apartment Detail - Building 1 of 2								
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income					
								Total Gross Building Area	5,400			
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	340,870 100 1 340,870			
								Value per SF	63.12			

Notes - Building 1 of 2	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	288,154 0.110000 2,619,580
	Final Income Value	2,619,580
	Total Gross Rent Area Total Gross Building Area	40,440 40,440

Situs : 28534 DUPONT BLVD	PARCEL ID: 133-17.17-107.00	Class: 417	Card: 2 of 2	Printed: May 1, 2025
CURRENT OWNER	GENERAL INFORMATION			
ATLANTIC BUDGET INN MILLSBORO INC 34821 DERRICKSON DR REHOBOTH BEACH DE 19971 0/0	Living Units 82 Neighborhood 1QC001 Alternate ID 133171701070000000 Vol / Pg 0/0 District Zoning TOWN CODES Class			
Property N	otes			

	Land Information Assessment Information										
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			500,000	Land	0	782.000	782,000	782,000	0
Residual	AC	2.8200			282,000	Building	0	1,837,600	2,496,800	1,837,600	0
						Total	0	2,619,600	3,278,800	2,619,600	0
Total Acres: 3.82 Spot:			Location: 4	MAJOR STRIP		Value Flag Gross Building:	Income Approach	B	l Override Reaso Base Date of Valu Stive Date of Valu	e	

		Entrance Inform	nation			Permit Info	rmation
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete
10/26/22	TT	Total Refusal	Owner	12/01/03	8098-2	120 D010	Enclosure For Dumpst-W/Rd 113 5
07/21/22	EDJ	Entrance Gained	Tenant	01/25/88	8098-1	2,000,000 D010	80 Motel Units-Old Landing Rd

		Sales/0	Ownership History			
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee	
01/12/88	1		0/0			

1	- 1	-	-
	/ 1	-	•
-		-	
14	dia	in cir	

Situs : 28534 DUPONT BLVD	Parcel Id: 13	33-17.17-107.00	Class: 417		Card: 2 of 2	Printed: May 1, 2025
Building Information			Building C	Other Features		
Year Built/Eff Year 1988 / Building # 1 Structure Type Motel Identical Units 2 Total Units 41 Grade C+ # Covered Parking # Uncovered Parking DBA BUDGET INN	Line Type	+/- Meas1	Meas2 # Stops Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units

							Inter	rior/Exterior I	nformation						
Line	Level From	- To In	t Fin A	Area Pe	erim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01 0	2 1	00 8,	,760	412	Motel	9	Brick Venee	Steel	Normal	Unit Heat	Central	Normal	3	3

		Interior/Exterior Valuation	Detail						Outbuildir	ng Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	8,760 Motel	45	100	1,043,800										

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs : 28534 DUPONT BLVD	Parcel Id: 133-17.17-107.00	Class: 417	Card: 2 of 2	Printed: May 1, 2025

		ID Code Description Au
60		ID Code Description Are A 021 MOTEL 876
		(10013730) XIIIS-18 2 00 (3003
146 A	146	
60		

tyle	COMMERCIAL	PROPE	RTY RECO	ORD CAR	20	99	SUSSEX COUNTY									
	534 DUPONT BLVD		Parc	el ld: 133-1	7.17-107.0	00	Cla	ass: 417				Card: 2	Card: 2 of 2 Printed		d: May 1, 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	Ne Operating Incom
02 H 06 S	004 Motel 004 Multi Use Office	82 0	35,040 5,400	120.00 24.00	35 50	1,257,060 64,800	45 5		0 0	691,383 61,560				449,399 15,390	449,399 15,390	241,984 46,17(

		Ap		Building Cost Detail - Building	ng 2 of 2				
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	35,040
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	1,043,800 100 2 2,087,600
								Value per SF	59.58

Notes - Building 2 of 2	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	288,154 0.110000 2,619,580
	Final Income Value	2,619,580
	Total Gross Rent Area Total Gross Building Area	40,440 40,440

Katrina M. Mears

From: Sent: To: Subject: Robert r Seelig <icecabob@yahoo.com> Tuesday, April 15, 2025 1:23 PM Katrina M. Mears 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.

Robert & Carol Seelig agree with the new assessment of \$ 446,700.00

On Monday, March 31, 2025 at 12:07:56 PM 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

tyler RESIDENTIAL PROPERTY RECORD CARD 2099

OWNER OBERT R CAROL ER DRIVE D DE 19966 Property Land Info Size Influence Fa	rmation	000000	Class: Singl	e Family Dwe	lling	Card: 1 o	f 1 Printe	ed: April 21, 2025	
OBERT R CAROL ER DRIVE D DE 19966 Property Land Info Size Influence Fa	Living Units 1 Neighborhood 1AR207 Alternate ID 1332000017700 Vol / Pg 4146/290 District Zoning AGRICULTURA Class Residential	000000	Energy, 3 20 53 PM			13-2000-17700			
Land Infor Size Influence Fa	rmation		6/14/22; 3/20 55 PM			133-3000-17700			
					A	ssessment Info	rmation		
0.7434	actors Influence %	Value 70,670			Assessed	Appraised 70,700	Cost 70,700	Income 0	Marke
			E	Land Building Total	0 0 0	70,700 376,000 446,700	376,000 446,700	0 0	70,70 430,65 501,35
	Location:				Approach	Ba			
						Permit Informa	ation		
Entry Code Entrance Gained	Source Owner		Date Issued 01/04/24 08/12/14	Number 202317284 201406338	5,886	A207	-	ite Vinyl Fence,	Complet
		Sales/O	vnership Histor	у					
Price Type 55,000 25,000	Validity		Dee 4146	1 Reference 5/290	Deed Type		Grantee		
	Entrance Gained Entrance Type 55,000	Entrance Information Entry Code Source Entrance Gained Owner Price Type Validity 55,000	Entrance Information Entry Code Source Entrance Gained Owner Sales/Ov Price Type Validity 55,000	Location: TD1 Entrance Information Date Issued Entrance Gained Owner Date Issued 01/04/24 08/12/14 08/12/14 Sales/Ownership Histor Price Type Validity Deec 55,000 4146	Location: TD133DM4 Entrance Information Date Issued Number Entrance Gained Owner Date Issued Number 01/04/24 202317284 08/12/14 201406338 Sales/Ownership History Price Type Validity Deed Reference 4146/290	Entrance Information Entry Code Source Date Issued Number Price Owner Owner 01/04/24 202317284 5,886 08/12/14 201406338 155,634 Sales/Ownership History Price Type Validity Deed Reference Deed Type 55,000 4146/290 202 1406 <t< td=""><td>Location: Value Flag Cost Approach B Entrance Information TD133DM4 Permit Information Entrance Gained Owner Permit Information Date Issued Number Price Purpose 01/04/24 202317284 5,886 A207 08/12/14 201406338 155,634 A007 Sales/Ownership History Price Type Validity Deed Reference Deed Type 55,000 Validity Deed Reference Deed Type</td><td>Base Date of Value Location: Base Date of Value Entrance Information Date Issued Number Perce Purpose Owner Date Issued Number Price Purpose 01/04/24 202317/284 5,886 A207 222' Of 4' High Wh 08/12/14 201406338 155,634 A007 1 St Dwelling 48x6 Price Type Validity Deed Reference Deed Type Grantee</td><td>Location: Value Flag Cost Approach Base Date of Value Entrance Information TD133DM4 Effective Date of Value Entrance Gained Source Owner Pirice Purpose % 01/04/24 202317284 5,886 A207 222' Of 4' High White Vinyl Fence, % 08/12/14 201406338 155,634 A007 1 St Dwelling 48x61 Garage 28x42 Price Type Validity Deed Reference Deed Type Grantee 55,000 Validity Deed Reference Deed Type Grantee</td></t<>	Location: Value Flag Cost Approach B Entrance Information TD133DM4 Permit Information Entrance Gained Owner Permit Information Date Issued Number Price Purpose 01/04/24 202317284 5,886 A207 08/12/14 201406338 155,634 A007 Sales/Ownership History Price Type Validity Deed Reference Deed Type 55,000 Validity Deed Reference Deed Type	Base Date of Value Location: Base Date of Value Entrance Information Date Issued Number Perce Purpose Owner Date Issued Number Price Purpose 01/04/24 202317/284 5,886 A207 222' Of 4' High Wh 08/12/14 201406338 155,634 A007 1 St Dwelling 48x6 Price Type Validity Deed Reference Deed Type Grantee	Location: Value Flag Cost Approach Base Date of Value Entrance Information TD133DM4 Effective Date of Value Entrance Gained Source Owner Pirice Purpose % 01/04/24 202317284 5,886 A207 222' Of 4' High White Vinyl Fence, % 08/12/14 201406338 155,634 A007 1 St Dwelling 48x61 Garage 28x42 Price Type Validity Deed Reference Deed Type Grantee 55,000 Validity Deed Reference Deed Type Grantee

SUSSEX COUNTY

Situs : 24 PARKER DR	Parcel Id: 133-20.00-177.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 21, 2025
Dw	elling Information	20		ID Code Description Ar A Main Building 22
StyleRanchStory height1AtticNoneExterior WallsAlum/VinylMasonry TrimXColorK	Year Built 2014 Eff Year Built Year Remodeled Amenities In-law Apt No	10 E 10 28 20 14 D 14 20	28	A Main Building 22 B 13 FRAME GARAGE 11 C 11 OPEN FRAME PORCH 2 D 12 ENCLOSED FRAME POR 2 E 31 WOOD DECK 2 F RS1 FRAME UTILITY SHED 1.
	Basement	4	42 B 42	
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	12 4 A 28		
Heating & Cooling	Fireplaces	8	28	
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab	31 7 16 7 7 C 15		
	Room Detail	8 4 30		
Bedrooms 3 Family Rooms	Full Baths 2 Half Baths 1		uthuilding Data	
Kitchens	Extra Fixtures ³	Type Size 1 Size 2	utbuilding Data Area Qty Yr Bl	t Grade Condition Valu
Total Rooms 6 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Frame Shed 12 x 10	•	C A 1,480
	Adjustments			
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area			
	de & Depreciation			
Grade C Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic 97 % Good Ovr	Condominium	I / Mobile Home Informa	ition
Dwe	lling Computations	Complex Name		
Base Price 350,962 Plumbing 10,710 Basement -19,470 Heating 29,110 Attic 0 Other Features 0 Subtotal 371,310	% Good Override Functional Economic 97 % Complete 100 C&D Factor Adj Factor .94	Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Loc Unit Viev Model M	N
Ground Floor Area 2,292 Total Living Area 2,292				
	Building Notes			

2099



Re: Assessment Appeal 134-3.00-239.00

From Keith Wilson <keithwilson70@gmail.com> Date Wed 4/23/2025 4:06 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.

Accept Sent from my iPhone

On Apr 23, 2025, at 15:07, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

<134-3.00-239.00.pdf>

2000

SUSSEX COUNTY

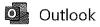
	TIAL PROPERT	Y RECORD CA	RD 2099					SUSSEX	COUNTY		
Situs : 34317 INDIAN RIVE	ER DR	Parcel ID: 13	4-3.00-239.00		Class: Sing	le Family Dwo	elling	Card: 1	of 1 Prir	nted: April 24, 202	5
CURRENT WILSON K DANIELLE M 34317 INDIAN DAGSBORO	KEITH C 1 WILSON I RIVER DR DE 19939	Living Units	od 1AR045	00000							
	Land In	formation			4/25/23, 1130:29 PM		A	ssessment Inf	ormation		
Type Primary Site AC	Size Influence 0.2755	Factors	Influence %	Value 141,040		Land Building Total	Assessed 0 0 0	Appraised 141,000 294,100 435,100	Cost 141,000 230,400 371,400	Income 0 0 0	Mark (141,00 294,12 435,12
Total Acres: .2755 Spot:		Location:				lue Flag Mar 134DM8	ket Approach	I	al Override Reasc Base Date of Valu ctive Date of Valu	le	
	Entrance	Information						Permit Inform	nation		
	ntry Code nfo At Door		Source Owner		Date Issued 02/07/23 03/11/14 04/25/01 01/29/88	Number 202301529 201402005 22556-2 22556-1	Price 9,771 0 6,500 85,000	Purpose A018 D010	726 Sq Ft Paver West Side Yard V	Patio W/Firepit & Variance rch-Bay Colony Lo	% Complet
				Sales/Ow	vnership Histo	у					
Transfer Date 03/15/21 12/14/20 06/16/09 03/20/01 00/22/82	Price Type 393,500 230,000 24,200 24,200		Validity Invalid Sale - ⊺	Гуler	542 537	d Reference 7/1 1/94 4/105	Deed Type Deed Deed		Grantee WILSON KEITH WILSON KEITH		

03/20/01 09/23/83

34,200



Situs : 34317 INDIAN RIVER DR	Farceriu. 134	-3.00-239.00	Class: Single Famil				
Dv	welling Information			48			ID Code Description
StyleConventionalStory height2AtticNoneExterior WallsFrameMasonry TrimXColorK	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		13 14 7	G 5 10 5 42	13		A Main Building 1 B 30/10 CARPORT/ISFR - FRAME C 11/53 OPEN FRAME PORCH/B D 10/53 ISFR - FRAME/BALCONY E 11/53 OPEN FRAME PORCH/B F 11/16 OPEN FRAME PORCH/B G 33 MASONRY PATIO
	Basement		4	DE	4 21		
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type			42	10 14 14		
Heating & Cooling	Fireplaces		24	A	4 14		
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab		16	10 2 F 2 16	13 B 4 14	13	
	Room Detail			5 ¹⁰ C 5			
Bedrooms ³ Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures	1		10	Outbuilding Data	a	
		3	Туре	Size 1 Size 2	-		Frade Condition Value
Total Rooms 6 Kitchen Type Kitchen Remod No	Bath Type Bath Remod		Туре	Size 1 Size 2	Area Qty		Grade Condition Value
Kitchen Type	Bath Type		Туре	Size 1 Size 2	-		Grade Condition Value
Kitchen Type	Bath Type Bath Remod		Туре	Size 1 Size 2	-		Grade Condition Value
Kitchen Type Kitchen Remod No Int vs Ext Same Cathedral Ceiling ×	Bath Type Bath Remod Adjustments Unfinished Area		Туре	Size 1 Size 2	-		Grade Condition Value
Kitchen Type Kitchen Remod Int vs Ext Cathedral Ceiling X Grade Condition Average CDU AVERAGE 0	Bath Type Bath Remod Adjustments Unfinished Area Unheated Area		Туре		Area Qty	Yr Blt G	
Kitchen Type Kitchen Remod No Int vs Ext Same Cathedral Ceiling × Grade C Grade C Condition Average CDU AVERAGE Kospiete 0 % Complete 100	Bath Type Bath Remod Adjustments Unfinished Area Unheated Area rade & Depreciation Market Adj Functional Economic				-	Yr Blt G	
Kitchen Remod No Kitchen Remod No Int vs Ext Same Cathedral Ceiling × Grade C Grade C Condition Average CDU AVERAGE Cost & Design 0 % Complete 100 Base Price 258,42 Plumbing 10,71 Basement -10,24 Heating 21,44	Bath Type Bath Remod Adjustments Unfinished Area Unheated Area Unheated Area rade & Depreciation Market Adj Functional Economic % Good Ovr relling Computations 25 % Good 10 % Good Override 40 Functional 40 Economic 0 % Complete 0 C&D Factor Adj Factor	No 67 100 1.07	Type Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Area Qty ium / Mobile Home	Yr Blt G	n
Kitchen RemodNoKitchen RemodNoInt vs ExtSame ×Cathedral Ceiling×GradeC Average CDUGradeC Average CDUConditionAverage 0 100Cost & Design % Complete0 100Base Price Plumbing Heating Attic Other Features258,42 21,44	Bath Type Bath Remod Adjustments Unfinished Area Unheated Area Unheated Area Trade & Depreciation Market Adj Functional Economic % Good Ovr relling Computations 25 % Good 10 % Good Override 40 Functional 40 Economic 0 % Complete 0 C&D Factor Adj Factor 40 Additions	No 67 100 1.07 27,500	Complex Name Condo Model Unit Number Unit Level Unit Parking		Area Qty ium / Mobile Home	Yr Blt G	n



Re: Assessment Appeal 134-3.00-361.00

From William McCormick <wemccormick@mchsi.com> Date Tue 4/15/2025 12:51 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. In the matter of Parcel ID 134-3.00-361.00 we accept the assessed value of \$437,100. Thank you for your attention to this matter, William E. McCormick Linda McCormick

From: "Dianne Ruscavage" <dianne.ruscavage@sussexcountyde.gov> To: "wemccormick" <wemccormick@mchsi.com> Sent: Monday, April 14, 2025 12:08:08 PM Subject: Assessment Appeal 134-3.00-361.00

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

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

Kind Regards, Dianne

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RESIDENTIAL PROPERTY	RECORD CARD 2099		SUSSE	X COUNTY		
Situs : 34476 DEER CT	Parcel ID: 134-3.00-361.00	Class: Single Family Dwel	ling	d: 1 of 1 Pri	nted: April 23, 2025	
CURRENT OWNER MCCORMICK WILLIAM & LINDA L 34476 DEER CT DAGSBORO DE 19939 Property	GENERAL INFORMATION Living Units 1 Neighborhood 1AR045 Alternate ID 134030003610000000 Vol / Pg 2659/66 District Zoning Zoning MEDIUM RESIDENTIAL Class Residential	AC4/23 &4485 AM				
Land Info	rmation		Assessment	Information		
Type Size Influence Fa Primary Site AC 0.3225 Location	actors Influence % Value -10 133,190		Assessed Appraise 0 133,20 0 303,90 0 437,10	0 133,200 0 260,400	Income 0 0 0	Market 133,200 303,930 437,130
Total Acres: .3225 Spot:	Location:	Value Flag Mark TD134DM8		nual Override Reaso Base Date of Val Effective Date of Val	ue	
Entrance In	formation		Permit Inf	formation		
DateIDEntry Code04/24/23KLCInfo At Door	Source Owner	Date Issued Number 05/12/93 22641-2 10/26/87 22641-1	Price Purpose 2,550 D010 143,000 D010	Deck-Bay Colon		5 Complete
	Sales/O	wnership History				
Transfer Date Price Type 11/15/01 245,000 12/08/86 43,642	Validity	Deed Reference 2659/66	Deed Type	Grantee		



Situs : 34476 DEER CT	Parcel Id: 134-3.00-361.00	Class: Single Family Dwelling Card: 1 of 1 Printed: April 23, 2025
Dwelling In	formation	ID Code Description
StyleConventionalStory height2AtticNoneExterior WallsAlum/VinylMasonry TrimxColorK	Year Built ¹⁹⁸⁸ Eff Year Built Year Remodeled Amenities In-law Apt No	20 A Main Building B 10 1SFR - FRAME 15 E 15 20 14 24
Baser	ment	
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	32 A 32 22 B 22 D 22
Heating & Cooling	Fireplaces	
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings ¹ Pre-Fab	34
Room I	Detail	6 C 6 34
Bedrooms ³ Family Rooms Kitchens	Full Baths2Half Baths1Extra Fixtures2	Outbuilding Data Type Size 1 Size 2 Area Qty Yr Blt Grade Condition Va
Total Rooms 6 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	
Adjustr	ments	
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area	
Grade & De	epreciation	
Grade B- Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr	Condominium / Mobile Home Information
Dwelling Cor	mputations	Complex Name
Base Price 294,241 Plumbing 10,310 Basement -11,660	% Good ⁶⁷ % Good Override Functional Economic	Condo Model Unit Number Unit Level Unit Parking Model (MH) Unit View
Heating24,410Attic0Other Features0	% Complete 100 C&D Factor Adj Factor 1.07 Additions 30 800	
Heating 24,410 Attic 0	C&D Factor	

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 134-5.00-114.00-A	
Sussex County Board of Assessment VS Robert & Kim Kuhi	
(Owner Name)	
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:	
Original Value: \$2,016,700 Stipulated Value: \$1,586,200	
Date: Signature of Owner or duly authorized agent: Printed Name:	
Date: 4/11/25 Signature of Sussex County Government Representative:	
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel II 134-5.00-114.00-A. The adjustment reflects a change in grade and economic depreciation that brings the assessed value to \$1,586,200.	D n

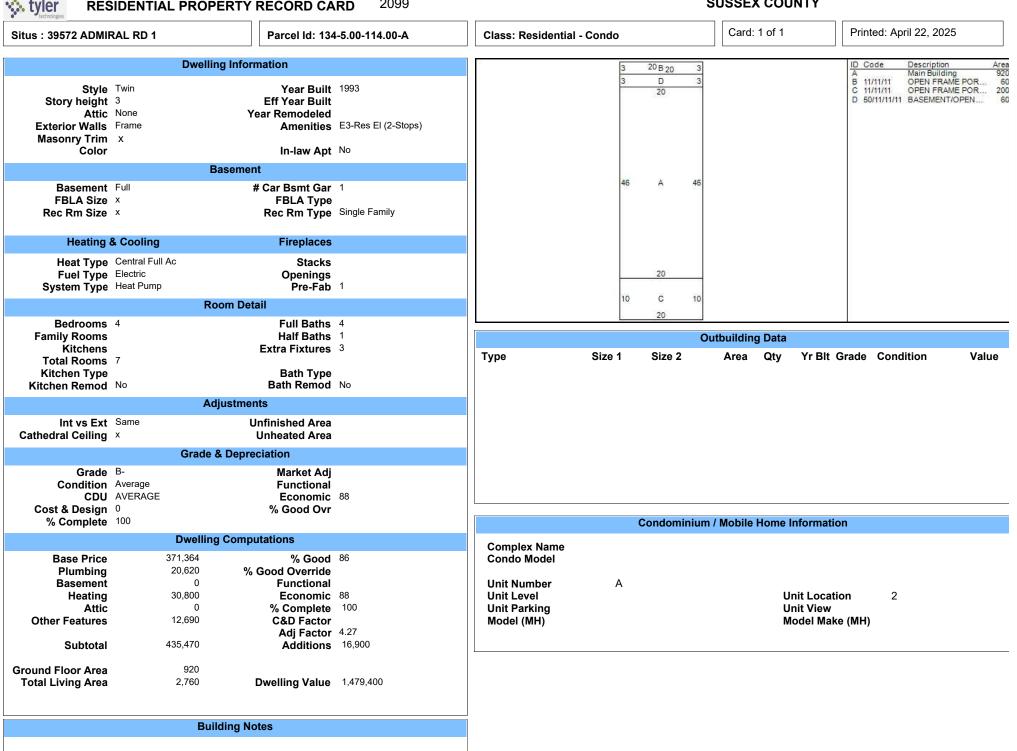
SUSSEX COUNTY

Situs : 39572 ADMIRAL RD 1	Parcel ID: 134-5.00-114.00-A	Class: Residential - Condo	Card: 1	of 1 Prin	nted: April 22, 2025	5
CURRENT OWNER	GENERAL INFORMATION					
KUHL ROBERT E & KIM C KUHL 101 MASON DR NEWARK DE 19711	Living Units 1 Neighborhood 1AR122C Alternate ID 13405000114000000A Vol / Pg 3548/224 District Zoning MEDIUM RESIDENTIAL Class Residential					
Property No	otes					
		47/23.132.44 PM	134-5 00-114 00-A			
L and Inform	ation					
Land Informa			Assessment Info	ormation		
Type Size Influence Factor		Assesse Land Building Total	Assessment Info	Cost 106,800 1,479,400 1,586,200	Income 0 0 0	Marke ((
Type Size Influence Factor Primary Site AC 0.0690 Location Total Acres: .069	ors Influence % Value	Assesse Land Building	Assessment Info ed Appraised 0 106,800 0 1,479,400 0 1,586,200 Manua E	Cost 106,800 1,479,400	0 0 0	

		Entrance Informatio	n	Permit Information					
Date 04/17/23	ID NMJ	Entry Code Occupant Not At Home	Source Other	Date Issued 04/14/21 09/23/08	Number 202105632 22901-1	Price 23,500 14,400	Purpose A108	% Complete Replacing Metal Roof W/Metal Shi Enclose Under House-Sandtrap Cc	

 Sales/Ownership History

 Transfer Date
 Price Type
 Validity
 Deed Reference
 Deed Type
 Grantee





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appea	In the	Matter	of Ap	pea
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Parcel ID 134-5.00-116.00-2

Sussex County Board of Assessment VS Constance Tjournas Trustee

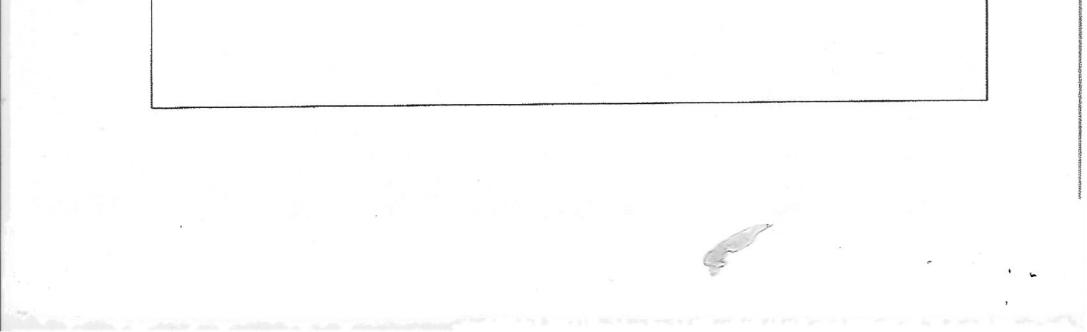
(Owner Name)

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

Original Value: \$ 1,6821,200 × $4 I_{16} 8 2_{120} 0$ Date: $4/(1/2025)$	Stipulated Value: \$ <u>1,373,500</u>
	$\rightarrow \varphi$
Signature of Owner or duly authorized agent:	Chalance journas
Printed Name: <u>Constance</u>	Fjournas
Date: 4/4/25	NO U V
Signature of Sussex County Government Representat	ive:
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 134-5.00-116.00-2. The adjustment reflects a change in economic depreciation that brings the assessed value to \$1,373,500.



Situs : 39596 ADMIRAL RD	Parcel ID: 134-5.00-116.00-2	Class: Residential - Condo	Card: 1 of 1	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION			
TJOUMAS CONSTANCE TTEE REV TR 9692 OLD ANNAPOLIS RD ELLICOTT CITY MD 21042	Living Units 1 Neighborhood 1AR122C Alternate ID 134050001160000002 Vol / Pg 4826/330 District Zoning MEDIUM RESIDENTIAL Class Residential			
Property	Notes			
COMMON LAND PCT - ESTIMATED		10(9/24, B/05/04 AM	134-500-116.00-2	
Land Info	mation]	A	

1							4	Assessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.0685	Location		106,550	Land	0	106,600	106,600	0	0
i i						Building	0	1,266,900	1,266,900	0	0
						Total	0	1,373,500	1,373,500	0	0
Total Acres: .0 Spot:	685		Location: 1	3 EXCEL LOCATION (PO	OS INFLU)	Value Flag C TD134DM16	Cost Approach	В	Override Reason ase Date of Value tive Date of Value	•	
			Entrance Information		ſ			Permit Inform	ation		
Date	ID	Entry Co	de	Source							

	Entrance Information					Permit Information	
Date 10/09/24	ID GRS	Entry Code Occupant Not At Home	Source Other	Date Issued	Number	Price Purpose	% Complete
05/10/24	KMB	Data Mailer Change	Owner				
04/18/23	NMJ	Occupant Not At Home	Other				

		Sales/Owne	rship History		
Transfer Date 01/12/18 09/28/99	Price Type 1,050,000 650,000	Validity	Deed Reference 4826/330 3295/341	Deed Type Deed	Grantee TJOUMAS CONSTANCE TTEE REV TR



Situs : 39596 ADMIRAL RD	Parce	l ld: 134-5.00-116.00-2	Class: Residential - Condo Card: 1 of 1 Printed: April 21, 1	2025
	Dwelling Information		35 ID Code Descriptio	on Ar ding 70
Style Contemp Story height 3 Attic None Exterior Walls Alum/Vin Masonry Trim x Color	Eff Year Rem Year Rem yl Am	ar Built ¹⁹⁹⁰ ar Built odeled eenities aw Apt ^{No}	35 D 31 WOOD D E WD1 WOOD D	RAME/1SFR RAME/WOO ECK 2
	Basement			
Basement Post & Pi FBLA Size × Rec Rm Size ×	FBL	mt Gar 0 A Type m Type Single Family	12 A 23	
Heating & Coolin	g Fire	eplaces		
Heat Type Central F Fuel Type Electric System Type Heat Pun	Ор	Stacks enings ʔre-Fab	15	
	Room Detail		35	
Bedrooms 4 Family Rooms	Hal	I Baths 4 f Baths 0	Outbuilding Data	
Kitchens Total Rooms 7 Kitchen Type Kitchen Remod No	Bat Bath	ixtures ³ th Type Remod No	Type Size 1 Size 2 Area Qty Yr Blt Grade Condition Wood Deck 12 x 15 180 1 1990 C A Frame Shed 8 x 20 160 1 1990 C A	Value 1,700 660
· · · ·	Adjustments			
Int vs Ext Same Cathedral Ceiling ×	Unfinishe Unheate			
	Grade & Depreciation			
Grade A- Condition Average CDU AVERAG Cost & Design 0 % Complete 100	Fun E Eco	ket Adj ctional onomic ⁸⁰ od Ovr	Condominium / Mobile Home Information	
•	Dwelling Computations			
Base Price Plumbing Basement Heating Attic Other Features	22,500 % Good O -24,150 Fun 32,670 Ecc 0 % Co 0 C&D 0 C&D	6 Good 84 verride ctional onomic 80 mplete 100 Factor Factor 4.27	Complex Name Condo Model Unit Number 2 Unit Level Unit Location 1 Unit Parking Unit View Model (MH) Model Make (MH)	
Subtotal	424,890 Ad	ditions 10,600		
Ground Floor Area Total Living Area	709 2,291 Dwelling	g Value 1,264,500		
	Building Notes			

Tax Year 2025	
In the Matter of Appeal	
Parcel ID 134-5.00-123.00	
Sussex County Board of	Assessment VS Harry Ritter (Owner Name)
We, the undersigned, ag Board of Assessment Of	gree to adjust the above-entitled appeal by settlement with the Sussex County fice as follows:
Original Value: \$ <u>2,860,100</u>	Stipulated Value: \$ <u>2,482,400</u>
	luly authorized agent:
Date: 4/9/25	
Printed Name: Christopher S.	
Title: Director of Assessment	- NERGI
Summary	· · · · · · · · · · · · · · · · · · ·
Based on the appella	nts' application for appeal and the referees' recommendations, our s conducted a thorough review and adjusted the valuation of Parcel ID e adjustment reflects a change in approach that brings the assessed

SUSSEX COUNTY

ktyler RESIDENTIAL PROPERTY R	ECORD CARD 2099			SUSSEX (COUNTY		
Situs : 39598 N COTTON PATCH HLS	Parcel ID: 134-5.00-123.00	Class: Single Family D	welling	Card: 1 c	of 1 Print	ed: April 25, 20	25
CURRENT OWNER	GENERAL INFORMATION						
RITTER HARRY O PO BOX 1195 BETHANY BEACH DE 19930 Property N	Living Units 1 Neighborhood 1AR055 Alternate ID Vol / Pg 2265/128 District Zoning Class Residential otes						
		401/23.3:24.14 PM	R.	134-5-00-123-00			
Land Inform			ŀ	Assessment Info	rmation		
Type Size Influence Factor Primary Site AC 0.3747 Location	tors Influence % Value 2,033,340	Land Building Total	Assessed 0 0 0	Appraised 2,033,300 826,800 2,860,100	Cost 2,033,300 449,100 2,482,400	Income 0 0 0	Market 2,033,300 826,770 2,860,070
Total Acres: .3747 Spot: L	ocation: 12 VERY GD LOCATION (POS INFL	Value Flag M TD134DM9	arket Approach	В	Override Reasor ase Date of Value tive Date of Value)	
Entrance Info	rmation			Permit Inform	ation		
DateIDEntry Code08/23/24SLMData Mailer Change04/11/23NMJOccupant Not At Home	Source Owner Other	Date Issued Number 02/22/90 22915-1	Price 175,000	Purpose	Dwellingw/Deck-C	otton Pat.Hills2	% Complete
	Sales/O	wnership History					

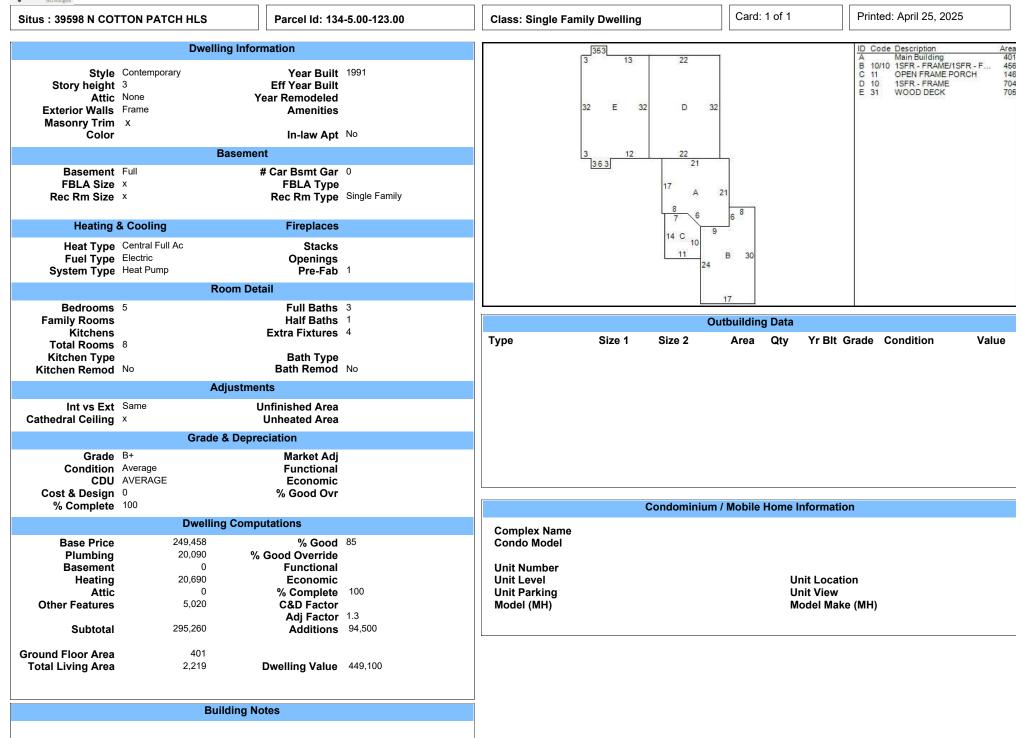
Transfer Date 06/15/89

Price Type

Validity

Deed Reference 2265/128 Deed Type Grantee

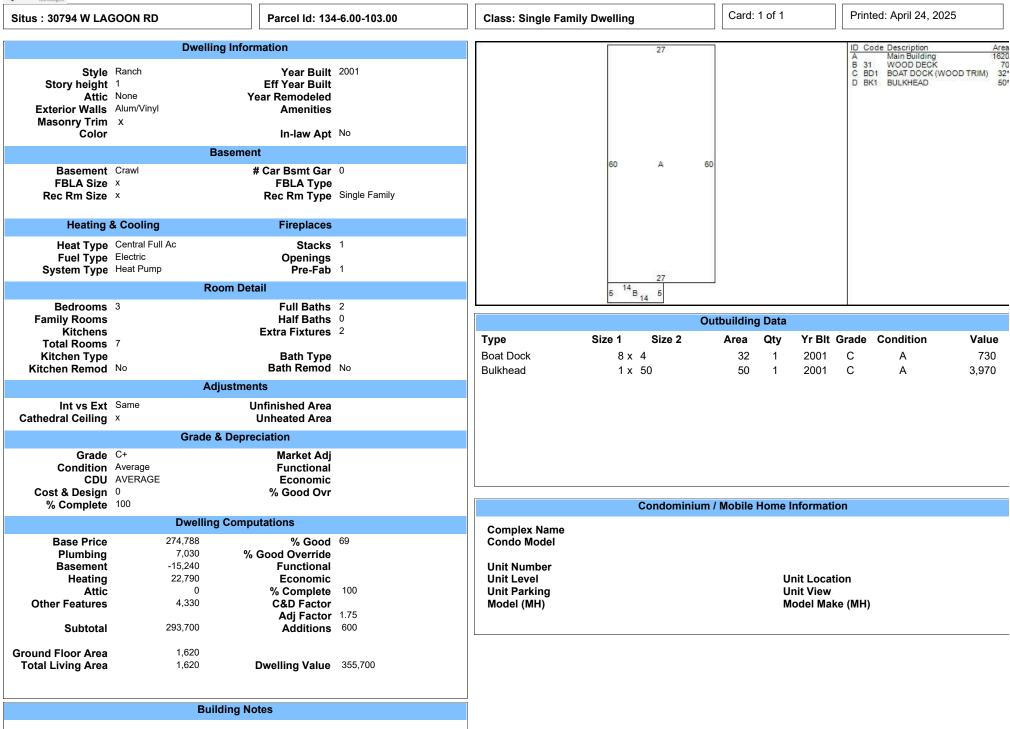




		ETTLEMENT STIPULATION SSEX COUNTY	
Tax Year <u>na</u>			
In the Matter of Appeal Parcel ID 114-00-10200			
Sussex County Board of A	ssessment VS <u>Helesess</u>	(Owner Name)	
We, the index layed, ag Board of Assessment Of	net oraliyes the shown of ice as follows:	ithelrappearior settlement wit	nˈtmeˈəussexໃບວຟາແγ
Original Value: \$ 100,000		Stipulated Value: \$34.100	
Date: <u>April a</u> Signature of Owner or du Printed Name: <u>Mar</u>	12,2025 Ilyauthorized agent: <u></u> -ion	<u>Marien Spie</u>	<u>La</u>
Date: <u>41078</u> Signature of Sussex Cour	ty Government Represer	tativer I b. k	
Printed Name: Champion 8.		er of the second se	Terretaria de la constante de l El constante de la constante de
TUe: Observal Assessment			
eterees' recommends idjusted the valuation	itions, our Assessme	beal, the submitted compa ht staff has conducted a t 0-103:00. The adjustment	IOLOOGU LEAlem SILO

Situs : 30794 W LAGOON RD	Parcel ID: 134-6.00-103.00		Class: Singl	e Family Dwe	lling	Card: 1	of 1 P	rinted: April 24, 20	25	
CURRENT OWNER SPINKS MARION M 1441 CAMPUS RD ELIZABETHTOWN PA 17022 Prope	GENERAL INFORMATI Living Units 1 Neighborhood 1AR047 Alternate ID 1340600010300 Vol / Pg 2363/125 District Zoning GENERAL RESI Class Residential	00000	VICE BOOST FRE							
Land In	formation				4	ssessment In	formation			
Type Size Influence Primary Site AC 0.1497 Waterfront		Value 169,110	E	Land Building Total	Assessed 0 0 0		Cost 169,100 360,400 529,500 al Override Rea		Marke 169,10 215,03 384,13	
Total Acres: .1497 Spot:	Location: 12 VERY GD LOCATION	(POS INFL		ue Flag Marl 134DM9	ket Approach		Base Date of Va active Date of Va			
Entrance	Information					Permit Infor	mation			
DateIDEntry Code05/08/24JXLData Mailer Change01/23/23MOMOccupant Not At Hon	Source Owner ne Other		Date Issued 14/07/14 17/22/11 13/28/01	Number 201403087 23356-2 23356-1	0	Purpose	Front & Side Y Bulkhead-Dogv	ard Variance wood Acres Lot 27 ood Acres Lot 27	% Completα	
		Sales/Owne	rship Histor	у						
Transfer Date Price Type	Validity		Dee 2363	d Reference	Deed Type		Grantee			



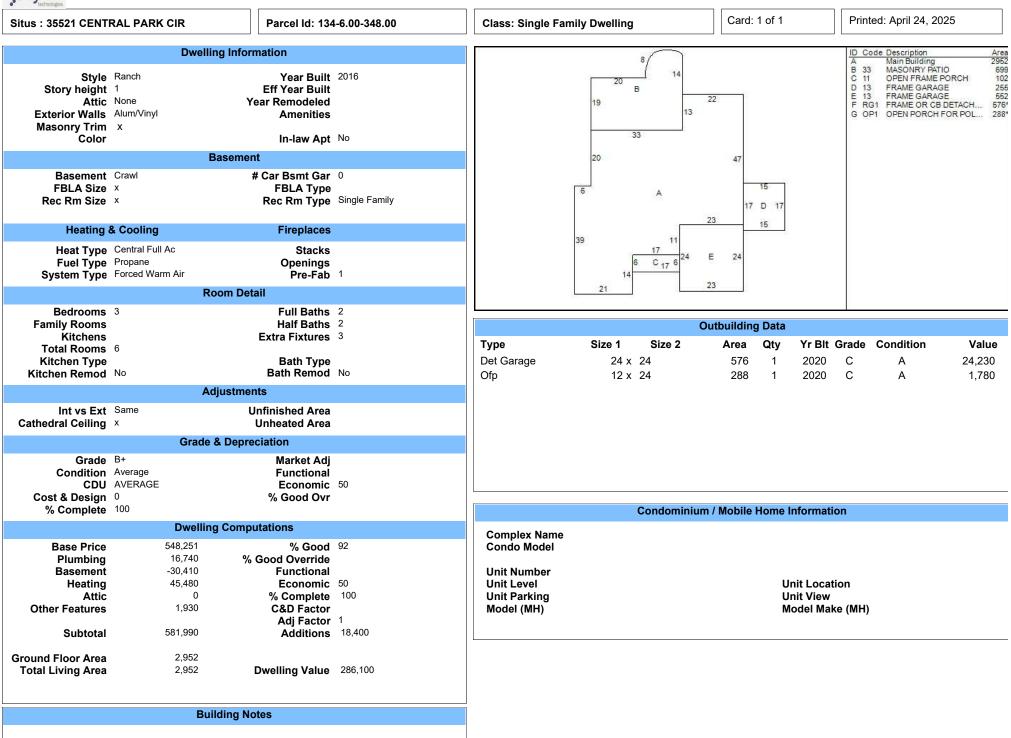


Tax Year 2026	
In the Matter of Appeal	
Parcel ID 134-6.00-346.00	
	sessment VS William & Cellusion Peterson & MARY PETERSON (Owner Name)
We, the undersigned, agree Board of Assessment Office	e to adjust the above-entitled appeal by settlement with the Sussex County e as follows:
Original Value: \$722,500	Stipulated Value: \$684,600
Date: $\frac{4}{7}$, $\frac{302}{302}$ Signature of Owner or duly Printed Name: (1) ; (1)	suthorized agent: William Titunon
····•,	
Date: <u>4/26/25</u>	
	Government Representative:
Printed Name: Christopher B. Keel	łar
Title: Director of Assessment	
Summary	s' application for appeal, the submitted comparable properties, and the
referees' recommendation of adjusted the valuation of	ons, our Assessment staff has conducted a thorough review and if Parcel ID 134-6.00-348.00. The adjustment reflects a change in of the dwelling that brings the assessed value to \$664,500.

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Situs : 35521 CE	NTRAL P	ARK CIR	, •	Parcel ID: 1	34-6.00-348.00		Class: Singl	e Family Dwe	elling	Card: 1	of 1	Printed: April 24, 202	25
PETE CAT 35521	URRENT RSON WII HERINE F I CENTRA GSBORO	ILLIAM MA PETERSC AL PARK	ON CIR	Living Unit Neighborh Alternate I Vol / Pg District Zoning Class	NERAL INFORMATI s 1 ood 1AR048 D 13406000348000 4539/182 AGRICULTURAI Residential	00000							
			Land Inform	mation			ag repaint of an order		A	ssessment In	formation		
Type rimary Site esidual	AC AC	Size 1.0000 0.0900	Influence Fac	ctors	Influence %	Value 133,000 2,990	E	Land Building Total	Assessed 0 0 0	Appraised 136,000 528,500 664,500	Cost 136,000 312,100 448,100) 0) 0	Mark 136,00 528,52 664,52
Fotal Acres: 1.09 Spot:				Location:				ue Flag Mar 134DM9	ket Approach		al Override Re Base Date of \ ective Date of \	Value	
			Entrance Info	ormation						Permit Infor	mation		
Date ID 05/08/24 JX 05/19/23 KA	L D	Entry Cod Data Maile nfo At Doo	er Change		Source Owner Owner		Date Issued 03/05/21 09/03/20 06/22/16	Number 202102704 202010047 201605383	Price 1,010 11,520 172,503	Purpose A086 A027	Remove 5 Se Dett Gar 24x2	ections Of Fence, Inst 24, Scrn Por 24x12 60x72, Att Gar 22x3	
						Sales/Ow	vnership Histor	у					
Transfer Date 05/09/16		Price 105,000	e Type)		Validity			d Reference 9/182	Deed Type		Grantee		

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2026
In the Matter of Appeal
Parcel ID 134-7.00-288.00
Sussex County Board of Assessment V5 Thomas & Keny Gogarty 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: \$200 Stipulated Value: \$268,300
Date: <u>4/30/2025</u> Signature of Owner or duly authorized agent: <u>MARS</u>
Printed Name: Thomas Gogarty
Date: 4/20/25
Signature of Sussex County Government Representative:
Printed Name: Christophar 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 idjusted the valuation of Parcel ID 134-7.00-268.00. The adjustment reflects a change in grade and approach that brings the assessed value to \$766,300.
:

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]				Card: 1		Drinted: May 1, 2025	
Situs : 705 WESTCHES	TER CT	Parcel ID: 134-7.00-268.00		Class: Singl	e Family Dwe	elling	Card:	Of 1	Printed: May 1, 2025	
CURREN	IT OWNER	GENERAL INFORMAT	ΓΙΟΝ							
GOGARTY 705 WEST	/AS P JR KERRY K ′ TRUSTEES CHESTER CT RO DE 19939	Living Units 1 Neighborhood 1AR050 Alternate ID Vol / Pg 3786/171 District Zoning Class Residential								
	Property	Notes				9	-			
				3/10/23, 4:11:20 PM			134-700-268.00			
	Land Info	rmation				۵	ssessment In	formation		
Type rimary Site AC	Size Influence Fa 0.5129 Golf Course		Value 260,360	E	Land Building Total	Assessed 0 0 0	Appraised 260,400 505,900 766,300	Cost 260,400 505,900 766,300) 0) 0	Mark 260,4 631,3 891,7
Total Acres: .5129 Spot:		Location: 11 GOOD LOCATION (F	POS INFLU)		lue Flag Cos 134DM9	t Approach		al Override Re Base Date of N active Date of N	Value	
	Entrance In						Permit Infor	mation		
Date ID 05/08/24 JXL 03/13/23 REM	Entry Code Data Mailer Change Info At Door	Source Owner Owner		Date Issued 10/29/10 09/16/05 05/14/97 04/22/97 12/21/96	Number 23831-5 23831-4 23831-3 23831-2 23831-1	3,765 79,308 900	D010 D010 D010	Additions/Por Sunporch-Gr Shed-The Gr	Windows-Greens @ I rch-Grns @ Indian Rv eens At Indian Riverlo eens At Ind.Riverlot ? Iditions-Greens At Ind	/ c 1
			Sales/Ov	vnership Histor	у					
	Price Type 294,900	Validity			d Reference	Deed Type		Grantee		

🐝 tyler

Situs : 705 WESTCHESTER CT	Parcel Id: 134-7.00-268.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 1, 2025
Dwel	lling Information		31	ID Code Description Ar A Main Building 35
StyleRanchStory height1AtticNoneExterior WallsAlum/VinylMasonry TrimXColorX	Year Built ¹⁹⁹⁷ Eff Year Built Year Remodeled Amenities In-law Apt No	7 ¹⁷ B 7 ⁹ ⁶ ⁹ ¹³ ¹³ ¹³ ¹³ ¹³ ¹³ ¹³ ¹³	15 F 15 31	ID Code Description A A Main Building 38 B 11 OPEN FRAME PORCH 31 C 13 FRAME GARAGE 52 D 31 WOOD DECK 22 E 11 OPEN FRAME PORCH 4 F 12 ENCLOSED FRAME PORCH 4 G RS1 FRAME UTILITY SHED 12
	Basement	49	27	
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	49 A	30	
Heating & Cooling	Fireplaces			
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab	E 19 23 31	30 C 30	
	Room Detail	31	30	
Bedrooms 5 Family Rooms	Full Baths 3 Half Baths 1	19.	Outbuilding Data	
Kitchens Total Rooms 6	Extra Fixtures ²	Type Size 1 Size 2	-	t Grade Condition Value
Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Frame Shed 12 x 10	120 1 1900) C P 250
	Adjustments			
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area			
Grad	e & Depreciation			
Grade B Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr	Condominiu	um / Mobile Home Informa	ation
•	ng Computations	Complex Name		
Base Price 589,115 Plumbing 15,400 Basement -32,680 Heating 48,870 Attic 0 Other Features 0 Subtotal 620,710	% Good73% Good OverrideFunctionalEconomic100% Complete100C&D FactorAdj FactorAdditions52,500	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Loc Unit Viev Model M	
Ground Floor Area3,508Total Living Area3,508	Dwelling Value 505,600			
В	uilding Notes			

From: Dick richard.d.corrigan@gmail.com Subject: Fwd: Assessment Appeal 134-7.00-275.00 Date: Apr 14, 2025 at 2:02:19 PM

kg10f2

To: Carolyn H. Corrigan chcorrigan@gmail.com

leturned 4/14/2025 via Amail Dick Corrigan

richard.d.corrigan@gmail.com

Begin forwarded message:

Image: From: Dianne Ruscavage < dianne.ruscav</th>Date: April 14, 2025 at 12:56:58 PM EDTImage: From To: richard.d.corrigan@gmail.com From: Dianne Ruscavage <<u>dianne.ruscavage@sussexcountyde.gov</u>>

Subject: Assessment Appeal 134-7.00-275.00

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

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

Kind Regards, Dianne

mad	Corradiu	orrigan
		CHARGE CALL

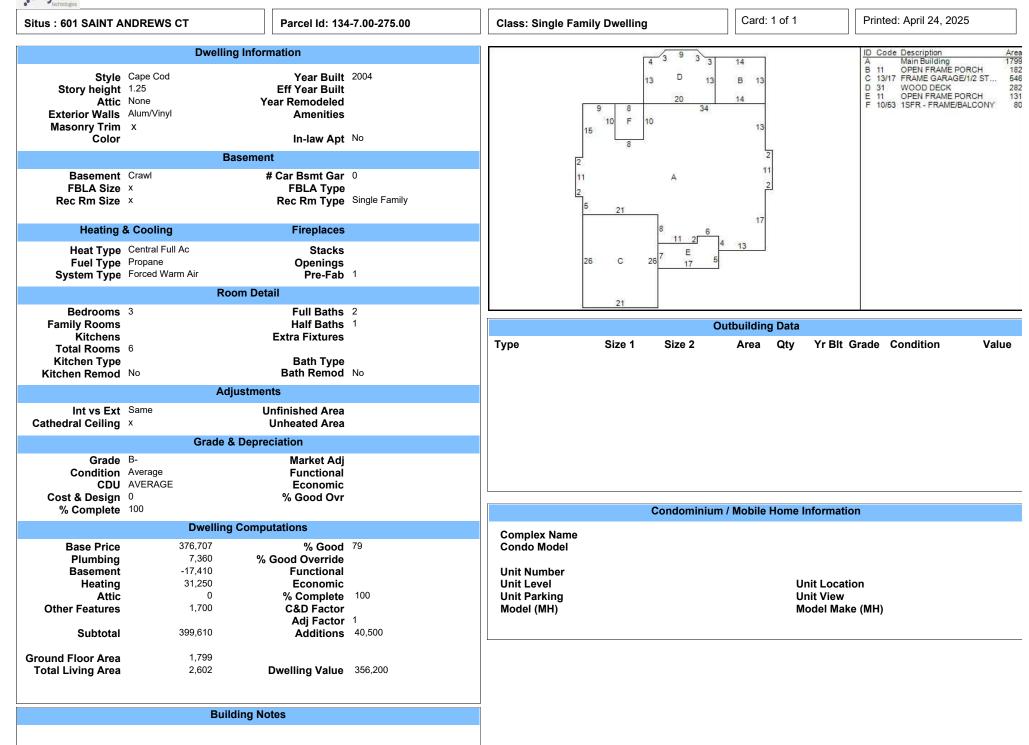
601 Saint Andrews Court Daasbaro, DE, 19939-9234

Pg 2of 2

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 134-7.00-275.00	
Sussex County Board of Assessment VS Richard & Carolyn Corrigan (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: \$706,100 Stipulated Value: \$633,300	
Date: <u>APRIL 19, 2025</u> Signature of Owner or duly authorized agent: <u>Meann</u> Printed Name: <u>Richard D. Cereigan</u>	
Date: 47725 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 134-7.00-275.00. The adjustment reflects a change in story height, square footage and approcah that brings the assessed value to \$633,300.	

Situs : 601 SAINT A	NDREWS CT	Parcel IE): 134-7.00-275.00		Class: Single	e Family Dw	velling	Card: 1	of 1 Prir	nted: April 24, 202	5
CORRI CAROL 601 SAI	RENT OWNER GAN RICHARD D YN H CORRIGAN NT ANDREWS CT BORO DE 19939 Pro	Living l	g 3407/288	N	3/13/23, 9-17-35 AM			134-700-27508			
	Lan	d Information					Δ	ssessment In	formation		
Type Primary Site A		nce Factors ourse Viŧ	Influence %	Value 277,080	В	Land uilding Total	Assessed 0 0 0	Appraised 277,100 356,200 633,300	Cost 277,100 356,200 633,300	Income 0 0 0	Market 277,100 413,640 690,740
Total Acres: .6229 Spot:		Location: 1	I GOOD LOCATION (PC	S INFLU)	Val TD1	ue Flag Co 34DM9	st Approach		al Override Reasc Base Date of Valu ective Date of Valu	le	
		nce Information						Permit Infor	mation		
Date ID 05/08/24 jxl 03/17/23 REM	Entry Code Data Mailer Chan Info At Door	ge	Source Owner Owner		Date Issued 11/21/03 05/30/03	Number 23839-2 23839-1	Price 2,380 138,183			Indian River Lot 2 tions-The Greens	% Complete
				Sales/Ow	vnership Histor	/					
Transfer Date 01/22/07 02/18/03 08/30/02 06/03/91	Price Type 500,000 118,000 71,600 1	3	Validity		Deec 3407	I Reference /288	Deed Type		Grantee		

tyler



Katrina M. Mears

From:RICHARD MCLAUGHLIN <rmclaughlin16@comcast.net>Sent:Thursday, April 10, 2025 2:10 PMTo:Katrina M. MearsSubject:RE: 134-8.00-42.00-54-6.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.

\$361,900 is reasonable. Kindly provide the revised agreement. All the best, Richard McLaughlin

On 04/10/2025 11:45 AM EDT Katrina M. Mears <kmears@sussexcountyde.gov> wrote:

Thank you. Based on the information you provided last week, our Assessment team reviewed the appeal a second time and valued the parcel at \$361,900. If that is acceptable, please let me know, and I'll send a revised agreement.

Kind Regards,

Katrina

file!

From: RICHARD MCLAUGHLIN <rmclaughlin16@comcast.net> Sent: Thursday, April 10, 2025 10:54 AM To: Katrina M. Mears <kmears@sussexcountyde.gov> Cc: Rmclaughlin16@comcast.net Subject: RE: 134-8.00-42.00-54-6.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.

Corrected the Unit number on my address below.

On 04/10/2025 10:50 AM EDT RICHARD MCLAUGHLIN <<u>rmclaughlin16@comcast.net</u>> wrote:

I received your email last Saturday and tried to reach you by phone this afternoon. I left a couple of voicemail messages to return my calls. Basically, I disagree with the Negotiated Settlement Stipulation forwarded and attached to your email suggesting that the assessed value of our property would be \$415,600.

1

I completed the Residential Assessment Appeal Form and completed a teleconference with Paula Damino on March 27th. The Appeal process requested three Comparable Sales that reasonable relate to the value of our unit.

The three units provided are the exact same size as our unit. Two are in our building and one is in the building next to ours. Here's the summary of the total value registered in the Sussex County property information website.

Property ID. total value. Sold on	Name of Owner	100%
134-8.00-42.00-54-5. Phifer	Ryan \$352,500.	11/16/23
134-8.00-42.00-54-2. Kurrle	David \$352,500.	08/15/22
134-8.00-42.00-50-3. Fulco	Joseph \$349,300	04/06/23

When I spoke with Paula Damino she indicated that she was a Real Estate Professional and was familiar with Bethany Bay Resort. Basically, our unit is a two bedroom, two bath unit with the same 1,160 square footage and same .7270 Deeded Acres. She understood that these units were all built the same, however our assessed property is now \$415,600 not \$349,300 to \$352,500 like my neighbors.

This Negotiated Assessment is totally inconsistent with my direct neighbors living next to me, in the same building or next to our building. Please let me know if a Board hearing is

RESIDENTIAL PROPERTY RECORD CARD 2099 🐝 tyler

SUSSEX COUNTY

• technologies				[
Situs : 37444 PETTINARO DR 5406 Parcel ID: 134-8.00-42.00-54-6		Class: Residential -	Condo	Card: 1 of	1 Pi	rinted: April 24, 2025	5					
CL	URRENT	OWNER		GEN	ERAL INFORMATI	ION	11	A				
	14 HILL			Alternate ID Vol / Pg District Zoning Class	od 1AR120C		6/23/23, 1-43-53 FM		134-860-4200-54-8			
			Land Inform	ation				A	Assessment Infor	mation		
Туре		Size	Influence Fact	tors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.7270	Location			58,310	Land	0	58,300	58,300	0	0
							Building	0	303,600	303,600	0	0
							Total	0	361,900	361,900	0	C
Total Acres: .727 Spot:				ocation: 11 GO	OD LOCATION (PC	OS INFLU)	Value Flag TD134DM19	Cost Approach	Ba	Override Reas se Date of Va ve Date of Va	lue	

I	Entrance Information			Permit Info	rmation
DateIDEntry Code05/21/24SMDData Mailer05/23/23EBCOccupant N	Change Owr	10/01/21	d Number 202114551	Purpose	rmation % Comple Enclose Existing Porch W Window

Sales/Ownership History **Price Type** 249,900 Deed Reference 2855/174 Validity Deed Type Transfer Date Grantee 06/18/03



technologies						-	
Situs : 37444 PETTINARO DR 5406	Parcel Id: 134-8.00-42.00-54-6	Class: Residential	- Condo	Card: 1 c	of 1	Printed: April 24, 202	25
Dwelling In	nformation						
Style Condo Flat Story height 1 Attic None Exterior Walls Alum/Vinyl Masonry Trim x Color	Year Built 2003 Eff Year Built Year Remodeled Amenities In-law Apt No						
Baser	ement						
Basement Slab FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family						
Heating & Cooling	Fireplaces						
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab						
Room	Detail						
Bedrooms ² Family Rooms Kitchens	Full Baths 2 Half Baths 0 Extra Fixtures 2			Outbuilding D			
Total Rooms 6 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Туре	Size 1 Size 2	Area C	ty Yr Bit	Grade Condition	Valu
Adjust	tments						
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area						
Grade & De	epreciation						
Grade B- Condition Average CDU AVERAGE Cost & Design 0	Market Adj Functional Economic 150 % Good Ovr						
% Complete 100			Condominiu	m / Mobile Ho	me Informatio	on	
Dwelling Co		Complex Name					
Base Price 220,636 Plumbing 7,360 Basement -27,060 Heating 18,300 Attic 0 Other Features 0	% Good 91 % Good Override Functional Economic 150 % Complete 100 C&D Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)	54-6		Unit Locat Unit View Model Mak		
Subtotal 219,240	Adj Factor 1 Additions 4,300						
Ground Floor Area 1,160 Total Living Area 1,160	Dwelling Value 303,600						
Ruilding	g Notes						

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-8.00-165.02-BS103
Sussex County Board of Assessment VS Louis & Busen Perma 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: \$49,500 Stipulated Value: \$28,100
Date: 4/12/2025 Signature of Owner or duly authorized agent: Printed Name: Louis M. PERNA
Date: 41/25 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Koolor
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-8.00-165.02-BS 103. The adjustment reflects a change in economic adjustment that brings the assessed value to \$28,100.
· · · · · · · · · · · · · · · · · · ·

Situs :	Parcel ID: 134-8.00-165.02-BS103	Class: Residential - Condo	Card: 1 of 1	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION			
PERNA LOUIS M TTEE REV TR SUSAN PERNA TTEE REV TR 1074 SHALLCROSS LAKE RD MIDDLETOWN DE 19709	Living Units 0 Neighborhood 1AR132C Alternate ID 1340800016502BS103 Vol / Pg 6007/213 District Zoning Class Residential			
Property N	otes		Contraction of the	
BOAT SLIP - NO LAND		A/19/23, 3:3411 PM 134-8:00-10	5.02-B\$103	

	Land Information				A	ssessment Inform	nation		
Туре	Size Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
				Land	0	0	0	0	0
				Building	0	28,100	28,100	0	0
				Total	0	28,100	28,100	0	0
Total Acres: Spot:	Location: 12	VERY GD LOCATION	(POS INFL	Value Flag Cos Gross Building:	st Approach	Ba	Override Reason se Date of Value ve Date of Value	•	

	Entrance Information		Permit Inform	nation	
Date 05/19/23	ID CMP	Entry Code Unoccupied	Source Other	Date Issued Number Price Purpose	% Complete

		Sales	Ownership History		
Transfer Date 11/15/23 06/14/18	Price Type	Validity	6007/213 D	Deed Type Deed Deed	Grantee PERNA LOUIS M TTEE REV TR PERNA LOUIS

ty	er
te	chnologies

SUSSEX COUNTY

- terrineBee		
Situs :	Parcel Id: 134-8.00-165.02-BS103	Class: Residential - Condo Card: 1 of 1 Printed: April 21, 2025
Style	Dwelling Information Year Built	
Story height Attic Exterior Walls Masonry Trim × Color	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 Full Baths Family Rooms Half Baths Kitchens Extra Fixtures	Half Baths	Outbuilding Data
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	TypeSize 1Size 2AreaQtyYr Blt GradeConditionValBs 26-35lfx112000CA28,1
	Adjustments	
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area	
	Grade & Depreciation	
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr	
% Complete		Condominium / Mobile Home Information
	Dwelling Computations	Complex Name
Base Price Plumbing Basement Heating Attic Other Features Subtotal	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Adj Factor	Condo Model Unit Number Unit Level Unit Location Unit Parking Unit View Model (MH) Model Make (MH)
Ground Floor Area Total Living Area	Dwelling Value	
	Building Notes	



Re: Assessment Appeal 134-9.00-48.00

From LYNN RAFTOVICH <lynnrafto@verizon.net> Date Wed 4/16/2025 10:47 AM

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

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I accept the amount of \$617,800 stipulated value. Thank you, Lynn Raftovich

From: Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>
Date: April 15, 2025 at 3:23:28 PM EDT
To: lynnrafto@verizon.net
Subject: Assessment Appeal 134-9.00-48.00

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

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

Kind Regards, Dianne

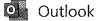
SUSSEX COUNTY

Situs : 38195 PINEY POINT RD	Parcel ID: 134-9.00-48.00	Class: Single Family Dwelling Card: 1 of 1 Printed: April 22, 2025
CURRENT OWNER COUGHENOUR KIMBERLY D TTH WILLIAM AND LYNN RAFTOVICH IR 38195 PINEY POINT RD OCEAN VIEW DE 19970 P		
La	nd Information	Assessment Information
<i>2</i> 1	ence Factors Influence % Va front - Ca 350	ue Assessed Appraised Cost Income Mark
Total Acres: .2892 Spot:	Location: 12 VERY GD LOCATION (POS I	Manual Override Reason Base Date of Value Value Flag Cost Approach FL TD134DM1
	ince Information	Permit Information
Date ID Entry Code 05/10/23 MEP Occupant Not A	Source Home Other	Date IssuedNumberPricePurpose% Complete04/10/9525604-29,360D010Unatt.Garage-Piney Point Acreslot07/29/8525604-130,000D010Dwellingw/Garage-Piney Point Acreslot
	Salo	/Ownership History

Transfer Date
09/28/22
11/21/83Price TypeValidity
Invalid Sale - TylerDeed Reference
5781/310
0/0Deed Type
DeedGrantee
COUGHENOUR KIMBERLY D TTEE







Re: Assessment Appeal 134-9.00-59.08

From Blair Kirby <bfkirby44@gmail.com> Date Thu 4/17/2025 3:32 PM

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

1 attachment (37 KB)
 134-9.00-59.08.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.

l accept the stipulated value of \$490,300. Blair Kirby

Sent from my iPad

On Apr 15, 2025, at 2:28 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

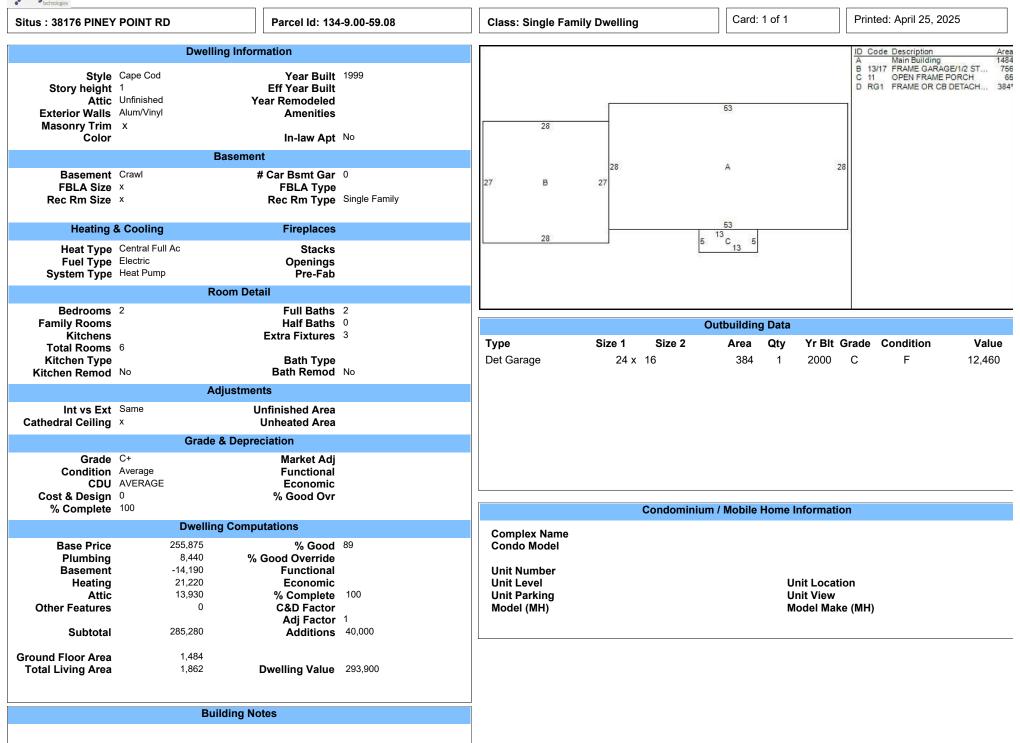
As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value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

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

Kind Regards, Dianne

Situs : 381/	76 PINEY P	OINT RD		Parcel ID: 134	4-9.00-59.08		Class: Singl	e Family Dwe	elling	Card:	1 of 1	Printed: April 25, 20	25
	KIRB` 38176 PIN	NT OWNER Y BLAIR F IEY POINT R IEW DE 1997		Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	od 1AR057	00000	4/0/23, 10:16:52 AM						
			Land Inform	ation					Δ	ssessment In	formation		
Type Size Influence Factors imary Site AC 0.4982 fotal Acres: .4982				tors	Influence % Value 183,860			Land Building Total ue Flag Cos	Assessed 0 0 0		Cost 183,900 306,400 490,300 Ial Override Re Base Date of V ective Date of V) 0) 0) 0 ason /alue	Mark 183,90 341,05 524,95
Spot:	.4982		L	ocation:				134DM1	а Арргоаст		ective Date of V	value	
			Entrance Info	rmation						Permit Infor	rmation		
Date 04/25/24 05/10/23	ID DMR MEP	Entry Cod Data Maile Info At Doo	r No Change		Source Owner Owner		Date Issued 06/23/15 04/15/02 10/11/01 06/11/99	Number 201505242 25708-3 25708-2 25708-1	Price 3,840 2,304 1,176 87,584	D010 D010	Shed-N/Piney Covered Porc	K 24' On Exist. Shed y Point Rd ch-N/Piney Point 386 dditions-W/Rt 357	
						Sales/Ov	vnership Histor	у					
Transfer I 05/18/96	Date	Price 39,500	y Type		Validity		Dee (2125	d Reference 5/91	Deed Type		Grantee		

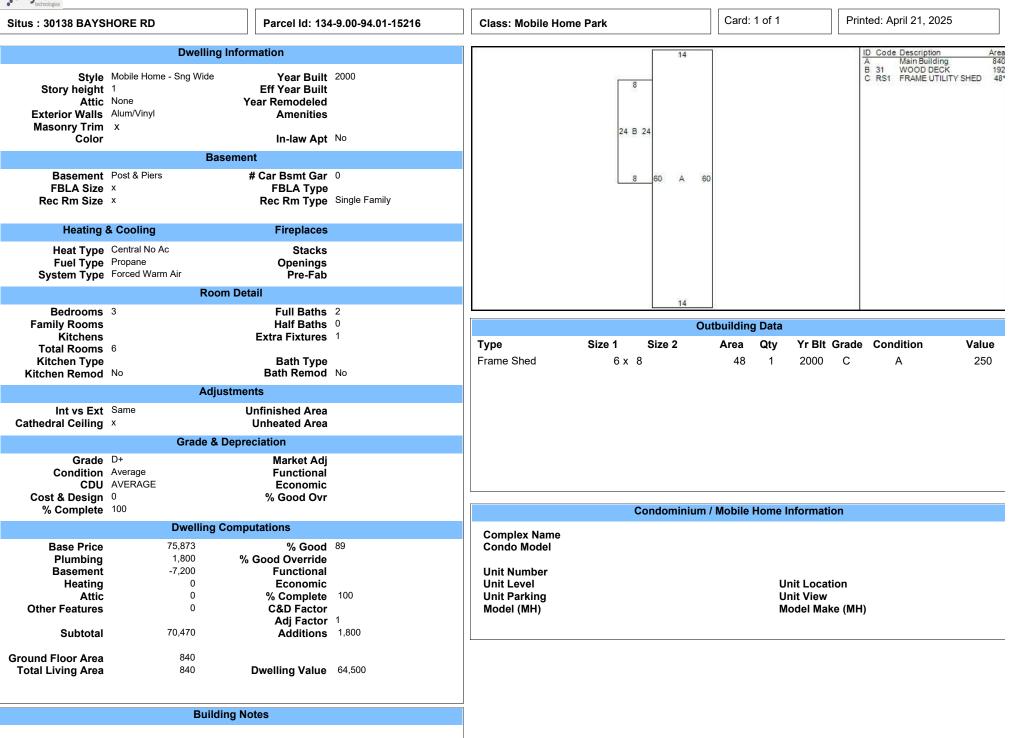
2099



NE	GOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 134-9.00-94.01-15216	
Sussex County Board of Assessment V	S. Bonnia Winke
	(Owner Name)
We, the undersigned, agree to adjust Board of Assessment Office as follows	the above-entitled appeal by settlement with the Sussex County s:
Original Value: \$44.100	Stipulated Value: \$69.100
Date: <u>4/10/2025</u> Signature of Owner or duly authorized Printed Name: <u>BONNIC</u>	Jagent: Dehie White L. White
Date: a27725	
Signature of Sussex County Governme	ent Representative:
Printed Name: Christopher S. Keeler	••••• • •
Title: Director of Assessment	
Summary	
Assessment staff has conducted	tion for appeal and the referees' recommendations, our a thorough review and adjusted the valuation of Parcel ID stment reflects achange to the mobile home data and photo \$69,100.

Situs : 3013	8 BAYSHOR	E RD		Parcel ID: 13	34-9.00-94.01-15216		Class: Mobi	le Home Pai	·k	Card: 1	l of 1	Printed: April 21	, 2025
	CURRENT WHITE E 30138 BAY OCEAN VIE	SONNIE L SHORE R	D	Living Units Neighborhd Alternate II Vol / Pg District Zoning Class	ood 1AC004M								
			Land Inform	nation						Assessment In	formation		
Туре		Size	Influence Fact	tors	Influence %	Value		Land Building Total	Assessed 0 0 0	Appraised 0 64,800 64,800	Cos (64,800 64,800	0	e Market 0 0 0 0 0 0
Total Acres: Spot:			L	Location: 6 NEI	GHBORHOOD OR S	SPOT	Va TD1	lue Flag Co 34DM20	ost Approach		al Override Re Base Date of active Date of	Value	
			Entrance Info	rmation	_					Permit Infor	mation		
Date 05/03/23		Entry Coo Occupant	de Not At Home		Source Other		Date Issued 06/04/15	Number 201504523		Purpose A018	8' X 10' Decł	< Under 30"	% Complete
						Sales/O	wnership Histo	У					
Transfer D	Pate	Pric	е Туре		Validity		Dee	d Reference	Deed Type	3	Grantee		

tyler



Tax Year 2015 In the Matter of Appeal Parcel ID 1314.00.102.00 Sussex County Board of Assessment VS 1016 at Joan Morphy Turdees (Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex Cou Board of Assessment Office as follows: without waiving any rights to contest such 'Original and 'Shphaded Value' is contention with subsequent valuation assessments for future tax periods: Original Value: \$200,2025 Signature of Owner or duly authorized agent: Date: 4000 00,2025 Signature of Sussex County Government Representative: Printed Name: Christopher J. Murphy Date: 4000000000000000000000000000000000000			SETTLEMENT STIPULATION JSSEX COUNTY
Parcel ID 184-880-142.80 Sussex County Board of Assessment VS Beten & Joan Morphy Trustees (Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex Cou Board of Assessment Office as follows:without waiving any rights to contest auch 'original and 'Stipluated Value' in connection with subsequent valuation assessments for future tax periods: Original Value: \$000,200 Date: April 30, 2025 Signature of Owner or duly authorized agent: Date: 4/1026 Signature of Sussex County Government Representative: Signature of Sussex County Government Representative: Title: Intestor of Assessment Summary Based on the appellants' application for appeal, the submitted comparable propertied referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a char	Tax Year 2025		
Sussex County Board of Assessment VS Edian & Joan Murphy Trustees (Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex Cou Board of Assessment Office as follows:without waiving any rights to contest such 'Original and 'Stipluated Value' in connection with subsequent valuation assessments for future tax periods: Original Value: \$200	In the Matter of Ap	peal	
(Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex Cou Board of Assessment Office as follows: vithout waiving any rights to contest such 'Original and 'Stipluated Value' in connection with subsequent valuation assessments for future tax periods: Original Value: \$95,200 Date: April 30, 2025 Signature of Owner or duly authorized agent: Date: <u>April 30, 2025</u> Signature of Sussex County Government Representative: Signature of Sussex County Government Representative: Title: <u>Director of Assessment</u> Summary Based on the appellants' application for appeal, the submitted comparable propertied referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9,00-142.00. The adjustment reflects a char	Parcel ID <u>134-9,00-142,00</u>	·	
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex Could Board of Assessment Office as follows: without waiving any rights to contest such 'Original and 'Stipluated Value' in connection with subsequent valuation assessments for fulure tax periods: Original Value: \$955,200 Stipulated Value: \$970,500 Date: April 30, 2025 Stipulated Value: \$970,500 Signature of Owner or duly authorized agent: Mushful Market Mushful Market Printed Name: Christopher J. Murphy Date: 411225 Signature of Sussex County Government Representative: Market Market Printed Name: christopher S. Keeler Title: Director of Assussment Summary Based on the appellants' application for appeal, the submitted comparable properties recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9,00-142.00. The adjustment reflects a character	Sussex County Boar	d of Assessment VS Bran & Joan M	
Board of Assessment Office as follows:without waiving any rights to contest such 'Original and 'Stipluated Value' in connection with subsequent valuation assessments for future tax periods: Original Value: \$ <u>956,200</u> Stipulated Value: \$ <u>970,900</u> Date: April 30, 2025 Stipulated Value: \$ <u>970,900</u> Signature of Owner or duly authorized agent: Machine Market Value: \$ <u>970,900</u> Printed Name: Christopher J. Murphy Date: 4/12/25 Signature of Sussex County Government Representative: Machine Printed Name: christopher S. Keeler Title: Director of Assessment Summary Based on the appellants' application for appeal, the submitted comparable propertide referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a characteristic staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00.			(Owner Name)
Date: April 30, 2025 Signature of Owner or duly authorized agent: Manham Manphy Printed Name: Christopher J. Murphy Date: 41/225 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 referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a char	We, the undersigne Board of Assessmer and 'Stipluated Value' in	d, agree to adjust the above-e at Office as follows:without wa a connection with subsequent valuation	ntitled appeal by settlement with the Sussex County living any rights to contest such 'Original Val on assessments for fulure tax periods:
Signature of Owner or duly authorized agent: Printed Name: <u>Christopher J. Murphy</u> Date: <u>411225</u> Signature of Sussex County Government Representative: Printed Name: <u>Christopher S. Keeler</u> Title: <u>Director of Assassment</u> Summary Based on the appellants' application for appeal, the submitted comparable properties referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a char	Original Value: \$ <u>955</u> ,	200	Stipulated Value: \$ <u>870,900</u>
Signature of Owner or duly authorized agent: Printed Name: <u>Christopher J. Murphy</u> Date: <u>411225</u> Signature of Sussex County Government Representative: Printed Name: <u>Christopher S. Keeler</u> Title: <u>Director of Assassment</u> Summary Based on the appellants' application for appeal, the submitted comparable properties referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a char			
Date: 41225 Signature of Sussex County Government Representative: A.A.A. Printed Name: Churstopher S. Keeler Title: Director of Assessment Summary Based on the appellants' application for appeal, the submitted comparable properties referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a char		or duly authorized agent:	Unstrand Minphy
Date: 41225 Signature of Sussex County Government Representative: AAA Printed Name: christopher S. Keeler Title: Director of Assessment Summary Based on the appellants' application for appeal, the submitted comparable properties referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a char	Printed Name: Ch	istopher J. Murphy	
Printed Name: <u>christopher S. Keeler</u> Title: <u>Director of Assusament</u> Summary Based on the appellants' application for appeal, the submitted comparable propertie referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a cha			101
Title: Director of Assussment Summary Based on the appellants' application for appeal, the submitted comparable propertie referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a charge	Signature of Sussex	County Government Represer	stative:
Summary Based on the appellants' application for appeal, the submitted comparable propertie referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a cha	Printed Name:	opher S. Keeler	
Summary Based on the appellants' application for appeal, the submitted comparable propertie referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a cha	Title: Director of Assessmen	4	
Based on the appellants' application for appeal, the submitted comparable propertie referees' recommendations, our Assessment staff has conducted a thorough review adjusted the valuation of Parcel ID 134-9.00-142.00. The adjustment reflects a cha		· · · · · · · · · · · · · · · · · · ·	
	Based on the app referees' recomm adjusted the value	endations, our Assessme ation of Parcel ID 134-9.0	nt staff has conducted a thorough review al 0-142.00. The adjustment reflects a chang
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SUSSEX COUNTY

	NECREST	TDR	Р	arcel ID: 134	4-9.00-142.00		Class: Singl	e Family Dwell	ing	Card: 1	of 1	Printed: Ma	ay 1, 2025	;
CU	URRENT	OWNER		GENI	ERAL INFORMA	TION		0000050	e.	Name of				
301	TRUST	& JOAN T MURPH TEES CREST DR W DE 19970		Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	od 1AR057		an and a second se	TI						
		Pro	operty Note	s			St. COMPLE			- Dation				
							5/1/23, 12: 02-10 PM			134-9:00-142:00				
		Lanc	d Informati	on					٨	esosement Inf	ormation			
Туре			d Information		Influence %	Value				ssessment Inf				
	AC	Size Influen			Influence %	Value 318,440			Assessed	Appraised	Cost		come	Market
	AC	Size Influen	nce Factors		Influence %		E	Land Building		Appraised 318,400 552,500	Cost 318,400 501,500		come 0 0	318,400 552,450
Type Primary Site	AC	Size Influen	nce Factors		Influence %		E	Land	Assessed 0	Appraised 318,400	Cost 318,400		0	318,400
		Size Influen	nce Factors ront - Ca	5	Influence %	318,440	Val	Land Building	Assessed 0 0 0	Appraised 318,400 552,500 870,900 Manua	Cost 318,400 501,500	ason /alue	0 0	318,400 552,450
Primary Site Total Acres: .1791		Size Influen 0.1791 Waterfr	nce Factors ront - Ca	s ation: 12 VEF		318,440	Val	Land Building Total ue Flag Marke	Assessed 0 0 0	Appraised 318,400 552,500 870,900 Manua Effe	Cost 318,400 501,500 819,900 al Override Re Base Date of V ctive Date of V	ason /alue	0 0	318,400 552,450
Primary Site Total Acres: .1791 Spot: Date ID	1 • E	Size Influen 0.1791 Waterfr Entran Entry Code	nce Factors ront - Ca Loca	s ation: 12 VEF	RY GD LOCATION	318,440	Val TD1:	Land Building Total lue Flag Marke 34DM10	Assessed 0 0 0	Appraised 318,400 552,500 870,900 Manua Effe	Cost 318,400 501,500 819,900 al Override Re Base Date of V ctive Date of V	ason /alue	0 0 0	318,400 552,450 870,850
Primary Site Total Acres: .1791 Spot:	1 • E	Size Influen 0.1791 Waterfr	nce Factors ront - Ca Loca	s ation: 12 VEF	RY GD LOCATIO	318,440	Val	Land Building Total ue Flag Marke	Assessed 0 0 0 et Approach Price	Appraised 318,400 552,500 870,900 Manua Effe Permit Inforr Purpose	Cost 318,400 501,500 819,900 al Override Re Base Date of N ctive Date of N	ason /alue /alue	0 0 0	318,400 552,450
Primary Site Total Acres: .1791 Spot: Date ID	1 • E	Size Influen 0.1791 Waterfr Entran Entry Code	nce Factors ront - Ca Loca	s ation: 12 VEF	RY GD LOCATION	318,440	Val TD1: Date Issued	Land Building Total ue Flag Marke 34DM10 Number	Assessed 0 0 0	Appraised 318,400 552,500 870,900 Manua Effe Permit Inforr Purpose	Cost 318,400 501,500 819,900 al Override Re Base Date of V ctive Date of V	ason /alue /alue head 60'	0 0 0	318,400 552,450 870,850
Primary Site Total Acres: .1791 Spot: Date ID	1 • E	Size Influen 0.1791 Waterfr Entran Entry Code	nce Factors ront - Ca Loca	s ation: 12 VEF	RY GD LOCATION	318,440	Val TD13 Date Issued 06/15/16	Land Building Total ue Flag Marke 34DM10 Number 201606386	Assessed 0 0 0 et Approach Price 17,000 0 138,972	Appraised 318,400 552,500 870,900 Manua Effe Permit Inforr Purpose A146	Cost 318,400 501,500 819,900 al Override Re Base Date of N ctive Date of N nation	ason /alue /alue head 60' ariance dditions-Pir	0 0 0	318,400 552,450 870,850

Sales/Ownership History Price Type Validity

Transfer Date

Deed Type Deed Reference

Grantee



Situs : 30115 PINEC	CREST DR	Parcel Id: 134	-9.00-142.00	Class: Single Famil	y Dwelling		С	ard: 1 of	1	Prir	nted: May 1, 2	025
	Dwelling Infor	mation		2		28					Code Descripti Main Buil	on Area ding 1344
Story height	None Y Alum/Vinyl X	Year Built Eff Year Built Year Remodeled Amenities In-law Apt			12	C 28	12			в	30/11/53 CARPOR 11/31 OPEN FF BD1 BOAT DC RS1 FRAME U	T/OPEN FRA 336 RAME PORC 336 OCK (WOOD 63* JTILITY SHED 160*
	Baseme	nt										
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type			48	A	48					
Heating	& Cooling	Fireplaces										
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab				28						
	Room Det	tail			12	В	12					
Bedrooms Family Rooms		Full Baths Half Baths	0			28	Outbui	lding Da	ta			
Kitchens Total Rooms		Extra Fixtures	2	Туре	Size 1	Size 2	Ar	ea Qt	y YrB	lt Grade	Condition	Value
Kitchen Type		Bath Type		Boat Dock	3 x			63 1	1900	D C	А	1,440
Kitchen Remod	No	Bath Remod	No	Frame Shed	16 x			60 1			А	660
	Adjustme	nts		Bulkhead	1 x	60		60 1	1900) C	A	4,640
Int vs Ext Cathedral Ceiling		Jnfinished Area Unheated Area										
	Grade & Depre	eciation										
Cost & Design	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr										
% Complete						Condomi	nium / Mo	bile Hon	ne Informa	ation		
	Dwelling Comp			Complex Name								
Base Price Plumbing Basement Heating Attic Other Features Subtotal	7,030 % 0 24,500 0 4,330	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100 1.5	Condo Model Unit Number Unit Level Unit Parking Model (MH)					Unit Loc Unit Vie Model N	w	1)	
Ground Floor Area Total Living Area	1,344	Dwelling Value										
	Building N	otes										

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
	-
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 134-9.00-365.00	
Sussex County Board of Assessn	ent VS James Williamson
	(Owner Name)
We, the undersigned, agree to a Board of Assessment Office as f	djust the above-entitled appeal by settlement with the Sussex County ollows:
Original Value: \$ <u>2,234,400</u>	Stipulated Value: \$ 1.725,880
Date: $4 - 5 - 25$ Signature of Owner or duly auth Printed Name: $Temes 7$ Date: 3127125 Signature of Sussex County Gove	Williamison NO. V
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, adjusted the valuation of Pa	olication for appeal, the submitted comparable properties, and the our Assessment staff has conducted a thorough review and reel ID 134-9.00-365.00. The adjustment reflects a change in the hat brings the assessed value to \$1,726,000.
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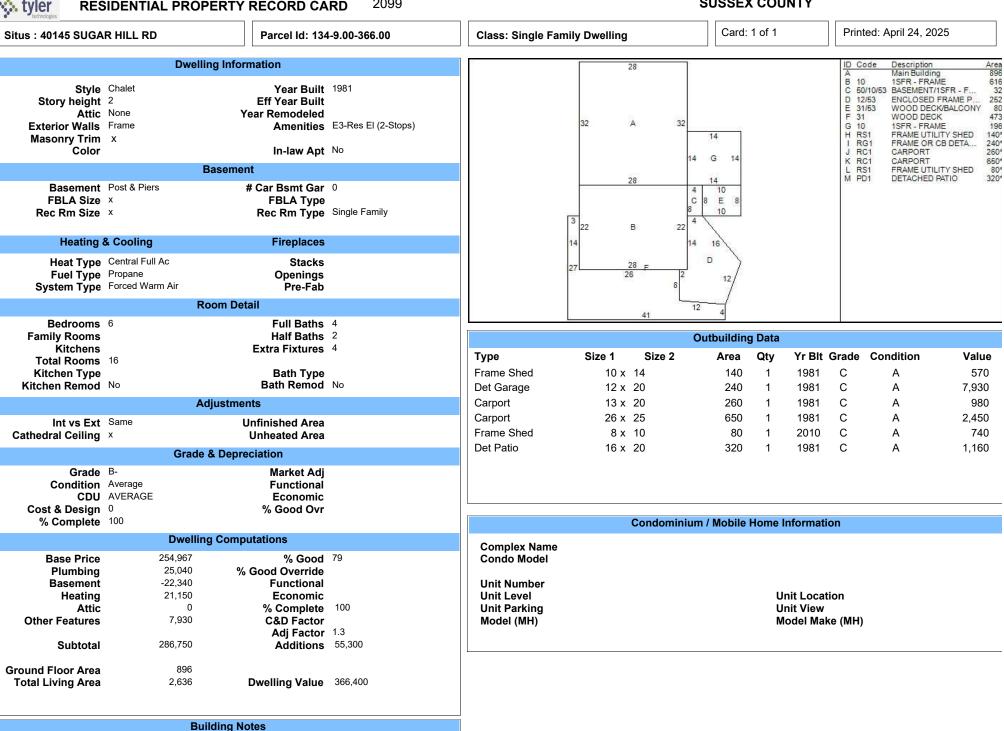
HILL RD		Parcel ID: 1	34-9.00-365.00		Class: Singl	e Familv Dwe	ellina	Card:	1 of 1	Printed: April 24, 2	025
							y			• •	
S PAUL TTEE OF WILLIAM RENHOLM DF	E DARLENE S ISON LIV TR R	Living Unit Neighborh Alternate I Vol / Pg District Zoning Class	s 1 ood 1AR055 D 1340900036500 5483/191	000000							
	Land Inform	ation			4л7/23, 11:54:25 AM		A	134-9.00-365.00	formation		
Size	Influence Fact	ors	Influence %	Value						t Income	Marke
0.2274	Location		-25	1,421,710	E	Land Building Total	0 0 0	1,421,700 304,300 1,726,000	1,421,700 231,500	0 0 0 0	1,421,70 304,29 1,725,99
	L	ocation: 12 VE	ERY GD LOCATION	I (POS INFL			ket Approach		Base Date of	Value	
	Entrance Infor	mation						Pormit Info	rmation		
Data Maile	er Change		Source Owner Other		Date Issued 06/12/18 07/12/04	Number 201806278 25471-1	4,000	Purpose A108	Replacing De		% Complet
				Sales/Ov	nership Histor	у					
Price 1,090,000			Validity Invalid Sale -	Tyler	5483		Deed Type Deed		Grantee WILLIAMSC	ON JAMES PAUL T	TEE DARLEN
	S PAUL TTEE E OF WILLIAM RENHOLM DF ON VA 22124 Size 0.2274 Entry Coc Data Maile Occupant	ENT OWNER S PAUL TTEE DARLENE S E OF WILLIAMSON LIV TR RENHOLM DR ON VA 22124 Property N Land Inform Size Influence Fact 0.2274 Location L Entrance Infor Entry Code Data Mailer Change Occupant Not At Home Price Type	ENT OWNER S PAUL TTEE DARLENE S OF WILLIAMSON LIV TR RENHOLM DR ON VA 22124 Property Notes Class Property Notes Class Cl	ENT OWNER GENERAL INFORMAT S PAUL TTEE DARLENE S E OF WILLIAMSON LIV TR RENHOLM DR ON VA 22124 Living Units 1 Neighborhood 1AR055 Alternate ID 1340900036500 Vol / Pg 5483/191 District Zoning MEDIUM RESII Class Residential Property Notes Influence Factors Influence % 2 0.2274 Location -25 Location: 12 VERY GD LOCATION Entrance Information Location: 12 VERY GD LOCATION Entrance Information Entrance Information Location: 12 VERY GD LOCATION Price Type Validity Invalid Sale -	ENT OWNER S PAUL TTEE DARLENE S © OF WILLIAMSON LIV TR RENHOLM DR ON VA 22124	GENERAL INFORMATION S PAUL TTEE DARLENE S OF WILLIAMSON LIV TR RENHOLM DR ON VA 22124 Living Units 1 Neighborhood 1AR055 Alternate ID 13409000365000000 Vol / Pg 5483/191 District Zoning MEDIUM RESIDENTIAL Class Residential Property Notes Land Information Size Influence Factors Influence % Value 2.0.2274 Location -25 1,421,710 Location: 12 VERY GD LOCATION (POS INFL Date Issued 06/12/18 07/12/04 Source Data Mailer Change Occupant Not At Home Colspan="2">Sales/Ownership Histor Colspan="2">Sales/Ownership Histor Price Type Validity Invalid Sale - Tyler	GENERAL INFORMATION S PAUL TTEE DARLENES Living Units 1 S PAUL TTEE DARLENES Diffing Units 1 Neighborhood 1AR055 Atternate ID 134090003650000000 On VA 22124 Will Pg 5483/191 District Zoning MEDIUM RESIDENTIAL Class Residential Image: Class Residential Property Notes Land Information Size Influence Factors Influence % Value 0.2274 Location: 12 VERY GD LOCATION (POS INFL Land Building Location: 12 VERY GD LOCATION (POS INFL Entrance Information Location: 12 VERY GD LOCATION (POS INFL Date Issued Number 06/12/18 201806278 07/12/04 25471-1 Sales/Ownership History Price Type Validity Location Sales/Ownership History	General INFORMATION S PAUL TTEE DARLENES GO WILLIAMSON LIV TR RENHOLM DR ON VA 22124 Living Units 1 Neighborhood 14R055 5483/191 District Class Residential Property Notes Property Notes Land Information Size Influence Factors Influence % Value Colspan="2">Colspan="2"Colspan="	Land GENERAL INFORMATION BY OWNER SOF WILLIAMSON LIV TR RENHOLM DR ON VA 22124 Industry of the second Display of the second D	GENERAL INFORMATION S PAUL TTEE DARLENES S OF WILLIAMSON LUY TR ENCHOL DR ON VA 22124 Living Units 1 349900365000000 Vol / Pg Statistic of the state of the st	Lind Information Control of the second o



Situs : 40139 SUGAR HIL	L RD	Parcel Id: 134	-9.00-365.00	Class: Single Fami	ly Dwellir	ng			Card:	1 of 1		Print	ed: April 24, 2	025
	Dwelling	g Information				24							ode Description Main Building	
Style Raise Story height 1 Attic None Exterior Walls Frame Masonry Trim x Color		Year Built Eff Year Built Year Remodeled Amenities In-law Apt										D W	ENCLOSED FI WOOD DECK D1 WOOD DECK S1 FRAME UTILIT	RAME POR
	Ba	isement			50	A	50	10	1					
Basement Post & FBLA Size × Rec Rm Size ×	& Piers	# Car Bsmt Gar FBLA Type Rec Rm Type						26 B 2	6					
Heating & Coo	oling	Fireplaces												
Heat Type Centr Fuel Type Electr System Type Heat	ic	Stacks Openings Pre-Fab	1			24		10						
	Roc	om Detail			10	3	2 4		0					
Bedrooms 4 Family Rooms Kitchens		Full Baths Half Baths Extra Fixtures	0					Outb	uilding	g Data				
Total Rooms 6 Kitchen Type Kitchen Remod No		Extra Fixtures Bath Type Bath Remod		Type Wood Deck Frame Shed		S i x 23 x 26	ze 2		Area 230 338	Qty 1 1	Yr Blt 1981 1981	Grade C C	Condition A A	Valu 2,17(1,39(
	Adji	ustments			15	x 20			550	I	1901	C	A	1,590
Int vs Ext Same Cathedral Ceiling ×	•	Unfinished Area Unheated Area												
	Grade &	Depreciation												
Grade C Condition Avera CDU AVER Cost & Design 0		Market Adj Functional Economic % Good Ovr												
% Complete 100						Con	domin	ium / M	obile	Home I	nformat	ion		
		Computations	70	Complex Name										
Base Price Plumbing Basement Heating Attic Other Features	205,841 9,370 -25,240 17,070 0 1,550	% Good % Good Override Functional Economic % Complete C&D Factor	100	Condo Model Unit Number Unit Level Unit Parking Model (MH)						U	nit Loca nit View odel Ma			
Subtotal	208,590	Adj Factor Additions	10,500											
Ground Floor Area Total Living Area	1,200 1,200	Dwelling Value	227,900											
	Duild	ling Notes												

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY Tax Year 200		
In the Matter of Appeal Parcel ID 134-203-386.00 Sussex County Board of Assessment VS Kathloon & John Dikkman (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: \$2,273,400 Stipulated Value: \$2,203,500 Date: <u>41/44/25</u> Signature of Owner or duly authorized agent: <u>Kottluces and Mathematical Stipulated Value</u> Printed Name: <u>Kattlesch and John Dickman</u> Date: <u>41765</u> Signature of Sussex County Government Representative: <u>Mathematical Stipulated Value</u> Printed Name: <u>Chiefopher 8. Keeler</u> Title: <u>Director of Assessment</u> 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 134-9,00-366,00. The adjustment reflects a change in		
Parcel ID 134-200-366.00 Sussex County Board of Assessment VS Kattoon & John Dictorian (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: \$2,072,000 Date: 41/44/25 Signature of Owner or duly authorized agent: Kettleen and Model Action Dickman Date: 41725 Signature of Sussex County Government Representative: Machine Signature of Sussex County Government Representative: Machine Printed Name: Christopher 8. Keeler Title: Director of Assessment Based on the appellants' application for appeal, the submitted comparable properties, and fadjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in	Tax Year 2025	
Sussex County Board of Assessment VS Kettheen & John Dikkman (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: \$2,473,400 Stipulated Value: \$2,028,000 Date: <u>41/44/25</u> Signature of Owner or duly authorized agent: <u>Kettlicen and Market</u> Printed Name: <u>Kattlicen and Tahn Dickman</u> Date: <u>41725</u> Signature of Sussex County Government Representative: <u>Market</u> Printed Name: <u>childepher 8. Koder</u> Title: <u>Director of Assessment</u> Summary Based on the appellants' application for appeal, the submitted comparable properties, and the offerees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in	In the Matter of Appeal	
(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: \$2,473,400 Stipulated Value: \$2,028,900 Date: <u>H/14/25</u> Signature of Owner or duly authorized agent: <u>Kethleen and Model</u> Printed Name: <u>Kathleen and John Dickman</u> Date: <u>signature of Sussex County Government Representative:</u> Signature of Sussex County Government Representative: <u>Market Market Sussex</u> Printed Name: <u>Christophers.Keeler</u> Title: <u>Director of Assessment</u> Summary Based on the appellants' application for appeal, the submitted comparable properties, and the adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in	Parcel ID 134-9.00-366.00	
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows: Original Value: \$2,473,400 Stipulated Value: \$2,028,000 Date: <u>4/14/25</u> Signature of Owner or duly authorized agent: <u>Ketklicen and Model</u> Printed Name: <u>Kathleen and John Dickman</u> Date: <u>41785</u> Signature of Sussex County Government Representative: <u>Maken</u> Printed Name: <u>christopher S. Keeler</u> Title: <u>Director of Assessment</u> Summary Based on the appellants' application for appeal, the submitted comparable properties, and adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in	Sussex County Board of Assessme	nt VS Kathleen & John Dickman
Board of Assessment Office as follows: Original Value: \$2,473,400 Stipulated Value: \$2,028,500 Date: <u>4/14/25</u> Signature of Owner or duly authorized agent: <u>Kettllien and Month</u> Printed Name: <u>Kathleen and John Dickman</u> Date: <u>41/25</u> Signature of Sussex County Government Representative: Printed Name: <u>christopher S. Keeler</u> Title: <u>Director of Assessment</u> Summary Based on the appellants' application for appeal, the submitted comparable properties, and for adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in		(Owner Name)
Date: <u>+//4/25</u> Signature of Owner or duly authorized agent: <u>Kettluce and John</u> Printed Name: <u>Kathleen and John Dickman</u> Date: <u>4//25</u> Signature of Sussex County Government Representative: <u>M. Kettluce</u> Signature of Sussex County Government Representative: <u>M. Kettluce</u> Printed Name: <u>christopher S. Keeler</u> Title: <u>Director of Assessment</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 134-9.00-366.00. The adjustment reflects a change in		
Signature of Owner or duly authorized agent: Kettlicen and Montham Signature of Owner or duly authorized agent: Kettlicen and Montham Signature of Sussex County Government Representative: Montham Signature of Sussex County Government Representative: Montham Signature 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 134-9.00-366.00. The adjustment reflects a change in the submitted comparable properties in the submitted comparable properties and the submit	Original Value: \$ <u>2,473,400</u>	Stipulated Value: \$2,028,900
Date: 41725 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 t referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in		rized agent: Katallen, and Joh Dich
Signature of Sussex County Government Representative: Printed Name: <u>christopher S. Keeler</u> Title: <u>Director of Assessment</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 134-9.00-366.00. The adjustment reflects a change in	Printed Name: <u>Kathlee</u>	rand John Dickman
Printed Name: Christopher S. Keeler Title: Director of Assessment Summary Based on the appellants' application for appeal, the submitted comparable properties, and t referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in	Date: 417/25	NOV
Title: Director of Assessment Summary Based on the appellants' application for appeal, the submitted comparable properties, and t referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in	Signature of Sussex County Gover	nment Representative:
Summary Based on the appellants' application for appeal, the submitted comparable properties, and t referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in	Printed Name: Christopher S. Keeler	
Based on the appellants' application for appeal, the submitted comparable properties, and t referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in	Title: Director of Assessment	
referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in	Summary	
	referees' recommendations, or adjusted the valuation of Parce	our Assessment staff has conducted a thorough review and cel ID 134-9.00-366.00. The adjustment reflects a change in

Situs : 40145 SUGAR	HILL RD	Parcel ID: 134-9.00-366.00		Class: Single	e Family Dwe	lling	Card:	1 of 1 Print	ed: April 24, 2025	5
DICKMAN KATHLEEN DICKMAN TRUSTEES 40145 SU	ENT OWNER N MARY & JOHN WILLIAM S OF REVOCABLE TRUST JGAR HILL RD ACH DE 19930-3445 Property N	GENERAL INFORMAT Living Units 1 Neighborhood 1AR055 Alternate ID 134090003660 Vol / Pg 4390/186 District Zoning MEDIUM RESI Class Residential	000000				124-900-9680			
	Land Inform	ation				۵	ssessment Ir	formation		
Type Primary Site AC	Size Influence Fact 0.1870 Location	tors Influence % Traffic - Heavy -20	Value 1,447,380	В	Land uilding Total	Assessed 0 0 0	Appraised 1,447,400 581,500 2,028,900	Cost 1,447,400 380,200 1,827,600	Income 0 0 0	Marke 1,447,40 581,45 2,028,85
Total Acres: .187 Spot:	L	Location: 12 VERY GD LOCATION	N (POS INFL		ue Flag Mar 34DM10	ket Approach		al Override Reasor Base Date of Value ective Date of Value)	
	Entrance Info	rmation					Permit Info	rmation		
Date ID 05/02/24 SLM 04/18/23 EBC	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other		Date Issued 03/09/06 10/10/03 11/12/96 01/24/90 04/25/88	Number 25472-5 25472-4 25472-3 25472-2 25472-1	Price 36,000 54,520 1,225 8,000 2,500	Purpose D010 D010 D010 D010 D010	Elevator Shaft-Se Addition/Sunroom Fence-Sea Del Es Enclose Porch-Se Deck-Sea Del Est	a Del Est Lot 42 /Dec-Sea Del Es tateslot 42 a Dell Estateslot	% Complet
			Sales/Ov	vnership History	/					
Transfer Date 12/27/85	Price Type 1	Validity		Deed 4390	l Reference /186	Deed Type		Grantee		



Re: Assessment Appeal 134-9.00-616.00

From STEVE MOORE <steve62@gmail.com> Date Wed 4/30/2025 2:53 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.

We agree to the new value of \$1,925,000. Granville and John Moore 30048 seagull way. Bethany Beach, DE

Sent from my iPad

On Apr 29, 2025, at 11:02 AM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

Kindly respond no later than **May 2, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

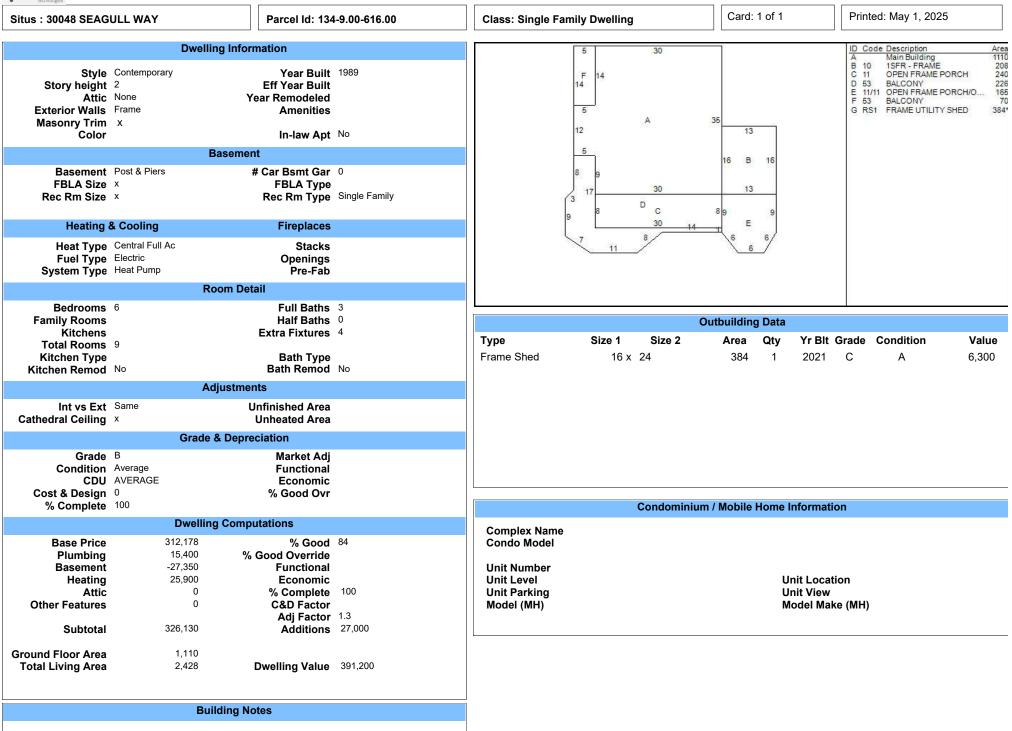
Kind Regards, Dianne

<134-9.00-616.00.pdf>

Situs : 30048 SEAGUL	L WAY	Parcel ID: 134-9.00-616	.00	Class: Singl	e Family Dwe	lling	Card:	1 of 1 Print	ed: May 1, 2025	5
MOORE GRA M 132 PUD	INT OWNER	Vol / Pg 2258/23 District Zoning MEDIUI Class Resider	5 006160000000 35 M RESIDENTIAL	9/24/23.112-20.37 FM						
	Land Inform	nation				A	ssessment In	formation		
Type rimary Site AC	Size Influence Fac 0.2427 Location		ce % Valı 20 1,527,94	40	Land Building Total	Assessed 0 0 0	Appraised 1,527,900 397,500 1,925,400	Cost 1,527,900 397,500 1,925,400	Income 0 0 0	Marke 1,527,90 795,51 2,323,41
Fotal Acres: .2427 Spot:		Location: 12 VERY GD LO	CATION (POS INF		ue Flag Cos 34DM10	Approach		al Override Reasor Base Date of Value ective Date of Value	e	
	Entrance Info	ormation					Permit Infor	mation		
Date ID 03/23/23 NMJ	Entry Code Occupant Not At Home	Source Other		Date Issued 03/08/18 11/04/88	Number 201802140 25732-1	Price 1,000 103,500	Purpose A108	Demo Chimney A Dwelling-Gull'S N	nd Replacing W	% Complet it
			Sales	Ownership Histor	У					
Transfer Date 01/06/98 11/03/88 09/16/85	Price Type 340,000 135,000 1	Validi	ty	Deed 2258	d Reference 8/235	Deed Type		Grantee		

🐝 tyler

RESIDENTIAL PROPERTY RECORD CARD 2099



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Your <u>men</u>	
in the Matter of Appeal	
Parcol ID <u>Desmanik</u>	
Sussex County Board of Assessmy	ent VS <u>New Mana)</u> (Owner Nama)
We, the undersigned, agree to ac Board of Assessment Office as fo	gust the above-entitled appeal by settlement with the Sussex County Nows:
Original Value: \$2,01,00	Stipulated Volue: Stanan
Date: <u>4-7-25</u> Signature of Owner or duly author Printed Name: <u>2-54-7</u>	sized agent: Labort Children S. Iverberg
Date: <u>anno</u> Signature of Sussex County Gove	Ar & K
Printed Name: grouper a room	new management of the state of
Tile: dimini di constanti	
	plication for appeal, the submitted comparable properties, and the our Assessment staff has conducted a thorough review and rcel ID 134-8.00-638.00. The adjustment reflects a change in sessed value to \$2,322,200.

RES	IDENTIAL P	ROPERTY F	RECORD CAR	2099					SUSSEX	COUNTY		
Situs : 29988 SURF	SIDE DR		Parcel ID: 134	-9.00-636.00		Class: Sing	e Family Dwe	lling	Card: 1	of 1	Printed: April 24, 2	025
SILVEF 4612 D	RENT OWNER BERG ROBER ERUSSEY PK CHASE MD 20	RT P WY	Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	d 1AR055	000000	2/23/24.415.49 PM			Image: New York of the second secon			
		Land Inform	mation					A	ssessment In	formation		
Type Primary Site	Size AC 0.2532	Influence Fac Location	ctors	Influence %	Value 1,919,740	I	Land Building Total	Assessed 0 0 0	Appraised 1,919,700 402,500 2,322,200	Cos 1,919,70 402,50 2,322,20	0 0 0 0	Marke 1,919,70 861,45 2,781,15
Total Acres: .2532 Spot:			Location: 12 VER	RY GD LOCATIO	N (POS INFL		lue Flag Cos 34DM10	t Approach		al Override R Base Date of ective Date of	Value	
		Entrance Info	ormation						Permit Infor	mation		
Date ID 05/03/24 JTS 03/23/23 NMJ		de ler Change t Not At Home		Source Owner Other		Date Issued 02/09/23 06/08/12 02/11/11 10/04/84	Number 202301639 25754-3 25754-2 25754-1	Price 75,000 8,000 22,035 150,000	Purpose A108 D010 D010	Enclosing E Finish Bp 28 Addition/Dec	xisting Por To Make 6173-Gulls Nest Lo ck-Gull'S Nest Lot 2 Deck-Gulls Nest Lo	ot 2 1
					Sales/Ov	vnership Histor	У					
Transfer Date 07/20/84	Pric 148,75	e Type		Validity			d Reference 2/294	Deed Type		Grantee		

🐝 tyler

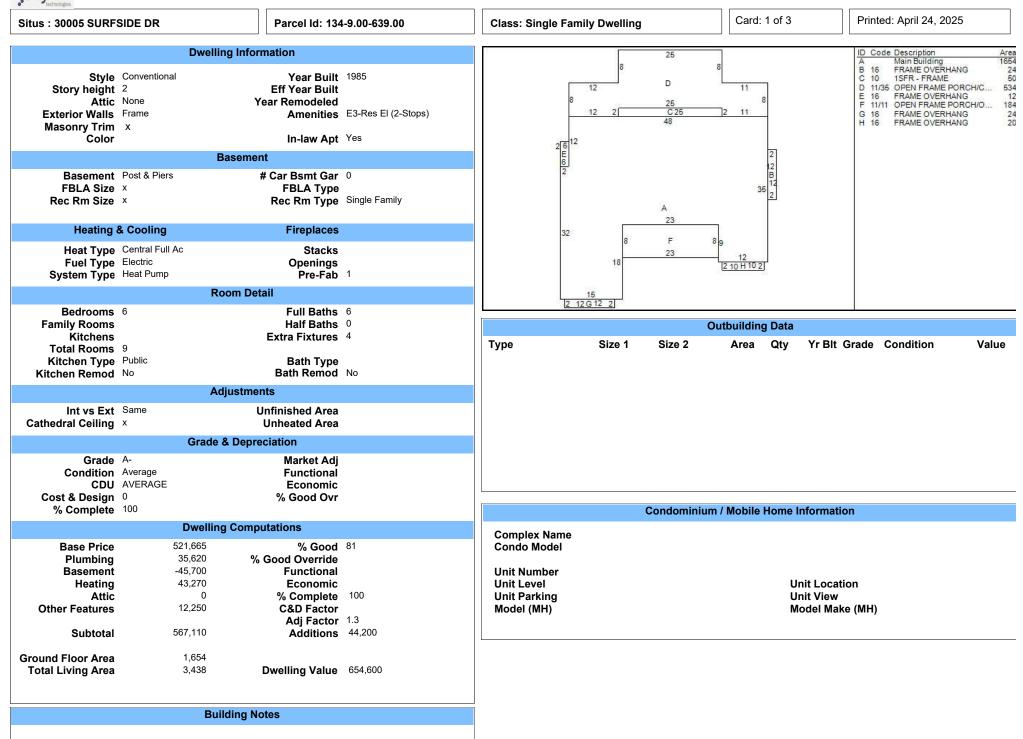
RESIDENTIAL PROPERTY RECORD CARD 2099

Situs : 29988 SURFSIDE	DR	Parcel Id: 134	-9.00-636.00	Class: Single F	amily Dwelling	Card: 1 of 1	Printed: April 24, 2025
	Dwellin	g Information		2	10	16	ID Code Description Ar A Main Building 11
Style Conv Story height 2 Attic None Exterior Walls Fram Masonry Trim X Color		Year Built Eff Year Built Year Remodeled Amenities In-law Apt			12 13 E 13 16 D 11 12 10 11 38 11 F 11	6 B 16 	A Main Building 11 B 10/53 15FR - FRAME/BALCONY 2 C 11/10 0PEN FRAME PORCH/1 1 D 10 15FR - FRAME 1 1 E 31 WOOD DECK 1 1 F 14/10 FRAME UTILITY BUILDIN 1 G 12 ENCLOSED FRAME POR 2 H 53 BALCONY 5 I RC1 CARPORT 28
	Ba	asement					
Basement Post FBLA Size × Rec Rm Size ×	& Piers	# Car Bsmt Gar FBLA Type Rec Rm Type			11 32 A 21 G 21 <u>12</u>	32	
Heating & Coo	oling	Fireplaces			9 C	9	
Heat Type Centr Fuel Type Electr System Type Heat	ic	Stacks Openings Pre-Fab			11 11 12 49 12 H	15	
	Ro	om Detail			49		
5 Bedrooms		Full Baths Half Baths				Desthe cilleline or Deste	
Kitchens Total Rooms 7 Kitchen Type		Extra Fixtures Bath Type Bath Remod	3	Type Carport	Size 1 Size 2 12 x 24	-	Bit GradeConditionValue021CA4,070
Kitchen Remod No	Adi	justments	Yes				
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area					
	Grade 8	& Depreciation					
Grade B- Condition Avera CDU AVEF Cost & Design 0 % Complete 100		Market Adj Functional Economic % Good Ovr			Condominiur	m / Mobile Home Infor	mation
	Dwelling	Computations		Complex Nor			
Base Price Plumbing Basement Heating Attic Other Features Subtotal	298,294 20,620 -26,130 24,740 0 553 318,080	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100 1.3	Complex Nam Condo Model Unit Number Unit Level Unit Parking Model (MH)	5	Unit V	ocation iew Make (MH)
Ground Floor Area Total Living Area	1,108 2,739	Dwelling Value					
		ding Notes					

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2026	
In the Matter of Appeal	· ·
Parcel ID 133-9.00-039.00	
Sussex County Board of As	sessment VS Judy Winkey & Honry Olito Trustees (Owner Name)
We, the undersigned, agre Board of Assessment Offic	e to adjust the above-entitled appeal by settlement with the Sussex County
Original Value: \$ 6,504,200	Stipulated Value: \$6,152,200
Date: <u>4/8/2 S</u> Signature of Owner or duly Printed Name: <u>Juc</u>	5 authorized agent: July Whally, trastee
Date: 376/25 Signature of Sussex County	Government Representative;
Printed Name: Christopher S. Kni	
Title: Oneclar of Assossmant	
Summary	
referees' recommendati adjusted the valuation of	s' application for appeal, the submitted comparable properties, and the ons, our Assessment staff has conducted a thorough review and of Parcel ID 1314-9.00-639.00. The adjustment reflects a change in the at brings the assessed value to \$5,152,200.

	RECORD CARD 2099		30332/			
Situs : 30005 SURFSIDE DR	Parcel ID: 134-9.00-639.00	Class: Single Family Dwelling	Card:	1 of 3 Prin	ted: April 24, 2025	5
CURRENT OWNER WHALLEY JUDY L TRUSTEE HENRY F OTTO TRUSTEE 520 3RD ST NE WASHINGTON DC 20002 Property N	GENERAL INFORMATIONLiving Units1Neighborhood1AR055Alternate ID134090006390000000Vol / Pg4084/258DistrictZoningMEDIUM RESIDENTIALClassResidential					
Land Inform	nation		Assessment I	nformation		
Type Size Influence Fac Primary Site AC 0.3685 Waterfront - O Total Acres: .3685	rc -10 4,293,630	Land Building Total Value Flag Market Ap		4,293,600 662,500	е	Marke 4,293,60 858,60 5,152,20
Spot:	Location: 13 EXCEL LOCATION (POS INFLU)	Gross Building:				
Entrance Info			Permit Info	ormation		
DateIDEntry Code03/24/23MEPEstimated	Source Estimated	10/08/04 25757-3	Price Purpose 14,400 D010 0 D010 200,000 D010		I-Gulls Nest Lot 2 I-Gulls Nest Lot 2	% Complet
	Sales/Ov	wnership History				
Transfer Date Price Type 11/17/03 3,000,000 03/15/84 233,750	Validity	Deed Reference Dee 4084/258	ed Type	Grantee		

tyler



itus : 30005 SURFSIDE DR Parcel ID: 134-9.00-639.00						Class: Single Family	Owelling	Card: 2 d	Print	ed: April 24, 20	25
URRENT OV	WNER		GENER	AL INFORMA	TION						
IRY F OTTO 520 3RD ST	TRUST F NE	ΈE	Neighborhood 1 Alternate ID 1 Vol / Pg 4 District Zoning M	AR055 34090006390 084/258 /IEDIUM RES							
		Property NC	nes								
						3/24/23, 9-50-30 AM		134-9.00-639.00			
		Land Informa	ition				Α	ssessment Info	rmation		
					Value		Assessed		Cost	Income	Market
AC 0.3	3685	Waterfront - Oc	-	10	4,293,630	Land	0	4,293,600	4,293,600	0	4,293,600
						Building	0	858,600	'	0	858,600
						Total	0	5,152,200	4,956,100	0	5,152,200
35						Value Flag	Market Approach	B		•	
	AC 0.	RY F OTTO TRUST 520 3RD ST NE SHINGTON DC 200 Size AC 0.3685	LEY JUDY L TRUSTEE RY F OTTO TRUSTEE 520 3RD ST NE SHINGTON DC 20002 Property No Land Informa Size Influence Facto AC 0.3685 Waterfront - Oc	LEY JUDY L TRUSTEE RY F OTTO TRUSTEE 520 3RD ST NE SHINGTON DC 20002 Property Notes Land Information Size Influence Factors I AC 0.3685 Waterfront - Oc -	LEY JUDY L TRUSTEE RY F OTTO TRUSTEE 520 3RD ST NE SHINGTON DC 20002 Property Notes Land Information Size Influence Factors Influence % AC 0.3685 Waterfront - Oc -10	LEY JUDY L TRUSTEE RY F OTTO TRUSTEE 520 3RD ST NE SHINGTON DC 20002	LEY JUDY L TRUSTEE SY FOTTO TRUSTEE SY FOTTO TRUSTEE SY FOTTO TRUSTEE SY FOTTO TRUSTEE SY FORTY NOC 20002 Property Notes Living Units 1 Neighborhood 1AR055 Alternate ID 134090006390000000 Vol / Pg 4084/258 District Zoning MEDIUM RESIDENTIAL Class Residential Property Notes Land Information Land Information Size Influence Factors Influence % Value AC 0.3685 Waterfront - Oc -10 4,293,630 Land Building Total	LEY JUDY L TRUSTEE RY F OTTO TRUSTEE S20 3RD ST NE SHINGTON DC 20002 Living Units 1 Neighborhood 1AR055 Alternate ID 13409000639000000 Vol / Pg 4084/258 District Zoning MEDIUM RESIDENTIAL Class Residential Property Notes Land Information Size Influence Factors Influence % Value AC 0.3685 Waterfront - Oc -10 4,293,630 Land 0 Building 0 Total 0	LEY JUDY L TRUSTEE SY JUDY L TRUSTEE S20 3RD ST NE SHINGTON DC 20002 Living Units 1 Neighborhood 1AR055 Alternate ID 13409000639000000 VD Pg 4084/258 District Zoning MEDIUM RESIDENTIAL Class Residential Property Notes Land Information AC 0.3685 Waterfront - Oc 110 4,293,630 Living 0 5,152,200 Manual Building 0 556,600 Total 0 5,152,200	LEY JUDY L TRUSTEE Living Units 1 RY F OTTO TRUSTEE Stinghoonhood 1AR055 Atternate ID 13409000639000000 Vol / Pg Vol / Pg 4084/258 District Zong MEDIUM RESIDENTIAL District AC 0.3685 Influence Factors Influence % Value AC 0.3685 Waterfront - Oc -10 4,293,600 4,293,600 4,293,600 Building 0 858,600 662,500 100 4,561,00 Hanual Override Reason Base Date of Value District Reason Base Date of Value	LEY JUDY L TRUSTEE S20 3RD ST NE S20 3RD ST NE SHINGTON DC 2002 With Cases MEDIUM RESIDENTIAL Class MEDIUM RESIDENTIAL MEDIUM RESIDENTIAL MEDIUM RESIDENTIAL MEDIUM RESIDENTIAL MEDIUM RESIDENTIAL MEDIUM RESIDENTIAL MEDIUM RESIDENTIAL MEDIUM

				Permit Info	rmation			
Date ID 03/24/23 Mł	D Entry C EP Estimat		Source Estimated	Date Issued 10/08/04 10/08/04 12/17/84	Number 25757-2 25757-3 25757-1	14,400	Purpose D010 D010	% Complete Addition/Remodel-Gulls Nest Lot 2 Addition/Remodel-Gulls Nest Lot 2 Dwelling-Gulls Nest Lot 24

	s/Ownership History
Transfer Date Price Type Validity 11/17/03 3,000,000 233,750 Validity	Deed Reference Deed Type Grantee 4084/258



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Situs : 30005 SURFSIDE DR	Parcel Id: 134-9.00-639.00	Class: Single Fam	ily Dwelling	Card: 2 of 3	Printed: April 24, 2025	5
D Style Story height Attic Exterior Walls Masonry Trim × Color	welling Information 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	Full Baths Half Baths Extra Fixtures	Type	(Size 1 Size 2	Outbuilding Data	Grade Condition	Value
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Type Frame Shed	17 x 15	Area Qty Yr Blt 255 1 2021		4,180
	Adjustments					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
	rade & Depreciation					
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr					
% Complete			Condominiu	m / Mobile Home Informat	tion	
	elling Computations	Complex Name				
Base Price Plumbing Basement Heating Attic Other Features Subtotal	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Loca Unit View Model Ma	I	
Ground Floor Area Total Living Area	Dwelling Value					
	Building Notes					

SUSSEX COUNTY

Manual Override Reason Base Date of Value

Effective Date of Value

Situa : 20005	SURFSIDE DR		Parcel ID: 134-9.00-639.00		Classe Single Family Dwg	olling	Card: 3 of	3 Prir	nted: April 24, 202	5
Situs : 30005			Farcer ID: 134-9.00-039.00		Class: Single Family Dw	ennig			1.04. / pin 24, 202	
	CURRENT OWNER		GENERAL INFORM	ATION		/				
HE	ALLEY JUDY L TRUS ENRY F OTTO TRUS 520 3RD ST NE ASHINGTON DC 200	TEE	Living Units 1 Neighborhood 1AR055 Alternate ID 13409000639 Vol / Pg 4084/258 District Zoning MEDIUM RES Class Residential							
		Property Not	es							
					- III Constant					
					3/24/23, 9:50:22 AM		134-9.00-639.00			
		Land Informa	ion		3/24/23, 9:50:22 AM		134-9.00-639.00 ssessment Inform	nation		
Туре	Size	Influence Facto	rs Influence %	Value	3/24/23, 9:50:22 AM		ssessment Inforr	nation Cost	Income	Mark
Type Primary Site	Size AC 0.3685			Value 4,293,630	3/24/23, 9:50:22 AM	A Assessed 0			Income 0	Mark 4,293,60
		Influence Facto	rs Influence %			Assessed	ssessment Inforr Appraised	Cost		

Total Acres: .3685 Spot: Location: 13 EXCEL LOCATION (POS INFLU)

Location: 13 EXCEL LOCATION (POS INFLU) Value Flag Market Approach Gross Building:

% Complete
nodel-Gulls Nest Lot 2
nodel-Gulls Nest Lot 2
lls Nest Lot 24
r

	Sales/Ownership History		
Transfer Date Price 11/17/03 3,000,000 03/15/84 233,750	Deed Reference 4084/258	Deed Type	Grantee



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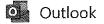
Situs : 30005 SURFSIDE DR	Parcel Id: 134-9.00	0-639.00 Class: Sing	le Family Dwelling	Card: 3 of 3	Printed: April 24, 2025			
Style Story height	Dwelling Information Year Built Eff Year Built							
Attic Exterior Walls Masonry Trim × Color	Year Remodeled Amenities In-law Apt No							
	Basement							
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	Full Baths Half Baths Extra Fixtures			Outbuilding Data				
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Type Frame Shed	Size 1 Size 2 15 x 15	Area Qty Yr Blt 225 1 2021	t Grade Condition Val C A 3,65			
	Adjustments							
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area							
	Grade & Depreciation							
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr							
% Complete	,0 0000 011		Condominiu	m / Mobile Home Informa	tion			
D	welling Computations	Complex N	lame					
Base Price Plumbing Basement Heating Attic Other Features Subtotal	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Condo Mo Unit Numb Unit Level Unit Parkir	Condo Model Unit Number		Unit Location Unit View Model Make (MH)			
Ground Floor Area Total Living Area	Dwelling Value							
	Building Notes							

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-9.00-873.00
Sussex County Board of Assessment VS Liss Quenn & Robin Quenn
(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: \$ 605,000 Stipulated Value: \$ 605,000
Date: <u>4.16.2025</u> Signature of Owner or duly authorized agent: <u>fisa Quann</u> and <u>Hic Quann</u> Printed Name: <u>LiSa Quann</u> and <u>Holi Quann</u> Robin Quann
Date: 4/1/25
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 134-9.00-873.00. The adjustment reflects a change in square footage, grade and economic depreciation that brings the assessed value to \$696,600.
>

	alue 3,070	570/23, 10:56-16 AM			134-9:00-873:00	ormation		
Alternate ID Vol / Pg 4400/178 District Zoning Class Residential Property Notes		6/10/23, 10:56-16 AM				ormation		
and Information		5/10/23, 10:56:16 AM		A		ormation		
luence Factors Influence % Va				Α	ssessment Info	ormation		
		В	Land Building Total	Assessed 0 0 0	Appraised 243,100 453,500 696,600	Cost 243,100 453,500 696,600	Income 0 0 0	Market 243,100 561,330 804,430
Location:				t Approach	E	Base Date of Value		
trance Information					Permit Inform	nation		
Source Owner	12 06 02 02	2/06/23 6/23/22 2/15/21 2/15/21	Number 202316635 202205514 202102225 201612436 25987-2	4,608 24,324 2,304 24,206	Purpose A037 A017 A037 A027	16x24 Pavillion		5 Complete
Sal	es/Owners	rship Histor	у					
		Deed	d Reference	Deed Type		Grantee		
	ntrance Information Source Owner Sal	ntrance Information Source Owner D 11 00 01 01 01 01 01 01 01 01 01 01 01	Location: TD1: Intrance Information Date Issued Owner 12/06/23 06/23/22 02/15/21 02/15/21 02/15/21 07/25/05 Sales/Ownership Histor Type Validity Deed	Location: TD134DM11 source Owner Date Issued Number 12/06/23 202316635 06/23/22 202205514 02/15/21 202102225 02/15/21 202102225 02/15/21 201612436 07/25/05 25987-2 Sales/Ownership History	Source Owner Date Issued Number Price 12/06/23 202316635 4,608 06/23/22 202205514 24,324 02/15/21 20102225 2,304 02/15/21 201612436 24,206 07/25/05 25987-2 1,008 Sales/Ownership History Type Validity Deed Reference Deed Type	Location: Value Flag Cost Approach TD134DM11 Effe htrance Information Permit Inform Owner Date Issued Number Price Purpose 12/06/23 202316635 4,608 A037 06/23/22 202205514 24,324 A017 02/15/21 202102225 2,304 A037 02/15/21 201612436 24,206 A027 07/25/05 25987-2 1,008 D010	Location: TD134DM11 Intrance Information Permit Information Owner Date Issued Number Price Purpose 12/06/23 202316635 4,608 A037 16x24 Pavillion 06/23/22 202205514 24,324 A017 26x26 Att Gar, 8x10 02/15/21 202102225 2,304 A037 12x16 Det Shed 02/15/21 201612436 24,206 A027 Det Garage 30x62 07/25/05 25987-2 1,008 D010 Shed-Mitchel Acres	Location: Value Flag Cost Approach Base Date of Value htrance Information Source Permit Information Permit Information Date Issued Number Price Purpose % 12/06/23 202316635 4,608 A037 16x24 Pavillion 06/23/22 202205514 24,324 A017 26x26 Att Gar, 8x10 Mudd Rm, 15: 02/15/21 20102225 2,304 A037 12x16 Det Shed 02/15/21 201612436 24,206 A027 Det Garage 30x62 07/25/05 25987-2 1,008 D010 Shed-Mitchel Acres Sales/Ownership History



Situs : 30355 PUSEY DR	Parcel Id	: 134-9.00-873.00	Class: Single	Family Dwelling	Card: 1	of 1	Printed: April 21, 2	2025
	Dwelling Information						ID Code Description	Ar
Style Ranch Story height 1 Attic None Exterior Walls Alum/Vinyl Masonry Trim X Color	Year E Eff Year E Year Remode Ameni	eled		20	27		ID Code Description A Main Building B 11 OPEN FRAME C 13 FRAME GARJ D AP1 FOUR SIDE C E RS1 FRAME UTILI F RS1 FRAME UTILI	AGE 7 CLOSED M 186 TY SHED 19
	Basement	-						
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt FBLA T Rec Rm T		26		A	30 31		
Heating & Cooling	Firepla	ices	28 C	28 ⁸ 10				
Heat Type Central Full A Fuel Type Electric System Type Heat Pump	Openi	ncks ngs Fab ¹	26	6 ₅	55			
	Room Detail			7	B 60	6		
Bedrooms ³ Family Rooms	Full Ba Half Ba	aths ⁰			Outbuilding I	Data		
Kitchens Total Rooms 6 Kitchen Type Kitchen Remod No	Extra Fixtu Bath T Bath Rer	уре	Type Pole Bldg Frame Shed	Size 1 Size 2 62 x 30 12 x 16	Area 1,860 192		rade Condition C A C A	Value 35,040 3,140
	Adjustments		Frame Shed	14 x 12	168		C A	1,550
Int vs Ext Same Cathedral Ceiling ×	Unfinished A Unheated A							
	Grade & Depreciation							
Grade B- Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Functio Econo % Good	onal mic ⁹²		Condomini	um / Mobile Ho	ome Information	1	
	Dwelling Computations		Complex Na					
Plumbing Basement Heating Attic Other Features	8,840 % Good Over 22,900 Function 34,240 Econon 0 % Comp 1,700 C&D Fac Adj Fac Adj Fac	mic 92 lete 100	Condo Mode Unit Number Unit Level Unit Parking Model (MH)	I		Unit Locatio Unit View Model Make		
Ground Floor Area Total Living Area	2,475	alue 413,800						
	Building Notes							



Re: Assessment Appeal 134-12.00-280.01-132

From Gregory Haga <gregoryhaga1@gmail.com> Date Tue 4/22/2025 6:01 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.

We accept the proposal at the value of \$391,100 Parcel ID 134-12.00-280.01-132. Thank you for your assistance.

Regards Gregory S. Haga and Doris C. Haga Tuesday, April 22, 20205

On Tue, Apr 22, 2025 at 3:49 PM Dianne Ruscavage < <u>dianne.ruscavage@sussexcountyde.gov</u>> wrote: As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

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

Kind Regards, Dianne

SUSSEX COUNTY

Base Date of Value

Effective Date of Value

Situs : 5 BLUE STREAM LN	Parcel ID: 134-12.00-280.01-132	Class: Residential - Condo	Card: 1 of 1	Prin	nted: April 25, 2025	
CURRENT OWNER	GENERAL INFORMATION					
HAGA GREGORY S & DORIS C HAGA 18667 MIDDLETOWN RD PARKTON MD 21120 Property No	Living Units 1 Neighborhood 1TR101C Alternate ID 134120002800100132 Vol / Pg 3353/177 District Zoning TOWN CODES Class Residential					
COMMON LAND PCT - 280.01 / 280.02		5/17/23, 11:19:59 AM	34-12.00-280.01-132			
Land Inform	ation		Assessment Informa	tion		
Type Size Influence Fact		Assessed	Appraised	Cost	Income	Market
Primary Site AC 0.1467	46,730	Land 0	46,700	46,700	0	0
		Building0Total0	344,400 391,100	344,400 391,100	0 0	0 0
			Manual Ove	erride Reaso	'n	

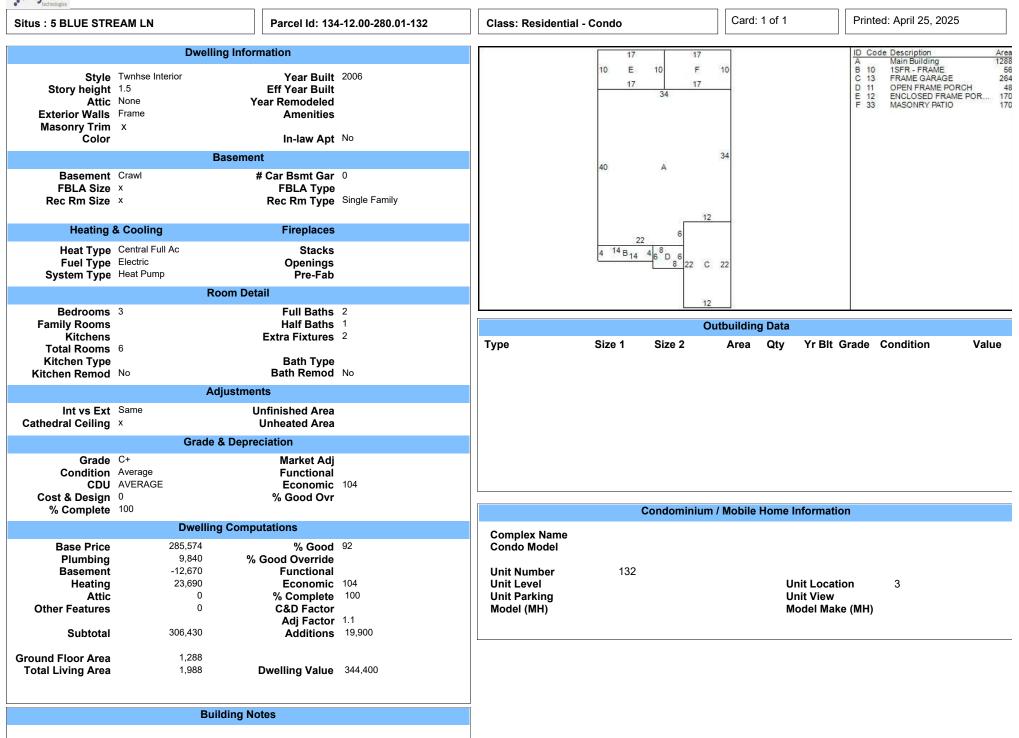
Total Acres: .1467 Spot: Location:

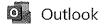
Entrance Information	Permit Information
DateIDEntry CodeSource05/17/23RSDOccupant Not At HomeOther	Pate Issued Number Price Purpose % Complete

Value Flag Cost Approach TD134DM4

		Sale	s/Ownership History		
Transfer Date 08/29/06	Price Type 358,720	Validity	Deed Reference Deed Type 3353/177	Grantee	

tyler





Re: Assessment Appeal 134-12.00-556.03

From BOERLAGE4@COMCAST.NET <BOERLAGE4@COMCAST.NET>

Date Thu 4/24/2025 12:49 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.

On 04/22/2025 3:04 PM EDT Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

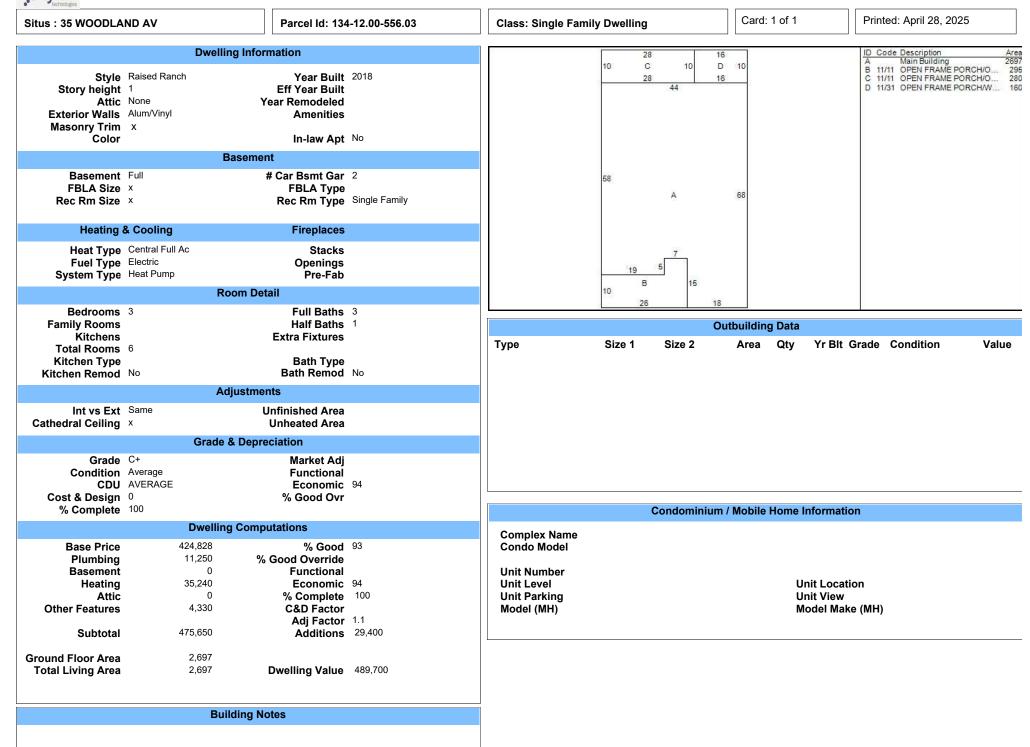
Kindly respond no later than **April 30, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

Kind Regards, Dianne

Hi Dianne we do agree with the new assessment value of \$675000 for 35 Woodland Avenue in Ocean View De thanks again and let us know if you need anything else .

Situs : 35 WOODLAND	AV	Ра	rcel ID: 134-12.00-556.03		Class: Single	e Family Dwe	lling	Card:	1 of 1	Printed: April 28, 2	025
BOERLAG HANK G 6105	NT OWNER E DARLENE H BOERLAGE EARL ST ILLS MD 2073	36	GENERAL INFORMATION Living Units 1 Neighborhood 1UR001 Alternate ID 13412000556030 Vol / Pg 4755/251 District Zoning TOWN CODES Class Residential								
		Land Informatio	n		3/21/23, 4:16:36 PM		A	134-12:00-556.03	formation		
Type Primary Site AC	Size I 0.6054	nfluence Factors	Influence %	Value 185,350		Land uilding Total	Assessed 0 0 0	Appraised 185,400 489,700 675,100	Cost 185,400 489,700 675,100 ual Override Rea	0 0 0	Marke 185,400 608,850 794,250
Total Acres: .6054 Spot:		Loca	tion:			ue Flag Cos 134DM5	t Approach	Eff	Base Date of V ective Date of V		
	E	Entrance Informat	tion					Permit Info	rmation		
Date ID 03/21/23 KLC	Entry Code Info At Door		Source Owner		Date Issued 06/01/18 01/29/18	Number 201805784 201800281		Purpose TEST	Ov 1384	Att Gar 68x44 Po	% Complete
				Sales/O	wnership History	y					
Transfer Date 08/21/17 11/05/15 03/10/00	Price 85,000 70,000	Туре	Validity		Deed 4755 4467		Deed Type Deed		Grantee BOERLAGE	DARLENE H	

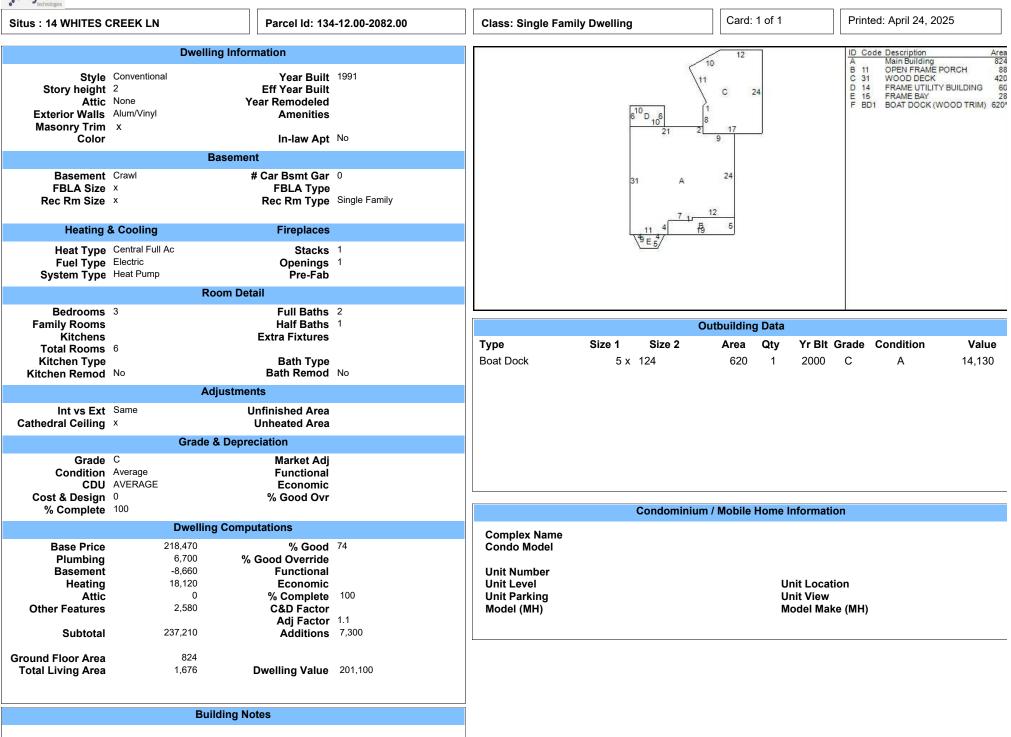
tyler



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year <u>2025</u>	
In the Matter of Ap	peal
Parcel ID 134-12,00-208	.00
	rd of Assessment VS Baibara Collier (Owner Name)
We, the undersign Board of Assessme	ed, agree to adjust the above-entitled appeal by settlement with the Sussex County nt Office as follows:
Original Value: \$68	Stipulated Value: \$457,400
Date: <u>4/10</u>	125 Barban A Apli
Signature of Owne	rorduly authorized agent: Barbara a. Colliev
Printed Name:	SCHDUTG A. COTTO
Date; 4/14/25	no series and ser
Signature of Susse	x County Government Representative:
Printed Name: <u>cm</u>	Nopher S. Kesler
Title: Director of Assession	nt
Summary	it is the submitted comparable properties, and the
referees' recommendation	pellants' application for appeal, the submitted comparable properties, and the nendations, our Assessment staff has conducted a thorough review and lation of Parcel ID 134-12.00-2082.00. The adjustment reflects a change in at brings the assessed value to \$457,400.

RESIDE										
Situs : 14 WHITES CRE	EEK LN	Parcel ID: 134-12.00-2082.00		Class: Sing	e Family Dwe	elling	Card: 1	of 1 Prin	ted: April 24, 202	5
COLLIER 5608 TW	NT OWNER BARBARA A VILIGHT DR JRG PA 17111 Property	GENERAL INFORMATI Living Units 1 Neighborhood 1UR001 Alternate ID 1341200208200 Vol / Pg 3202/274 District Zoning TOWN CODES Class Residential Notes		1/21/23, 9:55:37 AM			14-12-00-20182-00			
	Land Infor	mation				Α	ssessment Inf	ormation		
Type Primary Site AC	Size Influence Fac 0.4511 Waterfront - R		Value 242,160	I	Land Building Total	Assessed 0 0 0		Cost 242,200 215,200 457,400 al Override Reaso Base Date of Valu		Marke 242,20 332,39 574,59
Total Acres: .4511 Spot:		Location: 11 GOOD LOCATION (PC	OS INFLU)	Va TD	ue Flag Cos 134DM4	t Approach		ctive Date of Valu		
	Entrance Info	ormation					Permit Infor	nation		
Date ID 03/21/23 KLC	Entry Code Occupant Not At Home	Source Other		Date Issued 09/06/24 05/02/07 04/06/92 06/18/91	Number 202412456 11886-3 11886-2 11886-1	Price 2,856 11,000 2,760 48,000	Purpose A015 D010 D010	17x12 Screened	Porch On Existinç Vonderland Lot 30 Vonderlandlot 30	
			Sales/Ov	vnership Histor	У					
Transfer Date 09/17/91 07/01/91	Price Type 134,500 1	Validity			d Reference 2/274	Deed Type		Grantee		

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
in the Matter of Appeal
Parcel ID 134-12.00-2258.00
Sussex County Board of Assessment VS <u>Mark & Karan McComilek</u> (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: \$ 962,000 Stipulated Value: \$ 703,200
Date:
Printed Name: Karen B. Mc Cormick
Date: 4/8/25
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 ¹ 34-12.00-2258.00. The adjustment reflects a change in grade that brings the assessed value to \$703,200.

SUSSEX COUNTY

Situs : 36259 WINDMILL RUN P				Parcel ID: 134-12.00-2258.00			Class: Single Family	Card: 1 of 1	Prir	nted: April 21, 202	25	
CURRENT OWNER GENERAL INFORMAT					ΓΙΟΝ							
36259 WINDMILL RUN OCEAN VIEW DE 19970				Alternate ID Vol / Pg District Zoning Class	hood 1TR006 ID 134120022580000000 2278/232 AGRICULTURAL/RESIDEI Residential							
							2/022. (041547 AM		12-12-22-2248-00			
Land Information						Assessment Information						
Type Primary Site Residual	AC AC	Size 1.0000 0.0900	Influence Fact	tors	Influence %	Value 139,330 2,140	Land Building Total	Assessed 0 0 0	Appraised 141,500 561,700 703,200	Cost 141,500 754,400 895,900	Income 0 0 0	Marke 141,500 561,690 703,190
Total Acres: 1.09 Spot: Location:					Manual Override Reason Base Date of Value Value Flag Market Approach Effective Date of Value TD134DM4							
			Entrance Info	rmation					Permit Informatio			
Date	חו	Entry Co			Source				r en int informatio			

Entrance Information					Permit Information					
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpos				
02/09/23	KLC	Occupant Not At Home	Other	08/13/01	11969-1	217,030 D010				

Sales/Ownership HistoryTransfer DatePriceTypeValidityDeed ReferenceDeed TypeGrantee04/08/9831,0002278/2322278/23211



RE: Assessment Appeal 134-12.00-2708.00

From mj_murph <mj_murph@comcast.net>

Date Mon 4/28/2025 8:39 PM

To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>; mj_murph@comcast.net <mj_murph@comcast.net>

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Thank you for your efforts. I accept the stipulated value of \$729,700.

- Mary Jo Murphy

Sent from my Verizon, Samsung Galaxy smartphone

------ Original message ------From: Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> Date: 4/15/25 2:05 PM (GMT-05:00) To: MJ_MURPH@COMCAST.NET Subject: Assessment Appeal 134-12.00-2708.00

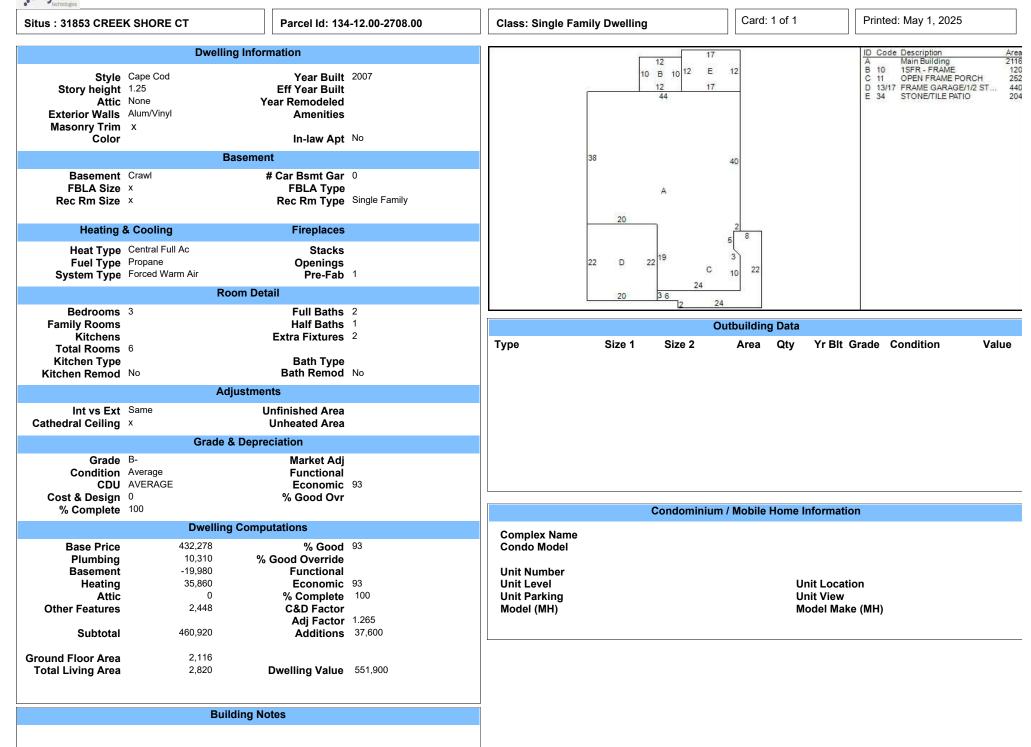
As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value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

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

Kind Regards, Dianne

Situs: 31853 CREEK SHORE CT	Parcel ID: 134-12.00-2708.00	Class: Single Family Dwelling	Card: 1 of	1 Printed: May 1, 202	5
CURRENT OWNER MURPHY THOMAS MARY MURPHY 31853 CREEK SHORE CT OCEAN VIEW DE 19970 Property	GENERAL INFORMATION Living Units 1 Neighborhood 1AR064 Alternate ID 134120027080000000 Vol / Pg 3536/76 District Zoning MEDIUM RESIDENTIAL Class Residential		Hat-12.00-2708.00		
Land Inform	mation		Assessment Infor	nation	
Type Size Influence Fac Primary Site AC 0.2910 Waterfront - R		ASS	essed Appraised 0 177,800 0 551,900 0 729,700	CostIncome177,8000551,9000729,7000	Market 177,800 391,810 569,610
Total Acres: .291 Spot:	Location: 12 VERY GD LOCATION (POS IN	Value Flag Cost App L TD134DM4	Ba	Override Reason se Date of Value ve Date of Value	
Entrance Info	ormation		Permit Information	ion	
DateIDEntry Code03/03/23GRSOccupant Not At Home	Source Other	Date IssuedNumber08/07/2420241087208/05/2420241139601/30/0712237-1	Price Purpose 2,156 A017 2 9,500 A108 R	2x16 Open Porch eplace Shingles, Sheathing Ado welling W/Additions-Inlet @ Pir	
	Sales	Ownership History			
Transfer Date Price Type 12/31/07 515,000 01/16/07 914,941	Validity	Deed Reference De 3536/76	ed Type	Grantee	

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-12.00-4131.00
Sussex County Board of Assessment VS Suzanne Burke County Board of Assessment VS Suzanne Burke (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$ 638,400 Stipulated Value: \$ 580,800
Date:
Signature of Owner or duly authorized agent:
Printed Name:
Date: 4/10/25 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 134-12.00-4131.00. The adjustment reflects a change in grade that brings the assessed value to \$590,800.
A agree withe new assessment of \$590, 800 Suzame Burke
Suzane Burke San Bule 4/17/25

Situs : 37339 KESTREL WAY	Parcel ID: 134-12.00-4131.00		Class: Single Family Dwe	lling	Card: 1 o	of 1 Printe	ed: April 22, 2025	5
CURRENT OWNER BURKE SUZANNE M 37339 KESTREL WAY OCEAN VIEW DE 19970 Proper	GENERAL INFORMATION Living Units 1 Neighborhood 1TR004 Alternate ID 13412004131000000 Vol / Pg 6037/80 District Zoning AGRICULTURAL/RE Class Residential y Notes		573/24, 6-42-45AM		134-12-00-4131-00			
Land In	ormation			A	Assessment Info	ormation		
TypeSizeInfluencePrimary SiteAC0.1900		Value 14,450	Land Building Total	Assessed 0 0 0	Appraised 114,500 523,900 638,400	Cost 114,500 523,900 638,400	Income 0 0 0	Market 114,500 456,940 571,440
Total Acres: .19 Spot:	Location:		Value Flag Cost RANDOM1 7.22.24	Approach	E	l Override Reason Base Date of Value Stive Date of Value		
Entrance	nformation				Permit Inform	ation		
DateIDEntry Code08/13/24SLMData Mailer Change05/23/24CMPTotal Refusal	Source Owner Owner		Date Issued Number 09/01/23 202312316	Price 151,534	Purpose	2 St Dw 40 X 66(F		% Complete
	S	ales/Ow	nership History					
Transfer Date Price Type 01/11/24 561,935 09/20/23 123,000	Validity		Deed Reference 6037/80 5975/333	Deed Type Deed Deed		Grantee BURKE SUZANN NVR INC	ΕM	

tyler

2099

	Dwelling	g Information		2	18		22	1		ID Code D	escription	Ai 17
Story height	None Alum/Vinyl X	Year Built Eff Year Built Year Remodeled Amenities In-law Apt			43	9	B 22	9		C 13 F D 11 C	Main Building DPEN FRAME RAME GARAG DPEN FRAME SFR - FRAME	PORCH GE PORCH
	Ba	sement				А						
Basement FBLA Size Rec Rm Size	х	# Car Bsmt Gar FBLA Type Rec Rm Type			20		4	5				
Heating	& Cooling	Fireplaces				1742						
Fuel Type	Central Full Ac Gas Forced Warm Air	Stacks Openings Pre-Fab			22 C	22 8	12	-				
	Roo	om Detail			20	11 D	11 E 1 12	1				
Bedrooms Family Rooms Kitchens		Full Baths Half Baths Extra Fixtures	0		L j (0 j.)		Outbuild					
Total Rooms Kitchen Type Kitchen Remod	7	Bath Type Bath Remod	No	Туре	Size 1	Size 2	Are	a Qty	Yr Blt Grad	de Condi	ition	Value
	Adju	ustments										
Int vs Ext Cathedral Ceiling		Unfinished Area										
		Unheated Area										
		Unheated Area Depreciation										
Cost & Design	B- Average AVERAGE 0											
Condition CDU	B- Average AVERAGE 0 100	Depreciation Market Adj Functional Economic % Good Ovr			C	Condomin	ium / Mob	ile Home	Information			
Condition CDU Cost & Design % Complete	Grade & B- Average AVERAGE 0 100 Dwelling	Depreciation Market Adj Functional Economic % Good Ovr Computations		Complex Name	C	Condomin	ium / Mob	ile Home	Information			
Condition CDU Cost & Design	B- Average AVERAGE 0 100 0 B- Average 0 382,106 11,780 -16,960 31,700 0	Depreciation Market Adj Functional Economic % Good Over Computations % Good % Good Override Functional Economic % Complete C&D Factor	100	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	c	Condomin	ium / Mob	U U	Information Init Location nit View Iodel Make (N	лн)		
Condition CDU Cost & Design % Complete Base Price Plumbing Basement Heating Attic	B- Average AVERAGE 0 0 0 100 Dwelling 382,106 11,780 11,780 -16,960 31,700 0 0 0	Depreciation Market Adj Functional Economic % Good Over Computations % Good % Good Override Functional Economic % Complete	100 1.19	Condo Model Unit Number Unit Level Unit Parking	C	Condomin	ium / Mob	U U	nit Location	ЛН)		
Condition CDU Cost & Design % Complete Base Price Plumbing Basement Heating Attic Other Features	Grade & B- Average AVERAGE 0 100 Dwelling 382,106 11,780 -16,960 31,700 0 0 408,630 1,742	Depreciation Market Adj Functional Economic % Good Over Computations % Good % Good Override Functional Economic % Complete C&D Factor Adj Factor	100 1.19 31,600	Condo Model Unit Number Unit Level Unit Parking	c	Condomin	ium / Mob	U U	nit Location	ИН)		

NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel 1D 134-13.00-810.00
Sussex County Board of Assessment VS Kelly Felix, Dana Maciarowski, Etal
(Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County
Board of Assessment Office as follows:
Original Value: \$ 787.400 Stipulated Value: \$ 558.400
Date: 4.16.25
Signature of Queen and the sized as the Kill TO
Signature of Owner or duly authorized agent:
Printed Name: Kelly Felix
Date: 4/11/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keolor
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the
referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-13.00-810.00. The adjustment reflects a change in
location factor, grade and approach that brings the assessed value to \$558,400.

technologies					
Situs : 995 SANDBAR CT	Parcel ID: 134-13.00-810.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 22, 20	25
CURRENT OWNER FELIX KELLY SUZANNE DANA KRISTIN MACIOROWSKI ETAL 13410 RICH LYNN CT HIGHLAND MD 20777 Property N	GENERAL INFORMATIONLiving Units1Neighborhood1BR002Alternate ID134130008100000000Vol / Pg5804/170DistrictZoningZoningTOWN CODESClassResidential				
Land Inform Type Size Influence Fact Primary Site AC 0.2072 Waterfront - Ca	tors Influence % Value	Assessed	Assessment Information Appraised 280,300 28	n Cost Income 30,300 0	Market 280,300
Total Acres: .2072	.ocation:	Land0Building0Total0Value FlagCost ApproachTD134DM7Cost Approach	278,100 27 558,400 55 Manual Overri	78,100 0 58,400 0 de Reason te of Value	346,280 626,580
Entrance Info	rmation				
Date ID Entry Code 03/13/23 RSD Occupant Not At Home	Source Other			ake Bethanylot 13phase I g-Bethany Beach Lot 13	% Complete
	Sales/O	vnership History			
Transfer Date Price Type 11/14/22 1 11/27/93 133,000	Validity Invalid Sale - Tyler	Deed Reference Deed Type 5804/170 Deed 2381/93	e Granto FELIX	96 KELLY SUZANNE	

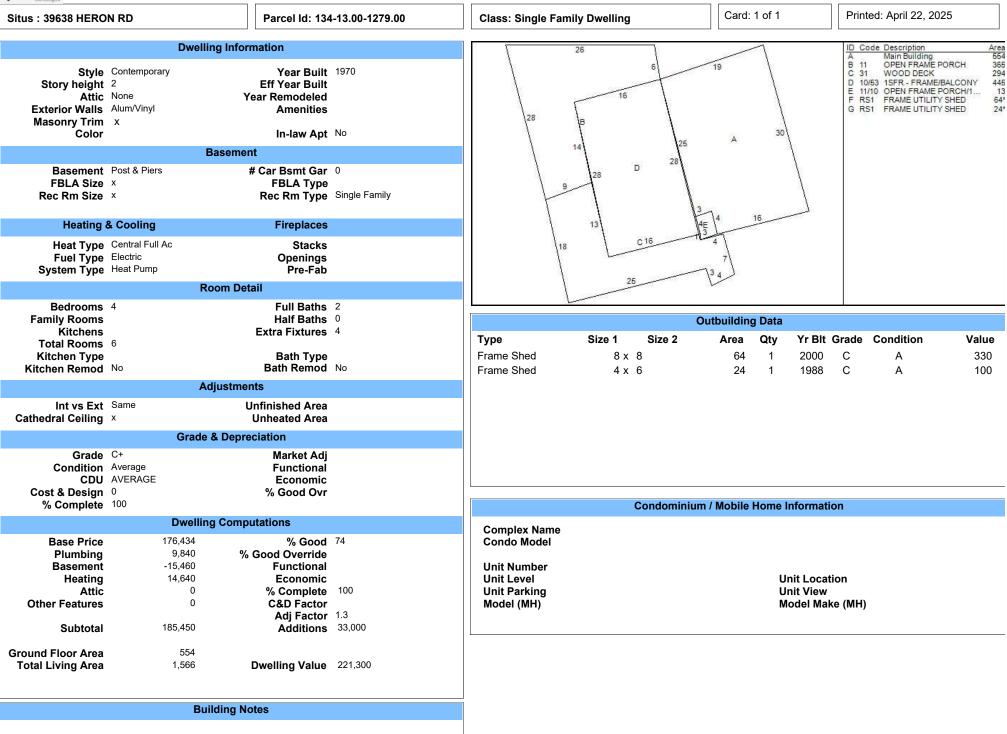
ketyler RESIDENT												
Situs : 995 SANDBAR CT		Parcel Id: 134	-13.00-810.00	Class: Single Fam	ily Dwelling		Card	1 of 1		Prin	ted: April 22, 202	.5
	Dwelling	Information		3			10 8			ID C A B 11	ode Description Main Building	
Style Ranch Story height 1 Attic None Exterior Walls Frame Masonry Trim X Color		Year Built Eff Year Built Year Remodeled Amenities In-law Apt			30	46 A	C 27 17 12 30 B	4		C 31 D 31 E R F R G BI H W	I WOOD DECK I WOOD DECK C1 CARPORT S1 FRAME UTILITY :	SHED
	Bas	sement										
Basement Post & P FBLA Size × Rec Rm Size ×	iers	# Car Bsmt Gar FBLA Type Rec Rm Type				46 8	32 32 ⁰	4				
Heating & Coolir	ıg	Fireplaces										
Heat Type Central F Fuel Type Electric System Type Heat Pu		Stacks Openings Pre-Fab	1									
	Roor	m Detail										
Bedrooms ³ Family Rooms Kitchens		Full Baths Half Baths Extra Fixtures	0	Time	Size 4	Size 2	Outbuildin	-	Va Dit	Credo	Condition	Val
Total Rooms 6 Kitchen Type Kitchen Remod No		Bath Type Bath Remod	No	Type Carport Frame Shed	Size 1 19 x 12 x	23	Area 437 180	Qty 1 1	Yr Blt 1979 1979	C C	Condition A A	Valı 1,65 74
	Adju	stments		Boat Dock	5 x		130	1	1979	С	A	2,96
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area		Wood Deck Bulkhead	8 x 1 x		128 60	1 1	1979 1979	C C	A A	1,2 <i>1</i> 4,64
	Grade &	Depreciation										
Grade C Condition Average CDU AVERAC Cost & Design 0	GE	Market Adj Functional Economic % Good Ovr										
% Complete 100		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				Condomini	um / Mobile	Home	Informati	on		
		Computations		Complex Name								
Base Price Plumbing Basement Heating Attic Other Features Subtotal	229,724 8,030 -28,170 19,060 0 1,550 230,190	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100	Condo Model Unit Number Unit Level Unit Parking Model (MH)				U	nit Locat nit View lodel Mał			
Fround Floor Area Total Living Area	1,380 1,380	Dwelling Value	266,900									
		ng Notes										

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-13.00-1279.00
Sussex County Board of Assessment VS <u>Cynthia Hetrick</u> (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: \$2,290,400 Stipulated Value: \$1,954,200
Date:
Printed Name: CYNTHIA A. HETRICK
Date: 4/8/25 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 134-13.00-1279.00. The adjustment reflects a change in the land influence factor and approach that brings the assessed value to \$1,954,200.

Situs : 39638 HERON F	RD	Parcel	ID: 134-13.00-1279.00		Class: Singl	e Family Dwe	elling	Card: 1	of 1	Printed: April 22, 2025	5
CURRE			GENERAL INFORMATI	ON				_			
6783 ARB	CYNTHIA A BOR VIEW CT L OH 43065 Pro	Neigh	ct d								
	Land	d Information			4/4/23, 3:03:94 PM			194-1300-1279.00			
Туре	Value				ssessment Inf						
Primary Site AC		nce Factors - Modera	-5	1,732,530	E	Land Suilding Total	Assessed 0 0 0	Appraised 1,732,500 221,700 1,954,200	Cost 1,732,500 221,700 1,954,200	0 0	Market 1,732,500 450,720 2,183,220
Total Acres: .1901 Spot:		Location:	12 VERY GD LOCATION	(POS INFL	Val TD ²	ue Flag Cos I 34DM6	t Approach		al Override Re Base Date of V ctive Date of V	Value	
		nce Information						Permit Inform	nation		
Date ID 05/08/24 JXL 04/04/23 EBC	Entry Code Data Mailer Chang Occupant Not At H	-	Source Owner Other		Date Issued 02/01/22 06/03/02 10/17/94 12/21/92 02/26/85	Number 202200998 13519-4 13519-3 13519-2 13519-1	Price 1,932 3,808 5,500 3,672 3,500	Purpose A017 D010 D010 D010	12x23 Screer Deck Over 30 Remodeling- Replace 2 De	n Porch On Existing D 0-Ocean Village Lot S Ocean Villagelot S-1 ecks-Ocean Villagelot Village Lot 5-1	
				Sales/Ow	nership Histor	у					
Transfer Date	Price Type 58,700		Validity		Deed 4081	l Reference /63	Deed Type		Grantee		

🐝 tyler

RESIDENTIAL PROPERTY RECORD CARD 2099





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-13.00-1330.00

PAUL WINIG

Sussex County Board of Assessment VS Poul & Keren Workid

(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: \$5,194,100

Stipulated Value: \$3,546,600

4/28/25 Date: __

Signature of Owner or duly authorized agent:

Printed Name:

Date: 4/17/25

Signature of Sussex County Government Representative

Printed Name: Christopher S. Kesler

Title: Director of Assossment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-13.00-1330.00. The adjustment reflects a change in number of bathrooms, approach, style and grade that brings the assessed value to \$3,546,600.

Situs: 31319 SANDP	IPER RD	Parcel ID: 134-	-13.00-1330.00		Class: Single	e Family Dwe	lling	Card: 1	of 2 Pr	inted: April 28, 202	5
CURRI WINICKI PAUL 3908 N CH	ENT OWNER M KAREN C WINICKI ARLES ST #1103 ORE MD 21218 Property	GENE Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class	RAL INFORMA	000000							
•	Land Info		h	Malua	3/28/23, 2:46:52 PM		A	134-13.00-1330.00	formation		
Type Primary Site AC	Size Influence Fa	ctors Dc Shape Or Size	Influence % -30	Value 3,108,180	В	Land uilding Total	Assessed 0 0 0	Appraised 3,108,200 438,400 3,546,600	Cost 3,108,200 438,400 3,546,600	Income 0 0 0	Marke 3,108,20 1,105,18 4,213,38
Total Acres: .2183 Spot:		Location: 13 EXCI	EL LOCATION (I	POS INFLU)		ue Flag Cos 34DM6	t Approach		al Override Reas Base Date of Va ective Date of Va	lue	
	Entrance Inf							Permit Infor	mation		
Date ID 03/28/23 EBC	Entry Code Occupant Not At Home		Source Other		Date Issued 07/01/13 11/03/05 11/03/04 04/29/99 03/20/86	Number 201307718 13573-6 13573-5 13573-4 13573-3	0 0 198,210	D010	Dwelling W/Add Remodeling-Od		
				Sales/Ov	nership Histor	/					
Transfer Date 09/13/04	Price Type 1,465,000		Validity		Deec 3115	I Reference /201	Deed Type		Grantee		

🐝 tyler

RESIDENTIAL PROPERTY RECORD CARD 2099

Situs : 31319 SANDP	IPER RD	Parcel Id: 134	-13.00-1330.00	Class: Single Fami	ily Dwelling	Card: 1 of 2	Printed: April 28, 2025
	Dwellin	g Information			14 23 D		ID Code Description A A Main Building
Style C Story height 2 Attic M Exterior Walls Masonry Trim Color	None Frame	Year Built Eff Year Built Year Remodeled Amenities In-law Apt			23 14 13 14 13 14 14 13 14 3 20 B 18		B 11/10/10 OPEN FRAME PORC C 11/11 OPEN FRAME PORC D 31 WOOD DECK E 52/10/17 BREEZEWAY/15FR F 30/11/53 CARPORT/OPEN FRA G 30/10/10 CARPORT/OPEN FRA H 30/11/53 CARPORT/OPEN FRA I RS1 FRAME UTILITY SHED
	Ba	asement			11 16 2		
Basement F FBLA Size > Rec Rm Size >	x	# Car Bsmt Gar FBLA Type Rec Rm Type			64 5 A 33 13 5 14		
Heating &	Cooling	Fireplaces			5 E TFB6		
Heat Type Fuel Type System Type	Electric	Stacks Openings Pre-Fab	1		47 12 22 G 22		
	Ro	om Detail			13 76 96 H 7		
Bedrooms 5 Family Rooms Kitchens	5	Full Baths Half Baths Extra Fixtures				Outbuilding Data	
Total Rooms Kitchen Type Kitchen Remod		Bath Type Bath Remod	No	Type Frame Shed	Size 1 Size 2 10 x 6	Area Qty 60 1	Yr Bit GradeConditionValue2007CA430
	Adj	ustments					
Int vs Ext S Cathedral Ceiling		Unfinished Area Unheated Area					
	Grade 8	Depreciation					
Cost & Design	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr					
% Complete		Commutations			Condominiu	um / Mobile Home II	nformation
Dese Duiss	-	Computations	02	Complex Name			
Base Price Plumbing Basement Heating Attic Other Features Subtotal	201,044 20,620 0 16,680 0 1,700 240,040	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Ur	nit Location nit View odel Make (MH)
Ground Floor Area Total Living Area	632 3,090	Dwelling Value					

Situs : 31319 SANDPIF	'ER RD		Parcel ID: 134-	13.00-1330.00		Class: Singl	le Family Dwe	lling	Card: 2	2 of 2	Printed: April 28, 202	25
WINICKI PAUL N 3908 N CHA		WINICKI 1103	Living Units Neighborhood Alternate ID Vol / Pg	RAL INFORMA 1 1 1AR055 134130013300 3115/201								
		Property N	District Zoning Class	MEDIUM RESI Residential	DENTIAL	3/28/23, 2-53-22 PM			134-1300-13300			
		Land Inform	nation					ŀ	ssessment In	formation		
Type rimary Site AC	Size 0.2183	Influence Fact Waterfront - Oc	tors c Shape Or Size	Influence % -30	Value 3,108,180	E	Land Building Total	Assessed 0 0 0	Appraised 3,108,200 438,400 3,546,600	Cost 3,108,200 438,400 3,546,600	0 0 0	Marke 3,108,20 1,105,18 4,213,38
Fotal Acres: .2183 Spot:		I	Location: 13 EXCI	EL LOCATION (F	Pos influ)		lue Flag Cos 134DM6	t Approach		al Override Re Base Date of V ective Date of V	Value	
		Entrance Info	rmation						Permit Infor	mation		
Date ID 03/28/23 EBC	Entry Coc Occupant	de ⊨Not At Home		Source Other		Date Issued 07/01/13 11/03/05 11/03/04 04/29/99 03/20/86	Number 201307718 13573-6 13573-5 13573-4 13573-3	0 0 198,210	Purpose D010 D010 D010	Front Yard V Renew Bp 23 Dwelling W/A Remodeling-	ariance 82824-Ocean Village dditions-Ocean Villa Ocean Villagelot D19 ean Villagelot D-19	g
					Sales/Ov	nership Histor						
Transfer Date 09/13/04	Price 1,465,000	e Type 0		Validity			d Reference 5/201	Deed Type		Grantee		



_ _

_

Situs : 31319 SANDPIPER RD	Parcel Id: 134-13.00-1330.00	Class: Single Family	Dwelling	Card: 2 of 2	Printed: April 28, 2025
Dwellin Style Story height	ng Information Year Built Eff Year Built				
Attic Exterior Walls Masonry Trim ×	Year Remodeled Amenities				
Color	In-law Apt No asement				
Basement	# Car Bsmt Gar				
FBLA Size × Rec Rm Size ×	FBLA Type Rec Rm Type				
Heating & Cooling	Fireplaces				
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab				
	oom Detail				
Bedrooms Family Rooms	Full Baths Half Baths			Outbuilding Data	
Kitchens	Extra Fixtures	Туре	Size 1 Size 2		t Grade Condition Valu
Total Rooms Kitchen Type Bath Type Kitchen Remod Bath Remod	Wood Deck	5 x 212	1,060 1 2010		
Ad	justments				
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area				
	& Depreciation				
Grade Condition CDU	Market Adj Functional Economic				
Cost & Design 0 % Complete	% Good Ovr		Condomini	um / Mobile Home Informa	ation
	g Computations	Complex Name			
Base Price Plumbing Basement Heating Attic Other Features 0	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Loc Unit Viev Model M	
Subtotal Ground Floor Area Total Living Area	Additions Dwelling Value				
Buil	ding Notes				

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-13.18-59.00
Sussex County Board of Assessment VS <u>Elizabolh & Alen Gruber Trustees</u> (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: \$1,723,300 Stipulated Value: \$1,654,700
Date: Difference Signature of Owner or duly authorized agent:
Printed Name:
Date: 3/31/25
Signature of Sussex County Government Representative:
Printed Name: <u>christopher S. Keeler</u>
Title: Director of Assassmant
Summary Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-13.16-59.00. The adjustment reflects a change in economic depreciation that brings the assessed value to \$1,654,700.

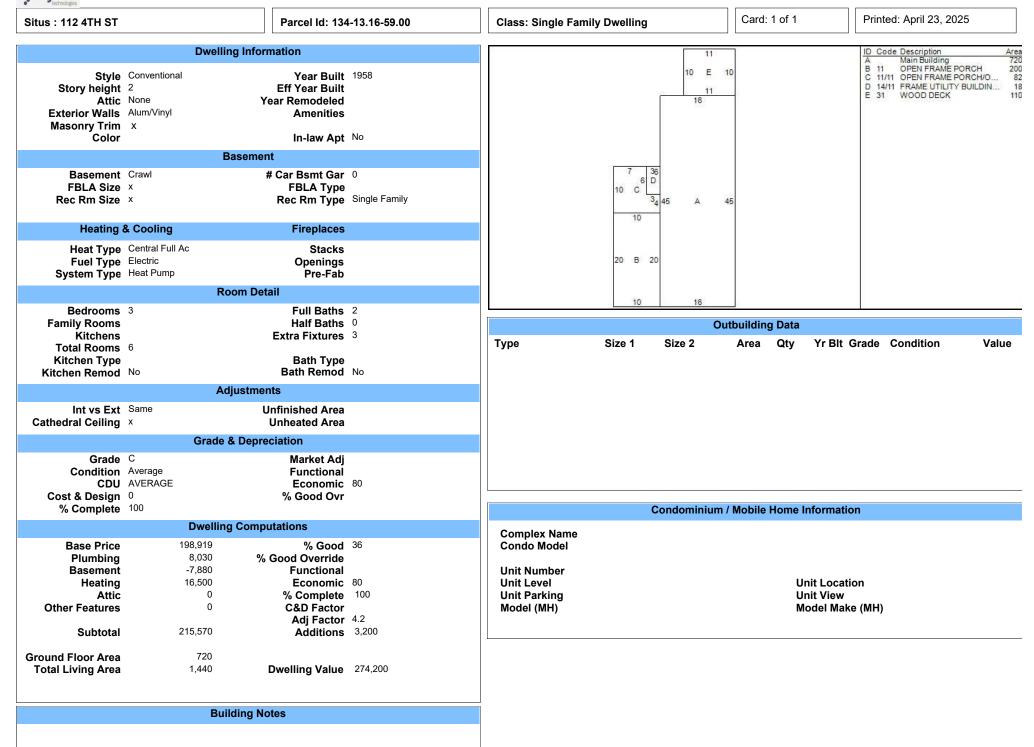
RESIDENTIAL PROPERTY RECORD CARD 2099 🐝 tyler

SUSSEX COUNTY

Situs:112 4TH ST	Parcel ID:	134-13.16-59.00		Class: Single Family Dwelling	Card: 1 of 1	Printed: April
CURRENT OWNER	GI	ENERAL INFORMATI	ON			
GRUBER ELIZABETH D TTEE ALAN S GRUBER TTEE REV TF 502 TAYMAN DR ANNAPOLIS MD 21403	Living Un Neighbori Alternate Vol / Pg District Zoning Class	hood 1BR006	00000			
				STRUE 15 OULSE MAN	134-1316-50 OC	
La	nd Information			Asse	essment Information	I
Type Size Influ	ence Factors	Influence %	Value	A		.

Type Primary Site	AC		fluence Factors ocation	Influence %	Value 1,380,490	E	Land Building Total	Assessed 0 0 0	Appraised 1,380,500 274,200 1,654,700	1,380,500 274,200	Income 0 0 0	Market 1,380,500 206,180 1,586,680
Total Acres: . Spot:	1148			VERY GD LOCATION	I (POS INFL		ue Flag Cos 134DM2	t Approach		ual Override Reason Base Date of Value fective Date of Value	l.	
		Er	ntrance Information						Permit Info	rmation		
Date 04/23/24 03/28/23	ID SLM KAC	Entry Code Data Mailer C Occupant Not	0	Source Owner Other		Date Issued 01/17/18 11/12/92 11/12/92	Number 201800374 15340-1 15340-2	2,550 30,000	Purpose A016 D010 D010	12 X 10 Irr Shape Add.& Remodeling Add.& Remodeling	J-Bethany Beac	:h
					Sales/Ov	vnership Histor	у					
Transfer Da 01/03/23 09/27/17	ate	Price 1	Туре	Validity Invalid Sale -	Tyler	5834	d Reference 1/255 1/283	Deed Type Deed Deed		Grantee GRUBER ELIZAE GRUBER ELIZAE		IVINE

SUSSEX COUNTY



2099



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-17.08-155.00

Sussex County Board of Assessment VS 206 Maplewood LLC

(Owner Name)

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

Original Value: \$1,644,000	Stipulated Value: \$ <u>1,511,400</u>
Date: 4/11/25	1, 0 , 1
Signature of Owner or duly authorized agent:	Auchillani
Printed Name: Heidi Ko	Zic
Date: 4/4/25	100 1
Signature of Sussex County Government Rep	resentative:
Printed Name: Christopher S. Keeler	

Title: Director of Assessment

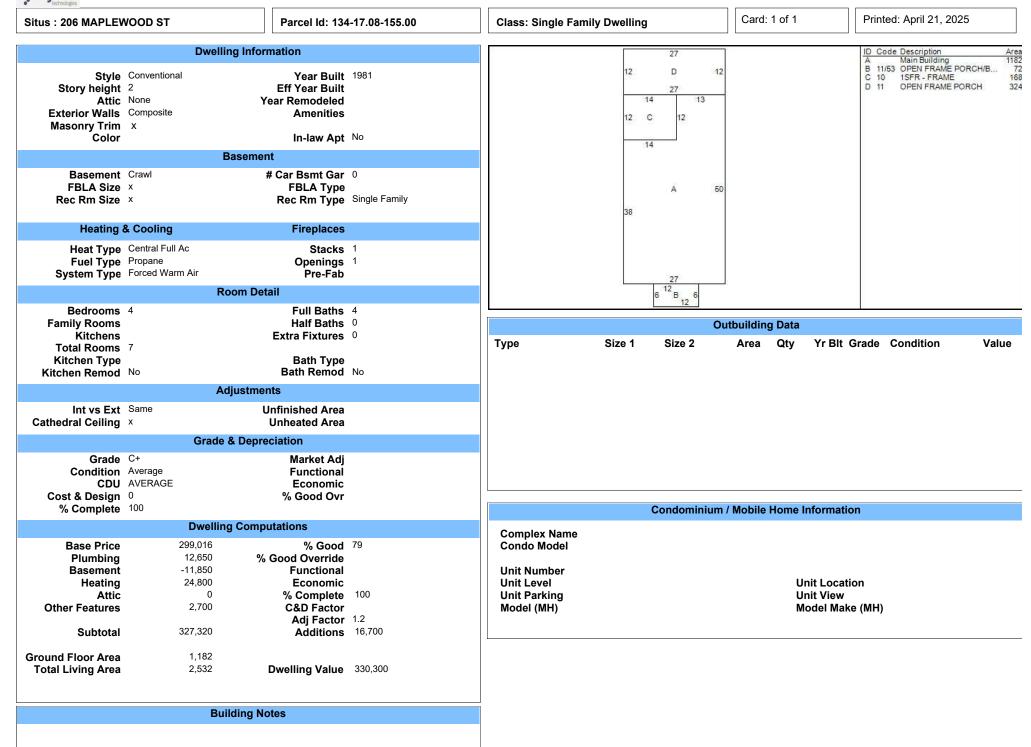
Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-17.08-155.00. The adjustment reflects a change in grade, bathrooms and land depreciation that brings the assessed value to \$1,511,400.

tyler technologies	VIET RESIDENTIAL PROPERTY RECORD CARD 2099														
Situs : 206 MAP	LEWOOI	D ST		P	arcel ID: 13	4-17.08-155.00		Class: Sing	le Family Dwe	elling	Card:	1 of 1	Printed:	April 21, 202	25
206	6 MAPLE 601 HILL	OWNER WOOD LL SIDE RD N DE 198	07	rty Note	Living Units Neighborho Alternate ID Vol / Pg District Zoning Class	od 1BR009	000000				134-1708-19500				
			Land In	nformati	on			Assessment Information							
Type Primary Site	AC	Size 0.1492	Influence Location	Factors	5	Influence % -10	Value 1,181,060	1	Land Building Total	Assessed 0 0 0	Appraised 1,181,100 330,300 1,511,400	C 1,181, 330, 1,511,	300	Income 0 0 0	Marke 1,181,10 283,42 1,464,52
Total Acres: .149 Spot:	2			Loc	ation: 11 GO	OD LOCATION (I	POS INFLU)		lue Flag Cos 34DM12	t Approach		ual Override Base Date ective Date	of Value		
			Entrance	Informa	ation						Permit Info	rmation			
Date ID 06/01/24 KM 12/01/22 AM	ИB		de er Change Not At Hom	ne		Source Owner Other		Date Issued 09/01/16 07/01/82	Number 201609289 19298-1	Price 250,000 94,000	Purpose A016	All Interior		Vindow Repla c-Bethany Lo	
							Sales/Ov	vnership Histo	у						
Transfer Date 12/12/19		Price	е Туре			Validity			d Reference 8/155	Deed Type Deed		Grantee 206 MAP	LEWOOD	LLC	

tyler

2099 **RESIDENTIAL PROPERTY RECORD CARD**



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025		
In the Matter of Appeal		
Parcel ID 134-17.11-26.00		
	*	
Sussex County Board of As	ssessment VS Elízabeth Albert Revocable Trust	
	(Owner Name)	
We, the undersigned, agre Board of Assessment Offic	ee to adjust the above-entitled appeal by settlement with the Sussex County as follows:	
Original Value: \$ <u>828,900</u>	Stipulated Value: \$755,500	
Date:4 / 10 / Signature of Owner or dub	y authorized agent: <u>Gabul Clave author</u> 1124 beth Claine Albert	
Printed Name:	124 beth Claire Albert	
Date: 4/1/25	y Government Representative	
Printed Name: Christopher S. Ke	eeler	
Title: Director of Assessment		
Summary		
ased on the appellant ssessment staff has c	ts' application for appeal and the referees' recommendations, our conducted a thorough review and adjusted the valuation of Parcel ID adjustment reflects a change in land value that brings the assessed	j.
		r

SUSSEX COUNTY

Manual Override Reason Base Date of Value

Effective Date of Value

						Card: 1 of	1 Drint	ted: April 21, 2025	
Situs : 33311 OCEAN PIN	ES LN	Parcel ID: 134-17.11-26.00		lass: Single Family Dw	elling			ieu. April 21, 2023)
CURRENT	OWNER	GENERAL INFORMATI	ON			「「「「」」			
ALBERT ELIZAI REVOCABI 5392 ELIOTS COLUMBIA	LE TRUST 5 OAK ROAD	Living Units 1 Neighborhood 1WR002 Alternate ID 1341711002600 Vol / Pg 4515/234 District Zoning MEDIUM RESID Class Residential			Y				
	Property No	tes							
				Contraction of the second	and the second				
						and the second second			
					No.	Contraction and			
				INARA DES AVAN		1011 10111 101 00			
				11/10/22, 2:52:47 PM		134-17.11-26.00			
	Land Informa	ition		11710/22, 2:52-47 PM	As	sessment Inform	nation		
Туре	Land Informa Size Influence Facto		Value	11/10/22, 2:52-47 РМ		sessment Inform		Income	Market
Type Primary Site AC			Value 346,410	11/10/22, 2:52:47 0М	As Assessed 0		nation Cost 346,400	Income 0	Market 346,400
	Size Influence Facto					sessment Inform Appraised	Cost	Income 0 0	Market 346,400 409,130 755,530

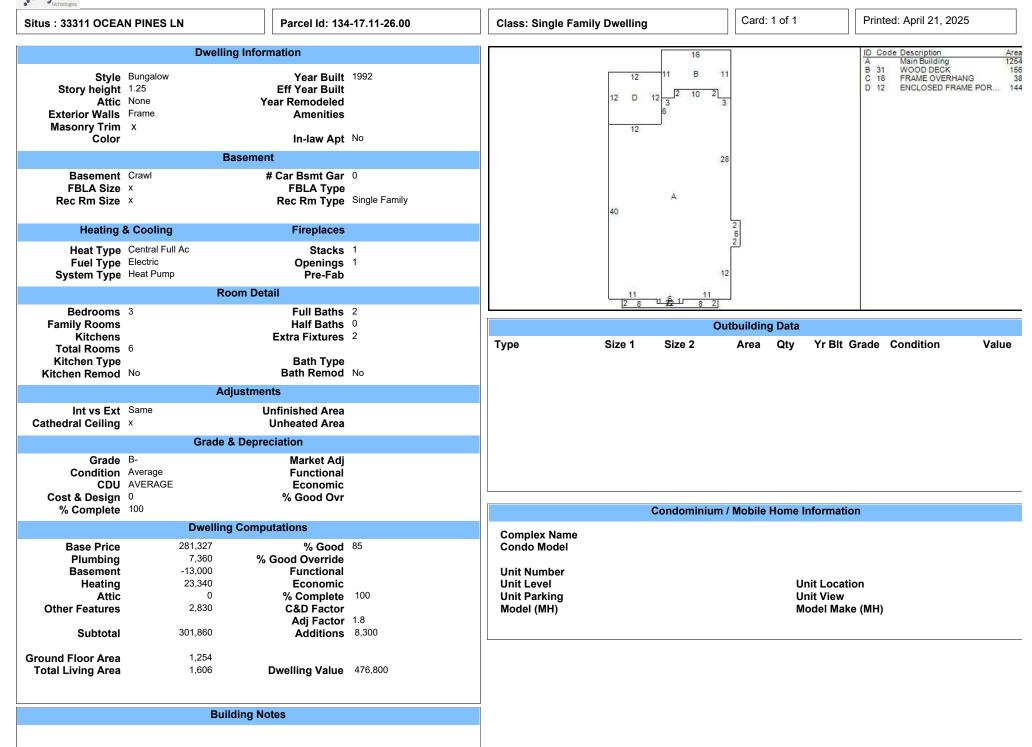
Total Acres: .1148 Spot: Location:

	Entrance Information				Permit Information						
Date 04/18/24 11/10/22	ID KMB BMH	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other	Date Issued 03/19/20 06/01/18 08/28/91	Number 202003264 201805773 19438-1	1,400	Purpose A086 A018	% Complete 70' Wood Fencing 5x10 Deck Under 30" & Privacy Sc Dwellingw/2 Decks-Ocean Pineslo ⁱ			

Value Flag Market Approach TD134DM2

		Sales	Ownership History		
Transfer Date 03/11/16	Price Type 192,500	Validity	Deed Reference Deed Type 4515/234	Grantee	

tyler



Katrina M. Mears

From:	maureen <maureen_walker@verizon.net></maureen_walker@verizon.net>
Sent:	Thursday, April 10, 2025 12:07 PM
То:	Katrina M. Mears
Subject:	Re: 134-17.19-146.01.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.

Good Afternoon Katrina.

I am responding to the new stipulated value which is \$1,537,100.

Although we are not happy with this we realize we can't fight city hall. We feel the true value is what we built our house for and that was \$1,200,000 including the land. We have appeared twice fighting this and still believe the fair value should be \$1,200,000.

I waited to hear from you and as of 12:02p.m. Thursday the 10th of April there has been no correspondence.

With that being said we are with reluctance going with the new assessed value of \$1,537,100.

Respectfully, Maureen and Steve Walker

On Saturday, April 5, 2025 at 12:40:09 PM 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 : 144 BRANDYWINE DR	Parcel ID: 134-17.19-146.01	Class: Single Family Dwelling	Card: 1 c	of 1 Prin	nted: April 21, 20	25	
CURRENT OWNER	GENERAL INFORMATION						
WALKER STEPHEN W MAUREEN A WALKER 144 BRANDYWINE DR BETHANY BEACH DE 19930	Living Units 1 Neighborhood 1WR004 Alternate ID 134171901460100000 Vol / Pg 5780/253 District Zoning TOWN CODES Class Residential						
Property N	otes	10/23/24, 316-39PM	134-1719-148.01				
Land Inform	ation	Assessment Information					
Type Size Influence Fact Primary Site AC 0.1148 Waterfront - Cate		Building	588,300	Cost 588,300 948,800 1,537,100	Income 0 0 0	Market 588,300 1,166,520 1,754,820	
Total Acres: .1148 Spot: L	ocation: 12 VERY GD LOCATION (POS INFL	Value Flag Cost Approach Gross Building:	В	Override Reaso ase Date of Valu tive Date of Valu	ie		
Entrance Info	rmation						

Entrance Information				Permit Information			
Date 10/23/24 11/11/22	ID TSA KLC	Entry Code Occupant Not At Home Vacant Land	Source Other Other	Date Issued 01/10/23	Number 202218190	Permit in Price Purpose 190,737 A005	% Complete 3 St Dw 33x48, Att Gar 33x45, Por
Sales/Ownership History							
Transfer I 09/27/22	Date	Price Type 600,000 Land Only	Validity Valid Sale - Tyler		d Reference 0/253	Deed Type Deed	Grantee WALKER STEPHEN W

SUSSEX COUNTY

Situs : 144 BRANDYWINE DR	Parcel Id: 134-17.19	1 Class: Single Far	nily Dwelling	Card: 1 of 1	Printed: April 21, 2025
Dw	elling Information			8 D 2	ID Code Description A A Main Building 1 B 50/11/10 BASEMENT/OPEN FR
StyleConventionalStory height2AtticNoneExterior WallsAlum/VinylMasonry TrimxColorX	Year Built ²⁰²⁴ Eff Year Built Year Remodeled Amenities In-law Apt No		8	18 C 8 18	A Main Building 1 B 50/11/10 BASEMENT/OPEN FR C 50/11/10 BASEMENT/OPEN FR D 11/11/10 OPEN FRAME PORC E BK1 BULKHEAD
	Basement				
Basement Full FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 2 FBLA Type Rec Rm Type Single		48 A	34	
Heating & Cooling	Fireplaces				
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab			18	
	Room Detail		6 ⁴	B 4	
Bedrooms 5 Family Rooms Kitchens	Full Baths 3 Half Baths 1 Extra Fixtures 2	Туре	Size 1 Size 2	Outbuilding Data Area Qty	Yr Blt Grade Condition Value
Total Rooms ⁸ Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Bulkhead	1 x 50	Area Qty 50 1	2000 C A 3,970
	Adjustments				
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area				
	de & Depreciation				
Grade A- Condition Average CDU AVERAGE Cost & Design 0	Market Adj Functional Economic % Good Ovr				-
% Complete 100	lling Computations		Condomini	ium / Mobile Home I	nformation
Base Price437,962Plumbing18,750Basement0Heating36,330Attic0Other Features5,770Subtotal498,810	2 % Good 100 % Good Override Functional Economic % Complete 100 C&D Factor Adj Factor 1.8	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Uı	nit Location nit View odel Make (MH)
Ground Floor Area1,332Total Living Area2,916					
	Building Notes				

2099

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY Tax Year 2025 In the Matter of Appeal Parcel ID 134-17.20-187.00 Sussex County Board of Assessment VS John & Michele McGee (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: \$ 1.446,500 Stipulated Value: \$ 1,054,100 Date: Signature of Owner or duly authorized agent: Printed Name: Date: 4/1/25 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 134-17.20-187.00. The adjustment reflects a change in land location and influence factor that brings the assessed value to \$1,054,100.

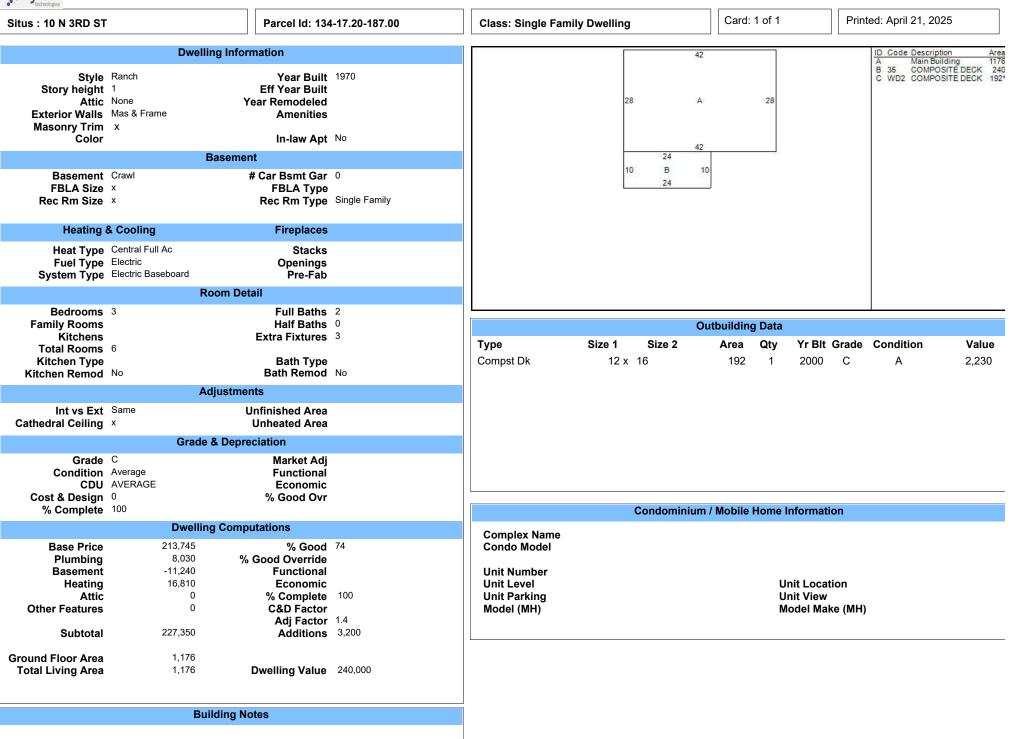
Situs : 10 N 3I	RD ST		Parcel ID: 134	17.20-187.00		Class: Single Family Dwe	elling	Card: 1 of	1 F	Printed: April 21, 202	5
	CURRENT OWNER	र	GENE	RAL INFORMAT	ION						
	MCGEE JOHN TTE LE MCGEE TTEE F# 100 BAY DR EVENSVILLE MD 2	AMILY TR	Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class	1 1WR005 1341720018700 6080/56 TOWN CODES Residential			H				
		Property	Notes			Content of State of State	(ciant)				
						11/022, 12:52:43 PM	ð	134-1720-18700			
		Land Info	rmation				Α	ssessment Inform	nation		
Type Primary Site	Size AC 0.1125	Influence Fa	actors Traffic - Heavy	Influence % -20	Value 870,750	Land	Assessed	Appraised 870,800	Cost 870,800	Income	Market 870,800
-			•			Duilding	0	070,000	070,000	0	670,000

			0 0	183,300 1,054,100	242,200 1,113,000	0 0	183,280 1,054,080
Total Acres: .1125 Spot:	Location: 11 GOOD LOCATION (POS INFLU)	Value Flag Market Approa TD134DM13	ach	В	Override Reason ase Date of Value tive Date of Value		

		Entrance Informat	ion		Permit Information	
Date 11/08/22	ID KEK	Entry Code Occupant Not At Home	Source Other	Date Issued Number		% Complete

	Sales/Ownership History							
Transfer Date 04/04/24 07/01/97	Price Type 139,500	Validity	Deed ReferenceDeed Type6080/56Deed4286/78	Grantee MCGEE JOHN TTEE				

tyler





Re: Assessment Appeal 134-20.11-32.00

From Todd Moyer <tkmoyer@gmail.com>

Date Thu 4/10/2025 4:14 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.

Yes. I accept the revised stipulated value for the property of \$1,533,000.

Thank you,

Todd & Allyson Moyer

Sent from Gmail Mobile

On Thu, Apr 10, 2025 at 4:04 PM Dianne Ruscavage <<u>dianne.ruscavage@sussexcountyde.gov</u>> wrote:

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

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

Kind Regards, Dianne

Situs : 39663 BALTIMORE ST	Parcel ID: 134-20.11-32.00	Class: Single Family Dwelling	Card: 1 of 2	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION			
MOYER TODD K ALLYSON L MOYER 39663 BALTIMORE ST BETHANY BEACH DE 19930	Living Units 1 Neighborhood 1AR077 Alternate ID 134201100320000000 Vol / Pg 4773/183 District Zoning MEDIUM RESIDENTIAL Class Residential			
Propert	/ Notes			
		12/072 (940 50 AM	154-20 11-32 00	
Land Info	rmation	Asse	ssment Informatior	

			Luna mormation				A	ssessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1687	Waterfront - La		903,320	Land	0	903,300	903,300	0	903,300
						Building	0	629,700	629,700	0	1,023,220
						Total	0	1,533,000	1,533,000	0	1,926,520
Total Acres: .168	7					Value Flag Co	ost Approach	В	Override Reason ase Date of Value tive Date of Value		
Spot:			Location: 12	2 VERY GD LOCATION	(POS INFL	TD134DM8					

		Entrance Inf	ormation						
Data	ID	Entry Code	Courses				Permit Info	ormation	
Date 12/08/22	ID LBM	Entry Code Info At Door	Source Owner	Date Issued 11/23/21 07/06/11	Number 202116577 21213-1	187,988	Purpose A007 D010	م Bayberry 3 St Dw 44x41 Att Gar 4 Rep Windows-Bayview Park Lot 16	6 Complete
			Salos/Ou	vnership Histor	v				

		Sales	S/Ownership History		
Transfer Date 09/25/17	Price Type 500,000	Validity	Deed ReferenceDeed Typ4773/183Deed	e Grantee MOYER TODD K	

🐝 tyler

Situs : 39663 BALTIMORE ST	Parcel Id: 134-20.11-32.00	Class: Single Fam	ily Dwelling	Card: 1 of 2	Prir	nted: April 21, 202	25
Dwel	ling Information		16	24	ID (Code Description Main Building	Ar 12
StyleConventionalStory height2AtticNoneExterior WallsAlum/VinylMasonry TrimxColorX	Year Built ²⁰²² Eff Year Built Year Remodeled Amenities In-law Apt ^{No}		10 D 16 16 10 C 26	10 E 10 24 10 B 10 14 40		11/11 OPEN FRAME 3D1 BOAT DOCK (IE/ISFR 1 IE/BALC 2 E PORC 1 (2 E PORC 1
	Basement		20				
Basement Post & Piers FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family		4	A 33			
Heating & Cooling	Fireplaces		13	5 5			
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹		14 F 5 23	5 14 5			
l l l l l l l l l l l l l l l l l l l	Room Detail						
Bedrooms 4 Family Rooms	Full Baths 4 Half Baths 1			Outbuilding Data			
Kitchen Semod No	Bath Type Bath Remod No	Type Boat Dock Bulkhead	Size 1 Size 2 14 x 10 1 x 63	AreaQty1401631	Yr Blt Grade 2000 C 2000 C	Condition A A	Value 3,190 4,850
	Adjustments	Duikileau	1 × 03	05 1	2000 0	~	4,000
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area						
Grad	e & Depreciation						
Grade B- Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic 75 % Good Ovr		Ocadomini	un / Makila Hama	u forma ati a u		
•	ng Computations		Condominit	um / Mobile Home I	nformation		
Base Price 322,916 Plumbing 20,620 Basement -28,290 Heating 26,790 Attic 0 Other Features 1,700 Subtotal 343,740	% Good 100 % Good Override Functional Economic 75 % Complete 100 C&D Factor Adj Factor 2.09 Additions 38,300	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		U	nit Location nit View odel Make (MH)	
Ground Floor Area1,228Total Living Area2,996	Dwelling Value 618,900						
B	uilding Notes						

Situs : 3966	3 BALTIMO	RE ST			Parce	el ID: 134-20.11-3	2.00		Class: Single Family Dwelling Card: 2 of 2 Printed: April 21, 2025					25		
В	MOYEF ALLYSO	R TODD K N L MOYEF TIMORE S EACH DE 1	R ST	30 Property N	Neig Alte Vol Dist Zor Clas	/ Pg 4773/1 rict	7 11003200 83 JM RESIE		000							
				Land Inform	ation											
Type Primary Site	AC	Size 0.1687		fluence Fact aterfront - La		Influe	nce %	Value 903,320	E	Land Building Total	Assessed 0 0 0	Assessment II Appraised 903,300 629,700 1,533,000	C 903,	700	Income 0 0 0	Market 903,300 1,023,220 1,926,520
Total Acres: Spot:	.1687			L	ocation	: 12 VERY GD LC	OCATION	(POS INFL		lue Flag Co 134DM8	st Approach		ual Override Base Date fective Date	of Value		
			E	ntrance Infor	rmatior	1						Permit Info	rmation			
Date 12/08/22	ID LBM	Entry Co Info At Do				Source Owner			Date Issued 11/23/21 07/06/11	Number 202116577 21213-1	187,988	Purpose	Bayberry		4x41 Att Gar iew Park Lot	
								Sales/Ov	/nership Histor	y						
Transfer D 09/25/17	ate	Pric 500,00	:e 00	Гуре		Valid	lity		Dee	d Reference 3/183	Deed Type Deed		Grantee MOYER			

×.	tv	er
	- Jto	soipologias

Situs : 39663 BALTIMORE ST	Parcel Id: 134-20.11-32.00	Class: Single Fami	ily Dwelling	Card: 2 of 2	Pr	inted: April 21, 20)25
Dw	velling Information						
Style Story height Attic Exterior Walls Masonry Trim × Color	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 Full Baths Family Rooms Half Baths Kitabara Futures				Outbuilding Data			
Kitchens Total Rooms Kitchen Type Kitchen Remod	Extra Fixtures Bath Type Bath Remod	Type Carport	Size 1 Size 2 10 x 24	Area Qty 240 2	Yr Blt Grad 2000 B	e Condition G	Valı 2,72
	Adjustments						
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area						
Gra	ade & Depreciation						
Grade Condition CDU Cost & Design ⁰ % Complete	Market Adj Functional Economic % Good Ovr		Condominiu	ım / Mobile Home lı	formation		
-	elling Computations		Condominiu		normation		
Base Price Plumbing Basement Heating Attic	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Adj Factor	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Ur	nit Location nit View odel Make (Mi	H)	
Ground Floor Area Total Living Area	Dwelling Value						
	Building Notes						

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
	Tax Year 2006
	In the Matter of Appeal
	Parcel ID 135-14,00-262.00
	Sussex County Board of Assessment VS Poul Van Loon & Lynollo Lukolic (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: \$475,100 Stipulated Value: \$423,000
	Date: 04/12/2025 Signature of Owner or duly authorized agent: Duble Duble Luketic Printed Name: PAUL VAN LOON
	Date: 4/3/25 Signature of Sussex County Government Representative:
	Printed Name: Christopher S. Keeter
	Title: Diroctor of Assessment
6	Summary
1	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 135-14.00-252.00. The adjustment reflects a change in acconomic depreciation that brings the assessed value to \$423,000.

Situs : 739 R WILSON LOOP	Parcel ID: 135-14.00-252.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 21, 2025
CURRENT OWNER VAN LOON PAUL LYNNETTE LUKETIC 739 R WILSON LOOP GEORGETOWN DE 19947 Propert	GENERAL INFORMATION Living Units 1 Neighborhood 1LR001 Alternate ID 135140002520000000 Vol / Pg 6195/255 District Zoning Zoning TOWN CODES Class Residential			
Land Info	rmation	Asse	ssment Information	
Type Size Influence F Primary Site AC 0.1700	actors Influence % Value 74,650	Assessed A Land 0 Building 0 Total 0	74,700 74, 348,300 348, 423,000 423,	300 0 339,090 000 0 413,790
Total Acres: .17 Spot:	Location:	Value Flag Cost Approach Gross Building:	Manual Override Base Date Effective Date	of Value
Entrance I		Pe	ermit Information	
Date ID Entry Code 05/15/24 NMJ Vacant Land	Source Other	Date Issued Number Price Pund 01/28/25 202500662 1,224 A07 05/20/24 202405795 109,006 A00	16 "12x12 De	% Complete eck (Under 30"") 0 X 54(Edgewood) Att G;
	Sales/O	wnership History		
Transfer Date Price Type 10/31/24 420,990 05/16/24 264,180	Validity	Deed ReferenceDeed Type6195/255Deed6101/59Deed	Grantee VAN LOC DRB GR0	ON PAUL OUP EASTERN SHORE LLC







NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year x= In the Matter of Appelli Parcel IO sa is maine Survey County Board of Assessment VS Hard County Board (Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Roard of Assessment Office is follows: Supplated Vahia: States Original Value: \$ 100,500 12 pp 25 Date: Signature of Owner or duly authorized agent: Cuple Clack Printed Nama: Causdal Be Ach Date: une Signature of Sussex County Government Representative: Frinted Marriet: Conserver &, have Title: Discont Manufact SUMMARY Based on the appellants' application for appeal, the submitted comparable properties, and the

Pased on the appearants application for appear, the automates competition provides and reference's recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 230-19,00-199,00. The adjustment reflects a change in square footage and sketch that brings the assessed value to \$548,400.

Re: Negotiated Settlement Stipulation

From Crystal Beach <crystalbeach@comcast.net>DateSat 4/12/2025 11:26 PMToDianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

1 attachment (31 KB) Beach property appeal.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.

Please find attached signed stipulation. While we feel the adjustment is still \$48K more than we could sell the house for, we do not have the time to go through additional appeal steps.

Therefore, we accept the decision and thank you and your team for the time spent reviewing the situation.

The Beach Family

Sent from my iPhone

On Apr 10, 2025, at 3:19 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

	RESIDENTIAL PROPERTY RECORD CARD 2099							SUSSEX	COUNTY		
Situs : 124 HUDSON M	ILL RD		Parcel ID: 230-19.00-199.00		Class: Sing	le Family Dw	elling	Card: 1	of 1 Pri	nted: April 21, 2025	
BEAC CRY 124 HUDS	NT OWNER H ERIC G STAL G SON MILL F N DE 19960	RD	GENERAL INFORMATION Living Units 1 Neighborhood 4AR015 Alternate ID 23019000199000 Vol / Pg 2480/268 District Zoning AGRICULTURAL Class Residential	0000							
		Property N	lotes		10/6/23, 0-15-13 AU			230-19:00-199:00			
		Land Inform	nation				ł	ssessment In	formation		
Type Primary Site AC Residual AC	Size 1.0000 0.8000	Influence Fac Waterfront - La		Value 75,000 15,000		Land Building Total	Assessed 0 0 0	Appraised 90,000 458,400 548,400	Cost 90,000 458,400 548,400	Income 0 0 0	Marke 90,00 443,12 533,12
Total Acres: 1.8 Spot:		l	Location: 11 GOOD LOCATION (PO	S INFLU)		lue Flag Cos 230DM2	st Approach		al Override Reas Base Date of Val ective Date of Val	ue	
		Entrance Info	rmation					Permit Infor	mation		
Date ID 10/06/23 MEP 09/29/23 BDJ		de Not At Home Not At Home	Source Other Other		Date Issued 12/29/08 07/18/08 05/21/08 07/15/03	Number 31107-4 31107-3 31107-2 31107-1	8,788	Purpose D010 D010 D010	Det Garage-Huo Patio Under 30- Family Rm/Kitch		o Complet
				Sales/Ov	vnership Histo	ry					
Transfer Date 04/21/00 01/07/94	62,50	e Type 0 1	Validity			d Reference 0/268	Deed Type		Grantee		

🐝 tyler

Situs : 124 HUDSON MILL RD	Parcel Id: 230	-19.00-199.00	Class: Single Far	nily Dwelling	Card: 1 of 1	Printed: April 21, 20	25
	Dwelling Information			37		ID Code Description A Main Building	Ar 16
StyleCape CodStory height1.5AtticNoneExterior WallsAlum/VinylMasonry TrimxColor	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		20	E 20 4 22 37 10	28 D 24	B 11 OPEN FRAME C 13/18 FRAME GARA D 10 15FR - FRAME E 33 MASONRY PAT F RG1 FRAME OR CB	PORCH 3 BE/UNFINI 6 7 10 7
	Basement				27		
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type		30	A 64	20		
Heating & Cooling	Fireplaces			26 38 8 B	8		
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab		25	C 25			
	Room Detail						
Bedrooms ⁴ Family Rooms	Full Baths Half Baths			26	Outbuilding Data		
Kitchens Total Rooms 6 Kitchen Type Kitchen Remod [№]	Extra Fixtures Bath Type Bath Remod	Νο	Type Det Garage	Size 1 Size 2 24 x 34	Area Qty 816 1	Yr Bit Grade Condition 2000 C A	Value 23,400
	Adjustments						
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area						
	Grade & Depreciation						
Grade B+ Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr			Condominiur	m / Mobile Home Iı	nformation	
•	welling Computations		Complex Name				
Basement -18	370% Good Override410Functional420Economic0% Complete0C&D FactorAdj Factor	100 .9	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Ur	nit Location nit View odel Make (MH)	
	,650 235 Dwelling Value	435,000					
	Building Notes						

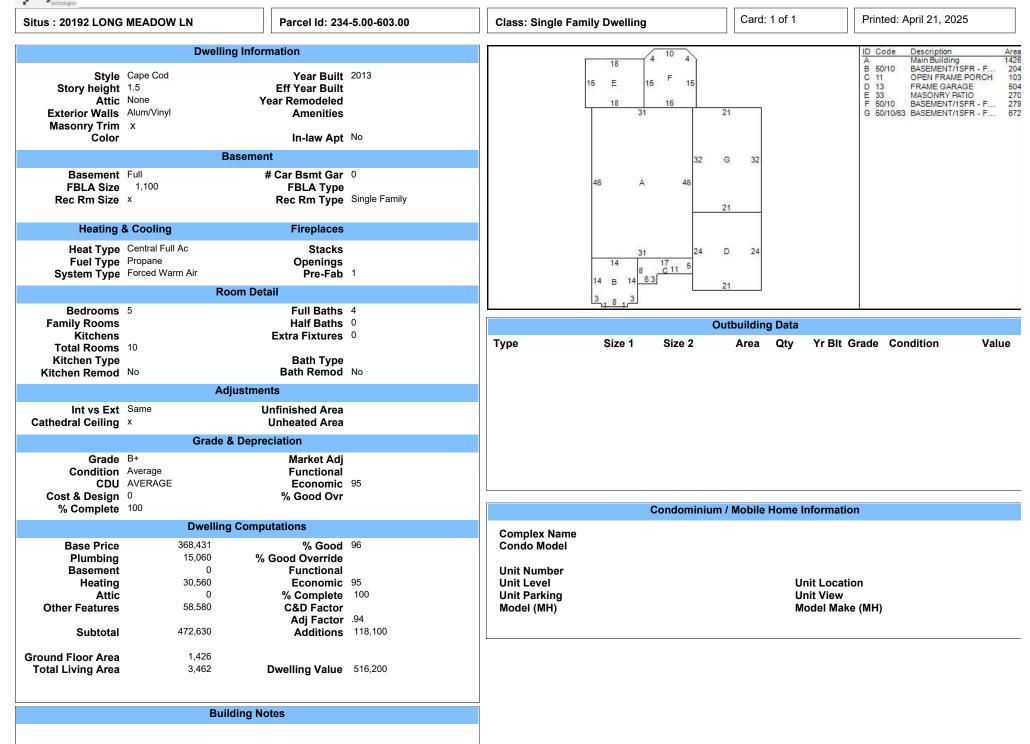


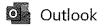
NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

n the Matter of Appeal	
Parcel ID 234-5.00-603.00	
Sussex County Board of Assessment VS Francois & S	Susan Koonig (Owner Name)
We, the undersigned, agree to adjust the above- Board of Assessment Office as follows:	entitled appeal by settlement with the Sussex County
Original Value: \$750,000	Stipulated Value: \$851,600
Date: <u>4/11/2025</u> Signature of Owner or duly authorized agent: 2	Francois Weening / Susar P.
Printed Name: FRANCOIS KOENIG	Francois Koenig / Susar P. 1 Susan P. Okoenig
Date: 44425	APOK
Signature of Sussex County Government Repres	entative:
Printed Name: Chvistophor S. Keeler	
Title: Director of Assessment	
Summary	
eferees' recommendations, our Assessm	ppeal, the submitted comparable properties, nent staff has conducted a thorough review at .00-603.00. The adjustment reflects a change gs the assessed value to \$651,600.

Situs : 20192 LONG MEADOW LN Parcel ID: 234-5.00-603.00				234-5.00-603.00		Class: Single	e Family Dwe	lling	Card: 1	of 1 Print	ed: April 21, 202	5
KOENIO SUSAN 20192 LONG	NT OWNER G FRANCOIS I P KOENIG MEADOW S DE 19958	6	Living Ut Neighbo Alternate Vol / Pg District Zoning Class	rhood 6AR223 ∋ ID	ON							
		Land Inform	nation					A	ssessment Inf	ormation		
Type Primary Site AC	Size 0.4591	Influence Fac Waterview - L		Influence %	Value 135,420	В	Land uilding Total	Assessed 0 0 0	Appraised 135,400 516,200 651,600	Cost 135,400 516,200 651,600	Income 0 0 0	Marke 135,40 579,03 714,43
Total Acres: .4591 Spot:			Location:				ue Flag Cost 34DM34	Approach	I	al Override Reason Base Date of Valu ctive Date of Valu	e	
		Entrance Info	ormation						Permit Inform	nation		
Date ID 04/09/24 DMR 04/21/22 BRW	Entry Co Data Mail Entrance	er Change		Source Owner Owner		Date Issued 07/30/13	Number 201308738	Price 195,122	Purpose	2 St Dw 50x50 2n		% Complet
					Sales/Ow	nership Histor	y					
Transfer Date 11/25/13 10/22/13	Pric 440,76 85,00			Validity			I Reference	Deed Type		Grantee		

tyler





Re: Assessment Appeal 234-16.00-416.00

From buffobucks@verizon.net <buffobucks@verizon.net>

Date Thu 4/10/2025 7:11 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 except the amount of 627,900

On Thursday, April 10, 2025 at 03:56:48 PM EDT, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

Situs : 29715 FRANKLIN ROOSEVELT LN Parcel ID: 234-16.00-416.00					Class: Single	e Family Dwe	lling	Card:	1 of 1	Printed: April 21, 20	25
BUFF SUSA 29715 FRANK	ENT OWNER FO JOSEPH IN H BUFFO LIN ROOSEVELT LN ORO DE 19966 Property	Living Units 1 Neighborhood 6 Alternate ID 2 Vol / Pg 3 District Zoning A Class F	AL INFORMATIC AR257 3416000416000 800/146 AGRICULTURAL Residential	00000							
	Land Info			Value			A	ssessment I	nformation		
Type Primary Site AC	Size Influence Fa	actors I	nfluence %	Value 112,160	В	Land uilding Total	Assessed 0 0 0	Appraised 112,200 515,700 627,900	112,200 402,300 514,500	0 0 0	Marke 112,200 515,680 627,880
Total Acres: .251 Spot:		Location:				ue Flag Mari 34DM39	ket Approach		ual Override Rea Base Date of V fective Date of V	alue	
	Entrance In	formation						Permit Info	ormation		
Date ID 03/12/24 DMR 06/09/22 TT 02/18/22 SLM	Entry Code Data Mailer Change Total Refusal Entrance Gained	0 0	ource wner wner wner		Date Issued 07/06/16 01/22/10	Number 201607134 41294-1	Price 5,000 177,118			een With Windows dd-Independence Lo	
				Sales/Ov	vnership History	/					

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Dwelling	Information	27 ID Code Description A Main Building
StyleContemporaryStory height2AtticNoneExterior WallsAlum/VinylMasonry TrimxColorX	Year Built 2010 Eff Year Built Year Remodeled Amenities In-law Apt No	10 D 10 A Main Building 10 D 10 B 13/17 FRAME GARAGE/1/2 ST 27 18 C 11 OPEN FRAME PORCH 15 F 15 14 E 14 27 18 G 10 1SFR - FRAME 40 11 OPEN FRAME G 10 1SFR - FRAME
Bas	sement	
Basement Slab FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	23 23 A 32 G 32 21 7
Heating & Cooling	Fireplaces	6 12 6 C 5
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹	25 B 25 $4 \frac{4}{6} \frac{3}{2}$
Roo	om Detail	
Bedrooms ³ Family Rooms Kitchens	Full Baths 2 Half Baths 1 Extra Fixtures 2	Outbuilding Data
Total Rooms 9 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Type Size 1 Size 2 Area Qty Yr Blt Grade Condition Val
Adju	ustments	
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area	
Grade &	Depreciation	
Grade A- Condition Average	Market Adj	
CDU AVERAGE Cost & Design 0	Functional Economic 90 % Good Ovr	Condominium / Mobile Home Information
CDU AVERAGE Cost & Design 0 % Complete 100	Economic 90	Condominium / Mobile Home Information
CDU AVERAGE Cost & Design 0 % Complete 100	Economic 90 % Good Ovr	Condominium / Mobile Home Information Complex Name Condo Model Unit Number Unit Level Unit Location Unit Parking Unit View Model (MH) Model Make (MH)
CDUAVERAGECost & Design % Complete0 100% Complete100Dwelling CBase Price349,496 13,120Base Price349,496 13,120Basement-30,620 4,890 AtticHeating28,990 4,800 5,044	Economic 90 % Good Ovr Computations % Good 94 % Good Override Functional Economic 90 % Complete 100 C&D Factor Adj Factor 1	Complex Name Condo Model Unit Number Unit Level Unit Location Unit Parking Unit View



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 235-16.00-44.06

Sussex County Board of Assessment VS Gregg & Kristine Kellogg

(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: \$1,148,000

Stipulated Value: \$984,400

Date: 4/13/2025 Signature of Owner or duly authorized agent: Printed Name: Date: 4/1/25 Signature of Sussex County Government Representative Printed Name: Christopher S. Keeter Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 235-16.00-44.06. The adjustment reflects a change in land location factor and number of additional fixtures that brings the assessed value to \$984,400.

KESIDI		ROPERTY]					[
Situs : 30153 SCALLO	РСТ		Parcel ID: 2	235-16.00-44.06		Class: Singl	e Family Dwe	lling	Card: 1	of 1	Printed: April 21,	2025
KELLOG KRISTINE 9322	NT OWNER G GREGG (M KELLOG ELK DR ELD VA 221	C GG	Living Un Neighborl Alternate Vol / Pg District Zoning Class	hood 6AR023	00000	9/29/24, 8:54:37AM			235-16.00-44.06			
		Land Info	ormation					A	ssessment Int	formation		
Type Primary Site AC Residual AC	Size 1.0000 10.5400	Influence F Waterfront -		Influence %	Value 152,000 298,070	E	Land Building Total	Assessed 0 0 0	Appraised 450,100 534,300 984,400 Manua	Cost 450,100 534,300 984,400 al Override Re	0 0 0	450,10 597,68
Total Acres: 11.54 Spot:			Location:				ue Flag Cosi 235DM2	Approach		Base Date of Vective Date of V	/alue	
		Entrance Ir	nformation						Permit Infor	mation		
Date ID 10/09/24 AJR 09/26/24 MEP 04/22/24 GRS	Entry Cod Normal Re Estimated Occupant	eview		Source Other Other Other		Date Issued 02/06/24	Number 202315334	Price 191,640	Purpose		0, Att Gar 24x20,	% Comple t Por
					Sales/Ov	vnership Histor	у					
Transfer Date 09/29/21 07/20/17	Pric 175,00 71,00	e Type 0 Land Only 0		Validity Valid Sale - Ty	ler	5561	d Reference I/172 I/199	Deed Type Deed Deed		Grantee KELLOGG (FAIRWAY H	GREGG C OLDINGS LLC	

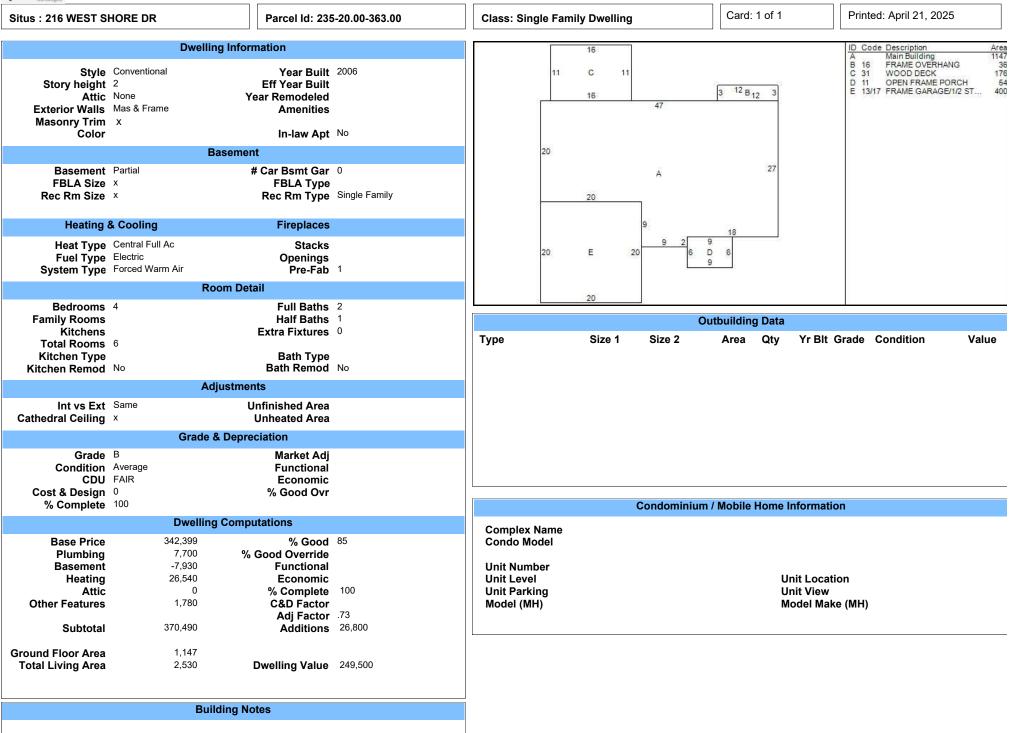
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NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 235-20.00-363.00
Sussex County Board of Assessment VS Lindsey and Bret Underwood (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$488,300 Stipulated Value: \$456,400
Date: <u>4/11/25</u> Signature of Owner or duly authorized agent: <u>Junder worked</u>
Date: 4/1/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 235-20.00-363.00. The adjustment reflects a change in the land influence factor and condition of the dwelling that brings the assessed value to \$456,400.

	ECORD CARD 2099	
Situs : 216 WEST SHORE DR	Parcel ID: 235-20.00-363.00	Class: Single Family Dwelling Card: 1 of 1 Printed: April 21, 2025
CURRENT OWNER UNDERWOOD LINDSEY BRET UNDERWOOD 216 W SHORE DR MILTON DE 19968 Property N	GENERAL INFORMATION Living Units 1 Neighborhood 6SR005 Alternate ID 235200003630000000 Vol / Pg 5930/284 District Zoning Zoning TOWN CODES Class Residential	ZUZZZA, 142.27 FM 235-20:00-583.00
Land Inform	ation	Assessment Information
Type Size Influence Fac Primary Site AC 0.2537	tors Influence % V -7 105	Assessed Abbraised Cost Income Mar
Total Acres: .2537 Spot: I	.ocation:	Manual Override Reason Base Date of Value Value Flag Market Approach Effective Date of Value TD235DM3
Entrance Info	rmation	Permit Information
DateIDEntry Code07/24/24DMRData Mailer Change02/27/24MCSOccupant Not At Home	Source Owner Other	Date Issued Number Price Purpose % Compl 01/05/06 56650-1 172,800 D010 Dwelling W/Additions-Wagamons \
	Sal	Dwnership History
Transfer Date Price Type 06/27/23 456,000 Land & Impro 05/11/06 354,279	Validity v Valid Sale - Tyler	Deed ReferenceDeed TypeGrantee5930/284DeedUNDERWOOD LINDSEY3886/145





In the Matter	of Appeal
Parcel ID 331-5.0	10-50.03
Sussex County	/ Board of Assessment VS <u>CBYW Seafood PropoolLC</u> (Owner Name)
We, the unde	rsigned, agree to adjust the above-entitled appeal by settlement with the Sussex County
	ssment Office as follows:
Original Value	: \$ <u>12,445,600</u> Stipulated Value: \$ <u>4,188,200</u>
Date:4/16/	2025
Signature of O	wner or duly authorized agent:
	Thomas Coots - Agent
Date: <u>4/9/25</u>	
Signature of Si	ussex County Government Representative
	Christopher S. Keeler
Title: Director of As	
Summary	
ased on the	appellants' application for appeal and the referees' recommendations, or
	staff has conducted a thorough review and adjusted the valuation of Parc
	03. The adjustment reflects a change in income and expense that brings

tyler *clt division* COMMERCIAL PROPERTY RECORD CARD

SUSSEX COUNTY

Situs : 1100 NORMAN ESKRIDGE HWY	PARCEL ID: 331-5.00-50.03	Class: 506	Card: 1 of 1	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION		0	
CBYW SEAFORD PROPCO LLC WELLTOWER INC 4500 DORR ST TOLEDO OH 43604-5573 4888/210 05/18/2018	Living Units 124 Neighborhood 3XC001 Alternate ID 331050000500300000 Vol / Pg 4888/210 District Zoning TOWN CODES Class			
Property I	lotes			
		Env23.25558PM	331-5:00-50:03	

2099

		Land Information				A	ssessment Info	ormation		
	Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
AC	1.0000			75,000	Land	0	140.700	140.700	140.700	0
AC	4.3800			65,700	Building	0	4,047,500	12,152,500	4,047,500	0
					Total	0	4,188,200	12,293,200	4,188,200	0
					Volue Flow	anna Annraad	E	Base Date of Valu	ie	
		Location: 6	NEIGHBORHOOD OR	SPOT	Gross Building:	icome Approaci	Effec	tive Date of Valu	le	
		AC 1.0000	Size Influence Factors AC 1.0000 AC 4.3800	SizeInfluence FactorsInfluence %AC1.0000AC4.3800	Size Influence Factors Influence % Value AC 1.0000 75,000	Size Influence Factors Influence % Value AC 1.0000 75,000 AC 4.3800 65,700 Use of the second s	Size Influence Factors Influence % Value Assessed AC 1.0000 75,000 Land 0 AC 4.3800 65,700 Building 0 Value Value Flag Income Approach Gross Building: Income Approach Gross Building: Income Approach	Size Influence Factors Influence % Value Assessed Appraised AC 1.0000 75,000 Land 0 140,700 AC 4.3800 65,700 Building 0 4,047,500 Value Value Kasessed Manua Value Value Kasessed Manua Value Value Flag Income Approach Effect	SizeInfluence FactorsInfluence %ValueAC1.000075,000Land0140,700140,700AC4.380057,00065,700Building04,047,50012,152,500Building04,047,50012,293,20012,293,20012,293,200Manual Override ReasoBase Date of ValueBase Date of ValueBase Date of ValueCorps Building:Income ApproachEffective Date of Value	SizeInfluence FactorsInfluence %ValueAC1.0000CostIncomeAC4.380057,000Land0140,700140,700AC4.380065,700Building04,047,50012,152,5004,047,500Building04,188,20012,293,2004,188,2004,188,200Building0100000100000100000100000Building010000012,293,2001100000Building010000012,293,2001100000Base Date of ValueBase Date of ValueBase Date of ValueCross BuildingIncome ApproachEffective Date of Value

		Entrance	Information	Permit Information							
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete		
06/16/23	TJJ	Info At Door	Tenant	03/29/05	63961-5	12,000	D010	Shed-N/Rd 20 Int E/Dutton Rd			
				02/26/98	63961-4	29,000	D010	Addition-N/20int.E/Dutton Rd.			
				02/23/89	63961-3	255,000	D010	12 Room Addition-Seaford			
				10/20/86	63961-2	50,400	D010	Remodeling-Rt.20e/Dutton Rd			
				11/25/85	63961-1	12,000	D010	Remodeling-Dutton Rd.			
								-			

Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee				
05/18/18			4888/210	Deed	CBYW SEAFORD PROPCO LLC				
09/07/17			4765/51	Deed	CBYW SEAFORD PROPCO LLC				
12/15/89	1		0/0						



tyler *clt division* COMMERCIAL PROPERTY RECORD CARD 2099

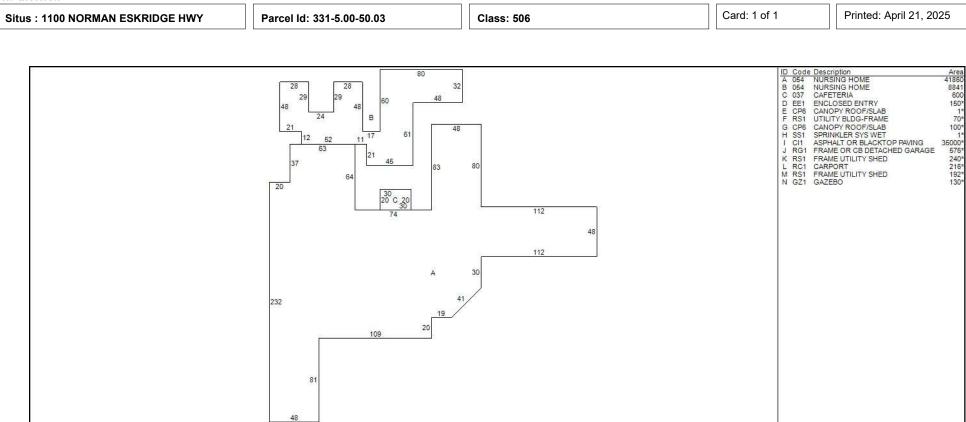
Situs : 1100 NORMAN ESKRIDGE HWY	,	Parcel Id: 331-5.00-		Class	: 506			Card: 1 of 1	Printed: April 2	1, 2025	
Building Information							Building O	ther Features			
Year Built/Eff Year 1970 /	Line	Туре	+/-	Meas1	Meas2 # S	Stops	Ident Units	Line Type	+/- Meas1	Meas2 # Stops	Ident Units
Building # 1	1	Enclosed Entry		10	15		1				
Structure Type Nursing Home Identical Units 1	1	Canopy Roof/Slab		1	1		1				
Total Units 124	1	Utility Bldg-Frame		7	10		1				
Grade B	1	Canopy Roof/Slab		10	10		1				
# Covered Parking # Uncovered Parking DBA SEAFORD CENTER	1	Sprinkler Sys Wet		1	1		1				

	Interior/Exterior Information													
Line	Level Fro	om - To	Int Fin	Area	Perim Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	36,082	1,321 Nursing Home	12	Masonry &	I Steel	Normal	Unit Heat	Unit	Normal	3	3
2	01	01	100	8,841	694 Nursing Home	9	Frame	Steel	Normal	Unit Heat	Unit	Normal	3	3
3	01	01	100	600	100 Cafeteria	9	Frame	Steel	Normal	Unit Heat	Unit	Normal	3	3

	Interior/I	Exterior Valuation	Outbuilding Data										
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Vá
1	36,082 Nursing Home	45	100	3,096,290	1 Asph Pave	1970			1	35,000	С	А	56,
2	8,841 Nursing Home	45	100	805,190	2 Det Garage	1970	24	24	1	576	С	А	12,
3	600 Cafeteria	45	100	51,180	3 Frame Shed	2000	12	20	1	240	С	А	1,
					4 Carport	2010	12	18	1	216	С	А	1,
					5 Frame Shed	2010	12	16	1	192	С	А	1,
					6 Gazebo	2015			1	130	С	А	3,

tyler COMMERCIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY



Addtional Property Photos





ty	VIEr COMMERCIAL PROPERTY RECORD CARD 2099									SUSSEX COUNTY								
Situs	tus : 1100 NORMAN ESKRIDGE HWY Parcel Id: 331-5.00-50.03					Cla	nss: 506	i			Card: 1	of 1	Printee	d: April 21, 20	25			
	Income Detail (Includes all Buildings on Parcel)																	
			Model d 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
13 16	H S		Hotel General Restaurant	124 0	44,923 600	90.00 12.00		4,073,400 7,200	45 5		0 0	2,240,370 6,840		124		1,805,738 1,710	1,805,738 1,710	434,632 5,130

		A	Building Cost Detail - Buildin	ig 1 of 1					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	45,523
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	5,709,410 100 1 210 11,989,761
								Value per SF	263.38

Notes - Building 1 of 1	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	439,762 0.105000 4,188,210 4,188,210
	Total Gross Rent Area Total Gross Building Area	45,523 45,523

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 332-4.00	
Sussex County Board of Assessme	ent VS Marcia Elliot, Robin Mariner, Terri Wyati etal
	(Owner Name)
We, the undersigned, agree to ad Board of Assessment Office as fo	just the above-entitled appeal by settlement with the Sussex County llows:
Original Value: \$68,800	Stipulated Value: \$ 63,200
Date: 4/12/2025	in of At
Signature of Owner or duly autho	prized agent: Marcia allow
Printed Name: Marcia	Elliott
Date: 44125 Signature of Sussex County Gover	mment Representative: D. L
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Assessment staff has conduc	lication for appeal and the referees' recommendations, our sted a thorough review and adjusted the valuation of Parcel ID ont reflects a change in land value that brings the assessed value
Lannan and Assessment and a second	

Situs :				Parcel ID: 332	-4.00-71.05		Class: Residential - Va	cant Land	Card: 1 of	f 1 Pr	inted: April 21, 202	5
ELLIOTT MARCIA SHANE PAYNE	A ROBIN KATHIE 34023 GC		R TERRI WYATT ARINER ET AL	Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class		500000	H7/22.13159.PM		32-460-7105			
			Land Inform	ation				As	ssessment Infor	rmation		
Type Primary Site Residual	AC AC	Size 1.0000 1.0000	Influence Fact	ors	Influence %	Value 52,000 10,400	Land Building	Assessed 0 0	Appraised 63,200 0	Cost 63,200	Income 0 0	Market 0 0
Wetland/Waste	AC	1.6700				840	Total	ů 0	63,200	63,200	0	0

Total Acres: 3.67 Value Flag Cost Approach Effective Date of Value Spot: Location: Gross Building: Effective Date of Value
--

		Entrance Informa	ation	Permit Information					
Date	ID	Entry Code	Source	Date Issued	% Complete				
08/22/22 08/02/22	NMJ MAC	Vacant Land Vacant Land	Other Other		Number	Price Purpose			

		Sales/Own	ership History		
Transfer Date 02/02/22	Price Type	Validity Invalid Sale - Tyler	Deed Reference 5639/95	Deed Type Deed	Grantee ELLIOTT MARCIA ROBIN MARINER TERRI

RESIDENTIAL PRO	OPERTY RECORD CARD 2099			SUSSEX COUNT		
itus :	Parcel Id: 332-4.00-71.05	Class: Residential	- Vacant Land	Card: 1 of 1	Printed: April 21, 2025	5
Dwe	elling Information					
Style Story height Attic Exterior Walls Masonry Trim × Color	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	Full Baths Half Baths Extra Fixtures	Туре		Outbuilding Data		
Total Rooms Kitchen Type Kitchen Remod	ype Bath Type		Size 1 Size 2	Area Qty Y	r Blt Grade Condition	Valu
	Adjustments					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
	de & Depreciation					
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr					
% Complete			Condomin	ium / Mobile Home Info	ormation	
	ling Computations	Complex Name				
Base Price Plumbing Basement Heating Attic Other Features 0 Subtotal	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit	Location View el Make (MH)	
Ground Floor Area Total Living Area	Dwelling Value					
	Building Notes					

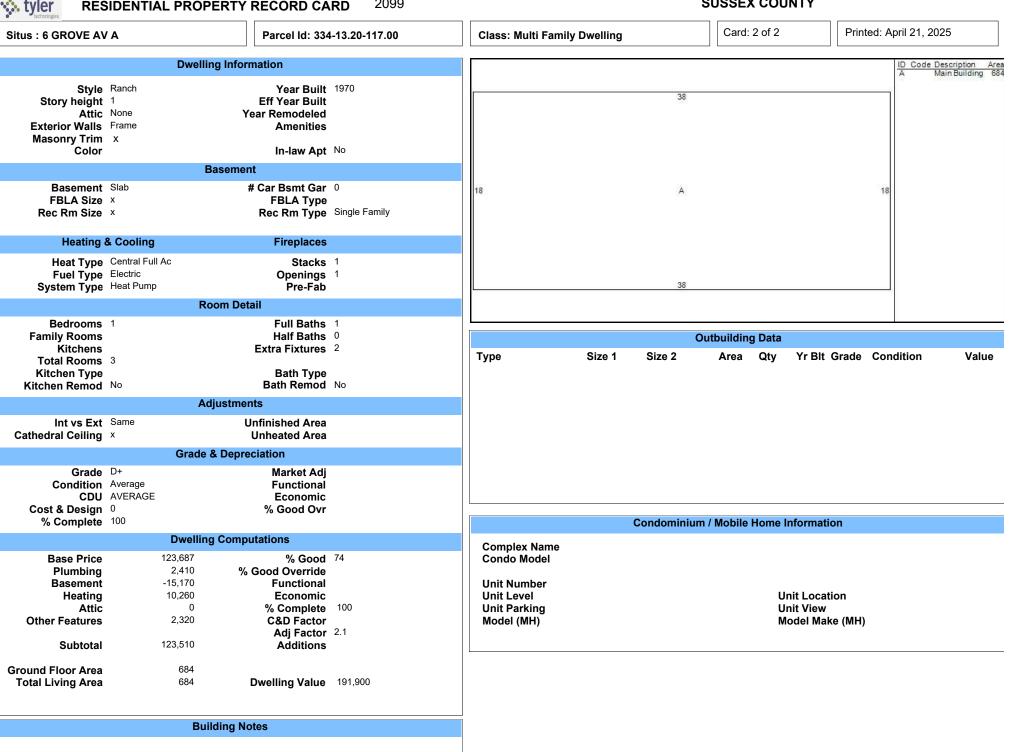
NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	N
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-13.20-117.00	-
Sussex County Board of Assessment VS Alex & Diane Felker (Owner Nan	ne)
We, the undersigned, agree to adjust the above-entitled appeal by settleme Board of Assessment Office as follows:	nt with the Sussex County
Original Value: \$2,631,900 Stipulated Value: \$1	857,300
Date: <u>APRIL 12, 2025</u> Signature of Owner or duly authorized agent: <u>Curr</u> Je	Up-
Printed Name: ALEX D. FELKER	
Date: 413125 Signature of Sussex County Government Representative:	K
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Based on the appellants' application for appeal, the submitted co referees' recommendations, our Assessment staff has conducted adjusted the valuation of Parcel ID 334-13.20-117.00. The adjus grade of the dwelling and approach that brings the assessed val	d a thorough review and stment reflects a change in

Situs : 6 GROVE AV	Α	Parcel ID: 334-13.20-117.00		Class: Multi	Family Dwe	ling	Card: 1	of 2 Print	ed: April 21, 202	25
FELKE DIANE L FE 6 G	R ALEX D TTEE LKER TTEE REV TR ROVE AVE H BEACH DE 19971 Property	GENERAL INFORMAT Living Units 2 Neighborhood 6VR003 Alternate ID 3341320011700 Vol / Pg 4907/6 District Zoning TOWN CODES Class Residential	000000	12/8/23, # 5/9 15 AM			34-13-29-11700			
	Land Infor	mation				Α	ssessment Inf	ormation		
Type Primary Site Ar	Size Influence Fac C 0.3078 Waterfront - C		Value 1,449,360	I	Land Building Total	Assessed 0 0 0	Appraised 1,449,400 407,900 1,857,300	Cost 1,449,400 616,500 2,065,900	Income 0 0 0	Market 1,449,400 407,920 1,857,320
Total Acres: .3078 Spot:		Location:		Manual Override Reason Base Date of Value Value Flag Market Approach Effective Date of Value TD334DM7						
	Entrance Info						Permit Inform	nation		
Date ID 06/26/24 JTS 06/18/24 JTS 12/08/23 TRM	Entry Code Data Mailer Change Data Mailer Change No Trespassing	Source Owner Owner Estimated		Date Issued 10/07/10 10/07/10 05/21/86 07/11/85	Number 70657-3 70657-4 70657-2 70657-1	156,000	D010 D010	Siding/Windows/P Siding/Windows/P Screen Porch-Gro Remodeling-N/A	orch-E/Grove A	
			Sales/Ov	vnership Histor	У					
Transfer Date 06/22/18 02/09/10 05/16/00 05/09/85	Price Type 825,000 325,000 125,000	Validity		Dee 490 401		Deed Type Deed		Grantee FELKER ALEX D	TTEE	

tyler

Situs : 6 GROVE AV A		Parcel Id: 334	-13.20-117.00	Class: Multi Famil	Class: Multi Family Dwelling			of 2	Printe	Printed: April 21, 2025		
	Dwellin	g Information					29		ID Coo	de Description Main Building	1	
Style Ranch Story height 1 Attic None Exterior Walls Alum/Viny Masonry Trim x Color	1	Year Built Eff Year Built Year Remodeled Amenities In-law Apt				16 55	C 29	16	B 12 C 12	ENCLOSED FRAME	E POR	
	Ba	asement										
Basement Crawl FBLA Size × Rec Rm Size ×		# Car Bsmt Gar FBLA Type Rec Rm Type		26		A		26				
Heating & Cooling]	Fireplaces										
Heat Type Central Fu Fuel Type Electric System Type Heat Pum		Stacks Openings Pre-Fab				55	24					
	Ro	om Detail				8	B 24	8				
Bedrooms 2 Family Rooms		Full Baths Half Baths					Outbuilding	Data				
Kitchens Total Rooms 5 Kitchen Type Kitchen Remod No		Extra Fixtures Bath Type Bath Remod	2	Туре	Size 1	Size 2	Area		Blt Grade	Condition	Valu	
	Adj	ustments										
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area										
	Grade 8	Depreciation										
Grade C Condition Average CDU AVERAGI Cost & Design 0 % Complete 100	Ξ	Market Adj Functional Economic % Good Ovr				Condominiu	m / Mobile H	ome Inforr	nation			
	Dwelling	Computations		Complex Name								
Base Price Plumbing Basement Heating Attic Other Features Subtotal	236,403 6,700 -13,110 19,610 0 249,600	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100 2.1	Condo Model Unit Number Unit Level Unit Parking Model (MH)				Unit Vi	ocation iew Make (MH)			
Ground Floor Area Total Living Area	1,430 1,430	Dwelling Value	424,600									
		ding Notes										

Situs : 6 GROVE AV A		Parcel ID: 334-1	13.20-117.00		Class: Multi	Family Dwe	lling	Card: 2	Card: 2 of 2 Printed: April 21, 202		
FELKER DIANE L FELF 6 GR	CURRENT OWNERGENERAL INFORMATIONFELKER ALEX D TTEELiving Units2DIANE L FELKER TTEE REV TR 6 GROVE AVENeighborhood6VR003Alternate ID334132001170000000Vol / PgVol / Pg4907/6DistrictZoningTOWN CODESClassResidential										
	Land Info	rmation					A	ssessment In	formation		
Type Primary Site AC	Size Influence Fa 0.3078 Waterfront - 0		Influence %	Value 1,449,360	E	Land Building Total	Assessed 0 0 0	Appraised 1,449,400 407,900 1,857,300	Cost 1,449,400 616,500 2,065,900	Income 0 0 0	Marke 1,449,400 407,920 1,857,320
Total Acres: .3078 Spot:		Location:				ue Flag Ma 334DM7	rket Approach		al Override Reasor Base Date of Value ective Date of Value	e	
	Entrance Inf	formation						Permit Infor	mation		
Date ID 06/26/24 JTS 06/18/24 JTS 12/08/23 TRM	Entry Code Data Mailer Change Data Mailer Change No Trespassing		Source Owner Owner Estimated		Date Issued 10/07/10 10/07/10 05/21/86 07/11/85	Number 70657-3 70657-4 70657-2 70657-1	156,000	D010 D010	Siding/Windows/F Siding/Windows/F Screen Porch-Gro Remodeling-N/A	Porch-E/Grove Av Porch-E/Grove Av	
				Sales/Ov	vnership Histor	у					
Transfer Date 06/22/18 02/09/10 05/16/00 05/09/85	Price Type 825,000 325,000 125,000 125,000		Validity		Deed 4907 4013		Deed Type Deed		Grantee FELKER ALEX D) TTEE	





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-19.00-10.00

Sussex County Board of Assessment VS Jacon Hodges

(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: \$1238,600

Stipulated Value: \$733,600

Date: <u>A|10|2025</u>
Signature of Owner or duly authorized agent: <u>A+06655</u>
Printed Name: <u>SASON M. HO0655</u>
Date: <u>41125</u>
Signature of Sussex County Government Representative: <u>A-066655</u>
Printed Name: <u>Christopher 8. Koolar</u>
Title: <u>Director of Assessment</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 334-19.00-10.00. The adjustment reflects a change in location factor that brings the assessed value to \$733,400.

tyler technologies	RESIDE				RD 2099							
Situs : 605 C	OUNTRY	CLUB RD		Parcel ID: 334	I-19.00-10.00		Class: Single Famil	y Dwelling	Card: 1 of	f 1 Prin	ited: April 21, 202	5
	CURRE	NT OWNER		GEN	ERAL INFORMAT	ION		_				
RE	137 COF	S JASON N RNWALL RE BEACH DE	C	Living Units 1 Neighborhood 6AR206 Alternate ID 334190000100000000 Vol / Pg 4501/278 District Zoning AGRICULTURAL/RESIDEI Class Residential								
Туре		Size	Land Inforn		Influence %	Value	12/29/23, 9:13:22 AM		334-19.00-10.00			
Primary Site	AC	0.2359	Waterfront - Ba		initiaence //	320,090	Lanc Building Tota	0	Appraised 320,100 413,300 733,400	Cost 320,100 390,000 710,100	Income 0 0 0	Marke 320,10 413,27 733,37
Total Acres: .: Spot:	2359		I	_ocation:			Value Flag TD334DM2	Market Approach	Ba	Override Reaso ase Date of Valu ive Date of Valu	ie	
			Entrance Info	rmation					Permit Informa	ition		
Date 12/28/23	ID TJA	Entry Co Occupant	de : Not At Home		Source Other		Date Issued Numb 07/23/04 73644		Purpose		ions-J Dorman-Jo	<mark>% Complete</mark> ⊃
						Sales/Ow	nership History					
Transfer Da	ato					Dood Bofor	ence Deed Type		Grantee			

Transfer Date 02/02/16 07/07/06	Price Type 358,900 410,000	Validity	Deed Reference Deed 4501/278	Type Grantee
10/30/03 10/30/03	157,500 157,500			
02/25/00	35,000			

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 334-20.09-19.00
Sussex County Board of Assessment VS Richard Freilag & Larry Shaw
(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: \$971,900 Stipulated Value: \$968,800
Date: 4/11/25
Signature of Owner or duly authorized agent:
Printed Name: LARRY SHOW RICHAN FREITAG
Date: 4/1/25 Signature of Sussex County Government Representative,
Signature of Sussex County Government Representative, A Company
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 334-20.09-19.00. The adjustment reflects a change in additional fixtures that brings the assessed value to \$968,800.

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SUSSEX COUNTY

Situs : 38174 TERRACE RD	Parcel ID: 334-20.09-19.00	Class: Single Family Dwelling	Printed: April 21, 2025	
CURRENT OWNER	GENERAL INFORMATION			
FREITAG RICHARD LARRY SHAW TTEE FREITAG-SHAW LIV TR 1200 N HARTFORD STREET UNIT 511 ARLINGTON VA 22201	Living Units 1 Neighborhood 6AR211 Alternate ID 334200900190000000 Vol / Pg 4642/254 District Zoning MEDIUM RESIDENTIAL Class Residential			
Property N	lotes			
		V3/24, 1:37:24 PM 334-3	1009-19:00	
Land Inform	nation	موجعه	sment Information	
		A3563	Sinent information	

			Land mormation			Assessment Information					
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1331			764,460	Land	0	764,500	764,500	0	764,500
						Building	0	204,300	204,300	0	224,270
						Total	0	968,800	968,800	0	988,770
Total Acres: .1 Spot:	331		Location:			Value Flag (TD334DM2	Cost Approach	Ba	Override Reason se Date of Value ve Date of Value		
			Entrance Information					Permit Informa	tion		
Date	ID	Entry Co	de	Source							

— .			-	Permit Information						
Date 01/03/24	ID EDJ	Entry Code Occupant Not At Home	Source Estimated	 Date Issued	Number		Purpose	% Complete		
				04/25/16	201604384	1,680	A037	Det. Shed 10' X 14'		
				04/06/15	201502385	2,383	A086	50' Pvc Fencing		
				10/07/14	201408854	22,476	A186	Roof Mount Solar Panels 21		
				05/04/11	75939-2	1,000	D010	Rep 5 Windows-Silver Lake Manor		
				11/14/94	75939-1	3,500	D010	Roofenclose Porch-Silver Spray M		

 Sales/Ownership History

 Transfer Date
 Price
 Type
 Validity
 Deed Reference
 Deed Type
 Grantee

 01/15/14
 370,000
 4642/254
 4642/254
 672
 672

tyler

Situs : 38174 TERRACE RD	Parcel Id: 334-20.09-19.00	Class: Single Fam	ily Dwelling	Card: 1 of 1		ed: April 21, 20)25
Dwellin	ng Information		6	14		ode Description Main Building	Ar 9
StyleRanchStory height1AtticNoneExterior WallsAlum/VinylMasonry TrimXColorX	Year Built ¹⁹⁶¹ Eff Year Built Year Remodeled Amenities In-law Apt No		5 C 5 6 9 4 B 4 10 18		B 14 C 11 D R E R	FRAME UTILITY	Y BUILDING PORCH ED VINYL 2
E	Basement						
Basement Slab FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	26	A	35			
Heating & Cooling	Fireplaces						
Heat Type Central Full Ac Fuel Type Electric System Type Forced Warm Air	Stacks Openings Pre-Fab						
Ro	oom Detail		32				
Bedrooms 2	Full Baths 1 Half Baths 0						
Family Rooms Kitchens	Extra Fixtures	Trues		Outbuilding Data	Yr Blt Grade	Condition	Value
Total Rooms 6 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Type Pool	x	Area Qty 200 1	2021 C	А	Value 8,810
	djustments	Frame Shed	12 x 8	96 1	2021 C	A	1,580
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area						
-	& Depreciation						
Grade D+ Condition Average CDU FAIR Cost & Design 0	Market Adj Functional Economic % Good Ovr						
% Complete 100			Condominiu	ım / Mobile Home lı	nformation		
Dwelling Base Price 156,293	g Computations % Good 61	Complex Name Condo Model					
PlumbingBasement-19,170Heating12,960Attic0Other Features0Subtotal150,080	% Good Override Functional Economic % Complete 100 C&D Factor Adj Factor 2.1 Additions 800	Unit Number Unit Level Unit Parking Model (MH)		Ur	nit Location nit View odel Make (MH)		
Ground Floor Area958Total Living Area958	Dwelling Value 193,900						
Bui	ilding Notes						

Tax Year 2025		
In the Matter		
Parcel ID 335-8.0		
Sussex County	Board of Assessment VS Palitick & Leah Lawrence	
	(Owner Name)	
	igned, agree to adjust the above-entitled appeal by settlement with the Sussex (sment Office as follows:	County
Original Value:	\$ <u>1,658,100</u> Stipulated Value: \$ <u>1,571,200</u>	
Date:	10 25	
Signature of O	vner or duly authorized agent:	
Printed Name:	Leah Lawrence	
Date: <u>4/1/25</u>	ssex County Government Representative;	
0		
Printed Name:		
itle: Director of Ass	issment	
oferees' reco	appellants' application for appeal, the submitted comparable prope mmendations, our Assessment staff has conducted a thorough revi aluation of Parcel ID 335-8.00-1084.00. The adjustment reflects a ngs the assessed value to \$1,571,200.	lew and

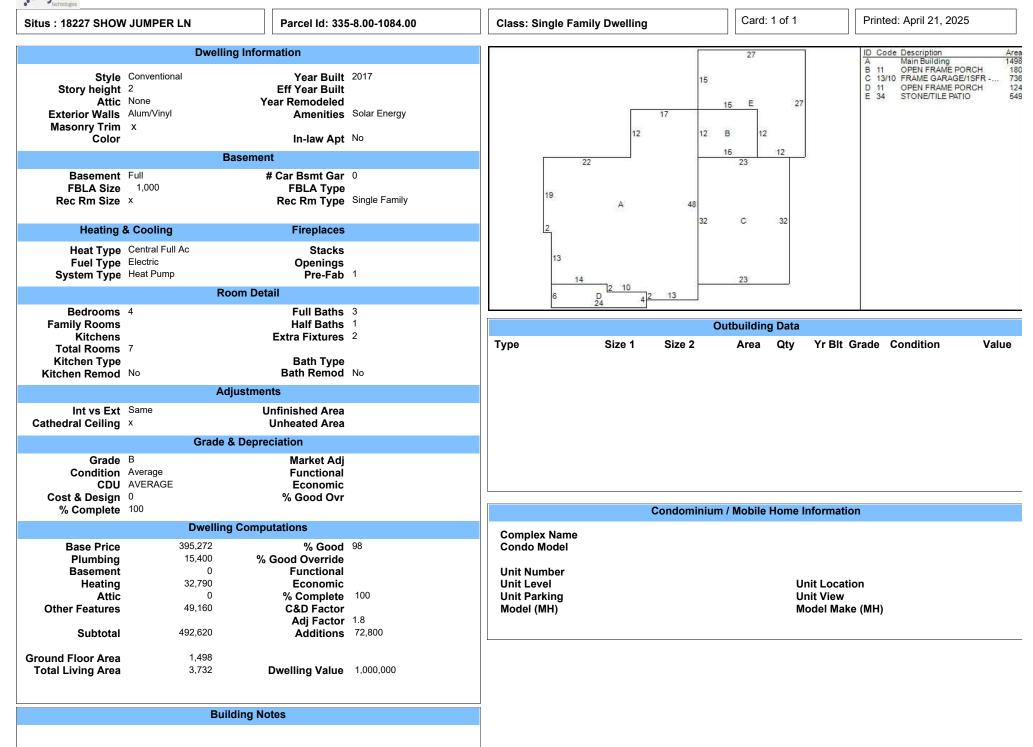
COLUMN AND AND ADDRESS OF ADDRESS OF

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X

Situs : 18227 SHOW	us : 18227 SHOW JUMPER LN Parcel ID: 335-8.00-1084.00				Class: Sing	le Family Dwe	lling	Card: 1	of 1	Printed: April 21, 2	025	
CURF	RENT OWNER			L INFORMAT	ION							
LEAH 18227 SI	NCE PATRICK K LAWRENCE NOW JUMPER /ES DE 19958	<u>=</u> : LN	Vol / Pg 48 District Zoning A0 Class Re	AR218 350800108400 359/120 GRICULTURA esidential								
		Property N	lotes						Anne -			
						2/9/24, 8:56:44 AM			335-800-1084.00			
		Land Inforn						A	ssessment Inf	ormation		
Type Primary Site A	Size C 0.4591	Influence Fac	tors In	fluence %	Value 571,150	1	Land Building Total	Assessed 0 0 0	Appraised 571,200 1,000,000 1,571,200	Cos 571,200 1,000,000 1,571,200	0 0 0 0	Mark 571,20 1,031,91 1,603,11
Total Acres: .4591 Spot:			_ocation:			Va TD	lue Flag Cost 335DM4	: Approach	I	al Override Re Base Date of ctive Date of	Value	
		Entrance Info	rmation						Permit Inform	nation		
Date ID 08/07/24 KMB 02/08/24 TJA		de er Change Not At Home	Ov	vner her		Date Issued 10/17/17 09/27/17	Number 201711198 201710334		Purpose TEST	Wr 13968	t Dw 32x23 Att Gar	% Comple≀ ∙6>
					Sales/Ov	vnership Histor	ſy					
Transfer Date	Price 794,149 264,900		,	Validity			d Reference 9/120	Deed Type Deed Deed			E PATRICK E ROTHERS LLC	

tyler



	D SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2026	
In the Matter of Appeal	
Parcel ID 235-8.00-1085.00	
Sussex County Board of Assessment VS	
	(Owner Name)
We, the undersigned, agree to adjust the above- Board of Assessment Office as follows:	entitled appeal by settlement with the Sussex County
Original Value: \$3,014,500	Stipulated Value: \$2,480,500
Date: 4/12/2025	N.M. P.
Signature of Owner or duly authorized agent:	Alle diffe
Printed Name: WILLIE COTTEY	av
Date: 4/4/25	APV
Signature of Sussex County Government Represe	entative 2 - 4
Printed Name: Christophor S. Koolor	
Title: Director of Assessment	
Summary	
referees' recommendations, our Assessm	ppeal, the submitted comparable properties, and the ent staff has conducted a thorough review and 00-1085.00. The adjustment reflects a change in ngs the assessed value to \$2,460,500.

RES	RESIDENTIAL PROPERTY RECORD CARD 2099													
Situs : 18217 SHO	8217 SHOW JUMPER LN Parcel ID: 335-8.00-1085.00				Class: Multi	Family Dwelli	ng	Card: 1	of 2	Printed: April 21, 2	025			
CO DEB(18217 \$	RENT OWNER FFEY WILLIE L DRAH A COFFE SHOW JUMPEF WES DE 19958	EY R LN	Class Reside	8 0010850000000 39 CULTURAL/RESIDEI										
		Land Infor	mation		2/9/24, 8:57:22 AM		A	335-8.00-1085.00	formation					
Type Primary Site	Size AC 0.4591	Influence Fa	ctors Influe	nce % Value 571,150		Land Building Total	Assessed 0 0 0	Appraised 571,200 1,889,300 2,460,500	Cost 571,200 1,889,300 2,460,500	0 0	Mark 571,20 2,193,43 2,764,63			
Total Acres: .4591 Spot:			Location:			lue Flag Cost 335DM4	Approach		al Override Re Base Date of V ective Date of V	/alue				
		Entrance Infe	ormation					Permit Infor	mation					
Date ID 07/17/24 JTS 02/08/24 TJA		de ler Change t Not At Home	Source Owner Other		Date Issued 06/01/18 04/30/18	Number 201805779 201803304		Purpose TEST	Wr 14278	s Att Gar 19x40 Ba	% Complet			
				Sales/O	vnership Histor	У								
Transfer Date	Pric	е Туре 0	Valio	lity		d Reference 2/239	Deed Type		Grantee					

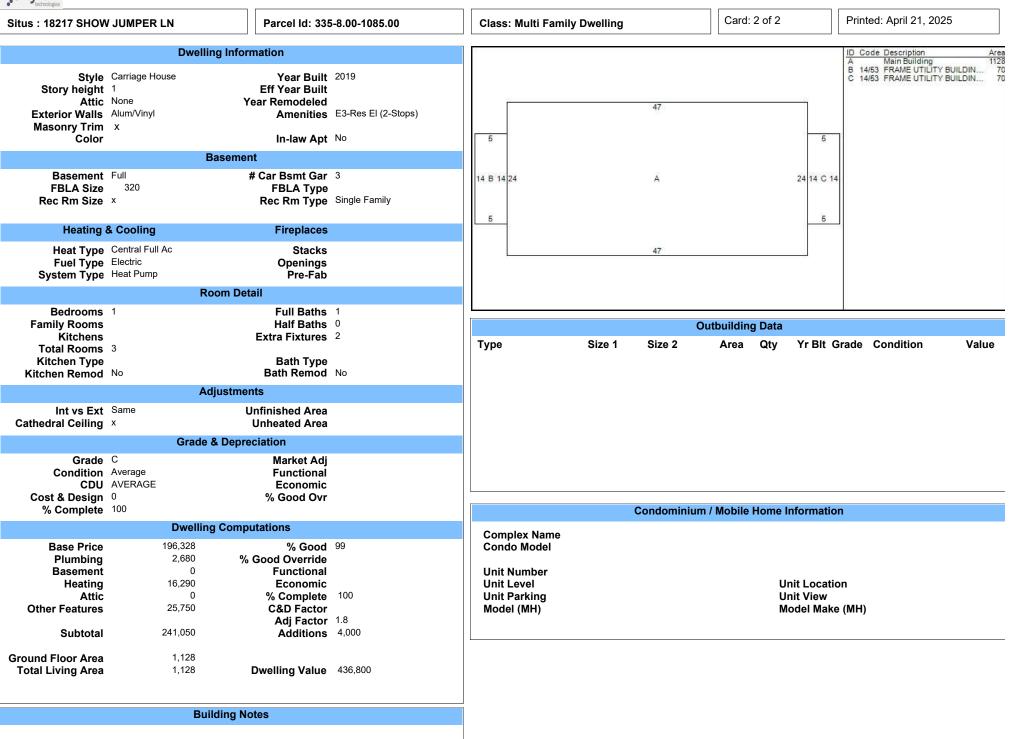


Situs : 18217 SHOW JUMPER	LN Parcel Id: 33	5-8.00-1085.00	Class: Multi Fam	ily Dwelling	Card: 1 of 2	Printed: April 21, 2025
	Dwelling Information			58		ID Code Description Are A Main Building 231
StyleConventionStory height2.25AtticNoneExterior WallsAlum/VinylMasonry TrimxColorX	al Year Built Eff Year Built Year Remodeled Amenities In-law Apt			26 G 16 21 4 8 F 6 4 13 E 13 9 37	26	A Main Building 23 B 13/64 FRAME GARAGE/3/4S F 92 C 11 OPEN FRAME PORCH 22 D 11/53 OPEN FRAME PORCH 21 E 12 ENCLOSED FRAME PORCH 41 E 12 ENCLOSED FRAME PORCH 11 G 33 MASONRY PATIO 14 H RG1 FRAME OR CB DETACH 120
	Basement			21	17	
Basement Full FBLA Size 650 Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type	•		A	18 22	
Heating & Cooling	Fireplaces	i		46 38	40	
Heat Type Central Full Fuel Type Electric System Type Heat Pump	Openings	1		40	4 в ~	
	Room Detail			8 22 <u>c</u> ⁵ 13 <u>b</u> 8	19 4	
Bedrooms 4 Family Rooms	Full Baths Half Baths		30 13	Outbuilding Data		
Kitchens Total Rooms 8 Kitchen Type Kitchen Remod No	Extra Fixtures Bath Type Bath Remod		Type Det Garage	Size 1 Size 2 24 x 50	Area Qty 1,200 1	Yr Blt GradeConditionValue2019BA66,230
	Adjustments					
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area					
	Grade & Depreciation					
Grade B+ Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr	80		Condomini	um / Mobile Home	Information
	Dwelling Computations		Complex Name			
Base Price Plumbing Basement Heating Attic Other Features Subtotal	752,675 % Good 20,090 % Good Override 0 Functional 62,430 Economic 0 % Complete 36,700 C&D Factor Adj Factor Adj Factor 871,900 Additions	80 100 1.8	Condo Model Unit Number Unit Level Unit Parking Model (MH)		ι	Jnit Location Jnit View Model Make (MH)
Ground Floor Area Total Living Area	2,317 5,930 Dwelling Value					
	Building Notes					

- rearring Bics												
Situs : 18217 SHOV	JUMPER LN		Parcel ID: 33	5-8.00-1085.00		Class: Multi	Family Dwel	lling	Card: 2	of 2	rinted: April 21, 2	2025
COF DEBC 18217 S	RENT OWNEF FEY WILLIE L RAH A COFF HOW JUMPEI VES DE 19958	- EY R LN	Living Units Neighborho Alternate ID Vol / Pg District Zoning Class	od 6AR218	00000							
		Land Inform	nation					A	Assessment Inf	formation		
Type Primary Site <i>A</i>	Size C 0.4591	Influence Fac	ctors	Influence %	Value 571,150	E	Land Building Total	Assessed 0 0 0	Appraised 571,200 1,889,300 2,460,500	Cost 571,200 1,889,300 2,460,500	Income 0 0 0	Market 571,200 2,193,430 2,764,630
Total Acres: .4591 Spot:			Location:				lue Flag Cos 335DM4	st Approach		al Override Rea Base Date of Va ective Date of Va	alue	
		Entrance Info	ormation						Permit Infor	mation		
Date ID 07/17/24 JTS 02/08/24 TJA		ode iler Change t Not At Home		Source Owner Other		Date Issued 06/01/18 04/30/18	Number 201805779 201803304		Purpose TEST A007	Wr 14278 2st Dw 36x58 /	Att Gar 19x40 Ba	% Complete
					Sales/Ov	vnership Histor	-					
Transfer Date 05/03/17	Pri (259,90	c e Type 00		Validity			d Reference 2/239	Deed Type		Grantee		

tyler

2099





Re: Assessment Appeal 430-9.00-38.06

From Janet Stoeckel <jstoeckel1954@gmail.com>
Date Mon 4/14/2025 10:14 AM
To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

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

Yes, I accept. \$10,800. 04/14/2025

On Fri, Apr 11, 2025 at 1:12 PM Dianne Ruscavage <<u>dianne.ruscavage@sussexcountyde.gov</u>> wrote: As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

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

Kind Regards, Dianne



tyler RESIDENTIAL PROPERTY RECORD CARD 2099

Situs :			Parcel ID: 430-	-9.00-38.06		Class: Resid	ential - V	acant Land	Card: 1 c	of 1 Printe	d: April 21, 2	025
Δ	URRENT OWNER DAMS JANET LEE 14346 WOLF RD EENWOOD DE 199		Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class		600000	10/4/23, 11:05:07 AM			430-9.00-38.06			
		Land Inform	ation					A	Assessment Info	rmation		
Type Residual	Size AC 0.8374	Influence Fact	ors	Influence %	Value 10,790	В	Land uilding Total	Assessed 0 0 0	Appraised 10,800 0 10,800	Cost 10,800 0 10,800	Income 0 0 0	Market 0 0 0
Total Acres: .837 Spot:	4	L	ocation:			Val Gross B		Cost Approach	В	Override Reason ase Date of Value tive Date of Value		
		Entrance Infor							Permit Inform	ation		
Date IC 10/04/23 EI				Source Other		Date Issued	Number	Price	Purpose			% Complete

		Sal	es/Ownership History		
Transfer Date 04/07/83	Price Type 1	Validity	Deed Reference Deed Type 0/0	Grantee	

Situs :	Parcel Id: 430-9.00-38.06	Class: Residential	- Vacant Land	Ca	ard: 1 of 1	Prir	ited: April 21, 202	25
Dwe	elling Information							
Style Story height Attic Exterior Walls Masonry Trim × Color	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	Туре	Size 1 Size		d <mark>ing Data</mark> ea Qty	Yr Blt Grade	Condition	Value
	Adjustments							
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area							
	de & Depreciation							
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr							
% Complete			Condo	minium / Mot	oile Home I	nformation		
Dwei Base Price Plumbing Basement Heating Attic Other Features 0 Subtotal Ground Floor Area Total Living Area	lling Computations % Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Adj Factor Additions	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)			U	nit Location nit View odel Make (MH)	
	Building Notes							

2099

RESIDENTIAL PROPERTY RECORD CARD

tyler

Re: Assessment Appeal 430-16.00-108.00

From BOWINS <bowinss@aol.com>

Date Fri 4/11/2025 9:46 AM

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

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

Good morning,

í

I accept the reduced value of \$662,200 on 17868 Meadow Drive, Bridgeville DE 19933 Sent from my iPhone

On Apr 11, 2025, at 9:13 AM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

<430-16.00-108.00.pdf>

tyler RESIDENTIAL PROPERTY RECORD CARD 2099

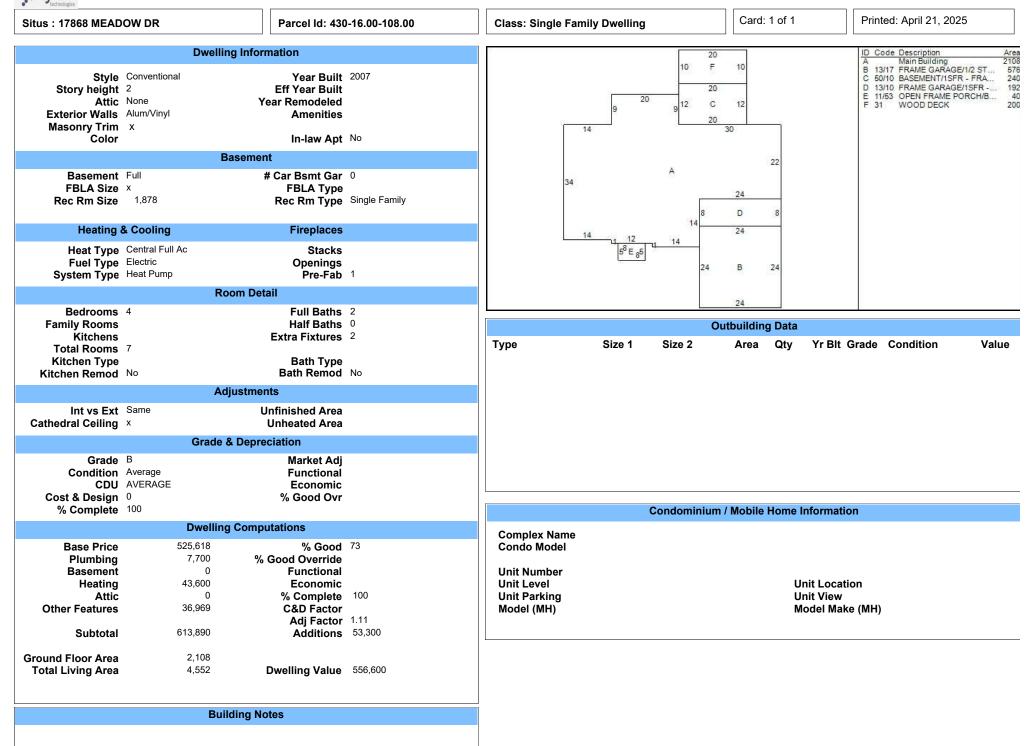
SUSSEX COUNTY

RESID												
Situs : 17868 MEADO	OW DR		Parcel ID: 430	-16.00-108.00		Class: Sing	e Family Dv	velling	Card: 1	of 1 P	rinted: April 21, 20	025
CURR	ENT OWNER	R		RAL INFORMAT	ION							
		LD IRA	Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class									
		Land Inform	nation			9(6/23, 10:39:49 AM			430-18:00-108:00			
_								A	ssessment Inf	ormation		
Type Primary Site AC Residual AC		Influence Fac	tors	Influence %	Value 105,410 220	E	Land Building Total	Assessed 0 0 0	Appraised 105,600 556,600 662,200	Cost 105,600 556,600 662,200	Income 0 0 0	Marke 105,600 456,470 562,070
Total Acres: 1.01 Spot:			Location:				lue Flag Co 430DM2	ost Approach	1	Il Override Reas Base Date of Va ctive Date of Va	lue	
		Entrance Info	ormation						Permit Inform	nation		
Date ID 09/06/23 EDJ	Entry Co Occupan	de t Not At Home		Source Other		Date Issued 12/21/11	Number 85616-2	Price 1,000	Purpose		ille Chase Lot 55	% Complete
						04/17/06	85616-1	276,622	D010	Dwelling W/Ad	ditions-Bridgeville	С
					Sales/Ow	nership Histor	'V					
Turana (an Data		.					, 	Deed Trees		0		

PriceType400,000Land & Improv331,000Land & Improv **Validity** Invalid Sale - Tyler Corporate Affiliates **Deed Type** Deed Transfer Date Deed Reference Grantee 08/03/21 5523/92 EQUITY TRUST COMPANY CUSTODIAN RRR GROUP INC 07/15/21 5508/215 Deed 11/02/18 190,123 4972/192 Deed PARTNERS FOR PAYMENT RELIEF LLC 11/27/17 4804/247 **BAUTISITA VICTOR M** Deed 10/02/08 3621/118 12/15/06 757,513

RESIDENTIAL PROPERTY RECORD CARD 2099

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 431-5.00-325.00
Sussex County Board of Assessment VS LG-OHI Seafood 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: \$13,811,100 Stipulated Value: \$9,438,800
Date: 4/16/2025
Signature of Owner or duly authorized agent: Thomas Coota
Printed Name: Thomas Coots - Agent
Date: 4/9/25
Signature of Sussex County Government Representative
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel IE 431-5.00-325.00. The adjustment reflects a change in income and expense that brings the assessed value to \$9,438,800.

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Situs : 715 E KING ST	PARCEL ID: 431-5.00-325.00	Class: 506	Card: 1 of 4	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION		三 階級 制	
LG-OHI SEAFORD LLC 303 INTERNATIONAL CIR STE 200 HUNT VALLEY MD 21030 4620/85	Living Units 0 Neighborhood 3XC001 Alternate ID 431050003250000000 Vol / Pg 4620/85 District Zoning TOWN CODES Class			
Property N	otes			
		TI/28/23, 9:13:27 AM 431	5.00-325.00	

			Land Information			Assessment Information								
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market			
Primary Site	AC	2.7000	Waterfront - Riv	50	208,130	Land	0	223.100	223,100	223,100	0			
Residual	AC	1.0000	Waterfront - Riv		15,000	Building	0	9,215,700	13,722,300	9,215,700	0			
						Total	0	9,438,800	13,945,400	9,438,800	0			
						Value Flag	Income Approach	E	l Override Reaso Base Date of Valu ctive Date of Valu	e				
Total Acres: 3.7 Spot:			Location: 6	NEIGHBORHOOD OF	R SPOT	Gross Building:								

		Entrance Inform	nation				Permit Infe	ormation	
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete
11/28/23	AJR	Entrance Gained	Other	09/14/12	87634-4	601,000	D010	Kitchen Addition-E/North St	
				03/22/99	87634-3	493,000	D010	Rem.Lofland Lf.Care-Seaford	
				10/10/95	87634-2	154,000	D010	Int. Renovations-Seaford	
				09/25/90	87634-1	5,000,000	D010	Nursing Home & AptsSeaford	

	Sales/Ownership History													
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee										
11/04/16 07/05/12	21,908,237 7,006,997		4620/85											

tyler COMMERCIAL PROPERTY RECORD CARD 2099

Situs : 715 E KING ST	Parcel Id: 431-5.00-3	325.00		Class: 5	06		Card: 1 of	4	Printed: April 21	, 2025
Building Information					Building C	Other Features				
Year Built/Eff Year 1990 /	Line Type	+/- Me	as1 Me	eas2 # Sto	os Ident Units	Line Type	4	-/- Meas1	Meas2 # Stops	Ident Units
Building # 1	2 Balcony		350	1	2					
Structure Type Nursing Home Identical Units 1	2 Canopy Roof/Slab		350	1	1					
Total Units 110	2 Elevator Electric Pasngr	r 3	000	10 3	2					
Grade C+	2 Enclosed Entry		180	1	1					
# Covered Parking # Uncovered Parking DBA Lofland Park Center	2 Sprinkler Sys Wet	52	169	1	1					

							Inte	rior/Exterior I	nformation						
Line	Level From	ı - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
2	01	01	100	17,673	929	Nursing Home	10	Brick Venee	Fire Resistant	Normal	Hot Air	Central	Normal	3	3
3	01	01	100	1,025	157	Light Manufactur	in 10	Brick Venee	Fire Resistant	Normal	Hot Air	Central	Normal	3	3
4	02	02	100	17,673	929	Nursing Home	12	Concrete BI	Fire Resistant	Normal	Hot Air	Central	Normal	3	3
5	03	03	100	16,823	987	Nursing Home	12	Concrete BI	Fire Resistant	Normal	Hot Air	Central	Normal	3	3

		Interior/E	xterior Valuation I	Detail						Outbuild	ing Data				
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
2	17,673	Nursing Home	59	100	2,483,040	1	Asph Pave	2000			1	170,000	С	А	273,870
3	1,025	Light Manufacturing	59	100	60,780										
4	17,673	Nursing Home	59	100	2,047,350										
5	16,823	Nursing Home	59	100	1,963,370										

yler It division COMMERCIAL PROPERTY	RECORD CARD 2099		SUSSEX COUNTY	,
itus : 715 E KING ST	Parcel Id: 431-5.00-325.00	Class: 506	Card: 1 of 4	Printed: April 21, 2025
		$\begin{array}{c} & & & & & & & & & & & & & & & & & & &$	23 D 064 E BA1 6 F CP6 G EI2	BALCONY CANOPY ROOF/SLAB ELEVATOR ELECTRIC PASNGR 30 ENCLOSED ENTRY

Addtional Property Photos







tyler Clt division COMMERCIAL	. PROPE	RTY RECO	ORD CAR	2 0	99					S	SUSSEX	COUNTY				
Situs : 715 E KING ST		Parc	Parcel Id: 431-5.00-325.00			Cla	ss: 506	;			Card: 1	of 4	Printeo	Printed: April 21, 2025		
				Inc	come Detail	(Includes	s all Bui	ildings on Pa	rcel)							
Use Mod Inc Model Grp Type 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	Ne Operating Incom	
07 S 001 Whse / Lt Mfg 13 H 001 Hotel	0 110	1,025 52,169	4.00 90.00	142	4,100 5,131,170	10 45		0 0	3,690 2,822,144				369 1,834,394	369 1,834,394	3,32 987,75	

		Aj	oartment [Detail - Bu	ilding 1 of 4			Building Cost Detail - Buil	ding 1 of 4
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	53,194
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	6,554,540 100 1 200 13,109,080
								Value per SF	246.44

Notes - Building 1 of 4	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	991,071 0.105000 9,438,770
	Total Gross Rent Area Total Gross Building Area	9,438,770 53,194 53,194



Situs : 715 E KING ST	PARCEL ID: 431-5.00-325.00	Class: 506	Card: 2 of 4	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION			
LG-OHI SEAFORD LLC 303 INTERNATIONAL CIR STE 200 HUNT VALLEY MD 21030 4620/85	Living Units 0 Neighborhood 3XC001 Alternate ID 431050003250000000 Vol / Pg 4620/85 District Zoning TOWN CODES Class			
Property N	otes		-1419 781	
		11/28/23, 9:12:54 AM 431-	500-325.00	

2099

Land Information							As	sessment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	2.7000	Waterfront - Riv	50	208,130	Land	0	223.100	223,100	223,100	0
Residual	AC	1.0000	Waterfront - Riv		15,000	Building	0	9,215,700	13,722,300	9,215,700	0
						Total	0	9,438,800	13,945,400	9,438,800	0
Total Acres: 3.7 Spot:			Location: 6	NEIGHBORHOOD OF	R SPOT	Value Flag Gross Building:	Income Approach	E	l Override Reaso Base Date of Valu Stive Date of Valu	e	

		Entrance Inform	mation				Permit Infe	ormation	
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete
11/28/23	AJR	Entrance Gained	Other	09/14/12	87634-4	601,000	D010	Kitchen Addition-E/North St	
				03/22/99	87634-3	493,000	D010	Rem.Lofland Lf.Care-Seaford	
				10/10/95	87634-2	154,000	D010	Int. Renovations-Seaford	
				09/25/90	87634-1	5,000,000	D010	Nursing Home & AptsSeaford	

	Gales	Ownership History	
Price Type	Validity	Deed Reference Deed T	ype Grantee
21,908,237 7,006,997		4620/85	
	21,908,237	21,908,237	21,908,237 4620/85

Situs : 715 E KING ST	Parcel Id: 431-5.00-325.00	Class: 506	Card: 2 of 4	Printed: April 21, 2025
Building Information		Building Other Features		
Year Built/Eff Year / Building # Structure Type Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	Line Type +/-	Meas1 Meas2 # Stops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units

					Inte	rior/Exterior	Information					
ine	Level From - To	Int Fin	Area	Perim Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing Physical	Functiona

		Interior/Exterior Valuation D	etail						Outbuild	ing Data				
Lir	ne Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					2	Asph Pave	2000			1	9,300	С	А	14,980

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	SI	JSSEX COUNTY	
Situs : 715 E KING ST	Parcel Id: 431-5.00-325.00	Class: 506	Card: 2 of 4	Printed: April 21, 2025

Addtional Property Photos





	ivisio		. PROPER	RTY RECO	ORD CAR	2 0	99					S	SUSSEX	COUNTY			
Situ	s : 71	5 E KING ST		Parc	el Id: 431-5	5.00-325.00)	Cla	iss: 506				Card: 2	of 4	Printee	25	
						Inc	come Detail	(Include:	s all Bui	ldings on Pa	rcel)						
		Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
07 13	S H	001 Whse / Lt Mfg 001 Hotel	0 110	1,025 52,169	4.00 90.00	142	4,100 5,131,170	10 45		0 0	3,690 2,822,144	10 65			369 1,834,394	369 1,834,394	3,321 987,750

		Ар	artment D	etail - Bu	ilding 2 of 4			Building Cost Detail - Building 2 of 4	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	
								Replace, Cost New Less Depr	~~
								Percent Complete 10 Number of Identical Units	00
									00
								Value per SF 0.0	00

Notes - Building 2 of 4	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	991,071 0.105000 9,438,770
	Final Income Value	9,438,770
	Total Gross Rent Area Total Gross Building Area	53,194 53,194



Situs : 715 E KING ST	PARCEL ID: 431-5.00-325.00	Class: 506	Card: 3 of 4	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION			
LG-OHI SEAFORD LLC 303 INTERNATIONAL CIR STE 200 HUNT VALLEY MD 21030 4620/85	Living Units0Neighborhood3XC001Alternate ID431050003250000000Vol / Pg4620/85DistrictZoningZoningTOWN CODESClass			
Property No.	otes			
		11/28/23, 9-11-40 AM 43	1-5:00-325:00	

			Land Information				A	ssessment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	2.7000	Waterfront - Riv	50	208,130	Land	0	223.100	223.100	223.100	0
Residual	AC	1.0000	Waterfront - Riv		15,000	Building	0	9,215,700	13,722,300	9,215,700	0
						Total	0	9,438,800	13,945,400	9,438,800	0
						Value Flag	Income Approach	E	l Override Reaso Base Date of Valu ctive Date of Valu	e	
Total Acres: 3.7 Spot:	otal Acres: 3.7 pot:		Location: 6	NEIGHBORHOOD OF	R SPOT	Gross Building:					

		Entrance Info	rmation				Permit Inf	ormation	
Date	· · · · · ·	Source	Date Issued	Number	Price	Purpose		% Complete	
11/28/23	AJR	Entrance Gained	Other	09/14/12	87634-4	601,000	D010	Kitchen Addition-E/North St	
				03/22/99	87634-3	493,000	D010	Rem.Lofland Lf.Care-Seaford	
				10/10/95	87634-2	154,000	D010	Int. Renovations-Seaford	
				09/25/90	87634-1	5,000,000	D010	Nursing Home & AptsSeaford	

Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference Deed T	ype Grantee							
11/04/16 07/05/12	21,908,237 7,006,997		4620/85								

Situs : 715 E KING ST	Parcel Id: 431-5.00-325.00	Class: 506	Card: 3 of 4	Printed: April 21, 2025
Building Information		Building Other Features		
Year Built/Eff Year / Lii Building # Structure Type Nursing Home Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	ne Type +/-	Meas1 Meas2 # Stops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units

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

		Interior/Exterior Valuation D	etail						Outbuildi	ing Data				
Lii	ne Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					3	Asph Pave	2000			1	9,500	С	А	15,300

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	SI	JSSEX COUNTY	
Situs: 715 E KING ST	Parcel Id: 431-5.00-325.00	Class: 506	Card: 3 of 4	Printed: April 21, 2025

Addtional Property Photos



tyle			RTY RECO	ORD CAR	RD 20	99					S	SUSSEX	COUNTY			
Situs : 7	15 E KING ST		Parc	el ld: 431-5	5.00-325.00	0	Cla	nss: 506				Card: 3	of 4	Printee	d: April 21, 20	25
					Ine	come Detail	(Include:	s all Bui	ildings on Pa	rcel)						
	I Inc Model e Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Model	Vac Adj	Additional Income		Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
07 S	001 Whse / Lt Mfg	0	1,025	4.00		4,100	10		0	3,690	10			369	369	3,321
13 H	001 Hotel	110	52,169	90.00	142	5,131,170	45		0	2,822,144	65			1,834,394	1,834,394	987,750

		Ар	artment D	etail - Bu	ilding 3 of 4			Building Cost Detail - Building 3 of 4	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	
								Replace, Cost New Less Depr	100
								Percent Complete Number of Identical Units	100
								Economic Condition Factor Final Building Value	200
								Value per SF	0.00

Notes - Building 3 of 4	Income Summary (Includes all Build	ng on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	991,071 0.105000 9,438,770
	Final Income Value	9,438,770
	Total Gross Rent Area Total Gross Building Area	53,194 53,194



Situs : 715 E KING ST	PARCEL ID: 431-5.00-325.00	Class: 506	Card: 4 of 4	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION			
LG-OHI SEAFORD LLC 303 INTERNATIONAL CIR STE 200 HUNT VALLEY MD 21030 4620/85	CURRENT OWNER GENERAL INFORMATION LG-OHI SEAFORD LLC Living Units 0 03 INTERNATIONAL CIR STE 200 Neighborhood 3XC001 HUNT VALLEY MD 21030 Alternate ID 431050003250000000			
Property N	lotes			
		TI/28/23, 9:11:31 AM 431-	500-325-00	

			Land Information				As	sessment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	2.7000	Waterfront - Riv	50	208,130	Land	0	223.100	223.100	223.100	0
Residual	AC	1.0000	Waterfront - Riv		15,000	Building	0	9,215,700	13,722,300	9,215,700	0
						Total	0	9,438,800	13,945,400	9,438,800	0
Total Acres: 3.7 Spot:			Location: 6	NEIGHBORHOOD OF	R SPOT	Value Flag Ir Gross Building:	ncome Approach	E	l Override Reaso Base Date of Valu Stive Date of Valu	e	

		Entrance Infor	mation				Permit Info	ormation	
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete
11/28/23	AJR	Entrance Gained	Other	09/14/12	87634-4	601,000	D010	Kitchen Addition-E/North St	
				03/22/99	87634-3	493,000	D010	Rem.Lofland Lf.Care-Seaford	
				10/10/95	87634-2	154,000	D010	Int. Renovations-Seaford	
				09/25/90	87634-1	5,000,000	D010	Nursing Home & AptsSeaford	

		Sales	/Ownership History		
Transfer Date	Price Type	Validity	Deed Reference Deed Type	Grantee	
11/04/16 07/05/12	21,908,237 7,006,997		4620/85		

Situs : 715 E KING ST	Parcel Id: 431-5.00-325.00	Class: 506	Card: 4 of 4	Printed: April 21, 2025
Building Information		Building Other Features		
Year Built/Eff Year / Building # Structure Type Nursing Home Identical Units Total Units Grade # Covered Parking # Uncovered Parking DBA	.ine Type +/- N	Meas1 Meas2 # Stops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units

					Inte	rior/Exterior	Information					
ine	Level From - To	Int Fin	Area	Perim Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing Physical	Functiona

		Interior/Exterior Valuation De	etail						Outbuildi	ng Data				
Line	e Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
					4	Gazebo	2000			1	124	С	А	2,480

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs: 715 E KING ST	Parcel Id: 431-5.00-325.00	Class: 506	Card: 4 of 4	Printed: April 21, 2025

Addtional Property Photos

lei	COMMERCIAL	PROPER	RTY RECO	ORD CAR	RD 20	99					S	SUSSEX	COUNTY			
6 : 715	5 E KING ST		Parc	el ld: 431-5	5.00-325.00	0	Cla	ss: 506				Card: 4	of 4	Printee	d: April 21, 20	25
					In	come Detail	(Includes	s all Bui	ldings on Pa	rcel)						
		Units	Net Area	Income Rate	Econ Adjust		Vac Model	Vac Adj	Additional Income	Gross	Model %	•	Expense Adj		Total Expenses	Ne Operating Income
S H	001 Whse / Lt Mfg 001 Hotel	0 110	1,025 52,169	4.00 90.00	142	4,100 5,131,170	10 45		0 0	,				369 1,834,394	369 1,834,394	3,321 987,750
	Mod Type	Mod Inc Model Type Mod Description S 001 Whse / Lt Mfg	S : 715 E KING ST Mod Inc Model Units Type Mod Description 0	Inc Model Units Net Area Type Mod Description 0 1,025	Image: Solution Image: Solution	ivision Commence Filter Reference Control Carlos 20 is: 715 E KING ST Parcel Id: 431-5.00-325.00 Mod Inc Model Units Net Area Income Econ Type Mod Description Rate Adjust S 001 Whse / Lt Mfg 0 1,025 4.00	S: 715 E KING ST Parcel Id: 431-5.00-325.00 Mod Inc Model Units Net Area Income Econ Potential Rate Adjust Gross Income S 001 Whse / Lt Mfg 0 1,025 4.00 4,100	S: 715 E KING ST Parcel Id: 431-5.00-325.00 Cla Income Detail (Includes Income Detail (Includes Mod Inc Model Units Net Area Income Econ Potential Vac Type Mod Description Rate Adjust Gross Model Income S 001 Whse / Lt Mfg 0 1,025 4.00 4,100 10	S: 715 E KING ST Parcel Id: 431-5.00-325.00 Class: 506 Income Detail (Includes all Build in Come Detail) Units Net Area Income Econ Potential Vac Vac Rate Adjust Gross Model Adjuncome S 001 Whse / Lt Mfg 0 1,025 4.00 4,100 10	Income Detail (Includes all Buildings on Pa Mod Inc Model Units Net Area Income Potential Vac Vac Additional Type Mod Description Units Net Area Income Econ Potential Vac Vac Additional S 001 Whee / Lt Mfg 0 1,025 4.00 4,100 10 0	Signal Construction Construction Class: 506 Signal Parcel Id: 431-5.00-325.00 Class: 506 Income Detail (Includes all Buildings on Parcel) Mod Inc Model Units Net Area Income Potential Vac Vac Additional Effective Type Mod Description Units Net Area Income Econ Potential Vac Vac Additional Effective S 001 Whse / Lt Mfg 0 1,025 4.00 4,100 10 0 3,690	Signal Construction Construction Class: 506 Signal Parcel Id: 431-5.00-325.00 Class: 506 Income Detail (Includes all Buildings on Parcel) Mod Inc Model Units Net Area Income Potential Vac Vac Additional Effective Expense Type Mod Description Units Net Area Income Potential Vac Vac Additional Effective Expense S 001 Whse / Lt Mfg 0 1,025 4.00 4,100 10 0 3,690 10	S : 715 E KING ST Parcel Id: 431-5.00-325.00 Class: 506 Card: 4 Income Detail (Includes all Buildings on Parcel) Mod Inc Model Type Mod Description Units Net Area Income Econ Rate Potential Adjust Vac Gross Vac Model Vac Adj Vac Income Card: 4 S 001 Whse / Lt Mfg 0 1,025 4.00 4,100 10 0 3,690 10	S : 715 E KING ST Parcel Id: 431-5.00-325.00 Class: 506 Card: 4 of 4 Income Detail (Includes all Buildings on Parcel) Mod Inc Model Type Mod Description Units Net Area Income Econ Potential Vac Vac Additional Effective Expense Expense Expense S 001 Whse / Lt Mfg 0 1,025 4.00 4,100 10 0 3,690 10	Signal Parcel Id: 431-5.00-325.00 Class: 506 Card: 4 of 4 Printed Income Detail (Includes all Buildings on Parcel) Card: 4 of 4 Printed Mod Inc Model Type Mod Description Units Net Area Income Potential Gross Vac Model Vac Adj Vac Income Card: 4 of 4 Printed S 001 Whse / Lt Mfg 0 1,025 4.00 4,100 10 0 3,690 10 369	Signal Construction Control Circle

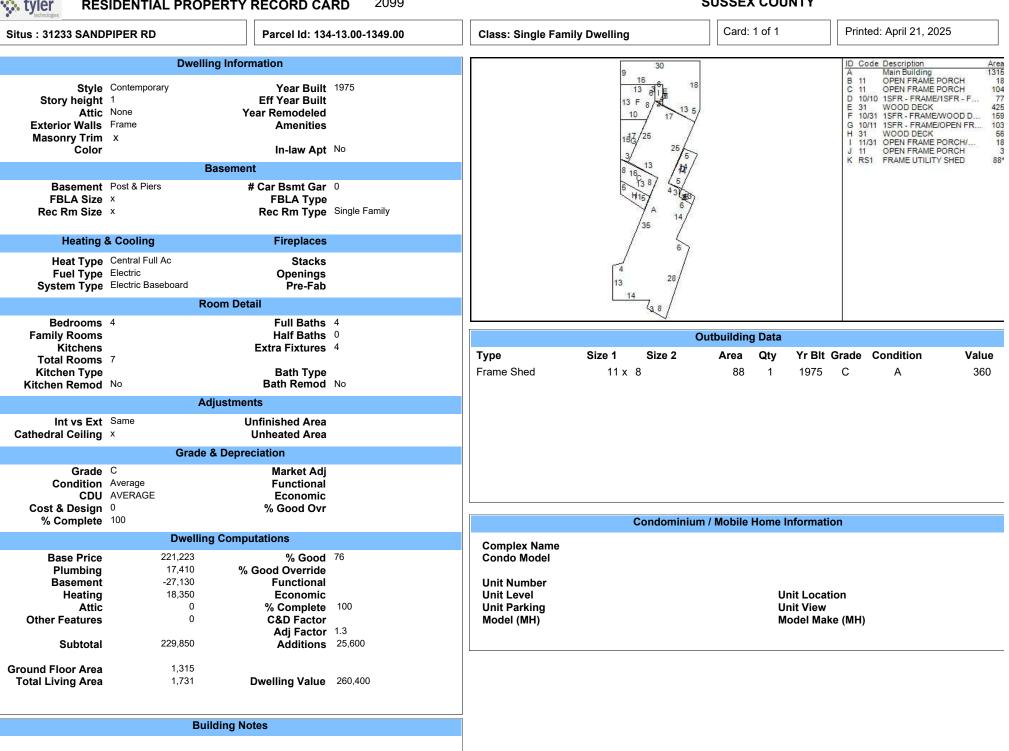
	Apartment Detail - Building 4 of 4							Building Cost Detail - Building 4 of 4	
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	100 200
								Value per SF	0.00

Notes - Building 4 of 4	Income Summary (Includes all Building on Parcel)	
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	991,071 0.105000 9,438,770
	Total Gross Rent Area Total Gross Building Area	9,438,770 53,194 53,194

tyler RESIDENTIAL PROPERTY RECORD CARD 2099

vertices RESIDENTIAL PROPERTY RECORD CARD 2099			SUSSEX COUNTY							
Situs : 31233 SANDPIPER RD	Parcel ID: 134-	-13.00-1349.00		Class: Sing	le Family Dwe	lling	Card: 7	1 of 1 Print	ed: April 21, 202	25
CURRENT OWNER MEYER KATHRYN J 27926 DIXON CREEK I EASTON MD 21601	Living Units LN Neighborhood		000000							
	Land Information			3/30/23, 12:29:42 F	M	Α	134-13.00-1349.00 ssessment In	formation		
TypeSizePrimary SiteAC0.2950	Influence Factors Waterfront - Oc Shape Or Size	Influence % -10	Value 4,148,100		Land Building Total	Assessed 0 0 0	Appraised 4,148,100 185,800 4,333,900	Cost 4,148,100 260,800 4,408,900	Income 0 0 0	Marke 4,148,10 185,82 4,333,92
Total Acres: .295 Spot:	Location: 13 EXC	EL LOCATION (I	POS INFLU)		lue Flag Mari 134DM6	ket Approach		al Override Reasor Base Date of Value ective Date of Value	e	
	Entrance Information						Permit Infor	mation		
DateIDEntry Cod04/23/24JTSData Maile03/30/23EBCInfo At Dod	er Change	Source Owner Owner		Date Issued 07/20/18 12/16/14 02/02/09 10/09/91	Number 201807460 201410803 13590-2 13590-1	Price 8,000 4,500 4,800 4,000	Purpose A017 A086 D010	Add New Spiral S Replacing 5 Ext D Bathroom-Ocean Addition-Ocean V	oors Village Lot 40	% Complet s
			Sales/Ov	/nership Histo	ry					
Transfer Date Price 10/17/24 1,251,250 04/25/24 1,251,250	y Type	Validity		Dee 618	d Reference 8/20 1/54	Deed Type Deed Deed		Grantee MEYER KATHR` OLIPHANT KATH		

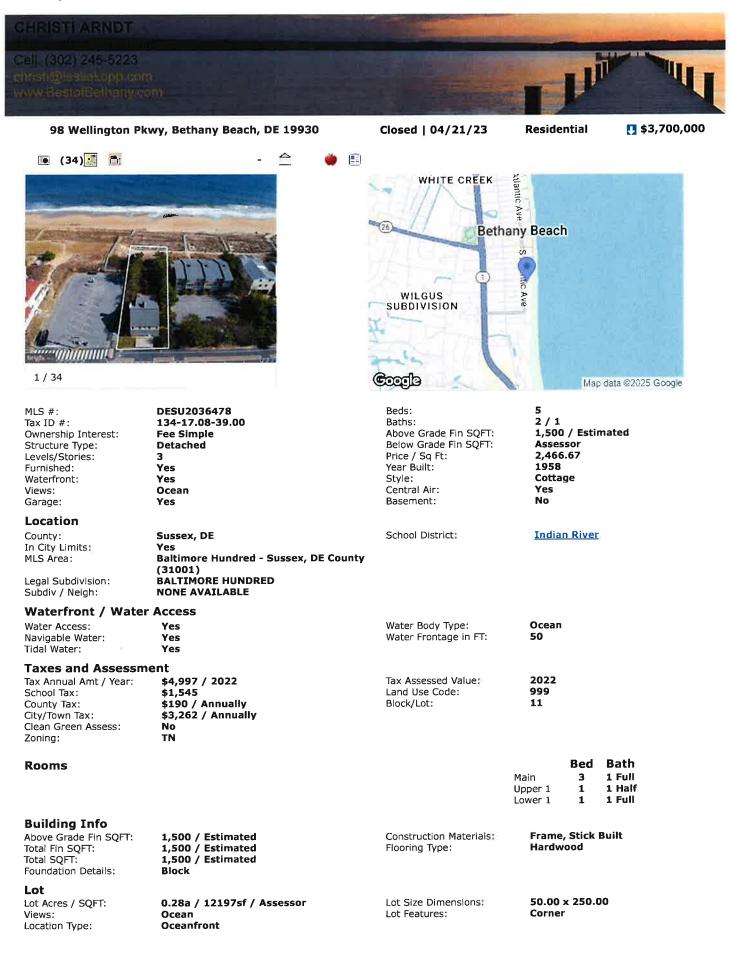
2099 **RESIDENTIAL PROPERTY RECORD CARD**



Email from May 01 2025 - Matrix Portal

https://matrix.brightmls.com/Matrix/Public/Portal.aspx?ID=48989195711

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11-1

1 of 4

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Email from May 01 2025 - Matrix Portal		https://mat	rix.brightmls.com/Matrix/Public/Portal.aspx?ID=48989195711			
Parking Attached Garage - # of Sp Driveway - # of Spaces Total Parking Spaces	baces 2 2 4	Features:	Attached Garage, Driveway, Garage - Front Entry, Inside Access, Concrete Driveway			
Interior Features Interior Features:	Combination Dining/Living, Floor Plan Dishwasher, Disposal, Dryer, Oven/Ra Features: None	- Open, Wo inge - Electri	od Floors; Fireplace(s): 1, Wood; Built-In Microwave, ic, Refrigerator, Washer, Water Heater; Accessibility			
Exterior Features Exterior Features:	Outside Shower; Deck(s); Pool: No Po	ol				
Utilities Utilities:	Central A/C; Cooling Fuel: Electric; He Water Source: Public; Sewer: Public S	A/C; Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; ource: Public; Sewer: Public Sewer				
Remarks Public:	50ft of beachfront, on one of the most short walk from downtown shops and this location offers an incredible oppor bedroom and 3 bath home with a gara from the living room and deck. Listen t	desirable st restaurants tunity to bu ge has been to waves cra ready to be	ic coastal cottage is located on a corner lot with reets in Bethany. Conveniently positioned just a yet away from the hustle and bustle of Garfield Ave, ild the beach home of your dreams. This classic 5 lovingly cared for and boasts views of the ocean sh and enjoy an abundance of sunshine from the e enjoyed as-is while designing and building your			
Directions						

From Route One turn East onto Wellington Parkway, home is on the oceanfront to the Right of the parking lot

Listing Details

Eloting botano			
Original Price:	\$3,895,000	DOM:	16
Vacation Rental:	No	Off Market Date:	04/21/23
Sale Type:	Standard		
Listing Term Begins:	02/21/2023		
Possession:	Negotiable		
Acceptable Financing:	Cash, Conventional		
Federal Flood Zone:	Yes		
Historical Compens	sation		
-		Duinhabbl C. com / offers comm	

For more information about offers of compensation, see BrightMLS.com/offer-comp.								
Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp: Dual/Var Comm:	0% Of Gross No					
Cala / Lange Castanat								

Sale/Lease Contract

Concessions:	No		
Agreement of Sale Dt:	03/07/23	Close Date:	04/21/23
Close Sale Type:	Standard Sale	Close Price:	\$3,700,000.00

Click to Show Photos





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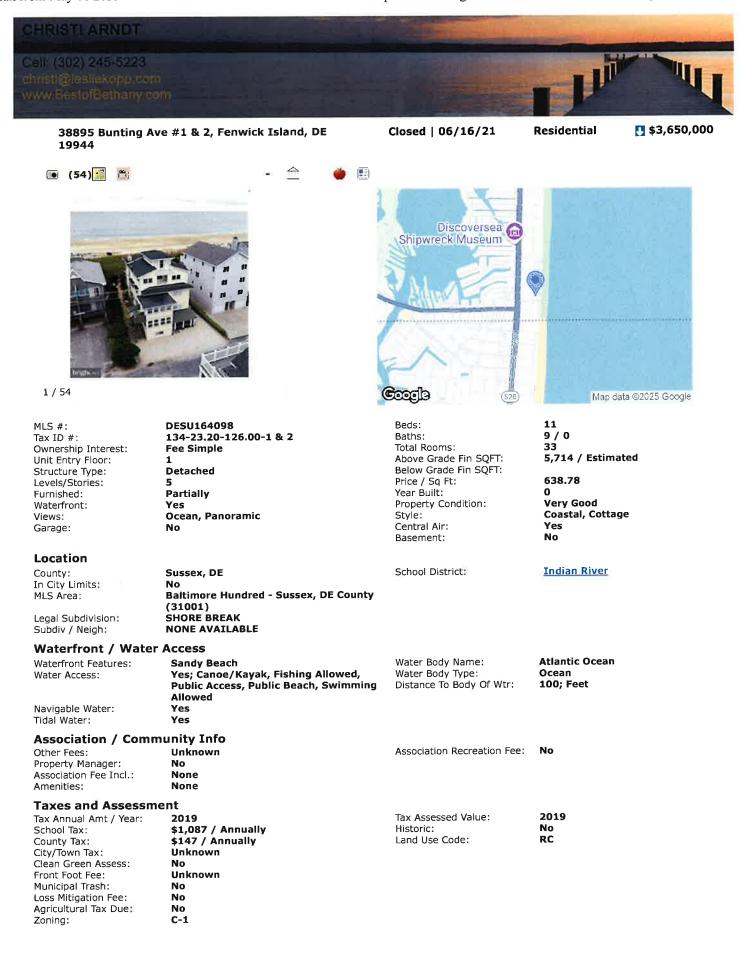


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from May 01 2025 - Mat	rix Portal	https://matrix.brightml	s.com/Matrix/Public/Portal.aspx?ID=48989
Rooms			Bed Bath Upper 1 3 2 Full Upper 2 2 2 Full Upper 3 1 2 Full Upper 4 4 3 Full Upper 5 1 2
Building Info Yr Major Reno/Remodel; Building Level Count: Above Grade Fin SQFT: Total Fin SQFT: Total SQFT: Wall & Ceiling Types: Foundation Details:	2001 5 5,714 / Estimated 5,714 / Estimated 5,714 / Estimated Dry Wall, Wood Walls Block, Slab	Floors In Unit Count: Elevators Count: Main Entrance Orient Construction Materia Flooring Type: Roof:	1 tation: Northeast
Lot Lot Acres / SQFT: Additional Parcels: Views: Fencing: Location Type:	0.11a / 4792sf / Assessor No Ocean, Panoramic Decorative Oceanfront	Lot Size Dimensions: Soil Types: Road: Lot Features:	50 x100 Sandy State Backs-Parkland, Landscaping, Level, Partly Wooded, SideYard(s), Vegetation Planting
Ground Rent Ground Rent Exists:	No	Remaining Years:	
Parking Off Street - # of Spaces Total Parking Spaces	6 6	Features: Driveway,	, Off Street, Crushed Stone
Interior Features Interior Features:	Staircase, Exposed Beams, Floor I Recessed Lighting, Bathroom - So Fireplace(s): 2, Fireplace - Glass I Cooktop - Down Draft, Dishwashe Hot Water, Microwave, Oven - Do Gas, Range Hood, Refrigerator, Si	Plan - Open, Primary Bath(s) aking Tub, Spiral Staircase, I Doors, Gas/Propane, Mantel(r, Disposal, Dryer, Dryer - El uble, Oven - Self Cleaning, O x Burner Stove, Washer; Acc ; Window Features: Casemer	Bathroom - Tub Shower, Wood Floors; s), Stone; Built-In Range, Cooktop, ectric, Exhaust Fan, Humidifier, Instant ven - Single, Oven - Wall, Oven/Range - essibility Features: Elevator; Door nt, Double Hung, Double Pane, Insulated,
Exterior Features Exterior Features:	BBQ Grill, Outside Shower, Street	Lights; Deck(s), Porch(es);	Pool: No Pool
Utilities Utilities:	Ceiling Fan(s), Central A/C, Dehu Service: 200+ Amp Service; Heati	midifier, Heat Pump(s), Mult ng: Heat Pump-Electric Back	ie, Sewer Available, Water Available; i Units; Cooling Fuel: Electric; Electric Up; Heating Fuel: Electric; Hot Water: ilable; Sewer: No Septic System, Public
Remarks Inclusions:	Furnished with Exclusions		
Exclusions;	Request Exclusions List		
Public:	with the sun in your face, or seein have you known that SOMEDAY yo sooner than later, you are just gol to your heart. The sea will win. Lit your soul will speak up and not be NOW. This oceanfront home has we beach and Seashore Park. There a interior open floor plan and living year-round discovery in each and without even leaving your couch. kind. Originally a fishing cottage i this oceanfront home has been su 180 degree view over the Delawar shoreline/horizon. On a clear day Ferry make the daily crossing back cottage heritage with a new spirit private tax units owned by a singl lives large, yet boasts a full indoo and openness easily allow for mar watch dolphins play and enjoy the	Ig that full moon over the oce ou will figure a way to make if ing to pick a spot. You will tu ttle and big footprints and pa ignored. A place by the sea vide open views to the beauti re many opportunities to enj spaces. Plus it is only a shor every season of the year. Yo This Craftsman inspired coas n the days when the only wa bstantially remodeled & expa re Seashore Park to the Delan from the top deck, with bino k and forth. This home is trul . The 11 bedroom, 9-full bath e individual. Held in a Condo r/outdoor open floor plan for by places to get away or com e sunrise, coastal breezes and s and a street level screened	culars, you can see the Cape May/Lewes ly a treasure, retaining its casual beach n home is actually two interrelated minium form of ownership, the house r family and friends to gather. The size e together to read, play games, visit, d quiet. There are four large oceanfront d porch. As an investment property, the

approximately 20 years and are substantial. Take a good look at the photos and how the home flows and is laid out. Ask for the Special Features List for more details.

Directions

Route 1/Coastal Highway to Rt 54 in Fenwick Island. Turn east toward the ocean, At stop sign turn left & proceed north past Delaware Ave. House is on the right. AGENTS-Please make clients aware that this home is not in the Town of Fenwick and therefore no Town Taxes/Fees, Regulations or Restrictions. Subject only to Sussex County & State of DE Taxes Fees & **Restrictions.**

Listing Details

Original Price: Vacation Rental: Investor Ratio: Annual Rental Income: Sale Type: Listing Term Begins: Possession: Acceptable Financing: Federal Flood Zone: Disclosures:

\$4,300,000 No 0.00 0.00 Standard 08/24/2020 31-60 Days CD, Negotiable Cash, Conventional Yes Agent has Financial Interest, Flood **Insurance Required, Owner RE Licensee**

121

Previous List Price: DOM: Listing Terms: Off Market Date: Lease Considered: Home Warranty: Documents Available:

Pets Allowed: Pet Restrictions:

Sub Agency Comp:

\$3,999,000 260 **All Negotiation Thru Lister** 06/16/21 No No Conditions, Other, **Restrictions, Seller's Property** Disclosure Yes **No Pet Restrictions**

144

0% Of Gross No

Historical Compensation For more information about offers of compensation, see <u>BrightMLS.com/offer-comp</u>.

Buyer Agency Comp: 2.5% Of Gross Compensation Rmks: Buyer agency compensation will be increased to 2.5% of the selling price if settlement occurs on or before June 6th, 2021 and will revert to 2.25% if closing does not occur on or before June 6, 2021.	Dual/Var Comm:
---	----------------

Sale/Lease Contract

Concessions:	NO			
Agreement of Sale Dt:	05/09/21	Close Date:	06/16/21	
Close Sale Type:	Standard Sale	Close Price:	\$3,650,000.00	

Click to Show Photos



From Seashore west to Fenwick Lighthouse



Shorebreak path over dune to Ocean



Entry porch for Unit A & Stairs to Unit B



Unit A Kitchen



Bath off Main entrance&/kitchen Unit А

Entry to Units A & B from Bunting

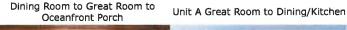
Unit A Kitchen from Dining area

Kitchen - Unit A

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Unit A Oceanfront Sliders to Porch

Unit A Oceanfront Porch & Upper Deck

View to the Ocean from Main Deck



Unit A Great Room from Dining to

Unit A Parlor with views to Ocean Unit A Main Master with Ocean Views







Unit A Main Floor Master Bath

Main Master Bath

Bonus room & Stairs to Unit A Upper Level Rooms



from Bonus Room



North side Twin Bedroom

Elevator - Stairs to Upper Floors Upper Hallway & 4 Bedrooms+Stairs to Cupola

Westside Twin Bedroom Unit A



Hallway Bath for Twin Rooms & Cupola

North Master Bedroom & Upper Deck Entrance

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North Master Bath

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Ocean View from Unit A Upper Deck View South

South Main Master Bedroom

 $[\pm i]$





Deck looking North off South Master Bedroom





South Master Bath



West side deck off Twin rooms



Cupola looking toward Ocean /w Futon



Cupola looking West to Deck



Entrance Porch Unit B & access stairs to Unit A



Cupola Deck looking North

Unit B Kitchen to Entry Porch

Unit B Dining area to Kitchen

Great Room for Unit B Oceanside Porch from Parlor



Unit A Oceanside Porch

Unit B Parlor to Main Master Bedroom

Main Master Bedroom to Bath from Parlor

https://matrix.brightmls.com/Matrix/Public/Portal.aspx?ID=48989195711

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Master Bath Unit B - Main Floor



Second Master Bedroom Main Floor FullBath off Second Master Bedroom Unit B Unit B



Master Bedroom - Lower level Unit B

Unit B Lower Level Master Bath





Lower Level South side Bath

Bunk & Twin Bedroom-Lower Level & Screened Porch

Utility Room Unit B

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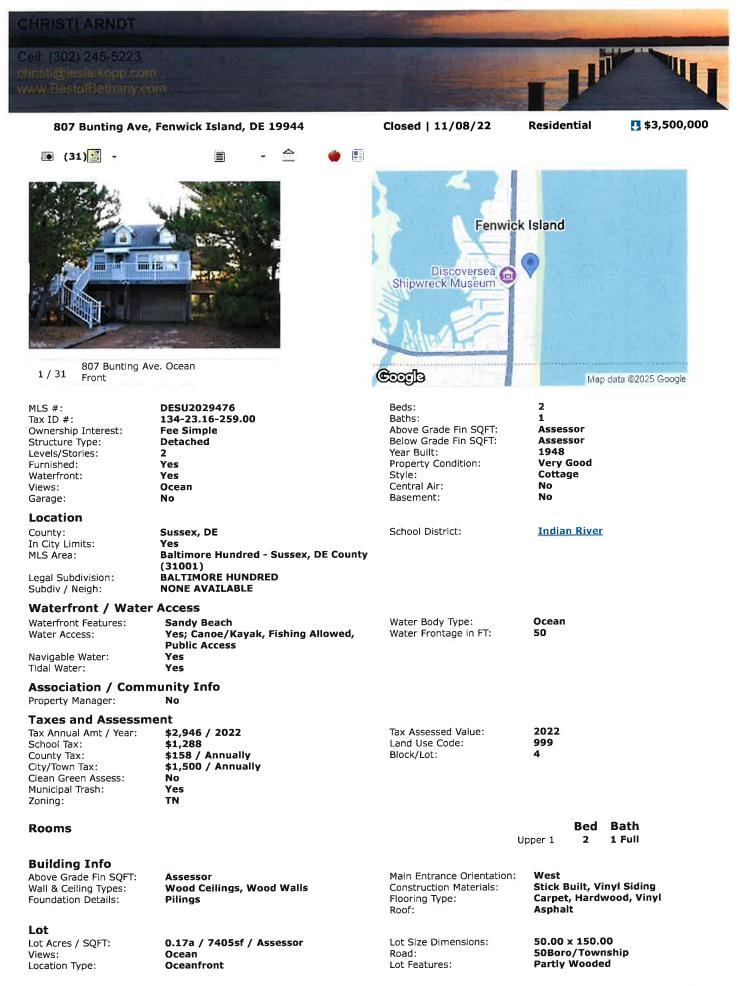
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3 11/09/22

No

11/08/22

\$3,500,000.00

Seller's Property Disclosure

15

Parking Driveway - # of Spaces Total Parking Spaces	8 Features: Driveway, Off Street, Private, Unpaved 8
Interior Features Interior Features:	Breakfast Area, Carpet, Dining Area, Family Room Off Kitchen, Floor Plan-Traditional, Primary Bath(s Primary Bedroom - Ocean Front, Bathroom - Stall Shower, Water Treat System, Window Treatments, Wood Floors; Fireplace(s): 1, Brick, Non-Functioning; Dryer - Electric, Microwave, Oven/Range - Electric, Refrigerator, Stove, Washer, Water Heater; Accessibility Features: None; Window Features: Casement, Double Hung, Replacement, Vinyl Clad
Exterior Features Exterior Features:	Awning(s), Outside Shower; Deck(s), Porch(es), Screened; Pool: No Pool
Utilities Utilities:	Cable TV, Sewer Available; Window Unit(s); Cooling Fuel: Electric; Heating: Baseboard - Electric; Heating Fuel: Electric; Hot Water: Electric; Water Source: Well; Sewer: Public Sewer
Remarks Exclusions:	All wall hangings and photos, a few personal items.
Public:	One of the few remaining classic Fenwick Island cottage which has been in the same family since bui in the 1940's. Located within the "Town" limits. Large lot being 50' x 150' in size. As soon as one walks in the front door they will notice all of the lovely knotty pine walls, such a classic beach look ar feel. There is hardwood flooring under the carpet. Larger inside then it appears from the outside for living spaces. Two living rooms/sitting room, dining area, kitchen with a stack washer/dryer for thoss wet beach towels. Wonderful ocean front living room with views of the ocean (on the first living floor and a beautiful brick wood burning fireplace, (NOTE, currently the f.p. is not in working order) Full bath with stall shower on the first floor. Extra large open deck overlooking the beautiful ocean, large enough for the entire gang. The walkway that used to lead right to the beach is still in place. No long allowed to be used to access the beach but a great spot to read a book while listening to the waves. I shade is important the attached screen porch on the south side will provide plenty of shade but still get the nice ocean breezes. Of course there is the "must have" outside shower underneath the entry steps. Two bedrooms on the second floor round it all out. Sellers would love to be able to save some

Directions

Coastal Highway to Cannon Street, make a right on Bunting Ave (south) in between Cannon and Bayard Street ocean front.

the hard to find knotty pine walls if a buyer intends to demolish the cottage and begin anew.

Close Date:

Close Price:

Listing Details

Original Price:	\$3,600,000	DOM:
Vacation Rental:	No	Off Market Date:
Sale Type:	Standard	Lease Considered:
Listing Term Begins:	09/20/2022	Documents Available:
Possession:	Settlement	
Acceptable Financing:	Cash, Conventional	
Federal Flood Zone:	Yes	
Disclosures:	Prop Disclosure	

Historical Compensation

For more information about offers of compensation, see <u>BrightMLS.com/offer-comp</u> .										
Buyer Agency Comp:	2% Of Gross	Sub Agency Comp: Dual/Var Comm:	\$0 No							
Sale/Lease Contract										
Concessions:	No									

Concessions: Agreement of Sale Dt: Close Sale Type:

Click to Show Photos



807 Bunting Ave. Ocean Front

09/22/22

Standard Sale



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Note walkway goes to dunes only



Front porch

Front Porch

knotty pine walls



Dining

Sitting area



Kitchen



pass through (look-see) from kit to living room





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Built in knotty pine bed



full ba. with shower stall

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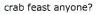
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screen porch on ocean with ocean views





Large open rear deck



From a bygone era,



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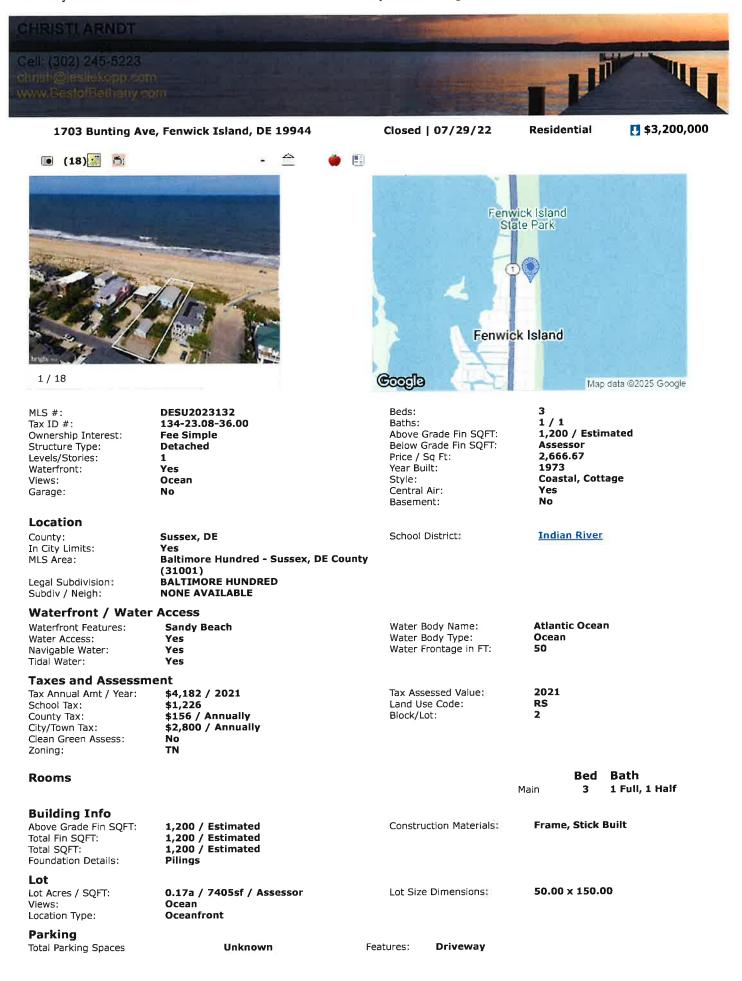


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Interior Features Interior Features:	No Fireplace; Accessibility Features: None
Exterior Features Exterior Features:	Deck(s), Porch(es), Screened; Pool: No Pool
Utilities Utilities:	Central A/C; Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer
Remarks Public:	Oceanfront classic beach cottage in the highly sought-after incorporated town of Fenwick Island, known for wlde llfe-guarded beaches and many boutique shops and restaurants. This classic 3 bedroom and 1 full, 1 half bath beach home with an over-sized detached garage has been lovingly cared for and boasts view of the ocean amidst a peaceful setting in the most northern part of town. Listen to waves crash from the screened porch or enjoy an abundance of sunshine from the oceanfront deck. This cottage is ready to be enjoyed as-is while designing and building the beach home of your

Directions

From Route One turn Right on King Street, Left on Bunting, 2nd Home on Right

dreams in this desirable location!

Listing Details

Eisting betans			
Original Price:	\$3,595,000	DOM:	22
Vacation Rental:	No	Off Market Date:	07/29/22
Sale Type:	Standard		
Listing Term Begins:	06/08/2022		
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional		
Federal Flood Zone:	Yes		
Disclosures:	Exempt - Disclosure/Disclaimer		

Historical Compensation

 For more information about offers of compensation, see BrightMLS.com/offer-comp.
 0% Of Gross

 Buyer Agency Comp:
 2.25% Of Gross
 Sub Agency Comp: Dual/Var Comm:
 0% Of Gross

 Sale/Lease Contract
 No

Concessions:	No		
Agreement of Sale Dt:	06/29/22	Close Date:	07/29/22
Close Sale Type:	Standard Sale	Close Price:	\$3,200,000.00

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DIRAR		Suffix			Class	LUC	Calc'd Acres			Story He	ght. Style		Rm Tot	Bedim	Full Both			Sumt Car	FRLA	Grade	Cond	CDU	SRA		SALEKEY	Sale Date	Sales Type	Sale Price	Adjusted Price		
134-12.00-1349.00	21223 SANDPIPER	80	02None	1A9255	*	101	0.295	50	257	1	14:CONTEMPORARY	1975	2	4	4	0	1/POST & PIERS	0		c	4:Average	AV	1,721							OCEAN VILLAGE	
134-9.00-459.00	29733 SEASIDE	DR	02:None	148055	8	100	0.328	75	178															OCEAN FRONT		00/05/24	1:Land Only	5,500,000		BETHANY VILLAGE	FIRE DAMAGED DWELLING DEMOTO BEFORE SALE
134-13.00-1326.00	31335 SANDPIPER	RD	02None	148055	8	101	0.218	27	257															OCEAN FRONT			2:Land & Improv	2,700,000		E/SANDPIPER RD	SALE OCCURRED ON -1227.02. LOT CONSOLIDATION COMPLETED INTO -1226.02. DWELLING DEMO'D AFTER SALE. TURNED INTO SIDE YARD FOR -1226.00
134-13.00-140.00			02:None	148055	8	101	0.214		153															OCEAN FRONT			2:Land & Improv		6,429,200	SEABREAK	DWELLING DEMO/D AFTER SALE
134-9.00-397.00	29686 SEA DEL	DR	00:None	1AR055	8	101	0.35	40	131 18	8														OCEAN FRONT	6421637	05/25/22	2:Land & Improv	5,250,000	5,723,000	SEA DEL ESTATES	DWELLING DEMO'D AFTER SALE
134-9.00-647.00	30073 SURFSIDE	DR.	02None	148055	8	101	0.376	75	214															OCEAN FRONT		03/21/22	2:Land & Improv	6,200,000		GUILLS NEST	DWELLING DEMO/D AFTER SALE
134-13.00-1295.00	29675 TERN	RD	02None	148055	8	101	0.148	61	102															ORSTRUCTED OCEAN VIEW	6428246	09/26/22	1:Land Only	1.925.000	2.046.200	OCEAN VILLAGE	DWELLING DEMO/D AFTER SALE
134-13.00-1296.00	29664 WILLET	RD	02None	148055	8	101	0.148	63	102															ORSTRUCTED OCEAN VIEW		20/24/23	2:Land & Improv	2,400,000		OCEAN VILLAGE	DWELLING DEMO/D AFTER SALE
134-13.00-1107.00	21661 OCEAN	WAY	02None	148055	8	101	0.203	61	145	2	21:CONVENTIONAL	2001		5	4	0	6.FULL	2	881	8+	4:Aurcase	AV	3,792	OCEAN FRONT	6404254	08/03/21	2:Land & Improv	4,950,000	5.742.000	SEABREAK	
134-13.20-133.00	115 PARKWOOD	ST	99:Bethany Beach	188009	8	101	0.115	40	125															NONE	6402496	06/29/21	1:Land Only	1.375.000	1.617,000	BETHANY BEACH N SIDE	
134-13.20-134.02			99:Bethany Beach	188009	8	100	0.115	40	125															NONE	6297429	04/14/21	1:Land Only	1,250,000	1.490.000	BETHANY BEACH	
134-13.20-144.00	99 1ST	ST	88:Bethany Beach	188006	8	101	0.149	50	130															OBSTRUCTED OCEAN VIEW	6420715	05/12/22	1:Land Only	1,900,000	2.074.800	BETHANY BEACH	
134-9.00-457.00	29738 SEASIDE		02:None	1AR055	8	101	0.25		142	2	14:CONTEMPORARY	1984	7	5	4	2	6/FULL	0			4:Auerage	AV	2,428	OCEAN FRONT			2:Land & Improv			BETHANY VILLAGE	
134-13.00-1334.00	21301 SANDRIPER		02:None	148055	8	101	0.26		257	2	21:CONVENTIONAL	1998	8	5	3	٥	1.POST & PERS	0		8	4:Auerage	AV	3,019	OCEAN FRONT			2:Land & Improv			OCEAN VILLAGE	
134-13.00-1296.00	29664 WILLET	RD	02:None	1AR055	8	101	0.148	63	102															OBSTRUCTED OCEAN VIEW		20/24/23	2:Land & Improv	2,400,000		OCEAN VILLAGE	DWELLING DEMO'D AFTER SALE
SOLD AFTER 7/1/23																															
134-9.00-857.00			02None	148055	8	100	0.201	70	125															NONE		ACTIVE	1:Land Only	3,000,000		OCEAN RIDGE	
134-13.00-1342.00	31269 SANDPIPER		02None	148055	8	101	0.218		257	2	21:CONVENTIONAL	1971	6	2	2	0	1 POST & PIERS	0		c	4:Aurcase	AV	1.548	OCEAN FRONT			2:Land & Improv			OCEAN VILLAGE	MORE THAN LIKELY DWELLING WILL BE DEMOTO AFTER SALE
134-13.00-1333.00	21205 SANDPIPER	80	02None	148055		101	0.26	44	257		14:CONTEMPORARY	1985	6	2	2		1 POST & PIERS			÷.	4:Autom	41/	1,206	OCEAN FRONT		ACTIVE	2:Land & Improv	5 000 000		OCEAN VILLAGE	MORE THAN I WELV DWELLING WILL BE DEMOTE AFTER SALE
ACTIVE LISTING																															

MARCH 8, 2025

SUSSEX COUNTY, DE

ASSESSMENT DEPT.

P.O. BOX 589

GEORGETOWN, DE 19947

Attached please find the following to support my formal appeal of the 2025 assessed value of 31233 Sandpiper Rd. in Bethany Beach:

- 1. A completed Residential Assessment Appeal Form
- 2. An appraisal completed by Arndt Valuation, LLC with two comparable properties within the time frame indicated in the initial letter from Tyler Technologies which stated that Comparable Sales must be within the timeframe January 1, 2021 and June 30, 2023.
- 3. A real estate firm's listing of real estate sales from mid-2022 through mid-2023.

What makes this valuation so difficult is that very few truly comparable properties sold and closed within the specified time period.

There was not enough room on your form to include all the sales in oceanfront vicinity of my property, so I've included additional attachments showing all sales around that time period.

Please also know that an additional agent to speak on behalf of this property and represent me should I not physically be able to appear is my husband, Mark Oliphant who resides with me at 27926 Dixon Creek Lane, Easton, MD 21601. (410) 253-2800

Please contact me via email at markoliphant@mac.com or by phone at (410) 253-2800.

Hotys Mga

Kathryn J Meyer



RE-NOTICE OF PROPERTY REASSESSMENT VALUATION



Date of Issue: February 14, 2025

MEYER KATHRYN J 27926 DIXON CREEK LN EASTON, MD 21601 **Control Number: N9H4**

Property Class: R Parcel ID: 134-13.00-1349.00 Property Location: 31233 SANDPIPER RD

TOTAL 2025 ASSESSED VALUE \$4,846,100

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

IMPORTANT – THIS IS NOT A TAX BILL. The Tax Rate will change; Therefore, <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.

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

The 2025 assessments have been developed using recent valid market sales and economic data. The previous assessment was <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.

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

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

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

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): MEYER, KATHRYN J Parcel ID: 134-13.00-1349.00
Street Address of Parcel: 31233 SANDPIPER RD., BETHANY BEACH, DE 19930
Current Assessment: \$ <u>4,846,100 (2025)</u>
Purchase Price (Total of Land and Improvement): \$2,502,500 Date of Purchase: 04/23/2024
Special Conditions of Sale:
How was property acquired I Private Sale Auction Open Market I Family I Inherited
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)
Year Cost Change
NONE.
Description of Property
Lot size/Land Area _295 ACRES Style of Home _COTTAGE, ON STILTS
Number of: Bedrooms: <u>4</u> Bathrooms: <u>2</u> Fireplaces: <u>0</u>
Finished Basement Finished Attic Central Air Porches and Additions: 2 SCREENED PORCHES
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? \$ <u>3,575,000</u>

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:

There were not many sales of oceanfront properties in Bethany within the immediate timeframe leading up to July 1, 2023. The market was slow - and then accelerate later into 2024. But clearly values had dipped during the timeframe of this tax reassessment - as evidenced by our purchase of this property.

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.

Parcel Number unable to find listing at sussexcountyde.gov Owner unable to find listing at sussexcountyde.gov
Address 31331 SANDPIPER RD., BETHANY BEACH, DE 19930
Sales Price \$ 2,700,000 Date of Sale 03/24/2022
Lot Size/Land Area 9,509 SQ. FT Style of House COTTAGE
Number of: Bedrooms: <u>3</u> Bathrooms: <u>2</u> Fireplaces: <u>0</u>
Finished Basement Grinished Attic Central Air
Porches and Additions: COVERED ISCREEN PORCH
Describe Garage or Other Improvements:

Additional Comments:

This property was used in an official appraisal for my property, but I am now unable to locate the property in the property records database at sussexcountyde.gov. Perhaps there was some change to the address made that now makes this property unsearchable? In any case, my appraiser used this sale to help determine the valuation of my property.

I	Parcel Number 134-17.08-39.00 Owner HAIRE, DIRK AND JESSICA
ļ	Address 98 Wellington Parkwa, BETHANY BEACH, DE 19930
5	Sales Price \$ <u>3,700,000</u> Date of Sale <u>04/21/2023</u>
	ot Size/Land Area 12,500 SQ. FT. Style of House COASTAL
	Number of: Bedrooms: <u>5</u> Bathrooms: <u>2.5</u> Fireplaces:
	Finished Basement IFinished Attic I Central Air
I	Porches and Additions: DECK
ł	Describe Garage or Other Improvements:
	2-CAR GARAGE; STORAGE UNIT
	Additional Comments:
	Parcel Number PARID: 134-13.00-1295.00 Owner TERN ROAD LLC
	Address 39675 TERN Rd., BETHANY BEACH, DE 19930
	Sales Price \$ <u>1,925,000</u> Date of Sale <u>9/22/2022</u>
	Lot Size/Land Area 6,098 SQ. FT. Style of House COTTAGE
	Number of: Bedrooms: <u>5</u> Bathrooms: <u>3</u> Fireplaces:
	Finished Basement Grinished Attic Central Air
	Porches and Additions
	Describe Garage or Other Improvements:
	NONE.
	Additional Comments:
	Additional Comments:
	Additional Comments:

Witnesses or Agents	
Identify any witness or attorney/agent who will appe additional witnesses.	ar on your behalf at the hearing. If necessary, attach a list of
MICHAEL ARNDT	ARNDT VALUATION, LLC
Name	Firm or Company
36476 Old Mill Bridge Road, FRANKFORD, DE 19945	302-542-2056
Address	Contact Information (phone and/or e mail)
Owner Certification	
The undersigned represents that he/she is the owne affirms that all statements herein are true to the bes Review that the assessment of said property for fisca	r or authorized agent of the owner for the described property, and at of his/her knowledge and belief, and asks the Board of Assessment al year be reduced to: \$
Signature of Owner or agent ¹ KATHRYN J MEYER	Deter foot and 1720 13 0000 Harthan Martin
Print Name and Title: <u>KATHRYN J MEYER</u>	
Mailing Address: 27926 DIXON CREEK LANE	
EASTON, MD 21601	
E Mail Address: markollphant@mac.com	Telephone: (410) 253-2800
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 consider your appeal on, the basis of the information	d for a formal hearing, please check here □ and the Board will on contained in this form.
I request that Assessment disclose witnesses and ex	khibits. 🗆
¹ If this form is signed by an agent of the owner, the agent mus and represent the interest of the owner herein.	st attach a statement from the owner authorizing the agent to present this appear



NORTH BETHANY

JANUARY 2023

Status	Address	Beds	Baths	List/Sold Date	List/Sold Price	Subdivision
Active	39674 Sandpiper Ln	3	2	8/3/2022	\$1,850,000	Bayberry Dunes
Pending	39615 Michelane Ct #Lot 14	6	5	11/28/2021	\$2,499,900	Breakwater Beach
Closed	29174 Ocean Rd #101	4	3	12/20/2022	\$980,000	Tower Shores
Closed	39 Marina View Ct #C-4	4	4	11/18/2022	\$867,500	South Shore Marina
Closed	39703 Hamptons Ln	6	5	9/23/2022	\$3,505,000	Preserve
Closed	39675 Tern Rd	5	3	9/22/2022	\$1,925,000	Ocean Village
Closed	39690 Kittiwake Dr	4	2	9/16/2022	\$1,610,000	Ocean Village
Closed	39613 Michelane Court #13	4	4	8/26/2022	\$2,076,323	Breakwater Beach
Closed	25 Marina View Ct #B-5	4	4	7/22/2022	\$742,000	South Shore Marina
Closed	39371 Natures Way	4	3	7/14/2022	\$2,600,000	Zacharias Cove

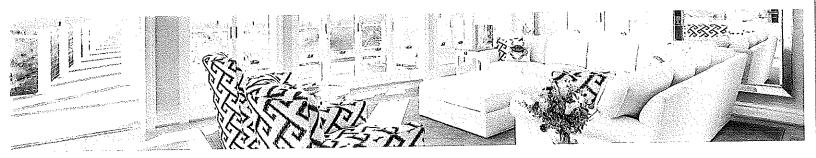
BOUR DE COLDER, STERNER DE LEUR DE LE DE L



HENRY JAFFE

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NORTH BETHANY & BETHANY BEACH

SEPTEMBER 2023

Status	Address	Beds	Baths	List/Sold Date	List/Sold Price	Subdivision
Closed	29181 Ocean Rd #6	4	3	9/1/2023	\$2,600,000	Tower Shores
Closed	39687 Skimmer Rd	3	2	8/25/2023	\$1,100,000	Ocean Village
Closed	29583 Cove Way	5	3	8/23/2023	\$1,150,000	Cotton Patch Hills
Closed	31326 May Dr	5	3	8/18/2023	\$890,000	Bethany Lakes
Closed	29 S Atlantic Ave	7	6	8/14/2023	\$2,800,000	None Available
Closed	812 Farragut House Rd #812	3	2	8/11/2023	\$1,075,000	Sea Colony East
Closed	5 Kewanee St	5	4	7/31/2023	\$1,950,000	None Available
Closed	39649 Turtle Run	11	8	7/31/2023	\$2,230,000	Ocean Ridge
Closed	612 5th St	4	3	7/27/2023	\$1,280,740	Tingles Addition
Closed	210 Wellington Pkwy	3	2	7/20/2023	\$1,675,000	None Available
Closed	404 Salt Pond Rd	5	4	7/20/2023	\$975,000	Pond Acres
Closed	608 5th St	. 4	3	7/20/2023	\$1,349,900	Tingles Addition
Closed	29028 Beach Cove Sq #C1	5	3	7/14/2023	\$925,000	Villas At Beach Cove
Closed	4 Bayberry Rd	4	4	7/14/2023	\$1,485,000	Middlesex Beach
Closed	315 Parkwood St	4	3	7/14/2023	\$1,145,000	None Available
Closed	431 Gibson Ave	3	2	7/14/2023	\$927,000	None Available
Closed	30204 Seaglass Way	4	3	7/14/2023	\$1,200,000	Watermark At North Bethany

SOURCE: 2023 Bright, Inc. Information is deemed reliable but not guaranteed. Not all properties are listed sold by this advertised agent or broker.



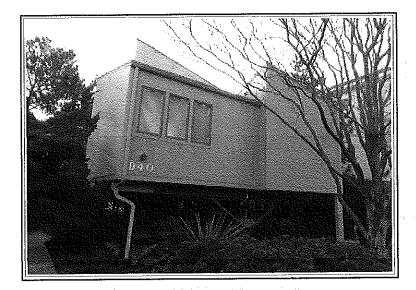
HENRY JAFFE

REALTOR® Professional Service, Local Expertise, 302.296.6646 Direct henry@jaffeassoc.com www.exceptionalcoastalhomes.com www.sothebysrealty.com





APPRAISAL OF



Single Family Residence

LOCATED AT:

31233 Sandpiper Road Bethany Beach, DE 19930

CLIENT:

Estate of Thomasine J Meyer 31233 Sandpiper Road Bethany Beach, DE, 19930

AS OF:

December 25, 2023

BY:

Michael A Arndt

File No. S134131349 01/03/2024 Mark Oliphant Estate of Thomasine J Meyer 31233 Sandpiper Road Bethany Beach, DE, 19930 File Number: \$134131349 In accordance with your request, I have appraised the real property at: 31233 Sandpiper Road Bethany Beach, DE 19930 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 December 25, 2023 Is: \$3,575,000 Three Million Five Hundred Seventy-Five 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 Mentran Curto Michael A Amdt

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		al Appraisal Report		le No. S134131349
The purpose of this appraisal report is to provide the clie	nt with a credible opinion of the	e defined value of the subject property, g	ven the intended use of the a	ppraisal.
Client Name/Intended User Estate of Thomasin	e J Meyer	E-mail markoliphant@m	ac.com	
Glient Address 31233 Sandpiper Road		City Bethany Beach	State	DE Zip 19930
Additional Intended User(s) None				
Intended Use Estate Purposes			<u> </u>	
Intended Use Estate Purposes				
Property Address 31233 Sandpiper Road	<u> </u>	City Bethany Beach	Stale	DE Zip 19930
Owner of Public Record Estate of Thomasine	l Meyer		Count	y Sussex
Legal Description Lot 40 P/O Lot 41 Ocean	Village			
Assassor's Parcel # 134.00-13.00-1349.00		Tax Year 2023		exes \$ 2,257 Is Tract 0512.01
Neighborhood Name Ocean Village		Map Relevance ADC PG 3	ISETU Cansu	S Had 0012.01
Property Rights Appraised X Fee Simple	easehold Other (descri	109)	the data of this annealsal	
My research did X dki not reveal any prior sale	Price	Source(s) County Public	Records	
Prior Sale/Transfer: Date Analysis of prior sale or transfer history of the subject pr	onesty (and engenauable sales	It soulicable) To the appraiser	's knowledge, the sul	bject has not been listed
or sold within the three years preceding	the effective date of	this report. To the appreiser	's knowledge, the co	mparables have not been
sold within the previous year other than	those sales demonst	trated in this report.		
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and the state of t	of the appreliation None kn			
Offerings, options and contracts as of the effective date	or ma appression induction with	10411		1
		······································		
Neighborhood Characleristics	On	te-Unit Housing Trends	One-Unit Housi	
Location Urban X Suburban Rural		creasing 🗙 Stable 🗌 Decii		GE One-Unit 60 %
Built-Up Over 75% X 25-75% Under 2				rts) 2-4 Unit 2 %
Crowth Dould X Stable Slow	Marketing Time 🗶 U		6 mths 400 Low	0 Multi-Family 3 %
Neighborhood Boundaries. The subject neight	porhood is located sou	uth of The Indian River Inlet,	east 7,000 High	70 Commercial 10 % 20 Other vacant 25 %
of the Assawoman Canal, north of the	DE/MD state line, and	d west of the Atlantic Ocean.	1,200 Pred.	20 Uner Vacant 20 %
Neighborhood Description See Attached Add	endum		·	
1	: 			i
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Market Conditions (including support for the above con	tusions) The local man	rket is considered to be stab	e. No adverse factor	s are noted or anticipated.
The estimated marketing time for appr	opriately priced prope	erties is between 0 and 3 mo	nths. It is not uncom	mon for contracted sales
to include financing concessions gene	raily up to 5% of the c	contracted sale price.		
to mesuae manoing concerning				
Dimensions 50.65' x 257'	Area 13017 sf	Shape rectar		Wew Ocean
Dimensions 50.65' x 257' Specific Zoning Classification MR	Zaning Description	Medium Residential-Allows	Single Family	View Ocean
Specific Zoning Classification MR	Zoning Description nforming (Grandfathered Use)	n Medium Residential-Allows	Single Family	
Specific Zoning Classification MR Zoning Compliance XLegat Legal Nonco is the highest and best use of the subject property as la	Zoning Description nforming (Grandfathered Use)	n Medium Residential-Allows	Single Family	View Ocean No, describe. <u>See Attached</u>
Specific Zoning Classification MR Zoning Compliance (X) Legal Legal Noneon Is the highest and best use of the subject property as le Addendum	Zoning Description nforming (Grandfathered Use)	n Medium Residential-Allows No Zoning Integal (descell lans and specifications) the present use	Single Family) XYes No If	No, describe. See Attached
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Specific Zoning Classification MR Zoning Compliance X Legal Legal Noneo Is the highest and best use of the subject property as la Addendum	Zaning Description norming (Grandfathered Use) mproved (or as proposed per pl Water al Sanifary Sewer hin a flood zone is typ FOUNDATION Concrete Slab Xi Crai Foll Basement [Part Basement Finish Duiside Entry/Exit] Heating X) FWA HW Duise Four Area Basement Finish Outside Entry/Exit] Heating X) FWA HW Duise [X] Central AF Con Individual] Out State [X] Central AF Con Individual] Out State [X] Dispose B Rooms JTD is considered to be in ad and feature limited s, some bathroorn up mprovements to allow 21 Martine [Contral Involve This appraisal Involve provent of the constant of the	Medium Residential-Allows No Zoning I illegal (desort lans and specifications) the present use? Public Other (describe) X Dical for this market and doe X EXTERIOR DESCRIPT wi Space Foundation Walls O sq. II. Roof Surface O % Gutters & Downspouls Sump Pump Window Type Storm Sastrinsulated Sereens Set Preplace(s) # 0 nditioniag X Preplace(Single Family Single Family (X) Yes No If Off-site Improver Street blacktop Alley none s not have a negative (0N materials wood piling/avg wood/avg comp/avg alum/avg casement/avg vinylavg combination/avg () Fence none () Porch cvd/2scr () Other none er () Other describe) In(s) 1,872 Square the appraiser's inter normal wear and tea The subject would in w single family home praiser was requeste y assumption. Speci	No, describe. See Attached nents-Type Public Prive p (X) a affect on marketability. b affect on marketability. a affect on marketability. b affect on marketability. a affect on marketability. b affect on marketability.

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FEATURE	SUBJE	CT.		ential App				File No. S1341;	51040
31233 Sandpiper	Road	- 41	31331 Sandpip	E SALE NO. 1		OMPARABLE	SALE NO. 2	COMPARABLE	SALE NO. 3
Address Bethany B	each. DF 190	930	Bethany Beach		98 We	llington P	arkway	404 N Ocean Dri	Ve
Proximity to Subject			0.17 miles SW	, DE 19930			DE 19930	Bethany Beach, I	<u>DE 19930</u>
Sale Price	3	<u>- AR INGGO (AR</u>	U. I. Miles SW	1 0 700 00		<u>illes SE</u>		2.85 miles SE	· · · · · ·
Sale Price/Gross Liv. Area	1 00	00 sq. H.	1,873.70 sq. ft.	2,700,00			3,700,000		2,650
Data Source(s)		<u></u>	MLS/public rec	rde/Deellet	<u>s 2,466</u>	.67 sq. it.		1,939.97 sq. ft.	
Verilication Source(s)			County public rec	nus/rtealist	MLS/p	UDIIC recoi	rds/Realist	MLS/public record	ds/Realist
VALUE ADJUSTMENTS	DESCRIPT	TION	DESCRIPTION			/ public re	cord/REALIST	County public rec	ord/REAL
Sale of Financing			5 DOM	H-) & Adjustment		CRIPTION	+(-) # Adjustment	DESCRIPTION	+{-} Adjustn
Concessions			cash/no conc.		16 DO			364 DOM	
Date of Sale/Time		and the second sec	03/24/2022 clsc	1070.0-	conv/n	o conc.	+	cash/no conc.	
Location	Oceanfront	t OV	Oceanfront OV	+270,000	04/21/2	2023 clsd		10/02/2023 clsd	
Leasehold/Fee Simple	fee simple		fee simple			front BB	- <u> </u>	Oceanfront SBB	+397,
Sile	13017 sf		9509 sf		fee sim			fee simple	
View	Ocean	<u></u>	and the second se	263,100	12500	sf	38,800	6500 sf	488,
Design (Style)	Contempor		Ocean		Ocean	·		Ocean	
Quality of Construction	Average	aiy	Cottage	·· [·· · · · · · · · · · · · · · · · · ·	Coasta		0	Contemporary	
Actual Age	51 years		Average		Average			Average	
Condition	Average	·	52 years	- <u> </u> C	65 year		0	39 years	··· ··· ··· ···
Above Grade			Average		Average			Average	
Room Count	for the second s	Baths .	Total Barns Baths		Total Bdrms	Balits		Total Borms, Balhs	·····
	and the second s	4.1	6 3 2		10 5	2.1	0	7 4 3.0	
Gross LMng Area 20		'2 sq. lt.	1,441 sq.	ι <u></u> Ο	<u> </u>	1,500 sq. ft.			
Basement & Finished	none		none		none		T	1,300 sq. r.	
Rooms Below Grade	<u> </u>				1]		
Functional Utility	average		average	1	average		·	0.100000	
Healing/Cooling	cent/cent		cent/cent	0	cent/cer			average	
Energy Efficient Items	none		none	† ⁰	none	u	0	cent/cent	
Garage/Carport	none		none					none	
Porch/Patlo/Deck	2scm/cvrd/3		cvrd/scrn/deck	+	2 car ga	rage	0	none	
Other	none		none	0	deck		<u> </u>	2 decks	
	50.65'		37'	0	storage			none	
			07	+341,250	50'	· · · · · · · · · · · · · · · · · · ·	0	50'	
Net Adjustment (Total)	<u></u>	375 Sec. 1	X+ - 1	1	- 	<u> </u>			
Adjusted Sale Price				874,350			38,800	X+ - 1	886,3
DI Comparables			Net Adj. 32.4% Gross Adj. 32.4% (*	3,574,350	Net Adļ.	1.0%		Net Adj. 33.4% Gross Adj. 33.4% #	
			ached Addendum				· · · · · · · · · · · · · · · · · · ·		
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Sile Value Comments Se STIMATED REPF OURCE of cost data Local Wally raing from cost servic comments on Cost Approach	e Attached Ac RODUCTION OR Builders/Con te average	(X) RE Itracts Effective	m PLACEMENT COST NE 8 date of cost data 20:	W OPIN Dwel 23 dec	ks/porche	1,872 s/applian	Sq. F1. @ \$ Sq. F1. @ \$ Sq. F1. @ \$ CeS	= 1 165= 1 = 1	3,575,00 308,88
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ADDENDUM

Client: Estate of Thomasine J Meyer	File No.	: \$134131349
Property Address: 31233 Sandpiper Road	Case N	
City: Bethany Beach	State: DE	Zip: 19930

Neighborhood Description

The subject neighborhood is comprised of a mixture of single family dwellings, condominium developments, commercial properties, and a very limited amount of vacant land. Commercial properties are generally situated along the more heavily travelled roads including Route 1 and Route 28. Most services are available in the immediate area, all services are available in Lewes, DE located to the north of the subject and accessed via Route 1. The area is popular due to its close proximity to the Delaware Beach resorts, Atlantic Ocean, and inland bays. Water and resort oriented, the area offers good related facilities.

Highest and Best Use

The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Additional Features

The subject is a 2 story contemporary style home with 4 bedrooms and 4.5 bathrooms. The subject has 2 screened porches, a covered porch, and 3 decks. The appraiser has utilized the ANSI® Z765-2021 (American National Standards Institute®) Measuring Standard for measuring, calculating, and reporting gross living area (GLA) and non-GLA areas of the subject property. Staircases are included in the GLA of the floor from which they descend. GLA calculations are provided in the dimension list. The subject is oriented on an oceaniront site and offers direct views of the Atlantic Ocean.

Comments on Sales Comparison

The comparables provided are believed to be the best available and are adequate for the appraiser to develop an accurate and supportable opinion of the subject's value.

A time/market conditions adjustment (10%) is applied to comparable 1 to account for the increase in property values in the subject's market area since the comparable's settlement date. This comparable is included despite its settlement date as it is the most recent known oceanfront sale from the subject's development.

Site size adjustments are applied to all comparables. Analysis of historical sales data indicates that larger sites typically have generated higher sale prices than smaller sites. The appraiser acknowledges the fact that the subject's site size is not bracketed by the settled comparables provided. The appraiser's research failed to reveal any suitable comparables even after search parameters were expanded to include neighboring market areas and dated sales. This does not have a negative affect on the appraiser's ability to develop an accurate and supportable opinion of the subject's market value.

A location adjustment is applied to comparable 3. This comparable is located in South Bethany, an area which has historically commanded lower sale prices when compared with the subject's development.

Comparable 1 requires a site width adjustment. This comparable has a less appealing site width when compared with the subject. The subject's wider site allows for a more typical building envelope when compared with the comparable. The comparable requires a significant upward adjustment. (\$25,000/foot).

Most weight is given to comparables 1 and 2 due to their similar locations and similar site sizes.

The comparables are not adjusted for the difference in their improvements/homes. The comparables are reported to have been sold as "tear down" properties.

Support for the Opinion of Site Value

Site value is determined by an analysis of recently sold similar land sales from within the subject's immediate market area. Land to value ratio is typical for the market area. The site value exceeds what is typically accepted in relation to the subject's overall value.

Final Reconciliation

The sales comparison has been used to develop the most reliable indicator of the subject's value. The market approach is given the greatest consideration in the reconciliation of the subject's value. The cost approach is developed but used as a secondary approach to value. The income approach is not developed as the subject is located in an area comprised mainly of owner occupant properties or second homes and rental data is generally insufficient or unreliable.

The opinion of the subject's value developed in this appraisal report exceeds the predominant neighborhood value. This does not indicate that the subject property has been over-improved and has no negative affect on its marketability. Features/characteristics of the subject which contribute toward a value higher than the predominant value include its oceanfront location, site size, site width, and view.

The site value exceeds what is typically accepted in relation to the subject's overall value. This does not affect the appreiser's ability to develop a supportable opinion of the subject's value and is not uncommon in the subject's market area.

Extra Comments

The subject is located within 10 miles of my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subject's market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales, and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

This appraisal has been done in compliance with the applicable appraiser independence laws guidelines.

Resources used for subject and comparable data include the Sussex County Association of Realtors/Matrix/Bright MLS as well as the Sussex County assessment and property records.

ADDENDUM

Cilent: Estate of Thomasine J Meyer Property Address: 31233 Sandpiper Road		File No.: \$134131349
City: Bethany Beach	State: DE	Case No.:
	31818: DE	Zlp: 19930

In many cases the property characteristics provided by the Sussex County assessment and property records are not accurate. This is most notable when reporting GLA and site size. For example, it is common practice for site sizes to be reported by multiplying the front/street footage by the footage of one side of the site. This equation results in accurate site sizes for regular shaped sites and inaccurate sizes for almost any site with irregular shape. The site sizes reported in appralsal reports written by the appralser are typically more accurate than those provided by Sussex County assessment and property records and in many instances, more accurate than what is provided in the MLS listings. Regarding GLA, it is common practice for the Sussex County assessment and property records to multiply the ground level square footage by two to determine the GLA of any two story home. In the case of any home where the second level does not mirror the ground level exactly, the GLA reported by Sussex County assessment and property records is typically inaccurate. The GLA of the subject is determined by the appralser by physically measuring the subject, a sketch and dimension list is provided in the GLA for comparables is typically derived from a combination of information provided by the agent, MLS, Sussex County assessment and property records for real estate agents in Sussex County to exclude GLA and age from MLS listings. Very often the GLA reported in MLS listing is inaccurate. This comment is included as the appraisar has often been asked to explain why property characteristics provided in appralsal surfaces from what is provided in many is instances.

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 affacting the property appraised or tille litereto, nor does the appraiser render any opinion as to the tille, 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 appraises 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 thereio.

4. Neither all, nor any part of the content of this report, copy or other media thereol (including conclusions as to the property value, the identity of the appraiser, professional designations, or the tirm 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. Intermation, estimates, and opinions turaished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be brue 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 souctures, 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 appraised 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: toundation settlement, basement molisture problems, wood destroying (or other) insects, pest intestation, 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 presenca/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. It 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 appretser was limited to readily observable areas. Untess otherwise noted, attics and crawl space areas were not accessed. The appretser did not move furniture, floor coverings or other liens that may restrict the viewing of the property.

9. Appraisals involving hypolihetical conditions related to completion of new construction, repairs or atteration are based on the assumption that such completion, alteration or repairs will be completening 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 Dalinition 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

Approinter Contification	File No. S134131349
Appraiser's Certification	
The appraiser(s) certifies that, to the best of the appraiser's knowledg	e and bellef:
1. The statements of fact contained in this report are bue and correct.	
The reported analyses, opinions, and conclusions are limited only by the reported professional analyses, opinions, and conclusions.	d assumptions and Bmiting conditions and are the appraiser's personal, impartial, and unblased
	he property that is the subject of this report and has no personal interest with respect to the parties
4. The appraiser has no bias with respect to the property that is the subject of this re	port of to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon develop	ing or reporting predetermined results.
b. The appraiser's companyation for completing this assignment is not contingent up the client, the amount of the value opinion, the stainment of a stinulated next, as the	pen the development or reporting of a predetermined value or direction in value that favors the cause of e occurrence of a subsequent event directly related to the intended use of this appraisal.
	e occurrence of a subsequent event offecty related to the Intended use of this appraisal. port has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
B. Unless otherwise noted, the appraiser has made a personal inspection of the prop	nor has soon propared, in contorniky with the Unitern Standards of Professional Appraisal Practice.
9. Unless noted below, no one provided significant reat property appraisal assistance	e to the appraiser signing this certification. Significant real property appraisal assistance provided by:
	a to the uppression signing and consideration. Significant real property appraisal assistance provided by:
Additional Certifications:	
<i>.</i>	
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Source of Definition: Uniform Standards of Professional Appraisal The most probable price that a property should bring in a con-	mnetitive and onen
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Source of Definition: Uniform Standards of Professional Apprelisal The most probable price that a property should bring in a con market under all conditions requisite to a fair sale, the buyer prudentily and knowledgeably, and assuming the price is not stimulus. Implicit in this definition is the consummation of a s date and the passing of title from seller to buyer under condit Buyer and seller are typically motivated; Both parties are well informed or well advised, and acting in their best interests; A reasonable time is allowed for exposure in the open mark Payment is made in terms of cash in U.S. dollars or in term arrangements comparable thereto; and The price represents the normal consideration for the prope special or creative financing or sales concessions granted by the sale. ADDRESS OF THE PROPERTY APPRAISED: 31233 Sandpiper Road Betheny Beach, DE 19930 EFFECTIVE DATE OF THE APPRAISAL: 12/25/2023 APPRAISED VALUE OF THE SUBJECT PROPERTY # 3,575,000 APPRAISER Ngnature: Michael A Arndt Company Address: Michael A Arndt Company Address: michael@arndtvaluation.com late Certification # X2-0000406 Prubens# Prother (describe):	mpetitive and open and seller each acting affected by undue sale as of a specified tions whereby: n what they consider ket; ns of financial erty sold unaffected by r anyone associated with SUPERVISORY APPRAISER Signature: Company Name: Company Mame: Company Mame: Company Mame: Company Address: State Certification # or License # State: Expiration Date of Certification or License: Date of Signature:

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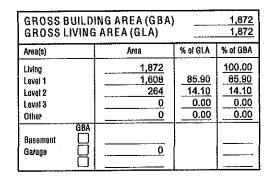
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Produced using ACI software, 800.234.8727 www.acimila.com Page 2 of 2 Arndt Valuation LLC. This form Copyright © 2005-2018 ACL, a Pixal American Conputy, Al Rights Reserved. (gPARIM) General Purpose Appraisal Rappot (22006 GPARIUM, Ge 0/212018

DIMENSION LIST ADDENDUM

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Client: Estate of Thomasine J Meyer		lle No.: \$134131349	
Property Address: 31233 Sandpiper Road	C	ase No.:	
City: Bethany Beach	State: DE	Zip: 19930	
Unit Doctorial Doctoria			



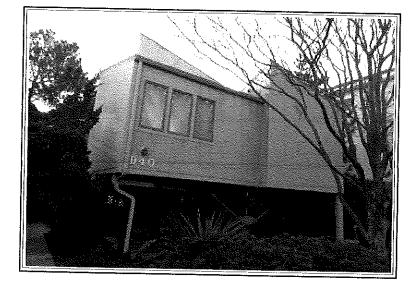
Measurements 8.00 x x 5.00 x x 1.50 x	Factor	Total	Level 1						
<u>5.00 x 11.50 x</u>	Б.–			Level 2	Level 3	Other	Bsmt.	Garage	
17.00 x 25.00 x 6.33 x 14.00 x 5.00 x 10.33 x 21.33 x 27.17 x 21.33 x 27.17 x 4.00 x 8.00 x 4.00 x 8.00 x 4.00 x 3.33 x 11.00 x 24.00 x x	$\begin{array}{c} $	28,75 100.00 425.00 88.62 51.65 179.63 579.54 12.00 16.00 26.66 254.00					B##	3 2 2 2 2 2 2 2 2 2 2 2 2 2	
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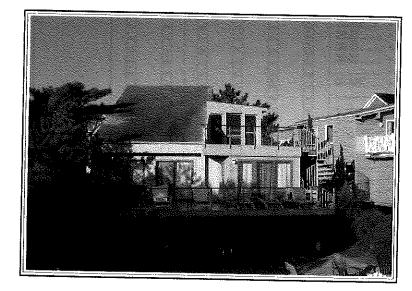
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Estate of Thomasine J Meyer Property Address: 31233 Sandpiper Road	File No.: \$134131349 Case No.:]
City: Bethany Beach	State: DE Zip: 19930	-1

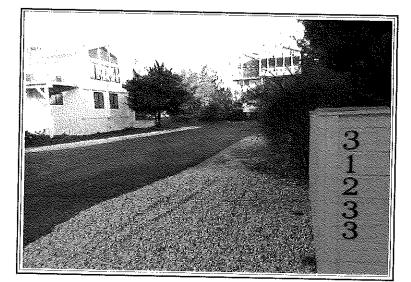


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: December 25, 2023 Appraised Value: \$ 3,575,000



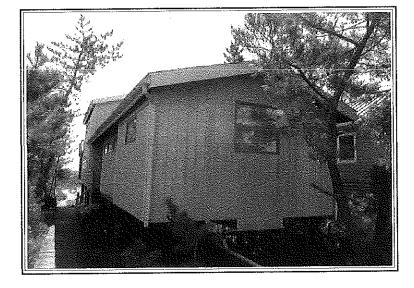
REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

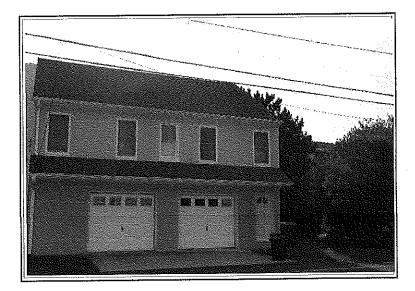
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Estate of Thomasine J Meyer	File N	0.: \$134131349	
Property Address: 31233 Sandpiper Road	Case No.:		
City: Bethany Beach	State: DE	Zip: 19930	



COMPARABLE SALE #1

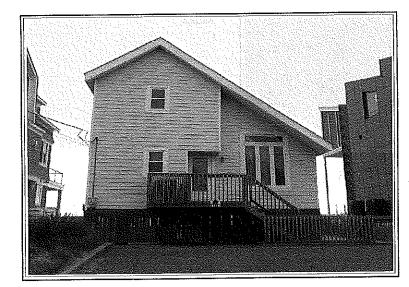
31331 Sandpiper Road Bethany Beach, DE 19930 Sale Date: 03/24/2022 clsd Sale Price: \$ 2,700,000



COMPARABLE SALE #2

98 Wellington Parkway Bethany Beach, DE 19930 Sale Date: 04/21/2023 clsd Sale Price: \$ 3,700,000

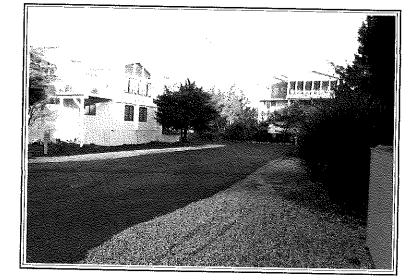




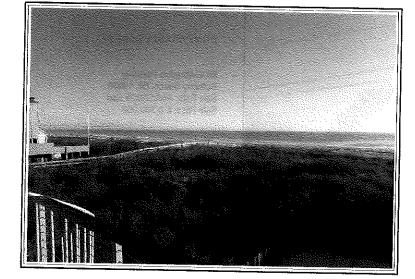


404 N Ocean Drive Bethany Beach, DE 19930 Sale Date: 10/02/2023 clsd Sale Price: \$ 2,650,000

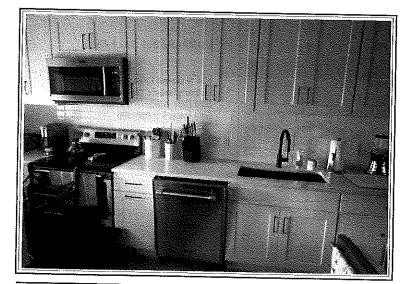
Cilent: Estate of Thomasine J Meyer		File No.: \$134131349
Property Address: 31233 Sandpiper Road		Case No.:
City: Bethany Beach	State: DE	Z(p: 19930



Street view



Water view

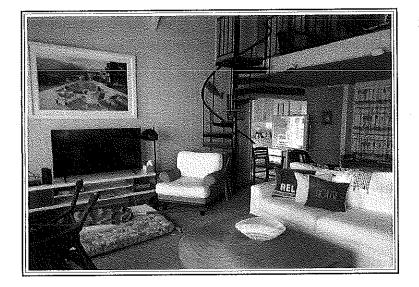


Kitchen

PHT3 06212013

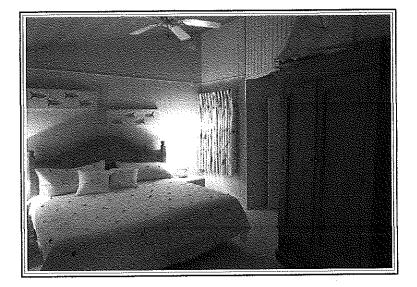
Produced using ACI software, 806.734.8727 www.achreb.com

Client: Estate of Thomasine J Meyer	File N	0.: S134131349
Property Address: 31233 Sandpiper Road	Case	No.:
City: Bethany Beach	State: DE	Zip: 19930



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Living room



Produced using ACI software, 800.234.8727 www.aciweb.com



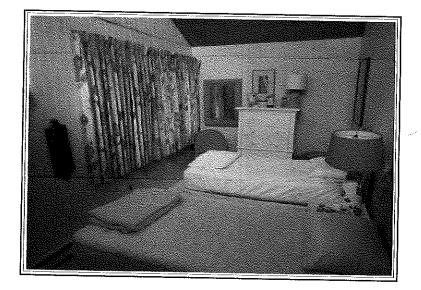
Bedroom



PHT3 06212013

Cileni: Estate of Thomasine J Meyer Property Address: 31233 Sandpiper Road City: Bethany Beach	File No.: Case No.:	5134131349]
Ony, bemany beach	State: DE	Zip: 19930	

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Bedroom

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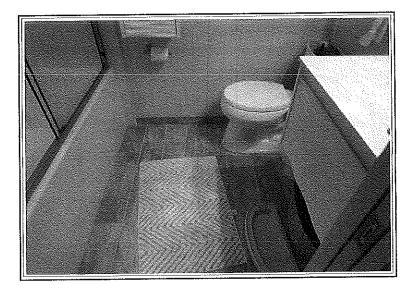
Bedroom



Bathroom

Produced using AGI software, 800.234.8727 www.schreb.com

Client: Estate of Thomasine J Meyer	File N		
Property Address: 31233 Sandpiper Road	Case		
City: Bethany Beach	State: DE	Zip: 19930	

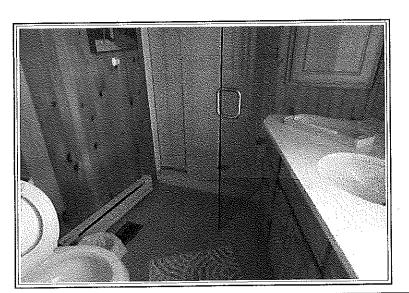


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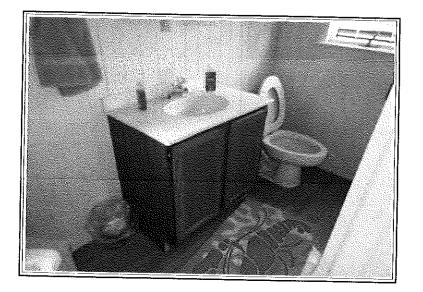
Bathroom

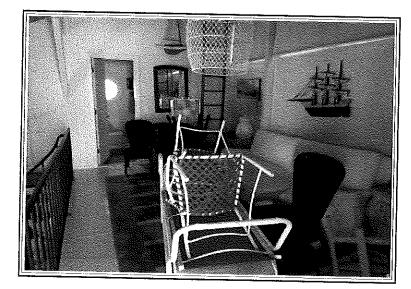
Bathroom





Cilent: Estate of Thomasine J Meyer File No.: \$134131349	
City: Bethany Beach	
State: DE Zip: 19930	

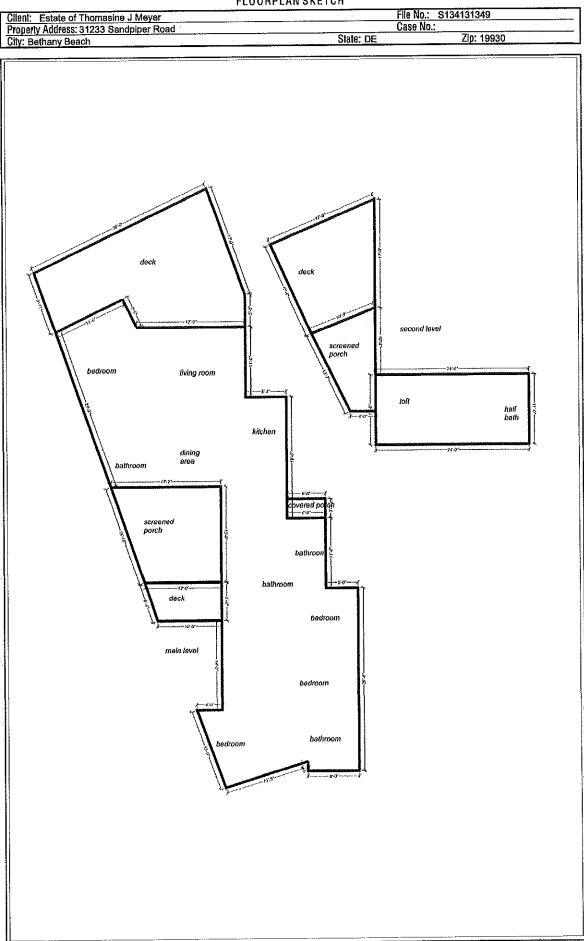




Dining area

Loft

Half bathroom



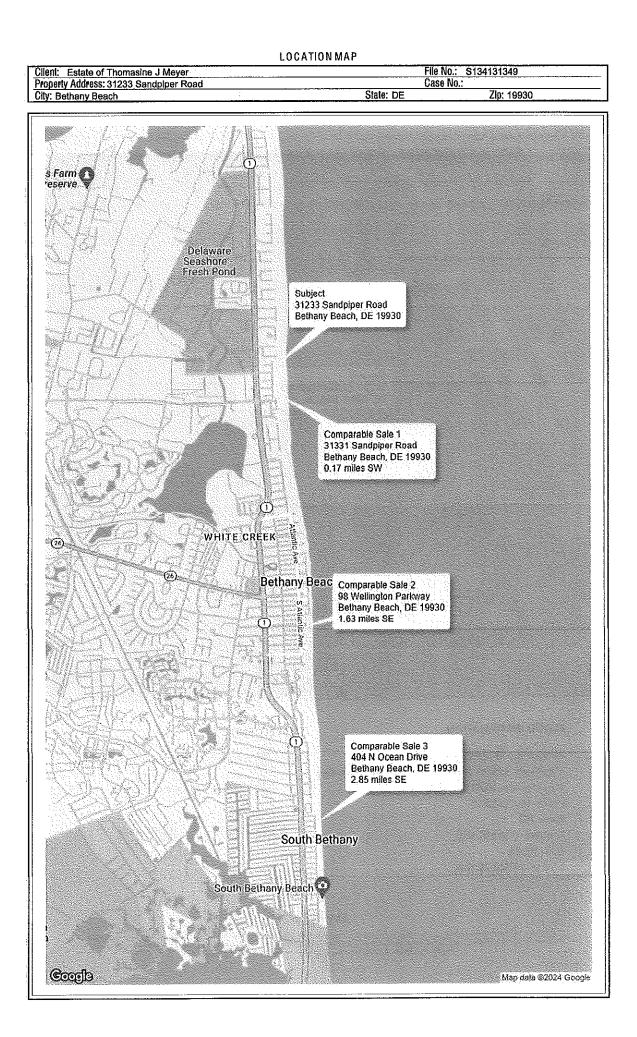
FLOORPLAN SKETCH

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	Flood Map	
Client: Estate of Thomasine J Meyer	File No.	: \$134131349
Property Address: 31233 Sandpiper Road	Case No	
City: Bethany Beach	State: DE	Zip: 19930



FLOOD INFORMATION

Community: SUSSEX COUNTY Property is in a FEMA Special Flood Hazard Area - High Risk Map Number: 10005C0516K Panel: 10005C0516 Zone: AO Map Date: 03-16-2015 FIPS: 10005 Source: FEMA DFIRM

LEGEND

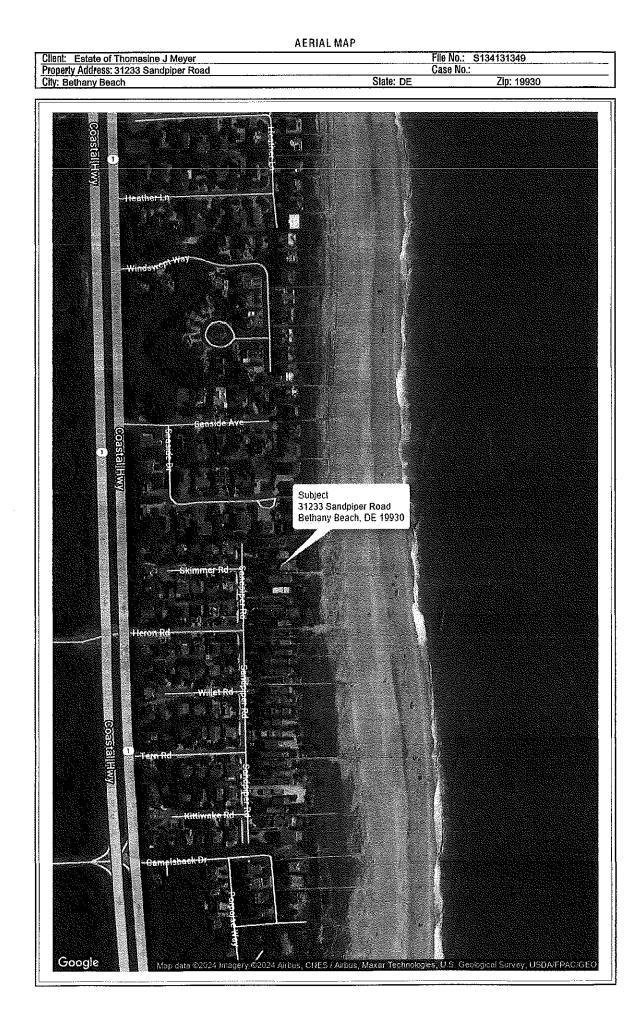


≂ Water

= Forest

Sky Flood™

No representations or warrantins to any party conserring the content, accuracy or completioness of the flocel 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 separato from ficed zone information at marker location No liability is accepted to any third party for any use or mease of the floced map or its date.



	Arndt Valuat	ion, LLC RECTE MORTIN	3411Pik
n,	Residential App	oraisal Report	File No. S1341313492
The purpose of this appraisal report is to provide the Cient Name/Intended User Mark Oliphant		lue of the subject property, given the intended use or mail markoliphant@mac.com	f the appraisal.
Client Address 31233 Sandpiper Road Additional Intended User(s) None			State DE Zip 19930
			······································
Intended Use Private Use/Property Asse	essment Anneal		
			·····
Property Address 31233 Sandpiper Road		y Bethany Beach	State DE Zip 19930
Owner of Public Record Thomasine J Meye Legal Description Lot 40 P/O Lot 41 Oce			County Sussex
Assessor's Parcel # 134.00-13.00-1349.0		x Year 2023	R.E. Taxes \$ 2,257
Neighborhood Name Ocean Village			Census Tract 0512.01
Property Rights Appraised X Fee Simple My research did X did not reveal any prio	Leasehold Other (describe)	e three years prior to the effective date of this apprais	
Prior Sale/Transfer: Date	Price So	urce(s) County Public Records	541.
Analysis of prior sale or transfer history of the subje	ect property (and comparable sales, if applicable)) To the appraiser's knowledge, the	e subject has not been listed
sold within the previous year other t	han those sales demonstrated in	rt. To the appraiser's knowledge, the	e comparables have not been
2	Nee		
		·····	
		· · · · · · · · · · · · · · · · · · ·	
Offerings, options and contracts as of the effective o	date of the appraisal None known		· · · · · · · · · · · · · · · · · · ·
		······	
Neighborhood Characteristics	One-Unit Hous	ing Trends	ousing Present Land Use %
Location Urban X Suburban Rura	al Property Values Increasing	X Stable Declining PRICE	AGE One-Unit 60 %
	er 25% Demand/Supply X Shortage	In Balance Over Supply \$(000)	(yrs) 2-4 Unit 2 %
Growth Rapid X Stable Stov Neighborhood Boundaries The subject neig		3-6 mths Over 6 mths 400 Low Indian River Inlet, east 7,000 High	
of the Assawoman Canal, north of t	he DE/MD state line, and west of t	the Atlantic Ocean. 1,200 Pred	
Neighborhood Description See Attached A	ddendum		
			· · · · · · · · · · · · · · · · · · ·
Market Conditions (including support for the above	conclusions) The local market is cor	nsidered to be stable. No adverse fac	tors are noted or anticipated.
to include financing concessions get	propriately priced properties is be perally up to 5% of the contracted	etween 0 and 3 months. It is not unco	ommon for contracted sales
te metare interenting concessione ger	noruny up to 570 of the contracted		
Dimensions 50.65' x 257'	Area 13017 sf	Shape rectangular	View Ocean
Specific Zoning Classification MR	Zoning Description Medium	Shape rectangular Residential-Allows Single Family	View Ocean
Specific Zoning Classification MR Zoning Compliance X Legal Legal Nor	Zoning Description Medium	Shape rectangular Residential-Allows Single Family ning Illegal (describe)	
Specific Zoning Classification MR Zoning Compliance X Legal Legal Nor Is the highest and best use of the subject property a Addendum	Zoning Description Medium	Shape rectangular Residential-Allows Single Family ning Illegal (describe)	View Ocean If No, describe. See Attached
Specific Zoning Classification MR Zoning Compliance X Legal Legal Nor Is the highest and best use of the subject property a Addendum Utilities Public Other (describe)	Zoning Description Medium nconforming (Grandfathered Use) No Zor as improved (or as proposed per plans and speci Public	Shape rectangular Residential-Allows Single Family ning Illegal (describe) ifications) the present use? X Yes No Other (describe) Off-site Impro	If No, describe. See Attached
Specific Zoning Classification MR Zoning Compliance X Legal Legal Nor Is the highest and best use of the subject property a Addendum	Zoning Description Medium iconforming (Grandfathered Use) No Zor as improved (or as proposed per plans and speci Public Water X	Shape rectangular Residential-Allows Single Family ning Illegal (describe) ifications) the present use? X Yes Other (describe) Off-site Impro Street black Street black	If No, describe. See Attached evements—Type Public Private ctop X
Specific Zoning Classification MR Zoning Compliance X Legal Legal Nor Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X	Zoning Description Medium iconforming (Grandfathered Use) No Zor as improved (or as proposed per plans and speci Public Water X ical Sanitary Sewer X	Shape rectangular Residential-Allows Single Family ning Illegal (describe) ifications) the present use? X Yes No Other (describe) Off-site Impro	If No, describe. See Attached
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Specific Zoning Classification MR Zoning Compliance X Legal Legal Nor Is the highest and best use of the subject property a Addendum Utilities Public Other (describe) Electricity X Gas X propane typ Site Comments The subject's location v Generation One w/Acc. unit # of Stories 2 Type X Det. Att. Stating Proposed Under Const. Design (Style) Contemporary	Zoning Description Medium iconforming (Grandfathered Use) No Zor as improved (or as proposed per plans and speci Water X vital Sanitary Sewer X vithin a flood zone is typical for thi FOUNDATION Concrete Slab X Crawl Space Full Basement Partial Basement Basement Area O sq. ft.	Shape rectangular Residential-Allows Single Family ning Illegal (describe) ifications) the present use? X Yes No Other (describe) Off-site Impro Other (describe) Off-site Impro Street black Alley none is market and does not have a negat EXTERIOR DESCRIPTION materials Foundation Walls wood piling/avg Exterior Walls wood/avg Roof Surface comp/avg Gutters & Downspouts alum/avg Window Type casement/avg	If No, describe. See Attached
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FEATURE		Resider	ntial Appr	aisal Re	eport		File No. \$13413	13492
04000 D 1 1 D	SUBJECT	COMPARABLE S	ALE NO. 1	CO	MPARABLES	SALE NO. 2	COMPARABLE S	ALE NO. 3
31233 Sandpiper R		31331 Sandpiper I	Road	98 Wellington Parkway		1000 S Ocean Drive		
Address Bethany Bea	ach, DE 19930	Bethany Beach, D	E 19930		Beach, D		Bethany Beach, D	E 19930
Proximity to Subject		0.17 miles SW		1.63 mile	es SE		3.36 miles SE	
Sale Price	\$	90999999999999 \$	2,700,000		\$	3,700,000	\$	2,650,000
Sale Price/Gross Liv. Area	s 0.00 sq. ft.	\$1,873.70 sq. ft					\$2,426.74 sq. ft.	
Data Source(s)		MLS/public record			olic record		MLS/public record	
Verification Source(s)	e de la stablighter en la	County public reco	ord/REALIST			ord/REALIST	County public reco	ord/REALIST
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment		RIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing		5 DOM		16 DOM			6 DOM	
Concessions		cash/no conc.		conv/no			conv/no conc.	
Date of Sale/Time		03/24/2022 clsd	+270,000	04/21/20	23 clsd		08/31/2022 clsd	+132,50
Location	Oceanfront OV	Oceanfront OV		Oceanfro	ont BB	0	Oceanfront/SBB	+265,00
Leasehold/Fee Simple	fee simple	fee simple	····	fee simp			fee simple	
Site	13017 sf	9509 sf	263,100	12500 st	f	38,800	6500 sf	488,80
View	Ocean	Ocean		Ocean			Ocean	
Design (Style)	Contemporary	Cottage	0	Coastal		0	Raised Ranch	
Quality of Construction	average	average		average			average	
Actual Age	51 years	52 years	0	65 years	;	0	38 years	
Condition	average	average		average			average	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths		Total Bdrms.	Baths		Total Bdrms. Baths	
Room Count	8 4 4.1	6 3 2	25,000		2.1	20,000	6 3 2	25,00
Gross Living Area 25	1,872 sq. ft.	1,441 sq. ft.	10,800		,500 sq. ft.	9,300	1,092 sq. ft.	19,50
Basement & Finished	none	none		none			none	.0,00
Rooms Below Grade								
Functional Utility	average	average		average			average	
Heating/Cooling	cent/cent	cent/cent		cent/cen		0	cent/cent	
Energy Efficient Items	none	none	0	none	-	0	none	
Garage/Carport	none	none		2 car ga	rane	^	none	
Porch/Patio/Deck	2scrn/cvrd/3dks	cvrd/scrn/deck	+10,000		aye		covered/deck	+15,00
Other	none	none		storage		<u>+17,500</u> 0		+15,00
Oceanfront Width	50.65'	37'	+341,250				none 50'	
	00.00		1041,200	50		0	50	
Net Adjustment (Total)		X+ - s	920,150	X]+	- \$	85,600	X+ - \$	045.00
Adjusted Sale Price		Net Adj. 34.1%	320,130	Net Adi.	2.3%	00,000		945,80
of Comparables		Gross Adj. 34.1% \$	3,620,150	,	2.3% \$	0 705 000	Net Adj. 35.7% Gross Adj. 35.7% \$	3,595,80
COST APPROACH TO VA Site Value Comments St	ALUE ee Attached Addend	um						
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		Reside	Arndt Valuation ntial Appra	aisal Report		File No. S134131	3492
FEATURE	SUBJECT	COMPARABLE S	ALE NO. 4	COMPARABLE S	ALE NO. 5	COMPARABLE SA	
31233 Sandpiper F		404 N Ocean Driv	'e	31301 Sandpiper I			
Address Bethany Be		Bethany Beach, D		Bethany Beach, D			
Proximity to Subject		2.85 miles SE		0.12 miles SW			
Sale Price	\$	\$	2,650,000	s	4,600,000	\$	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$1,939.97 sq. ft.		\$1,352.94 sq. ft.		\$\$	
Data Source(s)		MLS/public record	ls/Realist	MLS/public record	s/Realist	<u> </u>	entre de la deserre. La companya
Verification Source(s)		County public reco		County public reco			•
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION		DESCRIPTION	
Sale or Financing	DESCRIPTION	364 DOM	+(-) \$ Aujustment	16 DOM	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustmen
Concessions		cash/no conc.		cash/no conc.			
Date of Sale/Time		10/02/2023 clsd		11/15/2024 clsd			
Location	Oceanfront OV	Oceanfront SBB	+207 500	Oceanfront OV			
Leasehold/Fee Simple	fee simple	fee simple	+397,500	***************************************			
Site	13017 sf	6500 sf	499.000	fee simple 11308 sf	400.000		
View	Océan	Ocean	400,000		128,200		· ••••
Design (Style)			·····	Ocean			
Quality of Construction	Contemporary	Contemporary		Contemporary			
	average	average		good	-460,000		····-
Actual Age	51 years	39 years	0		-25,000		
Condition	average	average		avg-good	-460,000	<u> </u>	
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	······	Total Bdrms. Baths		Total Bdrms. Baths	
Room Count	8 4 4.1	7 4 3.0	15,000	8 5 4.0	5,000		
Gross Living Area 25	1,872 sq. ft.	1,366 sq. ft.	12,700	3,400 sq. ft.	-38,200	sq. ft.	
Basement & Finished	none	none		none			
Rooms Below Grade							
Functional Utility	average	average		average			
Heating/Cooling	cent/cent	cent/cent		cent/cent			
Energy Efficient Items	none	none		none	· · · · · · · · · · · · · · · · · · ·		
Garage/Carport	none	none		carport	-5,000		
Porch/Patio/Deck	2scrn/cvrd/3dks	2 decks	+15,000	3 decks	+12,500		
Other	none	none		fireplace	-2,500		
Oceanfront Width	50.65'	50'	0	44'	+166,250		
Net Adjustment (Total)		X+ - \$	929,000	+ X- \$	678,750	X + - \$	
Adjusted Sale Price		Net Adj. 35.1%		Net Adj14.8%		Net Adj. 0.0%	
of Comparables		Gross Adj. 35.1% \$					
Summary of Sales Compar	ison Approach	Giuss Adj	3,579,000	Gross Adj. 28.3% \$	3,921,250		·
Summary of Sales Compar	ison Approach	Gluss Auj. 33.1% \$	3,579,000		3,921,250		
Summary of Sales Compar	ison Approach	Gluss Auj. 33.1% \$	3,579,000		3,921,250		
Summary of Sales Compar	ison Approach	Gluss Auj. 33.1% [\$	3,579,000		3,921,250		
Summary of Sales Compar	ison Approach	GIUSS AU. 33.1% [\$	3,579,000		3,921,250		
Summary of Sales Compar	ison Approach	GIUSS AU. 33.1% \$	3,579,000		3,921,250		
Summary of Sales Compar	ison Approach	GIUSS AU. 33.1% [\$	3,579,000		3,921,250		
Summary of Sales Compar	ison Approach	GIUSS AU. 33.1% [\$	3,579,000		3,921,250		
Summary of Sales Compar	ison Approach		3,579,000		3,921,250		
Summary of Sales Compar	ison Approach		3,579,000		3,921,250		
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Summary of Sales Compar	ison Approach		3,579,000		3,921,250		
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Summary of Sales Compar	ison Approach		3,579,000		3,921,250		
Summary of Sales Compar	ison Approach		3,579,000		3,921,250		
Summary of Sales Compar	ison Approach		3,579,000		3,921,250		
Summary of Sales Compar	ison Approach		3,579,000		3,921,250		

ADDENDUM

Client: Mark Oliphant	File No.: S1341313492		
Property Address: 31233 Sandpiper Road	Case No.:		
City: Bethany Beach	State: DE Zip: 19930		

Neighborhood Description

The subject neighborhood is comprised of a mixture of single family dwellings, condominium developments, commercial properties, and a very limited amount of vacant land. Commercial properties are generally situated along the more heavily travelled roads including Route 1 and Route 26. Most services are available in the immediate area, all services are available in Lewes, DE located to the north of the subject and accessed via Route 1. The area is popular due to its close proximity to the Delaware Beach resorts, Atlantic Ocean, and inland bays. Water and resort oriented, the area offers good related facilities.

Highest and Best Use

The subject is a legally permissible use based on its current zoning. Also, the lot size, shape and land-to-building ratio allow the present structure and indicate a good utilization of the improvements. Based on current market conditions, the existing structure as a single family residence is its financially feasible and maximally productive use. The highest and best use, as if vacant, would be to construct a single family residence.

Additional Features

The subject is a 2 story contemporary style home with 4 bedrooms and 4.5 bathrooms. The subject has 2 screened porches, a covered porch, and 3 decks. The appraiser has utilized the ANSI® Z765-2021 (American National Standards Institute®) Measuring Standard for measuring, calculating, and reporting gross living area (GLA) and non-GLA areas of the subject property. Staircases are included in the GLA of the floor from which they descend. GLA calculations are provided in the dimension list. The subject is oriented on an oceanfront site and offers direct views of the Atlantic Ocean.

Comments on Sales Comparison

The comparables provided are believed to be the best available and are adequate for the appraiser to develop an accurate and supportable opinion of the subject's value.

Comparables 2, 3, and 4 are located more than 1 mile from the subject property which is typical for the market area. This has no negative effect on the appraiser's ability to develop a reasonable and supportable opinion of the subject's value.

Comparables 1 and 3 were sold more than 90 days prior to the effective date of this report. It was necessary for the appraiser to use these sales due to the lack of any more relevant, recently sold comparable properties in the immediate market area. A time/market conditions adjustment is applied to these comparables to account for the increase in property values in the subject's market area since their settlement dates.

Site size adjustments are applied to all comparables. Analysis of historical sales data indicates that larger sites typically have generated higher sale prices than smaller sites.

Comparables 1 and 5 require site width adjustments, (\$25,000/foot). These comparables have less appealing site widths when compared with the subject. The wider site of the subject allows for a more typical building envelope and more typical home design. These comparables are included due to their location in the subject's development.

Comparables 3 and 4 are located in South Bethany, an area which has historically commanded lower sale prices when compared with the subject's location. Location adjustments are required.

Comparable 5 is indicated to have a superior condition and requires a condition adjustment.

Comparable 5 requires a quality adjustment due to its more significantly upgraded features, finishes, and building materials.

All comparables were selected based on their oceanfront location in the Bethany Beach market area.

Comparable 1 is utilized mainly due to its location in the subject's development, similar condition, and similar quality. Most weight is given to comparable 1 due to its location in the subject's development.

Comparable 2 is utilized mainly due to its similar quality, similar condition, similar site width, and recent settlement date.

Comparable 3 is utilized mainly due to its similar condition, similar quality, and similar site width.

Comparable 4 is utilized mainly due to its similar condition, similar quality, and similar site width.

Comparable 5 is utilized mainly due to its location in the subject's development and relatively similar site width. Comparable 5 is included despite its settlement date after the effective date of this report as it is an oceanfront sale from the subject's development and a relevant indicator of the subject's value. This comparable does not require a time/market conditions adjustment as the market has been relatively stable since the effective date of this report.

Comparables 1, 2, 3, and 4 are reported to have been sold as "tear down" properties. The subject would likely be considered a tear down due to its oceanfront location and lack of available vacant oceanfront land. This is despite its average condition and quality.

Support for the Opinion of Site Value

Site value is determined by an analysis of recently sold similar land sales from within the subject's immediate market area. Land to value ratio is typical for the market area. The site value exceeds what is typically accepted in relation to the subject's overall value.

Final Reconciliation

The sales comparison has been used to develop the most reliable indicator of the subject's value. The market approach is given the greatest consideration in the reconciliation of the subject's value. The cost approach is developed but used as a secondary approach to value. The income approach is not developed as the subject is located in an area comprised mainly of owner occupant properties or second homes and rental data is generally insufficient or unreliable.

ADDENDUM

Client: Mark Oliphant		File No.: S1341313492	
Property Address: 31233 Sandpiper Road		Case No.:	
City: Bethany Beach	State: DE	State: DE Zip: 19930	

The opinion of the subject's value developed in this appraisal report exceeds the predominant neighborhood value. This does not indicate that the subject property has been over-improved and has no negative effect on its marketability. Features/characteristics of the subject which contribute toward a value higher than the predominant value include its oceanfront location, site size, site width, and view.

The site value exceeds what is typically accepted in relation to the subject's overall value. This does not affect the appraiser's ability to develop a supportable opinion of the subject's value and is not uncommon in the subject's market area.

Extra Comments

The subject is located within 10 miles of my office. This assignment requires geographic competency as part of the scope of work. I have spent sufficient time in the subject's market and understand the nuances of the local market and the supply and demand factors relating to the specific property type and the location involved. Such understanding will not be imparted solely from a consideration of specific data such as demographics, costs, sales, and rentals. The necessary understanding of local market conditions provides the bridge between a sale and a comparable sale or a rental and a comparable rental.

This appraisal has been done in compliance with the applicable appraiser independence laws guidelines.

Resources used for subject and comparable data include the Sussex County Association of Realtors/Matrix/Bright MLS as well as the Sussex County assessment and property records.

In many cases the property characteristics provided by the Sussex County assessment and property records are not accurate. This is most notable when reporting GLA and site size. For example, it is common practice for site sizes to be reported by multiplying the front/street footage by the footage of one side of the site. This equation results in accurate site sizes for regular shaped sites and inaccurate sizes for almost any site with irregular shape. The site sizes reported in appraisal reports written by the appraiser are typically more accurate than those provided by Sussex County assessment and property records and in many instances, more accurate than what is provided in the MLS listings. Regarding GLA, it is common practice for the Sussex County assessment and property records to multiply the ground level square footage by two to determine the GLA of any two story home. In the case of any home where the second level does not mirror the ground level exactly, the GLA reported by Sussex County assessment and property records is typically inaccurate. The GLA of the subject is determined by the appraiser by physically measuring the subject, a sketch and dimension list is provided in the appraisal. GLA for comparables is typically derived from a combination of information provided by the agent, MLS, Sussex County assessment and property records in MLS listings. Very often the GLA reported in MLS listing is inaccurate. This comment is included as the appraiser has often been asked to explain why property characteristics provided in appraisals varies from what is provided in Sussex County assessment and property records.

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

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:

un obai ogenet

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Definition of Value: X Market Value Other Value:	
Source of Definition: Uniform Standards of Professional Appraisal Practi	Ce
The most probable price that a property should bring in a competit	ive and open
market under all conditions requisite to a fair sale, the buyer and s	
prudently and knowledgeably, and assuming the price is not affect	ed by undue
stimulus. Implicit in this definition is the consummation of a sale a	
date and the passing of title from seller to buyer under conditions w	
Buyer and seller are typically motivated;	•
Both parties are well informed or well advised, and acting in wha	t they consider
their best interests;	
A reasonable time is allowed for exposure in the open market;	
Payment is made in terms of cash in U.S. dollars or in terms of f	înancial
arrangements comparable thereto; and	
The price represents the normal consideration for the property so	old unaffected by
special or creative financing or sales concessions granted by anyo	
the sale.	
ADDRESS OF THE PROPERTY APPRAISED:	
31233 Sandpiper Road	
Bethany Beach, DE 19930	
EFFECTIVE DATE OF THE APPRAISAL: 07/01/2023	
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 3,620,000	
APPRAISER	SUPERVISORY APPRAISER
Signature: Manual Custo	Signature:
Name: Michael A Arndt	Name:
Company Name: Arndt Valuation, LLC	Company Name:
Company Address: 36476 Old Mill Bridge Road	Company Address:
Frankford, DE 19945	
Telephone Number: <u>302-542-2056</u>	Telephone Number:
Email Address: michael@arndtvaluation.com	Email Address:
State Certification # X2-0000406	State Certification #
or License #	or License #
or Other (describe): State #:	State:
State: DE	Expiration Date of Certification or License:
Expiration Date of Certification or License: 10/31/2025	Date of Signature:
Date of Signature and Report: 03/27/2025	Date of Property Viewing:
Date of Property Viewing: 03/25/2025	Degree of property viewing:
Degree of property viewing:	Interior and Exterior Only Did not personally view
X Interior and Exterior Exterior Only Did not personally view	
Produced using ACI software, 80 Page 2	of 2 (gPAR™) General Purpose Appraisal Report 12/2005 GPARLIM_05 07212016

Arndt Valuation LLC.

DIMENSION LIST ADDENDUM

Client: Mark Oliphant	File N	Vo.: S1341313492
Property Address: 31233 Sandpiper Road	Case	No.:
City: Bethany Beach	State: DE	Zip: 19930
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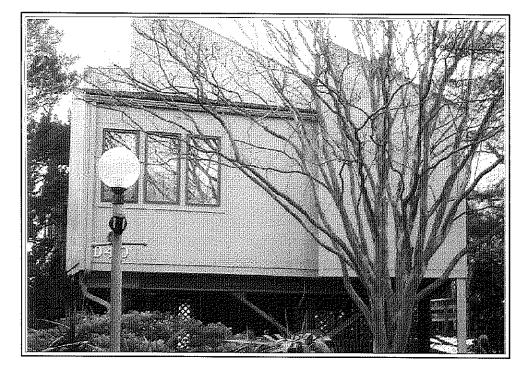
		NG AREA (GBA) AREA (GLA)	·	1,872 1,872
Area(s)		Area	% of GLA	% of GBA
Living Level 1 Level 2 Level 3 Other		1,872 1,608 264 0 0	85.90 14.10 0.00 0.00	100.00 85.90 14.10 0.00 0.00
Basement Garage	GBA	0		

Area Meas	urements				Area	Туре		
Measurements	Factor	Total	Level 1	Level 2	Level 3	Other	Bsmt.	Garage
8.00 x 25.00 x 4.00 x 25.00 x 17.00 x 25.00 x 6.33 x 14.00 x 5.00 x 10.33 x 11.00 x 16.33 x 21.33 x 27.17 x 1.50 x 8.00 x 4.00 x 13.33 x 4.00 x 13.33 x 11.00 24.00 x x X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X X <td></td> <td>100.00 28.75 100.00 425.00 88.62 51.65 179.63 579.54 12.00 16.00 26.66 264.00</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>		100.00 28.75 100.00 425.00 88.62 51.65 179.63 579.54 12.00 16.00 26.66 264.00						

DIM 10072013

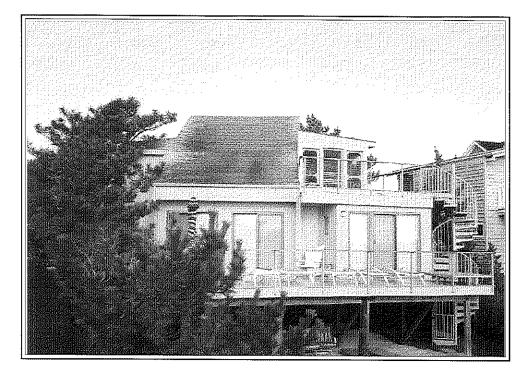
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Mark Oliphant	File No).: S1341313492
Pröperty Address: 31233 Sandpiper Road	Case N	lo.:
City: Bethany Beach	State: DE	Zip: 19930

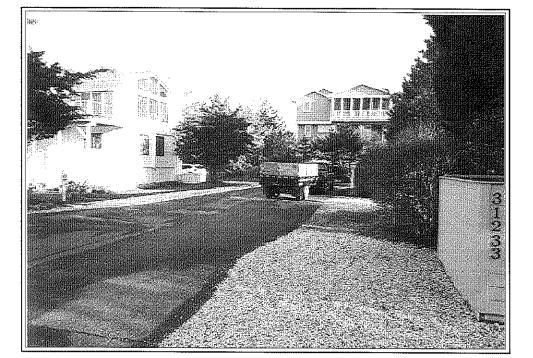


FRONT VIEW OF SUBJECT PROPERTY

Appraised Date: July 1, 2023 Appraised Value: \$3,620,000



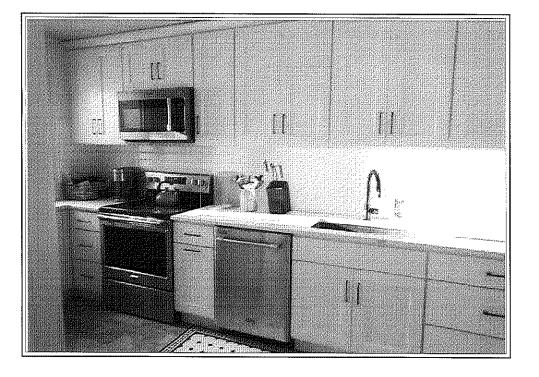
REAR VIEW OF SUBJECT PROPERTY



STREET SCENE

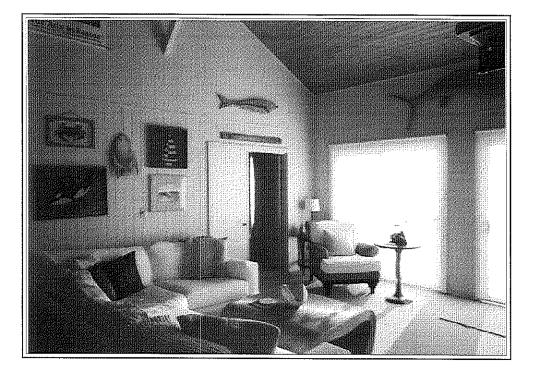
INTERIOR PHOTOS

Client: Mark Oliphant		0.: S1341313492	
Property Address: 31233 Sandpiper Road	Case No.:		
City: Bethany Beach	State: DE	Zip: 19930	



Kitchen

Comment:



Living Area

Description:

Comment:

Bathroom

Description:

Comment:

INT3KLB 10072013

BATHROOM PHOTOS

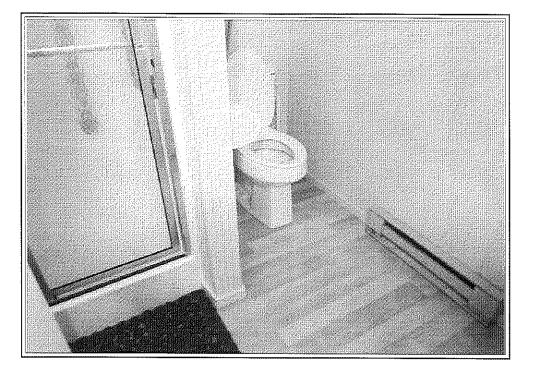
Client: Mark Oliphant	File N	o.: S1341313492				
Property Address: 31233 Sandpiper Road	Case No.:					
City: Bethany Beach	State: DE	Zip: 19930	_			



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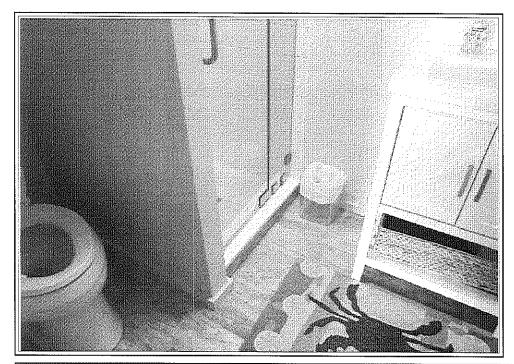
Bathroom

Comment:



Bathroom

Comment:

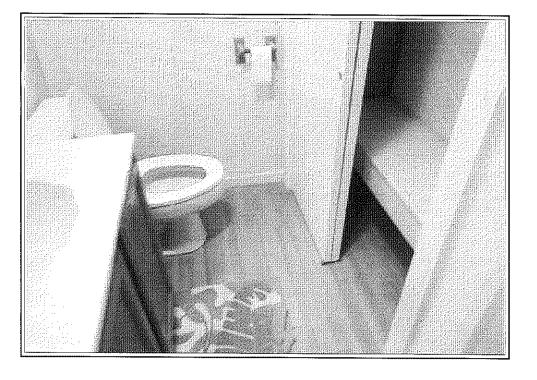


Produced using ACI software, 800.234.8727 www.aciweb.com

Bathroom Comment:

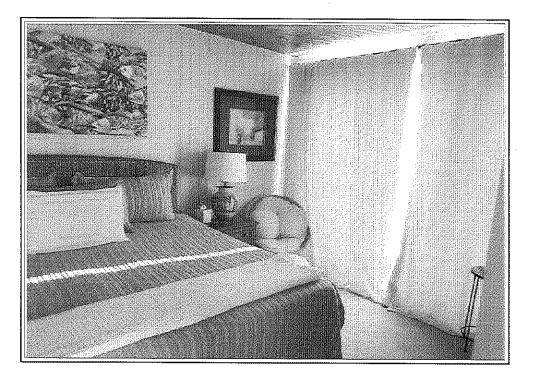
INTERIOR PHOTOS

Client: Mark Oliphant		File No.: \$1341313492
Property Address: 31233 Sandpiper Road		Case No.:
City: Bethany Beach	State: DE	Zip: 19930



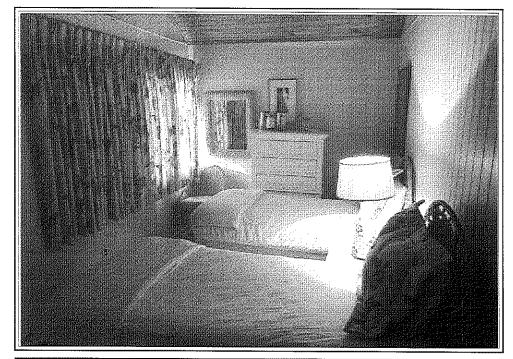
Half Bath

Comment:



Bedroom

Comment:

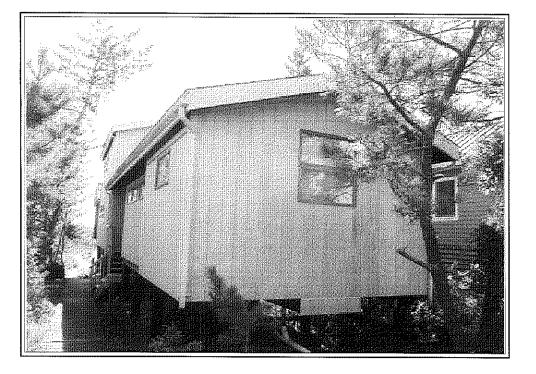


Bedroom

Comment:

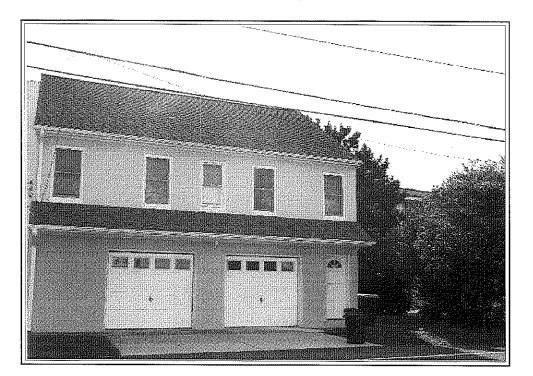
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Mark Oliphant	File No.: \$1341313492				
Property Address: 31233 Sandpiper Road					
City: Bethany Beach	State: DE Zip: 19930				



COMPARABLE SALE #1

31331 Sandpiper Road Bethany Beach, DE 19930 Sale Date: 03/24/2022 clsd Sale Price: \$ 2,700,000



COMPARABLE SALE #2

98 Wellington Parkway Bethany Beach, DE 19930 Sale Date: 04/21/2023 clsd Sale Price: \$ 3,700,000

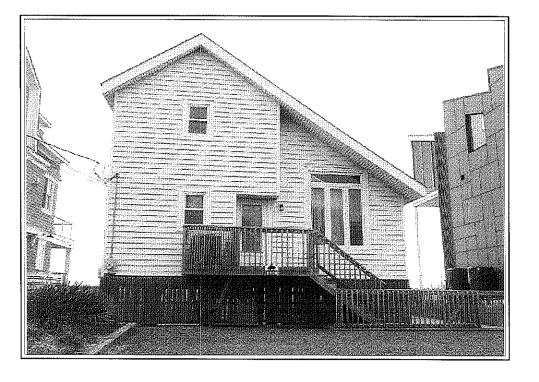


COMPARABLE SALE #3

1000 S Ocean Drive Bethany Beach, DE 19930 Sale Date: 08/31/2022 clsd Sale Price: \$ 2,650,000

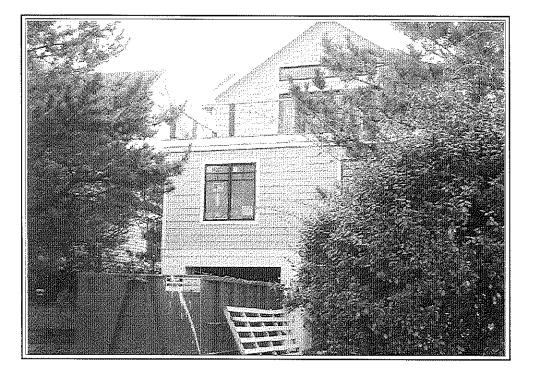
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Mark Oliphant	File N		
Property Address: 31233 Sandpiper Road	Case	No.:	
City: Bethany Beach	State: DE	Zip: 19930	



COMPARABLE SALE #4

404 N Ocean Drive Bethany Beach, DE 19930 Sale Date: 10/02/2023 clsd Sale Price: \$ 2,650,000



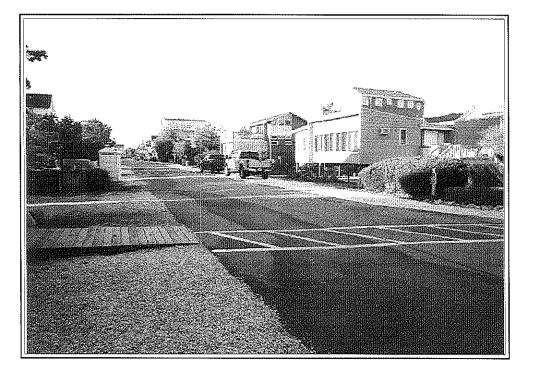
COMPARABLE SALE #5

31301 Sandpiper Road Bethany Beach, DE 19930 Sale Date: 11/15/2024 clsd Sale Price: \$ 4,600,000

COMP	ARABL	E SAL	.E #6
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Sale Date: Sale Price: \$

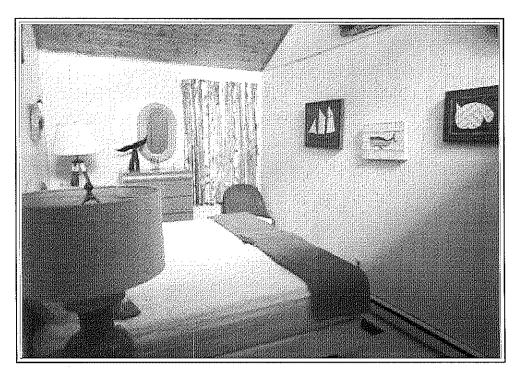
Client: Mark Oliphant	File No	
Property Address: 31233 Sandpiper Road	Case N	NV.,
City: Bethany Beach	State: DE	Zip: 19930



Street view

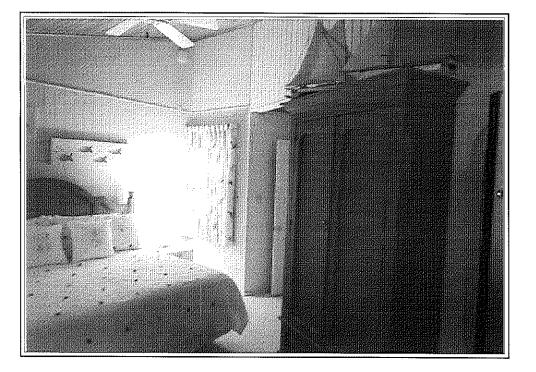
Water view





Bedroom

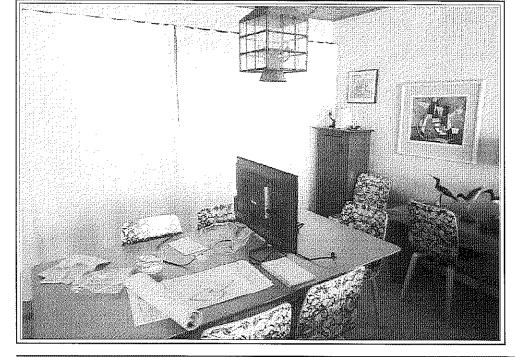
Client: Mark Oliphant	File	
Property Address: 31233 Sandpiper Road	Cas	e No.:
City: Bethany Beach	State: DE	Zip: 19930



Bedroom

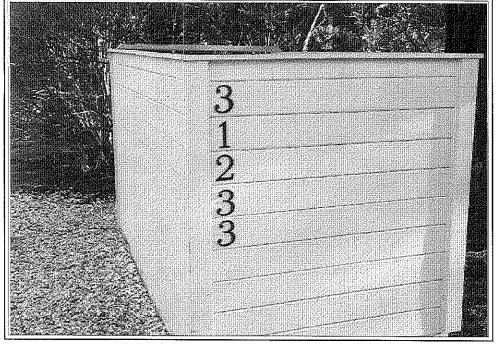


Loft



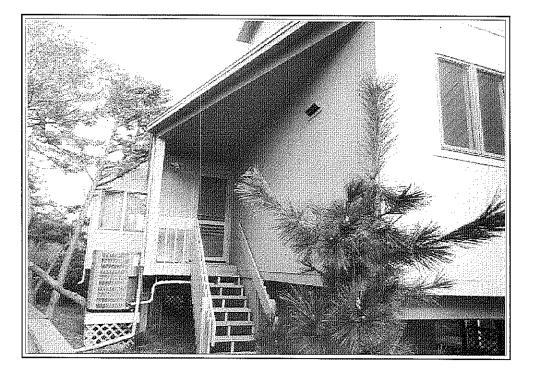
Dining area

Client: Mark Oliphant	File No.: \$1341313492
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930



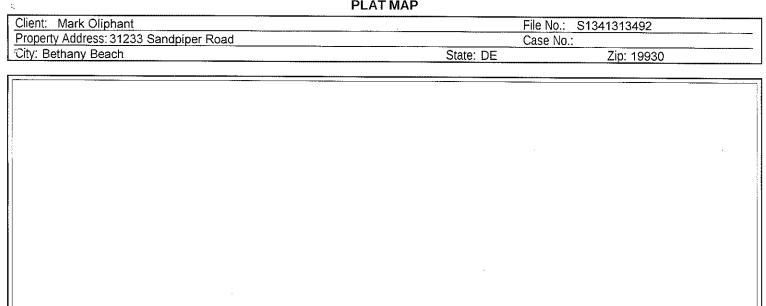
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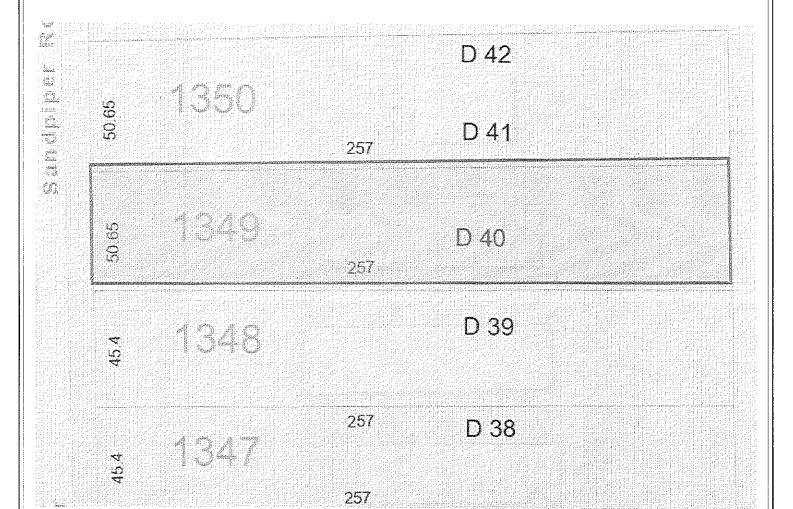
Side view



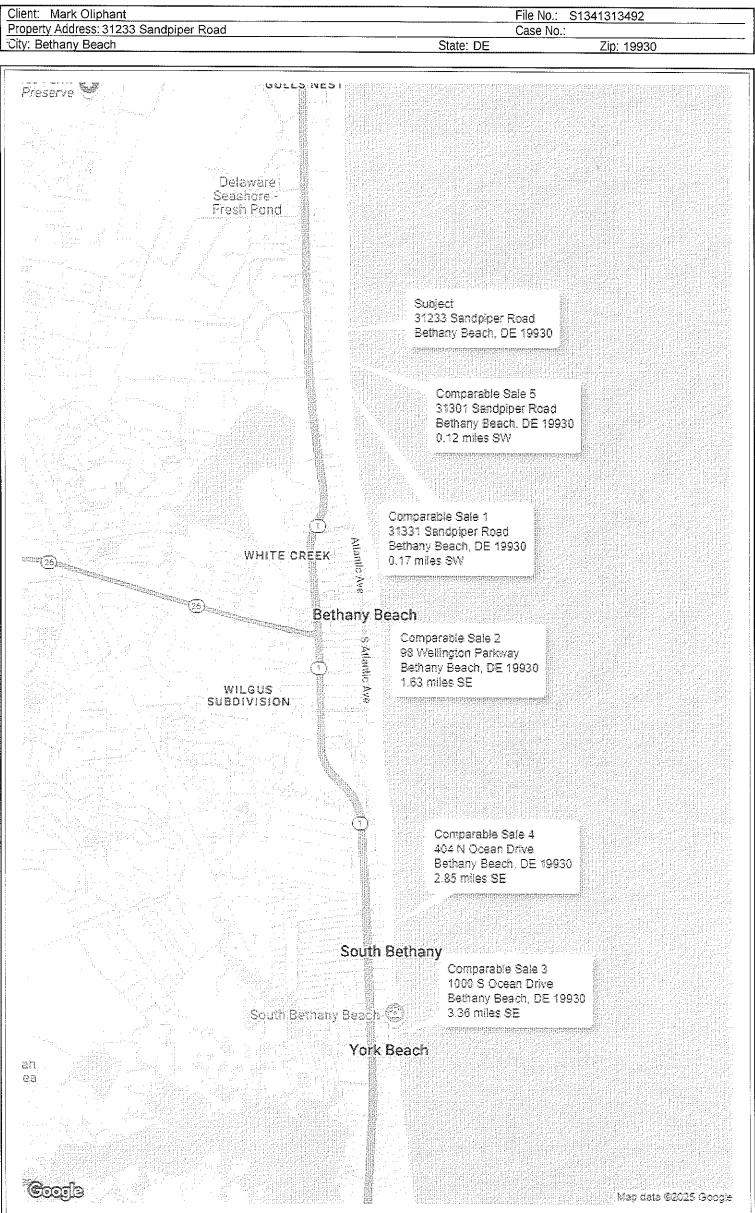
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PLAT	MAP
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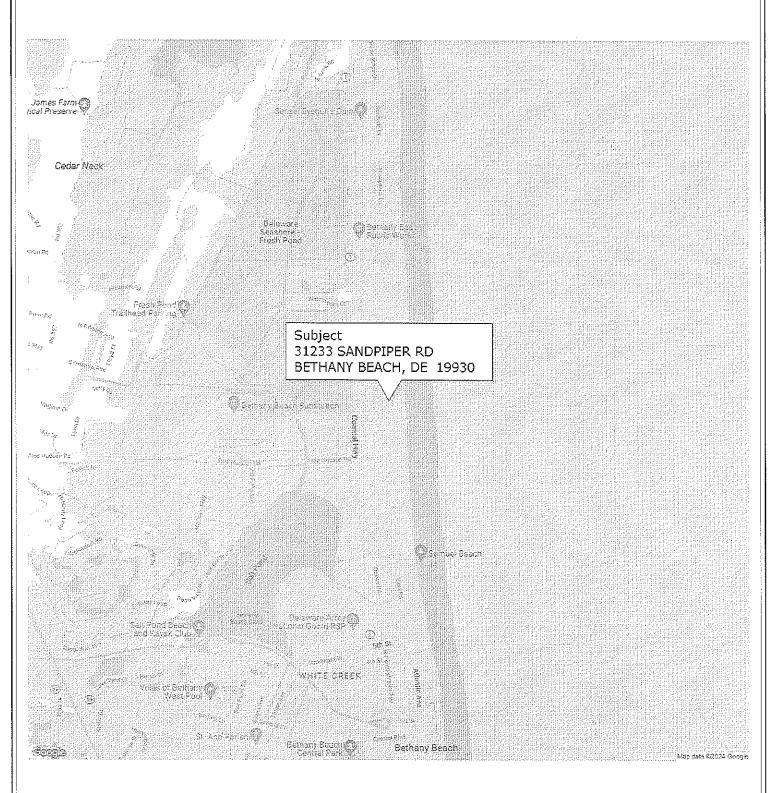




LOCATION MAP



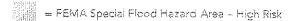
, Д.,	Flood Map					
Client: Mark Oliphant	File N	lo.: S1341313492				
Property Address: 31233 Sandpiper Road	Case No.:					
City: Bethany Beach	State: DE	Zip: 19930				



FLOOD INFORMATION

Community: SUSSEX COUNTY Property is in a FEMA Special Flood Hazard Area - High Risk Map Number: 10005C0516K Panel: 10005C0516 Zone: AO Map Date: 03-16-2015 FIPS: 10005 Source: FEMA DFIRM

LEGEND



- Moderate and Minimal Risk Areas

Road View:



= Water

Sky Flood™

No representations or wan anties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of rearchantability or fitness for a particular purpose is inclued 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 ficed map or its data.



Dear Katrina

Attached and below please find the exhibit that we discussed on our phone call the other day. We are submitting this exhibit - a Realtor's professional analysis of our property — to be included in the information packet for our Appeal hearing scheduled for Monday, May 12. Please note that all links are "clickable" links that bring you to customized sales data and comparables to the subject property. There is also a PDF attachment that shows, in the Realtor's opinion, <u>the most relevant</u> sales comparisons during the reference time period.

Please confirm receipt and let me know if you have any questions. Thank you again for your help navigating this process.

Sincerely,

Mark a Oliphant Takys Mgh

Realtor Viewpoint - 31233 Sandpiper Rd Subject Property: 1,872 Sq Ft Home on 50 ft of Oceanfront Assessed "Stipulated" Value: \$4,333,900 Anticipated Value for Assessment Date of 7/1/2023: \$3,600,000 to \$3,885,800

Please consider the following information:

<u>**1.** Highest Sale Price in North Bethany</u> from 1/1/21-6/30/23 settled February of 2022 for **\$7,050,000**: <u>View Listing</u> (7,000 sq ft home with 75 ft oceanfront vs. subject property's 1,872 sq ft home with 50ft oceanfront)

2. <u>Highest Sale Price EVER in Subject's Community of Ocean Village</u> settled in November of 2024 for **\$4,600,000**: <u>View Listing</u> (3,400 sq ft home with 44 ft oceanfront)

Only Sale of Oceanfront Property in Subject's Community from 1/1/21-6/30/23 settled in March of 2022 for **\$2,700,000**: <u>View Listing</u> (1,500 sq ft home with 37

ft oceanfront)

Comments: Oceanfront width is a driving factor in the value of beachfront homes. Ocean Village has the smallest width of oceanfront for single-family homes along the Delaware Coast. The subject property width is 50ft wide, and the home offers some immediate use, but in my opinion, the buyer for this property would be looking at the purchase as lot value for a new home. There was 1 oceanfront sale in the subject's community of Ocean Village during the valuation period of 1/1/2021-6/30/2023. The property sold for \$2,700,000 and the home was torn down (so this is lot value). The width was 37ft (vs the subject property width of 50ft). Match pair analysis would conclude that the subject property is more comparable to 50ft lots sold in Fenwick Island and Bethany Beach.

Most relevant sales comparisons: Comparable oceanfront sales on 50ft lots (homes that were torn down) in the 1/1/21-6/30/23 timeframe range from \$3,200,000 to \$3,700,000. <u>View Listings (Attached for easy reference)</u> Using the highest lot value during this period (\$3,700,000) and adding the county's improvement value of \$185,800 would equal a maximum valuation of \$3,885,800.

For an upper bracket of comparable properties, the following oceanfront homes sold during the 1/1/21-6/30/23 period, on lots that range in size from 50ft to 62ft. All provide much more substantial and/or newer homes: <u>View Listings</u>

Christi Arndt I Associate Broker, Managing Partner I The Leslie Kopp Group Long & Foster Bethany Beach I 33298 Coastal Hwy, Unit 41 Bethany Beach, DE 19930

c 302.245.5223 I o 302.541.5240 I www.BestofBethany.com



4229_001.pdf 1.4 MB

The Assessment Team.

I collected 3 comparable houses with the closest square feet of my BB house within the required dates of closing in BB.

The assessment value price per square foot of my house is higher than the price per square foot of the comparable houses.

When it rains, my backyard floods and the water floods under my house. One reason it floods is the property behind my house is a marshy and swampy area owned by the Army National Guard. Also, the Salt Pond by the Army National Guard overflows after it rains. Many times it takes days for the flooding to recede from my backyard. This makes for a very wet yard for days.

The Army National Guard uses the grassy field behind my house for training purposes with Army personnel who shout commands to Army cadets when marching and performing exercises etc. I see Army helicopters land and take off from the grassy field for several reasons, including training sessions. These training situations create a noisy time.

My house only has a few bedrooms, which makes it more difficult to sell my house when most potential buyers want 4 or more bedrooms for a beach house to host their family and friends occasionally.

The great room on the first floor in my house has a cathedral ceiling up to two stories high which creates problems when heating and cooling the house. It creates significantly longer time to heat and cool the house driving up expenses. It creates less square feet on my second floor.

The loft on the second floor has no window for light or ventilation causing poor airflow. It has three solid walls with no ceiling lights which makes for a darker area

The second floor of my house does not have a lot of livable floor space because of the cathedral ceiling and unfinished partial attic. This causes less interest in buying my house.

My house was built in 1999 and is now almost 25 years old.

The assessment value needs to be decreased one more time to represent a fair assessment value of my house and property. I appreciate the time and effort you have made to decrease my assessment value.

Wayne Bell 367 Sandpiper Drive Bethany Beach, DE 19930

ARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT				DWELDAT		DWELDAT	DWELDAT	DWELDAT	T SALES	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	SALES	LEGDAT
GIRA		Street	Suffix		NEHD	Class	Calc'd Arres	Story Height		Yrbit	Rm Tot	Bedrm	Full Bath	Half Bath		Bamt Car	FELA	Grade	8	SLY	SALEKEY	Sale Date	Sales Type	Sale Price	3	Adjusted Price	ADJ PSF	252	SaleVal	Legal 1
34-13.15-187.00		SANDPIPER		BB:Bethany Beach	159007	20	0.365	1.5	08:CAPE COD	1999	"	2	2	1	1:POST & PIERS	0		C+	AV	1,975								5		THE CANAL
34-13.15-6.00	603			BB:Bethany Beach	188005	R	0.115	1.5	08:CAPE COD	2005	6	4	3	0	1:POST & PIERS	0		C+	AV	2,055					391.73	903,200	439.51		00:VALID SALE - TYLER	
34-13.15-11.00		SIXTH		BB:Bethany Beach	188005	R	0.115	2	21:CONVENTIONAL	1965	6	3	3	0	3:CRAWL	0		c	AV	1,527					586.12	983,600	644.14		00:VALID SALE - TYLER	
34-13.15-15.01		EVANS		BB:Bethany Beach	188005	R	0.115	2	21:CONVENTIONAL	2005	8	5	3	0	5:PARTIAL	2	825	C+	AV	2,025			2:Land & Improv		575.31	1,280,300	632.25		00:VALID SALE - TYLER	
34-13.15-55.00		TINGLE		BB:Bethany Beach	188005	R	0.115	2	21:CONVENTIONAL	2020	7	4	2	1	5:PARTIAL	2	671	B-	AV	2,616			2:Land & Improv		480.93	1,529,922	584.83		00:VALID SALE - TYLER	
34-13.15-56.00		TINGLE		BB:Bethany Beach	188005	R	0.117	2	21:CONVENTIONAL	2005	8	5	3	1	1:POST & PIERS	0		C+	AV	2,312	6420290		2:Land & Improv		531.96	1,343,100	580.93		00:VALID SALE - TYLER	
34-13.15-170.00	333	SANDPIPER	DR	BB:Bethany Beach	188007	R	0.205	1	D4:RAISED RANCH	1983	6	3	2	0	6:FULL	1		с	AV	1,248		05/14/24	2:Land & Improv	885,000	709.13	885,000	709.13			THE CANAL
34-13.19-4.01	643	EVANS	AV	BB:Bethany Beach	188005	R	0.119	1.5	14:CONTEMPORARY	2005		5	3	1	1:POST & PIERS	0		8-	AV	2,315	6400483	05/03/21	2:Land & Improv	1,185,000	511.88	1,393,600	601.99		00:VALID SALE - TYLER	EVANS AVE
34-13.19-42.01		TINGLE		BB:Bethany Beach	188005	R	0.117	1.75	OB:CAPE COD	2003	6	3	2	1	1:POST & PIERS	0		C+	AV	2,083					528.39	1,116,038	535.78		00:VALID SALE - TYLER	
34-13.19-48.00		TINGLE		BB:Bethany Beach	188005	R	0.139	2	21:CONVENTIONAL	2005	7	4	3	0	1:POST & PIERS	0		B-	AV	2,438			2:Land & Improv		477.85	1,351,400	554.31		00:VALID SALE - TYLER	
34-13.19-90.00	428	GIBSON	AV	BB:Bethany Beach	188007	R	0.131	2	21:CONVENTIONAL	2017	7	4	3	1	5:PARTIAL	1	1,420	8-	AV	2,570	6427524	09/12/22	2:Land & Improv	1,620,000	630.35	1,722,100	670.08		00:VALID SALE - TYLER	BETHANY BCH GIBSONS

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:

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- 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. ې د شېر
- 2. Assessment is based on 100% of the fair market value of your property as of July 1, 2023.

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Property Identification
Owner(s): Wayne Bell Parcel ID: 134-13.15-187.00
Street Address of Parcel: 367 Sandpiper Drive, Bethony, Beach, DE
Current Assessment: \$ 1,497, 300
Purchase Price (Total of Land and Improvement): \$ 590,000 Date of Purchase: 11/1/2013
Special Conditions of Sale:
Repairs, etc.)
Year Cost Change 2024 \$ 13,000 FULL ROOF REPLACEMENT - (NO PLYWOOD)
Description of Property Lot size/Land Area <u>60 × 120 = 7200 ft</u> style of Home <u>(Cape Cod)</u> price per saft is $3758 \mu g ng$
Lot size/Land Area $60 \times 120 = 6200 + C$ Style of Home $(Cape Cod)$ \$758, using Number of: Bedrooms: 2 Bathrooms: 25 Fireplaces: 0 current assessment:
Finished Basement Finished Attic Arches Porches and Additions: A forches
Describe outbuildings or accessory structures other than main dwelling:
small resin shed -27 ft.2
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 1, 100, 000.
What do you consider to be the fair market value of the property as of July 1, 2023? 5 1, 100,000. Note: I contracted Tyler Technologies by email requesting all internation used to create thy assessment value for my house, but they did not respond.

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).
	V 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: s. My house is \$758 sqft. Comparable house 1 is \$359 sqft,
comparable house 2 is \$501 sqft, and co	mparable house 3 is \$503 sqft. My house is 111% higher price
sqft than house 1 and 51% higher price :	sqft than house 2 and house 3. If my assessment value is
changed to match the price sqft of house	es 2 and 3, then it should be valued at \$1,000,000. I know my
evidence that I need a significant decrea	lued compared to my comparable houses. I tried to submit clear se in my assessment value, especially the improvement value.
I respectfully request a new assessment	value as indicated on my appeal form of \$1,100,000.
Comparable Sales	
Comparable sales must reasonably relate to sa	les 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
	e concerning comparable sales not set forth in this form. The assessed
value of other properties, or the taxes paid by not cite the assessed values of other properties	other homeowners, is not acceptable as evidence of overvaluation. Do
not the assessed values of other properties	
You m	ust submit <u>3</u> comparable sales.
(1) Parcel Number 134- 13.15-	6000 Owner Micholas / Norma Dematt
	Freet, Bethany Beach, DE19930
Sales Price \$ 805,000	
Lot Size/Land Area _ <u>50 × 100 / 50</u>	000 Style of House 2 story / Single Family
Number of: Bedrooms:Bed	rooms: <u>3</u> Fireplaces: <u>/</u>
□ Finished Basement □ Finished Attic	: 🗷 Central Air
Porches and Additions:	ch l
Describe Garage or Other Improvements	
Under house parting	
Under muse parting	
Under house parking	
Additional Comments:	
Additional Comments:	
Additional Comments:	Price per seft is *359.
Additional Comments:	
Additional Comments:	
Additional Comments:	

6) Parcel Number 134= 13, 15-11.00 Owner Timotky/MicheleYoung Address 605 6th Street, Bethany Beach, DE 19930 Sales Price \$ 895,000 Date of Sale 3/29/22 Lot Size/Land Area 50×100 / 5000 Style of House Coastal/Single Family-2 story Number of: Bedrooms: <u>3</u> Bedrooms: <u>3</u> Fireplaces: <u>1</u> □ Finished Basement 型Finished Attic ☑ Central Air Porches and Additions: 2 parches Describe Garage or Other Improvements: Detached 2 car garage Additional Comments: House is 1785 ft? - Price per saft is \$ 501. (3) Parcel Number 134-17.07-73.00 Owner Anita Mosner Address 506 Cherry Hill Court, Bethany Beach. DE 19930 Sales Price \$ 905,000 Date of Sale 4/11/23 Lot Size/Land Area 103 x 87 x 79 x 107 \$35 Style of House Constal/Single Family/2 story Number of: Bedrooms: 3 Fireplaces: Finished Basement
 Finished Attic
 K Central Air Porches and Additions ____ porch_ Describe Garage or Other Improvements: Detached 1 car garage Additional Comments: House is 1800 H? - Price per spatis 503.

Witnesses or Agents	and the second
Identify any witness or attorney/agent who will appear o	on your behalf at the hearing. If necessary, attach a list of
additional witnesses.	$\frac{1}{2} = \frac{1}{2} \left[\frac{1}{2} \left[$
$\frac{1}{2} = \frac{1}{2} \left[\frac{1}{2} + 1$	
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
	authorized agent of the owner for the described property, and his/her knowledge and belief, and asks the Board of Assessment 2025 be reduced to: $\frac{1}{200}, 000$.
Signature of Owner or agent ¹ Marme B	all.
Signature of Owner or agent ¹ Wayne B Print Name and Title: <u>Wayne Bell</u>	1 - Constant of the second
Mailing Address: 47 Hill-top Drive	
Randolph, NJO	7869
E Mail Address: Wabell 620 @ gmai	1. com Telephone: 973-896-0101
	il for Notice of Hearing and Notice of Decision
consider your appeal on the basis of the information cou	a formal hearing, please check here and the Board will ntained in this form.
Do you offer a ph	one call accessment hearing?
I request that Assessment disclose witnesses and exhibit	
¹ If this form is signed by an agent of the owner, the agent must attac	h a statement from the owner authorizing the agent to present this appear

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RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 207 ASHWOOD ST	Parcel ID: 134-17.08-159.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 22, 2025
CURRENT OWNER	CURRENT OWNER GENERAL INFORMATION			
Generating of the formation IRWIN SHARON L & JOSEPH G JR TRUSTEES 7 TOP OF THE OAKS CHADDS FORD PA 19317 Living Units 1 Neighborhood 1BR009 Alternate ID 134170801590000000 Vol / Pg 2614/187 District Zoning TOWN CODES Class Residential Property Notes				
Land Inform	nation		7.08-159.00	
Land Inform	lation	Asses	ssment Information	

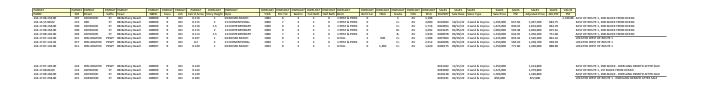
						Assessment Information									
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market				
Primary Site	AC	0.1194	Location		1,181,590	Land	0	1,181,600	1,181,600	0	1,181,600				
						Building	0	206,800	206,800	0	252,130				
						Total	0	1,388,400	1,388,400	0	1,433,730				
Total Acres: .115 Spot:	94		Location: 1	1 GOOD LOCATION (P	OS INFLU)	Value Flag Co TD134DM12	ost Approach	В	Override Reason ase Date of Value tive Date of Value						

	Entrance Information				Permit Infor	nation		
Date ID 05/02/24 JXL 11/29/22 ANW	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other	Date Issued 04/06/84	Number 19302-1	Price 48,000	Purpose	Dwelling W/Porch-Bethany Beac	% Complete າ
	Sales/Ownership History							

Transfer Date 11/21/83	Price Type 63,000	Validity	Deed Reference 2614/187	Deed Type	Grantee



 Technologies 								
Situs : 207 ASHWO	OD ST	Parcel Id: 134	-17.08-159.00	Class: Single Fami	ly Dwelling	Card: 1 of	1	Printed: April 22, 2025
	Dwelling Ir	nformation		2		1	4	ID Code Description Ar A Main Building 11
Story height	None Composite	Year Built Eff Year Built Year Remodeled Amenities In-law Apt				1999 D. 19.	B 10 4	A Main Building 11 B 31 WOOD DECK 1 C 11 OPEN FRAME PORCH 1 D 31 WOOD DECK 1 E RS1 FRAME UTILITY SHED 5
	Base	ment						
Basement FBLA Size Rec Rm Size		# Car Bsmt Gar FBLA Type Rec Rm Type				46 A	46	
Heating	& Cooling	Fireplaces						
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab				26 9 12 D 12	12 C 12	
	Room	Detail				battarideo battar	12	
Bedrooms Family Rooms Kitchens	3	Full Baths Half Baths Extra Fixtures	0			Outbuilding Da		
Total Rooms Kitchen Type Kitchen Remod		Bath Type Bath Remod		Type Frame Shed	Size 1 Size 2 8 x 12	Area Qt 96 1	•	GradeConditionValueCA390
	Adjust	tments						
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area						
	Grade & De	epreciation						
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr			Condomini	um / Mobile Hon	ne Informatio	on
	Dwelling Co	omputations		Complex Neme				
Base Price Plumbing Basement Heating Attic Other Features Subtotal	205,436 8,030 -25,200 17,040 0 0 205,310	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100 1.2	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)			Unit Locati Unit View Model Mak	
Ground Floor Area Total Living Area	1,196 1,196	Dwelling Value	206,400					
	Buildin	a Notes						



RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

This form may be submitted by mail to PO Box 589, Georgetown DE 19947, in person at 2 The Circle, Georgetown DE, or electronically to the Assessment Department at assessmentappeals@sussexcountyde.gov. 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 + SHARON IRWIN TTEES Parcel ID: 134-17.08-159.00
Street Address of Parcel: 207 ASHWOOD STREET, BETHANY BEACH, DE 19930
Current Assessment: \$ <u>1, 443, 400</u>
Purchase Price (Total of Land and Improvement): \$ 128,000.00. Date of Purchase: 11/21/1983
Special Conditions of Sale: <u>NA</u>
How was property acquired 📓 Private Sale 🗖 Auction 🛱 Open Market 🗖 Family 🗖 Inherited
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.) Year Cost Change VA VA </td
Description of Property
Lot size/Land Area 5200 SR FT Style of Home RANCH-ON PILINGS
Number of: Bedrooms: <u>3</u> Bathrooms: <u>2</u> Fireplaces: <u>O</u>
Finished Basement Finished Attic Central Air Porches and Additions: OR/GINAL CONSTRUCTION: 12 X 12 PORCH
Describe outbuildings or accessory structures other than main dwelling:
STORAGE SHED FOR BICYCLAS AND OUTBOOK FURNITURE. APPROXIMATE & X12
What do you consider to be the fair market value of the property as of July 1, 2023? $\frac{1}{200}$, $\frac{200}{200}$

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:

I DID A TELEPHONE APPEALON DECEMBER 9,2014. SUBMITTED DOCUMENTATION TO CRAIG MITCHELL. NEVER HAD A REPLY AS I DID ON MY HOME IN PA. THUS MY APPEAL. A-1 DECK IS APPROXIMATELY 160 S& FT NOT 260 SQFT. INCREASED AUTO + TRUCK TRAFFIC & TROLLEYS. INCREASED AUTO + TRUCK TRAFFIC & TROLLEYS. SALES LISTED BLOW EXCEPT FOR 207 ASHWOOD STREET. MY LETTER DATED MARCH 5, 2025-ATTACHED.

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

You must submit <u>3</u> comparable sales.

1.	Parcel Number 134-17.08-160.00 Owner HILL ALBERT JUDSON TIPE RENTR
	Address 205 ASHWOOD STREET, BETHANY BEACH, DE 19930
	Sales Price \$ 1, 200,000 Date of Sale 02/23/22
	Lot Size/Land Area 6500 SQFT Style of House RANCH ON PILINGS
	Number of: Bedrooms: <u>2</u> BattyRogA Bedrooms: <u>2</u> Fireplaces:
	Finished Basement Grinished Attic Gentral Air
	Porches and Additions: BACK OF HOUSE ESTIMATED IOX 30 ENCLOSED LIVING AREA.
	Describe Garage or Other Improvements:
	LIFT WAS ADDED ON 2010
	Additional Comments:
	DWITH ADDITION, HOUSE WAS APPROXIMATELY 1800 SX FT OF LIVING
	AREA. 600 SQFT MORE THAN 207 ASHWOOD ST.

PLAND AREA LS 1300 SQ FT MORE THAN 207 ASHWOOD ST. CLOSER TO THE OCEAN

D HOUSE SOLD AND DEMOLISHED

2.	Parcel Number 134-13.15-98.02 Owner SEETE FAMILY LLN SERIES DE
	Address 215 3RD STREET, BETHANY BEACH, DE 19930
	Sales Price \$ 1, 295,000 Date of Sale 10/07/2022
	Lot Size/Land Area <u>5000 SQ FT</u> Style of House <u>CONVENTIONAL 25702165</u> BATHROOMS 2 ON POST + PIERS
	Number of: Bedrooms: 4 BATHROOMS: 3 Fireplaces: 0 POST + PIERS
	Finished Basement Finished Attic
	Porches and Additions: <u>OPEN PORCH 144 S& FT</u>
	Describe Garage or Other Improvements:
	FRAME SHED : 176 SQ FT
	FRAME SHED: 480 SQ FT
	Additional Comments:
	DTHIS HOME HAS 2492 SQFT. MORE THAN 2 TIMES OUR 1196 SQ FT.
	THIS HOME HAS ADDITIONAL BEDROOM AND BATHROOM,
	3) THIS PROPERTY HAS 2 SHEDS COMPARED TO OUR 1; WHICH IS SMALLER THAN EITHER OF THEIRS,
	2 2 STORIES COMPARED TO DUR 1 LEVEL,
3.	Parcel Number 134-17,07-185,00 Owner GIGANTI BRIAN
	Address 224 WELLINGTON PARKWAY, BETHANY BEACH, DE 19930
	Sales Price \$ 1, 350, 000 Date of Sale 11/21/2012
	Lot Size/Land Area 6500 SQ FT Style of House CONTEMPORARY 2 STORIES ON
	Number of: Bedrooms: <u>4</u> $\frac{B}{PTHROOM}$ 2 Fireplaces: <u>0</u> $f_{057} + f_{1ERS}$
	🗆 Finished Basement 🛛 Finished Attic 🏾 🤷 Central Air
	Porches and Additions SunRoom ADDED 25×15 11 2023.
	ANSTHER ADDITION ADDED 2004. Describe Garage or Other Improvements:
	GARAGE : CARPORT 760 SQFT
	UTILITY SHED IS & NO PT
	Additional Comments:
	1) THIS HOME HAS 2500 SQ FT. MORE THAN 2X OUR 1196 SQ FT. 3) LAND/LOT IS 1300 SQFT MORE THAN 5200 SQ FT OF OUR HOME.
	(3) LAND/201 15 1360 SQFT MORE THAN SZOO SQFT OF UNC NOID. (3) ADDITIONAL BEDROOM,
	E STREET HAS A GRASS MEDIAN STRIP SEPARATING TRAVEL LANES.

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
NA Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
affirms that all statements herein are true to the best of Review that the assessment of said property for fiscal y Signature of Owner or agent ¹	(chowing that that a few in
Print Name and Title: <u>Joseph</u> G. IAWy	N, JR OWNER SHARON IRWIN OUT
Mailing Address: 7 TOP OF THE OP	K5
CHADDS FORD, PA	(9317
E Mail Address: DRJ IRWING gmail, Co	Telephone: 610 - 283 - 5633
Please use 🗖 mailing address 🗃 e n	nail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board fo consider your appeal on, the basis of the information o ゴ <i>M CARETAKER FoR MY WIFEP</i>	for a formal hearing, please check here and the Board will contained in this form AND $ATTACHMENTS(PLEASE)$, aND $CANNOT$ $ATTEND$ IN PERSON,
I request that Assessment disclose witnesses and exhib	bits. 🗖
¹ If this form is signed by an agent of the owner, the agent must at and represent the interest of the owner herein.	tach a statement from the owner authorizing the agent to present this appear

SEPARATE ATTACHMENT TO RESIDENTIAL ASSESSMENT APPEAL FORM

March 5, 2025

- TO: Board of Assessment Department of Assessment P.O. Box 589 Georgetown, DE 19947
- RE: Parcel I.D. 134-17.08-159.00 Owners: Joseph & Sharon Irwin, TTEES 207 Ashwood Street, Bethany Beach, DE 19930

I do not know what parameters were used for the 207 Ashwood Street \$1,443,400 Assessment.

A) I have described how three (3) other homes were sold within the time frame established for comparable sales. I have described how these homes were of increased value, in the Additional Comments section for each home, showing 207 Ashwood's overvaluation.

B) Ashwood Street has significantly more traffic than other streets, which according to the guidelines reduces our Assessment. Copy of Street and PepUp location enclosed.

1) There is a left hand turn onto Ashwood Street from the south bound lanes of the Coastal Highway increasing traffic. Cars, tractor trailer, construction, and delivery trucks.

2) Pep Up gas station located one block south of Ashwood Street, on the north bound lanes, Coastal Highway. Increasing volume which the other comparable sales do not have.

a) The Sea Colony and Bethany Beach trolleys will get fuel and then turn down Ashwood Street to return to their routes.

b) Cars, tractor trailer, delivery, construction, and other type trucks after getting fuel turn down Ashwood Street. Increasing volume that the other comparable sales do not have.

C) Zestimate History Evaluation Copies enclosed.

1) 205 Ashwood Street has a value of \$1.2M in June, 2023, which sold for \$1.2M in 2022.

2) 215 3rd Street has a value of \$1.3M from December, 2022 thru July, 2023, which sold for \$1,295,000 in 2022.

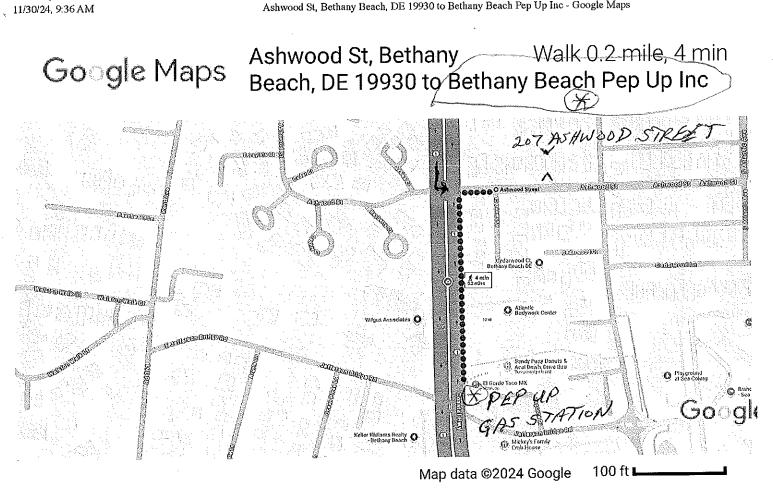
3) 224 Wellington Parkway has a value of \$1.4M from December, 2022 thru July, 2023, which sold for \$1,350,000 in 2022.

4) 207 Ashwood Street has a value of \$1.2M from March thru July 1, 2023. Later in July,2023 the value goes to \$1.4M and subsequently drops down again. Other properties did not show this abnormal spike in valuation.

It appears to me that my Assessment corresponds with the Zestimate valuation, July, 2023. I believe I have shown that 207 Ashwood Street has been overvalued based on comparable sales, increased traffic, and Zestimate valuations.

Respectfully submitted,

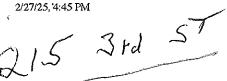
Sharow Arwin Jóseph & Sharon Irwin, ÍTEES



4 min ŕ via DE-1 N 0.2 mile Mostly flat DUSY STREET corrections when the gas up t PEP UP gosstation: Trolley + tes Correction when the gas up t Then come down ashwood St. Then come down ashwood St. Stort ashwood bt. Stort Blow Do cumENTS DO cumENTS GAS MAR



Dec 2023	\$1.4M	NA	NA
Nov 2023	\$1.3M	NA	NA
Oct 2023	\$1.4M	NA	NA
Sep 2023	\$1.3M	NA	NA
Aug 2023	\$1.3M	NA	NA
Jul 2023	\$1.3M	NA SOLD FOR ¥ 1.2M	NA
Jun 2023	\$1.2M	NA	NA
May 2023	\$1.3M	NA	NA
Apr 2023	\$1.3M	NA	NA
Mar 2023	\$1.3M	NA	NA
Feb 2023	\$1.3M	NA	NA
Jan 2023	\$1.3M	NA	NA
	\$1.3M		NA



Dec 2023	\$1.3M	NA	NA
Nov 2023	\$1.3M	NA	NA
Oct 2023	\$1.3M	, NA	NA
Sep 2023	\$1.3M	NA	NA
Aug 2023	\$1.3M	NA	NA
Jul 2023	\$1.3M	NA SOLD FOR \$1,295,000	NA
Jun 2023	\$1.3M	NA	NA
May 2023	\$1.3M	NA	NA
Apr 2023	\$1.3M		NA
Mar 2023	\$1.3M	NA	NA
Feb 2023	\$1.3M	NA	NA
Jan 2023	\$1.3M	. NA	NA
Dec 2022	\$1.3M	NA	NA

https://www.zillow.com/homedetails/215-3rd-St-Bethany-Beach-DE-19930/126518104_zpid/

224 WELLINGTON Zestimate history

			 Set is a finite of the structure of the structure of the structure structure is structure of the part of the structure of the str
Dec 2023	\$1.4M	NA	NA
Nov 2023	\$1.4M	NA	NA
Oct 2023	\$1.4M	NA	NA
Sep 2023	\$1.4M	NA	NA
Aug 2023	\$1.4M	NA	NA
Jul 2023	\$1.4M	NA _506D FOR \$ 1,350,000	NA
Jun 2023	\$1.4M	NA	NA
May 2023	\$1.4M	NA .	NA
Apr 2023	\$1.4M	NA	NA
Mar 2023	\$1.4M		NA
Feb 2023	\$1.4M		NA
Jan 2023	\$1.4M	NA	NA
Dec 2022	\$1.4M		NA

3/6/25 20	7 ASHWOOD	ood St, Bethany Beach, DE 19930 Zillow Ite history
	Oct 2023	**************************************
	Sep 2023	\$1.1M
	Aug 2023	\$1.5M
	Jul 2023 JULY 1, 2023 ZESTIMATO	\$1.4M
51 <u>1</u>	Jun 2023	\$1.2M OTHER PROPERTIES AND THEIR SALE PRICE MAKING 207 ASHWOOD ST \$1.2M EAIR MARKET YALLE.
	May 2023	\$1.2M
	Apr 2023	\$1.2M
1.000	Mar 2023	\$1.2M
-	Feb 2023	\$1.1M
	Jan 2023	\$1.1M
	Dec 2022	\$1.1M

1999 - Alexandra Martin, 1999 - Alexandra Martin, 1997 - Alexandra Martin, 1

Docket Number:__

Annual
 Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Identification

Owner(s): JAMESE, & GERALDINE J. MAHER Parcel ID: 230-15,00-42.08				
Street Address of Parcel: 9072 DRAPER RUAD				
Current Assessment:				
Purchase Price (Total of Land and Improvement) $\frac{1}{107}$, 000 Date of Purchase <u>11-15-200</u> 4				
Special Conditions of Sale				
How was property acquired D Private Sale D Auction B Open Market D Family D Inherited				
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)				
Year Cost Change				
2015/16 236,000 Built House				
Description of Property				
Lot size/Land Area <u>3/4 AC</u> Style of Home <u>16005FRANC</u> HER				
Number of: Bedrooms: <u>3</u> Bathrooms: <u>3</u> Fireplaces:				
ロ Finished Basement ロ Finished Attic 図 Central Air Porches and Additions: / ん				
Describe Garage or Other Improvements:				
936 SF 2 BAY GARAGE				

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 307,000

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

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

Dusty operating formsfields on 3 sides of property. A dozen operating chicken-houses at rear of property. Blessing Blends chicken waste, yard waste, & fertilizer compositing roughly 150 yards south of our projecty. Tremendous oders and flies from both operations. Assessed volue of 478,700 is at least # 170,000 over saleable value.

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 <u>3</u> comparable sales.

Parcel Number Owner
Address 9060 Coastal Hury, MILFORD, DE 19963
Sales Price \$ 250,000 Date of Sale 10-7-2024
Lot Size/Land Area 2 AC Style of House 1560 SF RANCH
Number of: Bedrooms: <u>3</u> Bathrooms: <u>2</u> Fireplaces:
Finished Basement Finished Attic Central Air
Porches and Additions:
Describe Garage or Other Improvements:
Additional Comments:

Address 2.4 $ROSEBUSHC_{+}$, $Mileore, neightereentrightereentrightereentrightereentrightereentrightereentrightereentrightereentrightereentrightere Sales Price § 360, 000 Date of Sale 3-29-2024 Lot Size/Land Area iSOAC Style of House /615SERANCIN Number of: Bedrooms: 3 Bathrooms: 3 Fireplaces: Display Finished Basement Diffinished Attic Central Air Porches and Additions: $		Owner
Lot Size/Land Area $\underline{, 5DAC}$ Style of House $\underline{/(b155ERANCH}$ Number of: Bedrooms: $\underline{3}$ Bathrooms: $\underline{3}$ Fireplaces: \Box Finished Basement \Box Finished Attic \Box Central Air Porches and Additions: Describe Garage or Other Improvements: 2 BAY GARAGE Additional Comments: Parcel Number Owner Address Ovner Address O <u>SI</u> COASTAL NWY, MILEDRO, DE, 19963 Sales Price <u>\$ 245,000</u> Date of Sale <u>2-9-2024</u> Lot Size/Land Area I/O AC Style of House $\underline{/6005ERANCH}$ Number of: Bedrooms: $\underline{3}$ Bathrooms: $\underline{/}$ Fireplaces: \Box Finished Basement \Box Finished Attic \Box Central Air Porches and Additions Describe Garage or Other Improvements:		
Number of: Bedrooms: _3	Sales Price \$ <u>3</u> (60,000 Date of Sale 3-29-2024
$\Box \text{ Finished Basement } \Box \text{Finished Attic } \Box \text{ Central Air}$ Porches and Additions: $\Box \text{ BAY } G \text{ ARMGE}$ Additional Comments: $\Box \text{ BAY } G \text{ ARMGE}$ Additional Comments: $\Box \text{ Parcel Number} _ Owner _ O$	Lot Size/Land Area	50AC Style of House 16155F RANCH
Porches and Additions:	Number of: Bedroc	ms: <u>3</u> Bathrooms: <u>3</u> Fireplaces:
Describe Garage or Other Improvements: 2 BAY GARAGE Additional Comments: Parcel Number Owner Address 7081 COASTAL Nwy, MilFORD, OE, 19963. Sales Price \$ 245,000 Date of Sale 2-9-2024 Lot Size/Land Area 1.10 AL Style of House Image: Size and Additions Style of House Style OSE R AA/LH Porches and Additions Describe Garage or Other Improvements: Describe Garage or Other Improvements:	Finished Baseme	nt DFinished Attic D Central Air
2 8 AY G ARAGE Additional Comments:	Porches and Additio	ins:
Additional Comments: Parcel Number Owner Address O&I COASTAL Nwy Address OE Job I COASTAL Number O Date of Sale 2 7- 2024 Lot Size/Land Area /.10 Adz Style of House Job SE R_IANCH Number of: Bedrooms: J Bathrooms: J Fireplaces: Describe Garage or Other Improvements:	Describe Garage or	Other Improvements:
Parcel Number	2	BAYGARAGE
Address	Additional Commen	its:
Address		
Address		
Address		
Address	L	
Address	Parcel Number	Quinex
Sales Price \$ $245,000$ Date of Sale $2-9-2024$ Lot Size/Land Area /.10 AC Style of House //600 SE RANCLA Number of: Bedrooms: 3 Bathrooms: 1 Fireplaces: □ Finished Basement □Finished Attic □ Central Air Porches and Additions Describe Garage or Other Improvements:		
Lot Size/Land Area 10 AC Style of House 1600 SE RANCLA Number of: Bedrooms: 3 Bathrooms: Fireplaces: 5 Finished Attic Central Air Porches and Additions 6 Describe Garage or Other Improvements: Additional Commentary		
Number of: Bedrooms: 3 Bathrooms: Finished Basement IFinished Attic ICentral Air Porches and Additions		
Finished Basement Finished Attic Central Air Porches and Additions Describe Garage or Other Improvements: Additional Comments:	Sales Price \$ <u> 2</u>	45,000 Date of Sale $2-9-2024$
Describe Garage or Other Improvements:	Sales Price \$えく Lot Size/Land Area _	<u>45,000</u> Date of Sale <u>2-9-2024</u> <u>1.10 AC</u> Style of House <u>1600 55 RANCLA</u>
Describe Garage or Other Improvements:	Sales Price \$入 Lot Size/Land Area Number of: Bedroor	$\frac{45,000}{1.10 \text{ AC}}$ Date of Sale $2 - 9 - 2024$ $\frac{1.10 \text{ AC}}{1.10 \text{ AC}}$ Style of House $\underline{160055}$ <u>RANCLA</u> ms: $\underline{3}$ Bathrooms: $\underline{1}$ Fireplaces: $$
Additional Commenter	Sales Price \$ <u>み</u> Lot Size/Land Area _ Number of: Bedroor ロ Finished Basemer	$\frac{45,000}{1.10 \text{ AC}}$ Date of Sale $2-9-2024$ $\frac{1.10 \text{ AC}}{1.10 \text{ AC}}$ Style of House $\underline{160055}$ RANCLA ms: $\underline{3}$ Bathrooms: $\underline{1}$ Fireplaces: nt \Box Finished Attic \Box Central Air
Additional Comments:	Sales Price \$ <u>み</u> Lot Size/Land Area _ Number of: Bedrood ロ Finished Basemer Porches and Addition	Date of Sale $2 - 9 - 2024$ $/.10 AC$ Style of House $_{16005F}$ $_{RANCLL}$ ms: $_3$ Bathrooms: $_1$ Fireplaces: nt \Box Finished Attic \Box Central Air ns Dther Improvements:
Additional Comments:	Sales Price \$ <u>み</u> Lot Size/Land Area _ Number of: Bedrood ロ Finished Basemer Porches and Addition	Date of Sale $2 - 9 - 2024$ $/.10 AC$ Style of House $_{16005F}$ $_{RANCLL}$ ms: $_3$ Bathrooms: $_1$ Fireplaces: nt \Box Finished Attic \Box Central Air ns Dther Improvements:
Additional Comments:	Sales Price \$ <u>み</u> Lot Size/Land Area _ Number of: Bedrood ロ Finished Basemer Porches and Addition	Date of Sale $2 - 9 - 2024$ $/.10 AC$ Style of House $_{16005F}$ $_{RANCLL}$ ms: $_3$ Bathrooms: $_1$ Fireplaces: nt \Box Finished Attic \Box Central Air ns Dther Improvements:
	Sales Price \$ <u>み</u> Lot Size/Land Area _ Number of: Bedrood ロ Finished Basemer Porches and Addition	Date of Sale $2 - 9 - 2024$ $/.10 AC$ Style of House $_{16005F}$ $_{RANCLL}$ ms: $_3$ Bathrooms: $_1$ Fireplaces: nt \Box Finished Attic \Box Central Air ns Dther Improvements:
	Sales Price \$ Lot Size/Land Area Number of: Bedroon I Finished Basemer Porches and Addition Describe Garage or C	$\frac{45,000}{1.10 \text{ AC}} \text{ Date of Sale} = 2 - 9 - 2024}$ $\frac{1.10 \text{ AC}}{1.10 \text{ AC}} \text{ Style of House} = 1600 \text{ SE} \text{ RANCLA}$ $\frac{3}{1000} \text{ Bathrooms:} = 1 \text{ Fireplaces:} = 1 $
	Sales Price \$ Lot Size/Land Area Number of: Bedroon I Finished Basemer Porches and Addition Describe Garage or C	$\frac{45,000}{1.10 \text{ AC}} \text{ Date of Sale} = 2 - 9 - 2024}$ $\frac{1.10 \text{ AC}}{1.10 \text{ AC}} \text{ Style of House} = 1600 \text{ SE} \text{ RANCLA}$ $\frac{3}{1000} \text{ Bathrooms:} = 1 \text{ Fireplaces:} = 1 $

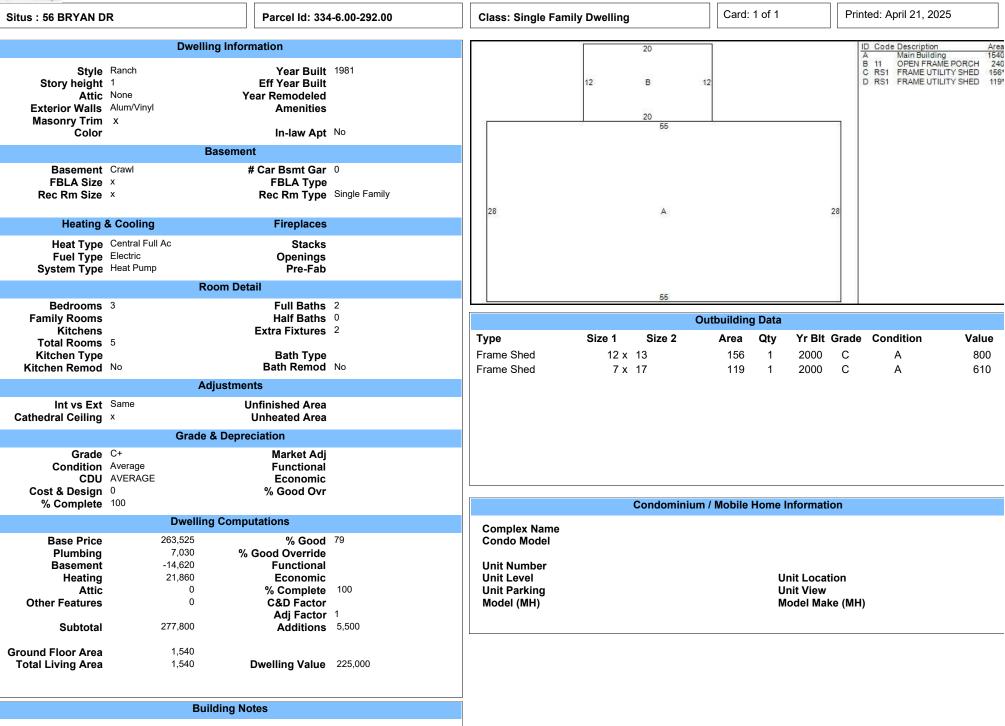
Witnesses or Agents			
Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.			
Name	Firm or Company		
Address	Contact Information (phone and/or e mail)		
Owner Certification			
that all statements herein are true to the best of his/he that the assessment of said property for fiscal year 20			
Signature of Owner or agent Armed E Mar	en + Meralderie). Maher ER + GERALDINE J. MAHER		
Print Name and Title: JAMESE. MAH	ER & GERALDINE J. MAHER		
Mailing Address: 9072 DRAPER	ROAD		
MILEORD, DE. 1	9963		
	· · · · · · · · · · · · · · · · · · ·		
E Mail Address: <u>gjmbeach@comca</u>	<u>st. Net</u> Telephone: <u>302-664-2005</u>		
Please use 🛛 mailing address 🖾 e m	ail for Notice of Hearing and Notice of Decision		
Note: If you do not wish to appear before the Board for will consider your appeal on the basis of the information	or a formal hearing, please check here \Box and the Board on contained in this form.		
I request that Assessment disclose witnesses and exhib	pits. 🗹		
¹ If this form is signed by an agent of the owner, the agent must atta and represent the interest of the owner herein.	ach a statement from the owner authorizing the agent to present this appear		

2000

SUSSEX COUNTY

	AL PROPERTY R	ECORD CARD 2099					SUSSEX	COUNTY		
Situs : 56 BRYAN DR		Parcel ID: 334-6.00-292.00		Class: Singl	e Family Dwo	elling	Card: 1	of 1 Print	ed: April 21, 2025	5
CURRENT OV DEVRIES MARY JO T 56 BRYAN REHOBOTH BEACI	TEE REV TR DR	GENERAL INFORMA Living Units 1 Neighborhood 6AR064 Alternate ID 334060002920 Vol / Pg 5798/213 District Zoning MEDIUM RESI Class Residential	000000	12/12/23, 2:31-08 PM			344-600-29200			
	Land Inform	ation				A	ssessment In	formation		
71	Size Influence Fact 2410	tors Influence %	Value 163,480		Land Building Total	Assessed 0 0 0		Cost 163,500 226,400 389,900 al Override Reason Base Date of Value	e	Marke 163,50 237,10 400,60
Total Acres: .241 Spot:	L	ocation:		Val TD33	ue Flag Mar 34DM18	ket Approach	Effe	ective Date of Valu	9	
	Entrance Info	rmation					Permit Infor	mation		
07/15/24 KMB Data	r y Code a Mailer Change upant Not At Home	Source Owner Other		Date Issued 12/18/08 03/26/07	Number 80258-2 80258-1		Purpose D010	Handicap Ramp/L Storage Shed-Mic	andin-Midway E៖	6 Complet
			Sales/Ov	vnership Histor	у					
Transfer Date 10/31/22	Price Type	Validity Invalid Sale -	Tyler	Deed 5798	l Reference /213	Deed Type Deed		Grantee DEVRIES MARY	JO TTEE REV TI	R





APR 21, 2025 10:48 AM	COMF		LYSIS REPORT FOR SSEX COUNTY	TAX YEAR - 2099		PAGE: 1 MK127
	SUBJECT PARCEL	COMPARISON-1	COMPARISON-2	COMPARISON-3	COMPARISON-4	COMPARISON-5
PARCEL ID	334-6.00-292.00	334-6.00-328.00	334-6.00-305.00	334-6.00-165.00	334-6.00-299.00	334-13.00-103.09
CARD 1						
	56 BRYAN	11 TIFFANY	82 BRYAN	37 BRYAN	70 BRYAN	2088 FIELDCREST
Neighborhood NBHD Group Total Acres Living Units DWELLING DESCRIPTIO	DR 6AR064 609 .2410 1	DR 6AR064 609 .2410 1	DR 6AR064 609 .2324 1	DR 6AR064 609 .2514 1	DR 6AR064 609 .2410 1	DR 6AR087 609 .5289 1
Story Height	 1	1	1	1	1	1
Attic Style Year Built Exterior Wall Total Living Area Fin Bsmt Area	1 03-RANCH 1981 06-ALUM/VINYL 1540	1 03-RANCH 1990 06-ALUM/VINYL 1568	1 03-RANCH 1974 06-ALUM/VINYL 1521	1 03-RANCH 1990 06-ALUM/VINYL 1664	1 03-RANCH 1990 06-ALUM/VINYL 1200	1 03-RANCH 1980 06-ALUM/VINYL 1488
Rec Room Área Grade CDU Basement Bed Rooms Total Rooms Total Fixtures	C+ AV 3 3 5 8	C+ AV 3 3 6 8	C+ GD 3 3 6 10	B- AV 3 6 8	C AV 3 6 8	C+ AV 3 6 8
Fireplace-Mas System Type PRICING DATA	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP	6-HEAT PUMP
Land Value Building Value OBY Value Dwelling Value Cost Value	163,500 226,400 1,410 225,000 389,900	163,500 247,400 2,950 244,400 410,900	162,800 242,200 0 242,200 405,000	164,300 284,200 0 284,200 448,500	163,500 212,600 620 212,000 376,100	161,400 235,100 0 235,100 396,500

479700

436500

410,730

04-APR-2022

459000

438000

374,790

31-OCT-2022

484300

429000

380,200

30-DEC-2021

439000

427500

393,850

23-FEB-2023

446700

435000

422,530

03-FEB-2023

VALUATION

Sale Date

Market Value

Adjusted Price

Weighted Average Time Adjusted Price Sale Price

397,220

400,600

0

0

PARDAT	PARDAT	PARDAT	PARDA	T PARDAT	PARDAT	PARDA	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA	T DWELDAT	DWELDAT	DWELDA'	T DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT
PARID	St#	Street	Suffix	Town	NBHD	Class	LUC	Calc'd Acres	Story Heigh	t Style	Yrbit	Rm Tot	Bedrm	Full Bath	Half Batl	n Bsmt	Bsmt Car	Grade	Cond	CDU	SFLA	SALEKEY	Sale Date	Sales Type	Sale Price	PSF	Adjusted Price	AD PSF	PSF	Legal 1
334-6.00-292.00	56	BRYAN	DR	00:None	6AR064	R	101	0.241	1	03:RANCH	1981	5	3	2	0	3:CRAWL	0	C+	4:Average	AV	1,540								260.13	MIDWAY ESTATES
334-6.00-165.00	37	BRYAN	DR	00:None	6AR064	R	101	0.251	1	03:RANCH	1990	6	3	2	0	3:CRAWL	0	B-	4:Average	AV	1,664	6430123	10/31/22	2:Land & Improv	438,000	263.22	459,000	275.84		MIDWAY ESTATES
334-6.00-178.00	63	BRYAN	DR	00:None	6AR064	R	101	0.257	1	03:RANCH	2006	6	3	2	0	3:CRAWL	0	B-	4:Average	AV	2,158	6396954	04/06/21	2:Land & Improv	420,000	194.62	500,600	231.97		MIDWAY ESTATES
334-6.00-229.00	1	SABRINA	DR	00:None	6AR064	R	101	0.241	1	03:RANCH	1999	6	3	2	0	3:CRAWL	0	C	4:Average	AV	1,628	6423164	05/03/22	2:Land & Improv	439,900	270.21	480,400	295.09		MIDWAY ESTATES
334-6.00-278.00		BRYAN		00:None			101	0.241	1	03:RANCH	2001	6	3	2	0	3:CRAWL	0	C	4:Average	AV	1,108	6412341	12/03/21	2:Land & Improv	405,000	365.52	457,200	412.64		MIDWAY ESTATES
334-6.00-299.00		BRYAN		00:None			101	0.241	1	03:RANCH	1990	6	3	2	0	3:CRAWL	0	C	4:Average	AV	1,200	6413943		2:Land & Improv	429,000	357.50	484,300	403.58		MIDWAY ESTATES
334-6.00-305.00	82	BRYAN	DR	00:None	6AR064	R	101	0.232	1	03:RANCH	1974	6	3	2	1	3:CRAWL	0	C+	3:Good	GD	1,521	6418551	04/04/22	2:Land & Improv	436,500	286.98	479,700	315.38		MIDWAY ESTATES
334-6.00-328.00	11	TIFFANY	DR	00:None	6AR064	R	101	0.241	1	03:RANCH	1990	6	3	2	0	3:CRAWL	0	C+	4:Average	AV	1,568	6435495	02/23/23	2:Land & Improv	427,500	272.64	439,000	279.97		MIDWAY ESTATES
																								MEDIAN	429,000	272.64	479,700	295.09		
																								AVERAGE	427 986	287.24	471 457	316 35		

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). DEVRIES MARY JO TTEE REV TR	Parcel ID: 334.6.00-292.00

Street Address of Parcel: 56 BRYAN DR., MIDWAY ESTATES, REHOBOTH BEACH, DE, 19971-9733

Current Assessment: \$ 400,600

Purchase Price (Total of Land and Improvement): \$216,683.05 Date of Purchase: OCTOBER 26,2022

Special Conditions of Sale: PURCHASED 2/3 OWNERSHIP FROM CO OWNERS

How was property acquired
Private Sale
Auction
Open Market
Family
Inherited

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.) NONE

Year	Cost	Change	

Description of Property

Lot size/Land Area 10454 SF Style of Home RANCH

Number of: Bedrooms: <u>3</u> Bathrooms: <u>2</u> Fireplaces: <u>0</u>

Finished Basement	🛛 Finished Attic	🕅 Central Air
Porches and Additions:	SCREENED POI	RCH

Describe outbuildings or accessory structures other than main dwelling:

2 SHEDS, HANDICAP RAMP

What do you consider to be the fair market value of the property as of July 1, 2023? \$345,000

On what basis do you reach that Opinion? (Select One) Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form). Comparable Sales (identify below)

X Other (provide detail below or in a separate attachment

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

THE HOME WAS APPRAISED ON 02/26/2022 AT 340,000. HOME PRICES IN THIS AREA INCREASE ABOUT 5,000 A YEAR.

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 <u>3</u>	comparable sales.
Parcel Number 334-6.00-1063.00	Owner RITCHEY THOMAS C
Address 30 TURTLE DOVE DR REHOBOTH	BEACH DE 19971
Sales Price \$ 329,000 Date	of Sale 09/03/2021
Lot Size/Land Area 30250 SF S	tyle of House MODULAR
Number of: Bedrooms: <u>3</u> Bathrooms: <u>2</u>	Fireplaces:
□ Finished Basement □Finished Attic □ Centra	l Air
Porches and Additions: DECK	
Describe Garage or Other Improvements:	
2GA2DW	
Additional Comments:	

	Parcel Number 334-6.00-278.00 Owner CHEVALIER JAMES
	Address 28 BRYAN DR, REHOBOTH BEACH, DE, 19971
	Sales Price \$ 405,000 Date of Sale 12/03/2021
	Lot Size/Land Area 10454 SF Style of House DT1;RANCH
	Number of: Bedrooms: <u>3</u> Bathrooms: <u>2</u> Fireplaces: <u>0</u>
	Finished Basement Grinished Attic Central Air
	Porches and Additions:PORCH/SPORCH
	Describe Garage or Other Improvements:
	1GA1DW
	Additional Comments:
	Parcel Number 223-12.00-261.00 Owner STANSKY GREGORY E
	Parcel Number 223-12.00-261.00 Owner STANSKY GREGORY E Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971
,	
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale 01/10/2022 Lot Size/Land Area 12197 Style of House RANCH
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale 01/10/2022 Lot Size/Land Area 12197 Style of House RANCH Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale Date of Sale 01/10/2022 Lot Size/Land Area 12197 Style of House RANCH Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1 Finished Basement Finished Attic Central Air
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale 01/10/2022 Lot Size/Land Area 12197 Style of House RANCH Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1 I Finished Basement IFinished Attic I Central Air Porches and Additions PORCH
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale Date of Sale 01/10/2022 Lot Size/Land Area 12197 Style of House RANCH Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1 I Finished Basement IFinished Attic I Central Air Porches and Additions PORCH
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale Date of Sale 01/10/2022 Lot Size/Land Area 12197 Style of House RANCH Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1 I Finished Basement IFinished Attic I Central Air Porches and Additions PORCH
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale Date of Sale 01/10/2022 Lot Size/Land Area 12197 Style of House RANCH Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1 I Finished Basement IFinished Attic I Central Air Porches and Additions PORCH
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale 01/10/2022 Lot Size/Land Area 12197 Style of House RANCH Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1 I Finished Basement IFinished Attic I Central Air Porches and Additions PORCH Describe Garage or Other Improvements: 2
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale 01/10/2022 Lot Size/Land Area 12197 Style of House RANCH Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1 I Finished Basement IFinished Attic I Central Air Porches and Additions PORCH Describe Garage or Other Improvements: 2
	Address 100 DREXEL CT, REHOBOTH BEACH, DE, 19971 Sales Price \$ 375,000 Date of Sale 01/10/2022 Lot Size/Land Area 12197 Style of House RANCH Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1 I Finished Basement IFinished Attic I Central Air Porches and Additions PORCH Describe Garage or Other Improvements: 2

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	
	VRACS
E Mail Address: romanticlady@hotmail.com	Telephone: <u>302</u> 645 2585
Please use 🛛 mailing address 🗖 e ma	ail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board for consider your appeal on, the basis of the information co	a formal hearing, please check here 🗖 and the Board will ontained in this form.
I request that Assessment disclose witnesses and exhibi	ts. 🗆
¹ If this form is signed by an agent of the owner, the agent must atta and represent the interest of the owner herein.	ch a statement from the owner authorizing the agent to present this appear

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): CANDADE C. HART Parcel ID: 334-13.00-786.00
Street Address of Parcel: <u>10 Kelly DR</u>
Current Assessment: \$ <u>708</u> 500
Purchase Price (Total of Land and Improvement): \$ <u>3みち, ○00</u> Date of Purchase: <u>NOU, 15, 201</u> 7
Special Conditions of Sale:
How was property acquired X Private Sale Auction Open Market Family Inherited
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)
Year Cost
Description of Property
Lot size/Land Area _ 21, 600 Style of Home RANCH
Number of: Bedrooms: <u>A</u> Bathrooms: <u>A</u> Fireplaces: <u>/</u>
Finished Basement Finished Attic Central Air Porches and Additions:
Describe outbuildings or accessory structures other than main dwelling: んのい シー
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 4 25, ひひつ

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:

My house has only 2 Bedroums & 2 Bathrooms - 1 STORY COTAge No gARAGE, NO BASEMENT OTHERS IN Neighborhood 2 STORIES, 2CAR GARAGES, LARGER HAVE RECEIVED O PPERS below \$400,000 RECENTLY

Comparable Sales INformation from Real tor eweloses

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

You must submit <u>3</u> comparable sales.

. 19971
= 19971 21 ANS 6/30/23

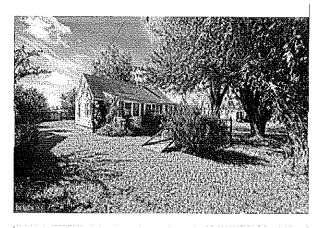
Address 2 Kelly DR Rehoboth Beach, De. 19971 Sales Price \$ 460,000 Date of Sale Between 1/1/21 AND 6/30/2:
Sales Price \$ 4 40,000 Date of Sale <u>Getween Tit</u> tatin
Lot Size/Land Area 14, 835 Style of House TRADITIONAL
Number of: Bedrooms: <u>2</u> Bathrooms: <u>2</u> Fireplaces:
Finished Basement Finished Attic Karal Air
Porches and Additions: Describe Garage or Other Improvements:
ATTAched GARAGE
Additional Comments:
Parcel Number 334-13,19-77.00 Owner
Address 19875 Hebron Rehoboth Beach De. 19971
Sales Price \$ 5 20 000 Date of Sale Between 1/1/21 AWD & 130/23
Lot Size/Land Area 5000 Style of House RANCH
Number of: Bedrooms: <u>2</u> Bathrooms: <u>2</u> Fireplaces:
🗆 Finished Basement 🛛 Finished Attic 🖓 Central Air
Porches and Additions
Describe Garage or Other Improvements:
Additional Comments:

Witnesses or Agents	
Identify any witness or attorney/agent who will appear 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 or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year be reduced to: $\$$ Signature of Owner or agent ¹ Candau_CHat	
Print Name and Title: CANDACC C. HART OWNER	
Mailing Address: 10 Kelly DR Rehoboth Beach, D	<u>e 1997/-9605</u>
E Mail Address: CANSie hART 28 @ YAHOO. CUM_ Telephone: 302-763-2653	
Please use I mailing address is 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 I and the Board will consider your appeal on, the basis of the information contained in this form.	
I request that Assessment disclose witnesses and exhibits. 🗖	
¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear and represent the interest of the owner herein.	

1/1/21-6/30/23

ip de let a toxis de en ante

37184 Burton Ave, Rehoboth Beach, DE 19971 \$400,000



1/8

MLS #: Status: Property Type: Tax ID: School District: Subdivision: Central Air: Heating Type: Beds: Baths: Above Grade Finished SQFT: Acres/Lot SF: Lot Dimensions: Archit. Style: Year Built: 育 - - 目 □ 金 🗳 🖩

DESU2000103 Closed Residential 334-13.19-8.00 Cape Henlopen WEST REHOBOTH No None 2 1 762 0.2 / 8712 50.00 x 175.00 Cottage 0

6

149 Henlopen Ave #A, Rehoboth Beach, DE 19971 \$510,000



1/27

MLS #: Status: Property Type: Tax ID: School District: Subdivision: Central Air: Heating Type: Beds: Baths: Above Grade Finished SQFT: Acres/Lot SF: Lot Dimensions: Archit. Style: Year Built: Off Street - # of Spaces 🛯 - - 🗎 🏠 🆓 🗐

DESU2005188 Closed Residential 334-13.16-39.00-A Cape Henlopen NORTH REHOBOTH No Heat Pump-Electric BackUp 2 1 0 0.11 / 4792 50x100 Coastal, Cottage 0 2

2 Kelly Dr, Rehoboth Beach, DE 19971 \$460,000

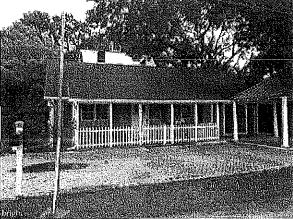


1/26

MLS #: Status: Property Type: Tax ID: School District: Subdivision: Central Air: Heating Type: Beds: Baths: Above Grade Finished SQFT: Acres/Lot SF: Lot Dimensions: Archit. Style: Year Built: Attached Garage - # of Spaces 11 - - 自命會國

DESU2005088 Closed Residential 334-13.00-758.00 **Cape Henlopen** HENLOPEN KEYS Yes Heat Pump(s) 2 2/0 1,360 0.34 / 14810 129.00 x 115.00 Traditional 1988 1

19875 Hebron, Rehoboth Beach, DE 19971 \$520,000



1/19

MLS #: Status: Property Type: Tax ID: School District: Subdivision: Central Air: Heating Type: Beds: Baths: Above Grade Finished SQFT: Acres/Lot SF: Lot Dimensions: Archit. Style: Year Built: Num Driveway Spaces 🕫 - - 自 🎰 🗃

DESU169220 Closed Residential 334-13.19-77.00 **Cape Henlopen** NONE AVAILABLE No None 2 2 1,200 0.11 / 4792 50.00 x 100.00 **Bungalow, Ranch/Rambler** 1949 2



Hello, Candie Hart

Welcome to your latest HomeIntel report, bringing you key insights about your property. Review it and let's discuss how you can make the most of your home investment.

Got Questions? I'm Here!

Your HomeIntel report is provided by Kelley Bjorkland Coldwell Banker Realty 443-880-1032

Bjorklandmove@myshoreliving.net

💮 myshoreliving.net

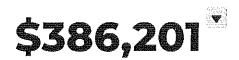
89 Atlantic Ave Ocean View, DE 19970

This HomeIntel Report is for

10 Kelly Dr, Rehoboth Beach, DE 19971 Not Your Address?

Home Value

As of January 2025, your home's estimated value is



this is -24% 🛰 change from last month

Feels Wrong?

Adjust Here



tyler RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

	ECORD CARD 2099					JUJJEA	000111		
Situs: 115 LONDON CIR S	Parcel ID: 334-19.00-494.00		Class: Single	e Family Dwelling		Card: 1	of 1 P	rinted: April 15, 20	25
CURRENT OWNER	GENERAL INFORMATI	ION			7.15-205	S. 1912			
REEDER WILLIAM L CAROLYN M REEDER REV TR ETAL MOSHER ANN 7316 SUNSHINE AVE KINGSVILLE MD 21087	Living Units 1 Neighborhood 6AR206 Alternate ID 3341900049400 Vol / Pg 5431/63 District Zoning MEDIUM RESID Class Residential		- AL						
Property N	lotes					The state			
			1/24/24, 12:32:09 PM		3	34-19:00-494:00			
Land Inform	nation				As	sessment Inf	ormation		
TypeSizeInfluence FacPrimary SiteAC0.2572Waterfront - TiNetland/WasteAC0.8228Waterfront - Ti	2	Value 848,640 410	В	Asse: Land uilding Total	ssed 0 0 0	Appraised 849,100 739,400 1,588,500	Cost 849,100 700,000 1,549,100	Income 0 0 0	Market 849,100 739,370 1,588,470
Total Acres: 1.08 Spot:	Location: 11 GOOD LOCATION (PC	OS INFLU)		ue Flag Market Ap 4 DM12	proach		al Override Reas Base Date of Va ctive Date of Va	lue	
Entrance Info	rmation					Permit Inform	mation		
DateIDEntry Code01/24/24SDCOccupant Not At Home	Source Other		Date Issued 04/25/07 03/07/03 09/24/98	74494-2 3	Price P 1,000 E 33,120 E 75,392 E	Purpose 2010 2010	Finish Bp 2141 Addition-Reh B	69-Re Bch Yacht ch Yacht & Cc Lo itions-Bay Vistalot	13

Sales/Ownership History

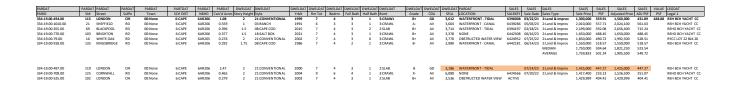
Transfer Date
03/22/21Price
1,300,000Type
Land & ImprovValidity
Valid Sale - TylerDeed Reference
5431/63
4152/28Deed Type
DeedGrantee
REEDER WILLIAM L

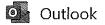
RESIDENTIAL PROPERTY RECORD CARD 2099

🐝 tyler

SUSSEX COUNTY

	Parcel Id: 334-19.00-494.00	Class: Single Family Dwelling Card: 1 of 1 Printed: April 15, 2025
Dwelli	ing Information	24 ID Code Description
StyleConventionalStory height2AtticNoneExterior WallsAlum/VinylMasonry TrimxColorX	Year Built ¹⁹⁹⁹ Eff Year Built Year Remodeled Amenities In-law Apt No	A Main Building B 11/10 DPEN FRAME PORCH/1 A Main Building B 11/10 DPEN FRAME PORCH/1 C 13 FRAME PORCH/0 D 11/11 OPEN FRAME PORCH/0 20 24
F	Basement	
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	50 <u>4⁸B₈4</u> <u>24</u> 4
Heating & Cooling	Fireplaces	26 C 26
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ²	26
	oom Detail	18
Bedrooms 4 Family Rooms Kitchens	Full Baths 5 Half Baths 0 Extra Fixtures 0	Outbuilding Data Type Size 1 Size 2 Area Qty Yr Blt Grade Condition Va
Total Rooms 7 Kitchen Type Kitchen Remod №	Bath Type Bath Remod No	
Ac	djustments	
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area	
	& Depreciation	
Grade B+ Condition Good CDU GOOD Cost & Design 0 % Complete 100	Market Adj Functional Economic 110 % Good Ovr	Condominium / Mobile Home Information
•	g Computations	Complex Name
Base Price 497,298 Plumbing 20,090 1000000000000000000000000000000000000	% Good 94 % Good Override Functional	Condo Model Unit Number Unit Level Unit Location
Basement-19,700Heating41,250Attic0Other Features3,860Subtotal542,800	Economic110% Complete100C&D Factor1.14Adj Factor52,800	Unit Parking Unit View Model (MH) Model Make (MH)
Heating41,250Attic0Other Features3,860	% Complete 100 C&D Factor Adj Factor 1.14	Model (MH) Model Make (MH)





Re: Assessment Appeal 334-19.00-494.00

From CAROLYN REEDER <carolynmreeder@aol.com>
Date Fri 4/11/2025 4:03 PM
To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

1 attachment (36 KB)
 334-19.00-494.00.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 Ms. Ruscavage-

Thank you for writing. I see on Sussex County's property page that the value on improvements to my property was increased \$214,900, after the initial reassessment was released and since my appeal related to the value of my land.

Can someone please explain that to me, as there have been no improvements to our property since an addition was made in 2012 or 2013? Note: I do not know the exact date as it was done well before we purchased the home on 3/21/2021.

I am requesting the Improvement Value to our property be returned to the rate quoted on the initial Reassessment. If that is not possible, then I will need to request a Reassessment Review hearing. If you are able to revert the Improvement Value back to what was in the original Reassessment, I will be able to execute the revised document and bring this matter to closure.

Thank you again for communicating with me these findings and thank you in advance for your consideration related to the Improvement Value changing after I appealed the Property Value.

Respectfully, Carolyn Reeder 410-240-1769

Sent from my iPhone

On Apr 11, 2025, at 9:31 AM, Dianne Ruscavage </br><dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

E Ayousi D Supplemental

This form may be submitted by mall to PO Box \$89, Georgetown DE 19947, in person at 2 The Circle, Georgetown DE, or electronically to the Assessment Department at assessmentapocals@sussexcountyde.gov. If every question is not clearly and completely enswered, 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)[1]11000 Bec der Carolyn Richer, Anne Mather 10. 534-19,00, 49,9,00 Street Address of Percent III London Circle S, Kehnboth Brick ch DE 19571 Current Assessment: 51, 541,400,00

Purchase Price (Total of Land and Improvement) \$1300,000,000 Uste of Purchase, 3130/302/

Special Conditions of Sale: 14

How was property acquired III Private Sole . D.Aucton . 40 Open Market III Family . D.Anberited . D. Other______

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

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10	le le pi	18 - Y - 2		1.000		145. A		1944 - Maria	
	4 44. J.L		Q 10,22		. 15	- Jan - Jah			

Description of Property

Lot size/Land Area 1.0800 ACTIO Style of Home Consultant prod

Number of: Bedrooms: 5 Satthrooms: 5 Firaplaces 2

Differished Basement Different Mite Differential Mite Purch of Q

Describe outbuildings or accessory diluctores other than main dvalling

hia

When do you consider to be the fair marker value of the property as of July 1, 201813 1 350 010, 0.0

On what basis do you reach that Opinion? Appretral (person who did the appretral routs appear at the hearing and the appretral mater be submitted with (Select One) this appeal forms, Comparable Sales (Identify below) Other (provide detail below of it a separate attaching Briefly discuss the reason for your appeal and for your conclusion of values HOLANdan Lineles may as 0.20 a only more them my paper 24 fan acre of my propert r is protected we tank 300 Comeprable Sales Comparable sales must reasonably relate to sales at 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 essessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overveloation. Do not cite the assessed values of other properties in your appeal. You must submit 3 comparable sales. 1. Parcel Number 334-19.00-499.00 Owner Michael Bartom Kum Kally ton Address 119 London Circles 26 Sales Price S/ 425 000 Date of Sale Lot Size/Land Area 2 1417-00 acress Style of House Commun Dor Number of Bedrooms 5 Bathrooms 3 Fireplaces D Finalmed Basement Offinished Attic Of Central Air Porches and Additions all deale provide the purchasize Describe Garage or Other Improvements: Have Additional Comments nu produ-T oo. oo hialu

Note Hant Know it have

- Approved and -

PARID: 334-19.00-497.00 BURTON MICHAEL J

Property Information

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Cây: State

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Cints

Une Code (LUC)

X(tean)(th

Yan District

School Deahot

Fee Datest

Deeded Acres: Frontage

Dect

W Let

Par Book Page

107% Land Value

102%, improvement Velue 102%, Total Value

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Legal

Legal Description

INTO CONCRE

REHONOTH BEACH

19971

R Reciserdal 101-Single Family Dealing 00-Norm 334 - LEWES REHOBOTH 6 - CAPE HENLOPEN 86-Renototh 2.4700 0

**** \$1.320 Pat

\$4438.4KR \$1,7878,1000

REN BON YACHT CC LOT 30 BLK 35 SEC H LONDON ORGLE SOUTH

Owners

()eres

BURTON MONALL

KUMAKO BUNTON

Cookerne

ACT WILLIAM ST

A.31 93.4

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Home Property Records Search▼

115 LONDON CIR

Zip

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PARID: 334-19.00-494.00 **REEDER WILLIAM L**

Property Location:

Use Code (LUC):

Unit;

City

State:

Class:

Town

Tax District:

Fire District:

Frontage:

Depth: Irr Lot:

School District;

Deeded Acres:

Plot Book Page:

Zip:

Property Information

115 LONDON CIR S

REHOBOTH BEACH DE 19971

R-Residential 101-Single Family Dwelling 00-None 334 - LEWES REHOBOTH 6 - CAPE HENLOPEN

86-Rehoboth

1.0800 0 .000 /PB

\$1,320,000 100% Land Value: \$524,400 100% Improvement Value \$1,844,400 100% Total Value

Legal

Legal Description

REH BCH YACHT CC LOT 33 BLK 35 SEC H LONDON CIRCLE SOUTH

Owners

State Address City Co-owner Owner AZ 85743 6161 WEST ROAN PL TUCSON REEDER WILLIAM L CAROLYN M REEDER REV TR ETAL



17 N KID. UUT 10.00 TOU.00

CANNON EILEEN MULRY TTEE

Property Information

Property Location:	117 LONDON CIR S
Unit	에 다른 회사는 바이들의 철정물 등 모두 가장은 아이들은 가장을 했다. 한 이 같은 도둑에서 같은 것은 것은 것은 것은 것은 것은 것을 들어 주세요.
City:	REHOBOTH BEACH
State:	DE
Zip:	19971
Class:	R-Residential
Use Code (LUC):	101-Single Family Dwelling
Town	00-None
Tax District;	334 – LEWES REHOBOTH
School District:	6 - CAPE HENLOPEN
Fire District:	86-Rehoboth
Deeded Acres:	1.9600
Frontage:	0
Depth:	.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	\$597,300
100% Improvement Value	\$936,000
100% Total Value	\$1,533,300

Legal

LOT 32 BLK 35 SEC H LONDON CIRCLE SOUTH	Legal Description	REH BCH YACHT CC
LONDON CIRCLE SOUTH		LOT 32 BLK 35 SEC H
		LONDON CIRCLE SOUTH

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OwnerCo-ownerAddressCityCANNON EILEEN MULRYTHOMAS PATRICK CANNON117 LONDON CIR S REHOBOTHTTEETTEE LIV TR

PARID: 334-19.00-493.01 NELSON ZOANNE LYNN

Property Information

Property Location:	113 LONDON CIR S
Unit:	
City:	REHOBOTH BEACH
State:	DE
Zip:	19971
Class:	R-Residential
Use Code (LUC):	101-Single Family Dwelling
Town	00-None
Tax District:	334 – LEWES REHOBOTH
School District:	6 - CAPE HENLOPEN
Fire District:	86-Rehoboth
Deeded Acres:	1.3200
Frontage:	0
Depth:	.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	\$355,200
100% Improvement Value	\$478,900
100% Total Value	\$834,100
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Legal

Legal Description	REH BCH	ACHT CC
	LOT 34 BL	(35 SEC H
	LONDON C	IRCLE SOUTH
Owners		
Owner	Co-owner	Address
NELSON ZOANNE LYNN	ALWIN FEI QUAN CHAN	1465 OAKHURST AVI

tyler RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

	ERTY RECORD CARD 2099					SUSSEX	COUNTY		
Situs : 405 STOCKLEY STREET EXT	Parcel ID: 334-20.05-7.01		Class: Sing	le Family Dwe	lling	Card: 1	of 1 Pr	inted: April 17, 202	25
CURRENT OWNER MURRAY ANGELA H THERESA ANN CRIVELLI 405 STOCKLEY ST EXT REHOBOTH BEACH DE 19971 Pr	GENERAL INFORMA Living Units 1 Neighborhood 6VR005 Alternate ID Vol / Pg 4661/242 District Zoning Class Residential operty Notes	TION				Artored			
Lar	d Information				Δ	ssessment In	formation		
Type Size Influe Primary Site AC 0.1664	nce Factors Influence %	Value 911,770		Land Building Total	Assessed 0 0 0	Appraised 911,800 587,500 1,499,300	Cost 911,800 587,500 1,499,300	Income 0 0 0	Marke 911,80 981,75 1,893,55
Total Acres: .1664 Spot:	Location:			lue Flag Cos 334DM1	t Approach		al Override Reas Base Date of Va ective Date of Va	lue	
Entra	nce Information					Permit Infor	mation		
DateIDEntry Code06/19/24SMDData Mailer Char01/03/24TRMInfo At Door	nge Owner Owner		Date Issued 01/15/21 12/15/20 05/22/20	Number 202100577 202015802 202004915	Price 37,000 20,304 135,031	Purpose A095 A185	Inground Swimi 31 Roof Mount	ming Pool 14x25 (F	
		Sales/Ov	wnership Histo	ſy					
Transfer Date Price Type 02/07/17 602,500	e Validity		Dee 466	d Reference 1/242	Deed Type		Grantee		

tyler RESIDE

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 405 STOCKLEY STREET EXT	Parcel Id: 334-20.05-7.01	Class: Single Family Dwellin	ng	Card: 1 of 1	Printed: April 17, 2025
Dwell	ling Information		12		ID Code Description A A Main Building 1
StyleConventionalStory height1.75AtticNoneExterior WallsFrameMasonry TrimxColorK	Year Built ²⁰²⁰ Eff Year Built Year Remodeled Amenities In-law Apt No	2	14 B 14 12 25 14 1 1 4 7 1 F39		A Main Building 1 B 11 OPEN FRAME PORCH C 11 OPEN FRAME PORCH D 10/53 1SFR - FRAME/BALCONY E 13 FRAME GARAGE F 10 1SFR - FRAME G RP3 REINFORCED CONCRE 3
	Basement	4			
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	C 14 4 2 11	5 4 12	9	
Heating & Cooling	Fireplaces	2	12 D 12 20 12	4	
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹	2	2 E 22		
F	Room Detail		20		
Bedrooms 4 Family Rooms Kitchens	Full Baths3Half Baths1Extra Fixtures2	Type Size 1		utbuilding Data Area Qty	Yr Blt Grade Condition Value
Total Rooms 7 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No		X 3120 2	350 1	2021 C G 23,370
Δ	Adjustments				
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area				
	e & Depreciation				
Grade B Condition Average CDU AVERAGE Cost & Design 0	Market Adj Functional Economic % Good Ovr				
% Complete 100			Condominium	/ Mobile Home Ir	nformation
Dwellin	ng Computations	Complex Name			
Base Price 291,695 Plumbing 15,400 Basement -12,450 Heating 24,200 Attic 0 Other Features 1,780	% Good 99 % Good Override Functional Economic % Complete 100 C&D Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Un	it Location it View odel Make (MH)
Subtotal 320,630	Adj Factor 1.55 Additions 46,500				
Ground Floor Area1,119Total Living Area2,326	Dwelling Value 564,100				
	uilding Notes				

PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA	T DWELDAT	DWELDAT D	OWELDAT	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT
PARID	St#	Street	Suffix	Town	Calc'd Acres	Story Heigh	t Style	Yrblt	Rm Tot	Bedrm	Full Bath	Half Bat	h Bsmt	Bsmt Car	FBLA	Grade	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSF	Adjusted Price	ADJ PSF	PSF	Legal 1
334-20.05-7.01	405	STOCKLEY STREET	EXT	RE:Rehoboth	0.166	1.75	21:CONVENTIONAL	2020	7	4	3	1	3:CRAWL	0		В	AV	2,326							644.58	THOROUGHGOOD WOONDS
334-20.05-349.00	1017	SCARBOROUGH AVENUE	EXT	RE:Rehoboth	0.294	1.75	08:CAPE COD	1972	7	3	4	1	6:FULL	0		C+	AV	2,316	09/15/23	2:Land & Improv	1,675,000	723.23	1,675,000	723.23		RD OLD CANAL BRIDGE
334-20.13-87.00	21058	DODD	AV	00:None	0.161	1	03:RANCH	1970	6	3	2	0	3:CRAWL	0		C+	AV	1,606	06/12/23	2:Land & Improv	1,000,000	622.67	1,000,000	622.67		ANN ACRES
334-20.05-8.00	503	SCHOOL	LN	RE:Rehoboth	0.595	1.75	08:CAPE COD	1997	7	4	2	1	6:FULL	0	1134	C+	AV	3,184	05/01/23	2:Land & Improv	1,575,000	494.66	1,586,000	498.12		SCHOOLVUE
334-20.05-311.01		BLACKSTONE	AV	00:None	0.202	2.5	07:COLONIAL	1980	6	5	3	1	6:FULL	0		C+	AV	3,000	06/15/22	2:Land & Improv	1,970,000	656.67	2,135,500	711.83		SILVER LAKE MANOR
334-20.05-317.01	38285	BLACKSTONE	AV	00:None	0.121	2	21:CONVENTIONAL	2007	5	4	4	2	6:FULL	1	503	B-	AV	1,770	09/17/21	2:Land & Improv	1,750,000	988.70	2,016,000	1,138.98		SILVER LAKE MANOR
334-20.05-325.01	38227	TERRACE	RD	00:None	0.149	2	21:CONVENTIONAL	1980	6	3	2	0	6:FULL	1	858	B+	AV	2,626	09/28/22	2:Land & Improv	1,500,000	571.21	1,594,500	607.20		SILVER LAKE MANOR
334-20.05-330.04	2	SILVER	LN	RE:Rehoboth	0.226	2	14:CONTEMPORARY	1974	7	4	2	0	3:CRAWL	0		A	AV	3,840	04/22/21	2:Land & Improv	2,675,000	696.61	3,188,600	830.36		SILVER LAKE SHORES
334-20.05-334.00	1008	SCARBOROUGH AVENUE	EXT	RE:Rehoboth	0.282	1	03:RANCH	1963	6	3	2	0	3:CRAWL	0		B-	AV	1,827	08/03/21	2:Land & Improv	900,000	492.61	1,044,000	571.43		S SD SCARBOROUGH AVE
334-20.05-346.01	1023	SCARBOROUGH AVENUE	EXT	RE:Rehoboth	0.2	1.75	08:CAPE COD	1995	8	5	3	0	3:CRAWL	0		B-	AV	2,440	10/08/21	2:Land & Improv	1,375,000	563.52	1,574,400	645.25		NW/SCARBOROUGH AVE
334-20.05-360.00	1005	SCARBOROUGH AVENUE	EXT	RE:Rehoboth	0.279	2.75	21:CONVENTIONAL	2007	7	4	3	1	6:FULL	0	1008	B+	AV	3,525	04/05/23	2:Land & Improv	2,600,000	737.59	2,636,400	747.91		LANDS OF JAMES TRUITT
																				MEDIAN	1,625,000	639.67	1,634,750	678.54		
																				AVERAGE	1,702,000	654.75	1,845,040	709.70		

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- Carlos									Zriteria (II) M	
Previous Next	3.pf 37	Checked O All None	Page	Agent One Line displa	· · · ·	Dicolou	Client Full	ر بیجہ 		· _
O 507 School In	". Bababas					Dishigh	Client Ful	- or at A	 per page 	Ę)
U BOY SCHOOL EN,	Renobot	h Beach DE 19971	<u> </u>	Closed 07/22/2	22	Residentia	I ([]\$1,1	75,000)	}	
(45)		- 🏦	1							
C. AND AN	in a start									
	¥ 输入				1	Rehobo	th Beach 😳			
AN Las 3		6 - 12 - 13 - 13 - 13 - 13 - 13 - 13 - 13		West						
SAM	-ALLA			Rehoboth (IA)						
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	in the second	<u>a</u> >			57. als	V	Bayard Av			
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				Ũ	Jones	No.				
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1/45		23 @)			SPF	RINGLAKE	SILVERILAKE			
		ич (L)		litera)		M	lap data @2025 Gao	g/e		
MLS #:	DESU	2017206		nod-:			- 27	-		
Tax ID #:	<u>334-2</u>	<u>0.05-10.00</u>		Beds: Baths:		4 2/1				
Ownership Interest: Structure Type:	Fee Si	mple		Above Grade Fin S	QFT:	2 / 1 2,624 / Est	Imated			
Levels/Storles;	Detacł 2	1ed		Price / Sq Ft: Year Built	-	447.79				
Furnished:	Partial	ly		Year Built: Property Condition		1965 Good				
Waterfront:	No			Style:		Colonial				
Garage:	Yes			Central Air:		Yes				
1				Basement:		Yes				
Location County:	<u> </u>		<u> </u>		·	-				
In City Limits:	Sussex Yes	ς DE	1	School District:		Cape Henlo				
MLS Area:		Rehoboth Hundred - Suse	ex. DF	High School: Middle/Junior Scho	oŀ	Cape Henlo Beacon	pen			
Logal Cutotter	County	(31009)		Elementary School:		Rehoboth				
Legal Subdivision: Subdiv / Neigh:	School SCHOO									
Association / Com										
Property Manager:	No	LINTO	<u> </u>							
Taxes and Assessr										
Tax Annual Amt / Year:		9 / 2021	<u> </u>	11						
School Tax:		9 / Annually		Tax Assessed Value Imprv. Assessed Va		\$494,900 / 2	021			
County Tax:	\$156	Annually		Land Assessed Valu		\$151,150 \$343,750				
City/Town Tax: Clean Green Assess:		Annually		Land Use Code:		RS				
Municipal Trash:	No Yes									
Zoning:	TN									
n										
Rooms Primary Bedroom:	L lesson d'	D	<u> </u>			Bed	Bath			
mary Deurouth:	opper 1	Flooring - Carpet, Prima Walk-In Closet(s), Wind	y Bedi	room ~ Dressing Area,	Ма	in	1 Half			
Primary Bathroom:	Upper 1	Flooring - Tile	yw irea	ameras	Upp	per 1 4	2 Full			
Bedroom 2:		Attic - Walk-Up, Celling	l Jan(s)	Flooring - HardWood						
Bedroom 3:	Opper 1	Ceiling Fan(s), Flooring	HardV	Vood			•			
Bathroom 2:	Upper 1	Countertop(s) - Solid St	irface. I	Double Sink, Flooring -						
Bedroom 4:		Tile, Bathroom – Tub Sh	ower							
Family Room:	Opper 1 Main	Ceiling Fan(s), Flooring	HardV	Vood						
Dining Room:	Main	Crown Molding, Flooring Flooring - HardWood, W	- Carpe	er, Window Treatments						
Den:	Main	Built-Ins, Fireplace - Ga	Floori	ing - HardWood						
Kitchen:	Main	Flooring - Carpet, Kitche	n - Fat-	-in, Kitchen - Electric						
aundra	•	Cooking, Window Treatn	ents							
Laundry:	Lower 1									
Building Info			· ·							
Above Grade Fin SQFT:	2,624 /	Estimated		Construction Materia	la: ^					
fotal Fin SQFT:	2,624 /	Estimated		Above Grade Unfin S		ombination, 120 / Estima	Frame, Stick Bui	lit		
Total SQFT: Wall & Ceiling Types:		Estimated		Flooring Type:			nted ninated, Partlall	v		
Foundation Details:	Dry Wal	l e Perimeter			C	arpeted, Tile	Brick	,		
Basement Type:	Full, Int	e Perimeter erlor Access, Space For R	oome	Roof:	A	rchitectural S	hingle			
	Walkout	Stairs								

https://matrix.brightmls.com/Matrix/Results.aspx?c=H4slAAAA...JyBRkJFSXkgGJ2geAUDlk241Kh1sPLdQ*tAPJgFgAzySOS1cBAAA)

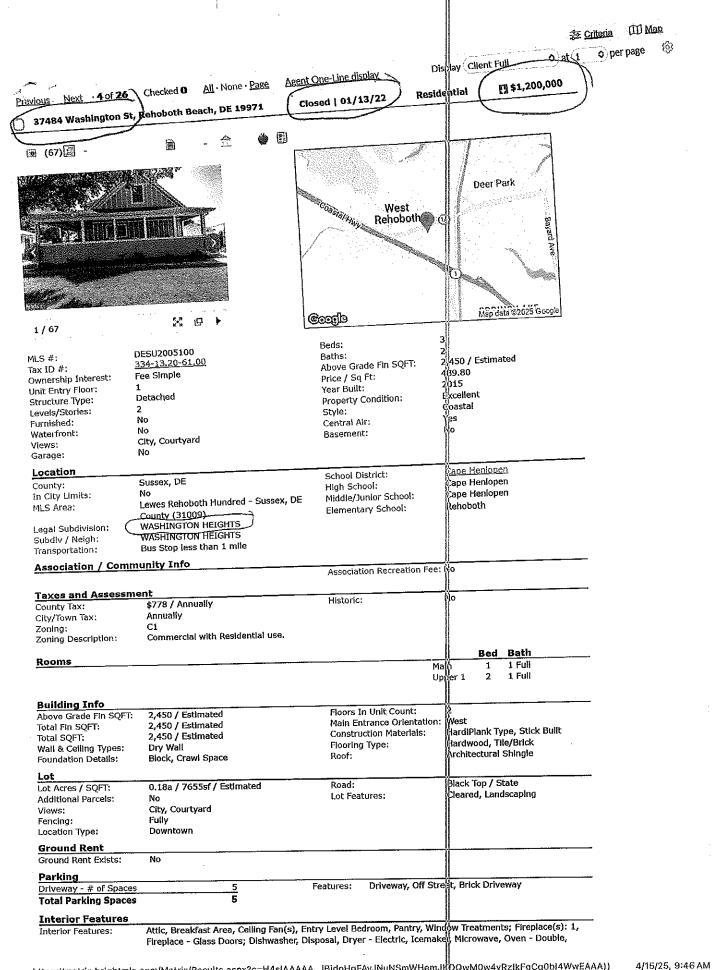
	· · · · · · · · · · · · · · · · · · ·			
Lot Acres / SQFT: Fencing: Location Type:	0.54a / 23522sf / Assessor Partialiy Middle Of Block	Lot Size Dimen Road: Lot Features:		103.00 x 227.00 Black Top / Clty/County Backs to Trees, Cul-de-sac, Landscaping, Private, Rear Yard,
				Trees/Wooded
Ground Rent Ground Rent Exists:	No			
Parking	NU			
Attached Garage - # of	Spaces 1	Features: Attach	od Comes D	riveway, Garage Door Opener,
Driveway - # of Spaces Total Parking Spaces	<u> </u>	Concre	ete Driveway	niveway, Garage Door Opener,
Interior Features				
Interior Features:	Attic, Built-Ins, Carpet, Ceiling Room, Intercom, Kitchen - Eat 1, Equipment, Gas/Propane, S Oven/Range - Electric, Range I Accessibility Features: None; S Laundry, Upper Floor Laundry	Hn, Kitchen - Table Space, W Geen; Dishwasher, Disposal, I 1004, Refrigerator, Washer, W	Indow Treatm Dryer, Exhaus Jasher/Dryer (ents, Wood Floors; Fireplace(s): st Fan, Icemaker, Microwave,
Exterior Features				
Exterior Features:	Deck(s), Patio(s), Porch(es); P	ool: No Pool		······································
Utilities	Cable TV Available Dhane Ave			
o unices,	Service: Circuit Breakers; Heat Water Source: Public; Sewer: f	100: Baseboard - Hot Water, 2	, Central A/C Zoned; Heatin	; Cooling Fuel: Electric; Electric ng Fuel: Oll; Hot Water: Oll;
Remarks				
Inclusions; Public;	some furnishings			
	Nestled among beautiful matur- property that offers endless opp Colonial home features charm a brick greets you upon entry. So windows offering an abundance ins, brick fitenlare, and knoth	ortunitiesi Built in 1965, this nd character throughout. The rije of the home's key feature of natural light, a cozy den a	classic 2 stor weicoming fi s include a la	ry, 4 bedroom, 2.5 bath ront porch adorned with red
	to is like no other in the area o the opportunity for expansion o footage under the Rehoboth Be- to downtown Rehoboth, South F property will be hard to beat	pine paneling, a walk-up attic, figring the utmost privacy at a puild new with room for a puild ach building code. Your option	, and full walk 23,000 +/- so ool, garage ar as are too pur	c-out basement. This building quare foot in size. It provides nd the maximum square
	the opportunity for expansion o footage under the Rehoboth Bea to downtown Rehoboth, South F	one paneling, a walk-up attic, faring the utmost privacy at a build new with room for a p ach building code. Your option whoboth's beaches, Turtle Par	, and full wall 23,000 +/- so ool, garage a is are too nur rk, Turtle Brid	c-out basement. This building quare foot in size. It provides nd the maximum square nerous to list. With easy access ige and local tennis, this
	the opportunity for expansion o footage under the Rehoboth Be- to downtown Rehoboth, South F property will be hard to beat! take State Road. Follow State Ro	The paneling, a walk-up attic, faring the utmost privacy at in build new with room for a privacy with building code. Your option whoboth's beaches, Turtle Pan whoboth's beaches, Turtle Pan both's beaches, Turtl	, and full wall 23,000 +/- so ool, garage a is are too nur rk, Turtle Brid	c-out basement. This building quare foot in size. It provides and the maximum square merous to list. With easy access lge and local tennis, this ome is on the left.
From Rehoboth Avenue, Listing Details Original Price: Vacation Rental:	the opportunity for expansion o footage under the Rehoboth Be- to downtown Rehoboth, South F property will be hard to beati take State Road. Follow State Ro \$1,395,000 No	one paneling, a walk-up attic, faring the utmost privacy at a build new with room for a p ach building code. Your option whoboth's beaches, Turtle Par	, and full wall 23,000 +/- so ool, garage a is are too nur rk, Turtle Brid	 cout basement. This building quare foot in size. It provides and the maximum square merous to list. With easy access lige and local tennis, this come is on the left.
From Rehoboth Avenue, Listing Details Original Price: Vacation Rental: Sale Type:	the opportunity for expansion o footage under the Rehoboth Be to downtown Rehoboth, South f property will be hard to beat take State Road. Follow State Ro \$1,395,000 No Standard	De paneling, a walk-up attic, faring the utmost privacy at a build new with room for a p ach building code. Your option whoboth's beaches, Turtle Par d to School Lane. Left on Sc DOM: Listing Terms;	, and full walk 23,000 +/- sc ool, garage a Is are too nur Is are too nur Is are too nur Is are too nur Is are too Is ang	 c-out basement. This building quare foot in size. It provides not the maximum square nerous to list. With easy access lige and local tennis, this pome is on the left. 26 All Negotiation Thru Lister, As is Condition
From Rehoboth Avenue, Listing Details Original Price: Vacation Rental: Sale Type: Listing Term Begins: Possession:	the opportunity for expansion o footage under the Rehoboth Be- to downtown Rehoboth, South F property will be hard to beati take State Road. Follow State Ro \$1,395,000 No	200 paneling, a walk-up attic, faring the utmost privacy at a build new with room for a p ach building code. Your option whoboth's beaches, Turtle Par ed to School Lane. Left on Sc DOM: Listing Terms: Off Market Date:	, and full walk 23,000 +/- sc ool, garage a Is are too nur Is are too nur rk, Turtle Brid thool Lane, ho	 c-out basement. This building quare foot in size. It provides not the maximum square merous to list. With easy access lige and local tennis, this pome is on the left. 26 All Negotiation Thru Lister, As is Condition 07/22/22
From Rehoboth Avenue, Listing Details Original Price: Vacation Rental: Sale Type: Listing Term Begins: Possession: Acceptable Financing;	the opportunity for expansion o the opportunity for expansion o footage under the Rehoboth Be- to downtown Rehoboth, South F property will be hard to beati take State Road. Follow State Ro \$1,395,000 No Standard 04/08/2022 Settlement Cash, Conventional	De panelling, a walk-up attic, faring the utmost privacy at i puild new with room for a p ach building code. Your option kihoboth's beaches, Turtle Par d to School Lane. Left on Sc DOM: Listing Terms: Off Market Date: Lease Considered Home Warranty:	, and full walk 23,000 +/- sc ool, garage ai s are too nur sk, Turtle Brid thool Lane, ho	 cout basement. This building quare foot in size. It provides not the maximum square merous to list. With easy access lige and local tennis, this come is on the left. 26 All Negotiation Thru Lister, As is Condition 07/22/22 No
From Rehoboth Avenue, Listing Details Original Price: Vacation Rental: Sale Type: Listing Term Begins: Possession:	the opportunity for expansion o footage under the Rehoboth Be- to downtown Rehoboth, South F property will be hard to beati take State Road. Follow State Ro \$1,395,000 No Standard 04/08/2022 Settlement Cash, Conventional Yes Exempt - Disclosure/Disclaimer,	De panelling, a walk-up attic, faring the utmost privacy at i puild new with room for a p ach building code. Your option whoboth's beaches, Turtle Par booth's beaches, Turtle Par DOM: Listing Terms: Off Market Date: Lease Considered Home Warranty: Flood Zone Code	, and full walk 23,000 +/- sc ool, garage ai s are too nur sk, Turtle Brid thool Lane, ho	 cout basement. This building quare foot in size. It provides not the maximum square nerous to list. With easy access ige and local tennis, this pome is on the left. 26 All Negotiation Thru Lister, As is Condition 07/22/22 No No Xo X, AE
From Rehoboth Avenue, Listing Details Original Price: Vacation Rental: Sale Type: Listing Term Begins: Possession: Acceptable Financing: Federal Flood Zone:	the opportunity for expansion o footage under the Rehoboth Be- to downtown Rehoboth, South F property will be hard to beati take State Road. Follow State Ro \$1,395,000 No Standard 04/08/2022 Settlement Cash, Conventional Yes	pre paneling, a walk-up attic, faring the utmost privacy at a build new with room for a privacy at a sch building code. Your option with building code. Your option with building code. Your option both's beaches, Turtle Par DOM: Listing Terms; Off Market Date: Lease Consideree Home Warranty: Flood Zone Code Subject Documents Avail Pets Allowed;	, and full walk 23,000 +/- sc ool, garage ai s are too nur sk, Turtle Brid thool Lane, ho	 c-out basement. This building quare foot in size. It provides not the maximum square nerous to list. With easy access lige and local tennis, this pome is on the left. 26 All Negotiation Thru Lister, As is Condition 07/22/22 No No X, AE Seller's Property Disclosure Yes
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From Rehoboth Avenue, Listing Details Original Price: Vacation Rental: Sale Type: Jeting Term Begins: Possession: Acceptable Financing: Federal Flood Zone: Disclosures: Historical Compensation Buyer Agency Comp: Federal Company Comp: Sale/Lease Contract	the opportunity for expansion o footage under the Rehoboth Be- to downtown Rehoboth, South B- property will be hard to beat! take State Road. Follow State Ro \$1,395,000 No Standard 04/08/2022 Settlement Cash, Conventional Yes Exempt - Disclosure/Disclaimer, to Condo/HOA Docs ation Dut offers of compensation, see E 2.5% Of Gross	ane paneling, a walk-up attic, faring the utmost privacy at it puild new with room for a practice with building code. Your option whoboth's beaches, Turtle Par hoboth's beaches, Turtle Par both's beaches, Turtle Par both's beaches, Turtle Par both's beaches, Turtle Par both's beaches, Turtle Par hoboth's beaches, Turtle Par both's beaches, Tur	, and full walk 23,000 +/- sc ool, garage ai is are too nur is are too nur rk, Turtle Brid chool Lane, ho d: d: ; able; p: \$0	 c-out basement. This building quare foot in size. It provides not the maximum square merous to list. With easy access lige and local tennis, this come is on the left. 26 All Negotiation Thru Lister, As is Condition 07/22/22 No No X, AE Seller's Property Disclosure Yes Cats OK, Dogs OK
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							<u> ≣se Criteria</u> III) <u>Map</u>
Previous Next 40f	7 Checke	d O <u>All</u> None ·	Ease	Agent One-Line display	(m)	Display Client Full	at (1) per page
525 School Ln, Reh	oboth Beach	, DE 19971		Closed 05/03/2	12 I	Residential 🛛 🛐 \$1,240,000	
		~	Ï.				7
函 (45) 题 -		- 🖄					
		-		West Rehoboth		Rehoboth Beach Soardwalk	
						SPRINGLAKE SILVER LAI SHORES	
1/45	នភ 2 1	0		ල්ලාව		Map data ©2025 Google	
ax ID #:	DESU201694 334-19.08-1(Fee Simple Detached 1 Partially No No			Beds: Baths: Above Grade Fin Price / Sq Ft: Year Bulit: Property Conditio Style: Central Air: Basement:	-	3 2 1,415 / Estimated 876.33 1960 Excellent Ranch/Rambler Yes Yes	
.ocation	Sussex, DE			School District:		Cape Henlopen	
n City Limits: MLS Area: Legal Subdivision: (Subdiv / Neigh: Faxes and Assessme	County (310 SCHOOLVUE SCHOOLVUE	シ	ssex, DE				
Tax Annual Amt / Year: County Tax: City/Town Tax: Clean Green Assess: Refuse Fee: Zoning:	\$1,461 / 20 \$1,136 / An \$325 / Ann No \$300 TN	nually	and a second	Tax Assessed Val Land Use Code:	ue:	2021 RS	
Rooms			<u> </u>			Bed Bath	_
Primary Bedroom: Bedroom 2: Bedroom 3: Other: Living Room: Dining Room: Kitchen:	Main Flo Main Flo Main Flo Main Flo Main Flo	oring - HardWood oring - HardWood oring - HardWood oring - HardWood oring - HardWood oring - HardWood oring - Vinyl			м	ain 3 2 Full	
Building Info Above Grade Fln SQFT: Total Fin SQFT: Tax Total Fin SQFT: Total SQFT: Foundation Details: Basement Type: Basement Footprint:	1,415 / Est 1,415 / Est 1,352 1,415 / Est Block Sump Pum 95%	imated		Construction Ma Flooring Type: Roof:	terials:	Frame, Shingle Siding Vinyi, Wood Metal	_
Lot Lot Acres / SQFT: Fencing:	0.23a / 100 Privacy, Re	000sf / Estimated ar		Lot Size Dimens	ions:	100.00 × 100.00	
Ground Rent Ground Rent Exists:	No			<u>.</u>			<u> </u>
Parking		<u> </u>	<u> </u>	Eastimas Data	Nr Annh-1	t Drivouay	
Driveway - # of Spaces Total Parking Spaces		4		Features: Drivewa	ay, Asphal	t Driveway	
			11				

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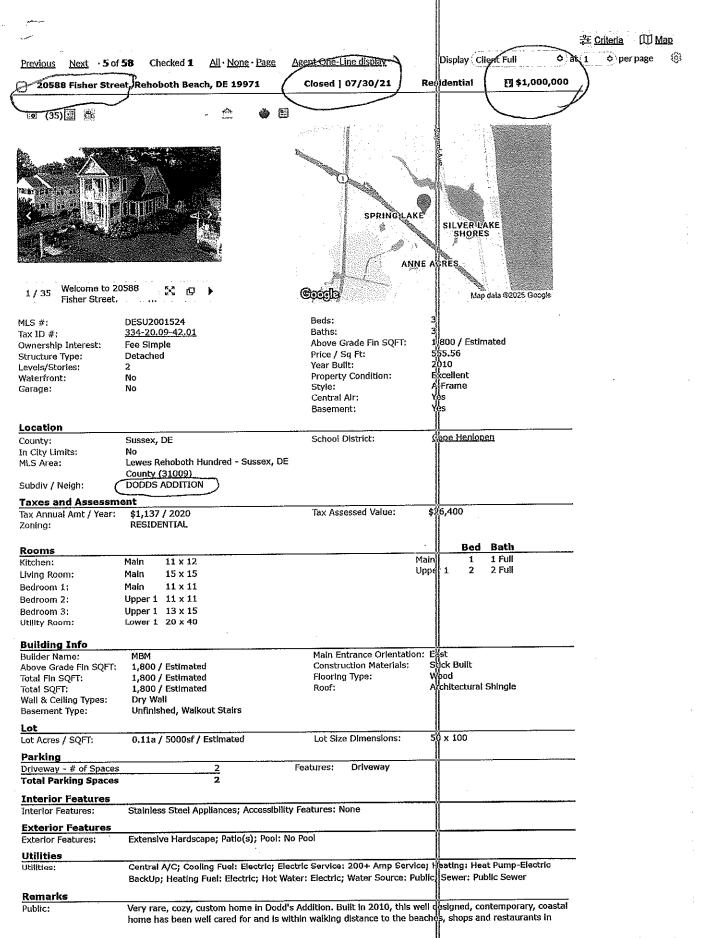
Interior Features:	Ceiling Fan(s), Combination Dini Basement Laundry	g/Llving, Wood Floors; No Firepla	ce; Accessibility Features: None;	
Exterior Features Exterior Features:	Pool: No Pool	l	······································	
Utilities		<u> </u>		
Utilities:	Baseboard - Hot Water: Heating	Fuel: Oil: Avg. Mo. Oil Bill: \$127;	7. 12 Mo. Electric Bill: \$1,193; Heating: Prev. 12 Mo. Oli Bill: \$1,524; Hot Sill: \$964; Water Source: Public; Sewer:	
Remarks Inclusions:	Furnished			
Exclusions:	Personal effects and contents of	hed		
Public:	Rehoboth, less than 5 blocks to 6 Schoolvue. This delightful beach downtown Rehoboth shops and r Junction Bike Trails. This well-sit provides an abundance of privat lostall a swimming nool and/or e	estaurants, Gordon's Pond state p lated coastal/contemporary home entertaining areas for friends & f	strable in-town neighborhood of walk to the boardwalk and all of the ark/beaches, and the Breakwater sits on an oversized 100x100 lot and amily. The lot has enough space to ssibilities are endless for the fenced	
	bonus room attached for extra g flooring & a full unfinished baser new windows, recessed lighting,	tests or a tv room; 2 full baths, op ent. The home has been renovate olus basement waterproofing that	pen living/dining room area, hardwood ed with a metal roof, hardiplank siding, has a transferrable warranty. Being ur uitimate Rehoboth Beach Retreat	
Directions State Road to School La	NDA			
Listing Details				
Original Price: Vacation Rental: Sale Type: Listing Term Begins: Possession: Federal Flood Zone: Disclosures:	\$1,275,000 No Standard 03/04/2022 Settlement No Lead Based Paint - Federal, Oth Disclosure, Radon	DOM: Off Market Date: Pets Allowed: Pet Restrictions: r, Prop	9 05/04/22 Yes No Pet Restrictions	
Historical Compens	ation			
•	bout offers of compensation, see	Sub Agency Comp:	0% Of Gross	
Buyer Agency Comp:	2.5% Of Gross	Dual/Var Comm:	No	
Sale/Lease Contra				
Concessions: Agreement of Sale Dt: Close Sale Type:	No 03/12/22 Standard Sale	Ciose Date: Close Price:	05/03/22 \$1,240,000.00	
Click to Show Ph	iotos			
Property Type Is 'Resident Subdivision County State Status is 'Closed' Ordered by Status Found 37 results in 0.02 s	is 'SCHOOLVUE (SUSSEX DE)'			



- A M	ven/Range - Electric, Refrigerator, onitored; Door Features: Insulated aundry, Washer In Unit	Washer, Water Heater - Tankless; I; Window Features: Insulated, Sc	Accessil reens; E	llity Features: None; yer In Unit, Main Floor	
cterior Features	lot Tub, Lawn Sprinkler, Outside Sh	ower: Deck(s), Patio(s); Pool: No	Pool		
terior Features: F	lot Tub, Lawn Sprinklei, Outside of				
tilities	Cable TV, Electric Available, Propan	e: Central A/C, Heat Pump(s); Coo	oling Fu	: Electric; Electric Service.	
-	200+ Amp Service; Heating, Heat fankless; Water Source: Public; Se	wer: Public Sewer; Internet Servic	ces: Bro	dDand, Cable	
omarks		in theights with its mixed con	nmercia	residential bohemian	
	Nelcome to the community of Was groove on the right side of Coastal greasy spoon, the YMCA, restaurar blocks to the beach you will find th whistles you would expect in mode spaces, a first floor en-sulte and to outdoors and additional lounging a dining /gathering space or profess fun to spill over. Well maintained & well. Attachment of the many add system, storage shed and outside	tis, retail and a great Happy Hour is newer home custom built by the ren living. This beach home feature vo comfortable guest bedrooms. A rea and a special purpose room ca tonal demonstration room. Barn do person hot tub conveys, but ther tional upgrades. Low maintenance shower. Who could ask for anythin	are all j e owner, es a wra Il seaso all "Now oors ope e ls roor e naterl	Ist steps away. And only of builder with all the bells and -around porch, 5 parking room opens to the ere". It is a heated outdoor on either side to allow the h for a good size pool as is, grounds, sprinkler	
Directions Just off the Avenue you	will find the wonderful community	of Washington Heights.			
Listing Details		DOM:		74	
Original Price:	\$1,299,000	Usting Terms:		All Negotiation Thru Lister	
Vacation Rental:	No Standard	Off Market Date:		01/13/22 No	
Sale Type: Listing Term Begins:	08/24/2021	Lease Considered: Home Warranty:		No	
Possession:	Immediate	Pets Allowed:		Yes	
Acceptable Financing:	Cash, Conventional	Pet Restrictions:		Cats OK, Dogs OK, Number	
Federal Flood Zone: Disclosures:	No Prop Disclosure			Limited	
					•
Historical Compens	bout offers of compensation, see B	rightMLS.com/offer-comp.	20	of Gross	
Buyer Agency Comp:	2% Of Gross	Sub Agency Comp: Dual/Var Comm:	No		
Sale/Lease Contra	st				-
Concessions:	No	Close Date:	01/13		
Agreement of Sale Dt: Close Sale Type:	11/17/21 Standard Sale	Ciose Price:	\$1,20	0,000.00	
Click to Show Pi					
Property Type is 'Residen' Subdivision County State Status is 'Closed' Ownership Interest is 'Fe Structure Type is 'Detach Ordered by Status Found 26 results in 0.02	is 'WASHINGTON HEIGHTS (5055 e simple' ed'				

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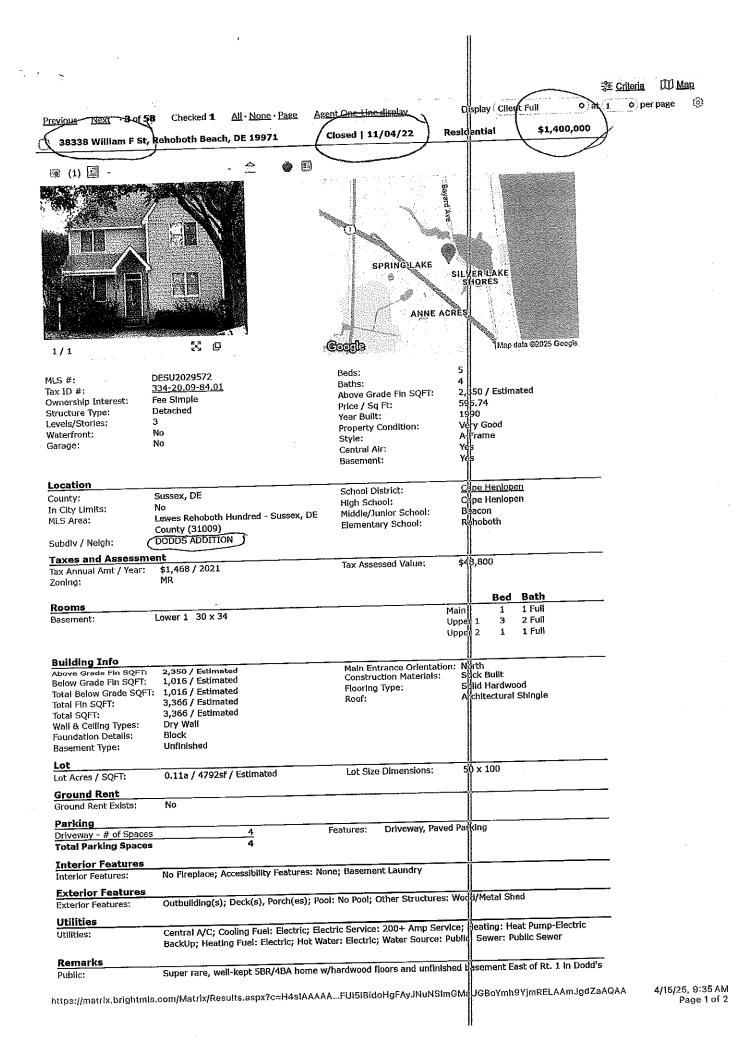
both Dewey and Rehoboth. The first floor features hardwood floors throughout, a gourmet kitchen, 9' cellings, 2 x 6 exterior framing and plenty of windows for natural light. There is also a spacious living area with electric fireplace insert, large flat screen tv and a primary bedroom with en suite bath on the main level of the home. Kitchen appliances are 2 years old and washer/drye are 3 years old. The spacious front porch, well manicured yard and paver patio with room for a pool add additional outdoor living space for those warm summer days and cool nights. The second floor has 2 bedrooms and 2 full bathrooms and a large balcony overlooking the front yard. There is also a large unfinished basement with walkout stairs (and full height ceilings) that is currently used as a workshop. There are plenty of options for finishing this space. This home is nestled in a quaint, beach community, east of Coastal Highway in the Forgotten Mile-just outside town limits with no HOA and low taxes. This home won't last long i

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Directions

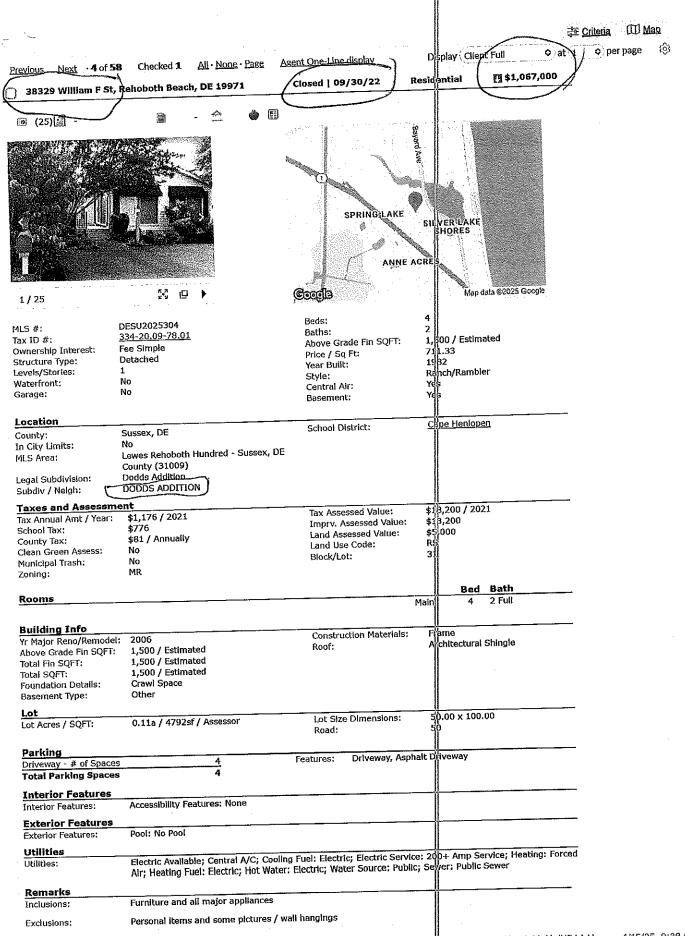
Route One South to Robinson Drive. Right on Fisher. Home on right.

Listing Details		· · · · •			
Original Price: Vacation Rental: Sale Type: Listing Term Begins: Possession: Federal Flood Zone:	\$1,200,000 No Standard 07/03/2021 0-30 Days CD No	DOM: Off Market Date:		10 07/30/21	
Historical Compens					
For more information a	bout offers of compensation, see <u>B</u>	rightMLS.com/offer-comp. Sub Agency Comp:	014	Of Gross	
Buyer Agency Comp:	2.5% Of Gross	Dual/Var Comm:	No	CA GLOSS	
Sale/Lease Contra	et .				
Concessions:	No			1	
Agreement of Sale Dt: Close Sale Type:	07/11/21 Standard Sale	Close Date: Close Price:	07/30/ \$1,000	21 000.00	
Click to Show Ph	notos				
Property Type is 'Resident Subdivision County State i Status is 'Closed' Ownership Interest is 'Fee Structure Type is 'Detache Ordered by Status Found 58 results in 0.02 s	is 'DODDS ADDITION (SUSSEX DE)' Simple' ed'				



Addition. The first floor features a large bedroom and full bathroom with shower stall, hardwood flooring and large kitchen and dining area with natural light. The second floor has 3 b ddrooms and 2 full bathrooms and plenty of closet space for storage. The 3rd floor is currently used as the owner's bedroom and has closed storage that could be converted to closet space. There is also a large unfinished basement the full footprint of the house. The outside features include a covered front porch, rear deck, outdoor shower and storage shed. The home has new hardiplank siding in 2022. This 50 x 100 lot is located in the Forgotten Mile and is two blocks east of Coastal Highway on a very quiet, dead end street with no through traffic No municipal codes or zoning restrictions. You are in the county. Take advantage of this opportunity now. Property won't last long. Seller is selling in "as is" condition.

Directions East of Rt. One in Dodd's	Additon	· · · · · · · · · · · · · · · · · · ·			
	Addition				
Listing Details Original Price: Vacation Rental: Sale Type: Listing Term Begins: Possession: Acceptable Financing: Federal Fiood Zone:	\$1,400,000 No Standard 09/22/2022 61-90 Days CD Cash, Conventional No	DOM: Off Market Date: Lease Considered; Home Warranty;) 11/04/22 No No	
	ation			l	
For more information at	out offers of compensation	, see <u>BrightMLS.com/offer-comp</u> . Sub Agency Comp:	0%	Of Gross	
Buyer Agency Comp:	2.5% Of Gross	Dual/Var Comm:	No		
Sale/Lease Contrac	<u></u>	and the second		·	
Concessions: Agreement of Sale Dt: Close Sale Type:	No 09/22/22 Standard Sale	Close Date: Close Price:	11/04/ \$1,400	22 000.00	
Click to Show Ph	otos				
Property Type is 'Resident Subdivision County State Status is 'Closed' Ownership Interest is 'Fee Structure Type is 'Detache Ordered by Status Found 58 results in 0.02 s	is 'DODDS ADDITION (SUS: e Simple' ed'	SEX DE)			



ublic:	Walk to Rehoboth and Dewey	Beaches! Well-maintained, nicely land odd's Addition. Open kitchen and dinin	iscaped, ra	rely available 4BR/2BA ge primary bedroom with	
	a walk-in closet + 1 other clo lovely front porch with surrou	nding sliding glass/screen doors that is	s heated a	nd cooled for year-round	
	new outdoor shower. Behind access to back yard on side o	pposite deck. Paved driveway added b	y current	owners. This 50 x 100 lot is very quiet, no through road.	
	Not in Rehoboth or Dewey Be restrictions.	and is two blocks easy of county code app each city limits so only county code app	plies, No r	Unicipal codes of zoring	
Directions	et, 1.5 blocks to 38329 on le	ft.			
isting Details			. <u></u>	**************************************	
iginal Price:	\$1,200,000	DOM:		17 10/03/22	
acation Rental:	No	Off Market Date:	i	NO	
iale Type:	Standard	Lease Considered: Home Warranty:		No	
Isting Term Begins:	07/12/2022	Hollie Wallancy			
ossession:	Negotiable				
cceptable Financing:	Negotiable No			-	
ederal Flood Zone:					_
listorical Compens	ation	Print MIS com/offer-comp.			-
for more information at	out offers of compensation, s	ee <u>BrightMLS.com/offer-comp</u> . Sub Agency Comp:	0%	Of Gross	
Suyer Agency Comp:	2.5% Of Gross	Dual/Var Comm:	No		
Sale/Lease Contrac	t				-
Concessions:	No	Close Date:	09/30/	22	
Agreement of Sale Dt:	07/27/22	Close Price:	\$1,067	000.00	
Close Sale Type:	Standard Sale	Clobe Frider	• •		
operty Type is 'Resident ubdivision County State atus is 'Closed' wnership Interest is 'Fee	is 'DODDS ADDITION (SUSSE	X DE)'			
tructure Type is 'Detache ordered by Status ound 58 results in 0.02 s	ed'				
ound 50 results in order					
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tyler RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 10 M	CKINLEY A	VA		Parce	el ID: 334-	20.18-191.00-1A		Class: Resid	dential - Con	do	Card: 1	1 of 1	Printed: April 8, 2	2025
	MOYER WIL	ERNAN RE	MAS) 40-1344	Nei Alte Vo Dis	ing Units ighborhood ernate ID ol / Pg trict ning	RAL INFORMA1 1 3 6GR103C 3342018019100 4005/245 TOWN CODES Residential	00001A	10/11/24, 10:29:35 A			334-20.18-191.00-1A			
				Information						ŀ	Assessment In	formation		
Type Primary Site	AC	Size 0.0349	Influenc Location	e Factors		Influence %	Value 109,430		Land Building Total	Assessed 0 0 0	Appraised 109,400 422,100 531,500	Cos 109,400 422,100 531,500) 0) 0	0 0
Total Acres: Spot:	.0349			Location	n: 12 VER`	Y GD LOCATION	I (POS INFL		lue Flag Cos 34DM14	st Approach		al Override Re Base Date of active Date of	Value	
				e Information		_					Permit Infor	mation		
Date 10/11/24 07/15/24 02/02/24	ID TSA KMB SMD					Source Estimated Owner Other		Date Issued 02/01/17 04/13/99	Number 201700407 76967-1	18,250	Purpose A075 D010		Ickinley Ave) Fo Surfsideunit 1a	% Complete r Bui
							Sales/Ov	nership Histor	-					
Transfer D 06/04/12 08/21/96 09/30/85	Date	Pric 90,00	20 Type			Validity		Dee 4009	d Reference 5/245	Deed Type		Grantee		

RESIDENTIAL PROPERTY RECORD CARD 2099

tyler



PARDAT	PARDA	I PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT I	WELDAT	WELDAT D	WELDA'	T DWELDAT	DWELDAT I	OWELDAT	DWELDAT	SALE	S SALES	SALES	SALES	SALES	SALES	SALES	VALUE LEGDAT	
PARID		Street	Suffix	Town		Class	LUC	Calc'd Acres	Story Heigh				Rm Tot	Sedrm	ull Bath P	laif Bath		Grade	CDU	SFLA	SALEK	TY Sale Date	Sales Type	Sale Price	PSF .	Adjusted Price		PSF Legal 1	
334-20.18-191.00-1A		MOKINLEY	AV	DS:Dewey Beach		28	105	0.035	1	10:CONDO FLAT		3:CENTRAL NO AC	4	2	1	0	1:POST & PIERS	C+	AV	S								BOS.30 SURFSIDE	
334-19.12-28.00-3	37871	ABACO	LN	00:None	6AR161C	. 東	105	0.062	1	19:CABIN/COTTAGE	1950	5:CENTRAL FULL AC	5	2	1	0	3:CRAWL	с	AV	560	64279	49 09/19/22	3:Improv Only	397,000	708.93	422,000	753.57	WASHINGTON SQL	ARE LOCATED WEST OF ROUTE 1, AWAY FROM BEACH / OUTSIDE OF DEWEY BEACH
334-20.00-1.00-414	20830	SPRING LAKE	DR	00:None	6AR164C	R.	105	0.156	1	10:CONDO FLAT	1987	5:CENTRAL FULL AC	3	1	1	1	2:5LAB	с	AV	611	64269	16 08/30/22	3:Improv Only	398,000	651.39	425,900	697.05	SPRING LAKE CON	IO LOCATED WEST OF ROUTE 1, AWAY FROM BEACH / OUTSIDE OF DEWEY BEACH
334-19.12-22.00-3	37821	WESTWOOD	DR	00:None	6AR161C	R.	105	0.035	1	09:TWIN	1960	5:CENTRAL FULL AC	5	1	1	0	2:5LAB	D+	AV	375	64134	40 12/22/21	3:Improv Only	400,000	1,055.67	451,600	1,204.27	SEA CLUB VI	LOCATED WEST OF ROUTE 1, AWAY FROM BEACH / OUTSIDE OF DEWEY BEACH
334-20.18-191.00-1A	10	MOKINLEY	AV	DS:Dewey Seach	6GR103C	R.	105	0.035	1	10:CONDO FLAT	1954	3:CENTRAL NO AC	4	2	1	0	1:POST & PIERS	C+	AV	660								BOS.30 SURFSIDE	LOCATED EAST OF ROUTE 1, BEACH INFLU
334-20.14-194.00-1				DS:Dewey Seach	6GR103C	R.	105	0.022	1	10:CONDO FLAT	1981	3:CENTRAL NO AC	4	2	1	0	2:5LAB	C+	AV	520	64258	20 08/05/22	3:Improv Only	590,000	1,134.62	631,300	1,214.04	OCEAN VIEW CON	IO LOCATED EAST OF ROUTE 1, BEACH INFLU
334-20.18-192.00-203	2	MOGINLEY	AV	DS:Dewey Seach	6GR101C	R.	105	0.023	1	10:CONDO FLAT	1976	5:CENTRAL FULL AC	5	2	1	0	2:5LAB	C+	AV	933	64045	0 07/27/21	3:Improv Only	579,000	620.58	676,300	724.87	SUNSPOT CONDO	LOCATED EAST OF ROUTE 1, BEACH INFLU
334-20.18-192.00-204	2	MOGINLEY	AV	DS:Dewey Seach	6GR101C	R.	105	0.023	1	10:CONDO FLAT	1976	5:CENTRAL FULL AC	4	2	1	0	2:5LAB	C+	AV	684	64090	11 10/19/21	3:Improv Only	715,000	1,045.32	\$18,700	1,296.93	SUNSPOT CONDO	LOCATED EAST OF ROUTE 1, BEACH INFLU
334-20.18-221.00-1	21	RODNEY	AV	DS:Dewey Seach	6GR101C	R.	105	0.021	1	10:CONDO FLAT	1977	5:CENTRAL FULL AC	4	2	1	0	2:5LAB	B-	AV	576	63922	12 01/20/21	3:Improv Only	439,000	762.15	533,800	926.74	RODNEY STREET C	INDO LOCATED EAST OF ROUTE 1, BEACH INFLU
334-20.18-221.00-3	21	RODNEY	AV	DS:Dewey Seach	6GR101C	R.	105	0.021	1	10:CONDO FLAT	1977	5:CENTRAL FULL AC	4	2	1	0	2:5LAB	B-	AV	576	64084	57 10/07/21	3:Improv Only	450,000	781.25	515,300	894.62	RODNEY STREET C	INDO LOCATED EAST OF ROUTE 1, BEACH INFLU
334-20.18-221.00-5	23	RODNEY	AV	DS:Dewey Seach	6GR101C	R.	105	0.021	1	10:CONDO FLAT	1977	5:CENTRAL FULL AC	4	2	1	0	2:5LAB	B-	AV	576	64209	53 05/13/22	3:Improv Only	599,000	1,039.93	654,100	1,135.59	RODNEY STREET C	INDO LOCATED EAST OF ROUTE 1, BEACH INFLU
334-23.06-57.00-2C	23	COLLINS	AV	DS:Dewey Seach	6GR105C	R.	105	0.032	1	10:CONDO FLAT	1967	3:CENTRAL NO AC	4	2	1	0	1:POST & PIERS	C+	AV	600	64290	95 10/10/22	3:Improv Only	599,900	999.83	633,500	1,055.83	TIDEWATCH APAR	MENTS LOCATED EAST OF ROUTE 1, BEACH INFLU
334-23.06-57.00-2D	23	COLLINS	AV	DS:Dewey Seach	6GR105C	R.	105	0.032	1	10:CONDO FLAT	1967	3:CENTRAL NO AC	4	2	1	0	1:POST & PIERS	C+	AV	600	64375	91 04/04/23	3:Improv Only	575,000	958.33	583,100	971.83	TIDEWATCH APTS	LOCATED EAST OF ROUTE 1, BEACH INFLU
																							MEDIAN	584,500	979.06	632,400	1.013.83		
																							AVERAGE	568,363	917.75	630,763	1,015.06		

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): William THOMAS MOYER Parcel ID: 334-20,18 - 191.00 - 1A Street Address of Parcel: 10 Mclein LEY AVE. UNIT 1A Current Assessment: \$ 16,950 Purchase Price (Total of Land and Improvement): \$ UNKNOWN Date of Purchase: 1991 Special Conditions of Sale: ________ How was property acquired \Box Private Sale \Box Auction \Box Open Market \Box Family \Box Inherited \Box Other $\Box N - LAWS$ <u>PURCHASED</u> FOR FAMILY USE Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.) Change Year Cost **Description of Property** Number of: Bedrooms: $\underline{\lambda}$ Bathrooms: \underline{I} Fireplaces: $\underline{\mathcal{O}}$ □ Finished Basement □ Finished Attic □ Central Air Porches and Additions: _____/ SCREENED in Porch 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? \$ $\frac{*}{399}$. 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
Briefly discuss the reason for your appeal and	for your conclusion of value:
I HAVE FOUND 3 COMPARABLES	S THAT I PROVIDED TO TYCER TECHNOLOGIES TERMINING MY ASSESSED VALUE.
T HAVE IKED THIOM IN DE	TERMINING MY ASSESSED VALUE.
· · · · · · · · · · · · · · · · · · ·	······································
Comparable Sales	
	les es ef luis 1, 2022. Any comparable sales you intend to discuss at
	Iles as of July 1, 2023. Any comparable sales you intend to discuss at I in or attached to this form, or the Board will not consider them. You
	ce concerning comparable sales not set forth in this form. The assess
value of other properties, or the taxes paid by	other homeowners, is not acceptable as evidence of overvaluation.
not cite the assessed values of other propertie	
You m	nust submit <u>3</u> comparable sales.
	28.00-3 Owner <u>GERALD MARTINEZ</u>
	$O(N \pm 3)$
Sales Price \$ <u>397,000</u>	Date of Sale <i>9│16│∂∂</i>
Sales Price \$ <u>397,000</u> Lot Size/Land Area 0615	Date of Sale <u>716/Э</u> Э Style of House <i>СомРо Мімі им</i>
Lot Size/Land Area	Style of House ConpoMiNivm
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat	Style of House <u>Conpominium</u> throoms: Fireplaces:
Lot Size/Land Area <u>60615</u> Number of: Bedrooms: <u>2</u> Bat	Style of House <u>CoxPoMiNivm</u> throoms: Fireplaces: c □ Central Air
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat	Style of House <u>CoxPoMiNivm</u> throoms: Fireplaces: c □ Central Air
Lot Size/Land Area <u>60615</u> Number of: Bedrooms: <u>2</u> Bat	Style of House <u>ConPoMiNiUM</u> throoms: Fireplaces: <u>↓</u> c □ Central Air EEENED PORCH
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat Finished Basement Finished Attic Porches and Additions: <u>1- ScR</u>	Style of House <u>ConPoMiNiUM</u> throoms: Fireplaces: <u>↓</u> c □ Central Air EEENED PORCH
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat Finished Basement Finished Attic Porches and Additions: <u>1- ScR</u>	Style of House <u>ConPoMiNiUM</u> throoms: Fireplaces: <u>↓</u> c □ Central Air EEENED PORCH
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat Finished Basement Finished Attic Porches and Additions: <u>1- ScR</u>	Style of House <u>ConPoMiNiUM</u> throoms: Fireplaces: c □ Central Air EEENED PORCH
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat Finished Basement Finished Attic Porches and Additions: <u>1- ScR</u>	Style of House <u>ConPoMiNiUM</u> throoms: Fireplaces: c □ Central Air EEENED PORCH
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat Finished Basement Finished Attic Porches and Additions: <u>1 - 5ck</u> Describe Garage or Other Improvement	Style of House <u>ConPoMiNiUM</u> throoms: Fireplaces: c □ Central Air EEENED PORCH
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat Finished Basement Finished Attive Porches and Additions: <u>1 - 5CR</u> Describe Garage or Other Improvement Additional Comments:	Style of House <u>ConPoMiNiVM</u> throoms:Fireplaces: c □ Central Air EEENED PoRCH ts:
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat Finished Basement Finished Attive Porches and Additions: <u>1 - 5CR</u> Describe Garage or Other Improvement Additional Comments:	Style of House <u>ConPoMiNiVM</u> throoms:Fireplaces: c □ Central Air EEENED PoRCH ts:
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat Finished Basement Finished Attive Porches and Additions: <u>1 - 5CR</u> Describe Garage or Other Improvement Additional Comments:	Style of House <u>ConPoMiNiVM</u> throoms:Fireplaces: c □ Central Air EEENED PoRCH ts:
Lot Size/Land Area <u>.0615</u> Number of: Bedrooms: <u>2</u> Bat Finished Basement Finished Attive Porches and Additions: <u>1 - 5CR</u> Describe Garage or Other Improvement Additional Comments:	Style of House <u>ConPoMiNiUM</u> throoms: Fireplaces: c □ Central Air EEENED PORCH

2.	Parcel Number 334-20.00 - 1.00 - 414 Owner OCEAN OF TIME LCC
	Address 20830 SPRING CAKE DR. UNIT 414
	Sales Price \$ 398,000 Date of Sale 8/30/22
	Lot Size/Land Area . 1562 Style of House ConDominium
	Number of: Bedrooms: Bathrooms: Fireplaces:
	Finished Basement Grinished Attic Kontral Air
	Porches and Additions: LARGE PATIO is INCLUDED WITH UNIT
	Describe Garage or Other Improvements:
	BUILT IN 1985 THE UNIT HAS CENTRAL AIR AND A COMMUNITY POOL WITH A WATER VIEW. THE UNIT HAS AN OUTDOOR SHOW AREA AND A STORAGE FACILITY
	Additional Comments:
	THIS UNIT HAS CENTRAL A/C AND iS AT LEAST 20 YEARS NEWER WITH MANY ADDITIONAL FEATURES LISTED ABOUT
3.	Parcel Number 334-19.12-22.00-3 Owner FRANK LEE OLIVER JR. Address 37821 WESTWOOD DR. #3
	Address 57837 Westwood Dic. 43 Sales Price \$ 390,000 Date of Sale $2/14/25$
	Sales Price \$ Date of Sale Date of Sale Room Lot Size/Land Area O354 Style of House Condeministration
	Number of: Bedrooms:
	□ Finished Basement □Finished Attic □ Central Air
	Porches and Additions SCREENED IN PORCH ALONG WITH OUTBOOR PATIO
	Describe Garage or Other Improvements:
	Additional Comments:
	THIS UNIT WAS BUILT IN 1961 AND IS VERY SIMILAR TO MY UNIT MINUS 1 BEDROOM

Witnesses or Agents Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.	
Address	Contact Information (phone and/or e mail)
Owner Certification	
affirms that all statements herein are true Review that the assessment of said prope Signature of Owner or agent ¹ Print Name and Title: Mailing Address: 4001 Kierwa	T. MOYER
20740-13	944
E Mail Address: <u>BMOYER - 63</u>	@ HOTMAIL. COM Telephone: 301 - 580-1292
Please use 🕱 mailing a	ddress 🖾 e mail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before consider your appeal on, the basis of the	e the Board for a formal hearing, please check here 🗖 and the Board will information contained in this form.
I request that Assessment disclose witnesses and exhibits.	
¹ If this form is signed by an agent of the owner, th and represent the interest of the owner herein.	e agent must attach a statement from the owner authorizing the agent to present this appear

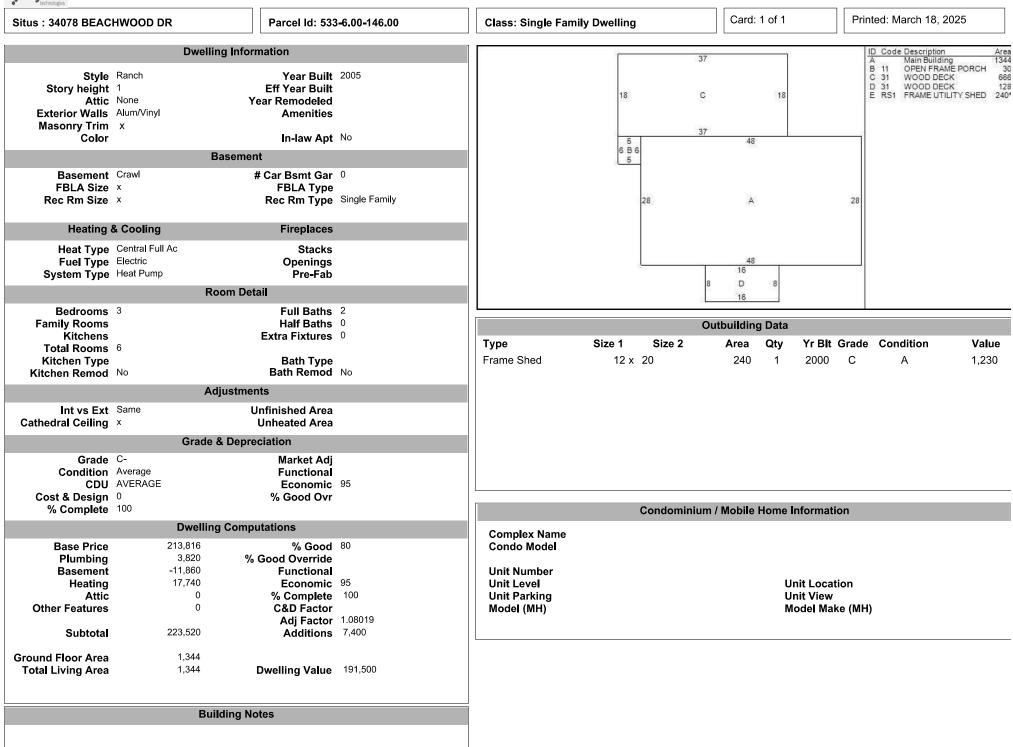
tyler RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 34078 BEACHW	OOD DR	Parcel ID: 5	33-6.00-146.00		Class: Single	e Family Dw	elling	Card: 1	of 1 Prir	ited: March 18, 20)25
CORSINI JENNIF ROBERT AA 34078 BEA	IT OWNER FER MARIE KOSKO ARON CORSINI CHWOOD DR RD DE 19945 Prope	Living Unit	ood 1AR079	0000	Rep22, 1612.59 AM			533-600-1440			
	Land Ir	nformation					A	ssessment Int	formation		
Type Primary Site AC	Size Influence 0.5069	Factors	Influence %	Value 72,250	В	Land Building Total	Assessed 0 0 0	Appraised 72,300 192,700 265,000	Cost 72,300 192,700 265,000	Income 0 0 0	Market 72,300 247,800 320,100
Total Acres: .5069 Spot:		Location:			Val TD:	ue Flag Co 533DM3	st Approach		al Override Reaso Base Date of Valu ective Date of Valu	ie	
		Information						Permit Infor	mation		
Date ID 09/29/22 MEP	Entry Code Occupant Not At Hor	ne	Source Other		Date Issued 11/03/05 06/01/05	Number 101633-2 101633-1		Purpose D010 D010	Deck-Beachwood Dwelling W/Addit	d Lot 8	% Complete
				Sales/Ov	nership Histor	у					
Transfer Date 08/19/19	Price Type 205,000		Validity		Deec 5106	l Reference /95	Deed Type Deed		Grantee CORSINI JENN	IFER MARIE KOS	SKO

RESIDENTIAL PROPERTY RECORD CARD 2099

tvier



Residential

Agent Full

34078 Beachwood Dr, Frankford, DE 19945

Closed | 08/15/19

[] \$205,000



MLS #: Tax ID #: Ownership Interest: Structure Type: Levels/Stories: Furnished: Waterfront: Views: Garage: DESU131930 533-06.00-146.00 Fee Simple Detached 1 No No Trees/Woods No

Sussex, DE

No

\$514

No

А

\$582 / 2018

\$69 / Annually

1,344 / Assessor

1,344 / Assessor

1,344 / Assessor

0.5a / 21780sf / Estimated

Crawl Space

Trees/Woods

1,344

No



Beds: Baths: Above Grade Fin SQFT: Assessor AbvGrd Fin SQFT: Price / Sq Ft: Year Built: Style: Central Air: Basement:

tonichurching,

tempo (

3 2 / 0 1,344 / Assessor 1,344 152.53 2005 Ranch/Rambler Yes No

School District: Sussex DE Quadrants:

Block/Lot:

Association Recreation Fee: No

8

Main

Laminated

Indian River Between Rt 1 & 113

Bed

3

Stick Built, Vinyl Siding

Architectural Shingle

Bath 2 Full

298,000

Map data @2025 Google

Legal Subdivision: Subdiv / Neigh:

Location County:

MLS Area:

In City Limits:

No Baltimore Hundred - Sussex, DE County (31001) Beachwood (Roxana) BEACHWOOD

Association / Community Info

Property Manager:

Taxes and Assessment

Tax Annual Amt / Year: School Tax: County Tax: Clean Green Assess: Zoning:

Rooms

Building Info

Above Grade Fin SQFT: Total Fin SQFT: Tax Total Fin SQFT: Total SQFT: Foundation Details:

Lot

Lot Acres / SQFT: Views:

Ground Rent

Ground Rent Exists:

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,

Construction Materials:

Flooring Type:

Roof:

Matrix

Water Heater;	Accessibility	Features:	None;	Dryer	' In Unit,	Washer	In Unit
---------------	---------------	-----------	-------	-------	------------	--------	---------

Exterior Features

Deck(s); Pool: No Pool; Other Structures: Shed

Central A/C; Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Well; Sewer: Mound System

Remarks Agent:

Public:

Utilities

Utilities:

Vacant - Show Anytime. Water testing results and septic replacement report from Dec 2015 avail.

Don't miss this 3 bed/2 bath rancher located in the quiet 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 office		
Listing Agent:	<u>KIM DERRICKSON</u> (3258811) (Lic# RS-0016963)	(302) 539-7511
Listing Agent Email:	kim@wilgusassociates.com	
Broker of Record:	MICHAEL WILGUS (3259348) <u>Click for License</u>	
Listing Office:	WILGUS ASSOCIATES B (WILGUS) (Lic# RM-0000053)	
	PO Box 309, Bethany Beach, DE 19930-0309	
Office Phone:	(302) 539-7511	Office Fax:(302) 539-1857

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.

Historical Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp: Dual/Var Comm:	\$0 No
Listing Details Original Price: Vacation Rental: Listing Agrmnt Type: Prospects Excluded: Listing Service Type: Dual Agency: Sale Type: Listing Term Begins: Listing Entry Date: Possession: Acceptable Financing: Federal Flood Zone:	\$265,000 No Exclusive Right No Full Service Yes Standard 02/25/2019 02/25/2019 Immediate Cash, Conventional No	Previous List Price: DOM / CDOM: Original MLS Name: Off Market Date: Home Warranty: Documents Available: Seller Concessions:	\$255,900 122 / 122 BRIGHT 08/16/19 No Seller's Property Disclosure
Sale/Lease Contrac Selling Agent: Selling Agent Email: Selling Office: Broker of Record:	KYLIE GIVENS (3258872) (Lic# Unknow kylie@wilgusassociates.com WILGUS ASSOCIATES B (WILGUS) (Lic MICHAEL WILGUS (3259348)	# RM-0000053)	(302) 604-0510
Office Phone: Concessions: Agreement of Sale Dt: Close Sale Type: Buyer Financing:	PO Box 309, Bethany Beach, DE 19930 (302) 539-7511 No 06/26/19 Standard Sale USDA	-0309 Office Fax: Close Date: Close Price: Last List Price:	(302) 539-1857 08/15/19 \$205,000.00 \$235,000.00

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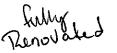
school/district). Any offer of compensation is for MLS subscribers subject to Bright MLS policies and applicable agreements with other MLSs. Copyright 2025. Created: 03/04/2025 12:15 PM



Matrix

Agent Full

Roxana



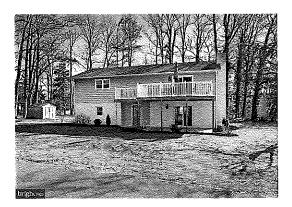


Closed | 03/10/21 35775 Clam Ave, Frankford, DE 19945

Residential

\$284,000

Map data @2025 Google



MLS #: Tax 1D #: **Ownership Interest:** Structure Type: Levels/Stories: Waterfront: Garage:

Location

MLS Area:

In City Limits:

Legal Subdivision:

Property Manager:

Clean Green Assess:

Taxes and Assessment Tax Annual Amt / Year:

Subdiv / Neigh:

County:

DESU176326 533-06.00-141.00 Fee Simple Detached

Beachwood (Roxana)

Baltimore Hundred - Sussex, DE County

2 No No

Sussex, DE

BEACHWOOD

\$542 / 2020

\$64 / Annually

(31001)

No

\$478

AR-1

No

No

Association / Community Info

on churchiRd Beds: 3 Baths: 3 2,200 / Estimated Above Grade Fin SQFT: Assessor AbvGrd Fin SQFT: 0 Price / Sq Ft: 129.09 1974 Year Built: Style: Coastal Central Air:

School District: High School: Middle/Junior School: Elementary School:

Yes No

Between Rt 1 & 113

Bed Bath

Carpet, Ceramic Tile, Laminated

2

1

Aluminum Siding

89.00 x 152.00

2 Full

1 Full

Association Recreation Fee: No

Tax Assessed Value:	2020
Historic:	No
Land Use Code:	RS
Block/Lot:	3

Construction Materials:

Lot Size Dimensions:

Flooring Type:

Roof:

Rooms

Zoning:

School Tax:

County Tax:

Building Info

Foundation Details:

Total Fin SQFT:

Total SQFT:

Above Grade Fin SQFT: 2,200 / Estimated 2,200 / Estimated 2,200 / Estimated Slab

0.47a / 20473sf / Estimated

Lot

Lot Acres / SQFT:

Ground Rent Ground Rent Exists:	No			
Parking Driveway - # of Spaces Total Parking Spaces		2 2	Features:	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

Basement:

Sussex DE Quadrants:

Indian River Indian River Selbyville Lord Baltimore

Main

Lower 1

Asphalt

3/4/25, 11:56 AM	Matrix		
Exterior Features Exterior Features:	Deck(s); Pool: No Pool		
Utilities Utilities:	Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Electric Service Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source	: 200+ Amp Service; Heating: Heat e: Well; Sewer: Low Pressure Pipe (LPP)	
Remarks Public:	This lovely updated 3 bed, 3 bath home in the community of Beac walk through the front door you will immediately be greeted by th home the past few years. Freshly painted walls, new flooring, and living room has new ceiling fans. In the kitchen you will love maki Combination kitchen and dining room- plenty of space to entertain lower level where you will find a new mini bar area. During the wa deck!	e updates that have been done to the a new roof. Every bedroom as well as the ng meals on the new appliances n your guests on the main floor or the	
Listing Office Listing Agent: Listing Agent Email: Broker of Record: Listing Office: Office Manager: Office Phone:	<u>ASHLEY BROSNAHAN</u> (3256745) (Lic# Unknown) <u>ashley@bethanybeach-homes.com</u> Nick D'Ambrosia (18809) <u>Click for License</u> <u>Long & Foster Real Estate, Inc.</u> (LONG001) (Lic# RM-0000186) 33298 Coastal Hwy, Bethany Beach, DE 19930-3781 Todd Vickers (3260550) (302) 539-9040	(302) 841-4200 Office Fax:(302) 539-2185	
Directions			

Directions

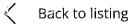
Turn right onto Rd 381A/ Wilgus Cemetery Rd. Turn Right onto Oyster Dr. Home will be on your right.

Historical Compensation

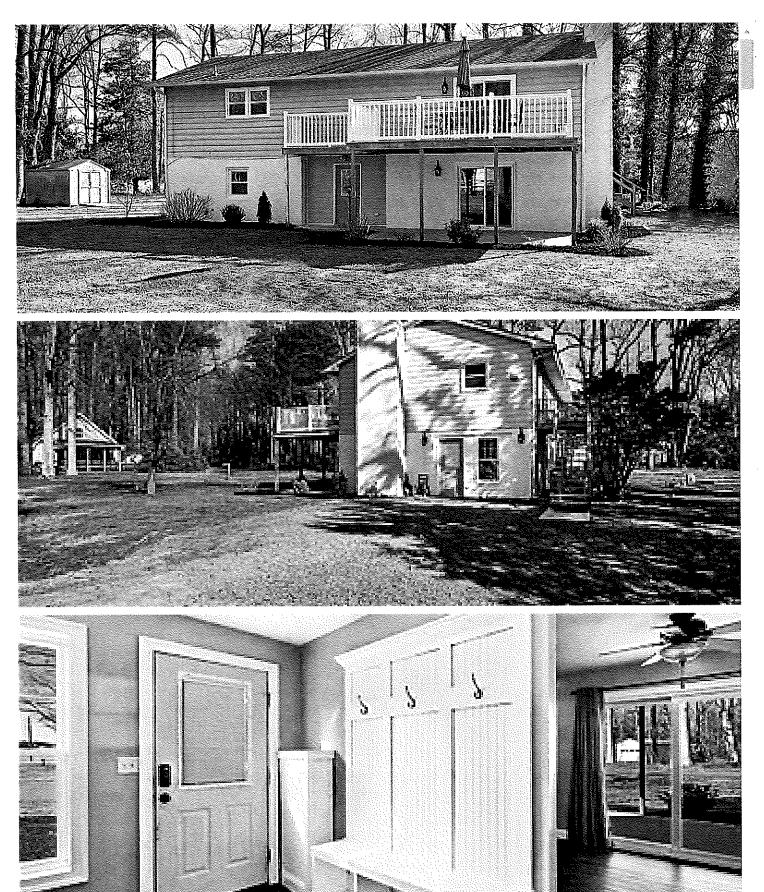
·····			
Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp: Dual/Var Comm:	0% Of Gross No
Listing Details Original Price: Vacation Rental: Listing Agrmnt Type: Prospects Excluded: Listing Service Type: Dual Agency: Sale Type: Listing Term Begins: Listing Entry Date: Possession: Acceptable Financing: Federal Flood Zone: Disclosures:	\$279,000 No Exclusive Right No Full Service Yes Standard 01/22/2021 01/22/2021 Settlement Cash, Conventional No Agent Related to Owner	Owner Name: DOM / CDOM: Original MLS Name: Off Market Date: Lease Considered: Home Warranty: Pets Allowed: Pet Restrictions: Seller Concessions:	Brosnahan Megan Ee 4 / 4 BRIGHT 03/10/21 No No Yes No Pet Restrictions
Sale/Lease Contrac Selling Agent: Selling Agent Email: Selling Office: Responsible Broker: Office Phone: Selling Office Email: Concessions: Agreement of Sale Dt:	JAMIE COLEMAN (3258170) (Lic# Unkn- jcoleman@psre.com Patterson-Schwartz-Rehoboth (PSREAR Joe Pluscht (3167947) (Lic# R1-000287 18958 Coastal Hwy, Rehoboth Beach, D (302) 703-6987 bpeiffer@psre.com No 01/25/21	EH) (Lic# R5-0002482) 6-DE) E 19971-6196 Close Date:	(302) 344-7158 03/10/21
Close Sale Type: Buyer Financing:	Standard Sale VA	Close Price: Last List Price:	\$284,000.00 \$279,000.00

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https://www.zillow.com/homedetails/35775-Clam-Ave-Frankford-DE-19945/81575941_zpid/



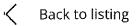
♡ Save 1 Share ••• More



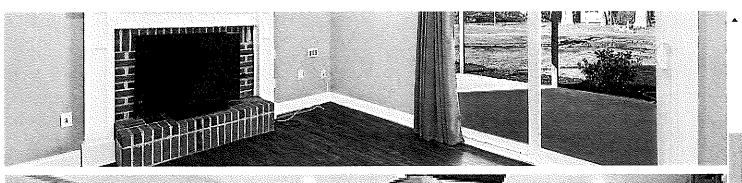


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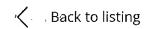








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https://www.zillow.com/homedetails/35775-Clam-Ave-Frankford-DE-19945/81575941_zpid/



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Above Grade Fin SQFT:

Assessor AbvGrd Fin SQFT: 1,152

See

Price / Sq Ft:

Year Built:

Central Air:

Basement:

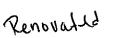
Beds:

Baths:

Style:

Agent Full

Closed | 03/31/23



3

1

205.73

1971

No

No

1,152 / Assessor

Ranch/Rambler

Indian River

Between Rt 1 & 113

Bed Bath

Modular/Pre-Fabricated,

Residential

Frankford



Map data @2025 Google

34640 Pepper Rd, Frankford, DE 19945



MLS #: Tax ID #: Ownership Interest: Structure Type: Levels/Stories: Waterfront: Garage: DESU2031100 533-04.00-44.00 Fee Simple Detached 1 No No

Location

 County:
 Sussex, DE
 School District:

 In City Limits:
 No
 Sussex DE Quadrants:

 MLS Area:
 Baltimore Hundred - Sussex, DE County (31001)
 Sussex DE Quadrants:

 Legal Subdivision:
 BRANCHWOOD
 Subdiv / Neigh:

Taxes and Assessment

Tax Annual Amt / Year:	\$372 / 2022	Tax Assessed Value:	2022
School Tax:	\$331	Land Use Code:	RS
County Tax:	\$41 / Annually	Block/Lot:	2
Clean Green Assess:	No		
Zoning:	GR		

Rooms

Living Room:	Main	21 x 11	Main	3	1 Full
Kitchen:	Main	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)			
Bedroom 2:	Main	8 x 11, Ceiling Fan(s)			
Bedroom 3:	Main	9 x 10, Ceiling Fan(s)			
Laundry:	Main	8 x 6			

Building Info

Building Tuto	
Yr Major Reno/Remodel: 2022 Construction Ma	terials: Frame
Above Grade Fin SQFT: 1,152 / Assessor	
Total Fin SQFT: 1,152 / Assessor	
Tax Total Fin SQFT: 1,152	
Total SQFT: 1,152 / Assessor	
Foundation Details: Block	
Lot	
Lot Acres / SQFT: 0.32a / 13939sf / Assessor Lot Size Dimens	ions: 100.00 x 140.00
Parking	
Total Parking Spaces Unknown Features: Drive	eway

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3/4/25, 12:08 PM

8/4/25, 12:08 PM	Matrix
Interior Features Interior Features:	Accessibility Features: None
Exterior Features Exterior Features:	Pool: No Pool
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 Agent:	Owners name is: Mark Stephan Thomas The contractor will be fixing the subflooring by the front door due 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.
Public:	This completely rehabbed home is almost finished and ready for a new homeowner. Come take a look at all 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.

Listing Office

Listing Agent:	<u>Maria Bennett</u> (3259209) (Lic# RS-0012971)	(302) 541-8787
Listing Agent Email:	mariacbennettrealtor@gmail.com	
Broker of Record:	Sherri Custodio (3260222) <u>Click for License</u>	
Listing Office:	<u>Iron Valley Real Estate at The Beach</u> (IVREATB1) (Lic# Unknown)	
	19323 Lighthouse Plaza Blvd Unit 6, Rehoboth Beach, DE 19971	
Office Manager:	Leslie Huss (3356488)	
Office Phone:	(302) 541-8787	

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

Call today!

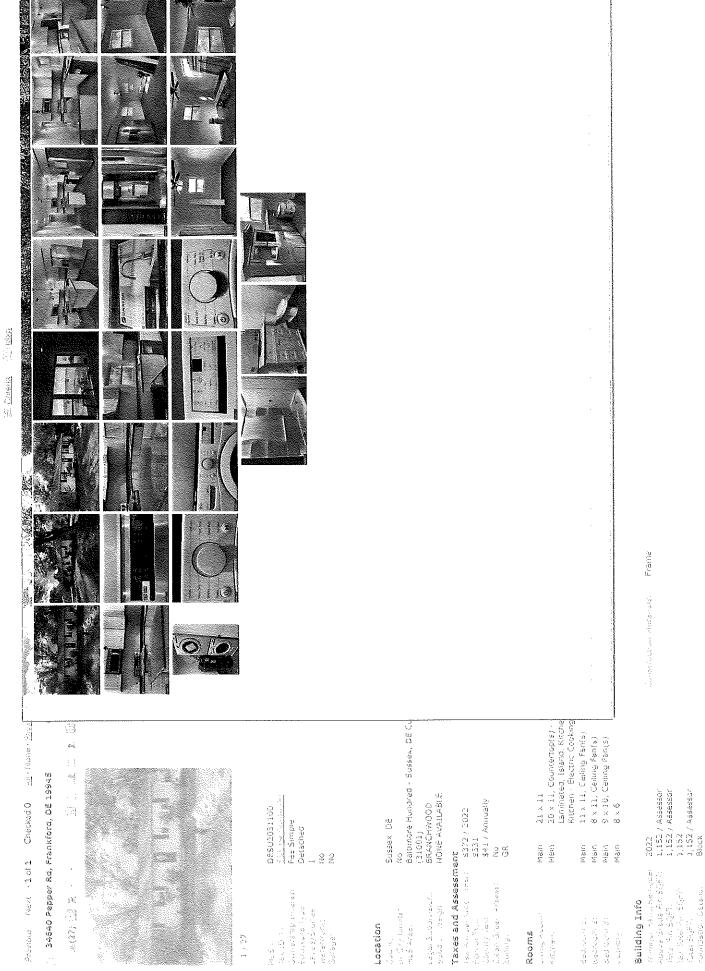
Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp: Dual/Var Comm:	0% Of Gross No
Listing Details Original Price: Vacation Rental: Listing Agrmnt Type: Prospects Excluded: Listing Service Type: Dual Agency: Sale Type: Listing Term Begins: Listing Term Begins: Listing Entry Date: Possession: Acceptable Financing: Federal Flood Zone:	\$229,900 No Exclusive Right No Full Service Yes Standard 10/19/2022 10/19/2022 Immediate Cash, FHA, USDA, VA No	Owner Name: DOM / CDOM: Original MLS Name: Off Market Date: Seller Concessions:	Stephan Thomas Mark 10 / 10 BRIGHT 04/01/23
Sale/Lease Contrac Sell Team Name:	ct <u>The Schrockstars Team</u>	20/01	(202) 041 0205

	The Schröckstars Team		
Selling Agent:	TONI SCHROCK (3259242) (Lic# RS-00	22818)	(302) 841-9296
Selling Agent Email:	<u>toni@theschrockstars.com</u>		
Selling Office:	(NRP14) (Lic# Unknown)		
Broker of Record:	Nick D'Ambrosia (18809)		
	25935 Plaza Dr 15, Millsboro, DE 19966	•	
Office Phone:	(302) 947-9100		
Co-Selling Agent:	Andrea Krivda (3338620) (Lic# RS-003	7932)	
Concessions:	No		
Agreement of Sale Dt:	11/05/22	Close Date:	03/31/23
Close Sale Type:	Standard Sale	Close Price:	\$237,000.00
Buyer Financing:	USDA	Last List Price:	\$229,900.00

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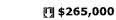
• • •

Agent Full



32201 Phillips Rd, Selbyville, DE 19975

Closed | 04/23/21 Residential







MLS #: Tax ID #: Ownership Interest: Structure Type: Levels/Stories: Furnished: Waterfront: Views: Garage:	DESU179824 533-10.00-5.05 Fee Simple Detached 1 No No Garden/Lawn, Panoramic, Trees/Woods Yes	Beds: Baths: Above Grade Fin SQFT: Assessor AbvGrd Fin SQFT: Price / Sq Ft: Year Built: Property Condition: Style: Central Air: Basement:	3 2 1,500 / Estimated 1,344 176.67 1995 Excellent Ranch/Rambler No			
Location						
County: In City Limits: MLS Area: Subdiv / Neigh:	Sussex, DE No Baltimore Hundred - Sussex, DE County (31001) NONE AVAILABLE	School District: High School: Middle/Junior School: Elementary School: Cross Street: Sussex DE Quadrants:	<u>Indian River</u> Sussex Central Selbyville Phillip C. Showell Roxana Rd/Route 20 Between Rt 1 & 113			
Taxes and Assessm	ent					
Tax Annual Amt / Year: Clean Green Assess: Zoning:	\$536 / 2020 No AR-1	Tax Assessed Value: Land Use Code:	2020 RS			
Rooms			Bed Bath			
Living Room: Dining Room: Kitchen: Primary Bedroom: Bedroom 2: Bedroom 3: Sun/Florida Room:	Main20 x 12, Ceiling Fan(s), FlooringMain9 x 8, Flooring - HardWoodMain12 x 12, Flooring - CarpetMain13 x 12, Flooring - CarpetMain12 x 9, Flooring - CarpetMain14 x 13, Flooring - HardWood) - HardWood	Main 3 2 Full			
Building Info Above Grade Fin SQFT: Total Fin SQFT: Tax Total Fin SQFT: Total SQFT: Wall & Ceiling Types: Foundation Details:	1,500 / Estimated 1,500 / Estimated 1,344 1,500 / Estimated Dry Wall Crawl Space	Construction Materials: Flooring Type: Roof:	Aluminum Siding, Frame Carpet, Ceramic Tile, Hardwood Metal, Pitched			
Lot Lot Acres / SQFT: Views: Fencing:	0.7a / 30492sf / Assessor Garden/Lawn, Panoramic, Trees/Woods Chain Link, Decorative, Partially, Rear, Wood	Lot Size Dimensions;	150.00 x 198.00			
Ground Rent Ground Rent Exists:	Νο					

Ground Rent Exists:

Parking

3/4/25, 12:15 PM		Ma	atrix
Detached Garage - # of Total Parking Spaces	Spaces 2 2	Features:	Detached Garage, Garage - Front Entry, Oversized Garage, Stone Driveway
Interior Features Interior Features:	Treatments, Wood Floors; No Fil Stove, Water Conditioner - Own	replace; Built-In Rang ed, Water Heater; Ac ted, Sliding Glass; W	ional, Kitchen - Table Space, Primary Bath(s), Window ge, Exhaust Fan, Oven/Range - Electric, Refrigerator, ccessibility Features: Other; Main Entrance Lock, Smoke /indow Features: Double Pane, Insulated, Screens;
Exterior Features Exterior Features:	Outbuilding(s), Satellite Dish; D	eck(s), Porch(es); Po	ool: No Pool
Utilities Utilities:	Window Unit(s); Cooling Fuel: E Electric; Water Source: Well; Se	lectric; Heating: Bas wer: Low Pressure P	eboard - Electric; Heating Fuel: Electric; Hot Water: Pipe (LPP)
Remarks Agent:	Seller had soil evaluation perfor	med. Septic System	is being replaced. The septic design has begun.
Public:	Beach & Fenwick Island. This ho natural light to fill the room. Ha plenty of room to add an island detached 2 car garage is large of	ome features a spacio rdwood floors are be if you desire. The rea enough to fit two cars is home has been lov	e private homesite just a few short miles to Bethany ous living room with large windows allowing lots of eautiful and make cleaning a breeze. The kitchen allows ar living room opens to the deck for entertaining. The s or a great place for your hobbies. The rear fenced vingly maintained. New carpet is ordered, brush removal II be installed.
Listing Office			
Listing Agent: Listing Agent Email: Broker of Record: Listing Office:	Shannon Smith Hunt (3260191 shannonsmith@northroprealty.c Nick D'Ambrosia (18809) <u>Click t</u> <u>Northrop Realty</u> (NRP9) (Lic# U 37077 Coastal Hwy, Fenwick Isl	<u>com</u> for <u>License</u> nknown)	(302) 344-0500
Office Manager: Office Phone:	Chrissy Steele (3257227) (302) 539-0800		
Co-Listing Agent:	<u>Mrs. Christine M Lombardi</u> (325		n) (302) 236-2257

Co-Listing Agent: <u>Mrs. Christine M Lombardi</u> (3257175) (Co-Listing Agent Email: <u>christinelombardi@northroprealty.com</u>

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

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp: Dual/Var Comm:	0% Of Gross No
Listing Details Original Price: Vacation Rental: Listing Agrmnt Type: Prospects Excluded: Listing Service Type: Dual Agency: Sale Type: Listing Term Begins: Listing Entry Date: Possession: Acceptable Financing: Federal Flood Zone: Disclosures:	\$299,000 No Exclusive Right No Full Service Yes Standard 03/25/2021 03/25/2021 Settlement Cash, Conventional, FHA, USDA, VA No Prop Disclosure	Owner Name: DOM / CDOM: Original MLS Name: Off Market Date: Documents Available: Pets Allowed: Pet Restrictions: Seller Concessions:	Carney Barbara Phillips 12 / 12 BRIGHT 04/29/21 Seller's Property Disclosure Yes No Pet Restrictions
Sale/Lease Contract Selling Agent: Selling Agent Email: Selling Office: Responsible Broker: Office Phone: Concessions: Agreement of Sale Dt: Close Sale Type: Buyer Financing:	ct <u>KATHY GOODMAN</u> (3258680) (Lic# Unl <u>kathygoodman@remax.net</u> <u>ReMax Coastal</u> (RMCOAST) (Lic# RM-00 Tim Rhodes (3260517) (Lic# RB-00205 300 Ocean View Pkwy, Bethany Beach, (302) 537-3400 No 04/05/21 Standard Sale Cash	(302) 245-4096 04/23/21 \$265,000.00 \$299,000.00	

Matrix

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PARID	St# Street	Su	ıffix	NBHD	Class	Calc'd Acre	s Story Heigh	nt Style	Yrblt	Rm Tot	Bedrm	Full Bath	Half Bat	h Bsmt	Bsmt Car	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	1	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	с	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	1
																							AVERAGE	262.000	214.32	299,000	244,44	
533-6.00-146.00	34078 BEACHWOOD			1AR079	R	0.507	1	03:RANCH	2005	6	3	2	0	3:CRAWL	0		C-	4:Average	AV	1,344			2:Land & Improv	205,000				197.17
533-10.00-5.05	32201 PHILLIPS	8	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	с	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	5	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		LIR.	1AR079	R	0.496	1	03:RANCH	2000	6	3	2	0	3:CRAWL	0		с	4:Average	AV	1,232	6419439	04/19/22	2:Land & Improv	305,000	247.56	335,200	272.08	
533-6.00-115.08	34615 WILGUS CEMET	ERY P	RD	1AR079	R	1.037	1	03:RANCH	1993	6	3	2	0	3:CRAWL	0		с	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	
																							AVERAGE	298,100	240.14	331,940	267.46	
533-6.00-71.02	34319 WILGUS CEMET	ERY F	RD	1AR079	R	1.009	1	03:RANCH	1974	6	3	2	0	3:CRAWL	0		с	4:Average	AV	1,792	6416368	02/25/22	2:Land & Improv	270,000	150.67	300,800	167.86	
																							HOME SOLD "AS-I		AILED - DEI	NREC APPROVED	REPAIR	
																							NEEDS INTERIOR I	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 I Private Sale I Auction I Open Market I Family I Inherited I 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 Style of Home Ranch							
Number of: Bedrooms: <u>3</u> Bathrooms: <u>2</u> Fireplaces: <u>1</u>							
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). 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.

Х

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

You must submit <u>3</u> comparable sales.

Parcel Number <u>533-06.00-141.00</u>	Owner Каген Коуле
Address 35775 Clam Ave	
Sales Price \$ 284,000	Date of Sale 3/10/2021
Lot Size/Land Area	Style of House Ranch
Number of: Bedrooms: <u>3</u>	Bedrooms: <u>3</u> Fireplaces: <u>1</u>
Finished Basement GFinished	Attic 🛛 Central Air
Porches and Additions:	
Describe Garage or Other Improvem	nents:
First floor completely remode neighborhood.	eled. 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	sment from \$327,000 to 298,000, how am I assessed more that Tyler Tech provided.

Address 34807Pequerited Sales Price \$ 287,000 Date of Sale 3010000 Lot Size/Land Area 32 Style of House Renet Pinished Basement Finished Attic Central Air Porches and Additions:	Parcel Number <u>533-4.00-44.00</u>	Owner Lauren Vrooman
Lot Size/Land Area 32 Style of House Rench Number of: Bedrooms: 3 Bedrooms: 1 Fireplaces:	Address 34640 Pepper Rd	
Number of: Bedrooms: 3 Bedrooms: 1 Fireplaces:	Sales Price \$ 237,000	Date of Sale <u>3/31/2023</u>
□ Finished Basement □Finished Attic □ Central Air Porches and Additions:	Lot Size/Land Area	Style of House Rench
Porches and Additions:	Number of: Bedrooms: <u>3</u>	Bedrooms: Fireplaces:
Describe Garage or Other Improvements: Completely remodeled, 1,152 sq ft 1 bath Additional Comments: Additional Comments: Parcel Number 633-1000-5.05 Owner ZMLLC Address 92201 Philips Rd Sales Price \$ 285,000 Date of Sale 42292021 Lot Size/Land Area 70 Style of House Ranch Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: Fireplaces: 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 Tech Used	🗆 Finished Basement 🛛 🗆	Finished Attic 🛛 Central Air
Completely remodeled, 1,152 sq ft 1 bath Additional Comments: Parcel Number 693-10.00-6.05 Parcel Number 693-10.00-6.05 Owner ZIMILC Address 92201 Philips Rd Sales Price \$ 205000 Date of Sale 4/232021 Lot Size/Land Area .70 Style of House Ranch Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: Fireplaces: Fireplaces: Fireplaces: Fireplaces: 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 Tech used	Porches and Additions:	
Completely remodeled, 1,152 sq ft 1 bath Additional Comments: Additional Comments: Parcel Number 633-10.00-5.05 Owner 2JMLLC Address 63201 Phillips Rd Sales Price \$285,000 Date of Sale 4/22/2021 Lot Size/Land Area 70 Style of House Reach Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: Finished Basement Finished Attic 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 Tech used	Describe Garage or Other	mprovements:
Additional Comments: Parcel Number 633-10.00-6.05 Owner ZJM LLC Parcel Number 633-10.00-6.05 Owner ZJM LLC Address 32201 Phillips Rd Date of Sale 4/23/2021 Sales Price \$ 205,000 Date of Sale 4/23/2021 Lot Size/Land Area Style of House Ranch Number of: Bedrooms: 2 Fireplaces:	Completely remodele	
Additional Comments: Parcel Number _533-10.00-5.05 Owner ZJMULC Parcel Number _533-10.00-5.05 Owner ZJMULC Address _32201 Phillips Rd		
Parcel Number 633-10.00-5.05 Owner ZJM LLC Address 32201 Phillips Rd		
Address azzo1 Phillips Rd Sales Price \$ 285,000 Date of Sale 4/23/2021 Lot Size/Land Area _70 Style of House Ranch Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: I Finished Basement IFinished Attic I Central Air Porches and Additions	Additional Comments:	
Address azzo1 Phillips Rd Sales Price \$ 285,000 Date of Sale 4/23/2021 Lot Size/Land Area _70 Style of House Ranch Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: I Finished Basement IFinished Attic I Central Air Porches and Additions		
Address azzo1 Phillips Rd Sales Price \$ 285,000 Date of Sale 4/23/2021 Lot Size/Land Area _70 Style of House Ranch Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: I Finished Basement IFinished Attic I Central Air Porches and Additions		
Address azzo1 Phillips Rd Sales Price \$ 285,000 Date of Sale 4/23/2021 Lot Size/Land Area _70 Style of House Ranch Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: I Finished Basement IFinished Attic I Central Air Porches and Additions		
Address azzo1 Phillips Rd Sales Price \$ 285,000 Date of Sale 4/23/2021 Lot Size/Land Area _70 Style of House Ranch Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: I Finished Basement IFinished Attic I Central Air Porches and Additions		
Sales Price \$ 265,000 Date of Sale 4/23/2021 Lot Size/Land Area _70 Style of House Ranch Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: □ Finished Basement □Finished Attic □ Central Air Porches and Additions	Parcel Number <u>533-10.00-5.05</u>	Owner ZIMLLC
Lot Size/Land Area Style of House Reach Number of: Bedrooms: Bedrooms: Fireplaces: I Finished Basement IFinished Attic Central Air Porches and Additions	Address _32201 Phillips Rd	
Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: I Finished Basement IFinished Attic Central Air Porches and Additions	Sales Price \$ <u>265,000</u>	Date of Sale 4/23/2021
Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: I Finished Basement IFinished Attic Central Air Porches and Additions	Lot Size/Land Area	Style of House Ranch
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 Tech used		
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 Tech used	Finished Basement	Finished Attic 🛛 Central Air
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 Tech	Porches and Additions	
than our house) has a shed and a 2 car garage. This was also comp that Tyler Tech	Describe Garage or Other	Improvements:
used		
used.	than our house) has	a shed and a 2 car garage. This was also comp that Tyler Tech
	used.	
	Additional comments.	
Additional Comments:		

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 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: \$220,000 Signature of Owner or agent ¹ Print Name and Title: Mr Robert Corsin Mailing Address: 34078 Beachwood Dr								
E Mail Address: robcorsini6@gmail.com	Telephone: 443-614-2014							
Please use 🗹 mailing address 🗹 e m	ail for Notice of Hearing and Notice of Decision							
Note: If you do not wish to appear before the Board for a formal hearing, please check here \Box and the Board will consider your appeal on, the basis of the information contained in this form.								
I request that Assessment disclose witnesses and exhib	its. ⊡							
1 million and the second second								
 If this form is signed by an agent of the owner, the agent must atta and represent the interest of the owner herein. 	ach a statement from the owner authorizing the agent to present this appear							