



BOARD OF ASSESSMENT REVIEW MEETING

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

AGENDA

May 12, 2025

10:00 A.M.

Call to Order

Approval of Agenda

Approval of Minutes

1. **April 25, 2025**

Public Comments

Consent Agenda

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



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. Parcel - 134-5.00-116.00-2 – Contance Tjoumas TTEE REV TR
22. Parcel - 134-5.00-123.00 – Harry Ritter
23. Parcel - 134-6.00-103.00 – Marion Spinks
24. Parcel - 134-6.00-348.00 – William Peterson
25. Parcel - 134-7.00-268.00 – Thomas and Kerry Gogarty
26. Parcel - 134-7.00-275.00 – Richard Corrigan
27. Parcel - 134-8.00-42.00-54-6 – R H McLaughlin Rentals LLC
28. Parcel - 134-8.00-165.02-BS103 – Louis Perna TTEE REV TR
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. Parcel - 134-13.00-810.00 – Kelly Felix
46. Parcel - 134-13.00-1279.00 – Cynthia Hetrick
47. Parcel - 134-13.00-1330.00 – Paul and Karen Winicki
48. Parcel - 134-13.16-59.00 – Elizabeth Gruber TTEE
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. Parcel - 134-20.11-32.00 – Todd Moyer
54. Parcel - 135-14.00-252.00 – Paul Van Loon

- 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. Parcel - 235-16.00-44.06 – Gregg Kellogg
- 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. Parcel - 430-9.00-38.06 – Janet Adams
- 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

Adjourn

In accordance with 29 Del. C. §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 <https://sussexcountytde.gov/council-chamber-broadcast>.

The Board of Assessment meeting materials including the “packet”, are electronically accessible on the County’s website at: [Board of Assessment Review Meeting | Sussex County](#)

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.

Mr. Keeler presented amendments to the agenda for the Board's consideration. Mr. Keeler removed Property Assessment Appeal Hearings Valarie Elliott TTEE – 334-20.00-23.00, Jennifer and Robert Corsini – 533-6.00-146.00 and Michael and Susan Smith – 533-19.12-123.00. Mr. Keeler also made a correction to Property Assessment Appeal Hearing Anthaney-Colquhon LLC – 335-8.08-105.00-3, stating that the correct physical address is 117 Savannah Road, Unit 3, Lewes, Delaware 19958 and amended the order of the agenda to move Property Appeal Hearing Alan Roth – 335-8.11-111.00 to the first hearing of the day.

**M25-73
Approve
Agenda**

A Motion was made by Ms. Wahner, seconded by Ms. Angel, to approve the agenda as amended.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Mr. Davis, Yea; Ms. Angel, Yea;
Mr. Roth, Yea**

**M25-74
Approve
Minutes
April 11,
2025**

A Motion was made by Ms. Wahner, seconded by Mr. Davis, to approve the April 11, 2025, minutes.

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 **A Motion was made by Ms. Wahner, seconded by Mr. Davis, to approve the**
Approve **April 14, 2025, minutes.**
Minutes

April 14, 2025 **Motion Adopted: 5 Yeas**

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

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

Consent **Mr. Keeler introduced the Consent agenda items.**
Agenda

M25-76 **A Motion was made by Ms. Godwin, seconded by Ms. Wahner, to approve**
Approve **the following items under the Consent Agenda:**
Consent
Agenda

1. **Parcel – 132-6.00-160.00 – Roger and Diane Harris**
2. **Parcel – 133-17.10-1.00-29 – Teresa Rock Trustee**
3. **Parcel – 133-21.00-29.00 – David Fiorani**
4. **Parcel – 134-5.00-69.00 – Stephen Horchler**
5. **Parcel – 134-5.00-171.01 – Eric Doroshow and Aida Waserstein**
6. **Parcel –134-5.00-273.00 – Patrice Preston**
7. **Parcel – 134-7.00-600.00 – Richard Carletti**
8. **Parcel – 134-8.00-165.02-BS-39 – Alan Walker**
9. **Parcel – 134-9.00-900.00 – Kenneth Willner**
10. **Parcel – 134-12.00-280.01-138 – David Kelley and Ye Moore**
11. **Parcel – 134-20.12-9.00 – Evan Thomas Trustee**
12. **Parcel – 135-11.00-317.00 – John Stoeckel**
13. **Parcel –135-19.12-4.00 – Susanne Laws TTEE LIV TR**
14. **Parcel – 230-1.00-58.00 – Harry Ward TTEE**
15. **Parcel – 232-6.00-8.00 – Sue Murphy TTEE REV TR**

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. Parcel – 332-4.00-53.00-56401 – Gene Sheridan
22. Parcel – 334-5.00-84.00 – Turansky’s Nassau Property LLC
23. Parcel – 334-8.17-127.01 – William and Susan Nussbaum
24. Parcel – 334-8.17-130.00 – Helen Dillon TTEE REV TR
25. Parcel – 334-13.00-1384.00 – James Aliquo Jr. TTEE
26. Parcel – 334-13.20-120.00-2 – Guy Weber Jr.
27. Parcel – 334-14.05-20.00 – David Antonelli
28. Parcel – 334-14.05-32.00 – Morris Antonelli Trustee
29. Parcel – 334-14.17-519.00-3 – Margaret Kempner
30. Parcel – 334-14.18-119.01-A – Deryck Cheney
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. Parcel – 334-20.00-72.00 – Nicholas Revak
35. Parcel – 334-20.10-1.03 – Rocco Abessinio 2012 REV TR
36. Parcel – 334-23.10-6.00 – Donald Mensh
37. Parcel – 335-8.00-50.00 – Ronal Smith REV TR
38. Parcel – 335-8.12-40.00 – Diane Rulka-Rodenberg
39. Parcel – 335-11.00-59.00-T77 – Robert Renault Jr.

40. Parcel – 432-2.00-127.00 – Brian McCurnin TTEE

41. Parcel – 531-11.00-58.00 – Gerald Bell Jr.

42. Parcel – 531-15.00-138.00 – Patsy Green

43. Parcel – 533-12.00-602.00 – Wendy Wilmowski TTEE TR

44. Parcel – 533-19.00-1347.00 – George Homme

45. Parcel – 533-19.07-93.00 – Warren and Mary Patrick

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
Alan Roth**

Mr. Roth introduced Property Assessment Appeal Hearing 335-8.11-111.00 – Alan Roth – 437 Kings Hwy. Lewes, DE 19958.

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

**Property
Hearing
Alan Roth
(continued)**

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 should be determined as vacant land, based on the condition of the 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

Property Hearing
Alan Roth
(continued)

understanding, the property had obtained a certificate of occupancy and that Tyler Technologies may have based their assessment on the completion 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. 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.

M25-77
Close
Property
Hearing
335-8.11-
111.00
Record

A 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. Lewes, DE 19958.

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
335-8.11-
111.00

A Motion was made by Mr. Davis, seconded by Ms. Godwin to deny Property Hearing 335-8.11-111.00 – Alan Roth – 437 Kings Hwy. Lewes, DE 19958.

Motion Adopted: 4 Yeas; 1 Nay

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

**Property
Hearing
David and
Donna
Saunders**

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

Mr. Roth swore in David Saunders, Donna Saunders, Mr. Keeler and Mr. Zuck.

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 Hearing **property's characteristics.**

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

Donna

Saunders
(continued)

property's characteristics.

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
Hearing
133-17.00-
13.03
Record**

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.

Motion Adopted: 5 Years

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Mr. Davis, Yea; Ms. Angel, Yea;
Mr. Roth, Yea**

- M25-80**
Approve
Property
Hearing
133-17.00-
13.03
- 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.**
- Motion Adopted: 4 Yeas; 1 Abstention**
- Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Mr. Davis, Abstain; Ms. Angel, Yea;
Mr. Roth, Yea**
- Property**
Hearing
Denis
Franks
- Mr. Roth introduced Property Assessment Appeal Hearing 134-17.20-229.00 – Denis Franks – 2 N. 6th St. Bethany Beach, DE 19930.**
- 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
134-17.20-
229.00
- 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.**
- 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
Begendorf
- Mr. Roth introduced Property Assessment Appeal Hearing 235-22.00-655.00 – Barbara Begendorf – 16277 Red Fox Ln. Milton, DE 19968.**
- 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.**

**Property
Hearing
Barbara
Begendorf
(continued)**

Ms. 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.

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
Close
Property
Hearing
235-22.00-
655.00
Record**

A Motion was made by Ms. Wahner, seconded by Mr. Davis to close the record on Property Hearing 235-22.00-655.00 – Barbara Begendorf – 16277 Red Fox Ln. Milton, DE 19968.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Mr. Davis, Yea; Ms. Angel, Yea;
Mr. Roth, Yea**

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

**Property
Hearing
Safa
Muhtaseb
(continued)**

a larger, bayfront, comparable sale assessed at \$3,100,040 to support his position. Mr. Muhtaseb mentioned that while the subject property's lot is larger, the shape limits usable space. Mr. Muhtaseb concluded by stating that the assessed value of his property should be adjusted to reflect a figure 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
335-5.00-
112.00
Record**

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.

Motion Adopted: 5 Yeas

**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-
112.00**

A Motion was made by Ms. Godwin, seconded by Ms. Angel to deny Property Hearing 335-5.00-112.00 – RSafa Muhtaseb – 114 W. Cape Shores Dr. Lewes, DE 19958.

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
Colquhon
LLC**

Mr. Roth introduced Property Assessment Appeal Hearing 335-8.08-105.00-3 – Anthaney-Colquhon LLC – 117 Savanah Rd. Unit 3, Lewes, DE 19958.

Mr. Roth swore in Michael Cahoon, Mr. Keeler and Mr. Zuck.

Mr. Cahoon expressed concern that his assessed property value increased

**Property
Hearing
Anthaney
Colquhon
(continued)**

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

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
335-8.08-
105.00-3
Record**

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 Savannah Rd. Unit 3, Lewes, DE 19958.

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Mr. Davis, Yea; Ms. Angel, Yea;
Mr. Roth, Yea**

**M25-90
Deny
Property
Hearing
335-8.08-
105.00-3**

A Motion was made by Ms. Godwin, seconded by Ms. Angel to deny Hearing 335-8.08-105.00-3 – Anthaney-Colquhon LLC – 117 Savannah Rd. Unit 3, Lewes, DE 19958.

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
John
Rohlich**

Mr. Roth introduced Property Assessment Appeal Hearing 531-15.00-60.00 – John Rohlich – 27288 Woodland Rd. Seaford, DE 19973.

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

**Property
Hearing
John
Rohlich
(continued)**

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

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 (continued) 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.

Mr. Roth opened the floor for closing comments.

Mr. Zuck explained the square footage listed on the MLS document is derived from the local assessment office and that those figures represent the square footage prior to the most recent reassessment. Mr. Zuck stated the MLS data will be updated once new data is provided by the assessment office to align with the new property characteristics collected during the current reassessment process.

M25-91 Close Property Hearing 531-15.00-60.00 Record **A Motion was made by Ms. Godwin, seconded by Ms. Angel to close the record for Property Hearing 531-15.00-60.00 – John Rohlich – 27288 Woodland Rd. Seaford, DE 19973.**

Motion Adopted: 5 Yeas

**Vote by Roll Call: Ms. Godwin, Yea; Ms. Wahner, Yea;
Mr. Davis, Yea; Ms. Angel, Yea;
Mr. Roth, Yea**

M25-92 Approve Property Hearing 531-15.00-60.00 **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.**

Motion Adopted: 3 Yeas; 2 Nays

**Vote 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 by Ms. Godwin, seconded by Mr. Davis to adjourn at 2:07pm.**

Motion Adopted: 5 Yeas

**Vote by Roll Call: Mr. Davis, Yea; Ms. Wahner, Yea;
Ms. Godwin, Yea; Ms. Angel, Yea;
Mr. Roth, Yea**

Respectfully submitted,

**Casey Hall
Recording Secretary**

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 130-1.20-24.00

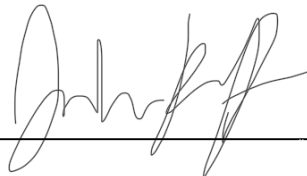
Sussex County Board of Assessment VS Julie Kazimiroff
(Owner Name)

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

Original Value: \$ 496,900


Stipulated Value: \$ 337,100

Date: 4/22/2025

Signature of Owner or duly authorized agent: 

Printed Name: Julie Kazimiroff

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, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 130-1.20-24.00. The adjustment reflects a change in grade and condition that brings the assessed value to \$337,100.



RESIDENTIAL PROPERTY RECORD CARD 2099

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

KAZIMIROFF JULIE
202 S WALNUT ST
MILFORD DE 19963

GENERAL INFORMATION

Living Units 1
Neighborhood 4RR002
Alternate ID 130012000240000000
Vol / Pg 1995/274
District
Zoning TOWN CODES
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2076			40,560

Total Acres: .2076
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
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

Value Flag TD130DM1
Market Approach

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
03/08/24	SNN	Occupant Not At Home	Estimated

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/17/89	48-1	26,000	HIST Remodeling-S.Walnut St.	

Sales/Ownership History

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



RESIDENTIAL PROPERTY RECORD CARD

2099

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

Dwelling Information

Style	Conventional	Year Built	1889
Story height	2.25	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Full	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	1266
Cathedral Ceiling	x	Unheated Area	

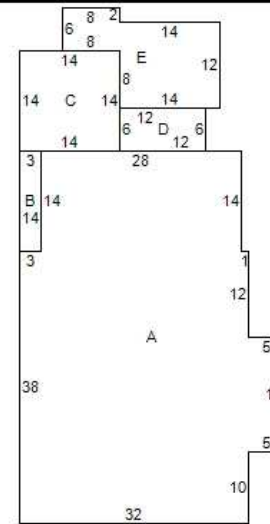
Grade & Depreciation

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

Dwelling Computations

Base Price	460,035	% Good	61
Plumbing	9,370	% Good Override	
Basement	0	Functional	
Heating	38,160	Economic	
Attic	0	% Complete	100
Other Features	-19,560	C&D Factor	
		Adj Factor	1
		Additions	7,800
Subtotal	488,010		
Ground Floor Area	1,688		
Total Living Area	3,798	Dwelling Value	305,500

Building Notes



ID	Code	Description	Area
A		Main Building	1688
B	11	OPEN FRAME PORCH	42
C	12	ENCLOSED FRAME POR...	196
D	11	OPEN FRAME PORCH	72
E	31	WOOD DECK	216
F	WD1	WOOD DECK	130

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Wood Deck	10 x 13		130	1	2000	D	A	1,040

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 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: 4/17/2025

Signature of Owner or duly authorized agent: Jennifer Cinelli-Miller

Printed Name: Jennifer Cinelli-Miller

Date: 4/14/25

Signature of Sussex County Government Representative: Christopher S. Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 130-3.00-263.02. The adjustment reflects a change in approach that brings the assessed value to \$264,500.



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 715 NEW ST

Parcel ID: 130-3.00-263.02

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 22, 2025

CURRENT OWNER

CINELLI-MILLER JENNIFER
715 NEW ST
MILFORD DE 19963

GENERAL INFORMATION

Living Units 1
Neighborhood 4RR005
Alternate ID 130030002630200000
Vol / Pg 3472/125
District
Zoning TOWN CODES
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2032			54,290

Total Acres: .2032
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	54,300	54,300	0	54,300
Building	0	210,200	210,200	0	235,690
Total	0	264,500	264,500	0	289,990

Value Flag TD130DM2
Cost Approach

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
03/05/24	WPC	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/10/07	180,900			3472/125		
06/23/06	179,900					
04/13/06	139,800					
04/13/06	139,800					
02/03/05	45,000					



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 715 NEW ST

Parcel Id: 130-3.00-263.02

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 22, 2025

Dwelling Information

Style	Ranch	Year Built	2007
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

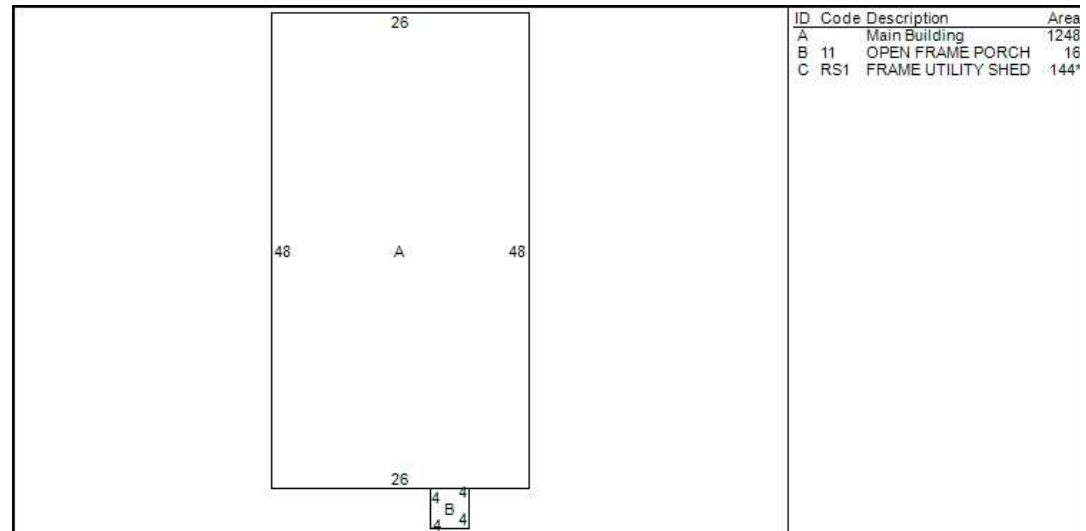
Grade & Depreciation

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

Dwelling Computations

Base Price	212,318	% Good	93
Plumbing	6,700	% Good Override	
Basement	-11,780	Functional	
Heating	17,610	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	224,850	Additions	400
Ground Floor Area	1,248		
Total Living Area	1,248	Dwelling Value	209,500

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 12		144	1	2000	C	A	740

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 130-3.07-49.00

Sussex County Board of Assessment VS CBYW Seafood Procco 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: \$ 14,057,900

Stipulated Value: \$ 7,459,500

Date: 4/16/2025

Signature of Owner or duly authorized agent: Thomas Coots

Printed Name: Thomas Coots - Agent

Date: 4/9/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 130-3.07-49.00. The adjustment reflects a change in income and expense that brings the assessed value to \$7,459,500.

Situs : 700 MARVEL RD

PARCEL ID: 130-3.07-49.00

Class: 506

Card: 1 of 4

Printed: April 21, 2025

CURRENT OWNER

CBYW MILFORD PROPCO LLC
WELLTOWER INC
4500 DORR STREET
TOLEDO OH 43604
4765/89 09/07/2017

GENERAL INFORMATION

Living Units 0
Neighborhood 4RC001
Alternate ID 130030700490000000
Vol / Pg 4765/89
District
Zoning TOWN CODES
Class

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		400,000
Residual	AC	3.4700		416,400

Total Acres: 4.47
Spot:

Location: 4 MAJOR STRIP

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	816,400	816,400	816,400	0
Building	0	6,643,100	12,649,300	6,643,100	0
Total	0	7,459,500	13,465,700	7,459,500	0

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
09/14/22	AJR	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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 Es
10/14/94	755-1	1,200,000	HIST	Adds.,Remod.Nurs.Hm.-Milford

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		

Inspection Witnessed By _____

Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 1 of 4

Printed: April 21, 2025

Building Information

Year Built/Eff Year 1994 /
Building # 1
Structure Type Nursing Home
Identical Units 1
Total Units 136
Grade B
Covered Parking
Uncovered Parking
DBA GENESIS
MILFORD CENTER

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	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

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	41,028	Nursing Home	55	100	4,747,070
2	5,454	Cafeteria	55	100	536,070

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	1994			1	30,000	C	A	48,330

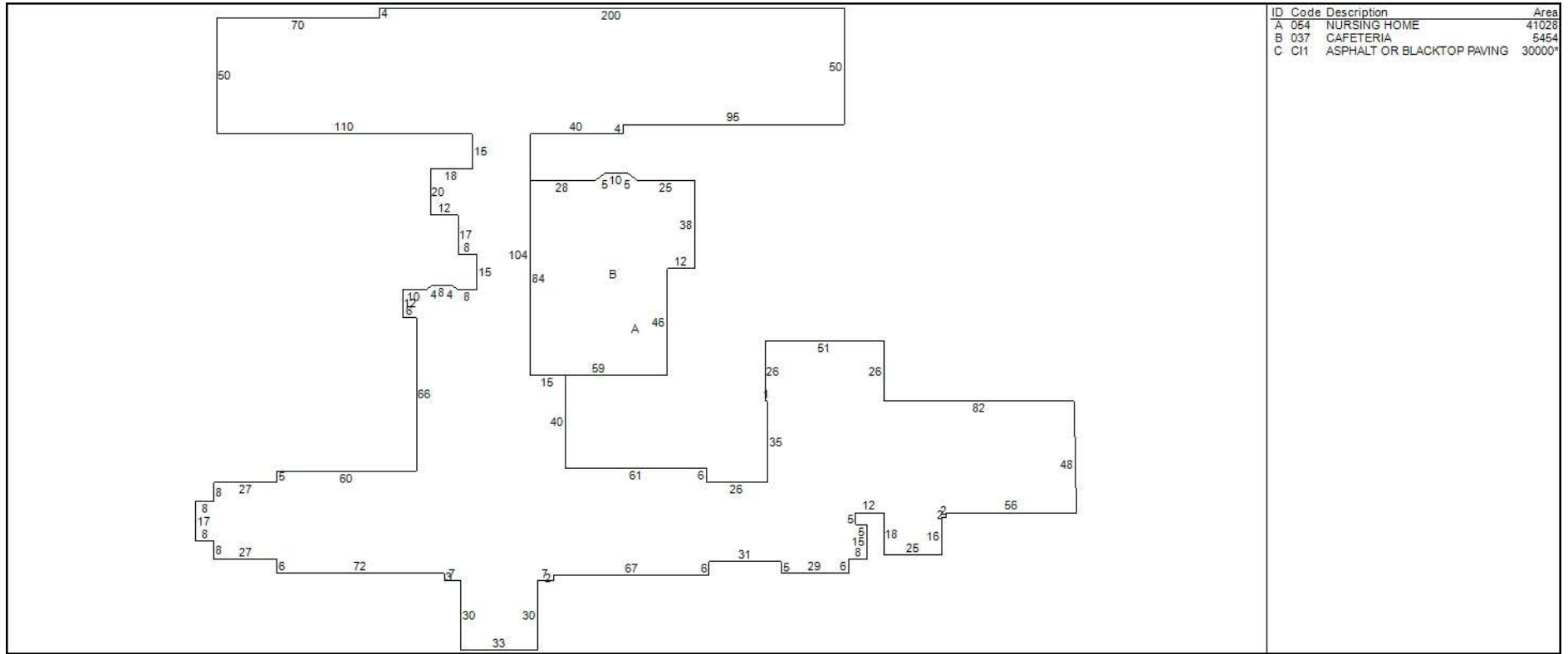
Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 1 of 4

Printed: April 21, 2025



Additional Property Photos



Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 1 of 4

Printed: April 21, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
13	H	004 Hotel	136	41,028	200.00	32.2	3,196,816	45		0	1,758,249	65			1,142,862	1,142,862	615,387
16	S	004 General Restaurant	0	5,454	24.00		130,896	5		0	124,351	25			31,088	31,088	93,263

Apartment Detail - Building 1 of 4

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 4

Total Gross Building Area	46,482
Replace, Cost New Less Depr	6,243,720
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	200
Final Building Value	12,487,440
Value per SF	268.65

Notes - Building 1 of 4

--

Income Summary (Includes all Building on Parcel)

Total Net Income	708,650
Capitalization Rate	0.095000
Sub total	7,459,470
Residual Land Value	
Final Income Value	7,459,470
Total Gross Rent Area	46,482
Total Gross Building Area	46,482

Situated : 700 MARVEL RD

PARCEL ID: 130-3.07-49.00

Class: 506

Card: 2 of 4

Printed: April 21, 2025

CURRENT OWNER

CBYW MILFORD PROPCO LLC
WELLTOWER INC
4500 DORR STREET
TOLEDO OH 43604
4765/89 09/07/2017

GENERAL INFORMATION

Living Units 0
Neighborhood 4RC001
Alternate ID 130030700490000000
Vol / Pg 4765/89
District
Zoning TOWN CODES
Class

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		400,000
Residual	AC	3.4700		416,400
Total Acres: 4.47				
Spot: Location: 4 MAJOR STRIP				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	816,400	816,400	816,400	0
Building	0	6,643,100	12,649,300	6,643,100	0
Total	0	7,459,500	13,465,700	7,459,500	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	Income Approach				
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/14/22	AJR	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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 Es
10/14/94	755-1	1,200,000	HIST	Adds.,Remod.Nurs.Hm.-Milford

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		

Inspection Witnessed By _____

Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 2 of 4

Printed: April 21, 2025

Building Information

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

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

2	Det Garage	1994	33	37	1	1,221	C	A	30,410
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Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 2 of 4

Printed: April 21, 2025

Additional Property Photos



Situs : 700 MARVEL RD	Parcel Id: 130-3.07-49.00	Class: 506	Card: 2 of 4	Printed: April 21, 2025
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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
13	H	004 Hotel	136	41,028	200.00	32.2	3,196,816	45		0	1,758,249	65			1,142,862	1,142,862	615,387
16	S	004 General Restaurant	0	5,454	24.00		130,896	5		0	124,351	25			31,088	31,088	93,263

Apartment Detail - Building 2 of 4

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 2 of 4

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	200
Final Building Value	
Value per SF	0.00

Notes - Building 2 of 4

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Income Summary (Includes all Building on Parcel)

Total Net Income	708,650
Capitalization Rate	0.095000
Sub total	7,459,470
Residual Land Value	
Final Income Value	7,459,470
Total Gross Rent Area	46,482
Total Gross Building Area	46,482

Situated : 700 MARVEL RD

PARCEL ID: 130-3.07-49.00

Class: 506

Card: 3 of 4

Printed: April 21, 2025

CURRENT OWNER

CBYW MILFORD PROPCO LLC
WELLTOWER INC
4500 DORR STREET
TOLEDO OH 43604
4765/89 09/07/2017

GENERAL INFORMATION

Living Units 0
Neighborhood 4RC001
Alternate ID 130030700490000000
Vol / Pg 4765/89
District
Zoning TOWN CODES
Class

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		400,000
Residual	AC	3.4700		416,400

Total Acres: 4.47
Spot:

Location: 4 MAJOR STRIP

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	816,400	816,400	816,400	0
Building	0	6,643,100	12,649,300	6,643,100	0
Total	0	7,459,500	13,465,700	7,459,500	0

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
09/14/22	AJR	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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 Es
10/14/94	755-1	1,200,000	HIST	Adds.,Remod.Nurs.Hm.-Milford

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		

Inspection Witnessed By _____

Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 3 of 4

Printed: April 21, 2025

Building Information

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

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

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

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

3	Frame Shed	1994	8	12	1	96	C	A	390
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Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 3 of 4

Printed: April 21, 2025

Additional Property Photos





Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 3 of 4

Printed: April 21, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
13	H	004	Hotel	136	41,028	200.00	32.2	3,196,816	45		0	1,758,249	65			1,142,862	1,142,862	615,387
16	S	004	General Restaurant	0	5,454	24.00		130,896	5		0	124,351	25			31,088	31,088	93,263

Apartment Detail - Building 3 of 4

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 3 of 4

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	200
Final Building Value	
Value per SF	0.00

Notes - Building 3 of 4

--

Income Summary (Includes all Building on Parcel)

Total Net Income	708,650
Capitalization Rate	0.095000
Sub total	7,459,470
Residual Land Value	
Final Income Value	7,459,470
Total Gross Rent Area	46,482
Total Gross Building Area	46,482

Situs : 700 MARVEL RD

PARCEL ID: 130-3.07-49.00

Class: 506

Card: 4 of 4

Printed: April 21, 2025

CURRENT OWNER

CBYW MILFORD PROPCO LLC
WELLTOWER INC
4500 DORR STREET
TOLEDO OH 43604
4765/89 09/07/2017

GENERAL INFORMATION

Living Units 0
Neighborhood 4RC001
Alternate ID 130030700490000000
Vol / Pg 4765/89
District
Zoning TOWN CODES
Class



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		400,000
Residual	AC	3.4700		416,400
Total Acres: 4.47				
Spot: Location: 4 MAJOR STRIP				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	816,400	816,400	816,400	0
Building	0	6,643,100	12,649,300	6,643,100	0
Total	0	7,459,500	13,465,700	7,459,500	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	Income Approach				
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/14/22	AJR	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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 Es
10/14/94	755-1	1,200,000	HIST	Adds.,Remod.Nurs.Hm.-Milford

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		

Inspection Witnessed By _____

Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 4 of 4

Printed: April 21, 2025

Building Information

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

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
4	Conc Pave	1994			1	500	C	A	1,810

Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 4 of 4

Printed: April 21, 2025

Additional Property Photos



Situs : 700 MARVEL RD

Parcel Id: 130-3.07-49.00

Class: 506

Card: 4 of 4

Printed: April 21, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
13	H	004 Hotel	136	41,028	200.00	32.2	3,196,816	45		0	1,758,249	65			1,142,862	1,142,862	615,387
16	S	004 General Restaurant	0	5,454	24.00		130,896	5		0	124,351	25			31,088	31,088	93,263

Apartment Detail - Building 4 of 4

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 4 of 4

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	200
Final Building Value	
Value per SF	0.00

Notes - Building 4 of 4

--

Income Summary (Includes all Building on Parcel)

Total Net Income	708,650
Capitalization Rate	0.095000
Sub total	7,459,470
Residual Land Value	
Final Income Value	7,459,470
Total Gross Rent Area	46,482
Total Gross Building Area	46,482



Outlook

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 <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 : 6501 RAY RD****Parcel ID: 131-10.00-31.03****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNER

JETER GARY JETER TTEE REV TR
JENNIFER KAY KIRBY-JETER TTEE REV TR
6501 RAY RD
BRIDGEVILLE DE 19933

GENERAL INFORMATION

Living Units 1
Neighborhood 5AR001
Alternate ID
Vol / Pg 6056/277
District
Zoning
Class Residential

Property Notes**Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000			57,750
Residual	AC	1.1800			12,330

Total Acres: 2.18
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	70,100	70,100	0	70,100
Building	0	509,800	542,000	0	509,820
Total	0	579,900	612,100	0	579,920

Value Flag Market Approach
TD131DM1

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
06/20/24	JTS	Data Mailer Change	Owner
08/14/23	SMD	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/20/17	201710041	18,666	A186 51 Roof Mount Solar Panels	
05/15/17	201704819	5,984	A017 16' X 44' Deck Over 30"	
09/16/14	201408197	64,890	A108 Finish Off Existing Upstairs, Turnin	
06/15/12	1467-4	15,280	HIST Pole Bldg-Ne/Rd 563 Lot 3	
02/18/11	1467-3	15,600	HIST Pole Bldg-Ne/Rd 563 Lot 3	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/21/24				6056/277	Deed	JETER GARY JETER TTEE REV TR
10/06/16	415,000			4605/319		
11/19/09	325,000					
05/09/03	34,900					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 6501 RAY RD

Parcel Id: 131-10.00-31.03

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Cape Cod	Year Built	2004
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	Solar Energy
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

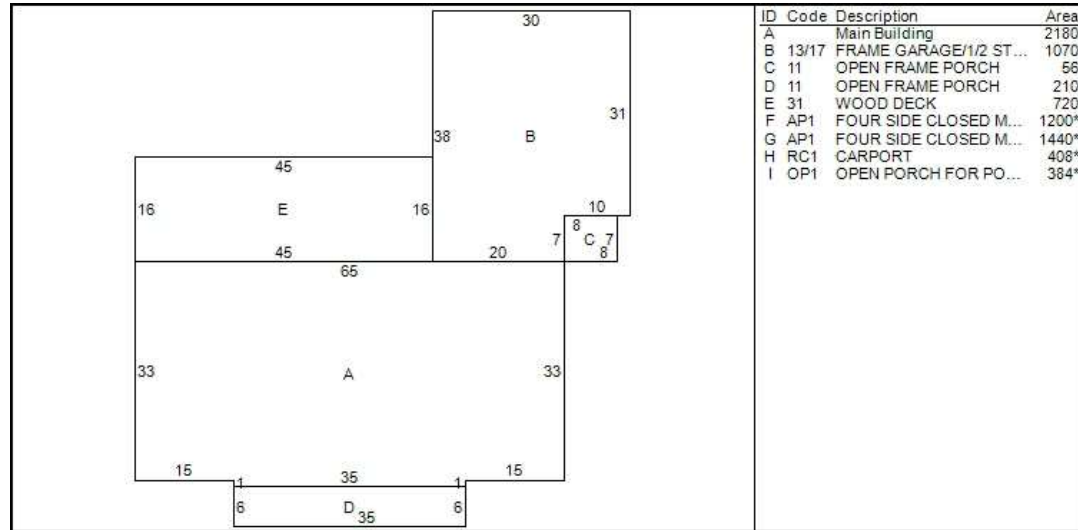
Grade & Depreciation

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

Dwelling Computations

Base Price	524,975	% Good	77
Plumbing	16,740	% Good Override	
Basement	-23,300	Functional	
Heating	43,550	Economic	
Attic	0	% Complete	100
Other Features	3,220	C&D Factor	
		Adj Factor	1
Subtotal	565,190	Additions	70,600
Ground Floor Area	2,180		
Total Living Area	3,805	Dwelling Value	505,800

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pole Bldg	30 x 40		1,200	1	2000	C	A	15,070
Pole Bldg	30 x 48		1,440	1	2000	C	A	18,080
Carport	12 x 34		408	1	2000	C	A	1,540
Ofp	8 x 48		384	1	2000	C	A	1,480

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 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: [Signature]

Printed Name: Steve McCann

Date: 4/11/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 131-10.00-51.00. The adjustment reflects a change in approach and market adjustment that brings the assessed value to \$1,389,900.

Situs : 8100 SEASHORE HWY

PARCEL ID: 131-10.00-51.00

Class: 708

Card: 1 of 10

Printed: April 24, 2025

CURRENT OWNER

AMP PROPERTIES LLC
9022 AUSTIN LN
BRIDGEVILLE DE 19933
5834/82 12/30/2022

GENERAL INFORMATION

Living Units 0
Neighborhood 5EC001
Alternate ID 131100000510000000
Vol / Pg 5834/82
District
Zoning TOWN CODES
Class

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			75,000
Residual	AC 24.3500			365,250
Total Acres: 25.35 Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	365,300	440,300	440,300	440,300	0
Building	0	948,700	948,700	1,379,100	0
Total	365,300	1,389,000	1,389,000	1,819,400	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag	Cost Approach				
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/20/23	CMP	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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 Mil
05/05/94	1483-2	120,000	HIST	Multi-Family Dwlg.-W/404,400'N/1
04/22/93	1483-1	96,000	HIST	Farm Bldg.-W/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 _____

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	Type	+/-	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		1	Overhead Dr-Wood/Mtl		216	1		1							
Identical Units	1		1	Enclosed Entry		500	1		1							
Total Units			1	Overhead Dr-Wood/Mtl		280	1		2							
Grade	C+															
# Covered Parking																
# Uncovered Parking																
DBA	SAYRE BALDWIN															
	FARMS WAREHOU															

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	16,000	560	Warehouse/Lt Mfg	18	Metal, Sand	Steel	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail						Outbuilding Data									
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Type	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	E	A	6,790

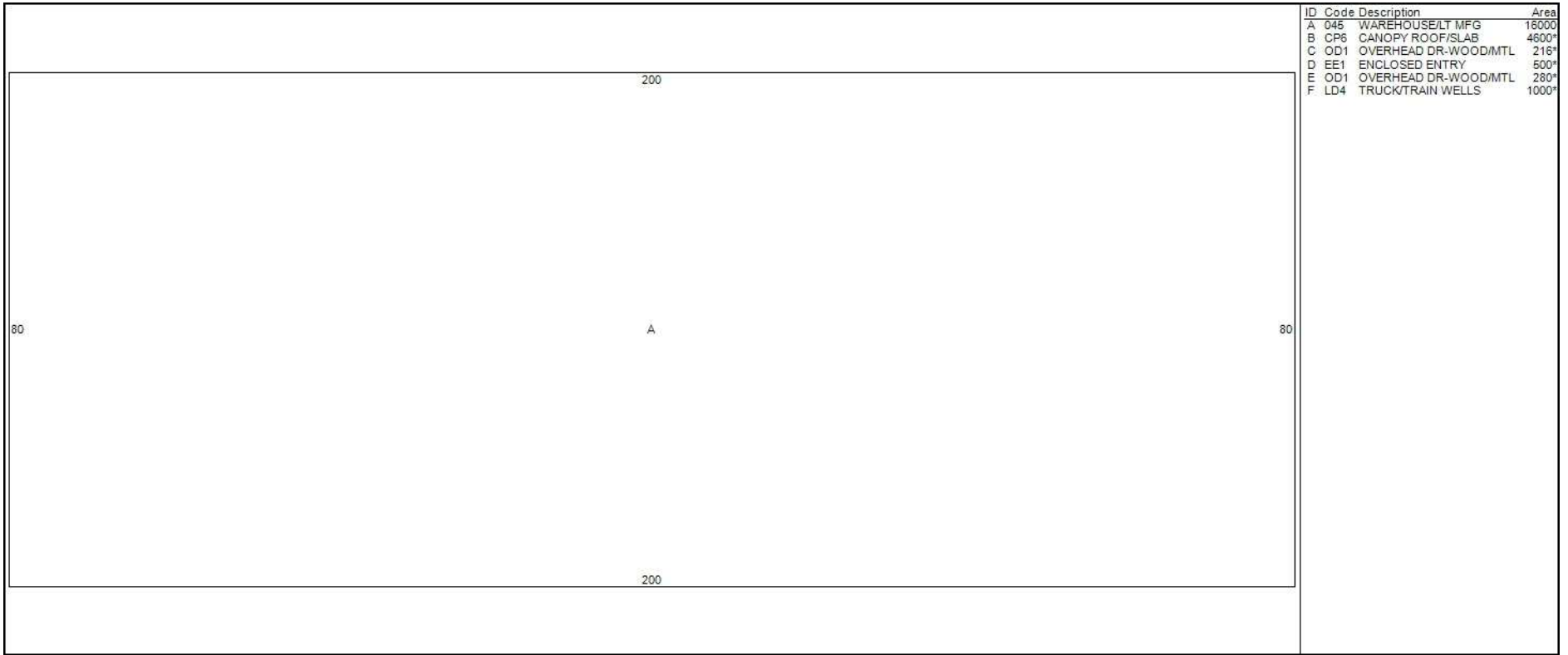
Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 1 of 10

Printed: April 24, 2025



Additional Property Photos



Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 1 of 10

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
06	S	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,089
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,850

Apartment Detail - Building 1 of 11

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 11

Total Gross Building Area	16,000
Replace, Cost New Less Depr	356,980
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	356,980
Value per SF	22.31

Notes - Building 1 of 11

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Income Summary (Includes all Building on Parcel)

Total Net Income	181,939
Capitalization Rate	0.100000
Sub total	1,819,390
Residual Land Value	
Final Income Value	1,819,390
Total Gross Rent Area	31,320
Total Gross Building Area	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

AMP PROPERTIES LLC
9022 AUSTIN LN
BRIDGEVILLE DE 19933
5834/82 12/30/2022

GENERAL INFORMATION

Living Units 0
Neighborhood 5EC001
Alternate ID 131100000510000000
Vol / Pg 5834/82
District
Zoning TOWN CODES
Class

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			75,000
Residual	AC 24.3500			365,250
Total Acres: 25.35 Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	365,300	440,300	440,300	440,300	0
Building	0	948,700	948,700	1,379,100	0
Total	365,300	1,389,000	1,389,000	1,819,400	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	Cost Approach				
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
09/20/23	CMP	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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 Mil
05/05/94	1483-2	120,000	HIST	Multi-Family Dwlg.-W/404,400'N/1
04/22/93	1483-1	96,000	HIST	Farm Bldg.-W/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 _____

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 2 of 10

Printed: April 24, 2025

Building Information			Building Other Features															
Year Built/Eff Year	2000	/	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
Building #	1		1	Overhead Dr-Wood/Mtl		300	1			1								
Structure Type	Warehouse		1	Overhead Dr-Wood/Mtl		240	1			1								
Identical Units	1		1	Overhead Dr-Wood/Mtl		133	1			1								
Total Units																		
Grade	C																	
# Covered Parking																		
# Uncovered Parking																		
DBA	Sayre Baldwin Farms Warehouse																	

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	11,680	452	Warehouse/Lt Mfg	16	Metal, Sand	Steel	Normal	None	None	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	11,680	Warehouse/Lt Mfg	53	100	432,230

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
2	Conc Pave	2000			1	500	C	A	1,810

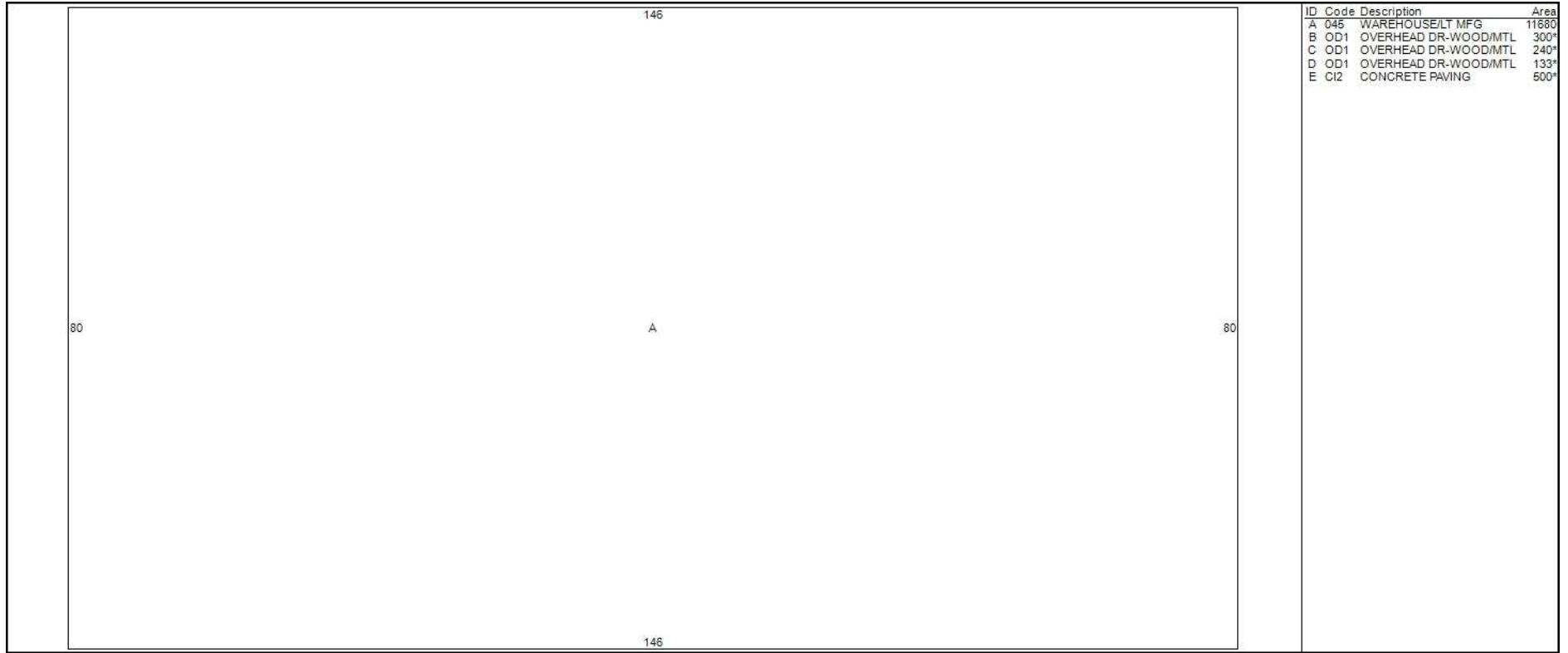
Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 2 of 10

Printed: April 24, 2025



Additional Property Photos



Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 2 of 10

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
06	S	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,089
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,850

Apartment Detail - Building 2 of 11

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 2 of 11

Total Gross Building Area	11,680
Replace, Cost New Less Depr	432,230
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	432,230
Value per SF	37.01

Notes - Building 2 of 11

Income Summary (Includes all Building on Parcel)

Total Net Income	181,939
Capitalization Rate	0.100000
Sub total	1,819,390
Residual Land Value	
Final Income Value	1,819,390
Total Gross Rent Area	31,320
Total Gross Building Area	31,320

Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 3 of 10	Printed: April 24, 2025
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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 Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			75,000
Residual	AC 24.3500			365,250
Total Acres: 25.35 Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	365,300	440,300	440,300	440,300	0
Building	0	948,700	948,700	1,379,100	0
Total	365,300	1,389,000	1,389,000	1,819,400	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag	Cost Approach				
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/20/23	CMP	Entrance Gained	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
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 Mil
05/05/94	1483-2	120,000	HIST	Multi-Family Dwlg.-W/404,400'N/1
04/22/93	1483-1	96,000	HIST	Farm Bldg.-W/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 _____

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 3 of 10

Printed: April 24, 2025

Building Information

Year Built/Eff Year 1990 /
Building # 1
Structure Type Office Bldg L/R-(1-4
Identical Units 1
Total Units
Grade C
Covered Parking
Uncovered Parking
DBA Offices

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,640	Multi-Use Office	11	100	49,180

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
3	Conc Pave	2000			1	950	C	A	3,450



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
				140					A	082	MULTI-USE OFFICE	3640
				26					B	CI2	CONCRETE PAVING	950*
				A								
				140								

Additional Property Photos

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 3 of 10

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
06	S	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,089
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,850

Apartment Detail - Building 3 of 11

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 3 of 11

Total Gross Building Area	3,640
Replace, Cost New Less Depr	49,180
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	49,180
Value per SF	13.51

Notes - Building 3 of 11

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Income Summary (Includes all Building on Parcel)

Total Net Income	181,939
Capitalization Rate	0.100000
Sub total	1,819,390
Residual Land Value	
Final Income Value	1,819,390
Total Gross Rent Area	31,320
Total Gross Building Area	31,320

Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 4 of 10	Printed: April 24, 2025
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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 Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		75,000
Residual	AC	24.3500		365,250
Total Acres: 25.35 Spot: _____ Location: 6 NEIGHBORHOOD OR SPOT				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	365,300	440,300	440,300	440,300	0
Building	0	948,700	948,700	1,379,100	0
Total	365,300	1,389,000	1,389,000	1,819,400	0
<div style="display: flex; justify-content: space-between;"> <div> Value Flag Cost Approach Gross Building: </div> <div> Manual Override Reason Base Date of Value Effective Date of Value </div> </div>					

Entrance Information			
Date	ID	Entry Code	Source
09/20/23	CMP	Entrance Gained	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
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 Mil
05/05/94	1483-2	120,000	HIST	Multi-Family Dwlg.-W/404,400'N/1
04/22/93	1483-1	96,000	HIST	Farm Bldg.-W/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 _____

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 Office Bldg L/R-(1-4
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

4	Conc Pave	2000			1	360	C	A	1,310
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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

Additional Property Photos

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 4 of 10

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
06	S	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,089
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,850

Apartment Detail - Building 4 of 11

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 4 of 11

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

Notes - Building 4 of 11

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Income Summary (Includes all Building on Parcel)

Total Net Income	181,939
Capitalization Rate	0.100000
Sub total	1,819,390
Residual Land Value	
Final Income Value	1,819,390
Total Gross Rent Area	31,320
Total Gross Building Area	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

AMP PROPERTIES LLC
9022 AUSTIN LN
BRIDGEVILLE DE 19933
5834/82 12/30/2022

GENERAL INFORMATION

Living Units 0
Neighborhood 5EC001
Alternate ID 131100000510000000
Vol / Pg 5834/82
District
Zoning TOWN CODES
Class

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			75,000
Residual	AC 24.3500			365,250
Total Acres: 25.35 Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Entrance Information

Date	ID	Entry Code	Source
09/20/23	CMP	Entrance Gained	Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	365,300	440,300	440,300	440,300	0
Building	0	948,700	948,700	1,379,100	0
Total	365,300	1,389,000	1,389,000	1,819,400	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	Cost Approach				
Gross Building:					

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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 Mil
05/05/94	1483-2	120,000	HIST	Multi-Family Dwlg.-W/404,400'N/1
04/22/93	1483-1	96,000	HIST	Farm Bldg.-W/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 _____

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 5 of 10

Printed: April 24, 2025

Building Information

Year Built/Eff Year /
Building #
Structure Type Office Bldg L/R-(1-4
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

5	Truck Scal	2000	1	500	1	500	C	A	45,510
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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

Additional Property Photos

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 5 of 10

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
06	S	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,089
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,850

Apartment Detail - Building 5 of 11

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 5 of 11

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 5 of 11

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Income Summary (Includes all Building on Parcel)

Total Net Income	181,939
Capitalization Rate	0.100000
Sub total	1,819,390
Residual Land Value	
Final Income Value	1,819,390
Total Gross Rent Area	31,320
Total Gross Building Area	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

AMP PROPERTIES LLC
9022 AUSTIN LN
BRIDGEVILLE DE 19933
5834/82 12/30/2022

GENERAL INFORMATION

Living Units 0
Neighborhood 5EC001
Alternate ID 131100000510000000
Vol / Pg 5834/82
District
Zoning TOWN CODES
Class

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			75,000
Residual	AC 24.3500			365,250
Total Acres: 25.35 Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Entrance Information

Date	ID	Entry Code	Source
09/20/23	CMP	Entrance Gained	Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	365,300	440,300	440,300	440,300	0
Building	0	948,700	948,700	1,379,100	0
Total	365,300	1,389,000	1,389,000	1,819,400	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	Cost Approach				
Gross Building:					

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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 Mil
05/05/94	1483-2	120,000	HIST	Multi-Family Dwlg.-W/404,400'N/1
04/22/93	1483-1	96,000	HIST	Farm Bldg.-W/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 _____

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 6 of 10

Printed: April 24, 2025

Building Information

Year Built/Eff Year /
Building #
Structure Type Office Bldg L/R-(1-4
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

6	Conc Pave	2000			1	900	C	A	3,260
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Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 6 of 10

Printed: April 24, 2025

Additional Property Photos

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 6 of 10

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
06	S	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,089
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,850

Apartment Detail - Building 6 of 11

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 6 of 11

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

Notes - Building 6 of 11

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Income Summary (Includes all Building on Parcel)

Total Net Income	181,939
Capitalization Rate	0.100000
Sub total	1,819,390
Residual Land Value	
Final Income Value	1,819,390
Total Gross Rent Area	31,320
Total Gross Building Area	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

AMP PROPERTIES LLC
9022 AUSTIN LN
BRIDGEVILLE DE 19933
5834/82 12/30/2022

GENERAL INFORMATION

Living Units 0
Neighborhood 5EC001
Alternate ID 131100000510000000
Vol / Pg 5834/82
District
Zoning TOWN CODES
Class

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			75,000
Residual	AC 24.3500			365,250
Total Acres: 25.35 Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Entrance Information

Date	ID	Entry Code	Source
09/20/23	CMP	Entrance Gained	Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	365,300	440,300	440,300	440,300	0
Building	0	948,700	948,700	1,379,100	0
Total	365,300	1,389,000	1,389,000	1,819,400	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	Cost Approach				
Gross Building:					

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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 Mil
05/05/94	1483-2	120,000	HIST	Multi-Family Dwlg.-W/404,400'N/1
04/22/93	1483-1	96,000	HIST	Farm Bldg.-W/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 _____

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 7 of 10

Printed: April 24, 2025

Building Information

Year Built/Eff Year /
Building #
Structure Type Office Bldg L/R-(1-4
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

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

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

7	Conc Pave	2000			1	1,100	C	A	3,990
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Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 7 of 10

Printed: April 24, 2025

Additional Property Photos

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 7 of 10

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
06	S	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,089
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,850

Apartment Detail - Building 7 of 11

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 7 of 11

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

Notes - Building 7 of 11

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Income Summary (Includes all Building on Parcel)

Total Net Income	181,939
Capitalization Rate	0.100000
Sub total	1,819,390
Residual Land Value	
Final Income Value	1,819,390
Total Gross Rent Area	31,320
Total Gross Building Area	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

AMP PROPERTIES LLC
9022 AUSTIN LN
BRIDGEVILLE DE 19933
5834/82 12/30/2022

GENERAL INFORMATION

Living Units 0
Neighborhood 5EC001
Alternate ID 131100000510000000
Vol / Pg 5834/82
District
Zoning TOWN CODES
Class

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			75,000
Residual	AC 24.3500			365,250
Total Acres: 25.35 Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Entrance Information

Date	ID	Entry Code	Source
09/20/23	CMP	Entrance Gained	Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	365,300	440,300	440,300	440,300	0
Building	0	948,700	948,700	1,379,100	0
Total	365,300	1,389,000	1,389,000	1,819,400	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	Cost Approach				
Gross Building:					

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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 Mil
05/05/94	1483-2	120,000	HIST	Multi-Family Dwlg.-W/404,400'N/1
04/22/93	1483-1	96,000	HIST	Farm Bldg.-W/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 _____

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 8 of 10

Printed: April 24, 2025

Building Information

Year Built/Eff Year /
Building #
Structure Type Office Bldg L/R-(1-4
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

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

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
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Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

8	Asph Pave	2000			1	16,000	C	A	25,780
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Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 8 of 10

Printed: April 24, 2025

Additional Property Photos

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 8 of 10

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
06	S	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,089
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,850

Apartment Detail - Building 8 of 11

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 8 of 11

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

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Income Summary (Includes all Building on Parcel)

Total Net Income	181,939
Capitalization Rate	0.100000
Sub total	1,819,390
Residual Land Value	
Final Income Value	1,819,390
Total Gross Rent Area	31,320
Total Gross Building Area	31,320

Situs : 8100 SEASHORE HWY	PARCEL ID: 131-10.00-51.00	Class: 708	Card: 9 of 10	Printed: April 24, 2025
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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 Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		75,000
Residual	AC	24.3500		365,250
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> Total Acres: 25.35 Spot: Location: 6 NEIGHBORHOOD OR SPOT </div>				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	365,300	440,300	440,300	440,300	0
Building	0	948,700	948,700	1,379,100	0
Total	365,300	1,389,000	1,389,000	1,819,400	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag	Cost Approach				
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
09/20/23	CMP	Entrance Gained	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
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 Mil
05/05/94	1483-2	120,000	HIST	Multi-Family Dwlg.-W/404,400'N/1
04/22/93	1483-1	96,000	HIST	Farm Bldg.-W/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 _____

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 9 of 10

Printed: April 24, 2025

Building Information

Year Built/Eff Year /
Building #
Structure Type Office Bldg L/R-(1-4
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

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

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

9	Tnk El Stl	2000	1	1,900	1	1,900	C	A	5,060
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Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 9 of 10

Printed: April 24, 2025

Additional Property Photos

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 9 of 10

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
06	S	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,089
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,850

Apartment Detail - Building 9 of 11

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 9 of 11

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

Notes - Building 9 of 11

--

Income Summary (Includes all Building on Parcel)

Total Net Income	181,939
Capitalization Rate	0.100000
Sub total	1,819,390
Residual Land Value	
Final Income Value	1,819,390
Total Gross Rent Area	31,320
Total Gross Building Area	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

AMP PROPERTIES LLC
9022 AUSTIN LN
BRIDGEVILLE DE 19933
5834/82 12/30/2022

GENERAL INFORMATION

Living Units 0
Neighborhood 5EC001
Alternate ID 131100000510000000
Vol / Pg 5834/82
District
Zoning TOWN CODES
Class

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
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Residual	AC 24.3500			365,250
Total Acres: 25.35 Spot: Location: 6 NEIGHBORHOOD OR SPOT				

Entrance Information

Date	ID	Entry Code	Source
09/20/23	CMP	Entrance Gained	Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	365,300	440,300	440,300	440,300	0
Building	0	948,700	948,700	1,379,100	0
Total	365,300	1,389,000	1,389,000	1,819,400	0
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	Cost Approach				
Gross Building:					

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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03/09/95	1483-3	108,000	HIST	Farm Machine Shed-S/404, 1/4 Mil
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Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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Inspection Witnessed By _____

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 10 of 10

Printed: April 24, 2025

Building Information

Year Built/Eff Year /
Building #
Structure Type Office Bldg L/R-(1-4
Identical Units
Total Units
Grade
Covered Parking
Uncovered Parking
DBA

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

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

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
10	Tnk El Stl	2000	1	5,026	1	5,026	C	A	13,370



Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 10 of 10

Printed: April 24, 2025

Additional Property Photos

Situs : 8100 SEASHORE HWY

Parcel Id: 131-10.00-51.00

Class: 708

Card: 10 of 10

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
06	S	003 Multi Use Office	0	3,640	20.00	85	61,880	5		0	58,786	25			14,697	14,697	44,089
07	S	003 Whse / Lt Mfg	0	27,680	7.00	85	164,696	7		0	153,167	10			15,317	15,317	137,850

Apartment Detail - Building 11 of 11

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 11 of 11

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 Building on Parcel)

Total Net Income	181,939
Capitalization Rate	0.100000
Sub total	1,819,390
Residual Land Value	
Final Income Value	1,819,390
Total Gross Rent Area	31,320
Total Gross Building Area	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: \$ 3,133,700 Stipulated Value: \$ 1,636,100

Date: 3/31/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: B. Sean A. Radin/Agent Cavalry Real Estate Advisors

Date: 3/19/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 131-10.00-87.00. The adjustment reflects a change in the gross income percentage & vacancy rate that brings the assessed value to \$1,636,100.

Situs :

PARCEL ID: 131-10.00-87.00

Class: 502

Card: 1 of 2

Printed: April 24, 2025

CURRENT OWNER

CANTERBURY ESTATES LLLP
410 SEVERN AVE STE 302
ANNAPOLIS MD 21403
3881/22

GENERAL INFORMATION

Living Units	24
Neighborhood	5EC001
Alternate ID	131100000870000000
Vol / Pg	3881/22
District	
Zoning	TOWN CODES
Class	

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		125,000
Residual	AC	1.9300		48,250
<div> <div>Total Acres: 2.93</div> <div>Spot:</div> </div> <div>Location: 4 MAJOR STRIP</div>				

Entrance Information

Date	ID	Entry Code	Source
09/27/23	AJR	Entrance Gained	Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	173,300	173,300	173,300	0
Building	0	1,462,800	3,279,000	1,462,800	0
Total	0	1,636,100	3,452,300	1,636,100	0
Manual Override Reason					
Value Flag	Base Date of Value				
Gross Building:	Income Approach		Effective Date of Value		

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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: 131-10.00-87.00

Class: 502

Card: 1 of 2

Printed: April 24, 2025

Building Information	
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 APARTMENTS

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Canopy Roof/Slab		100		1		2								
1	Porch, Open Mas		100		1		8								

[illegible]

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,032	Apartment	51	100	355,590
2	4,032	Apartment	51	100	296,260

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	2000			1	22,000	C	A	35,440

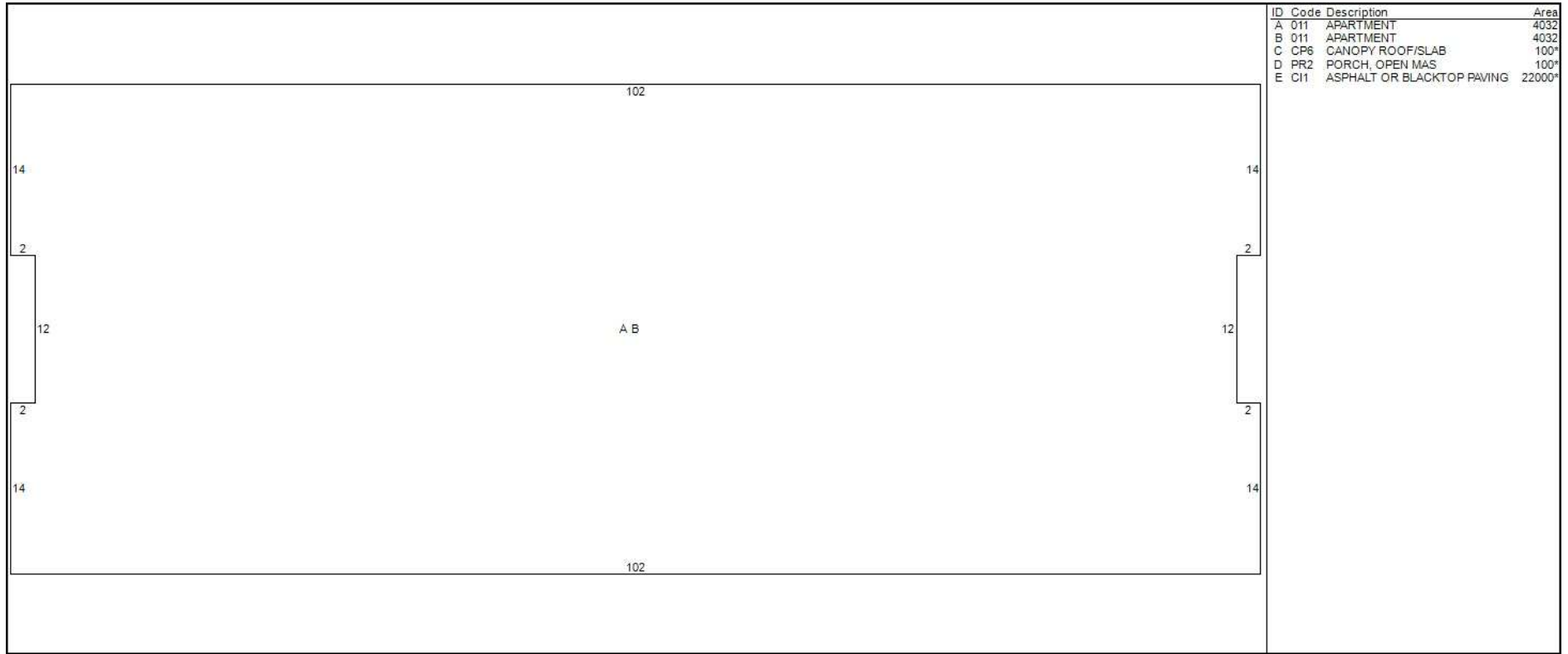
Situs :

Parcel Id: 131-10.00-87.00

Class: 502

Card: 1 of 2

Printed: April 24, 2025



Additional Property Photos



Situs :

Parcel Id: 131-10.00-87.00

Class: 502

Card: 1 of 2

Printed: April 24, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	003 Low Rise Apartment	24	25,516		46	211,968	7	71	0	201,370	35			70,480	70,480	130,890

Apartment Detail - Building 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

Building Cost Detail - Building 1 of 2

Total Gross Building Area	16,128
Replace, Cost New Less Depr	1,048,070
Percent Complete	100
Number of Identical Units	2
Economic Condition Factor	
Final Building Value	2,096,140
Value per SF	129.97

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	130,890
Capitalization Rate	0.080000
Sub total	1,636,130
Residual Land Value	
Final Income Value	1,636,130
Total Gross Rent Area	25,516
Total Gross Building Area	25,516

Situs :

PARCEL ID: 131-10.00-87.00

Class: 502

Card: 2 of 2

Printed: April 24, 2025

CURRENT OWNER

CANTERBURY ESTATES LLLP
410 SEVERN AVE STE 302
ANNAPOLIS MD 21403
3881/22

GENERAL INFORMATION

Living Units 24
Neighborhood 5EC001
Alternate ID 131100000870000000
Vol / Pg 3881/22
District
Zoning TOWN CODES
Class



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		125,000
Residual	AC	1.9300		48,250

Total Acres: 2.93
Spot:

Location: 4 MAJOR STRIP

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	173,300	173,300	173,300	0
Building	0	1,462,800	3,279,000	1,462,800	0
Total	0	1,636,100	3,452,300	1,636,100	0

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
09/27/23	AJR	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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: 131-10.00-87.00

Class: 502

Card: 2 of 2

Printed: April 24, 2025

Building Information

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

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		100	1		2							
1	Porch, Open Mas		70	1		1							
1	Porch, Open Mas		100	1		8							

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	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 Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	5,332	Apartment	62	100	505,810
2	4,056	Apartment	62	100	361,750

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
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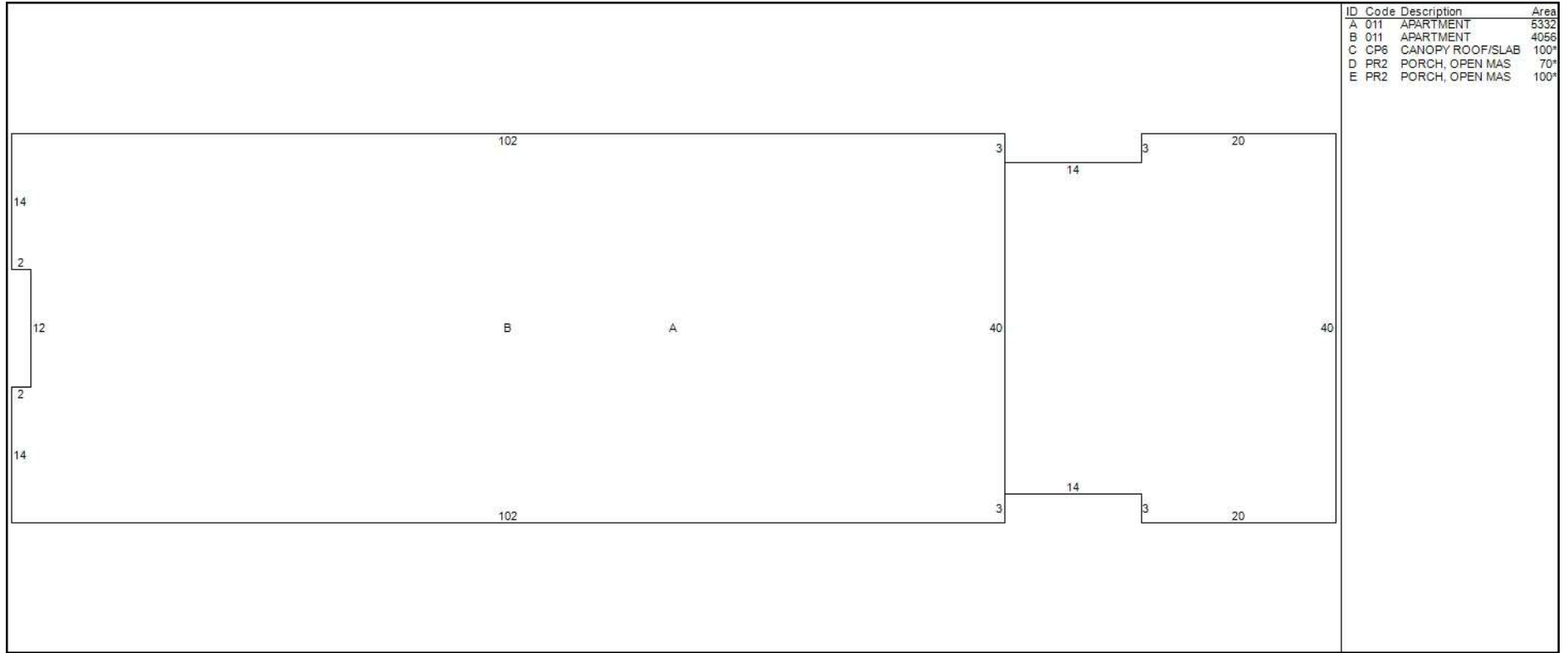
Situs :

Parcel Id: 131-10.00-87.00

Class: 502

Card: 2 of 2

Printed: April 24, 2025



Additional Property Photos



Situs :	Parcel Id: 131-10.00-87.00	Class: 502	Card: 2 of 2	Printed: April 24, 2025
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Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	003 Low Rise Apartment	24	25,516		46	211,968	7	71	0	201,370	35			70,480	70,480	130,890

Apartment 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

Building Cost Detail - Building 2 of 2

Total Gross Building Area	9,388
Replace, Cost New Less Depr	1,147,420
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,147,420
Value per SF	122.22

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	130,890
Capitalization Rate	0.080000
Sub total	1,636,130
Residual Land Value	
Final Income Value	1,636,130
Total Gross Rent Area	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: W. Allen Jones, Jr

President
119 Market Street, Inc

Printed Name: W. Allen Jones, Jr

Date: 4/9/25

Signature of Sussex County Government Representative: Chris Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 131-10.16-41.00. The adjustment reflects a change in income and expense that brings the assessed value to \$100,200.

Situs : 119 MARKET ST	PARCEL ID: 131-10.16-41.00	Class: 411	Card: 1 of 1	Printed: April 21, 2025
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CURRENT OWNER	GENERAL INFORMATION
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 Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.0698			56,510
Total Acres: .0698 Spot: Location: 5 SECONDARY STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
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
Manual Override Reason Base Date of Value Effective Date of Value Value Flag Income Approach Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
08/04/23	AJR	Entrance Gained	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
01/15/04	1810-1	4,402	HIST New Roof-S/Market St	

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

Inspection Witnessed By _____

Situs : 119 MARKET ST

Parcel Id: 131-10.16-41.00

Class: 411

Card: 1 of 1

Printed: April 21, 2025

Building Information

Year Built/Eff Year 1960 /
Building # 1
Structure Type Retail Single Occup
Identical Units 1
Total Units 1
Grade C
Covered Parking
Uncovered Parking
DBA Vacant Retail

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,710	218	Retail Store	14	Brick & Con	Steel	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,710	Retail Store	45	100	109,640

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	1960			1	800	C	F	1,140

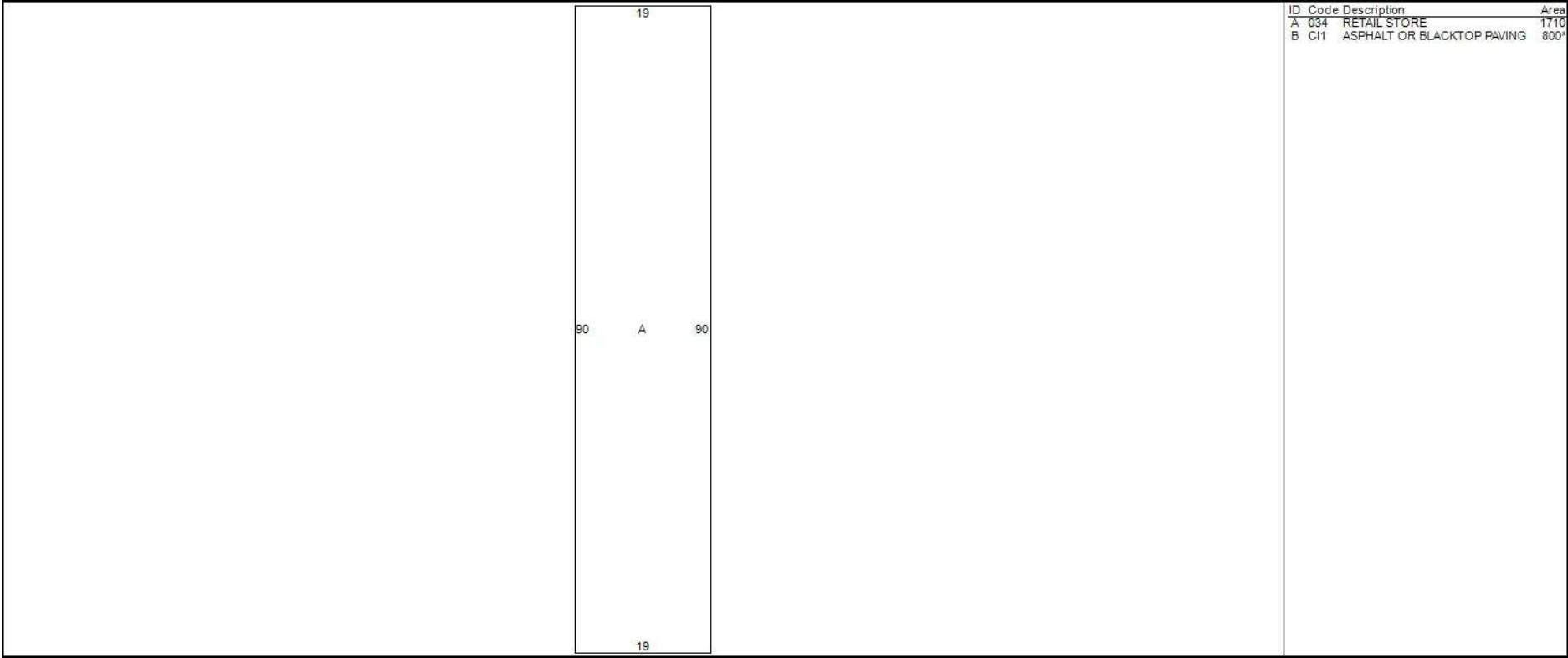
Situs : 119 MARKET ST

Parcel Id: 131-10.16-41.00

Class: 411

Card: 1 of 1

Printed: April 21, 2025



Additional Property Photos

Situs : 119 MARKET ST

Parcel Id: 131-10.16-41.00

Class: 411

Card: 1 of 1

Printed: April 21, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
03	S	002 General Retail	0	1,710	12.00	63	12,928	7		0	12,023	25			3,006	3,006	9,017

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
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Building Cost Detail - Building 1 of 1

Total Gross Building Area	1,710
Replace, Cost New Less Depr	109,640
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	109,640
Value per SF	64.12

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)

Total Net Income	9,017
Capitalization Rate	0.090000
Sub total	100,190
Residual Land Value	
Final Income Value	100,190
Total Gross Rent Area	1,710
Total Gross Building Area	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 Assessment VS No 117 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: \$ 223,200

Stipulated Value: \$ 151,800

Date: 4/17/2025

Signature of Owner or duly authorized agent: [Signature]

Managing Member
No. 117, LLC

Printed Name: W. Allen Jones, Jr

Date: 4/9/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 131-10.16-42.00. The adjustment reflects a change in income and expense that brings the assessed value to \$151,800.

Situs : 117 MARKET ST	PARCEL ID: 131-10.16-42.00	Class: 411	Card: 1 of 1	Printed: April 22, 2025
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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 Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1139		58,100
Total Acres: .1139 Spot: Location: 5 SECONDARY STRIP				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
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
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag	Income Approach				
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
08/04/23	AJR	Entrance Gained	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
10/22/10	1811-2	10,000	HIST	Tenant Fit Up-S/Market St
07/30/03	1811-1	3,500	HIST	Tenant Fit Up-Bridgeville

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

Inspection Witnessed By _____

Situs : 117 MARKET ST

Parcel Id: 131-10.16-42.00

Class: 411

Card: 1 of 1

Printed: April 22, 2025

Building Information

Year Built/Eff Year 1960 /
Building # 1
Structure Type Retail Single Occup
Identical Units 1
Total Units 1
Grade B
Covered Parking
Uncovered Parking
DBA VACANT SHOP

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
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Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	2,400	220	Retail Store	14	Brick & Con	Steel	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	2,400	Retail Store	45	100	162,700

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Conc Pave	1990			1	2,000	C	F	6,450



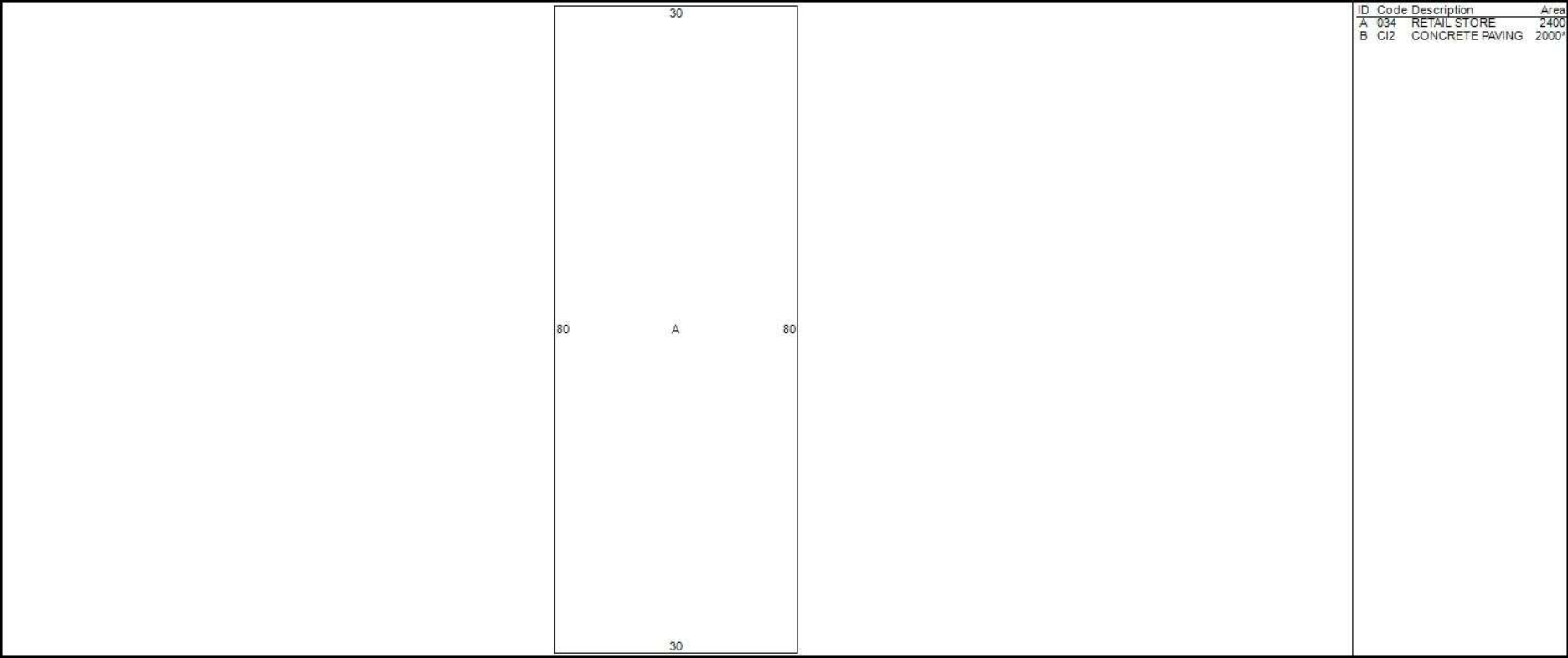
Situs : 117 MARKET ST

Parcel Id: 131-10.16-42.00

Class: 411

Card: 1 of 1

Printed: April 22, 2025



Additional Property Photos

Situs : 117 MARKET ST	Parcel Id: 131-10.16-42.00	Class: 411	Card: 1 of 1	Printed: April 22, 2025
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Income Detail (Includes all Buildings on Parcel)																	
Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
03	S	002 General Retail	0	2,400	12.00	68	19,584	7		0	18,213	25			4,553	4,553	13,660

Apartment Detail - Building 1 of 1							
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1	
Total Gross Building Area	2,400
Replace, Cost New Less Depr	162,700
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	162,700
Value per SF	67.79

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 131-19.00-23.00

Sussex County Board of Assessment VS William Boram II

(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: \$697,600

Stipulated Value: \$319,000

Date: 4/7/2025

Signature of Owner or duly authorized agent: William A. Boram II

Printed Name: WILLIAM A. BORAM II

Date: 3/27/26

Signature of Sussex County Government Representative: Christopher S. Koeler

Printed Name: Christopher S. Koeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 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.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 20433 SUSSEX HWY****Parcel ID: 131-19.00-23.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNERBORAM WILLIAM A II
20433 SUSSEX HWY
BRIDGEVILLE DE 19933**GENERAL INFORMATION**Living Units 1
Neighborhood 5AR002
Alternate ID 131190000230000000
Vol / Pg 5256/76
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000			46,140
Residual	AC	2.2100			24,990

Total Acres: 3.21
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	71,100	71,100	0	71,100
Building	0	247,900	247,900	0	347,520
Total	0	319,000	319,000	0	418,620

Value Flag TD131DM2
Cost ApproachManual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
08/03/23	SMD	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/17/20	175,000			5256/76	Deed	BORAM WILLIAM A II

Situs : 20433 SUSSEX HWY

Parcel Id: 131-19.00-23.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Ranch	Year Built	1966
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x		
Color		In-law Apt	No

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

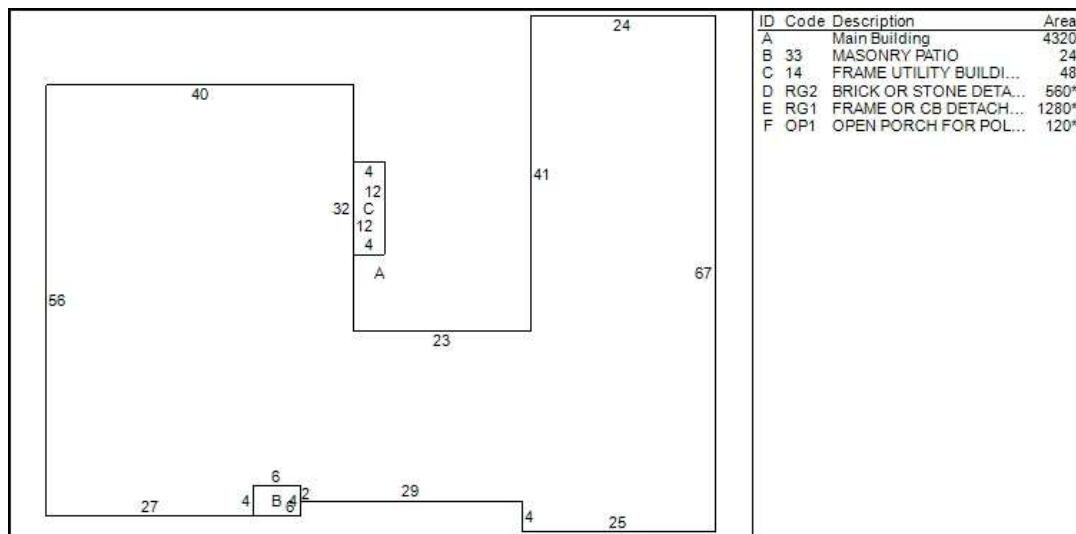
Grade & Depreciation

Grade	A	Market Adj	
Condition	Fair	Functional	
CDU	POOR	Economic	45
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	1,032,556	% Good	39
Plumbing	14,060	% Good Override	
Basement	-51,600	Functional	
Heating	77,160	Economic	45
Attic	0	% Complete	100
Other Features	3,860	C&D Factor	
		Adj Factor	1.05
Subtotal	1,076,040	Additions	200
Ground Floor Area	4,320		
Total Living Area	4,320	Dwelling Value	198,500

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	28 x 20		560	1	1966	C	A	15,050
Det Garage	64 x 20		1,280	1	1999	C	A	34,120
Ofp	8 x 15		120	1	1966	C	F	190

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number	Unit Level	Unit Parking	Model (MH)
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000
1100	1100	1100	1100
1200	1200	1200	1200
1300	1300	1300	1300
1400	1400	1400	1400
1500	1500	1500	1500
1600	1600	1600	1600
1700	1700	1700	1700
1800	1800	1800	1800
1900	1900	1900	1900
2000	2000	2000	2000
2100	2100	2100	2100
2200	2200	2200	2200
2300	2300	2300	2300
2400	2400	2400	2400
2500	2500	2500	2500
2600	2600	2600	2600
2700	2700	2700	2700
2800	2800	2800	2800
2900	2900	2900	2900
3000	3000	3000	3000
3100	3100	3100	3100
3200	3200	3200	3200
3300	3300	3300	3300
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3600	3600	3600	3600
3700	3700	3700	3700
3800	3800	3800	3800
3900	3900	3900	3900
4000	4000	4000	4000
4100	4100	4100	4100
4200	4200	4200	4200
4300	4300	4300	4300
4400	4400	4400	4400
4500	4500	4500	4500
4600	4600	4600	4600
4700	4700	4700	4700
4800	4800	4800	4800
4900	4900	4900	4900
5000	5000	5000	5000
5100	5100	5100	5100
5200	5200	5200	5200
5300	5300	5300	5300
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6400	6400	6400	6400
6500	6500	6500	6500
6600	6600	6600	6600
6700	6700	6700	6700
6800	6800	6800	6800
6900	6900	6900	6900
7000	7000	7000	7000
7100	7100	7100	7100
7200	7200	7200	7200
7300	7300	7300	7300
7400	7400	7400	7400
7500	7500	7500	7500
7600	7600	7600	7600
7700	7700	7700	7700
7800	7800	7800	7800
7900	7900	7900	7900
8000	8000	8000	8000
8100	8100	8100	8100
8200	8200	8200	8200
8300	8300	8300	8300
8400	8400	8400	8400
8500	8500	8500	8500
8600	8600	8600	8600
8700	8700	8700	

Unit Location
Unit View
Model Make (MH)



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: 4-16-25

Signature of Owner or duly authorized agent:

Laurie A. McDougal

Printed Name: LAURIE MCDUGALL & LAWRENCE EGGLESTON

Date: 4/7/25

Signature of Sussex County Government Representative:

C. S. Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 132-8.00-1.00-48065. The adjustment reflects a change in grade & condition that brings the assessed value to \$107,800.



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 360 GRAHAM BRANCH RD

Parcel ID: 132-8.00-1.00-48065

Class: Mobile Home Park

Card: 1 of 1

Printed: April 22, 2025

CURRENT OWNER

MCDUGALL LAURIE ANN
LAWRENCE JOHN EGGLESTON
360 GRAHAM BR RD
SEAFORD DE 19973

GENERAL INFORMATION

Living Units 1
Neighborhood 3AC001M
Alternate ID 132080000010048065
Vol / Pg 0/0
District
Zoning
Class Residential

Property Notes



Land Information

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

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	0	107,800	107,800	0	0
Total	0	107,800	107,800	0	0

Value Flag Cost Approach
TD132DM3

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/23/23	EDJ	Info At Door	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/11/02	6043-2	1,008	HIST	Shed-Cool Branch Lot 139
04/08/99	6043-3	64,000	HIST	Gr -Cool Branch,Lot 139
04/08/99	6043-1	1,564	HIST	2 Decks-Cool Branch,Lot 139

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 360 GRAHAM BRANCH RD

Parcel Id: 132-8.00-1.00-48065

Class: Mobile Home Park

Card: 1 of 1

Printed: April 22, 2025

Dwelling Information

Style	Mobile Home - Dbl Wide	Year Built	1999
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	76		

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	32

Grade & Depreciation

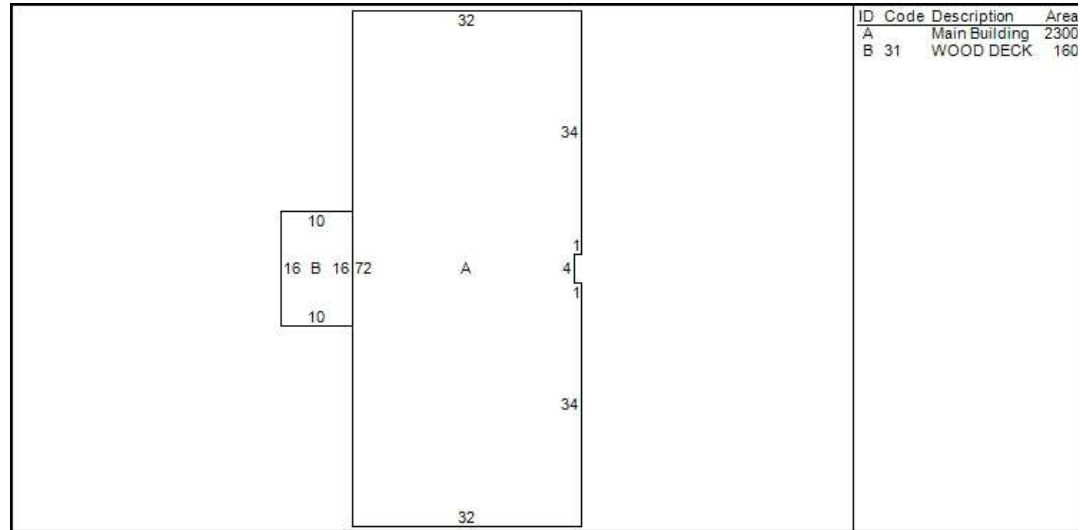
Grade	D-	Market Adj	
Condition	Poor	Functional	
CDU	POOR	Economic	
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	153,330	% Good	70
Plumbing	3,600	% Good Override	
Basement	-16,140	Functional	
Heating	11,620	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	152,410	Additions	1,100
Ground Floor Area	2,300		
Total Living Area	2,300	Dwelling Value	107,800

Building Notes

INTERIOR HAS WATER DAMAGE - 4.7.2025



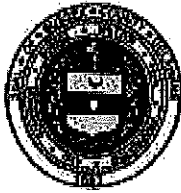
Outbuilding Data

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

Condominium / Mobile Home Information

Complex Name		
Condo Model	12233607	
Unit Number		
Unit Level		Unit Location
Unit Parking	WHT BLU	Unit View
Model (MH)		Model Make (MH)

133-2.00-102.00



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 133-2.00-102.00

Sussex County Board of Assessment VS Michael & Traci Makowski

(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: \$766,302

Stipulated Value: \$604,100

Date: April 17, 2025

Signature of Owner or duly authorized agent: M. A. Makowski & Traci Makowski

Printed Name: MICHAEL MAKOWSKI & Traci Makowski

Date: 4/10/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher N. Kieck

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 133-2.00-102.00. The adjustment reflects a correction to land size and economic depreciation that brings the assessed value to \$604,100.



RESIDENTIAL PROPERTY RECORD 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

MAKOWSKI MICHAEL A
TRACI J MAKOWSKI
36 FAIRWAY WEST DR
GEORGETOWN DE 19947

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR001
Alternate ID 133020001020000000
Vol / Pg 5370/275
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.4315			70,890
Wetland/Waste	AC 0.2323			120

Total Acres: .6638
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	71,000	71,000	0	71,000
Building	0	533,100	533,100	0	479,470
Total	0	604,100	604,100	0	550,470

Value Flag Cost Approach
TD133DM3

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
06/21/22	MAC	Unoccupied	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/22/21	202111608	177,934	A007 "1 St Sfd 71x49, Garage 25x26, Pc	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/11/20	64,500			5370/275		MAKOWSKI MICHAEL A
12/12/07	52,000			3529/339	Deed	



RESIDENTIAL PROPERTY RECORD 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

Dwelling Information

Style	Ranch	Year Built	2022
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	2
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

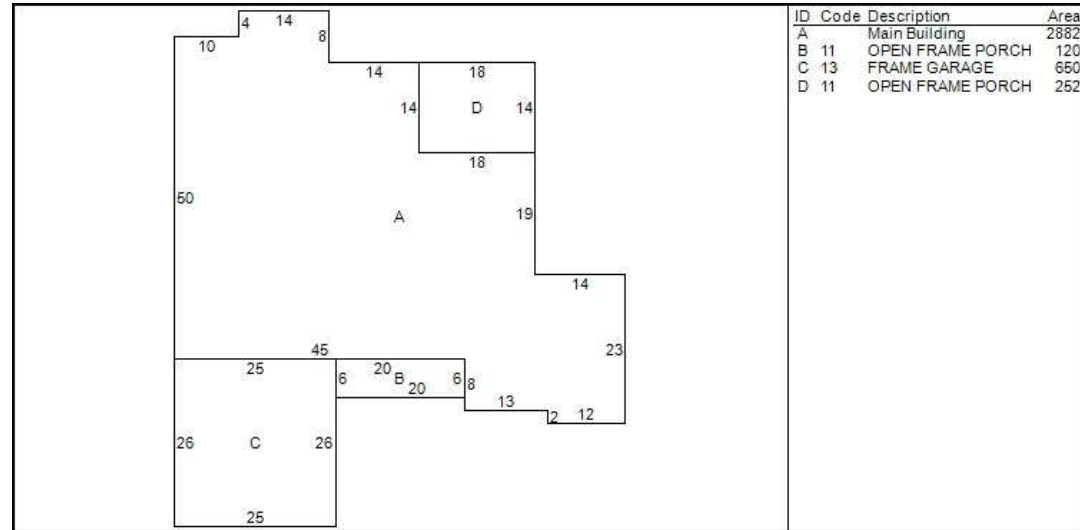
Grade & Depreciation

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

Dwelling Computations

Base Price	536,613	% Good	96
Plumbing	13,390	% Good Override	
Basement	-29,770	Functional	
Heating	44,510	Economic	85
Attic	0	% Complete	100
Other Features	1,930	C&D Factor	
		Adj Factor	1.08
		Additions	31,200
Subtotal	566,670		
Ground Floor Area	2,882		
Total Living Area	2,882	Dwelling Value	533,100

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 133-6.00-57.00

Sussex County Board of Assessment VS Donna Tarr

(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: \$483,000

Stipulated Value: \$423,000

Date: 4/29/2025

Signature of Owner or duly authorized agent: Donna Tarr

Printed Name: Donna Tarr

Date: 4/23/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 133-6,00-57.00. The adjustment reflects a change in economic depreciation 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!

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 25099 KRUGER RD****Parcel ID: 133-6.00-57.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

CURRENT OWNERTARR DONNA E
25099 KRUGER RD
GEORGETOWN DE 19947-2641**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR094
Alternate ID 133060000570000000
Vol / Pg 4844/260
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000			63,000
Residual	AC	2.1600			32,920

Total Acres: 3.16
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	95,900	95,900	0	95,900
Building	0	327,100	327,100	0	390,290
Total	0	423,000	423,000	0	486,190

Value Flag TD133DM1
Cost ApproachManual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
06/16/22	SDC	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/25/20	202009892	30,976	A186 44 Roof Mount Solar Panels	
06/07/10	9604-5	5,900	D010 Above Ground Pool-Se/Rt 321	
09/21/09	9604-4	9,360	D010 Det Garage-Se/Rt 321	
09/18/09	9604-3	149,335	D010 Dwelling W/Add-Se/Rt 321	
08/25/05	9604-2	0	D010 Renew Bp 230979-Rd 321	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/22/18				4844/260	Deed	TARR DONNA E
06/12/15	15,175			4407/187		
09/12/84	6,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 25099 KRUGER RD

Parcel Id: 133-6.00-57.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

Dwelling Information

Style	Cape Cod	Year Built	1990
Story height	1	Eff Year Built	
Attic	Unfinished	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	1
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

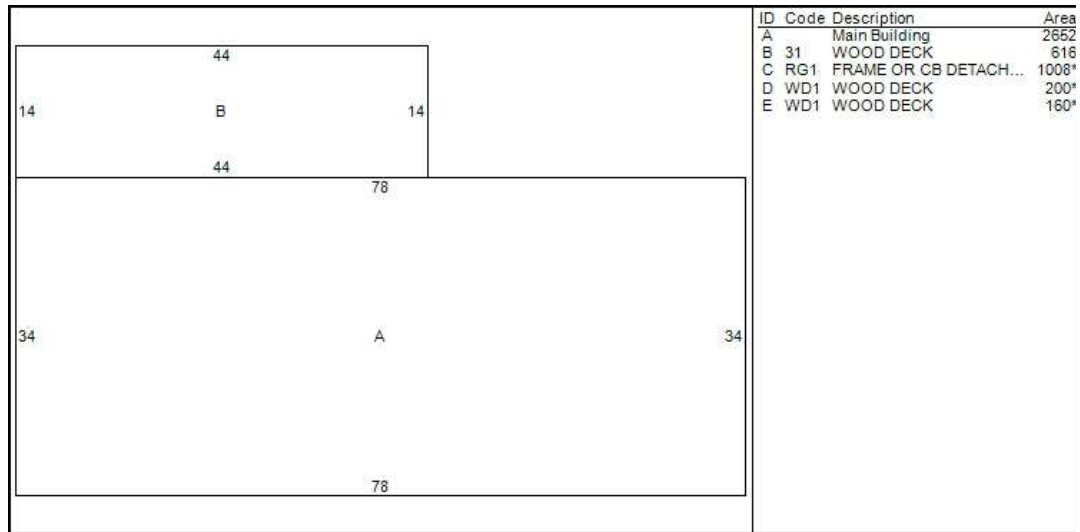
Grade & Depreciation

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

Dwelling Computations

Base Price	398,728	% Good	84
Plumbing	8,030	% Good Override	
Basement	-22,120	Functional	
Heating	33,070	Economic	80
Attic	21,710	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	.96
Subtotal	439,420	Additions	4,900
Ground Floor Area	2,652		
Total Living Area	2,652	Dwelling Value	288,200

Building Notes

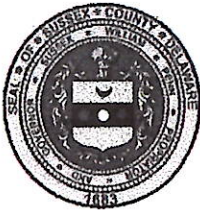


Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	28 x 36		1,008	1	2009	C	A	31,810
Wood Deck	10 x 20		200	1	2016	C	A	3,930
Wood Deck	8 x 20		160	1	2016	C	A	3,150

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 133-17.00-76.00-34

Sussex County Board of Assessment VS Michael & Lauren McCoy

(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: \$ 291,300

Stipulated Value: \$ 249,100

Date: 4/15/25

Signature of Owner or duly authorized agent: Lauren McCoy

Printed Name: Lauren McCoy

Date: 4/8/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID133-17.00-76.00-34. The adjustment reflects a change in bathrooms, fireplace and economic depreciation that brings the assessed value to \$249,100.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 29612 SAWYER LOOP

Parcel ID: 133-17.00-76.00-34

Class: Residential - Condo

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNER

MCCOY MICHAEL S
LAUREN M MCCOY
29612 SAWYER LOOP UNIT 34
MILLSBORO DE 19966

GENERAL INFORMATION

Living Units 1
Neighborhood 1QR106C
Alternate ID 133170000760000034
Vol / Pg 5348/29
District
Zoning TOWN CODES
Class Residential

Property Notes

COMMON LAND PCT - ESTIMATED



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1224		30,540

Total Acres: .1224
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	30,500	30,500	0	0
Building	0	218,600	218,600	0	0
Total	0	249,100	249,100	0	0

Value Flag Cost Approach
TD133DM5

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
07/12/22	SDC	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 29612 SAWYER LOOP

Parcel Id: 133-17.00-76.00-34

Class: Residential - Condo

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Twnhse Interior	Year Built	2018
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Slab	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

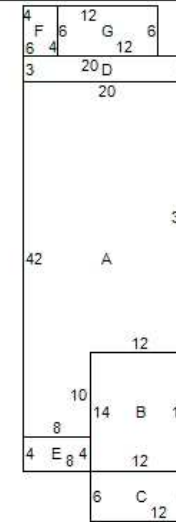
Grade & Depreciation

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

Dwelling Computations

Base Price	208,865	% Good	98
Plumbing	7,030	% Good Override	
Basement	-18,300	Functional	
Heating	17,330	Economic	100
Attic	0	% Complete	100
Other Features	1,620	C&D Factor	
		Adj Factor	.92
Subtotal	216,550	Additions	25,400
Ground Floor Area	720		
Total Living Area	1,700	Dwelling Value	218,600

Building Notes



ID	Code	Description	Area
A		Main Building	720
B	13/10	FRAME GARAGE/1SFR -...	168
C	13/11	FRAME GARAGE/OPEN...	72
D	10	1SFR - FRAME	60
E	11/10	OPEN FRAME PORCH/1...	32
F	14	FRAME UTILITY BUILDING	24
G	12	ENCLOSED FRAME POR...	72

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 133-17.13-17.00

Sussex County Board of Assessment VS Sussex LIHTC 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: \$ 7,766,300

Stipulated Value: \$ 4,211,000

Date: 4/15/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: GLENN C. MANDALAS, ESQ

Date: 4/4/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 133-17.13-17.00. The adjustment reflects a change in gross income percentage that brings the assessed value to \$4,211,000.

Situs :

PARCEL ID: 133-17.13-17.00

Class: 503

Card: 1 of 3

Printed: May 1, 2025

CURRENT OWNER

SUSSEX LIHTC LLC
5351 JAYCEE AVE
HARRISBURG PA 17112
5665/262 03/21/2022

GENERAL INFORMATION

Living Units 74
Neighborhood 1QC001
Alternate ID 133171300170000000
Vol / Pg 5665/262
District
Zoning TOWN CODES
Class

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		115,000
Residual	AC	6.2200		214,590

Total Acres: 7.22
Spot:

Location: 9 APT/CONDOMINIUM COMPLEX

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	329,600	329,600	329,600	0
Building	0	3,881,400	7,876,000	3,881,400	0
Total	0	4,211,000	8,205,600	4,211,000	0

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
05/17/23	TJJ	Info At Door	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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.Bldgs.-Monroe St.

Sales/Ownership History

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

Inspection Witnessed By _____

Situs :

Parcel Id: 133-17.13-17.00

Class: 503

Card: 1 of 3

Printed: May 1, 2025

Building Information

Year Built/Eff Year 1993 /
Building # 1
Structure Type Office Bldg L/R-(1-4
Identical Units 1
Total Units 1
Grade C+
Covered Parking
Uncovered Parking
DBA MILL CHASE
RENTAL OFFICE

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		5	13		1							

Interior/Exterior Information

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	1,230	Clubhse/Office	54	100	108,240

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Frame Shed	2017	12	16	1	192	C	A	2,360
2	Frame Shed	2017	12	22	1	264	C	A	3,250
3	Asph Pave	1993			1	30,000	C	A	48,330

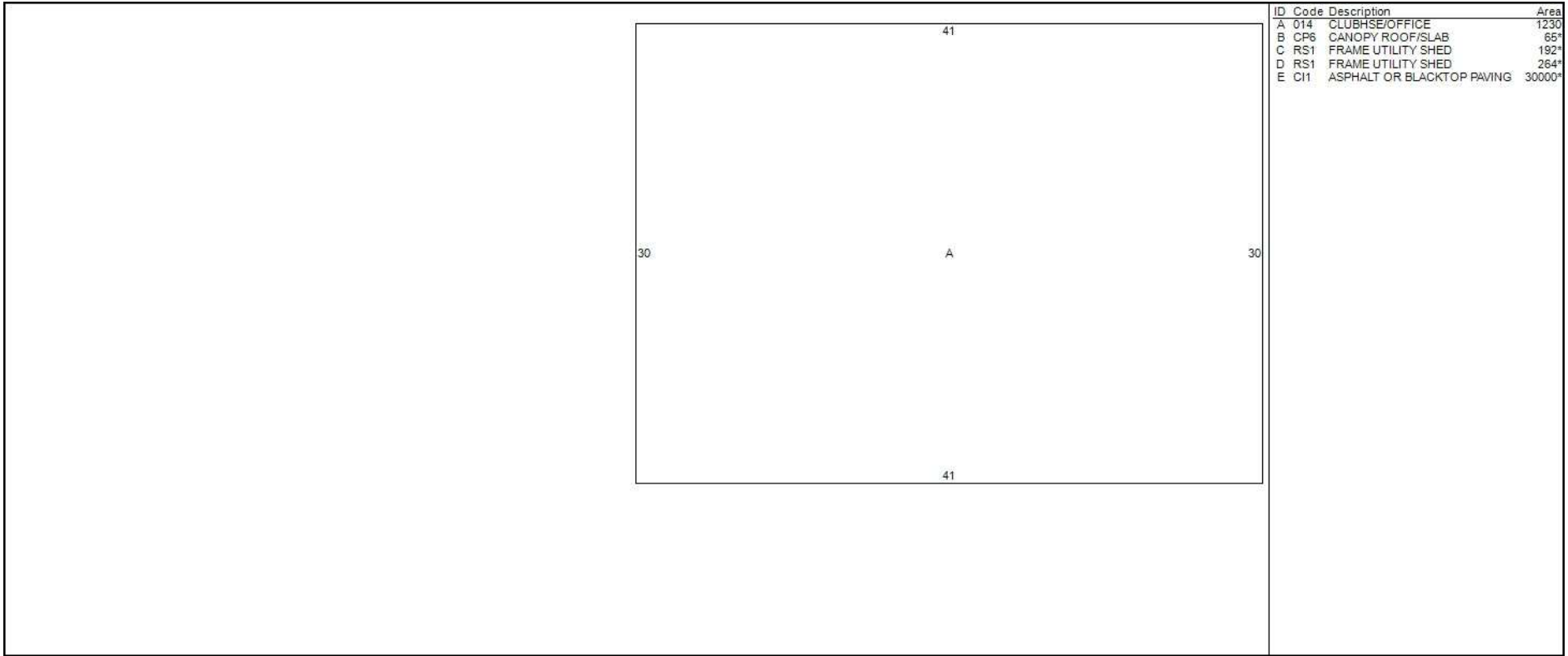
Situs :

Parcel Id: 133-17.13-17.00

Class: 503

Card: 1 of 3

Printed: May 1, 2025



Additional Property Photos



Situs :

Parcel Id: 133-17.13-17.00

Class: 503

Card: 1 of 3

Printed: May 1, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	003 Low Rise Apartment	74	72,386		48	737,280	7		0	685,670	35			239,985	239,985	445,685
06	S	003 Multi Use Office	0	1,230	20.00		24,600	5		0	23,370	25			5,843	5,843	17,527

Apartment Detail - Building 1 of 3

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 3

Total Gross Building Area	1,230
Replace, Cost New Less Depr	160,350
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	160,350
Value per SF	130.37

Notes - Building 1 of 3

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Income Summary (Includes all Building on Parcel)

Total Net Income	463,212
Capitalization Rate	0.110000
Sub total	4,211,020
Residual Land Value	
Final Income Value	4,211,020
Total Gross Rent Area	73,616
Total Gross Building Area	73,616

Situs :

PARCEL ID: 133-17.13-17.00

Class: 503

Card: 2 of 3

Printed: May 1, 2025

CURRENT OWNER

SUSSEX LIHTC LLC
5351 JAYCEE AVE
HARRISBURG PA 17112
5665/262 03/21/2022

GENERAL INFORMATION

Living Units 74
Neighborhood 1QC001
Alternate ID 133171300170000000
Vol / Pg 5665/262
District
Zoning TOWN CODES
Class

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		115,000
Residual	AC	6.2200		214,590

Total Acres: 7.22
Spot: Location: 9 APT/CONDOMINIUM COMPLEX

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	329,600	329,600	329,600	0
Building	0	3,881,400	7,876,000	3,881,400	0
Total	0	4,211,000	8,205,600	4,211,000	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
05/17/23	TJJ	Info At Door	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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.Bldgs.-Monroe St.

Sales/Ownership History

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

Inspection Witnessed By _____

Situs :

Parcel Id: 133-17.13-17.00

Class: 503

Card: 2 of 3

Printed: May 1, 2025

Building Information

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
APARTMENTS

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Sprinkler Sys Wet		1	1		1							
2	Sprinkler Sys Wet		1	1		1							

Interior/Exterior Information

Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	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 Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	6,084	Apartment	54	100	438,800
2	5,664	Apartment	54	100	400,640

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

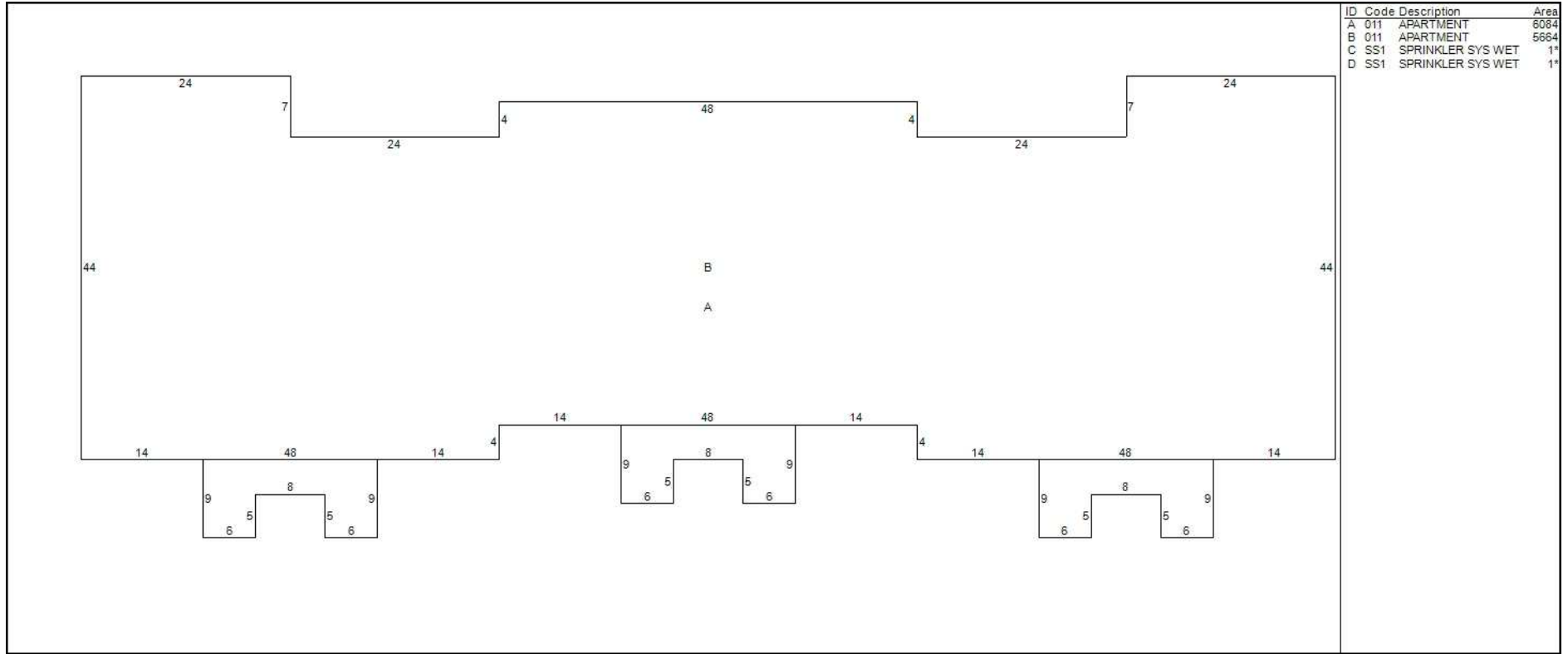
Situs :

Parcel Id: 133-17.13-17.00

Class: 503

Card: 2 of 3

Printed: May 1, 2025



Additional Property Photos



Situs :

Parcel Id: 133-17.13-17.00

Class: 503

Card: 2 of 3

Printed: May 1, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Mod Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	003 Low Rise Apartment	74	72,386		48	737,280	7		0	685,670	35			239,985	239,985	445,685
06	S	003 Multi Use Office	0	1,230	20.00		24,600	5		0	23,370	25			5,843	5,843	17,527

Apartment Detail - Building 2 of 3

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
1	011 Apartment	8	2	1 \ 0	40	19,200	768,000
2	011 Apartment	4	3	2 \ 0	20	24,000	480,000

Building Cost Detail - Building 2 of 3

Total Gross Building Area	58,740
Replace, Cost New Less Depr	1,243,610
Percent Complete	100
Number of Identical Units	5
Economic Condition Factor	
Final Building Value	6,218,050
Value per SF	105.86

Notes - Building 2 of 3

Income Summary (Includes all Building on Parcel)

Total Net Income	463,212
Capitalization Rate	0.110000
Sub total	4,211,020
Residual Land Value	
Final Income Value	4,211,020
Total Gross Rent Area	73,616
Total Gross Building Area	73,616

Situs :

PARCEL ID: 133-17.13-17.00

Class: 503

Card: 3 of 3

Printed: May 1, 2025

CURRENT OWNER

SUSSEX LIHTC LLC
5351 JAYCEE AVE
HARRISBURG PA 17112
5665/262 03/21/2022

GENERAL INFORMATION

Living Units 74
Neighborhood 1QC001
Alternate ID 133171300170000000
Vol / Pg 5665/262
District
Zoning TOWN CODES
Class



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		115,000
Residual	AC	6.2200		214,590

Total Acres: 7.22
Spot: Location: 9 APT/CONDOMINIUM COMPLEX

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	329,600	329,600	329,600	0
Building	0	3,881,400	7,876,000	3,881,400	0
Total	0	4,211,000	8,205,600	4,211,000	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
05/17/23	TJJ	Info At Door	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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.Bldgs.-Monroe St.

Sales/Ownership History

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

Inspection Witnessed By _____

Situs :

Parcel Id: 133-17.13-17.00

Class: 503

Card: 3 of 3

Printed: May 1, 2025

Building Information	
Year Built/Eff Year	1993 /
Building #	3
Structure Type	Apartment Garden
Identical Units	1
Total Units	14
Grade	C+
# Covered Parking	
# Uncovered Parking	
DBA	MILL CHASE APARTMENTS

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Sprinkler Sys Wet		1	1			1								
2	Sprinkler Sys Wet		1	1			1								

Interior/Exterior Information															
Line	Level From - To		Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	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 Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	7,070	Apartment	54	100	509,430
2	6,576	Apartment	54	100	465,040

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

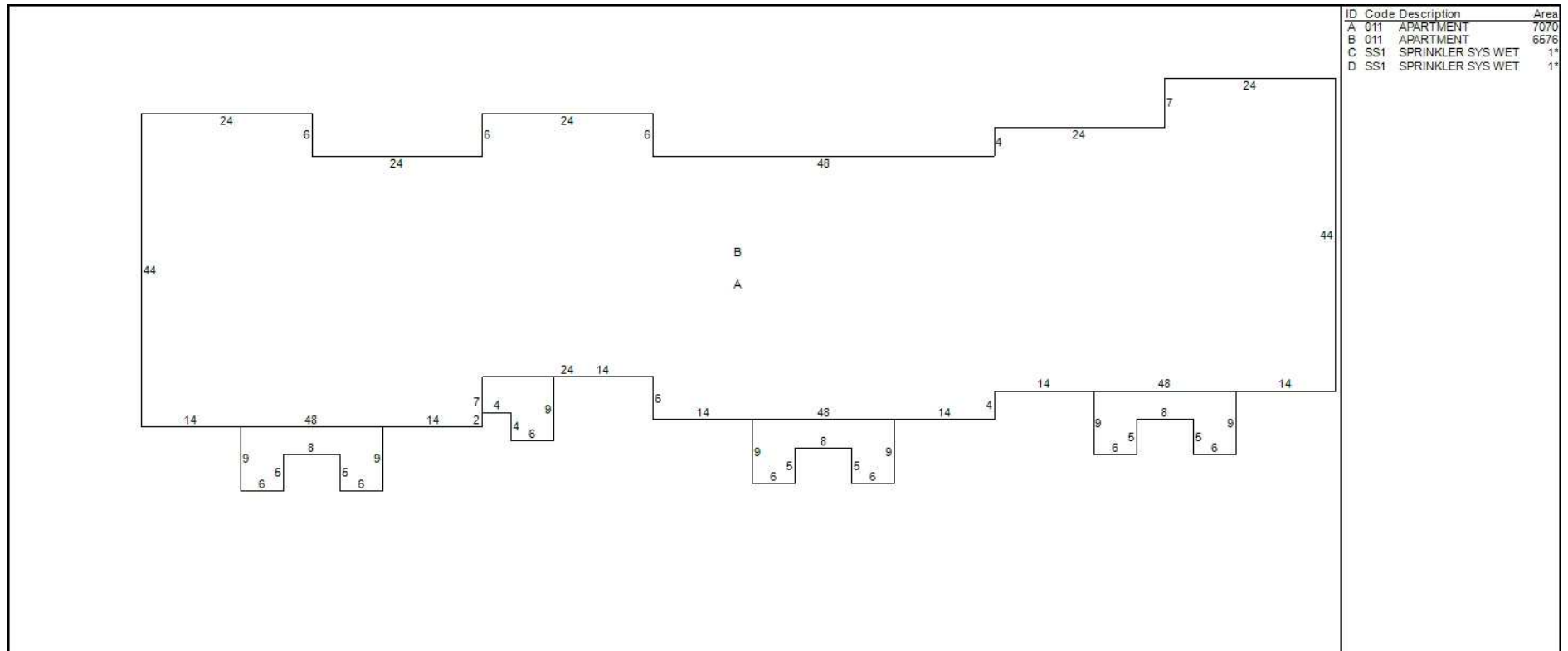
Situs :

Parcel Id: 133-17.13-17.00

Class: 503

Card: 3 of 3

Printed: May 1, 2025



Additional Property Photos



Situs :

Parcel Id: 133-17.13-17.00

Class: 503

Card: 3 of 3

Printed: May 1, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Mod Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	003 Low Rise Apartment	74	72,386		48	737,280	7		0	685,670	35			239,985	239,985	445,685
06	S	003 Multi Use Office	0	1,230	20.00		24,600	5		0	23,370	25			5,843	5,843	17,527

Apartment Detail - Building 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
2	011 Apartment	4	3	2 \ 0	4	24,000	96,000

Building Cost Detail - Building 3 of 3

Total Gross Building Area	13,646
Replace, Cost New Less Depr	1,443,660
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,443,660
Value per SF	105.79

Notes - Building 3 of 3

Income Summary (Includes all Building on Parcel)

Total Net Income	463,212
Capitalization Rate	0.110000
Sub total	4,211,020
Residual Land Value	
Final Income Value	4,211,020
Total Gross Rent Area	73,616
Total Gross Building Area	73,616



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 133-17.13-31.02

Sussex County Board of Assessment VS Brandywine Station 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: \$ 4,460,300

Stipulated Value: \$ 2,426,400

Date: 3/31/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: B. Sean A. Radin/Agent Cavalry Real Estate Advisors

Date: 3/19/26

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Koeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 133-17.13-31.02. The adjustment reflects a change in gross income percentage and expenses that brings the assessed 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

BRANDYWINE STATION LLC
THE SEVERN COMPANIES
410 SEVERN AVE SUITE B0413
ANNAPOLIS MD 21403
4992/258 12/14/2018

GENERAL INFORMATION

Living Units 56
Neighborhood 1QC001
Alternate ID 133171300310200000
Vol / Pg 4992/258
District
Zoning TOWN CODES
Class

Property Notes

RENT CONTROLLED



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		115,000
Residual	AC	2.2300		76,940

Total Acres: 3.23
Spot:

Location: 9 APT/CONDOMINIUM COMPLEX

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	191,900	191,900	191,900	0
Building	0	2,913,400	4,610,200	2,913,400	0
Total	0	3,105,300	4,802,100	3,105,300	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
05/17/23	TJJ	Info At Door	Tenant
07/01/22	SDC	Desktop Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/04/18	201812760	901,398	A106	Complete Remodel Of Apartment.
12/04/18	201812762	1,804,000	A106	Complete Interior Remodel
11/16/18	201812120	901,398	A106	Remodel Bldg 1000-Entire Remod
11/16/18	201812116	901,398	A106	Remodel Bldg 600-Kitchen-Cabine
11/16/18	201812114	901,398	A085	Remodel The Exterior Of Apartmei

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

Inspection Witnessed By _____

Situs :

Parcel Id: 133-17.13-31.02

Class: 502

Card: 1 of 3

Printed: May 1, 2025

Building Information	
Year Built/Eff Year	1988 /
Building #	1
Structure Type	Apartment Garden
Identical Units	1
Total Units	8
Grade	C
# Covered Parking	
# Uncovered Parking	
DBA	BRANDYWINE VILLAGE APARTME

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
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	01	100	3,332	322	Apartment	8	Masonry & I	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					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,332	Apartment	48	100	190,230
2	1,932	Office Building	48	100	135,590
3	3,332	Apartment	48	100	204,350

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	1988			1	30,000	C	A	48,330

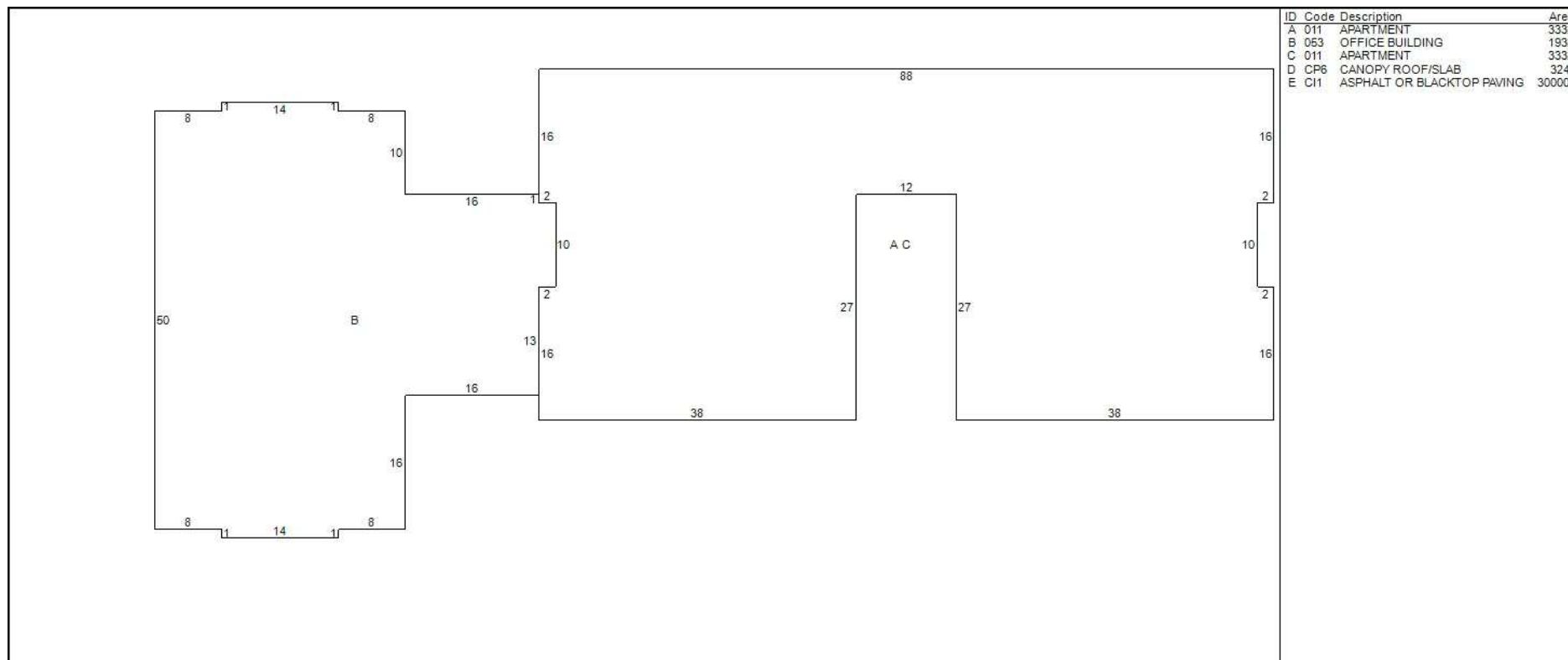
Situs :

Parcel Id: 133-17.13-31.02

Class: 502

Card: 1 of 3

Printed: May 1, 2025



Additional Property Photos



Situs :

Parcel Id: 133-17.13-31.02

Class: 502

Card: 1 of 3

Printed: May 1, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	003 Low Rise Apartment	56	47,064		60	586,080	7	71	0	556,776	35	171		333,509	333,509	223,267
04	S	003 General Office	0	1,932	20.00		38,640	7		0	35,935	30			10,781	10,781	25,154

Apartment Detail - Building 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

Building Cost Detail - Building 1 of 3

Total Gross Building Area	8,596
Replace, Cost New Less Depr	1,082,430
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,082,430
Value per SF	125.92

Notes - Building 1 of 3

Income Summary (Includes all Building on Parcel)

Total Net Income	248,421
Capitalization Rate	0.080000
Sub total	3,105,260
Residual Land Value	
Final Income Value	3,105,260
Total Gross Rent Area	48,996
Total Gross Building Area	48,996

Situs :	PARCEL ID: 133-17.13-31.02	Class: 502	Card: 2 of 3	Printed: May 1, 2025
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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 Notes
RENT CONTROLLED



Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			115,000
Residual	AC 2.2300			76,940
Total Acres: 3.23 Spot: Location: 9 APT/CONDOMINIUM COMPLEX				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	191,900	191,900	191,900	0
Building	0	2,913,400	4,610,200	2,913,400	0
Total	0	3,105,300	4,802,100	3,105,300	0
<div style="display: flex; justify-content: space-between;"> <div> Value Flag Income Approach Gross Building: </div> <div> Manual Override Reason Base Date of Value Effective Date of Value </div> </div>					

Entrance Information			
Date	ID	Entry Code	Source
05/17/23	TJJ	Info At Door	Tenant
07/01/22	SDC	Desktop Review	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/04/18	201812760	901,398	A106	Complete Remodel Of Apartment.
12/04/18	201812762	1,804,000	A106	Complete Interior Remodel
11/16/18	201812120	901,398	A106	Remodel Bldg 1000-Entire Remodel
11/16/18	201812116	901,398	A106	Remodel Bldg 600-Kitchen-Cabinets
11/16/18	201812114	901,398	A085	Remodel The Exterior Of Apartment

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

Inspection Witnessed By _____

Situs :

Parcel Id: 133-17.13-31.02

Class: 502

Card: 2 of 3

Printed: May 1, 2025

Building Information		
Year Built/Eff Year	1988 /	
Building #	2	
Structure Type	Apartment Garden	
Identical Units	4	
Total Units	8	
Grade	C	
# Covered Parking		
# Uncovered Parking		
DBA	BRANDYWINE VILLAGE APARTME	

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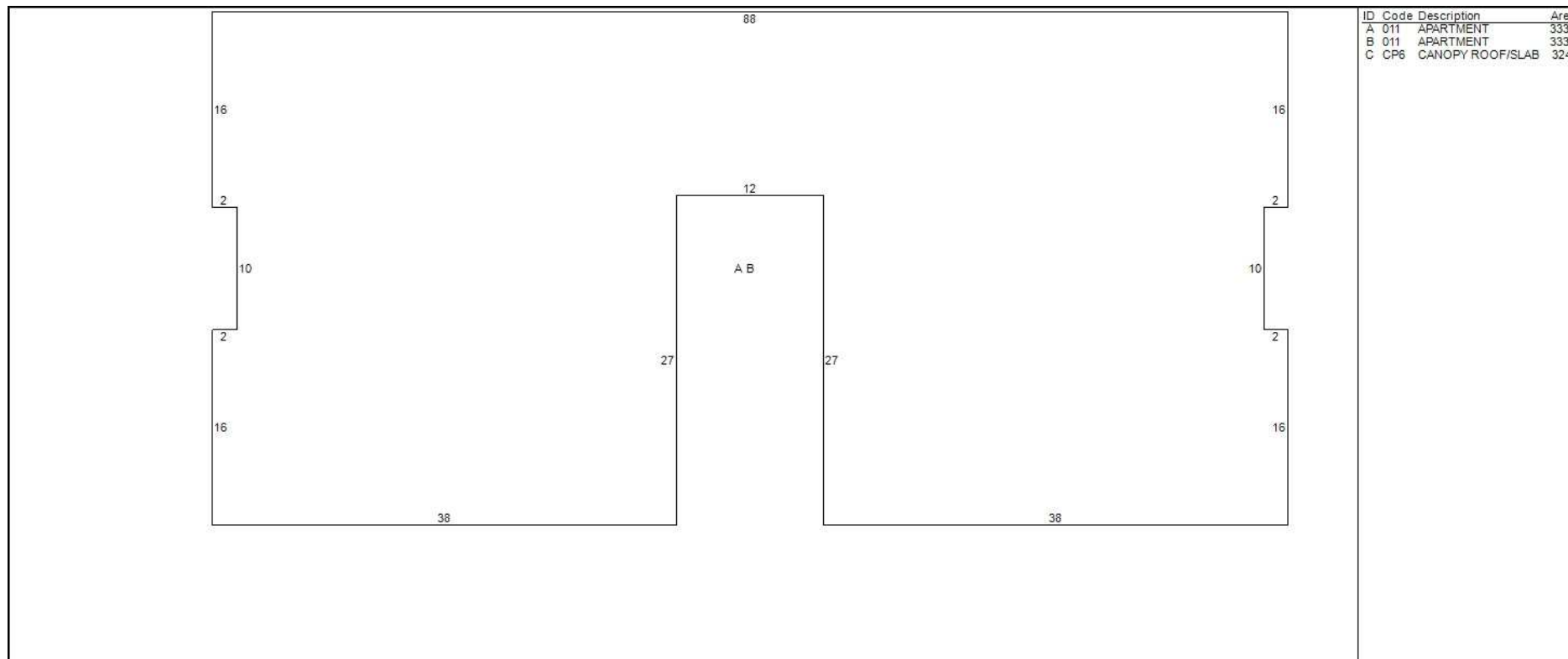
Situs :

Parcel Id: 133-17.13-31.02

Class: 502

Card: 2 of 3

Printed: May 1, 2025



Additional Property Photos



Situs :

Parcel Id: 133-17.13-31.02

Class: 502

Card: 2 of 3

Printed: May 1, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	003 Low Rise Apartment	56	47,064		60	586,080	7	71	0	556,776	35	171		333,509	333,509	223,267
04	S	003 General Office	0	1,932	20.00		38,640	7		0	35,935	30			10,781	10,781	25,154

Apartment Detail - Building 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

Building Cost Detail - Building 2 of 3

Total Gross Building Area	26,656
Replace, Cost New Less Depr	575,430
Percent Complete	100
Number of Identical Units	4
Economic Condition Factor	
Final Building Value	2,301,720
Value per SF	86.35

Notes - Building 2 of 3

Income Summary (Includes all Building on Parcel)

Total Net Income	248,421
Capitalization Rate	0.080000
Sub total	3,105,260
Residual Land Value	
Final Income Value	3,105,260
Total Gross Rent Area	48,996
Total Gross Building Area	48,996

Situs :

PARCEL ID: 133-17.13-31.02

Class: 502

Card: 3 of 3

Printed: May 1, 2025

CURRENT OWNER

BRANDYWINE STATION LLC
THE SEVERN COMPANIES
410 SEVERN AVE SUITE B0413
ANNAPOLIS MD 21403
4992/258 12/14/2018

GENERAL INFORMATION

Living Units 56
Neighborhood 1QC001
Alternate ID 133171300310200000
Vol / Pg 4992/258
District
Zoning TOWN CODES
Class

Property Notes

RENT CONTROLLED



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		115,000
Residual	AC	2.2300		76,940

Total Acres: 3.23
Spot:

Location: 9 APT/CONDOMINIUM COMPLEX

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	191,900	191,900	191,900	0
Building	0	2,913,400	4,610,200	2,913,400	0
Total	0	3,105,300	4,802,100	3,105,300	0

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
05/17/23	TJJ	Info At Door	Tenant
07/01/22	SDC	Desktop Review	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/04/18	201812760	901,398	A106	Complete Remodel Of Apartment.
12/04/18	201812762	1,804,000	A106	Complete Interior Remodel
11/16/18	201812120	901,398	A106	Remodel Bldg 1000-Entire Remod
11/16/18	201812116	901,398	A106	Remodel Bldg 600-Kitchen-Cabine
11/16/18	201812114	901,398	A085	Remodel The Exterior Of Apartmei

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

Inspection Witnessed By _____

Situs :

Parcel Id: 133-17.13-31.02

Class: 502

Card: 3 of 3

Printed: May 1, 2025

Building Information

Year Built/Eff Year 1988 /
Building # 3
Structure Type Apartment Garden
Identical Units 1
Total Units 16
Grade C
Covered Parking
Uncovered Parking
DBA BRANDYWINE
VILLAGE APARTME

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Canopy Roof/Slab		12	27		2

Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	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

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	6,872	Apartment	48	100	392,180
2	6,872	Apartment	48	100	415,390

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

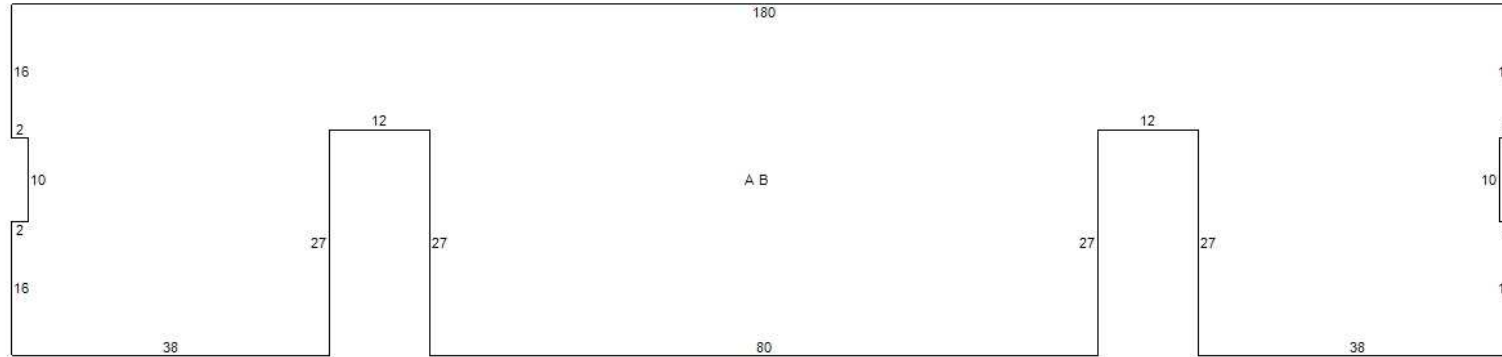
Situs :

Parcel Id: 133-17.13-31.02

Class: 502

Card: 3 of 3

Printed: May 1, 2025



ID	Code	Description	Area
A	011	APARTMENT	6872
B	011	APARTMENT	6872
C	CP6	CANOPY ROOF/SLAB	324*

Additional Property Photos



Situs :

Parcel Id: 133-17.13-31.02

Class: 502

Card: 3 of 3

Printed: May 1, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Mod Type	Inc Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	A	003 Low Rise Apartment	56	47,064		60	586,080	7	71	0	556,776	35	171		333,509	333,509	223,267
04	S	003 General Office	0	1,932	20.00		38,640	7		0	35,935	30			10,781	10,781	25,154

Apartment 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
2	011 Apartment	1	1	1 \ 0	1	16,800	16,800

Building Cost Detail - Building 3 of 3

Total Gross Building Area	13,744
Replace, Cost New Less Depr	1,177,700
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	1,177,700
Value per SF	85.69

Notes - Building 3 of 3

Income Summary (Includes all Building on Parcel)

Total Net Income	248,421
Capitalization Rate	0.080000
Sub total	3,105,260
Residual Land Value	
Final Income Value	3,105,260
Total Gross Rent Area	48,996
Total Gross Building Area	48,996



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2026

In the Matter of Appeal

Parcel ID 133-17.17-107.00

Sussex County Board of Assessment VS Atlantic 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: \$3,562,400

Stipulated Value: \$2,619,600

Date: 4/30/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Chris Johnson

Date: 4/18/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Koeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal 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

ATLANTIC BUDGET INN MILLSBORO INC
34821 DERRICKSON DR
REHOBOTH BEACH DE 19971
0/0

GENERAL INFORMATION

Living Units 82
Neighborhood 1QC001
Alternate ID 133171701070000000
Vol / Pg 0/0
District
Zoning TOWN CODES
Class



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		500,000
Residual	AC	2.8200		282,000
Total Acres: 3.82 Spot: Location: 4 MAJOR STRIP				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	782,000	782,000	782,000	0
Building	0	1,837,600	2,496,800	1,837,600	0
Total	0	2,619,600	3,278,800	2,619,600	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag	Income Approach				
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
10/26/22	TT	Total Refusal	Owner
07/21/22	EDJ	Entrance Gained	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/01/03	8098-2	120	D010	Enclosure For Dumpst-W/Rd 113 E
01/25/88	8098-1	2,000,000	D010	80 Motel Units-Old Landing Rd

Sales/Ownership History

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

Inspection Witnessed By _____

Situs : 28534 DUPONT BLVD

Parcel Id: 133-17.17-107.00

Class: 417

Card: 1 of 2

Printed: May 1, 2025

Building Information

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
DBA BUDGET INN

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Carport		20	22		1							
1	Sprinkler Sys Wet		5,400	1		1							

Interior/Exterior Information

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	5,400	Multi-Use Office	48	100	340,870

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Comm Pool	1988			1	840	C	A	36,140
2	Asph Pave	1988			1	20,000	C	A	32,220

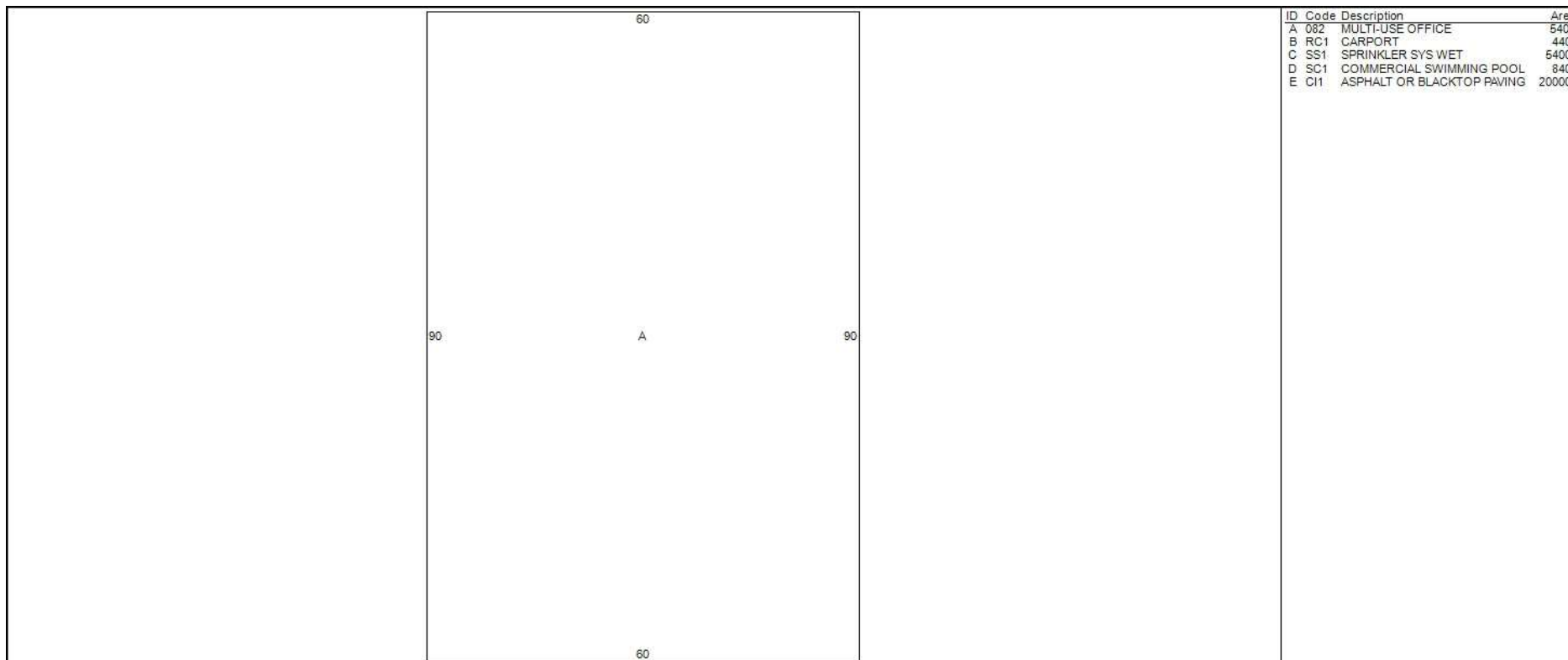
Situs : 28534 DUPONT BLVD

Parcel Id: 133-17.17-107.00

Class: 417

Card: 1 of 2

Printed: May 1, 2025



Additional Property Photos

Situs : 28534 DUPONT BLVD

Parcel Id: 133-17.17-107.00

Class: 417

Card: 1 of 2

Printed: May 1, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
02	H	004 Motel	82	35,040	120.00	35	1,257,060	45		0	691,383	65			449,399	449,399	241,984
06	S	004 Multi Use Office	0	5,400	24.00	50	64,800	5		0	61,560	25			15,390	15,390	46,170

Apartment Detail - Building 1 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 2

Total Gross Building Area	5,400
Replace, Cost New Less Depr	340,870
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	340,870
Value per SF	63.12

Notes - Building 1 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	288,154
Capitalization Rate	0.110000
Sub total	2,619,580
Residual Land Value	
Final Income Value	2,619,580
Total Gross Rent Area	40,440
Total Gross Building Area	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 Notes

Land Information				
Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		500,000
Residual	AC	2.8200		282,000
<div style="display: flex; justify-content: space-between; margin-top: 20px;"> Total Acres: 3.82 Spot: Location: 4 MAJOR STRIP </div>				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	782,000	782,000	782,000	0
Building	0	1,837,600	2,496,800	1,837,600	0
Total	0	2,619,600	3,278,800	2,619,600	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag	Income Approach				
Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
10/26/22	TT	Total Refusal	Owner
07/21/22	EDJ	Entrance Gained	Tenant

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
12/01/03	8098-2	120	D010	Enclosure For Dumpst-W/Rd 113 E
01/25/88	8098-1	2,000,000	D010	80 Motel Units-Old Landing Rd

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

Inspection Witnessed By _____

Situs : 28534 DUPONT BLVD

Parcel Id: 133-17.17-107.00

Class: 417

Card: 2 of 2

Printed: May 1, 2025

Building Information

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

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	02	100	8,760	412	Motel	9	Brick Venee	Steel	Normal	Unit Heat	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	8,760	Motel	45	100	1,043,800

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

Printed: May 1, 2025

Additional Property Photos

Situs : 28534 DUPONT BLVD

Parcel Id: 133-17.17-107.00

Class: 417

Card: 2 of 2

Printed: May 1, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
02	H	004 Motel	82	35,040	120.00	35	1,257,060	45		0	691,383	65			449,399	449,399	241,984
06	S	004 Multi Use Office	0	5,400	24.00	50	64,800	5		0	61,560	25			15,390	15,390	46,170

Apartment Detail - Building 2 of 2

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 2 of 2

Total Gross Building Area	35,040
Replace, Cost New Less Depr	1,043,800
Percent Complete	100
Number of Identical Units	2
Economic Condition Factor	
Final Building Value	2,087,600
Value per SF	59.58

Notes - Building 2 of 2

Income Summary (Includes all Building on Parcel)

Total Net Income	288,154
Capitalization Rate	0.110000
Sub total	2,619,580
Residual Land Value	
Final Income Value	2,619,580
Total Gross Rent Area	40,440
Total Gross Building Area	40,440

Katrina M. Mears

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

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

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@sussexcountysde.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

**RESIDENTIAL PROPERTY RECORD CARD 2099****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

CURRENT OWNERSEELIG ROBERT R
SEELIG CAROL
24 PARKER DRIVE
MILLSBORO DE 19966**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR207
Alternate ID 133200001770000000
Vol / Pg 4146/290
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.7434			70,670

Total Acres: .7434
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	70,700	70,700	0	70,700
Building	0	376,000	376,000	0	430,650
Total	0	446,700	446,700	0	501,350

Value Flag Cost Approach
TD133DM4**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
06/16/22	MAF	Entrance Gained	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/10/13	55,000			4146/290		
03/07/02	25,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

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

Dwelling Information

Style	Ranch	Year Built	2014
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

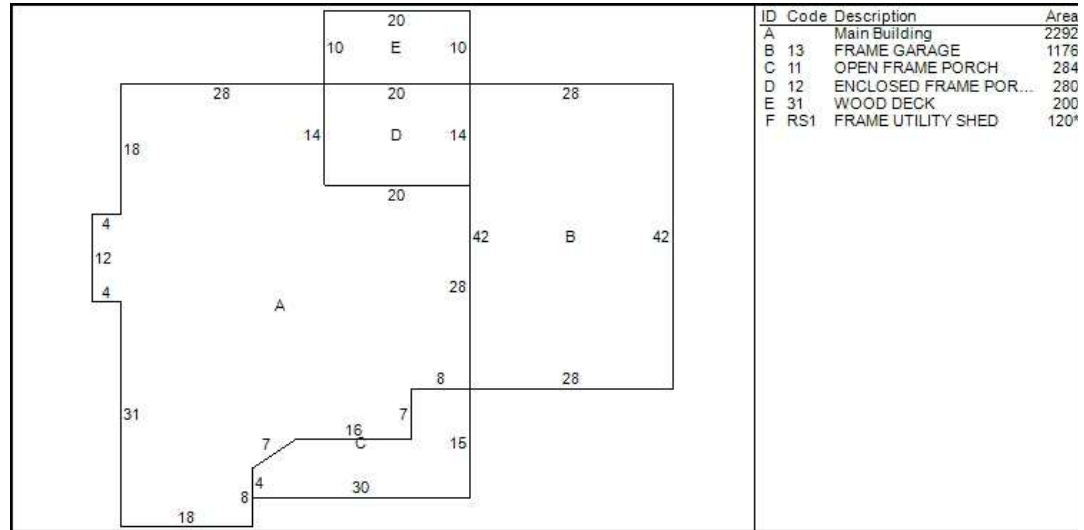
Grade & Depreciation

Grade	C	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	97
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	350,962	% Good	96
Plumbing	10,710	% Good Override	
Basement	-19,470	Functional	
Heating	29,110	Economic	97
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	.94
		Additions	52,600
Subtotal	371,310		
Ground Floor Area	2,292		
Total Living Area	2,292	Dwelling Value	374,500

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 10		120	1	2014	C	A	1,480

Condominium / Mobile Home Information

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



Outlook

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>



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 34317 INDIAN RIVER DR

Parcel ID: 134-3.00-239.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNER

WILSON KEITH C
DANIELLE M WILSON
34317 INDIAN RIVER DR
DAGSBORO DE 19939

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR045
Alternate ID 134030002390000000
Vol / Pg 5427/1
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2755			141,040

Total Acres: .2755
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	141,000	141,000	0	141,000
Building	0	294,100	230,400	0	294,120
Total	0	435,100	371,400	0	435,120

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag Market Approach
TD134DM8

Entrance Information

Date	ID	Entry Code	Source
04/25/23	RSD	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/07/23	202301529	9,771	A018	726 Sq Ft Paver Patio W/Firepit &
03/11/14	201402005	0		West Side Yard Variance
04/25/01	22556-2	6,500	D010	Enclose Exist Porch-Bay Colony Lr
01/29/88	22556-1	85,000	D010	Dwelling-Lot 2 Bay Colony

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/15/21			Invalid Sale - Tyler	5427/1	Deed	WILSON KEITH C
12/14/20	393,500			5371/94	Deed	WILSON KEITH C
06/16/09				3684/105		
03/20/01	230,000					
09/23/83	34,200					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 34317 INDIAN RIVER DR

Parcel Id: 134-3.00-239.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Conventional	Year Built	1988
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

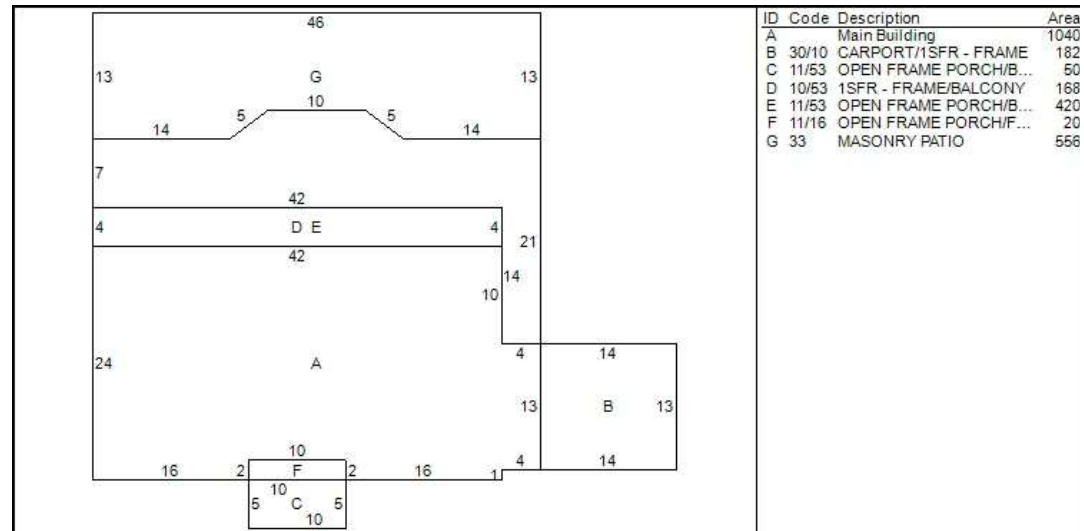
Grade & Depreciation

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

Dwelling Computations

Base Price	258,425	% Good	67
Plumbing	10,710	% Good Override	
Basement	-10,240	Functional	
Heating	21,440	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.07
		Additions	27,500
Subtotal	280,340		
Ground Floor Area	1,040		
Total Living Area	2,450	Dwelling Value	230,400

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 34476 DEER CT

Parcel ID: 134-3.00-361.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 23, 2025

CURRENT OWNER

MCCORMICK WILLIAM & LINDA L
34476 DEER CT
DAGSBORO DE 19939

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR045
Alternate ID 134030003610000000
Vol / Pg 2659/66
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value	
Primary Site	AC	0.3225	Location	-10	133,190

Total Acres: .3225
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	133,200	133,200	0	133,200
Building	0	303,900	260,400	0	303,930
Total	0	437,100	393,600	0	437,130

Value Flag Market Approach
TD134DM8

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
04/24/23	KLC	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/12/93	22641-2	2,550	D010	Deck-Bay Colonylot 27bk.G
10/26/87	22641-1	143,000	D010	Dwellingw/Additions-Bay Colonylot

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/15/01	245,000			2659/66		
12/08/86	43,642					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 34476 DEER CT

Parcel Id: 134-3.00-361.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 23, 2025

Dwelling Information

Style	Conventional	Year Built	1988
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

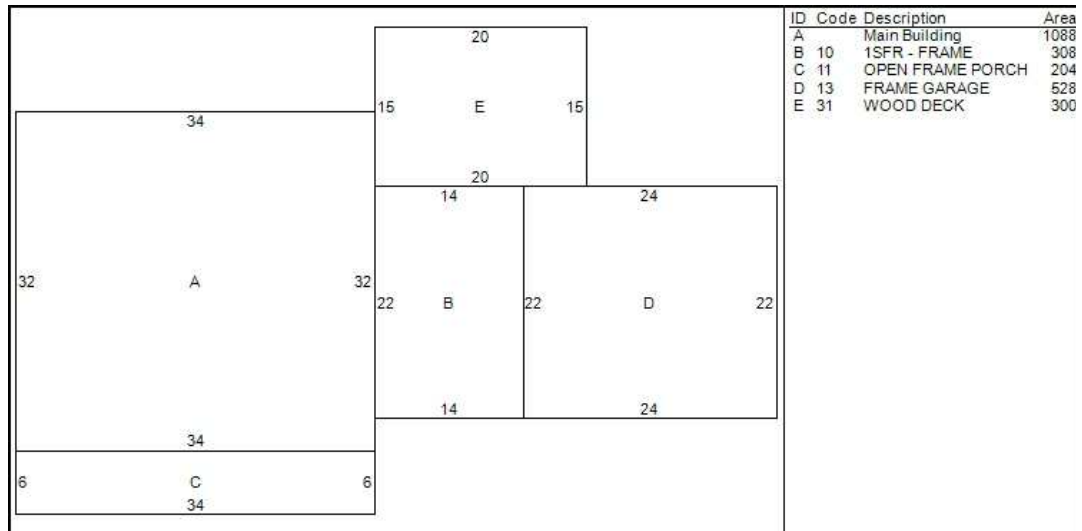
Grade & Depreciation

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

Dwelling Computations

Base Price	294,241	% Good	67
Plumbing	10,310	% Good Override	
Basement	-11,660	Functional	
Heating	24,410	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.07
		Additions	30,800
Subtotal	317,300		
Ground Floor Area	1,088		
Total Living Area	2,484	Dwelling Value	260,400

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-5.00-114.00-A

Sussex County Board of Assessment VS Robert & Kim Kuhl
(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

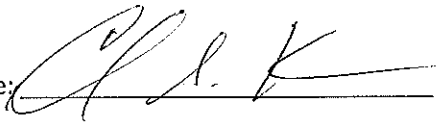
Stipulated Value: \$ 1,586,200

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 ID 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.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 39572 ADMIRAL RD 1****Parcel ID: 134-5.00-114.00-A****Class: Residential - Condo**

Card: 1 of 1

Printed: April 22, 2025

CURRENT OWNERKUHL ROBERT E & KIM C KUHL
101 MASON DR
NEWARK DE 19711**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR122C
Alternate ID 1340500011400000A
Vol / Pg 3548/224
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes**

COMMON LAND PCT - ESTIMATED

**Land Information**

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

Total Acres: .069
Spot:

Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information

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

Value Flag Cost Approach
TD134DM16**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

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

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/14/21	202105632	23,500	A108 Replacing Metal Roof W/Metal Shi	
09/23/08	22901-1	14,400	D010 Enclose Under House-Sandtrap Cc	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 39572 ADMIRAL RD 1

Parcel Id: 134-5.00-114.00-A

Class: Residential - Condo

Card: 1 of 1

Printed: April 22, 2025

Dwelling Information

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

Basement

Basement	Full	# Car Bsmt Gar	1
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

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

Dwelling Computations

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

Building Notes

3	20 B 20	3	ID Code	Description	Area
3	D	3	A	Main Building	920
	20		B	11/11/11 OPEN FRAME POR...	60
			C	11/11/11 OPEN FRAME POR...	200
			D	50/11/11/11 BASEMENT/OPEN...	60
46	A	46			
	20				
10	C	10			
	20				

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number

A

Unit Level

Unit Parking

Model (MH)

Unit Location

2

Unit View

Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-5.00-116.00-2

Sussex County Board of Assessment VS Constance Tjoumas 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: \$ 1,682,200^x
1,682,200

Stipulated Value: \$ 1,373,500

Date: 4/11/2025

Signature of Owner or duly authorized agent: Constance Tjoumas

Printed Name: Constance Tjoumas

Date: 4/4/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-5.00-116.00-2. The adjustment reflects a change in economic depreciation that brings the assessed value to \$1,373,500.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 39596 ADMIRAL RD****Parcel ID: 134-5.00-116.00-2****Class: Residential - Condo**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNERTJOUMAS CONSTANCE TTEE REV TR
9692 OLD ANNAPOLIS RD
ELLICOTT CITY MD 21042**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR122C
Alternate ID 134050001160000002
Vol / Pg 4826/330
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes**

COMMON LAND PCT - ESTIMATED

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.0685	Location	106,550

Total Acres: .0685
Spot:

Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	106,600	106,600	0	0
Building	0	1,266,900	1,266,900	0	0
Total	0	1,373,500	1,373,500	0	0

Value Flag Cost Approach
TD134DM16**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
10/09/24	GRS	Occupant Not At Home	Other
05/10/24	KMB	Data Mailer Change	Owner
04/18/23	NMJ	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 39596 ADMIRAL RD

Parcel Id: 134-5.00-116.00-2

Class: Residential - Condo

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Contemporary	Year Built	1990
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

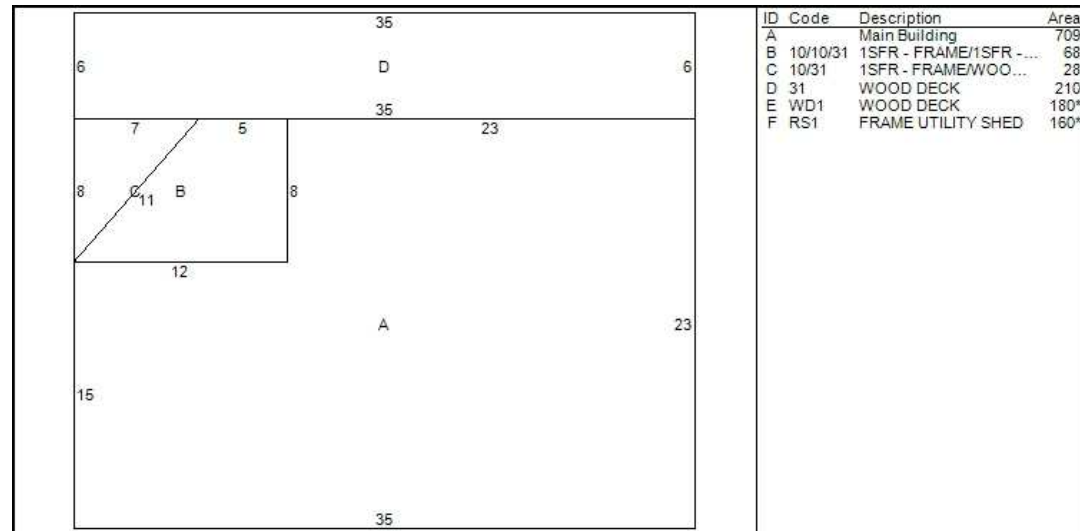
Grade & Depreciation

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

Dwelling Computations

Base Price	393,870	% Good	84
Plumbing	22,500	% Good Override	
Basement	-24,150	Functional	
Heating	32,670	Economic	80
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	4.27
		Additions	10,600
Subtotal	424,890		
Ground Floor Area	709		
Total Living Area	2,291	Dwelling Value	1,264,500

Building Notes



ID	Code	Description	Area
A		Main Building	709
B	10/10/31	1SFR - FRAME/1SFR - ...	68
C	10/31	1SFR - FRAME/WOO...	28
D	31	WOOD DECK	210
E	WD1	WOOD DECK	180
F	RS1	FRAME UTILITY SHED	160

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Wood Deck	12 x 15		180	1	1990	C	A	1,700
Frame Shed	8 x 20		160	1	1990	C	A	660

Condominium / Mobile Home Information

Complex Name
Condo ModelUnit Number 2
Unit Level
Unit Parking
Model (MH)Unit Location 1
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

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

Original Value: \$2,860,100


Stipulated Value: \$2,482,400

Date: _____

Signature of Owner or duly authorized agent: _____

Printed Name: _____

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 134-5.00-123.00. The adjustment reflects a change in approach that brings the assessed value to \$2,482,400.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 39598 N COTTON PATCH HLS****Parcel ID: 134-5.00-123.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 25, 2025

CURRENT OWNERRITTER HARRY O
PO BOX 1195
BETHANY BEACH DE 19930**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR055
Alternate ID
Vol / Pg 2265/128
District
Zoning
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3747	Location	2,033,340

Total Acres: .3747
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	2,033,300	2,033,300	0	2,033,300
Building	0	826,800	449,100	0	826,770
Total	0	2,860,100	2,482,400	0	2,860,070

Value Flag Market Approach
TD134DM9**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
08/23/24	SLM	Data Mailer Change	Owner
04/11/23	NMJ	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/22/90	22915-1	175,000	D010 Dwellingw/Deck-Cotton Pat.Hills2n	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/15/89	1			2265/128		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 39598 N COTTON PATCH HLS

Parcel Id: 134-5.00-123.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 25, 2025

Dwelling Information

Style	Contemporary	Year Built	1991
Story height	3	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Full	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	4
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

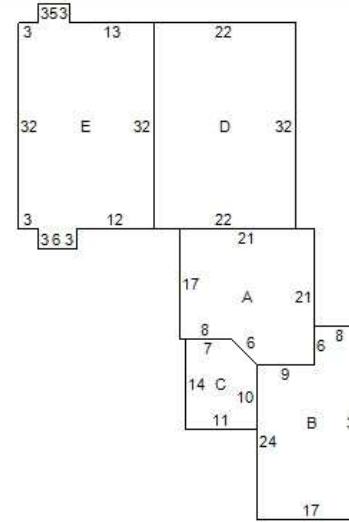
Grade & Depreciation

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

Dwelling Computations

Base Price	249,458	% Good	85
Plumbing	20,090	% Good Override	
Basement	0	Functional	
Heating	20,690	Economic	
Attic	0	% Complete	100
Other Features	5,020	C&D Factor	
		Adj Factor	1.3
Subtotal	295,260	Additions	94,500
Ground Floor Area	401		
Total Living Area	2,219	Dwelling Value	449,100

Building Notes



ID	Code	Description	Area
A		Main Building	401
B	10/10	1SFR - FRAME/1SFR - F...	456
C	11	OPEN FRAME PORCH	146
D	10	1SFR - FRAME	704
E	31	WOOD DECK	705

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year: 2025

In the Matter of Appeal

Parcel ID: 134-6.00-103.00

Sussex County Board of Assessment VS Marion Spinks

(Owner Name)

Whereby undersigned, agreed to adjust the above mentioned appeal by settlement with the Sussex County Board of Assessment Office as follows:

Original Value: \$429,500

Stipulated Value: \$384,100

Date: April 22, 2025

Signature of Owner or duly authorized agent: Marion Spinks

Printed Name: Marion Spinks

Date: 4/22/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher B. Koller

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 134-6.00-103.00. The adjustment reflects a change in approach that brings the assessed value to \$384,100.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 30794 W LAGOON RD****Parcel ID: 134-6.00-103.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNERSPINKS MARION M
1441 CAMPUS RD
ELIZABETHTOWN PA 17022**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR047
Alternate ID 134060001030000000
Vol / Pg 2363/125
District
Zoning GENERAL RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1497	Waterfront - Ca	169,110

Total Acres: .1497
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	169,100	169,100	0	169,100
Building	0	215,000	360,400	0	215,030
Total	0	384,100	529,500	0	384,130

Value Flag Market Approach
TD134DM9**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
05/08/24	JXL	Data Mailer Change	Owner
01/23/23	MOM	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/07/14	201403087	0	Front & Side Yard Variance	
07/22/11	23356-2	7,995	D010 Bulkhead-Dogwood Acres Lot 27 S	
03/28/01	23356-1	94,600	D010 Dwelling-Dogwood Acres Lot 27	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/19/99	65,000			2363/125		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30794 W LAGOON RD

Parcel Id: 134-6.00-103.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Ranch	Year Built	2001
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	2
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

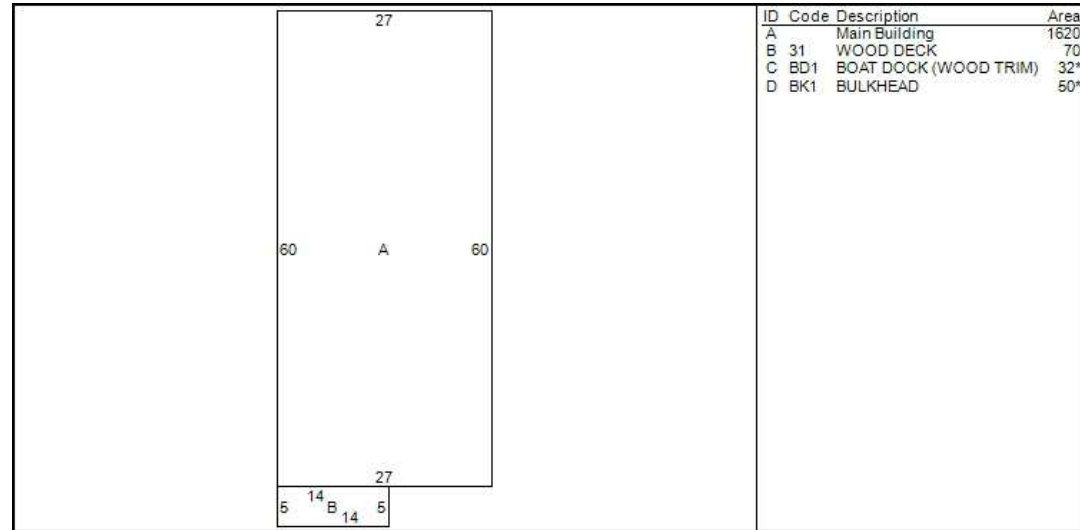
Grade & Depreciation

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

Dwelling Computations

Base Price	274,788	% Good	69
Plumbing	7,030	% Good Override	
Basement	-15,240	Functional	
Heating	22,790	Economic	
Attic	0	% Complete	100
Other Features	4,330	C&D Factor	
		Adj Factor	1.75
		Additions	600
Subtotal	293,700		
Ground Floor Area	1,620		
Total Living Area	1,620	Dwelling Value	355,700

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	8 x 4		32	1	2001	C	A	730
Bulkhead	1 x 50		50	1	2001	C	A	3,970

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-6.00-348.00

Sussex County Board of Assessment VS William & Catharina Peterson & Mary Peterson
(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: \$722,500

Stipulated Value: \$664,500

Date: 4/7/2025

Signature of Owner or duly authorized agent: William Peterson

Printed Name: William Peterson

Date: 3/26/25

Signature of Sussex County Government Representative: Christopher E. Keblar

Printed Name: Christopher E. Keblar

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 134-6.00-348.00. The adjustment reflects a change in economic depreciation of the dwelling that brings the assessed value to \$664,500.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 35521 CENTRAL PARK CIR****Parcel ID: 134-6.00-348.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNER

PETERSON WILLIAM MARY
CATHERINE PETERSON
35521 CENTRAL PARK CIR
DAGSBORO DE 19939

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR048
Alternate ID 134060003480000000
Vol / Pg 4539/182
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes**Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000			133,000
Residual	AC	0.0900			2,990

Total Acres: 1.09
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	136,000	136,000	0	136,000
Building	0	528,500	312,100	0	528,520
Total	0	664,500	448,100	0	664,520

Value Flag Market Approach
TD134DM9

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/08/24	JXL	Data Mailer Change	Owner
05/19/23	KAC	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/05/21	202102704	1,010	A086	Remove 5 Sections Of Fence, Inst
09/03/20	202010047	11,520	A027	Dett Gar 24x24, Scrn Por 24x12
06/22/16	201605383	172,503	A007	1 St Dwelling 60x72, Att Gar 22x36

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/09/16	105,000			4539/182		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 35521 CENTRAL PARK CIR

Parcel Id: 134-6.00-348.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Ranch	Year Built	2016
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

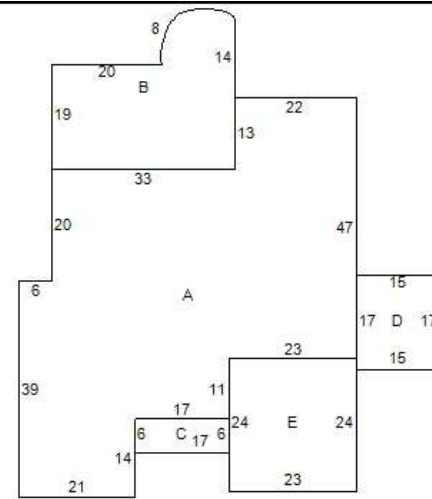
Grade & Depreciation

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

Dwelling Computations

Base Price	548,251	% Good	92
Plumbing	16,740	% Good Override	
Basement	-30,410	Functional	
Heating	45,480	Economic	50
Attic	0	% Complete	100
Other Features	1,930	C&D Factor	
		Adj Factor	1
Subtotal	581,990	Additions	18,400
Ground Floor Area	2,952		
Total Living Area	2,952	Dwelling Value	286,100

Building Notes



ID	Code	Description	Area
A		Main Building	2952
B	33	MASONRY PATIO	699
C	11	OPEN FRAME PORCH	102
D	13	FRAME GARAGE	255
E	13	FRAME GARAGE	552
F	RG1	FRAME OR CB DETACH...	576*
G	OP1	OPEN PORCH FOR POL...	288*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	24 x 24		576	1	2020	C	A	24,230
Ofp	12 x 24		288	1	2020	C	A	1,780

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-7.00-268.00

Sussex County Board of Assessment VS Thomas & Kerry 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: \$922,200

Stipulated Value: \$766,300

Date: 4/30/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Thomas Gogarty

Date: 4/23/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-7.00-268.00. The adjustment reflects a change in grade and approach that brings the assessed value to \$766,300.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 705 WESTCHESTER CT****Parcel ID: 134-7.00-268.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

CURRENT OWNERGOGARTY THOMAS P JR KERRY K
GOGARTY TRUSTEES
705 WESTCHESTER CT
DAGSBORO DE 19939**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR050
Alternate ID
Vol / Pg 3786/171
District
Zoning
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.5129	Golf Course View	260,360

Total Acres: .5129
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	260,400	260,400	0	260,400
Building	0	505,900	505,900	0	631,300
Total	0	766,300	766,300	0	891,700

Value Flag Cost Approach
TD134DM9**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
05/08/24	JXL	Data Mailer Change	Owner
03/13/23	REM	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/29/10	23831-5	3,765	D010	Rep Scrn W/Windows-Greens @ Ii
09/16/05	23831-4	79,308	D010	Additions/Porch-Grens @ Indian Rv
05/14/97	23831-3	900	D010	Sunporch-Greens At Indian Riverlc
04/22/97	23831-2	720	D010	Shed-The Greens At Ind.Riverlot 1
12/21/96	23831-1	111,081	D010	Dwellingw/Additions-Greens At Ind

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/19/03	294,900			3786/171		
05/26/95	36,955					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 705 WESTCHESTER CT

Parcel Id: 134-7.00-268.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

Dwelling Information

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

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

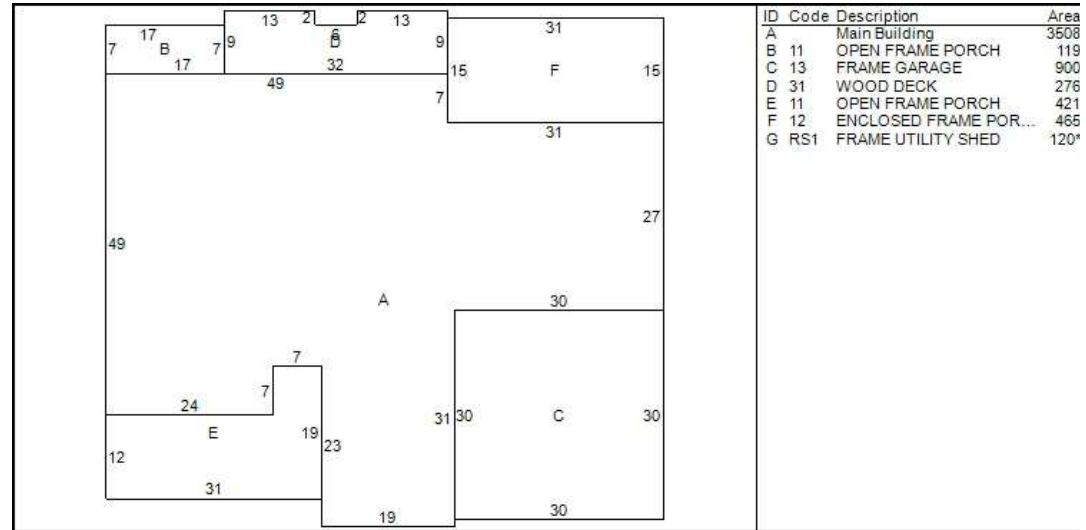
Grade & Depreciation

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

Dwelling Computations

Base Price	589,115	% Good	73
Plumbing	15,400	% Good Override	
Basement	-32,680	Functional	
Heating	48,870	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	620,710	Additions	52,500
Ground Floor Area	3,508		
Total Living Area	3,508	Dwelling Value	505,600

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 10		120	1	1900	C	P	250

Condominium / Mobile Home Information

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

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
To: Carolyn H. Corrigan chcorrigan@gmail.com

pg 1 of 2

Returned 4/14/2025 via email
Dick Corrigan
richard.d.corrigan@gmail.com

Begin forwarded message:

10
FROM
From: Dianne Ruscavage <dianne.ruscavage@sussexcountysde.gov>
Date: April 14, 2025 at 12:56:58 PM EDT
To: richard.d.corrigan@gmail.com
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

Dick and Carolyn Corrigan

601 Saint Andrews Court
Dagsboro, DE, 19939-9234

Pg 2 of 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: April 14, 2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Richard D. Corrigan

Date: 4/7/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, 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 approach that brings the assessed value to \$633,300.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 601 SAINT ANDREWS CT****Parcel ID: 134-7.00-275.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNERCORRIGAN RICHARD D
CAROLYN H CORRIGAN
601 SAINT ANDREWS CT
DAGSBORO DE 19939**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR050
Alternate ID
Vol / Pg 3407/288
District
Zoning
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.6229	Golf Course View	277,080

Total Acres: .6229
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	277,100	277,100	0	277,100
Building	0	356,200	356,200	0	413,640
Total	0	633,300	633,300	0	690,740

Value Flag Cost Approach
TD134DM9Manual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
05/08/24	jxl	Data Mailer Change	Owner
03/17/23	REM	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/21/03	23839-2	2,380	D010	Deck-Greens @ Indian River Lot 2
05/30/03	23839-1	138,183	D010	Dwelling W/Additions-The Greens

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/22/07	500,000			3407/288		
02/18/03	118,000					
08/30/02	71,600					
06/03/91	1					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 601 SAINT ANDREWS CT

Parcel Id: 134-7.00-275.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Cape Cod	Year Built	2004
Story height	1.25	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

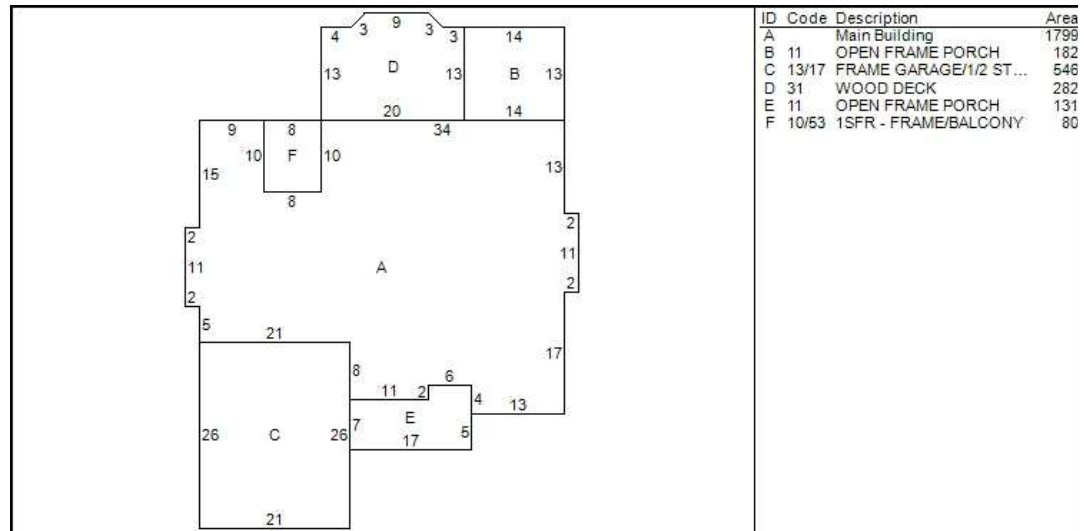
Grade & Depreciation

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

Dwelling Computations

Base Price	376,707	% Good	79
Plumbing	7,360	% Good Override	
Basement	-17,410	Functional	
Heating	31,250	Economic	
Attic	0	% Complete	100
Other Features	1,700	C&D Factor	
		Adj Factor	1
		Additions	40,500
Subtotal	399,610		
Ground Floor Area	1,799		
Total Living Area	2,602	Dwelling Value	356,200

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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

Katrina M. Mears

From: RICHARD MCLAUGHLIN <rmclaughlin16@comcast.net>
Sent: Thursday, April 10, 2025 2:10 PM
To: Katrina M. Mears
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.

\$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@sussexcountye.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

five?

From: RICHARD MCLAUGHLIN <rmclaughlin16@comcast.net>
Sent: Thursday, April 10, 2025 10:54 AM
To: Katrina M. Mears <kmears@sussexcountye.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
<rmclaughlin16@comcast.net> 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.

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

SUSSEX COUNTY

Situs : 37444 PETTINARO DR 5406

Parcel ID: 134-8.00-42.00-54-6

Class: Residential - Condo

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNER

R H MCLAUGHLIN RENTALS LLC
14 HILLTOP LN
GARNET VALLEY PA 19060

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR120C
Alternate ID 1340800004200054-6
Vol / Pg 2855/174
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.7270	Location		58,310

Total Acres: .727
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	58,300	58,300	0	0
Building	0	303,600	303,600	0	0
Total	0	361,900	361,900	0	0

Value Flag Cost Approach
TD134DM19

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/21/24	SMD	Data Mailer Change	Owner
05/23/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/01/21	202114551	12,500	A108 Enclose Existing Porch W Window	

Sales/Ownership History

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

Situs : 37444 PETTINARO DR 5406

Parcel Id: 134-8.00-42.00-54-6

Class: Residential - Condo

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Condo Flat	Year Built	2003
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x		
Color		In-law Apt	No

Basement

Basement Slab	# Car Bsmt Gar	0
FBLA Size x	FBLA Type	
Rec Rm Size x	Rec Rm Type	Single Family

Heating & Cooling

Heat Type	Central Full Ac
Fuel Type	Electric
System Type	Heat Pump

Fireplaces

Stacks
Openings
Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area Unheated Area
Cathedral Ceiling	x	

Grade & Depreciation

Grade	B-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	150
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	220,636	% Good	91
Plumbing	7,360	% Good Override	
Basement	-27,060	Functional	
Heating	18,300	Economic	150
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	219,240	Additions	4,300
Ground Floor Area	1,160		
Total Living Area	1,160	Dwelling Value	303,600

Outbuilding Data

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

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number 54-6

Unit Level
Unit Parking
Model (MH)

Unit Location	2
Unit View	
Model Make (MH)	

Building 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 & Susan Perna 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: 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 134-8.00-165.02-BS 103. The adjustment reflects a change in economic adjustment that brings the assessed value to \$28,100.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs :****Parcel ID: 134-8.00-165.02-BS103****Class: Residential - Condo**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNERPERNA LOUIS M TTEE REV TR
SUSAN PERNA TTEE REV TR
1074 SHALLCROSS LAKE RD
MIDDLETOWN DE 19709**GENERAL INFORMATION**Living Units 0
Neighborhood 1AR132C
Alternate ID 1340800016502BS103
Vol / Pg 6007/213
District
Zoning
Class Residential**Property Notes**

BOAT SLIP - NO LAND

**Land Information**

Type	Size	Influence Factors	Influence %	Value
------	------	-------------------	-------------	-------

Total Acres:
Spot: Location: 12 VERY GD LOCATION (POS INFL**Assessment Information**

	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

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag Cost Approach
Gross Building:**Entrance Information**

Date	ID	Entry Code	Source
05/19/23	CMP	Unoccupied	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/15/23				6007/213	Deed	PERNA LOUIS M TTEE REV TR
06/14/18				4902/287	Deed	PERNA LOUIS



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs :

Parcel Id: 134-8.00-165.02-BS103

Class: Residential - Condo

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	
Total Living Area	Dwelling Value

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bs 26-35lf	x		1	1	2000	C	A	28,120

Condominium / Mobile Home Information

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



Outlook

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@sussexcountye.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 amount of \$617,800 stipulated value.

Thank you,

Lynn Raftovich

From: Dianne Ruscavage <dianne.ruscavage@sussexcountye.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*



RESIDENTIAL PROPERTY RECORD CARD

2099

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 TTEE
WILLIAM AND LYNN RAFTOVICH IRR TR
38195 PINEY POINT RD
OCEAN VIEW DE 19970

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR057
Alternate ID 134090000480000000
Vol / Pg 5781/310
District
Zoning GENERAL RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2892	Waterfront - Ca	350,990

Total Acres: .2892
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	351,000	351,000	0	351,000
Building	0	266,800	266,800	0	345,130
Total	0	617,800	617,800	0	696,130

Value Flag Cost Approach
TD134DM1

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/10/23	MEP	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/10/95	25604-2	9,360	D010	Unatt.Garage-Piney Point Acreslot
07/29/85	25604-1	30,000	D010	Dwellingw/Garage-Piney Point Acr

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/28/22			Invalid Sale - Tyler	5781/310	Deed	COUGHENOUR KIMBERLY D TTEE
11/21/83	18,000			0/0		



RESIDENTIAL PROPERTY RECORD CARD

2099

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

Dwelling Information

Style	Ranch	Year Built	1985
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

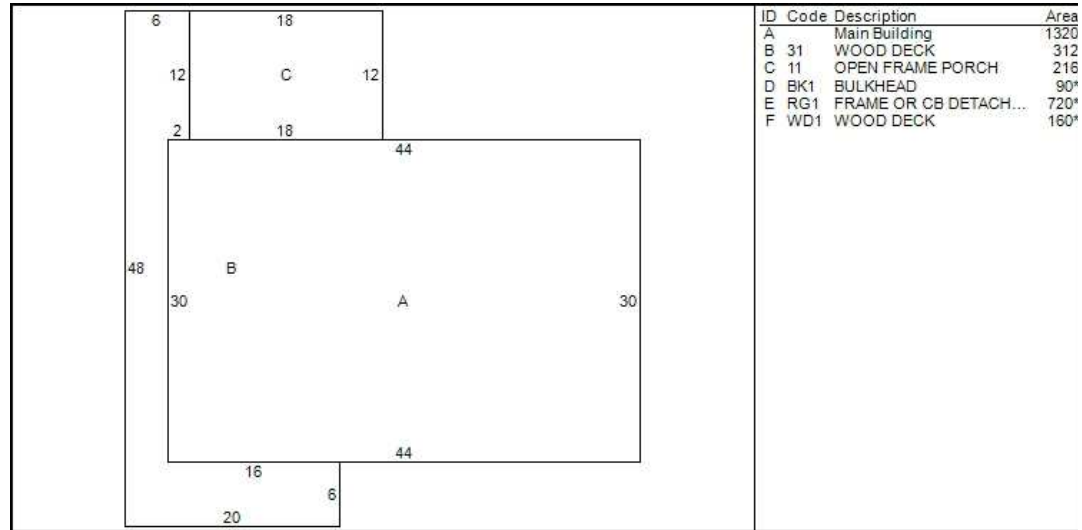
Grade & Depreciation

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

Dwelling Computations

Base Price	221,830	% Good	81
Plumbing	4,020	% Good Override	
Basement	-12,300	Functional	
Heating	18,400	Economic	85
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.5
		Additions	6,600
Subtotal	231,950		
Ground Floor Area	1,320		
Total Living Area	1,320	Dwelling Value	249,500

Building Notes



ID	Code	Description	Area
A		Main Building	1320
B	31	WOOD DECK	312
C	11	OPEN FRAME PORCH	216
D	BK1	BULKHEAD	90*
E	RG1	FRAME OR CB DETACH...	720*
F	WD1	WOOD DECK	160*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x 90		90	1	1900	C	A	6,670
Det Garage	36 x 20		720	1	1900	C	F	9,080
Wood Deck	8 x 20		160	1	2000	C	A	1,510

Condominium / Mobile Home Information

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




Outlook

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.

I 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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 38176 PINEY POINT RD

Parcel ID: 134-9.00-59.08

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 25, 2025

CURRENT OWNER

KIRBY BLAIR F
38176 PINEY POINT RD
OCEAN VIEW DE 19970

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR057
Alternate ID 134090000590800000
Vol / Pg 2125/91
District
Zoning GENERAL RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.4982		183,860

Total Acres: .4982
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	183,900	183,900	0	183,900
Building	0	306,400	306,400	0	341,050
Total	0	490,300	490,300	0	524,950

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Cost Approach
TD134DM1

Entrance Information

Date	ID	Entry Code	Source
04/25/24	DMR	Data Mailer No Change	Owner
05/10/23	MEP	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/23/15	201505242	3,840	A037 Lean To 20' X 24' On Exist. Shed 1	
04/15/02	25708-3	2,304	D010 Shed-N/Piney Point Rd	
10/11/01	25708-2	1,176	D010 Covered Porch-N/Piney Point 386'	
06/11/99	25708-1	87,584	D010 Dwelling W/Additions-W/Rt 357	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/18/96	39,500			2125/91		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 38176 PINEY POINT RD

Parcel Id: 134-9.00-59.08

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 25, 2025

Dwelling Information

Style	Cape Cod	Year Built	1999
Story height	1	Eff Year Built	
Attic	Unfinished	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

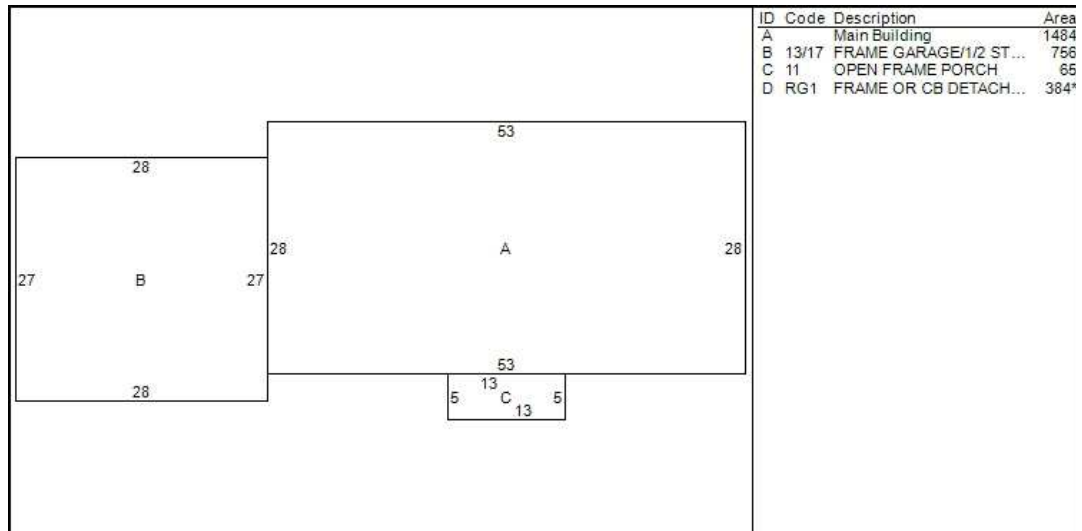
Grade & Depreciation

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

Dwelling Computations

Base Price	255,875	% Good	89
Plumbing	8,440	% Good Override	
Basement	-14,190	Functional	
Heating	21,220	Economic	
Attic	13,930	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	285,280	Additions	40,000
Ground Floor Area	1,484		
Total Living Area	1,862	Dwelling Value	293,900

Building Notes

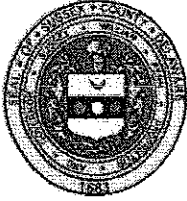


Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	24 x 16		384	1	2000	C	F	12,460

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-9.00-94.01-15216

Sussex County Board of Assessment VS. Bonnie White

(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: \$84,100

Stipulated Value: \$69,100

Date: 4/10/2025

Signature of Owner or duly authorized agent: Bonnie L. White

Printed Name: Bonnie L. White

Date: 3/27/25

Signature of Sussex County Government Representative: Christopher S. Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-94.01-15216. The adjustment reflects a change to the mobile home data and photo that brings the assessed value to \$69,100.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 30138 BAYSHORE RD****Parcel ID: 134-9.00-94.01-15216****Class: Mobile Home Park**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNERWHITE BONNIE L
30138 BAYSHORE RD
OCEAN VIEW DE 19970**GENERAL INFORMATION**Living Units 1
Neighborhood 1AC004M
Alternate ID 134090000940115216
Vol / Pg 0/0
District
Zoning
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
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Total Acres:
Spot: Location: 6 NEIGHBORHOOD OR SPOT**Assessment Information**

	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	0	64,800	64,800	0	0
Total	0	64,800	64,800	0	0

Value Flag Cost Approach
TD134DM20**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
05/03/23	MAE	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/04/15	201504523	1,000	A018 8' X 10' Deck Under 30"	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30138 BAYSHORE RD

Parcel Id: 134-9.00-94.01-15216

Class: Mobile Home Park

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Mobile Home - Sng Wide	Year Built	2000
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	1
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

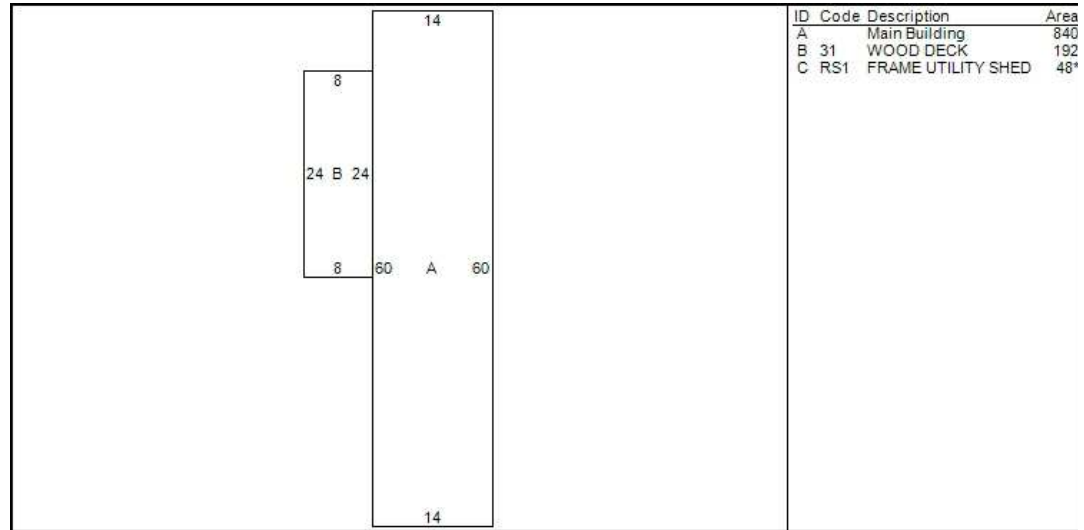
Grade & Depreciation

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

Dwelling Computations

Base Price	75,873	% Good	89
Plumbing	1,800	% Good Override	
Basement	-7,200	Functional	
Heating	0	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	70,470	Additions	1,800
Ground Floor Area	840		
Total Living Area	840	Dwelling Value	64,500

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	6 x 8		48	1	2000	C	A	250

Condominium / Mobile Home Information

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



**NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY**

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-9.00-142.00

Sussex County Board of Assessment VS Brian & Joan Murphy 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; without waiving any rights to contest such 'Original Value' and and 'Stipulated Value' in connection with subsequent valuation assessments for future tax periods;

Original Value: \$956,200

Stipulated Value: \$870,900

Date: April 30, 2025

Signature of Owner or duly authorized agent:

A handwritten signature in cursive script, appearing to read "Christopher J. Murphy", written over a horizontal line.

Printed Name: Christopher J. Murphy

Date: 4/12/25

Signature of Sussex County Government Representative:

A handwritten signature in cursive script, appearing to read "C. S. Keeler", written over a horizontal line.

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 134-9.00-142.00. The adjustment reflects a change in square footage and grade that brings the assessed value to \$870,900.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 30115 PINECREST DR****Parcel ID: 134-9.00-142.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

CURRENT OWNER

MURPHY BRIAN P & JOAN T MURPHY
TRUSTEES
30115 PINECREST DR
OCEAN VIEW DE 19970

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR057
Alternate ID 134090001420000000
Vol / Pg 3507/197
District
Zoning GENERAL RESIDENTIAL
Class Residential

Property Notes**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1791	Waterfront - Ca	318,440

Total Acres: .1791
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	318,400	318,400	0	318,400
Building	0	552,500	501,500	0	552,450
Total	0	870,900	819,900	0	870,850

Value Flag Market Approach
TD134DM10

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/01/23	MEP	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/15/16	201606386	17,000	A146 Replace Bulkhead 60'	
09/18/13	201310982	0	Front Yard Variance	
01/13/05	25238-2	138,972	D010 Dwelling W/Additions-Pine Crest T	
07/06/95	25238-1	960	D010 Shed-Pine Crest Terracelot 11	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
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RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30115 PINECREST DR

Parcel Id: 134-9.00-142.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

Dwelling Information

Style	Bungalow	Year Built	2005
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

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

Dwelling Computations

Base Price	295,403	% Good	92
Plumbing	7,030	% Good Override	
Basement	0	Functional	
Heating	24,500	Economic	
Attic	0	% Complete	100
Other Features	4,330	C&D Factor	
		Adj Factor	1.5
Subtotal	331,260	Additions	25,100
Ground Floor Area	1,344		
Total Living Area	2,016	Dwelling Value	494,800

Building Notes

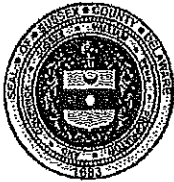
	28		ID Code	Description	Area
12	C	12	A	Main Building	1344
			B	30/11/53 CARPORT/OPEN FRA...	336
			C	11/31 OPEN FRAME PORC...	336
			D	BD1 BOAT DOCK (WOOD...	63*
			E	RS1 FRAME UTILITY SHED	160*
			F	BK1 BULKHEAD	60*
	28				
48	A	48			
	28				
12	B	12			
	28				

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	3 x 21		63	1	1900	C	A	1,440
Frame Shed	16 x 10		160	1	1900	C	A	660
Bulkhead	1 x 60		60	1	1900	C	A	4,640

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-9.00-365.00

Sussex County Board of Assessment VS James Williamson

(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: \$2,234,400

Stipulated Value: \$1,725,890

Date: 4-5-25

Signature of Owner or duly authorized agent: *James Paul Williamson*

Printed Name: James Paul Williamson

Date: 3/27/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-365.00. The adjustment reflects a change in the influence factor on the land that brings the assessed value to \$1,726,000.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 40139 SUGAR HILL RD

Parcel ID: 134-9.00-365.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNER

WILLIAMSON JAMES PAUL TTEE DARLENE S
WILLIAMSON TTEE OF WILLIAMSON LIV TR
3112 TRENHOLM DR
OAKTON VA 22124

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR055
Alternate ID 134090003650000000
Vol / Pg 5483/191
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2274 Location	-25	1,421,710

Total Acres: .2274
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	1,421,700	1,421,700	0	1,421,700
Building	0	304,300	231,500	0	304,290
Total	0	1,726,000	1,653,200	0	1,725,990

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Market Approach
TD134DM10

Entrance Information

Date	ID	Entry Code	Source
05/14/24	KMB	Data Mailer Change	Owner
04/17/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/12/18	201806278	4,000	A108 Replacing Deckboards	
07/12/04	25471-1	10,000	D010 New Windows-Sea Del Est Lot 43	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/08/21			Invalid Sale - Tyler	5483/191	Deed	WILLIAMSON JAMES PAUL TTEE DARLEN
07/16/04	1,090,000			3007/169		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 40139 SUGAR HILL RD

Parcel Id: 134-9.00-365.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Raised Ranch	Year Built	1981
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	4
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

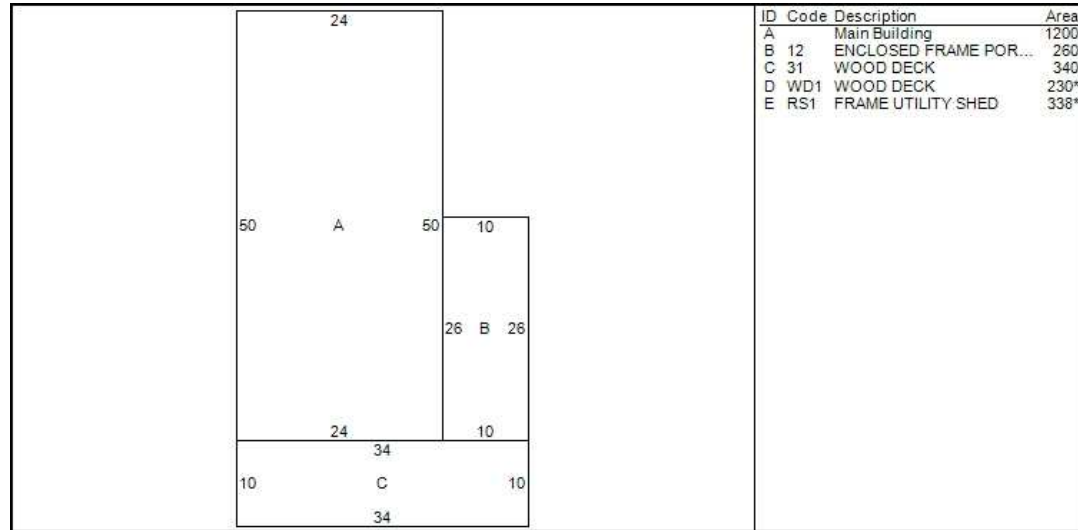
Grade & Depreciation

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

Dwelling Computations

Base Price	205,841	% Good	79
Plumbing	9,370	% Good Override	
Basement	-25,240	Functional	
Heating	17,070	Economic	
Attic	0	% Complete	100
Other Features	1,550	C&D Factor	
		Adj Factor	1.3
Subtotal	208,590	Additions	10,500
Ground Floor Area	1,200		
Total Living Area	1,200	Dwelling Value	227,900

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Wood Deck	10 x 23		230	1	1981	C	A	2,170
Frame Shed	13 x 26		338	1	1981	C	A	1,390

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-9.00-366.00

Sussex County Board of Assessment VS Kathleen & John Dickman
(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: 4/14/25

Signature of Owner or duly authorized agent: Kathleen and John Dickman

Printed Name: Kathleen and John Dickman

Date: 4/7/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-366.00. The adjustment reflects a change in land influence factor that brings the assessed value to \$2,028,900.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 40145 SUGAR HILL RD****Parcel ID: 134-9.00-366.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNER

DICKMAN KATHLEEN MARY & JOHN WILLIAM
DICKMAN TRUSTEES OF REVOCABLE TRUST
40145 SUGAR HILL RD
BETHANY BEACH DE 19930-3445

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR055
Alternate ID 134090003660000000
Vol / Pg 4390/186
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1870 Location Traffic - Heavy	-20	1,447,380

Total Acres: .187
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	1,447,400	1,447,400	0	1,447,400
Building	0	581,500	380,200	0	581,450
Total	0	2,028,900	1,827,600	0	2,028,850

Value Flag Market Approach
TD134DM10

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/02/24	SLM	Data Mailer Change	Owner
04/18/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/09/06	25472-5	36,000	D010 Elevator Shaft-Sea Del Est Lot 42	
10/10/03	25472-4	54,520	D010 Addition/Sunroom/Dec-Sea Del Es	
11/12/96	25472-3	1,225	D010 Fence-Sea Del Estateslot 42	
01/24/90	25472-2	8,000	D010 Enclose Porch-Sea Dell Estateslot	
04/25/88	25472-1	2,500	D010 Deck-Sea Del Estateslot 42	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/27/85	1			4390/186		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 40145 SUGAR HILL RD

Parcel Id: 134-9.00-366.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Chalet	Year Built	1981
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	E3-Res EI (2-Stops)
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	6	Full Baths	4
Family Rooms		Half Baths	2
Kitchens		Extra Fixtures	4
Total Rooms	16		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

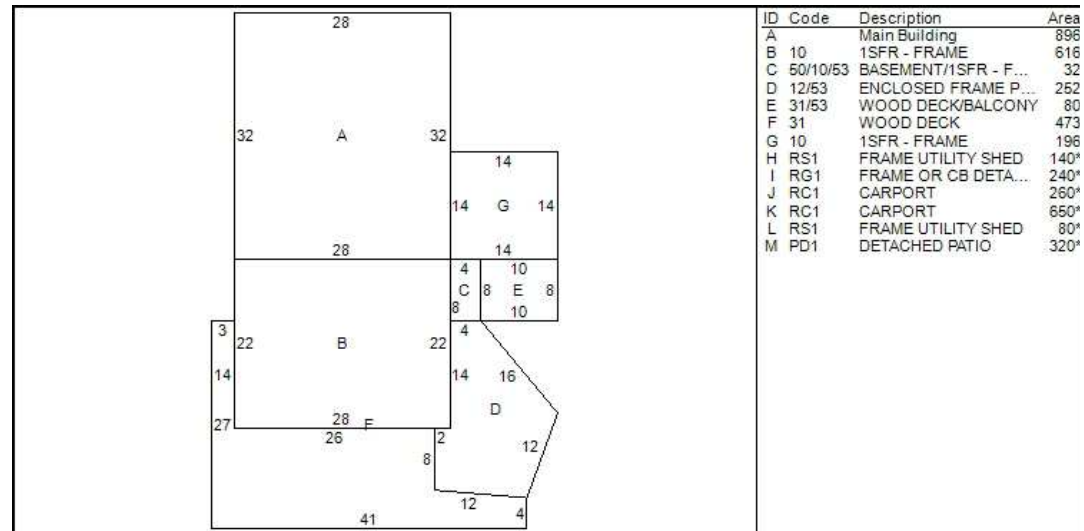
Grade & Depreciation

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

Dwelling Computations

Base Price	254,967	% Good	79
Plumbing	25,040	% Good Override	
Basement	-22,340	Functional	
Heating	21,150	Economic	
Attic	0	% Complete	100
Other Features	7,930	C&D Factor	
		Adj Factor	1.3
Subtotal	286,750	Additions	55,300
Ground Floor Area	896		
Total Living Area	2,636	Dwelling Value	366,400

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 14		140	1	1981	C	A	570
Det Garage	12 x 20		240	1	1981	C	A	7,930
Carport	13 x 20		260	1	1981	C	A	980
Carport	26 x 25		650	1	1981	C	A	2,450
Frame Shed	8 x 10		80	1	2010	C	A	740
Det Patio	16 x 20		320	1	1981	C	A	1,160

Condominium / Mobile Home Information

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



Outlook

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>

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 30048 SEAGULL WAY****Parcel ID: 134-9.00-616.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

CURRENT OWNERMOORE GRANVILLE S JOHN S
MOORE
132 PUDDLE DUCK LN
SUDLERSVILLE MD 21668**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR055
Alternate ID 134090006160000000
Vol / Pg 2258/235
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2427	Location Traffic - Heavy	-20 1,527,940

Total Acres: .2427
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	1,527,900	1,527,900	0	1,527,900
Building	0	397,500	397,500	0	795,510
Total	0	1,925,400	1,925,400	0	2,323,410

Value Flag Cost Approach
TD134DM10**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
03/23/23	NMJ	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/08/18	201802140	1,000	A108	Demo Chimney And Replacing Wit
11/04/88	25732-1	103,500	D010	Dwelling-Gull'S Nestlot 1

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/06/98	340,000			2258/235		
11/03/88	135,000					
09/16/85	1					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30048 SEAGULL WAY

Parcel Id: 134-9.00-616.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

Dwelling Information

Style	Contemporary	Year Built	1989
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	6	Full Baths	3
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	4
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

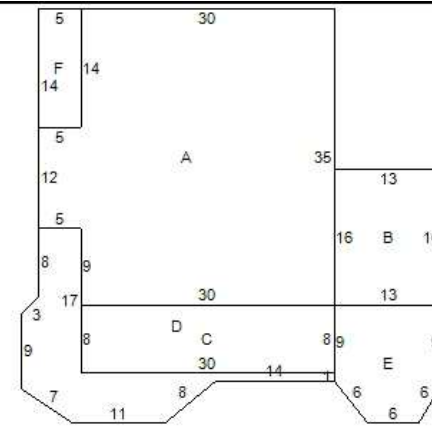
Grade & Depreciation

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

Dwelling Computations

Base Price	312,178	% Good	84
Plumbing	15,400	% Good Override	
Basement	-27,350	Functional	
Heating	25,900	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.3
Subtotal	326,130	Additions	27,000
Ground Floor Area	1,110		
Total Living Area	2,428	Dwelling Value	391,200

Building Notes



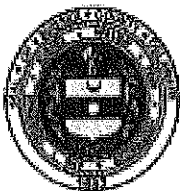
ID	Code	Description	Area
A		Main Building	1110
B	10	1SFR - FRAME	208
C	11	OPEN FRAME PORCH	240
D	53	BALCONY	226
E	11/11	OPEN FRAME PORCH/O...	165
F	53	BALCONY	70
G	RS1	FRAME UTILITY SHED	384*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	16 x 24		384	1	2021	C	A	6,300

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2024

In the Matter of Appeal

Parcel ID 134-0.00-638.00

Sussex County Board of Assessment VS Robert S. Werberg
(Owner Name)

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

Original Value: \$4,781,100

Stipulated Value: \$2,322,200

Date: 4-7-25

Signature of Owner or duly authorized agent: Robert S. Werberg

Printed Name: Robert S. Werberg

Date: 4/7/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher B. Wacker

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 134-0.00-638.00. The adjustment reflects a change in approach that brings the assessed value to \$2,322,200.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 29988 SURFSIDE DR****Parcel ID: 134-9.00-636.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNERSILVERBERG ROBERT P
4612 DERUSSEY PKWY
CHEVY CHASE MD 20815**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR055
Alternate ID 134090006360000000
Vol / Pg 4152/294
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2532	Location	1,919,740

Total Acres: .2532
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	1,919,700	1,919,700	0	1,919,700
Building	0	402,500	402,500	0	861,450
Total	0	2,322,200	2,322,200	0	2,781,150

Value Flag Cost Approach
TD134DM10**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
05/03/24	JTS	Data Mailer Change	Owner
03/23/23	NMJ	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/09/23	202301639	75,000	A108	Enclosing Existing Por To Make Ft
06/08/12	25754-3	8,000	D010	Finish Bp 286173-Gulls Nest Lot 2
02/11/11	25754-2	22,035	D010	Addition/Deck-Gull'S Nest Lot 21
10/04/84	25754-1	150,000	D010	Dwelling W/Deck-Gulls Nest Lot 21

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/20/84	148,750			4152/294		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 29988 SURFSIDE DR

Parcel Id: 134-9.00-636.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Conventional	Year Built	1985
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	5	Full Baths	4
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	3
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	Yes

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

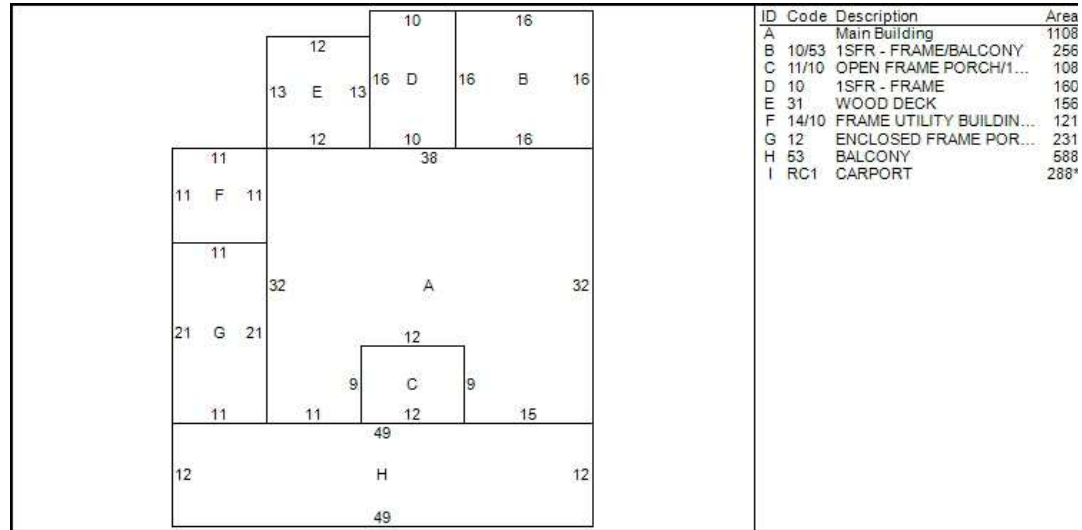
Grade & Depreciation

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

Dwelling Computations

Base Price	298,294	% Good	81
Plumbing	20,620	% Good Override	
Basement	-26,130	Functional	
Heating	24,740	Economic	
Attic	0	% Complete	100
Other Features	553	C&D Factor	
		Adj Factor	1.3
		Additions	48,800
Subtotal	318,080		
Ground Floor Area	1,108		
Total Living Area	2,739	Dwelling Value	398,400

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Carport	12 x 24		288	1	2021	C	A	4,070

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2026

In the Matter of Appeal

Parcel ID 1314-9.00-639.00

Sussex County Board of Assessment VS Judy Whalley & Henry Otto 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: \$6,504,200

Stipulated Value: \$5,152,200

Date: 4/8/25

Signature of Owner or duly authorized agent: Judy Whalley, Trustee

Printed Name: Judy Whalley

Date: 3/26/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Kneller

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 1314-9.00-639.00. The adjustment reflects a change in the land influence factor that brings the assessed value to \$5,152,200.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 30005 SURFSIDE DR****Parcel ID: 134-9.00-639.00****Class: Single Family Dwelling**

Card: 1 of 3

Printed: April 24, 2025

CURRENT OWNERWHALLEY JUDY L TRUSTEE
HENRY F OTTO TRUSTEE
520 3RD ST NE
WASHINGTON DC 20002**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR055
Alternate ID 134090006390000000
Vol / Pg 4084/258
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3685	Waterfront - Oc	-10	4,293,630

Total Acres: .3685
Spot:

Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	4,293,600	4,293,600	0	4,293,600
Building	0	858,600	662,500	0	858,600
Total	0	5,152,200	4,956,100	0	5,152,200

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Market Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
03/24/23	MEP	Estimated	Estimated

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/08/04	25757-2	14,400	D010	Addition/Remodel-Gulls Nest Lot 2
10/08/04	25757-3	0	D010	Addition/Remodel-Gulls Nest Lot 2
12/17/84	25757-1	200,000	D010	Dwelling-Gulls Nest Lot 24

Sales/Ownership History

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30005 SURFSIDE DR

Parcel Id: 134-9.00-639.00

Class: Single Family Dwelling

Card: 1 of 3

Printed: April 24, 2025

Dwelling Information

Style	Conventional	Year Built	1985
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	E3-Res EI (2-Stops)
Masonry Trim	x	In-law Apt	Yes
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	6	Full Baths	6
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	4
Total Rooms	9		
Kitchen Type	Public	Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

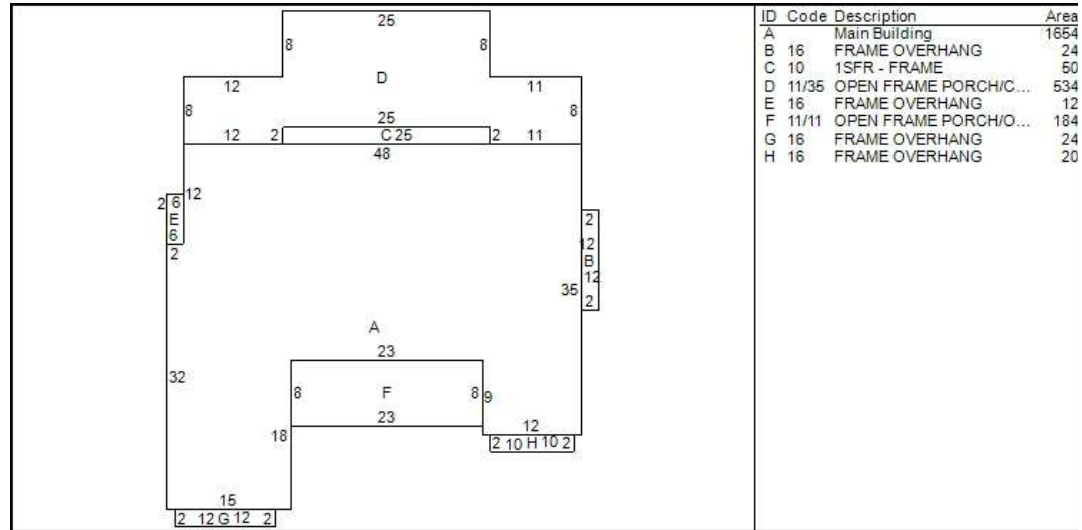
Grade & Depreciation

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

Dwelling Computations

Base Price	521,665	% Good	81
Plumbing	35,620	% Good Override	
Basement	-45,700	Functional	
Heating	43,270	Economic	
Attic	0	% Complete	100
Other Features	12,250	C&D Factor	
		Adj Factor	1.3
Subtotal	567,110	Additions	44,200
Ground Floor Area	1,654		
Total Living Area	3,438	Dwelling Value	654,600

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30005 SURFSIDE DR

Parcel ID: 134-9.00-639.00

Class: Single Family Dwelling

Card: 2 of 3

Printed: April 24, 2025

CURRENT OWNER

WHALLEY JUDY L TRUSTEE
HENRY F OTTO TRUSTEE
520 3RD ST NE
WASHINGTON DC 20002

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR055
Alternate ID 134090006390000000
Vol / Pg 4084/258
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes



Land Information

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3685	Waterfront - Oc	-10	4,293,630

Total Acres: .3685
Spot:

Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	4,293,600	4,293,600	0	4,293,600
Building	0	858,600	662,500	0	858,600
Total	0	5,152,200	4,956,100	0	5,152,200

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag Market Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
03/24/23	MEP	Estimated	Estimated

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/08/04	25757-2	14,400	D010	Addition/Remodel-Gulls Nest Lot 2
10/08/04	25757-3	0	D010	Addition/Remodel-Gulls Nest Lot 2
12/17/84	25757-1	200,000	D010	Dwelling-Gulls Nest Lot 24

Sales/Ownership History

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30005 SURFSIDE DR

Parcel Id: 134-9.00-639.00

Class: Single Family Dwelling

Card: 2 of 3

Printed: April 24, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	
Total Living Area	Dwelling Value

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	17 x 15		255	1	2021	C	A	4,180

Condominium / Mobile Home Information

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

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 30005 SURFSIDE DR****Parcel ID: 134-9.00-639.00****Class: Single Family Dwelling**

Card: 3 of 3

Printed: April 24, 2025

CURRENT OWNERWHALLEY JUDY L TRUSTEE
HENRY F OTTO TRUSTEE
520 3RD ST NE
WASHINGTON DC 20002**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR055
Alternate ID 134090006390000000
Vol / Pg 4084/258
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3685	Waterfront - Oc	-10	4,293,630

Total Acres: .3685
Spot:

Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	4,293,600	4,293,600	0	4,293,600
Building	0	858,600	662,500	0	858,600
Total	0	5,152,200	4,956,100	0	5,152,200

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Market Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
03/24/23	MEP	Estimated	Estimated

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/08/04	25757-2	14,400	D010	Addition/Remodel-Gulls Nest Lot 2
10/08/04	25757-3	0	D010	Addition/Remodel-Gulls Nest Lot 2
12/17/84	25757-1	200,000	D010	Dwelling-Gulls Nest Lot 24

Sales/Ownership History

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30005 SURFSIDE DR

Parcel Id: 134-9.00-639.00

Class: Single Family Dwelling

Card: 3 of 3

Printed: April 24, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	
Total Living Area	Dwelling Value

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	15 x	15	225	1	2021	C	A	3,690

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-9.00-873.00

Sussex County Board of Assessment VS Lisa Quann & Robin Quann

(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: \$843,100

Stipulated Value: \$696,600

Date: 4.16.2025

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, 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.



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 30355 PUSEY DR

Parcel ID: 134-9.00-873.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

QUANN LISA M
ROBIN L QUANN
30355 PUSEY DR
OCEAN VIEW DE 19970

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR054
Alternate ID
Vol / Pg 4400/178
District
Zoning
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.6508		243,070

Total Acres: .6508
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	243,100	243,100	0	243,100
Building	0	453,500	453,500	0	561,330
Total	0	696,600	696,600	0	804,430

Value Flag Cost Approach
TD134DM11

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/10/23	GRS	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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	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	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/27/15	300,000			4400/178		
02/17/89	27,500					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30355 PUSEY DR

Parcel Id: 134-9.00-873.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Ranch	Year Built	2004
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

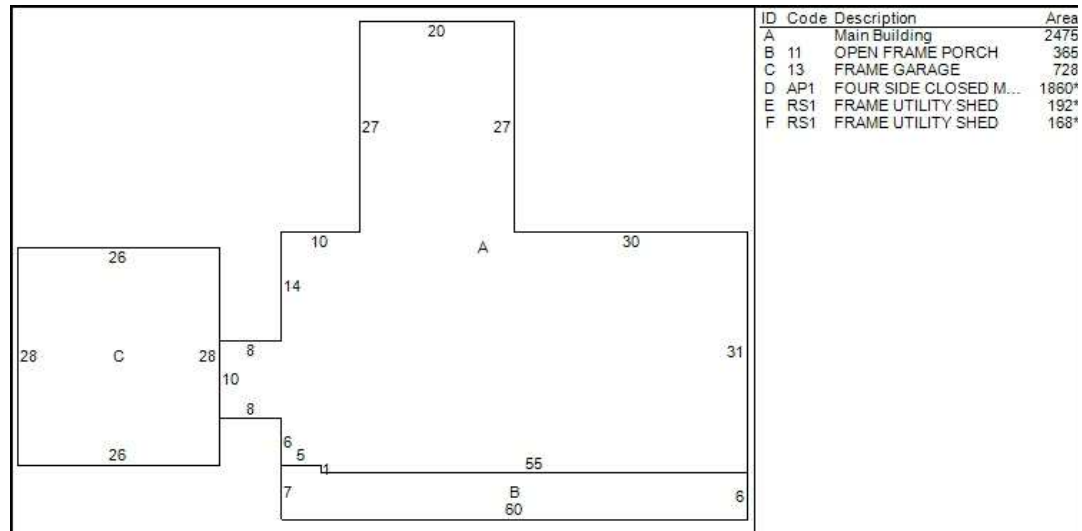
Grade & Depreciation

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

Dwelling Computations

Base Price	412,775	% Good	91
Plumbing	8,840	% Good Override	
Basement	-22,900	Functional	
Heating	34,240	Economic	92
Attic	0	% Complete	100
Other Features	1,700	C&D Factor	
		Adj Factor	1.05
		Additions	30,200
Subtotal	434,660		
Ground Floor Area	2,475		
Total Living Area	2,475	Dwelling Value	413,800

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pole Bldg	62 x 30		1,860	1	2021	C	A	35,040
Frame Shed	12 x 16		192	1	2021	C	A	3,140
Frame Shed	14 x 12		168	1	2010	C	A	1,550

Condominium / Mobile Home Information

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



Outlook

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 <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 : 5 BLUE STREAM LN****Parcel ID: 134-12.00-280.01-132****Class: Residential - Condo**

Card: 1 of 1

Printed: April 25, 2025

CURRENT OWNERHAGA GREGORY S & DORIS C HAGA
18667 MIDDLETOWN RD
PARKTON MD 21120**GENERAL INFORMATION**Living Units 1
Neighborhood 1TR101C
Alternate ID 134120002800100132
Vol / Pg 3353/177
District
Zoning TOWN CODES
Class Residential**Property Notes**

COMMON LAND PCT - 280.01 / 280.02

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1467			46,730

Total Acres: .1467
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	46,700	46,700	0	0
Building	0	344,400	344,400	0	0
Total	0	391,100	391,100	0	0

Value Flag TD134DM4
Cost ApproachManual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
05/17/23	RSD	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

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



Outlook

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.

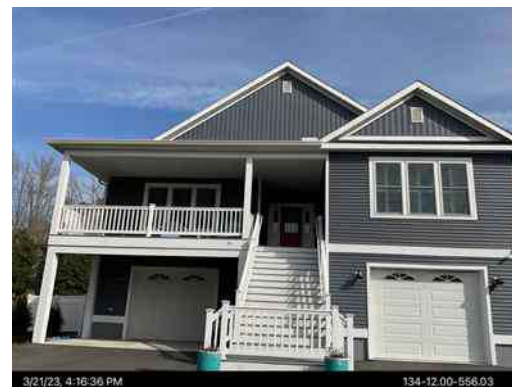
*Kind Regards,
Dianne*

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 .

**RESIDENTIAL PROPERTY RECORD CARD** 2099**SUSSEX COUNTY****Situs : 35 WOODLAND AV****Parcel ID: 134-12.00-556.03****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 28, 2025

CURRENT OWNERBOERLAGE DARLENE H
HANK G BOERLAGE
6105 EARL ST
OWINGS MILLS MD 20736**GENERAL INFORMATION**Living Units 1
Neighborhood 1UR001
Alternate ID 134120005560300000
Vol / Pg 4755/251
District
Zoning TOWN CODES
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.6054			185,350

Total Acres: .6054
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	185,400	185,400	0	185,400
Building	0	489,700	489,700	0	608,850
Total	0	675,100	675,100	0	794,250

Value Flag Cost Approach
TD134DM5**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
03/21/23	KLC	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/01/18	201805784	0	TEST	Ov 1384
01/29/18	201800281	200,508	A005	2st Dw 68x44 Att Gar 68x44 Porch

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/21/17				4755/251	Deed	BOERLAGE DARLENE H
11/05/15	85,000			4467/119		
03/10/00	70,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 35 WOODLAND AV

Parcel Id: 134-12.00-556.03

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 28, 2025

Dwelling Information

Style	Raised Ranch	Year Built	2018
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

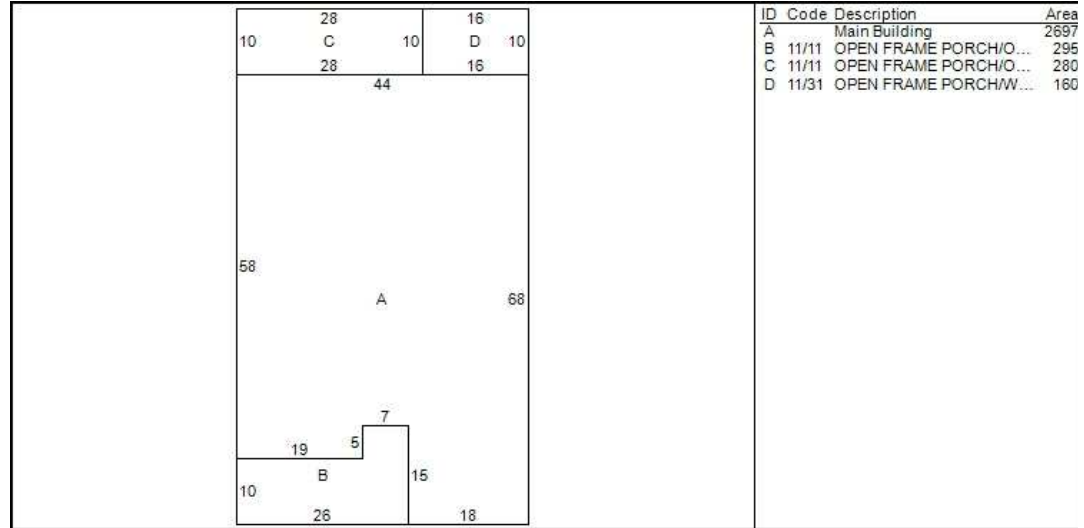
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	94
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	424,828	% Good	93
Plumbing	11,250	% Good Override	
Basement	0	Functional	
Heating	35,240	Economic	94
Attic	0	% Complete	100
Other Features	4,330	C&D Factor	
		Adj Factor	1.1
Subtotal	475,650	Additions	29,400
Ground Floor Area	2,697		
Total Living Area	2,697	Dwelling Value	489,700

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-12.00-2082.00

Sussex County Board of Assessment VS Barbara Collier
(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: \$ 689,600

Stipulated Value: \$ 457,400

Date: 4/14/25

Signature of Owner or duly authorized agent: Barbara A. Collier

Printed Name: Barbara A. Collier

Date: 4/14/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-12.00-2082.00. The adjustment reflects a change in location factor that brings the assessed value to \$457,400.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 14 WHITES CREEK LN****Parcel ID: 134-12.00-2082.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 24, 2025

CURRENT OWNERCOLLIER BARBARA A
5608 TWILIGHT DR
HARRISBURG PA 17111**GENERAL INFORMATION**Living Units 1
Neighborhood 1UR001
Alternate ID 134120020820000000
Vol / Pg 3202/274
District
Zoning TOWN CODES
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.4511	Waterfront - Riv	242,160

Total Acres: .4511
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	242,200	242,200	0	242,200
Building	0	215,200	215,200	0	332,390
Total	0	457,400	457,400	0	574,590

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

Date	ID	Entry Code	Source
03/21/23	KLC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/06/24	202412456	2,856	A015	17x12 Screened Porch On Existing
05/02/07	11886-3	11,000	D010	Replace Siding-Wonderland Lot 3C
04/06/92	11886-2	2,760	D010	Deck & Shower-Wonderlandlot 30
06/18/91	11886-1	48,000	D010	Dwellingw/Additions-Cottages On \

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/17/91	134,500			3202/274		
07/01/91	1					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 14 WHITES CREEK LN

Parcel Id: 134-12.00-2082.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 24, 2025

Dwelling Information

Style	Conventional	Year Built	1991
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

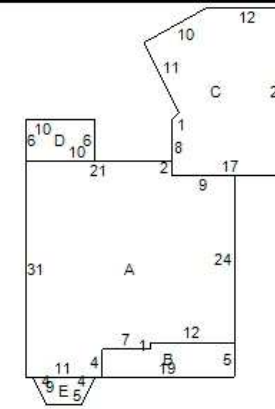
Grade & Depreciation

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

Dwelling Computations

Base Price	218,470	% Good	74
Plumbing	6,700	% Good Override	
Basement	-8,660	Functional	
Heating	18,120	Economic	
Attic	0	% Complete	100
Other Features	2,580	C&D Factor	
		Adj Factor	1.1
		Additions	7,300
Subtotal	237,210		
Ground Floor Area	824		
Total Living Area	1,676	Dwelling Value	201,100

Building Notes



ID	Code	Description	Area
A		Main Building	824
B	11	OPEN FRAME PORCH	88
C	31	WOOD DECK	420
D	14	FRAME UTILITY BUILDING	60
E	15	FRAME BAY	28
F	BD1	BOAT DOCK (WOOD TRIM)	620'

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	5 x	124	620	1	2000	C	A	14,130

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-12.00-2258.00

Sussex County Board of Assessment VS Mark & Karen McCormick

(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: \$ 962,800

Stipulated Value: \$ 703,200

Date: 4-17-25

Signature of Owner or duly authorized agent: Karen B McCormick

Printed Name: Karen B McCormick

Date: 4/8/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-12.00-2258.00. The adjustment reflects a change in grade that brings the assessed value to \$703,200.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 36259 WINDMILL RUN****Parcel ID: 134-12.00-2258.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNERMCCORMICK D MARK & KAREN B
36259 WINDMILL RUN
OCEAN VIEW DE 19970**GENERAL INFORMATION**Living Units 1
Neighborhood 1TR006
Alternate ID 134120022580000000
Vol / Pg 2278/232
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000			139,330
Residual	AC	0.0900			2,140

Total Acres: 1.09
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	141,500	141,500	0	141,500
Building	0	561,700	754,400	0	561,690
Total	0	703,200	895,900	0	703,190

Value Flag TD134DM4
Market ApproachManual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
02/09/23	KLC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/13/01	11969-1	217,030	D010 Dwelling W/Att Gar-Windmill Lot 13	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/08/98	31,000			2278/232		
02/03/94	1					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 36259 WINDMILL RUN

Parcel Id: 134-12.00-2258.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Conventional	Year Built	2002
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	3
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

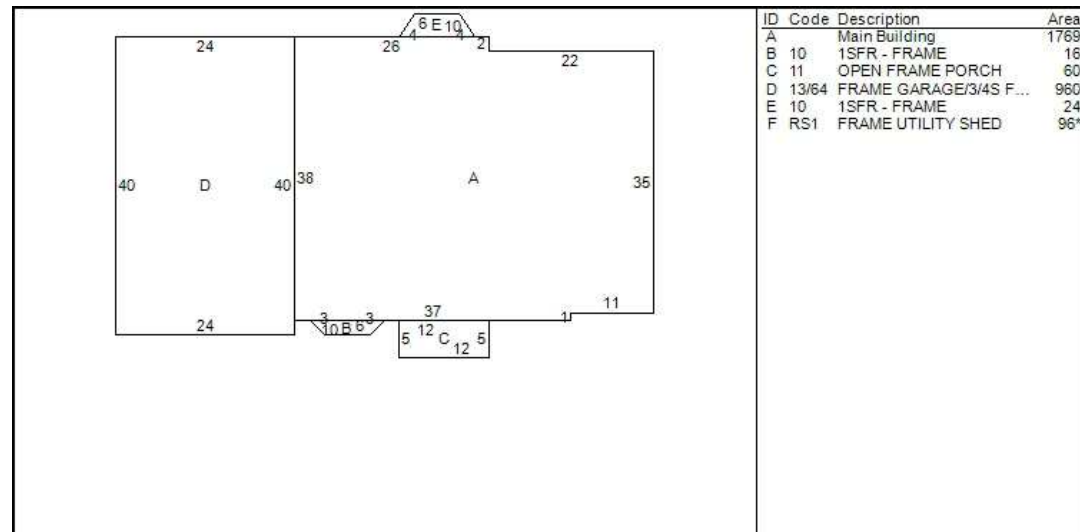
Grade & Depreciation

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

Dwelling Computations

Base Price	628,617	% Good	90
Plumbing	15,000	% Good Override	
Basement	-21,850	Functional	
Heating	45,740	Economic	
Attic	0	% Complete	100
Other Features	2,852	C&D Factor	
		Adj Factor	1.12
Subtotal	670,360	Additions	69,800
Ground Floor Area	1,769		
Total Living Area	4,178	Dwelling Value	753,900

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



Outlook

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>

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

Thank you 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

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 31853 CREEK SHORE CT****Parcel ID: 134-12.00-2708.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 1, 2025

CURRENT OWNERMURPHY THOMAS MARY MURPHY
31853 CREEK SHORE CT
OCEAN VIEW DE 19970**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR064
Alternate ID 134120027080000000
Vol / Pg 3536/76
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2910	Waterfront - Riv	177,840

Total Acres: .291
Spot:

Location: 12 VERY GD LOCATION (POS INFL)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	177,800	177,800	0	177,800
Building	0	551,900	551,900	0	391,810
Total	0	729,700	729,700	0	569,610

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

Date	ID	Entry Code	Source
03/03/23	GRS	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/07/24	202410872	2,156	A017 22x16 Open Porch	
08/05/24	202411396	9,500	A108 Replace Shingles, Sheathing Addir	
01/30/07	12237-1	160,971	D010 Dwelling W/Additions-Inlet @ Pine	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/31/07	515,000			3536/76		
01/16/07	914,941					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 31853 CREEK SHORE CT

Parcel Id: 134-12.00-2708.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 1, 2025

Dwelling Information

Style	Cape Cod	Year Built	2007
Story height	1.25	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

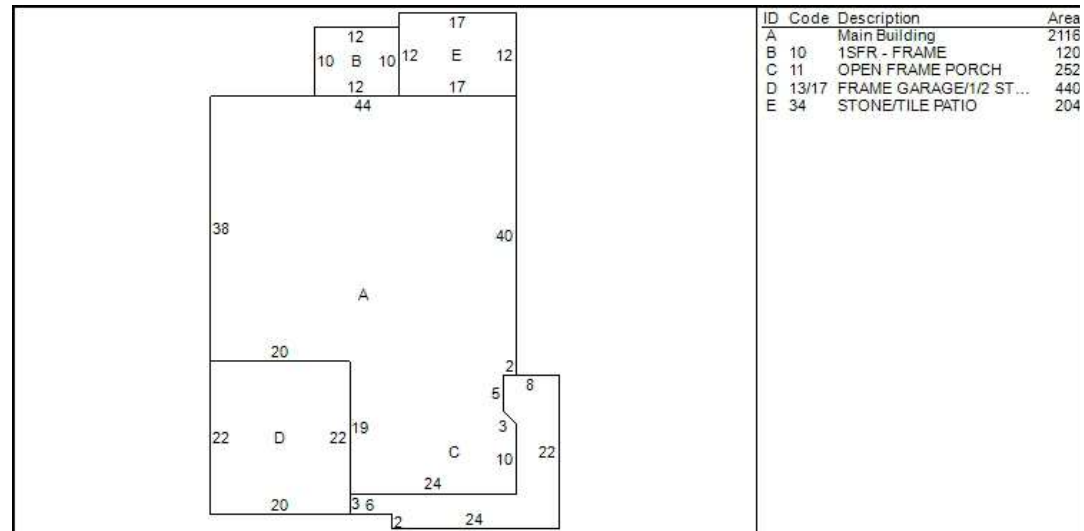
Grade & Depreciation

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

Dwelling Computations

Base Price	432,278	% Good	93
Plumbing	10,310	% Good Override	
Basement	-19,980	Functional	
Heating	35,860	Economic	93
Attic	0	% Complete	100
Other Features	2,448	C&D Factor	
		Adj Factor	1.265
		Additions	37,600
Subtotal	460,920		
Ground Floor Area	2,116		
Total Living Area	2,820	Dwelling Value	551,900

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-12.00-4131.00

Sussex County Board of Assessment VS Suzanne Burke

Suzanne Burke 4/17/25
(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: \$ 590,800

Date: _____

Signature of Owner or duly authorized agent: _____

Printed Name: _____

Date: 4/10/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-12.00-4131.00. The adjustment reflects a change in grade that brings the assessed value to \$590,800.

I agree w/ the new assessment of \$590,800
Suzanne Burke
Suzanne Burke 4/17/25

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 37339 KESTREL WAY****Parcel ID: 134-12.00-4131.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 22, 2025

CURRENT OWNERBURKE SUZANNE M
37339 KESTREL WAY
OCEAN VIEW DE 19970**GENERAL INFORMATION**Living Units 1
Neighborhood 1TR004
Alternate ID 134120041310000000
Vol / Pg 6037/80
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1900			114,450

Total Acres: .19
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	114,500	114,500	0	114,500
Building	0	523,900	523,900	0	456,940
Total	0	638,400	638,400	0	571,440

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Cost Approach
RANDOM1 7.22.24

Entrance Information

Date	ID	Entry Code	Source
08/13/24	SLM	Data Mailer Change	Owner
05/23/24	CMP	Total Refusal	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/01/23	202312316	151,534	A006 2 St Dw 40 X 66(Palladio) Att Gar	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/11/24	561,935			6037/80	Deed	BURKE SUZANNE M
09/20/23	123,000			5975/333	Deed	NVR INC



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 37339 KESTREL WAY

Parcel Id: 134-12.00-4131.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 22, 2025

Dwelling Information

Style	Cape Cod	Year Built	2023
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	3	Full Baths	3
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	2
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

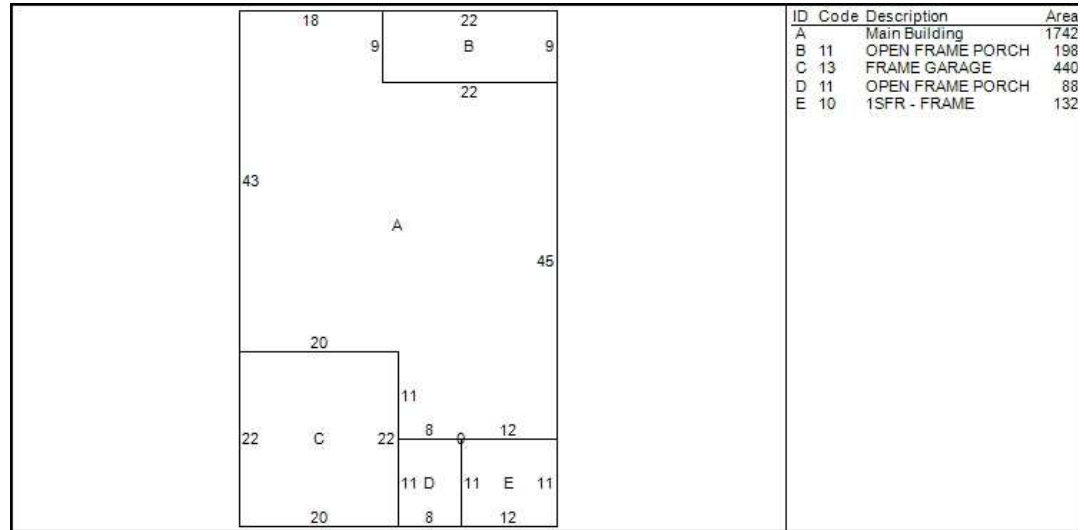
Grade & Depreciation

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

Dwelling Computations

Base Price	382,106	% Good	100
Plumbing	11,780	% Good Override	
Basement	-16,960	Functional	
Heating	31,700	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.19
Subtotal	408,630	Additions	31,600
Ground Floor Area	1,742		
Total Living Area	2,745	Dwelling Value	523,900

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-13.00-810.00

Sussex County Board of Assessment VS Kelly Felix, Dana Maciorowski, 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 Owner or duly authorized agent: Kelly Felix

Printed Name: Kelly Felix

Date: 4/11/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-13.00-810.00. The adjustment reflects a change in location factor, grade and approach that brings the assessed value to \$558,400.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 995 SANDBAR CT****Parcel ID: 134-13.00-810.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 22, 2025

CURRENT OWNER

FELIX KELLY SUZANNE
DANA KRISTIN MACIOROWSKI ETAL
13410 RICH LYNN CT
HIGHLAND MD 20777

GENERAL INFORMATION

Living Units 1
Neighborhood 1BR002
Alternate ID 134130008100000000
Vol / Pg 5804/170
District
Zoning TOWN CODES
Class Residential

Property Notes**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2072	Waterfront - Ca	280,300

Total Acres: .2072
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	280,300	280,300	0	280,300
Building	0	278,100	278,100	0	346,280
Total	0	558,400	558,400	0	626,580

Value Flag Cost Approach
TD134DM7

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
03/13/23	RSD	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/11/97	14795-2	1,020	D010	Deck-Lake Bethanylot 13phase I
12/21/82	14795-1	30,000	D010	Dwelling-Bethany Beach Lot 13

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/14/22	1		Invalid Sale - Tyler	5804/170	Deed	FELIX KELLY SUZANNE
11/27/93	133,000			2381/93		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 995 SANDBAR CT

Parcel Id: 134-13.00-810.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 22, 2025

Dwelling Information

Style	Ranch	Year Built	1979
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

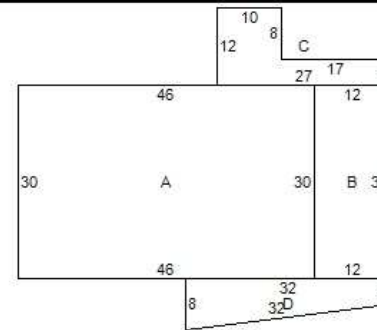
Grade & Depreciation

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

Dwelling Computations

Base Price	229,724	% Good	78
Plumbing	8,030	% Good Override	
Basement	-28,170	Functional	
Heating	19,060	Economic	
Attic	0	% Complete	100
Other Features	1,550	C&D Factor	
		Adj Factor	1.4
		Additions	11,100
Subtotal	230,190		
Ground Floor Area	1,380		
Total Living Area	1,380	Dwelling Value	266,900

Building Notes



ID	Code	Description	Area
A		Main Building	1380
B	11	OPEN FRAME PORCH	360
C	31	WOOD DECK	188
D	31	WOOD DECK	192
E	RC1	CARPORT	437*
F	RS1	FRAME UTILITY SHED	180*
G	BD1	BOAT DOCK (WOOD TRIM)	130*
H	WD1	WOOD DECK	128*
I	BK1	BULKHEAD	60*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Carport	19 x 23		437	1	1979	C	A	1,650
Frame Shed	12 x 15		180	1	1979	C	A	740
Boat Dock	5 x 26		130	1	1979	C	A	2,960
Wood Deck	8 x 16		128	1	1979	C	A	1,210
Bulkhead	1 x 60		60	1	1979	C	A	4,640

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-13.00-1279.00

Sussex County Board of Assessment VS Cynthia Hetrick
(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: 4/16/25

Signature of Owner or duly authorized agent: Cynthia A. Hetrick

Printed Name: CYNTHIA A. HETRICK

Date: 4/8/25

Signature of Sussex County Government Representative: Chris K

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 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.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 39638 HERON RD****Parcel ID: 134-13.00-1279.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 22, 2025

CURRENT OWNERHETRICK CYNTHIA A
6783 ARBOR VIEW CT
POWELL OH 43065**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR055
Alternate ID
Vol / Pg 4081/63
District
Zoning
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1901	Traffic - Moderate	-5	1,732,530

Total Acres: .1901
Spot:

Location: 12 VERY GD LOCATION (POS INFL)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	1,732,500	1,732,500	0	1,732,500
Building	0	221,700	221,700	0	450,720
Total	0	1,954,200	1,954,200	0	2,183,220

Value Flag Cost Approach
TD134DM6**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
05/08/24	JXL	Data Mailer Change	Owner
04/04/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/01/22	202200998	1,932	A017	12x23 Screen Porch On Existing D
06/03/02	13519-4	3,808	D010	Deck Over 30-Ocean Village Lot S
10/17/94	13519-3	5,500	D010	Remodeling-Ocean Villagelot S-1
12/21/92	13519-2	3,672	D010	Replace 2 Decks-Ocean Villagelot
02/26/85	13519-1	3,500	D010	Deck-Ocean Village Lot 5-1

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/31/12				4081/63		
08/09/11	58,700					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 39638 HERON RD

Parcel Id: 134-13.00-1279.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 22, 2025

Dwelling Information

Style	Contemporary	Year Built	1970
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	4
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

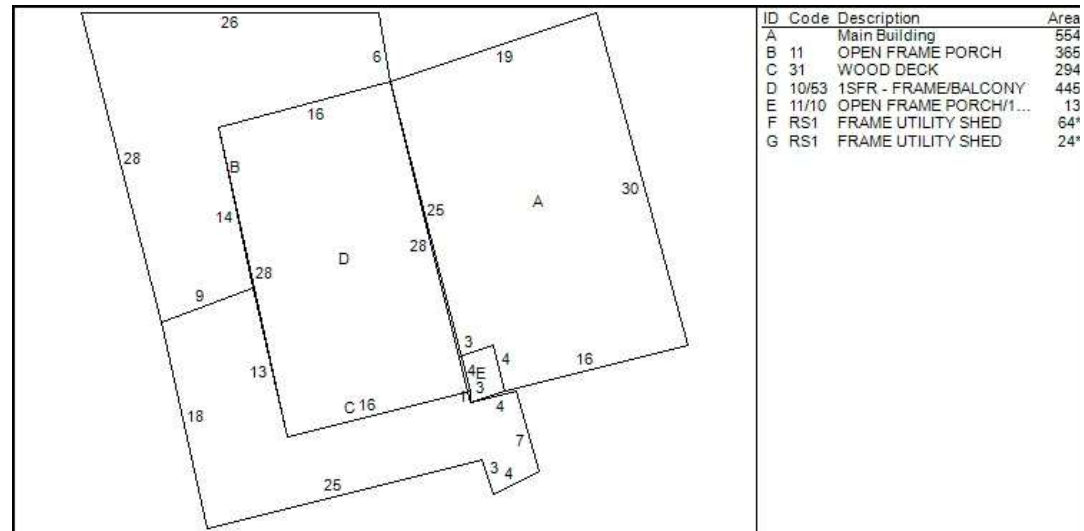
Grade & Depreciation

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

Dwelling Computations

Base Price	176,434	% Good	74
Plumbing	9,840	% Good Override	
Basement	-15,460	Functional	
Heating	14,640	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.3
Subtotal	185,450	Additions	33,000
Ground Floor Area	554		
Total Living Area	1,566	Dwelling Value	221,300

Building Notes



ID	Code	Description	Area
A		Main Building	554
B	11	OPEN FRAME PORCH	365
C	31	WOOD DECK	294
D	10/53	1SFR - FRAME/BALCONY	445
E	11/10	OPEN FRAME PORCH/1...	13
F	RS1	FRAME UTILITY SHED	64*
G	RS1	FRAME UTILITY SHED	24*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 8		64	1	2000	C	A	330
Frame Shed	4 x 6		24	1	1988	C	A	100

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2026

In the Matter of Appeal

Parcel ID 134-13.00-1330.00

Sussex County Board of Assessment VS Paul & Karen Winick

(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

Date: 4/28/25

Signature of Owner or duly authorized agent: Paul Winick

Printed Name: PAUL WINICK

Date: 4/17/25

Signature of Sussex County Government Representative: Christopher S. Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 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.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 31319 SANDPIPER RD****Parcel ID: 134-13.00-1330.00****Class: Single Family Dwelling**

Card: 1 of 2

Printed: April 28, 2025

CURRENT OWNERWINICKI PAUL M KAREN C WINICKI
3908 N CHARLES ST #1103
BALTIMORE MD 21218**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR055
Alternate ID 134130013300000000
Vol / Pg 3115/201
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value	
Primary Site	AC	0.2183	Waterfront - Oc Shape Or Size	-30	3,108,180

Total Acres: .2183
Spot:

Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	3,108,200	3,108,200	0	3,108,200
Building	0	438,400	438,400	0	1,105,180
Total	0	3,546,600	3,546,600	0	4,213,380

Value Flag Cost Approach
TD134DM6**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
03/28/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/01/13	201307718	0	Front Yard Variance	
11/03/05	13573-6	0	D010 Renew Bp 232824-Ocean Village I	
11/03/04	13573-5	198,210	D010 Dwelling W/Additions-Ocean Villag	
04/29/99	13573-4	4,800	D010 Remodeling-Ocean Villagelot D19	
03/20/86	13573-3	11,500	D010 Additions-Ocean Villagelot D-19	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/13/04	1,465,000			3115/201		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 31319 SANDPIPER RD

Parcel Id: 134-13.00-1330.00

Class: Single Family Dwelling

Card: 1 of 2

Printed: April 28, 2025

Dwelling Information

Style	Conventional	Year Built	2007
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Full	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	5	Full Baths	5
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

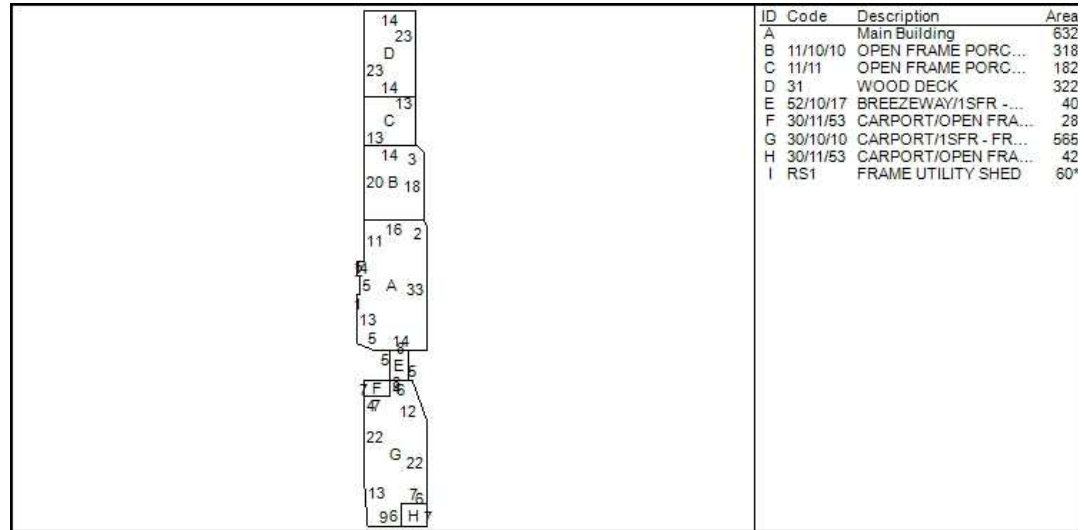
Grade & Depreciation

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

Dwelling Computations

Base Price	201,044	% Good	93
Plumbing	20,620	% Good Override	
Basement	0	Functional	
Heating	16,680	Economic	
Attic	0	% Complete	100
Other Features	1,700	C&D Factor	
		Adj Factor	1.3
Subtotal	240,040	Additions	100,100
Ground Floor Area	632		
Total Living Area	3,090	Dwelling Value	420,300

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x 6		60	1	2007	C	A	430

Condominium / Mobile Home Information

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

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 31319 SANDPIPER RD****Parcel ID: 134-13.00-1330.00****Class: Single Family Dwelling**

Card: 2 of 2

Printed: April 28, 2025

CURRENT OWNERWINICKI PAUL M KAREN C WINICKI
3908 N CHARLES ST #1103
BALTIMORE MD 21218**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR055
Alternate ID 134130013300000000
Vol / Pg 3115/201
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2183	Waterfront - Oc Shape Or Size	-30	3,108,180

Total Acres: .2183
Spot:

Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	3,108,200	3,108,200	0	3,108,200
Building	0	438,400	438,400	0	1,105,180
Total	0	3,546,600	3,546,600	0	4,213,380

Value Flag Cost Approach
TD134DM6**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
03/28/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/01/13	201307718	0	Front Yard Variance	
11/03/05	13573-6	0	D010 Renew Bp 232824-Ocean Village I	
11/03/04	13573-5	198,210	D010 Dwelling W/Additions-Ocean Villag	
04/29/99	13573-4	4,800	D010 Remodeling-Ocean Villagelot D19	
03/20/86	13573-3	11,500	D010 Additions-Ocean Villagelot D-19	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/13/04	1,465,000			3115/201		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 31319 SANDPIPER RD

Parcel Id: 134-13.00-1330.00

Class: Single Family Dwelling

Card: 2 of 2

Printed: April 28, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	
Total Living Area	Dwelling Value

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Wood Deck	5 x	212	1,060	1	2010	C	G	17,620

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-13.16-59.00

Sussex County Board of Assessment VS Elizabeth & Alan Gruber Trustees
(Owner Name)

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

Original Value: \$ 1,723,300 Stipulated Value: \$ 1,654,700

Date: April 2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: _____

Date: 3/31/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, 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****SUSSEX COUNTY****Situs : 112 4TH ST****Parcel ID: 134-13.16-59.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 23, 2025

CURRENT OWNERGRUBER ELIZABETH D TTEE
ALAN S GRUBER TTEE REV TR
502 TAYMAN DR
ANNAPOLIS MD 21403**GENERAL INFORMATION**Living Units 1
Neighborhood 1BR006
Alternate ID 134131600590000000
Vol / Pg 5834/255
District
Zoning TOWN CODES
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1148	Location	1,380,490

Total Acres: .1148
Spot:

Location: 12 VERY GD LOCATION (POS INFL)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	1,380,500	1,380,500	0	1,380,500
Building	0	274,200	274,200	0	206,180
Total	0	1,654,700	1,654,700	0	1,586,680

Value Flag Cost Approach
TD134DM2**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
04/23/24	SLM	Data Mailer Change	Owner
03/28/23	KAC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/17/18	201800374	2,550	A016	12 X 10 Irr Shape Ground Level Deck
11/12/92	15340-1	30,000	D010	Add. & Remodeling-Bethany Beach
11/12/92	15340-2	0	D010	Add. & Remodeling-Bethany Beach

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/03/23 09/27/17			Invalid Sale - Tyler	5834/255 4774/283	Deed Deed	GRUBER ELIZABETH D TTEE GRUBER ELIZABETH LEIGH DIVINE



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 112 4TH ST

Parcel Id: 134-13.16-59.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 23, 2025

Dwelling Information

Style	Conventional	Year Built	1958
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

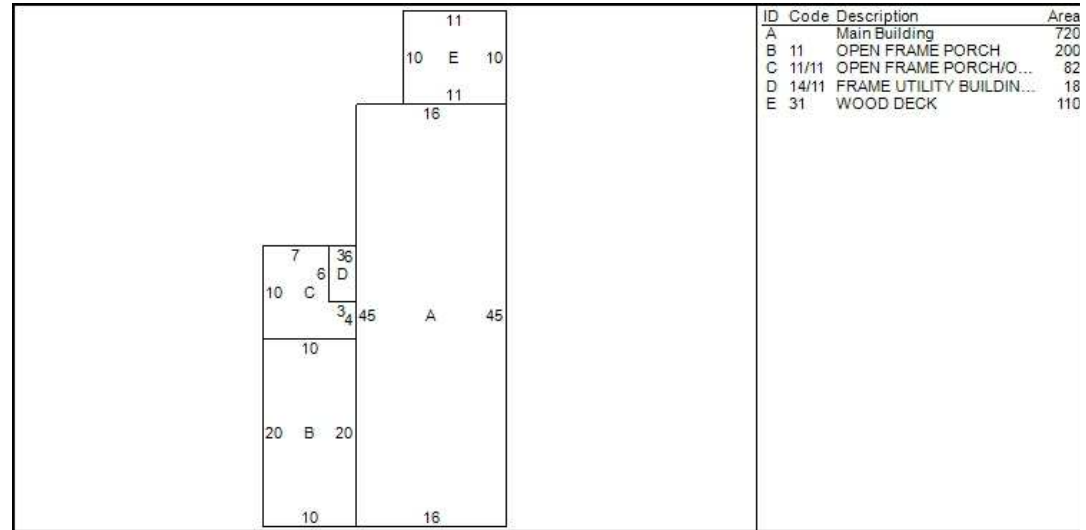
Grade & Depreciation

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

Dwelling Computations

Base Price	198,919	% Good	36
Plumbing	8,030	% Good Override	
Basement	-7,880	Functional	
Heating	16,500	Economic	80
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	4.2
		Additions	3,200
Subtotal	215,570		
Ground Floor Area	720		
Total Living Area	1,440	Dwelling Value	274,200

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-17.08-155.00

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: \$ 1,511,400

Date: 4/11/25

Signature of Owner or duly authorized agent: Heidi Kozi

Printed Name: Heidi Kozi

Date: 4/4/25

Signature of Sussex County Government Representative: Christopher S. Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 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.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 206 MAPLEWOOD ST

Parcel ID: 134-17.08-155.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

206 MAPLEWOOD LLC
601 HILLSIDE RD
WILMINGTON DE 19807

GENERAL INFORMATION

Living Units 1
Neighborhood 1BR009
Alternate ID 13417080155000000
Vol / Pg 5168/155
District
Zoning TOWN CODES
Class Residential

Property Notes



Land Information

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1492	Location	-10	1,181,060

Total Acres: .1492
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	1,181,100	1,181,100	0	1,181,100
Building	0	330,300	330,300	0	283,420
Total	0	1,511,400	1,511,400	0	1,464,520

Value Flag Cost Approach
TD134DM12Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
06/01/24	KMB	Data Mailer Change	Owner
12/01/22	ANW	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/01/16	201609289	250,000	A016	All Interior Work 19 Window Repla
07/01/82	19298-1	94,000	D010	Dwellingporch &Deck-Bethany Lot

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/12/19				5168/155	Deed	206 MAPLEWOOD LLC



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 206 MAPLEWOOD ST

Parcel Id: 134-17.08-155.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Conventional	Year Built	1981
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Composite	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

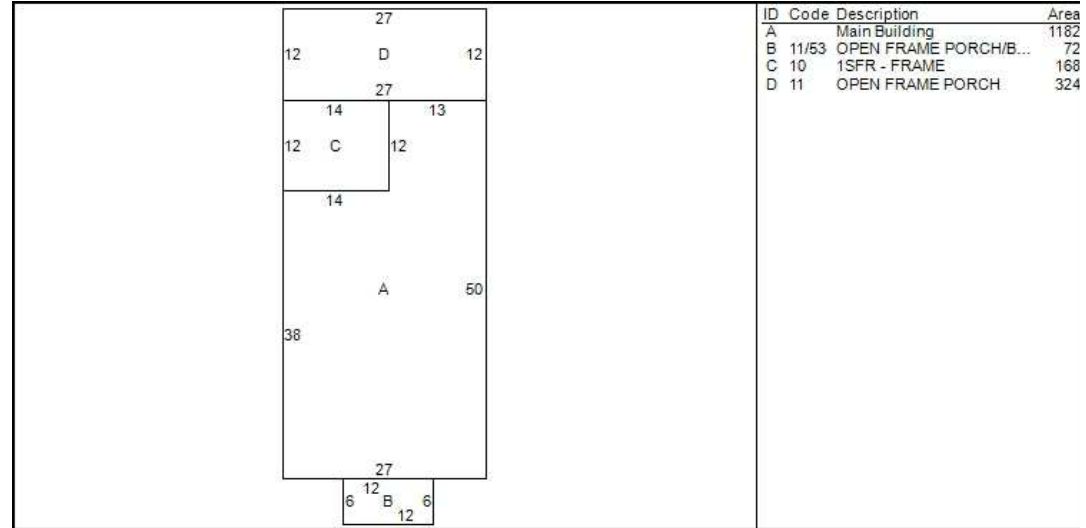
Grade & Depreciation

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

Dwelling Computations

Base Price	299,016	% Good	79
Plumbing	12,650	% Good Override	
Basement	-11,850	Functional	
Heating	24,800	Economic	
Attic	0	% Complete	100
Other Features	2,700	C&D Factor	
		Adj Factor	1.2
		Additions	16,700
Subtotal	327,320		
Ground Floor Area	1,182		
Total Living Area	2,532	Dwelling Value	330,300

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-17.11-26.00

Sussex County Board of Assessment VS Elizabeth Albert Revocable Trust

(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: \$ 828,900

Stipulated Value: \$ 755,500

Date: 4/10/25

Signature of Owner or duly authorized agent: Elizabeth Claire Albert

Printed Name: Elizabeth Claire Albert

Date: 4/1/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-17.11-26.00. The adjustment reflects a change in land value that brings the assessed value to \$755,500.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 33311 OCEAN PINES LN****Parcel ID: 134-17.11-26.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNERALBERT ELIZABETH CLAIRE
REVOCABLE TRUST
5392 ELIOTS OAK ROAD
COLUMBIA MD 21044**GENERAL INFORMATION**Living Units 1
Neighborhood 1WR002
Alternate ID 134171100260000000
Vol / Pg 4515/234
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1148		346,410

Total Acres: .1148
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	346,400	346,400	0	346,400
Building	0	409,100	476,800	0	409,130
Total	0	755,500	823,200	0	755,530

Value Flag TD134DM2
Market ApproachManual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
04/18/24	KMB	Data Mailer Change	Owner
11/10/22	BMH	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/19/20	202003264	1,400	A086 70' Wood Fencing	
06/01/18	201805773	1,000	A018 5x10 Deck Under 30" & Privacy Sc	
08/28/91	19438-1	50,000	D010 Dwellingw/2 Decks-Ocean Pineslo	

Sales/Ownership History

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 33311 OCEAN PINES LN

Parcel Id: 134-17.11-26.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Bungalow	Year Built	1992
Story height	1.25	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x		
Color		In-law Apt	No

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

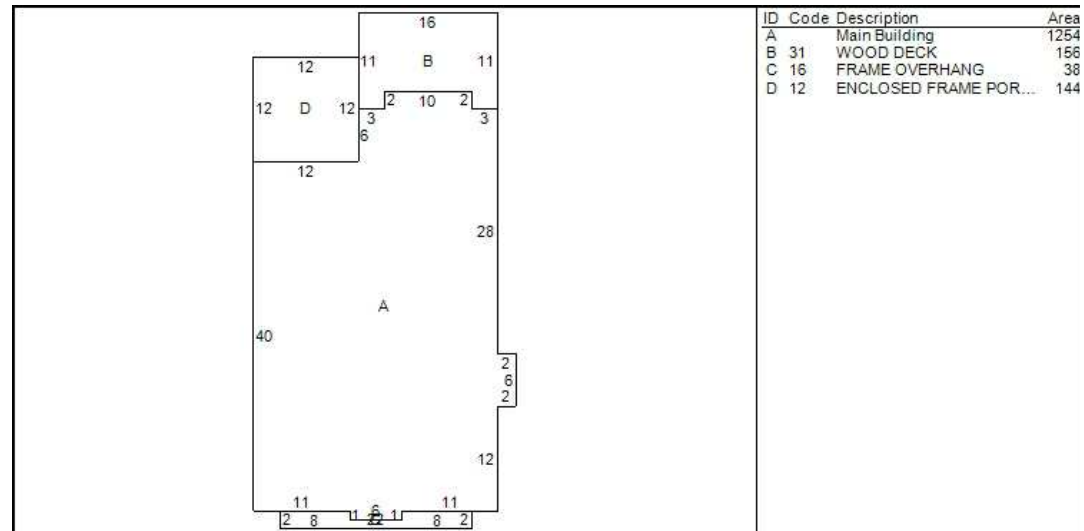
Grade & Depreciation

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

Dwelling Computations

Base Price	281,327	% Good	85
Plumbing	7,360	% Good Override	
Basement	-13,000	Functional	
Heating	23,340	Economic	
Attic	0	% Complete	100
Other Features	2,830	C&D Factor	
		Adj Factor	1.8
Subtotal	301,860	Additions	8,300
Ground Floor Area	1,254		
Total Living Area	1,606	Dwelling Value	476,800

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)

Katrina M. Mears

From: maureen <maureen_walker@verizon.net>
Sent: Thursday, April 10, 2025 12:07 PM
To: 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@sussexcountysde.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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 144 BRANDYWINE DR

Parcel ID: 134-17.19-146.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

WALKER STEPHEN W
MAUREEN A WALKER
144 BRANDYWINE DR
BETHANY BEACH DE 19930

GENERAL INFORMATION

Living Units 1
Neighborhood 1WR004
Alternate ID 134171901460100000
Vol / Pg 5780/253
District
Zoning TOWN CODES
Class Residential

Property Notes



Land Information

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

Total Acres: .1148
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	588,300	588,300	0	588,300
Building	0	948,800	948,800	0	1,166,520
Total	0	1,537,100	1,537,100	0	1,754,820

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag Cost Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
10/23/24	TSA	Occupant Not At Home	Other
11/11/22	KLC	Vacant Land	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/10/23	202218190	190,737	A005	3 St Dw 33x48, Att Gar 33x45, Por

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/27/22	600,000	Land Only	Valid Sale - Tyler	5780/253	Deed	WALKER STEPHEN W



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 144 BRANDYWINE DR

Parcel Id: 134-17.19-146.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

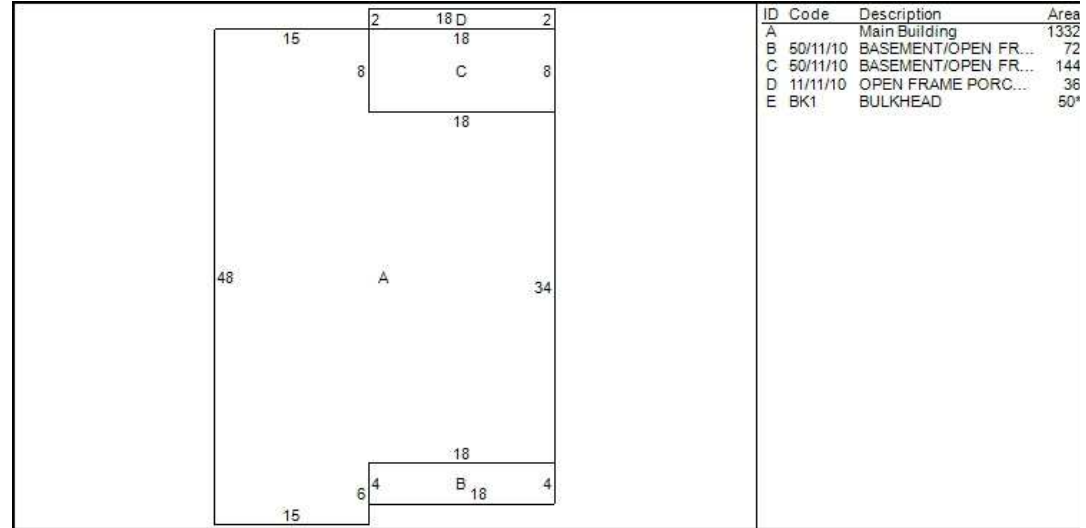
Grade & Depreciation

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

Dwelling Computations

Base Price	437,962	% Good	100
Plumbing	18,750	% Good Override	
Basement	0	Functional	
Heating	36,330	Economic	
Attic	0	% Complete	100
Other Features	5,770	C&D Factor	
		Adj Factor	1.8
		Additions	26,100
Subtotal	498,810		
Ground Floor Area	1,332		
Total Living Area	2,916	Dwelling Value	944,800

Building Notes



ID	Code	Description	Area
A		Main Building	1332
B	50/11/10	BASEMENT/OPEN FR...	72
C	50/11/10	BASEMENT/OPEN FR...	144
D	11/11/10	OPEN FRAME PORC...	36
E	BK1	BULKHEAD	50

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x 50		50	1	2000	C	A	3,970

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-17.20-187.00

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: 4/14/2025

Signature of Owner or duly authorized agent: John & Michele McGee

Printed Name: John McGee & Michele McGee

Date: 4/1/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Kaelor

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.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 10 N 3RD ST****Parcel ID: 134-17.20-187.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

MC GEE JOHN TTEE
MICHELE MC GEE TTEE FAMILY TR
100 BAY DR
STEVENSVILLE MD 21666

GENERAL INFORMATION

Living Units 1
Neighborhood 1WR005
Alternate ID 134172001870000000
Vol / Pg 6080/56
District
Zoning TOWN CODES
Class Residential

Property Notes**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1125	Location Traffic - Heavy	-20	870,750

Total Acres: .1125
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	870,800	870,800	0	870,800
Building	0	183,300	242,200	0	183,280
Total	0	1,054,100	1,113,000	0	1,054,080

Value Flag Market Approach
TD134DM13

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
11/08/22	KEK	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/04/24 07/01/97	139,500			6080/56 4286/78	Deed	MC GEE JOHN TTEE



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 10 N 3RD ST

Parcel Id: 134-17.20-187.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Ranch	Year Built	1970
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Mas & Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

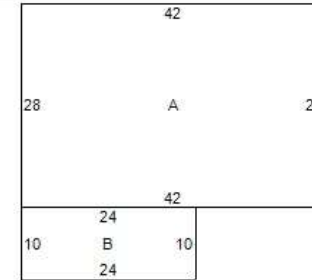
Grade & Depreciation

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

Dwelling Computations

Base Price	213,745	% Good	74
Plumbing	8,030	% Good Override	
Basement	-11,240	Functional	
Heating	16,810	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	227,350	Additions	3,200
Ground Floor Area	1,176		
Total Living Area	1,176	Dwelling Value	240,000

Building Notes



ID	Code	Description	Area
A		Main Building	1176
B	35	COMPOSITE DECK	240
C	WD2	COMPOSITE DECK	192*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Compst Dk	12 x	16	192	1	2000	C	A	2,230

Condominium / Mobile Home Information

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



Outlook

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 <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 : 39663 BALTIMORE ST****Parcel ID: 134-20.11-32.00****Class: Single Family Dwelling**

Card: 1 of 2

Printed: April 21, 2025

CURRENT OWNERMOYER TODD K
ALLYSON L MOYER
39663 BALTIMORE ST
BETHANY BEACH DE 19930**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR077
Alternate ID 134201100320000000
Vol / Pg 4773/183
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1687	Waterfront - La	903,320

Total Acres: .1687
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
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

Value Flag Cost Approach
TD134DM8Manual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
12/08/22	LBM	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/23/21	202116577	187,988	A007	Bayberry 3 St Dw 44x41 Att Gar 41
07/06/11	21213-1	1,865	D010	Rep Windows-Bayview Park Lot 16

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/25/17	500,000			4773/183	Deed	MOYER TODD K



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 39663 BALTIMORE ST

Parcel Id: 134-20.11-32.00

Class: Single Family Dwelling

Card: 1 of 2

Printed: April 21, 2025

Dwelling Information

Style	Conventional	Year Built	2022
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	4
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	3
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

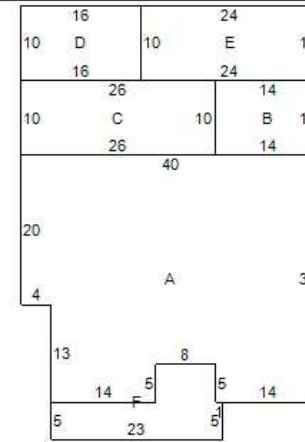
Grade & Depreciation

Grade	B-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	75
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	322,916	% Good	100
Plumbing	20,620	% Good Override	
Basement	-28,290	Functional	
Heating	26,790	Economic	75
Attic	0	% Complete	100
Other Features	1,700	C&D Factor	
		Adj Factor	2.09
		Additions	38,300
Subtotal	343,740		
Ground Floor Area	1,228		
Total Living Area	2,996	Dwelling Value	618,900

Building Notes



ID	Code	Description	Area
A		Main Building	1228
B	10/10/31	1SFR - FRAME/1SFR...	140
C	10/53	1SFR - FRAME/BALC...	260
D	11/53	OPEN FRAME PORC...	160
E	31	WOOD DECK	240
F	11/11	OPEN FRAME PORC...	155
G	BD1	BOAT DOCK (WOOD...	140*
H	BK1	BULKHEAD	63*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	14 x 10		140	1	2000	C	A	3,190
Bulkhead	1 x 63		63	1	2000	C	A	4,850

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 39663 BALTIMORE ST

Parcel ID: 134-20.11-32.00

Class: Single Family Dwelling

Card: 2 of 2

Printed: April 21, 2025

CURRENT OWNER

MOYER TODD K
ALLYSON L MOYER
39663 BALTIMORE ST
BETHANY BEACH DE 19930

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR077
Alternate ID 134201100320000000
Vol / Pg 4773/183
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1687	Waterfront - La	903,320

Total Acres: .1687
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
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

Value Flag Cost Approach
TD134DM8

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
12/08/22	LBM	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/23/21	202116577	187,988	A007	Bayberry 3 St Dw 44x41 Att Gar 41
07/06/11	21213-1	1,865	D010	Rep Windows-Bayview Park Lot 16

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/25/17	500,000			4773/183	Deed	MOYER TODD K



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 39663 BALTIMORE ST

Parcel Id: 134-20.11-32.00

Class: Single Family Dwelling

Card: 2 of 2

Printed: April 21, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	
Total Living Area	Dwelling Value

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Carport	10 x	24	240	2	2000	B	G	2,720

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 135-14.00-252.00

Sussex County Board of Assessment VS Paul Van Loon & Lynette Luketic

(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: [Signature]

Printed Name: PAUL VAN LOON

[Signature]
Lynette Luketic

Date: 4/3/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 135-14.00-252.00. The adjustment reflects a change in economic depreciation that brings the assessed value to \$423,000.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****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 OWNERVAN LOON PAUL
LYNNETTE LUKETIC
739 R WILSON LOOP
GEORGETOWN DE 19947**GENERAL INFORMATION**Living Units 1
Neighborhood 1LR001
Alternate ID 135140002520000000
Vol / Pg 6195/255
District
Zoning TOWN CODES
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1700			74,650

Total Acres: .17
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	74,700	74,700	0	74,700
Building	0	348,300	348,300	0	339,090
Total	0	423,000	423,000	0	413,790

Value Flag Gross Building:	Cost Approach	Manual Override Reason
		Base Date of Value
		Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/15/24	NMJ	Vacant Land	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/28/25	202500662	1,224	A016 "12x12 Deck (Under 30")	
05/20/24	202405795	109,006	A005 1 St Dw 40 X 54(Edgewood) Att G	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/24	420,990			6195/255	Deed	VAN LOON PAUL
05/16/24	264,180			6101/59	Deed	DRB GROUP EASTERN SHORE LLC



Situs : 739 R WILSON LOOP

Parcel Id: 135-14.00-252.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Ranch	Year Built	2024
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Full	# Car Bsmt Gar	0
FBLA Size	1,694	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	
Total Rooms	10		
Kitchen Type		Bath Type	
Kitchen Remod		Bath Remod	

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

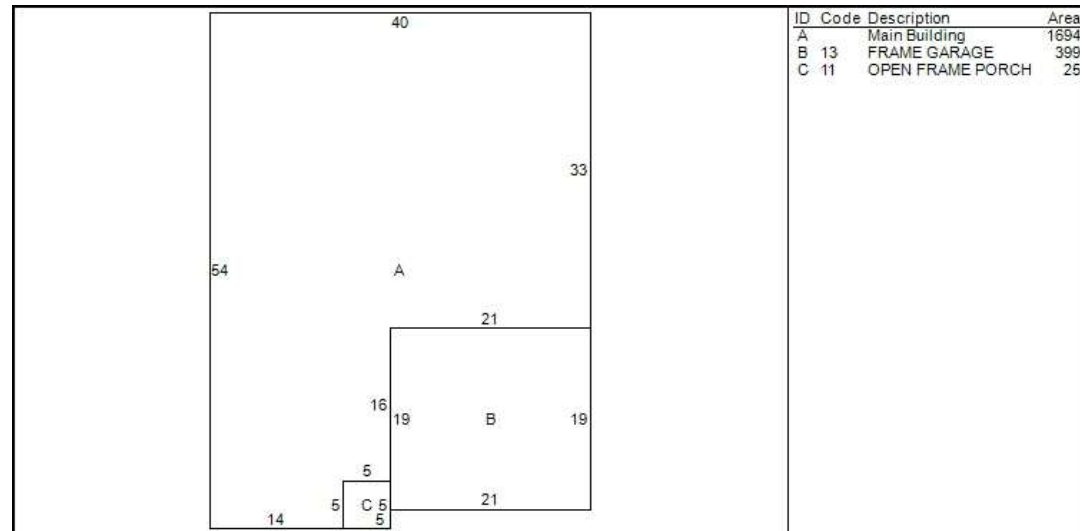
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	87
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	284,989	% Good	100
Plumbing	4,220	% Good Override	
Basement	0	Functional	
Heating	23,640	Economic	87
Attic	0	% Complete	100
Other Features	73,280	C&D Factor	
		Adj Factor	1
Subtotal	386,130	Additions	12,400
Ground Floor Area	1,694		
Total Living Area	1,694	Dwelling Value	348,300

Building Notes



ID	Code	Description	Area
A		Main Building	1694
B	13	FRAME GARAGE	399
C	11	OPEN FRAME PORCH	25

Outbuilding Data

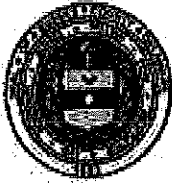
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2024

In the Matter of Appeal

Parcel ID 230-19.00-199.00

Sussex County Board of Assessment VS Lot 4 Crystal Beach

(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: \$100,000

Stipulated Value: \$548,400

Date: 12 Apr 25

Signature of Owner or duly authorized agent: Crystal Beach

Printed Name: Crystal Beach

Date: none

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher A. Kauter

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 230-19.00-199.00. The adjustment reflects a change in square footage and sketch that brings the assessed value to \$548,400.



Outlook

Re: Negotiated Settlement Stipulation

From Crystal Beach <crystalbeach@comcast.net>

Date Sat 4/12/2025 11:26 PM

To Dianne 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***

<230-19.00-199.00.pdf>

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 124 HUDSON MILL RD****Parcel ID: 230-19.00-199.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNERBEACH ERIC G
CRYSTAL G
124 HUDSON MILL RD
LINCOLN DE 19960**GENERAL INFORMATION**Living Units 1
Neighborhood 4AR015
Alternate ID 230190001990000000
Vol / Pg 2480/268
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Waterfront - La		75,000
Residual	AC	0.8000			15,000

Total Acres: 1.8
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	90,000	90,000	0	90,000
Building	0	458,400	458,400	0	443,120
Total	0	548,400	548,400	0	533,120

Value Flag Cost Approach
TD230DM2**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
10/06/23	MEP	Occupant Not At Home	Other
09/29/23	BDJ	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/29/08	31107-4	8,788	D010	Det Garage-Hudson Mill Lot 12
07/18/08	31107-3	7,412	D010	Patio Under 30-Hudson Mill Lot 12
05/21/08	31107-2	25,440	D010	Family Rm/Kitchen-Hudson Mill Lo
07/15/03	31107-1	183,868	D010	Dwelling W/Additions-Hudson Mill

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/21/00	62,500			2480/268		
01/07/94	1					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 124 HUDSON MILL RD

Parcel Id: 230-19.00-199.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Cape Cod	Year Built	2004
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

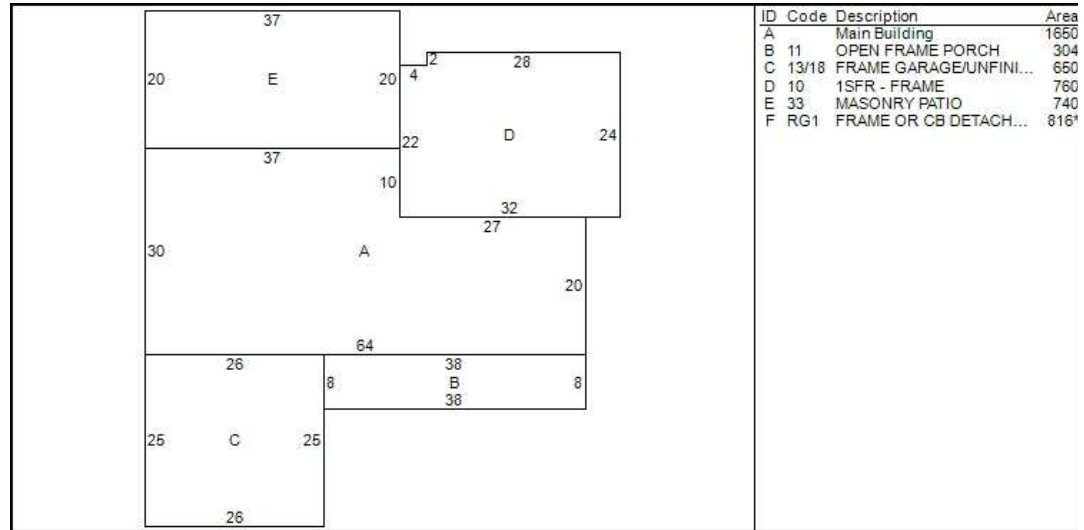
Grade & Depreciation

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

Dwelling Computations

Base Price	414,920	% Good	91
Plumbing	8,370	% Good Override	
Basement	-18,410	Functional	
Heating	34,420	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	.9
Subtotal	439,300	Additions	83,600
Ground Floor Area	1,650		
Total Living Area	3,235	Dwelling Value	435,000

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	24 x	34	816	1	2000	C	A	23,400

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 234-5.00-603.00

Sussex County Board of Assessment VS Francois & Susan Koenig
(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: \$ 750,600

Stipulated Value: \$ 851,600

Date: 4/11/2025

Signature of Owner or duly authorized agent: Francois Koenig / Susan P. Koenig

Printed Name: FRANCOIS KOENIG / Susan P. Koenig

Date: 4/11/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 234-5.00-603.00. The adjustment reflects a change in grade and number of bathrooms that brings the assessed value to \$651,600.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 20192 LONG MEADOW LN****Parcel ID: 234-5.00-603.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNERKOENIG FRANCOIS
SUSAN P KOENIG
20192 LONG MEADOW LANE
LEWES DE 19958**GENERAL INFORMATION**Living Units 1
Neighborhood 6AR223
Alternate ID
Vol / Pg 4199/306
District
Zoning
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.4591	Waterview - L2	135,420

Total Acres: .4591
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	135,400	135,400	0	135,400
Building	0	516,200	516,200	0	579,030
Total	0	651,600	651,600	0	714,430

Value Flag Cost Approach
TD234DM34**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
04/09/24	DMR	Data Mailer Change	Owner
04/21/22	BRW	Entrance Gained	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/30/13	201308738	195,122	A007 2 St Dw 50x50 2nd Fl 20x36 Att G	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/25/13	440,766			4199/306		
10/22/13	85,000					



Outlook

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*



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 29715 FRANKLIN ROOSEVELT LN

Parcel ID: 234-16.00-416.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

BUFFO JOSEPH
SUSAN H BUFFO
29715 FRANKLIN ROOSEVELT LN
MILLSBORO DE 19966

GENERAL INFORMATION

Living Units 1
Neighborhood 6AR257
Alternate ID 234160004160000000
Vol / Pg 3800/146
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2510		112,160

Total Acres: .251
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	112,200	112,200	0	112,200
Building	0	515,700	402,300	0	515,680
Total	0	627,900	514,500	0	627,880

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Market Approach
TD234DM39

Entrance Information

Date	ID	Entry Code	Source
03/12/24	DMR	Data Mailer Change	Owner
06/09/22	TT	Total Refusal	Owner
02/18/22	SLM	Entrance Gained	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/06/16	201607134	5,000	A108	Replacing Screen With Windows C
01/22/10	41294-1	177,118	D010	Dwelling W/Add-Independence Lot

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/30/10	428,458			3800/146		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 29715 FRANKLIN ROOSEVELT LN

Parcel Id: 234-16.00-416.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Contemporary	Year Built	2010
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Slab	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	9		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

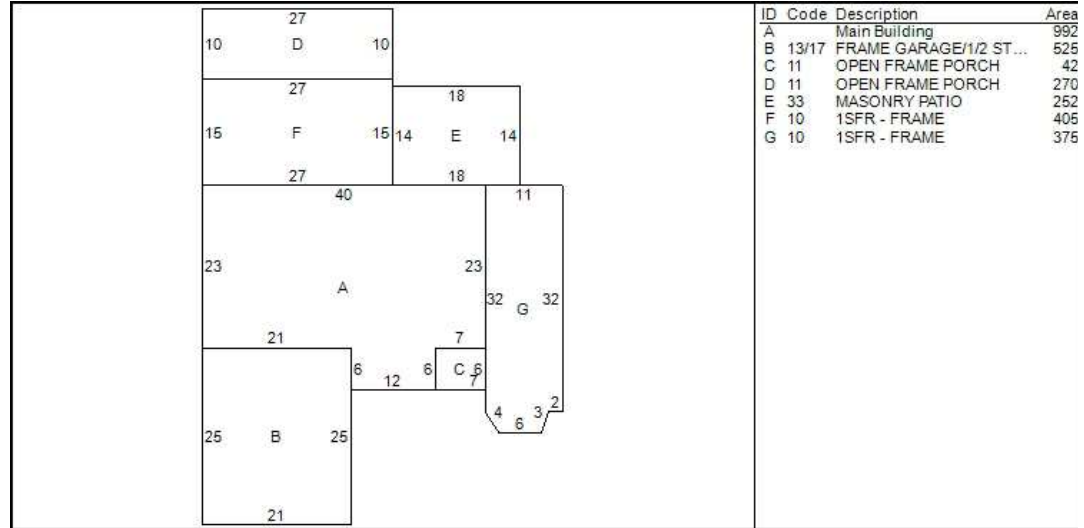
Grade & Depreciation

Grade	A-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	90
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	349,496	% Good	94
Plumbing	13,120	% Good Override	
Basement	-30,620	Functional	
Heating	28,990	Economic	90
Attic	0	% Complete	100
Other Features	5,044	C&D Factor	
		Adj Factor	1
Subtotal	366,030	Additions	92,600
Ground Floor Area	992		
Total Living Area	2,527	Dwelling Value	402,300

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 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: *Gregg C Kellogg*

Printed Name: Gregg C Kellogg

Date: 4/1/25

Signature of Sussex County Government Representative: *Christopher S. Keeler*

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 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.

**RESIDENTIAL PROPERTY RECORD CARD** 2099**SUSSEX COUNTY****Situs : 30153 SCALLOP CT****Parcel ID: 235-16.00-44.06****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

KELLOGG GREGG C
KRISTINE M KELLOGG
9322 ELK DR
SPRINGFIELD VA 22153

GENERAL INFORMATION

Living Units 1
Neighborhood 6AR023
Alternate ID 235160000440600000
Vol / Pg 5561/172
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes**Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000			152,000
Residual	AC	10.5400	Waterfront - Tic		298,070

Total Acres: 11.54
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	450,100	450,100	0	450,100
Building	0	534,300	534,300	0	597,680
Total	0	984,400	984,400	0	1,047,780

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Cost Approach
TD235DM2

Entrance Information

Date	ID	Entry Code	Source
10/09/24	AJR	Normal Review	Other
09/26/24	MEP	Estimated	Other
04/22/24	GRS	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/06/24	202315334	191,640	A007 2 St Dw 60x50, Att Gar 24x20, Por	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/29/21	175,000	Land Only	Valid Sale - Tyler	5561/172	Deed	KELLOGG GREGG C
07/20/17	71,000			4740/199	Deed	FAIRWAY HOLDINGS LLC



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30153 SCALLOP CT

Parcel Id: 235-16.00-44.06

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Cape Cod	Year Built	2024
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

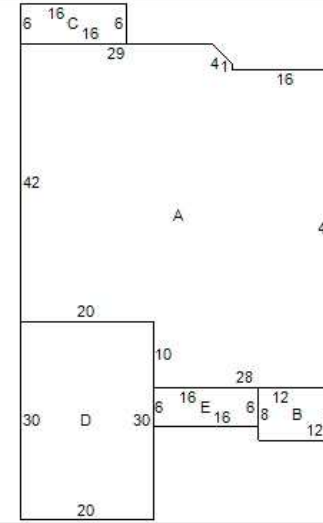
Grade & Depreciation

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

Dwelling Computations

Base Price	535,095	% Good	100
Plumbing	10,040	% Good Override	
Basement	-23,750	Functional	
Heating	44,390	Economic	
Attic	0	% Complete	100
Other Features	1,930	C&D Factor	
		Adj Factor	.88
		Additions	39,400
Subtotal	567,710		
Ground Floor Area	2,228		
Total Living Area	3,534	Dwelling Value	534,300

Building Notes



ID	Code	Description	Area
A		Main Building	2228
B	10	1SFR - FRAME	96
C	10	1SFR - FRAME	96
D	13	FRAME GARAGE	800
E	11	OPEN FRAME PORCH	96

Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 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: 4/11/25

Signature of Owner or duly authorized agent:

Printed Name:

Lindsey Underwood

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.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

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

GENERAL INFORMATION

Living Units 1
Neighborhood 6SR005
Alternate ID 235200003630000000
Vol / Pg 5930/284
District
Zoning TOWN CODES
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2537	-7	105,050

Total Acres: .2537
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	105,100	105,100	0	105,100
Building	0	351,300	249,500	0	351,320
Total	0	456,400	354,600	0	456,420

Value Flag Market Approach
TD235DM3

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
07/24/24	DMR	Data Mailer Change	Owner
02/27/24	MCS	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/05/06	56650-1	172,800	D010 Dwelling W/Additions-Wagamons \	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/27/23	456,000	Land & Improv	Valid Sale - Tyler	5930/284	Deed	UNDERWOOD LINDSEY
05/11/06	354,279			3886/145		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 216 WEST SHORE DR

Parcel Id: 235-20.00-363.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Conventional	Year Built	2006
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Mas & Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Partial	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	0
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

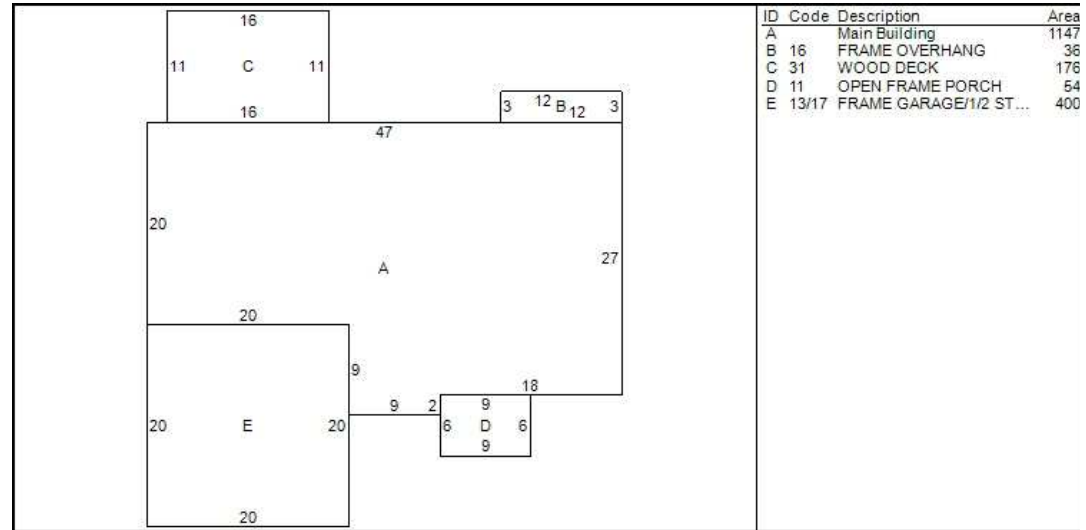
Grade & Depreciation

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

Dwelling Computations

Base Price	342,399	% Good	85
Plumbing	7,700	% Good Override	
Basement	-7,930	Functional	
Heating	26,540	Economic	
Attic	0	% Complete	100
Other Features	1,780	C&D Factor	
		Adj Factor	.73
Subtotal	370,490	Additions	26,800
Ground Floor Area	1,147		
Total Living Area	2,530	Dwelling Value	249,500

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 331-5.00-50.03

Sussex County Board of Assessment VS CBYW Seafood Propco 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: \$ 12,445,600

Stipulated Value: \$ 4,188,200

Date: 4/16/2025

Signature of Owner or duly authorized agent: Thomas Coots

Printed Name: Thomas Coots - Agent

Date: 4/9/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 331-5.00-50.03. The adjustment reflects a change in income and expense that brings the assessed value to \$4,188,200.

Situs : 1100 NORMAN ESKRIDGE HWY

PARCEL ID: 331-5.00-50.03

Class: 506

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

CBYW SEAFORD PROPCO LLC
WELLTOWER INC
4500 DORR ST
TOLEDO OH 43604-5573
4888/210 05/18/2018

GENERAL INFORMATION

Living Units 124
Neighborhood 3XC001
Alternate ID 331050000500300000
Vol / Pg 4888/210
District
Zoning TOWN CODES
Class

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		75,000
Residual	AC	4.3800		65,700

Total Acres: 5.38
Spot:

Location: 6 NEIGHBORHOOD OR SPOT

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	140,700	140,700	140,700	0
Building	0	4,047,500	12,152,500	4,047,500	0
Total	0	4,188,200	12,293,200	4,188,200	0

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
06/16/23	TJJ	Info At Door	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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-Seafood
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		

Inspection Witnessed By _____

Situs : 1100 NORMAN ESKRIDGE HWY

Parcel Id: 331-5.00-50.03

Class: 506

Card: 1 of 1

Printed: April 21, 2025

Building Information

Year Built/Eff Year 1970 /
Building # 1
Structure Type Nursing Home
Identical Units 1
Total Units 124
Grade B
Covered Parking
Uncovered Parking
DBA SEAFORD
CENTER

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Enclosed Entry		10	15		1							
1	Canopy Roof/Slab		1	1		1							
1	Utility Bldg-Frame		7	10		1							
1	Canopy Roof/Slab		10	10		1							
1	Sprinkler Sys Wet		1	1		1							

Interior/Exterior Information

Line	Level From	- To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	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/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	36,082	Nursing Home	45	100	3,096,290
2	8,841	Nursing Home	45	100	805,190
3	600	Cafeteria	45	100	51,180

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	1970			1	35,000	C	A	56,390
2	Det Garage	1970	24	24	1	576	C	A	12,760
3	Frame Shed	2000	12	20	1	240	C	A	1,230
4	Carport	2010	12	18	1	216	C	A	1,430
5	Frame Shed	2010	12	16	1	192	C	A	1,770
6	Gazebo	2015			1	130	C	A	3,920

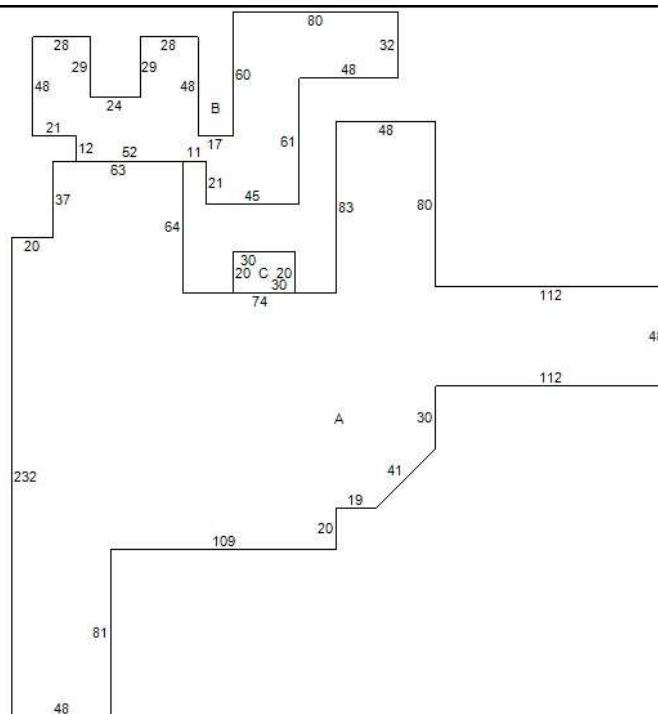
Situs : 1100 NORMAN ESKRIDGE HWY

Parcel Id: 331-5.00-50.03

Class: 506

Card: 1 of 1

Printed: April 21, 2025



ID	Code	Description	Area
A	054	NURSING HOME	41860
B	054	NURSING HOME	8841
C	037	CAFETERIA	600
D	EE1	ENCLOSED ENTRY	150*
E	CP6	CANOPY ROOF/SLAB	1*
F	RS1	UTILITY BLDG-FRAME	70*
G	CP6	CANOPY ROOF/SLAB	100*
H	SS1	SPRINKLER SYS WET	1*
I	CI1	ASPHALT OR BLACKTOP PAVING	35000*
J	RG1	FRAME OR CB DETACHED GARAGE	576*
K	RS1	FRAME UTILITY SHED	240*
L	RC1	CARPORT	216*
M	RS1	FRAME UTILITY SHED	192*
N	GZ1	GAZEBO	130*

Additional Property Photos



Situs : 1100 NORMAN ESKRIDGE HWY

Parcel Id: 331-5.00-50.03

Class: 506

Card: 1 of 1

Printed: April 21, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
13	H	001 Hotel	124	44,923	90.00		4,073,400	45		0	2,240,370	65	124		1,805,738	1,805,738	434,632
16	S	001 General Restaurant	0	600	12.00		7,200	5		0	6,840	25			1,710	1,710	5,130

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	45,523
Replace, Cost New Less Depr	5,709,410
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	210
Final Building Value	11,989,761
Value per SF	263.38

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	439,762
Capitalization Rate	0.105000
Sub total	4,188,210
Residual Land Value	
Final Income Value	4,188,210
Total Gross Rent Area	45,523
Total Gross Building Area	45,523



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 332-4.00

Sussex County Board of Assessment VS Marcia Elliot, Robin Mariner, Terri Wyatt et al
(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: \$68,900

Stipulated Value: \$63,200

Date: 4/12/2025

Signature of Owner or duly authorized agent: Marcia Elliott

Printed Name: Marcia Elliott

Date: 4/1/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 33-4.00-71.05. The adjustment reflects a change in land value that brings the assessed value to \$63,200.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs :****Parcel ID: 332-4.00-71.05****Class: Residential - Vacant Land**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNERELLIOTT MARCIA ROBIN MARINER TERRI WYATT
SHANE PAYNE KATHIE MARK MARINER ET AL
34023 GORDY RD
LAUREL DE 19956**GENERAL INFORMATION**Living Units 0
Neighborhood 2AR004
Alternate ID 332040000710500000
Vol / Pg 5639/95
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			52,000
Residual	AC 1.0000			10,400
Wetland/Waste	AC 1.6700			840

Total Acres: 3.67
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	63,200	63,200	0	0
Building	0	0	0	0	0
Total	0	63,200	63,200	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Cost Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
08/22/22	NMJ	Vacant Land	Other
08/02/22	MAC	Vacant Land	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

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



Situs :

Parcel Id: 332-4.00-71.05

Class: Residential - Vacant Land

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	
Total Living Area	Dwelling Value

Building Notes

Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-13.20-117.00

Sussex County Board of Assessment VS Alex & Diane Felker
(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: \$ 2,631,900

Stipulated Value: \$ 1,857,300

Date: APRIL 12, 2025

Signature of Owner or duly authorized agent: Alex D. Felker

Printed Name: ALEX D. FELKER

Date: 4/3/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-13.20-117.00. The adjustment reflects a change in grade of the dwelling and approach that brings the assessed value to \$1,857,300.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 6 GROVE AV A****Parcel ID: 334-13.20-117.00****Class: Multi Family Dwelling**

Card: 1 of 2

Printed: April 21, 2025

CURRENT OWNER

FELKER ALEX D TTEE
DIANE L FELKER TTEE REV TR
6 GROVE AVE
REHOBOTH BEACH DE 19971

GENERAL INFORMATION

Living Units 2
Neighborhood 6VR003
Alternate ID 334132001170000000
Vol / Pg 4907/6
District
Zoning TOWN CODES
Class Residential

Property Notes**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3078	Waterfront - Ca	1,449,360

Total Acres: .3078
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	1,449,400	1,449,400	0	1,449,400
Building	0	407,900	616,500	0	407,920
Total	0	1,857,300	2,065,900	0	1,857,320

Value Flag Market Approach
TD334DM7

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
06/26/24	JTS	Data Mailer Change	Owner
06/18/24	JTS	Data Mailer Change	Owner
12/08/23	TRM	No Trespassing	Estimated

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/07/10	70657-3	156,000	D010 Siding/Windows/Porch-E/Grove Av	
10/07/10	70657-4	0	D010 Siding/Windows/Porch-E/Grove Av	
05/21/86	70657-2	3,000	D010 Screen Porch-Grove St.Lot 6a	
07/11/85	70657-1	5,000	D010 Remodeling-N/A	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/22/18				4907/6	Deed	FELKER ALEX D TTEE
02/09/10	825,000			4013/35		
05/16/00	325,000					
05/09/85	125,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 6 GROVE AV A

Parcel Id: 334-13.20-117.00

Class: Multi Family Dwelling

Card: 1 of 2

Printed: April 21, 2025

Dwelling Information

Style	Ranch	Year Built	1970
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

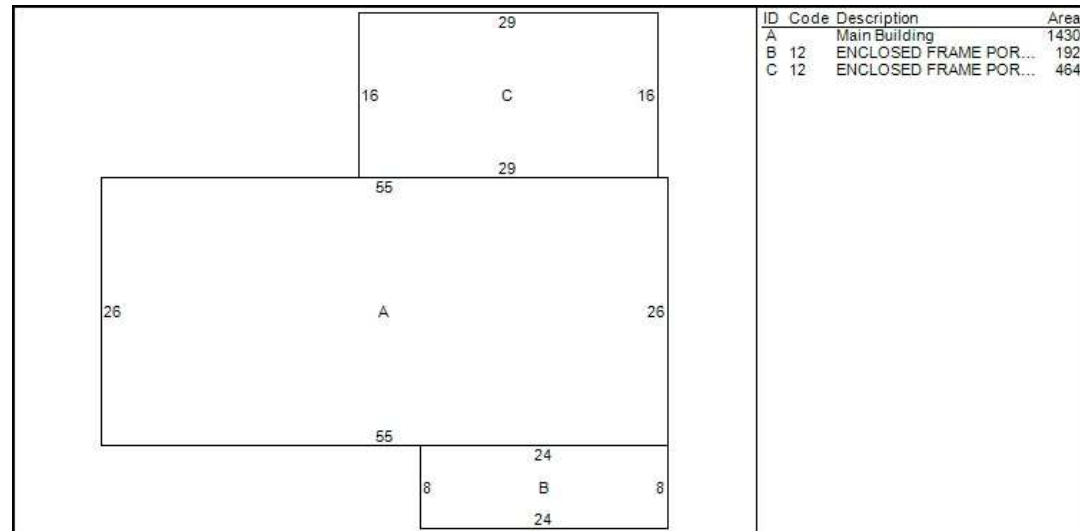
Grade & Depreciation

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

Dwelling Computations

Base Price	236,403	% Good	74
Plumbing	6,700	% Good Override	
Basement	-13,110	Functional	
Heating	19,610	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	2.1
Subtotal	249,600	Additions	17,500
Ground Floor Area	1,430		
Total Living Area	1,430	Dwelling Value	424,600

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 6 GROVE AV A

Parcel ID: 334-13.20-117.00

Class: Multi Family Dwelling

Card: 2 of 2

Printed: April 21, 2025

CURRENT OWNER

FELKER ALEX D TTEE
DIANE L FELKER TTEE REV TR
6 GROVE AVE
REHOBOTH BEACH DE 19971

GENERAL INFORMATION

Living Units 2
Neighborhood 6VR003
Alternate ID 334132001170000000
Vol / Pg 4907/6
District
Zoning TOWN CODES
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3078	Waterfront - Ca	1,449,360

Total Acres: .3078
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	1,449,400	1,449,400	0	1,449,400
Building	0	407,900	616,500	0	407,920
Total	0	1,857,300	2,065,900	0	1,857,320

Value Flag Market Approach
TD334DM7

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
06/26/24	JTS	Data Mailer Change	Owner
06/18/24	JTS	Data Mailer Change	Owner
12/08/23	TRM	No Trespassing	Estimated

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/07/10	70657-3	156,000	D010 Siding/Windows/Porch-E/Grove Av	
10/07/10	70657-4	0	D010 Siding/Windows/Porch-E/Grove Av	
05/21/86	70657-2	3,000	D010 Screen Porch-Grove St.Lot 6a	
07/11/85	70657-1	5,000	D010 Remodeling-N/A	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/22/18				4907/6	Deed	FELKER ALEX D TTEE
02/09/10	825,000			4013/35		
05/16/00	325,000					
05/09/85	125,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 6 GROVE AV A

Parcel Id: 334-13.20-117.00

Class: Multi Family Dwelling

Card: 2 of 2

Printed: April 21, 2025

Dwelling Information

Style	Ranch	Year Built	1970
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Slab	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

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

Dwelling Computations

Base Price	123,687	% Good	74
Plumbing	2,410	% Good Override	
Basement	-15,170	Functional	
Heating	10,260	Economic	
Attic	0	% Complete	100
Other Features	2,320	C&D Factor	
		Adj Factor	2.1
Subtotal	123,510	Additions	
Ground Floor Area	684		
Total Living Area	684	Dwelling Value	191,900

Building Notes

ID	Code	Description	Area
A		Main Building	684

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
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Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-19.00-10.00

Sussex County Board of Assessment VS Jason 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: \$ 1,238,600

Stipulated Value: \$ 733,400

Date: 4/10/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: JASON M. HODGES

Date: 4/1/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, 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.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 605 COUNTRY CLUB RD****Parcel ID: 334-19.00-10.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNERHODGES JASON M
137 CORNWALL RD
REHOBOTH BEACH DE 19971**GENERAL INFORMATION**Living Units 1
Neighborhood 6AR206
Alternate ID 334190000100000000
Vol / Pg 4501/278
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2359	Waterfront - Ba	320,090

Total Acres: .2359
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	320,100	320,100	0	320,100
Building	0	413,300	390,000	0	413,270
Total	0	733,400	710,100	0	733,370

Value Flag TD334DM2
Market ApproachManual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
12/28/23	TJA	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/23/04	73644-1	128,487	D010 Dwelling W/Additions-J Dorman-Jc	

Sales/Ownership History

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 605 COUNTRY CLUB RD

Parcel Id: 334-19.00-10.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Colonial	Year Built	2005
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	5	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

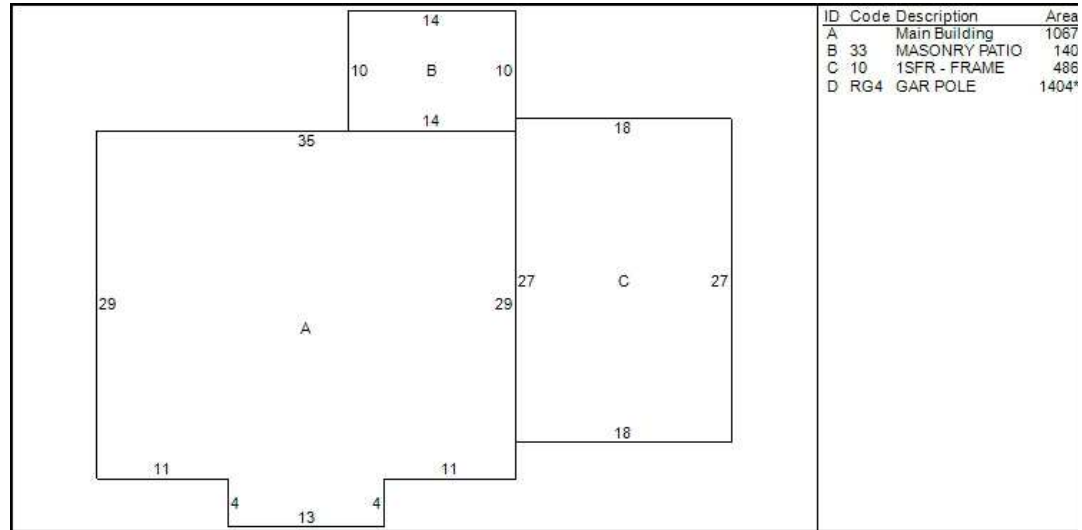
Grade & Depreciation

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

Dwelling Computations

Base Price	289,878	% Good	92
Plumbing	11,780	% Good Override	
Basement	-11,490	Functional	
Heating	24,050	Economic	
Attic	0	% Complete	100
Other Features	1,700	C&D Factor	
		Adj Factor	1.14
Subtotal	315,920	Additions	25,800
Ground Floor Area	1,067		
Total Living Area	2,620	Dwelling Value	360,800

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Garage Poe	27 x	52	1,404	1	2000	C	A	29,210

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20.09-19.00

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: [Signature]

Printed Name: LARRY SHAW

RICHARD FREILAG

Date: 4/1/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, 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.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 38174 TERRACE RD****Parcel ID: 334-20.09-19.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

FREITAG RICHARD
LARRY SHAW TTEE FREITAG-SHAW LIV TR
1200 N HARTFORD STREET UNIT 511
ARLINGTON VA 22201

GENERAL INFORMATION

Living Units 1
Neighborhood 6AR211
Alternate ID 334200900190000000
Vol / Pg 4642/254
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1331			764,460

Total Acres: .1331
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
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

Value Flag Cost Approach
TD334DM2

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
01/03/24	EDJ	Occupant Not At Home	Estimated

Permit Information

Date Issued	Number	Price	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		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 38174 TERRACE RD

Parcel Id: 334-20.09-19.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Ranch	Year Built	1961
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Slab	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

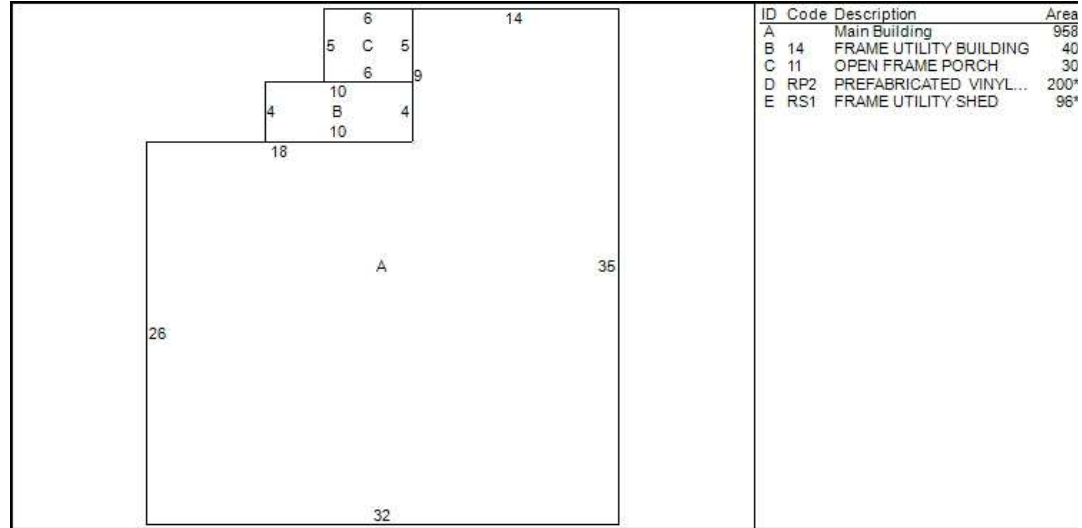
Grade & Depreciation

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

Dwelling Computations

Base Price	156,293	% Good	61
Plumbing		% Good Override	
Basement	-19,170	Functional	
Heating	12,960	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	2.1
Subtotal	150,080	Additions	800
Ground Floor Area	958		
Total Living Area	958	Dwelling Value	193,900

Building Notes



ID	Code	Description	Area
A		Main Building	958
B	14	FRAME UTILITY BUILDING	40
C	11	OPEN FRAME PORCH	30
D	RP2	PREFABRICATED VINYL...	200*
E	RS1	FRAME UTILITY SHED	96*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pool	x		200	1	2021	C	A	8,810
Frame Shed	12 x 8		96	1	2021	C	A	1,580

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-8.00-1084.00

Sussex County Board of Assessment VS Patrick & Leah Lawrence
(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: \$ 1,658,100

Stipulated Value: \$ 1,571,200

Date: 4/10/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Leah Lawrence

Date: 4/1/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 335-8.00-1084.00. The adjustment reflects a change in grade that brings the assessed value to \$1,571,200.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 18227 SHOW JUMPER LN

Parcel ID: 335-8.00-1084.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

LAWRENCE PATRICK E
LEAH K LAWRENCE
18227 SNOW JUMPER LN
LEWES DE 19958

GENERAL INFORMATION

Living Units 1
Neighborhood 6AR218
Alternate ID 335080010840000000
Vol / Pg 4859/120
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.4591		571,150

Total Acres: .4591
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	571,200	571,200	0	571,200
Building	0	1,000,000	1,000,000	0	1,031,910
Total	0	1,571,200	1,571,200	0	1,603,110

Value Flag Cost Approach
TD335DM4

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
08/07/24	KMB	Data Mailer Change	Owner
02/08/24	TJA	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/17/17	201711198	0	TEST	Wr 13968
09/27/17	201710334	211,867	A007	(Brady) 2st Dw 32x23 Att Gar 6x

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/26/18	794,149			4859/120	Deed	LAWRENCE PATRICK E
08/31/17	264,900			4762/8	Deed	SHELL BROTHERS LLC



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 18227 SHOW JUMPER LN

Parcel Id: 335-8.00-1084.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Conventional	Year Built	2017
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	Solar Energy
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

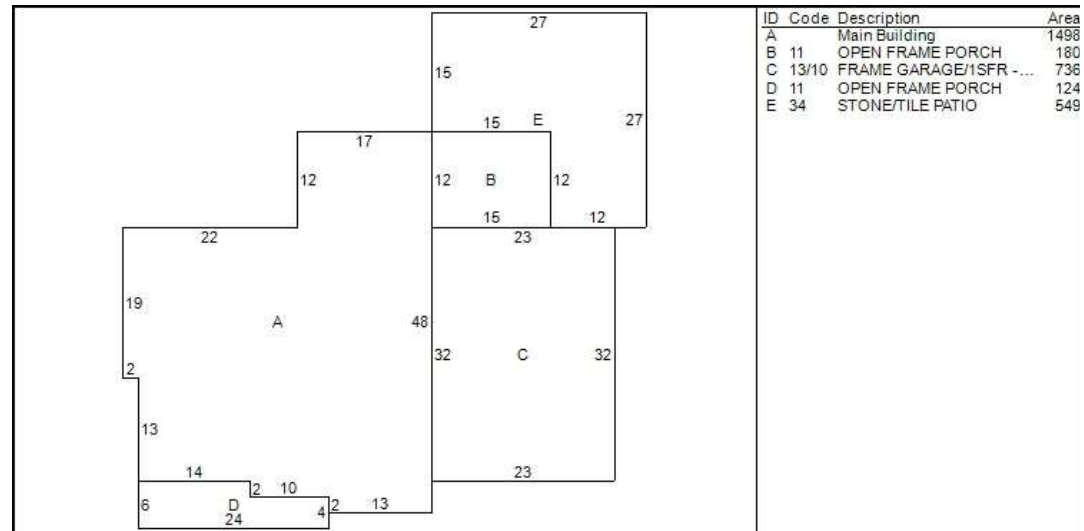
Grade & Depreciation

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

Dwelling Computations

Base Price	395,272	% Good	98
Plumbing	15,400	% Good Override	
Basement	0	Functional	
Heating	32,790	Economic	
Attic	0	% Complete	100
Other Features	49,160	C&D Factor	
		Adj Factor	1.8
Subtotal	492,620	Additions	72,800
Ground Floor Area	1,498		
Total Living Area	3,732	Dwelling Value	1,000,000

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-8.00-1085.00

Sussex County Board of Assessment VS Willie & Deborah Coffey
(Owner Name)

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

Original Value: \$3,014,800

Stipulated Value: \$2,460,500

Date: 4/12/2025

Signature of Owner or duly authorized agent:

Printed Name: Willie Coffey

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 335-8.00-1085.00. The adjustment reflects a change in grade and economic depreciation that brings the assessed value to \$2,460,500.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 18217 SHOW JUMPER LN****Parcel ID: 335-8.00-1085.00****Class: Multi Family Dwelling**

Card: 1 of 2

Printed: April 21, 2025

CURRENT OWNERCOFFEY WILLIE L
DEBORAH A COFFEY
18217 SHOW JUMPER LN
LEWES DE 19958**GENERAL INFORMATION**Living Units 2
Neighborhood 6AR218
Alternate ID 335080010850000000
Vol / Pg 4702/239
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.4591		571,150

Total Acres: .4591
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	571,200	571,200	0	571,200
Building	0	1,889,300	1,889,300	0	2,193,430
Total	0	2,460,500	2,460,500	0	2,764,630

Value Flag Cost Approach
TD335DM4Manual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
07/17/24	JTS	Data Mailer Change	Owner
02/08/24	TJA	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/01/18	201805779	0	TEST	Wr 14278
04/30/18	201803304	366,127	A007	2st Dw 36x58 Att Gar 19x40 Baser

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/03/17	259,900			4702/239		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 18217 SHOW JUMPER LN

Parcel Id: 335-8.00-1085.00

Class: Multi Family Dwelling

Card: 1 of 2

Printed: April 21, 2025

Dwelling Information

Style	Conventional	Year Built	2019
Story height	2.25	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Full	# Car Bsmt Gar	0
FBLA Size	650	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	4
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

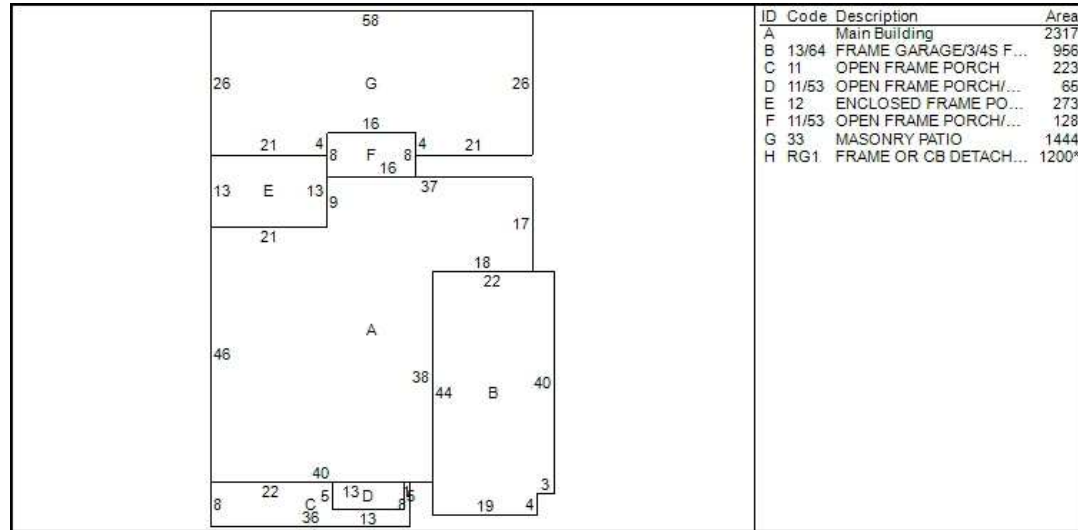
Grade & Depreciation

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

Dwelling Computations

Base Price	752,675	% Good	99
Plumbing	20,090	% Good Override	
Basement	0	Functional	
Heating	62,430	Economic	80
Attic	0	% Complete	100
Other Features	36,700	C&D Factor	
		Adj Factor	1.8
Subtotal	871,900	Additions	79,600
Ground Floor Area	2,317		
Total Living Area	5,930	Dwelling Value	1,386,300

Building Notes



ID	Code	Description	Area
A		Main Building	2317
B	13/64	FRAME GARAGE/3/4S F...	966
C	11	OPEN FRAME PORCH	223
D	11/53	OPEN FRAME PORCH/...	65
E	12	ENCLOSED FRAME PO...	273
F	11/53	OPEN FRAME PORCH/...	128
G	33	MASONRY PATIO	1444
H	RG1	FRAME OR CB DETACH...	1200*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	24 x 50		1,200	1	2019	B	A	66,230

Condominium / Mobile Home Information

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

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 18217 SHOW JUMPER LN****Parcel ID: 335-8.00-1085.00****Class: Multi Family Dwelling**

Card: 2 of 2

Printed: April 21, 2025

CURRENT OWNERCOFFEY WILLIE L
DEBORAH A COFFEY
18217 SHOW JUMPER LN
LEWES DE 19958**GENERAL INFORMATION**Living Units 2
Neighborhood 6AR218
Alternate ID 335080010850000000
Vol / Pg 4702/239
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.4591		571,150

Total Acres: .4591
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	571,200	571,200	0	571,200
Building	0	1,889,300	1,889,300	0	2,193,430
Total	0	2,460,500	2,460,500	0	2,764,630

Value Flag Cost Approach
TD335DM4**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
07/17/24	JTS	Data Mailer Change	Owner
02/08/24	TJA	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/01/18	201805779	0	TEST	Wr 14278
04/30/18	201803304	366,127	A007	2st Dw 36x58 Att Gar 19x40 Baser

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/03/17	259,900			4702/239		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 18217 SHOW JUMPER LN

Parcel Id: 335-8.00-1085.00

Class: Multi Family Dwelling

Card: 2 of 2

Printed: April 21, 2025

Dwelling Information

Style	Carriage House	Year Built	2019
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	E3-Res EI (2-Stops)
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Full	# Car Bsmt Gar	3
FBLA Size	320	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

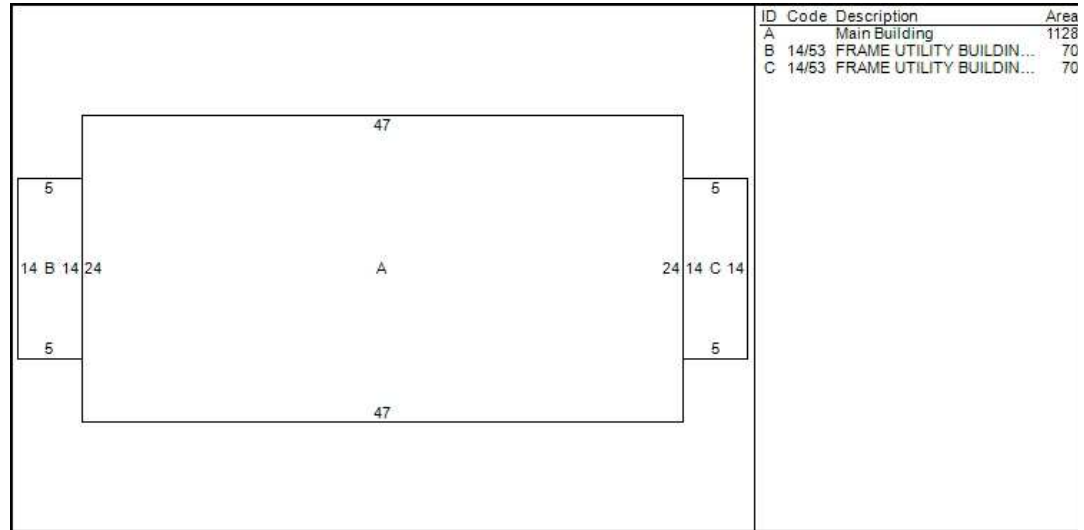
Grade & Depreciation

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

Dwelling Computations

Base Price	196,328	% Good	99
Plumbing	2,680	% Good Override	
Basement	0	Functional	
Heating	16,290	Economic	
Attic	0	% Complete	100
Other Features	25,750	C&D Factor	
		Adj Factor	1.8
Subtotal	241,050	Additions	4,000
Ground Floor Area	1,128		
Total Living Area	1,128	Dwelling Value	436,800

Building Notes



ID	Code	Description	Area
A		Main Building	1128
B	14/53	FRAME UTILITY BUILDIN...	70
C	14/53	FRAME UTILITY BUILDIN...	70

Outbuilding Data

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

Condominium / Mobile Home Information

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

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 <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 :	Parcel ID: 430-9.00-38.06	Class: Residential - Vacant Land	Card: 1 of 1	Printed: April 21, 2025
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CURRENT OWNER	GENERAL INFORMATION
ADAMS JANET LEE 14346 WOLF RD GREENWOOD DE 19950	Living Units 0 Neighborhood 5AR008 Alternate ID 430090000380600000 Vol / Pg 0/0 District Zoning AGRICULTURAL/RESIDEI Class Residential

Property Notes



Land Information				
Type	Size	Influence Factors	Influence %	Value
Residual	AC 0.8374			10,790
Total Acres: .8374 Spot: Location:				

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	10,800	10,800	0	0
Building	0	0	0	0	0
Total	0	10,800	10,800	0	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag Cost Approach Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
10/04/23	EDJ	Vacant Land	Other

Permit Information				
Date Issued	Number	Price	Purpose	% Complete

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



Situs :

Parcel Id: 430-9.00-38.06

Class: Residential - Vacant Land

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

Base Price	% Good
Plumbing	% Good Override
Basement	Functional
Heating	Economic
Attic	% Complete
Other Features 0	C&D Factor
	Adj Factor
Subtotal	Additions
Ground Floor Area	
Total Living Area	Dwelling Value

Building Notes

Outbuilding Data

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

Condominium / Mobile Home Information

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

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@sussexcountye.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,

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@sussexcountye.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>

**RESIDENTIAL PROPERTY RECORD CARD** 2099**SUSSEX COUNTY****Situs : 17868 MEADOW DR****Parcel ID: 430-16.00-108.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNEREQUITY TRUST COMPANY CUSTODIAN
FBO BARBARA REINGOLD IRA
5 STRATTON LN
STONY BROOK NY 11790**GENERAL INFORMATION**Living Units 1
Neighborhood 5AR010
Alternate ID 430160001080000000
Vol / Pg 5523/92
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000			105,410
Residual	AC	0.0100			220

Total Acres: 1.01
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	105,600	105,600	0	105,600
Building	0	556,600	556,600	0	456,470
Total	0	662,200	662,200	0	562,070

Value Flag Cost Approach
TD430DM2**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
09/06/23	EDJ	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/21/11	85616-2	1,000	D010	Fence-Bridgeville Chase Lot 55
04/17/06	85616-1	276,622	D010	Dwelling W/Additions-Bridgeville C

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/03/21	400,000	Land & Improv	Invalid Sale - Tyler	5523/92	Deed	EQUITY TRUST COMPANY CUSTODIAN
07/15/21	331,000	Land & Improv	Corporate Affiliates	5508/215	Deed	RRR GROUP INC
11/02/18	190,123			4972/192	Deed	PARTNERS FOR PAYMENT RELIEF LLC
11/27/17				4804/247	Deed	BAUTISITA VICTOR M
10/02/08				3621/118		
12/15/06	757,513					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 17868 MEADOW DR

Parcel Id: 430-16.00-108.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Conventional	Year Built	2007
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Full	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	1,878	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	2
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

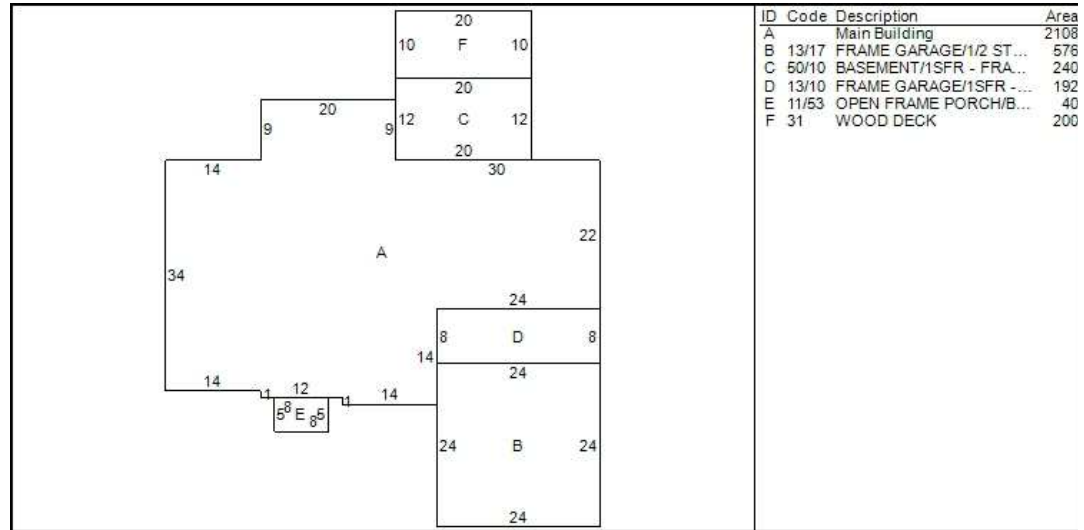
Grade & Depreciation

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

Dwelling Computations

Base Price	525,618	% Good	73
Plumbing	7,700	% Good Override	
Basement	0	Functional	
Heating	43,600	Economic	
Attic	0	% Complete	100
Other Features	36,969	C&D Factor	
		Adj Factor	1.11
Subtotal	613,890	Additions	53,300
Ground Floor Area	2,108		
Total Living Area	4,552	Dwelling Value	556,600

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 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 Coots

Printed Name: Thomas Coots - Agent

Date: 4/9/25

Signature of Sussex County Government Representative: Christopher S. Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 431-5.00-325.00. The adjustment reflects a change in income and expense that brings the assessed value to \$9,438,800.

Situs : 715 E KING ST

PARCEL ID: 431-5.00-325.00

Class: 506

Card: 1 of 4

Printed: April 21, 2025

CURRENT OWNER

LG-OHI SEAFORD LLC
303 INTERNATIONAL CIR STE 200
HUNT VALLEY MD 21030
4620/85

GENERAL INFORMATION

Living Units 0
Neighborhood 3XC001
Alternate ID 431050003250000000
Vol / Pg 4620/85
District
Zoning TOWN CODES
Class

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 2.7000	Waterfront - R\h	50	208,130
Residual	AC 1.0000	Waterfront - R\h		15,000

Total Acres: 3.7
Spot:

Location: 6 NEIGHBORHOOD OR SPOT

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	223,100	223,100	223,100	0
Building	0	9,215,700	13,722,300	9,215,700	0
Total	0	9,438,800	13,945,400	9,438,800	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
11/28/23	AJR	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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-Seafood	
10/10/95	87634-2	154,000	D010 Int. Renovations-Seafood	
09/25/90	87634-1	5,000,000	D010 Nursing Home & Apts.-Seafood	

Sales/Ownership History

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

Inspection Witnessed By _____

Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 1 of 4

Printed: April 21, 2025

Building Information

Year Built/Eff Year 1990 /
Building # 1
Structure Type Nursing Home
Identical Units 1
Total Units 110
Grade C+
Covered Parking
Uncovered Parking
DBA Lofland Park Center

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
2	Balcony		350	1		2							
2	Canopy Roof/Slab		350	1		1							
2	Elevator Electric Pasngr		3,000	10	3	2							
2	Enclosed Entry		180	1		1							
2	Sprinkler Sys Wet		52,169	1		1							

Interior/Exterior Information

Line	Level From	To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
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 Manufacturin	10	Brick Venee	Fire Resistant	Normal	Hot Air	Central	Normal	3	3
4	02	02	100	17,673	929	Nursing Home	12	Concrete Bl	Fire Resistant	Normal	Hot Air	Central	Normal	3	3
5	03	03	100	16,823	987	Nursing Home	12	Concrete Bl	Fire Resistant	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
2	17,673	Nursing Home	59	100	2,483,040
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

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	2000			1	170,000	C	A	273,870

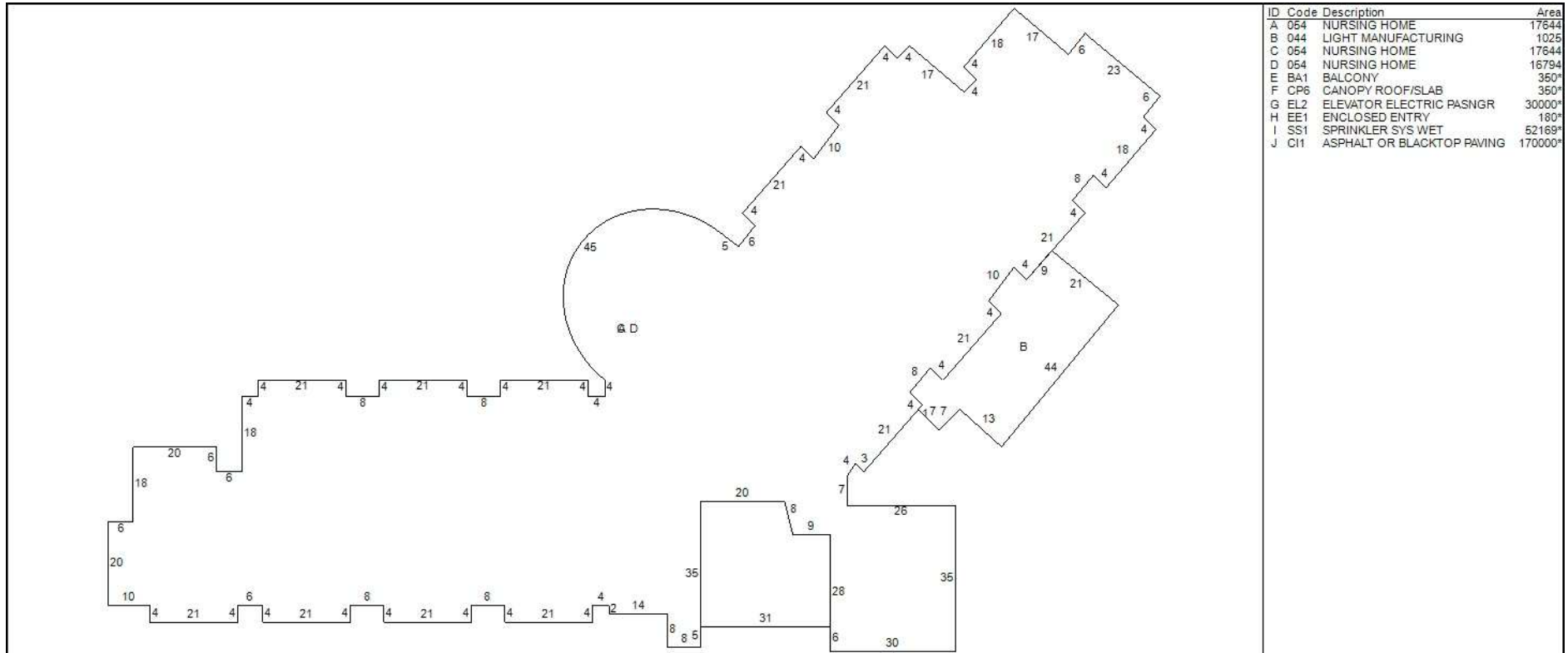
Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 1 of 4

Printed: April 21, 2025



Additional Property Photos



Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 1 of 4

Printed: April 21, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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

Apartment Detail - Building 1 of 4

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 4

Total Gross Building Area	53,194
Replace, Cost New Less Depr	6,554,540
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	200
Final Building Value	13,109,080
Value per SF	246.44

Notes - Building 1 of 4

--

Income Summary (Includes all Building on Parcel)

Total Net Income	991,071
Capitalization Rate	0.105000
Sub total	9,438,770
Residual Land Value	
Final Income Value	9,438,770
Total Gross Rent Area	53,194
Total Gross Building Area	53,194

Situs : 715 E KING ST	PARCEL ID: 431-5.00-325.00	Class: 506	Card: 2 of 4	Printed: April 21, 2025
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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 Notes



Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	2.7000	Waterfront - Riv	50	208,130
Residual	AC	1.0000	Waterfront - Riv		15,000
Total Acres: 3.7					
Spot:			Location: 6 NEIGHBORHOOD OR SPOT		

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	223,100	223,100	223,100	0
Building	0	9,215,700	13,722,300	9,215,700	0
Total	0	9,438,800	13,945,400	9,438,800	0
Manual Override Reason Base Date of Value Effective Date of Value Value Flag Income Approach Gross Building:					

Entrance Information			
Date	ID	Entry Code	Source
11/28/23	AJR	Entrance Gained	Other

Permit Information					
Date Issued	Number	Price	Purpose	% Complete	
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-Seafood	
10/10/95	87634-2	154,000	D010	Int. Renovations-Seafood	
09/25/90	87634-1	5,000,000	D010	Nursing Home & Apts.-Seafood	

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

Inspection Witnessed By _____

Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 2 of 4

Printed: April 21, 2025

Building Information

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

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
------	------	--------	-------	-------	-----	------	-------	---------	-------

2	Asph Pave	2000			1	9,300	C	A	14,980
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Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 2 of 4

Printed: April 21, 2025

Additional Property Photos



Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 2 of 4

Printed: April 21, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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

Apartment Detail - Building 2 of 4

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 2 of 4

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	200
Final Building Value	
Value per SF	0.00

Notes - Building 2 of 4

Income Summary (Includes all Building on Parcel)

Total Net Income	991,071
Capitalization Rate	0.105000
Sub total	9,438,770
Residual Land Value	
Final Income Value	9,438,770
Total Gross Rent Area	53,194
Total Gross Building Area	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

LG-OHI SEAFORD LLC
303 INTERNATIONAL CIR STE 200
HUNT VALLEY MD 21030
4620/85

GENERAL INFORMATION

Living Units 0
Neighborhood 3XC001
Alternate ID 431050003250000000
Vol / Pg 4620/85
District
Zoning TOWN CODES
Class

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 2.7000	Waterfront - R\h	50	208,130
Residual	AC 1.0000	Waterfront - R\h		15,000

Total Acres: 3.7
Spot:

Location: 6 NEIGHBORHOOD OR SPOT

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	223,100	223,100	223,100	0
Building	0	9,215,700	13,722,300	9,215,700	0
Total	0	9,438,800	13,945,400	9,438,800	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
11/28/23	AJR	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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-Seafood	
10/10/95	87634-2	154,000	D010 Int. Renovations-Seafood	
09/25/90	87634-1	5,000,000	D010 Nursing Home & Apts.-Seafood	

Sales/Ownership History

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

Inspection Witnessed By _____

Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 3 of 4

Printed: April 21, 2025

Building Information

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

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

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

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
3	Asph Pave	2000			1	9,500	C	A	15,300

Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 3 of 4

Printed: April 21, 2025

Additional Property Photos



Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 3 of 4

Printed: April 21, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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

Apartment Detail - Building 3 of 4

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 3 of 4

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	200
Final Building Value	
Value per SF	0.00

Notes - Building 3 of 4

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Income Summary (Includes all Building on Parcel)

Total Net Income	991,071
Capitalization Rate	0.105000
Sub total	9,438,770
Residual Land Value	
Final Income Value	9,438,770
Total Gross Rent Area	53,194
Total Gross Building Area	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

LG-OHI SEAFORD LLC
303 INTERNATIONAL CIR STE 200
HUNT VALLEY MD 21030
4620/85

GENERAL INFORMATION

Living Units 0
Neighborhood 3XC001
Alternate ID 431050003250000000
Vol / Pg 4620/85
District
Zoning TOWN CODES
Class

Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 2.7000	Waterfront - R\h	50	208,130
Residual	AC 1.0000	Waterfront - R\h		15,000

Total Acres: 3.7
Spot:

Location: 6 NEIGHBORHOOD OR SPOT

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	223,100	223,100	223,100	0
Building	0	9,215,700	13,722,300	9,215,700	0
Total	0	9,438,800	13,945,400	9,438,800	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Income Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
11/28/23	AJR	Entrance Gained	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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-Seafood	
10/10/95	87634-2	154,000	D010 Int. Renovations-Seafood	
09/25/90	87634-1	5,000,000	D010 Nursing Home & Apts.-Seafood	

Sales/Ownership History

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

Inspection Witnessed By _____

Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 4 of 4

Printed: April 21, 2025

Building Information

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

Building Other Features

Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
------	------	-----	-------	-------	---------	-------------	------	------	-----	-------	-------	---------	-------------

Interior/Exterior Information

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

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
------	------	----------	--------	------------	-----------------

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
4	Gazebo	2000			1	124	C	A	2,480



Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 4 of 4

Printed: April 21, 2025

Additional Property Photos

Situs : 715 E KING ST

Parcel Id: 431-5.00-325.00

Class: 506

Card: 4 of 4

Printed: April 21, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
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

Apartment Detail - Building 4 of 4

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 4 of 4

Total Gross Building Area	
Replace, Cost New Less Depr	
Percent Complete	100
Number of Identical Units	
Economic Condition Factor	200
Final Building Value	
Value per SF	0.00

Notes - Building 4 of 4

--

Income Summary (Includes all Building on Parcel)

Total Net Income	991,071
Capitalization Rate	0.105000
Sub total	9,438,770
Residual Land Value	
Final Income Value	9,438,770
Total Gross Rent Area	53,194
Total Gross Building Area	53,194



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 31233 SANDPIPER RD

Parcel ID: 134-13.00-1349.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

MEYER KATHRYN J
27926 DIXON CREEK LN
EASTON MD 21601

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR055
Alternate ID 134130013490000000
Vol / Pg 6188/20
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value	
Primary Site	AC	0.2950	Waterfront - Oc Shape Or Size	-10	4,148,100

Total Acres: .295
Spot:

Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	4,148,100	4,148,100	0	4,148,100
Building	0	185,800	260,800	0	185,820
Total	0	4,333,900	4,408,900	0	4,333,920

Value Flag Market Approach
TD134DM6

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
04/23/24	JTS	Data Mailer Change	Owner
03/30/23	EBC	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/20/18	201807460	8,000	A017	Add New Spiral Staircase From 1s
12/16/14	201410803	4,500	A086	Replacing 5 Ext Doors
02/02/09	13590-2	4,800	D010	Bathroom-Ocean Village Lot 40
10/09/91	13590-1	4,000	D010	Addition-Ocean Villagelot D-40

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/17/24				6188/20	Deed	MEYER KATHRYN J
04/25/24	1,251,250			6091/54	Deed	OLIPHANT KATHRYN MEYER



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 31233 SANDPIPER RD

Parcel Id: 134-13.00-1349.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Contemporary	Year Built	1975
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

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

Dwelling Computations

Base Price	221,223	% Good	76
Plumbing	17,410	% Good Override	
Basement	-27,130	Functional	
Heating	18,350	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.3
Subtotal	229,850	Additions	25,600
Ground Floor Area	1,315		
Total Living Area	1,731	Dwelling Value	260,400

Building Notes



ID	Code	Description	Area
A		Main Building	1315
B	11	OPEN FRAME PORCH	18
C	11	OPEN FRAME PORCH	104
D	10/10	1SFR - FRAME/1SFR - F...	77
E	31	WOOD DECK	425
F	10/31	1SFR - FRAME/WOOD D...	159
G	10/11	1SFR - FRAME/OPEN FR...	103
H	31	WOOD DECK	56
I	11/31	OPEN FRAME PORCH/...	18
J	11	OPEN FRAME PORCH	3
K	RS1	FRAME UTILITY SHED	88*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	11 x 8		88	1	1975	C	A	360

Condominium / Mobile Home Information

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

CHRISTI ARNDT

Cell: (302) 245-5223

christi@lesuekopp.com

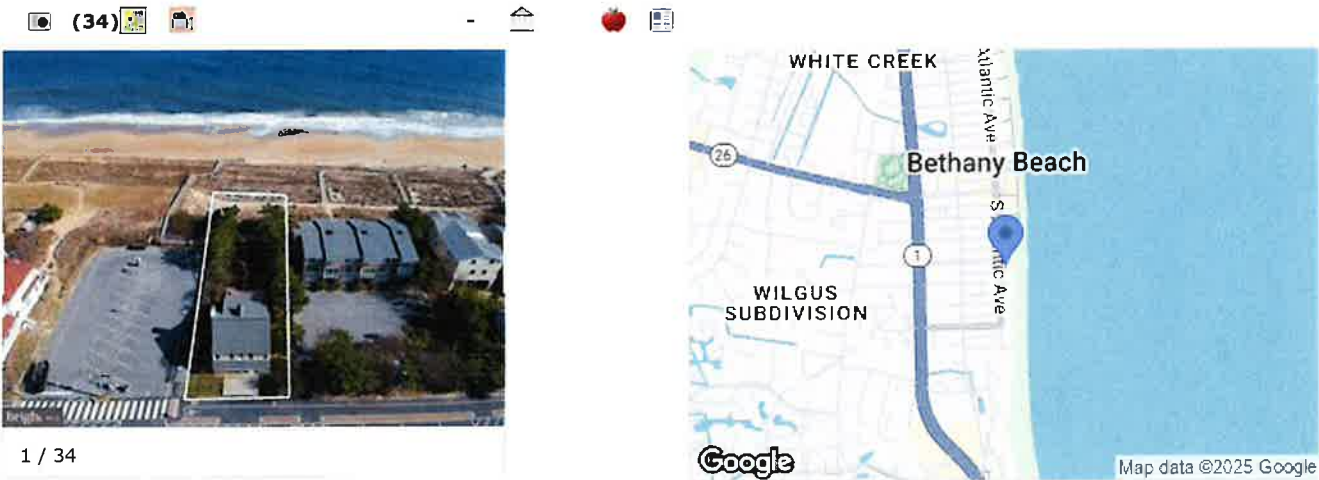
www.BestofBethany.com

98 Wellington Pkwy, Bethany Beach, DE 19930

Closed | 04/21/23

Residential

\$3,700,000



MLS #:

Tax ID #:

Ownership Interest:

Structure Type:

Levels/Stories:

Furnished:

Waterfront:

Views:

Garage:

DESU2036478

134-17.08-39.00

Fee Simple

Detached

3

Yes

Yes

Ocean

Yes

Location

County:

In City Limits:

MLS Area:

Legal Subdivision:

Subdiv / Neigh:

Sussex, DE

Yes

Baltimore Hundred - Sussex, DE County (31001)

BALTIMORE HUNDRED

NONE AVAILABLE

Waterfront / Water Access

Water Access:

Navigable Water:

Tidal Water:

Yes

Yes

Yes

Taxes and Assessment

Tax Annual Amt / Year:

School Tax:

County Tax:

City/Town Tax:

Clean Green Assess:

Zoning:

\$4,997 / 2022

\$1,545

\$190 / Annually

\$3,262 / Annually

No

TN

Rooms

	Bed	Bath
Main	3	1 Full
Upper 1	1	1 Half
Lower 1	1	1 Full

Building Info

Above Grade Fin SQFT:

Total Fin SQFT:

Total SQFT:

Foundation Details:

1,500 / Estimated

1,500 / Estimated

1,500 / Estimated

Block

Lot

Lot Acres / SQFT:

Views:

Location Type:

0.28a / 12197sf / Assessor

Ocean

Oceanfront

Beds:

Baths:

Above Grade Fin SQFT:

Below Grade Fin SQFT:

Price / Sq Ft:

Year Built:

Style:

Central Air:

Basement:

5

2 / 1

1,500 / Estimated

Assessor

2,466.67

1958

Cottage

Yes

No

School District:

Water Body Type:

Water Frontage in FT:

Tax Assessed Value:

Land Use Code:

Block/Lot:

Construction Materials:

Flooring Type:

Lot Size Dimensions:

Lot Features:

Indian River

Ocean

50

2022

999

11

Frame, Stick Built

Hardwood

50.00 x 250.00

Corner

Parking

Attached Garage - # of Spaces **2**
 Driveway - # of Spaces **2**
Total Parking Spaces 4

Features: **Attached Garage, Driveway, Garage - Front Entry, Inside Access, Concrete Driveway**

Interior Features

Interior Features: **Combination Dining/Living, Floor Plan - Open, Wood Floors; Fireplace(s): 1, Wood; Built-In Microwave, Dishwasher, Disposal, Dryer, Oven/Range - Electric, Refrigerator, Washer, Water Heater; Accessibility Features: None**

Exterior Features

Exterior Features: **Outside Shower; Deck(s); 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 in downtown Bethany Beach, this classic coastal cottage is located on a corner lot with 50ft of beachfront, on one of the most desirable streets in Bethany. Conveniently positioned just a short walk from downtown shops and restaurants yet away from the hustle and bustle of Garfield Ave, this location offers an incredible opportunity to build the beach home of your dreams. This classic 5 bedroom and 3 bath home with a garage has been lovingly cared for and boasts views of the ocean from the living room and deck. Listen to waves crash and enjoy an abundance of sunshine from the newer oceanfront deck. This cottage is ready to be enjoyed as-is while designing and building your dream resort home in this premier location!**

Directions

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

Listing Details

Original Price: **\$3,895,000**
 Vacation Rental: **No**
 Sale Type: **Standard**
 Listing Term Begins: **02/21/2023**
 Possession: **Negotiable**
 Acceptable Financing: **Cash, Conventional**
 Federal Flood Zone: **Yes**

DOM: **16**
 Off Market Date: **04/21/23**

Historical Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://www.brightmls.com/offer-comp).

Buyer Agency Comp: **2.5% Of Gross**

Sub Agency Comp: **0% Of Gross**
 Dual/Var Comm: **No**

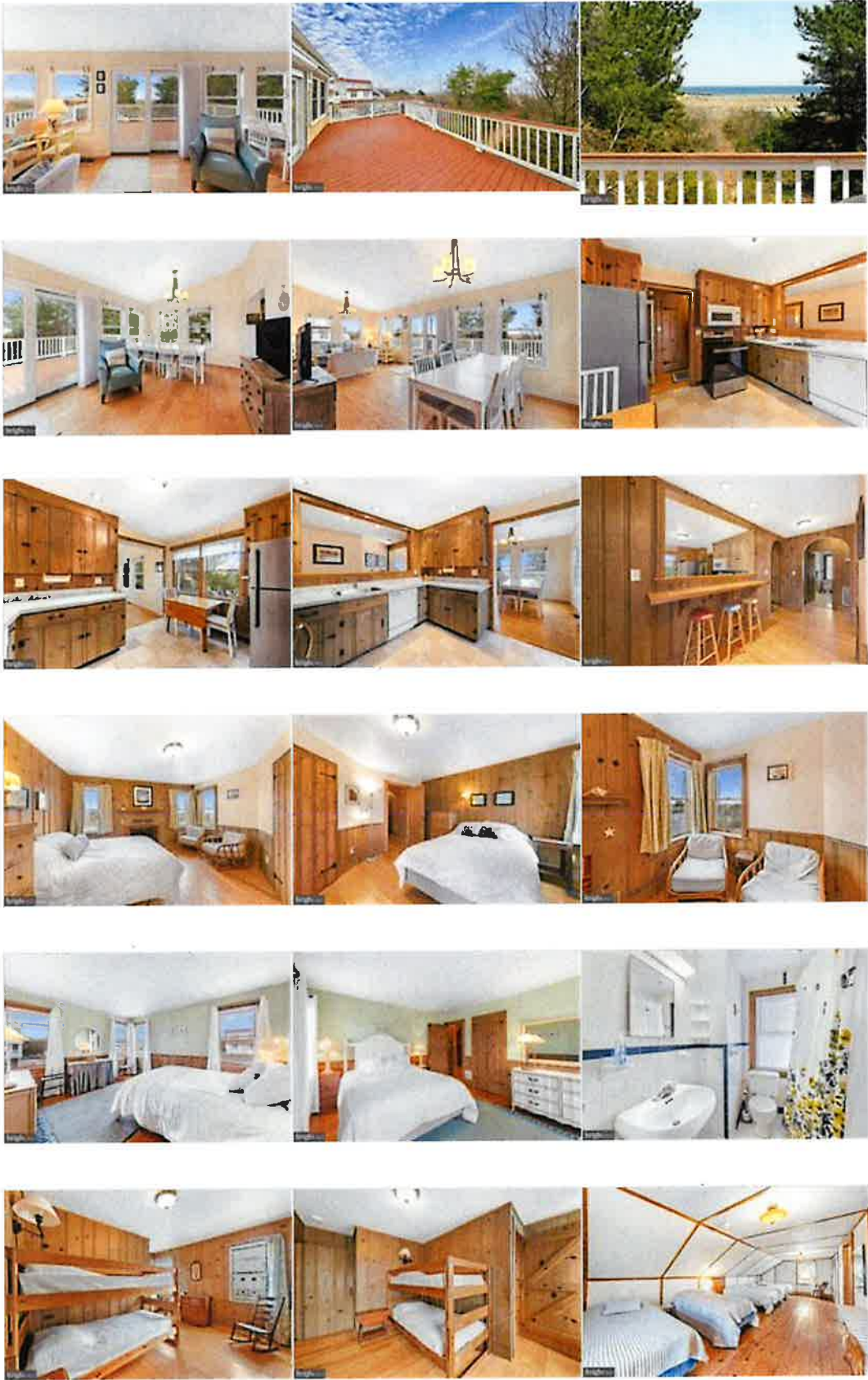
Sale/Lease Contract

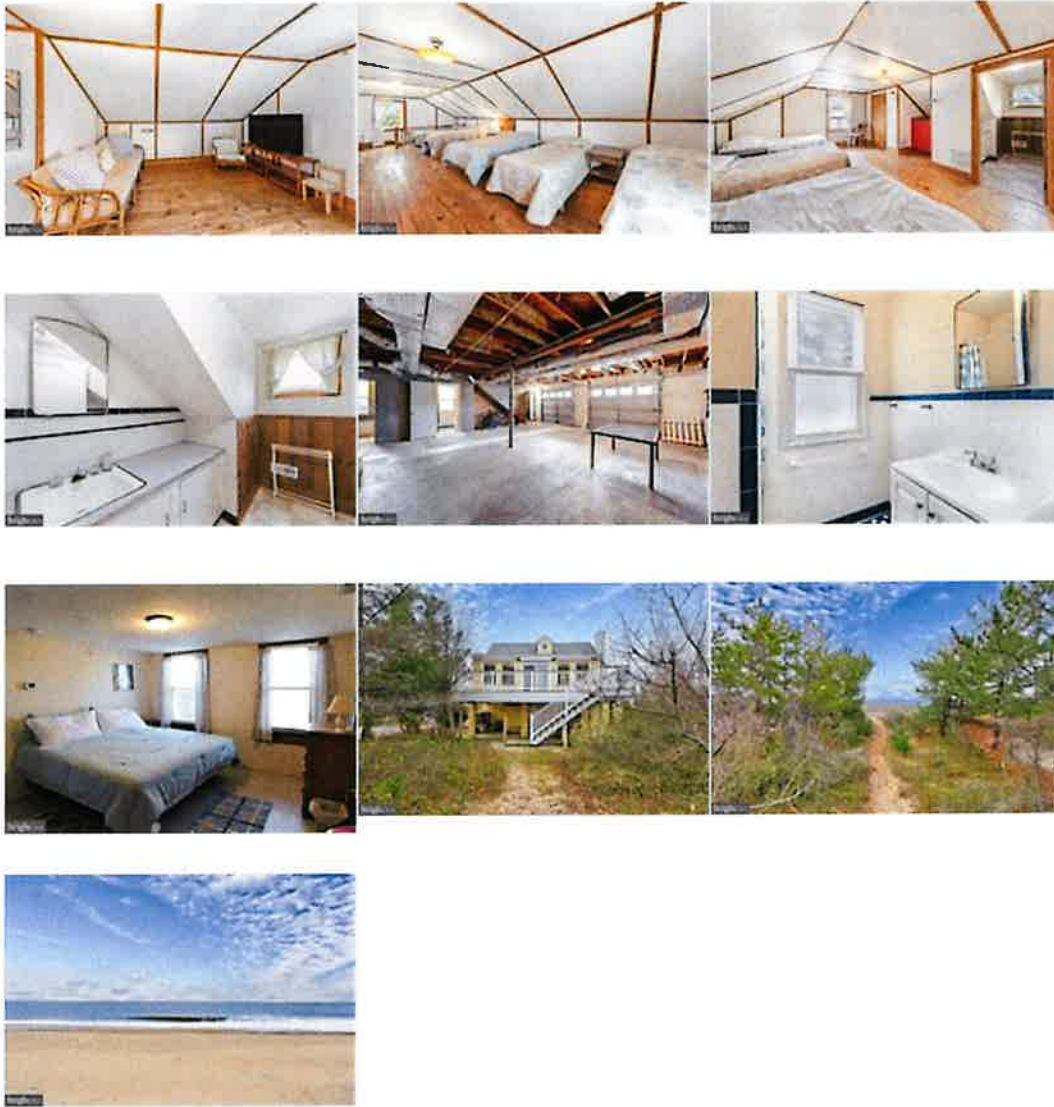
Concessions: **No**
 Agreement of Sale Dt: **03/07/23**
 Close Sale Type: **Standard Sale**

Close Date: **04/21/23**
 Close Price: **\$3,700,000.00**

Click to Show Photos







All information courtesy of CHRISTI ARNDT

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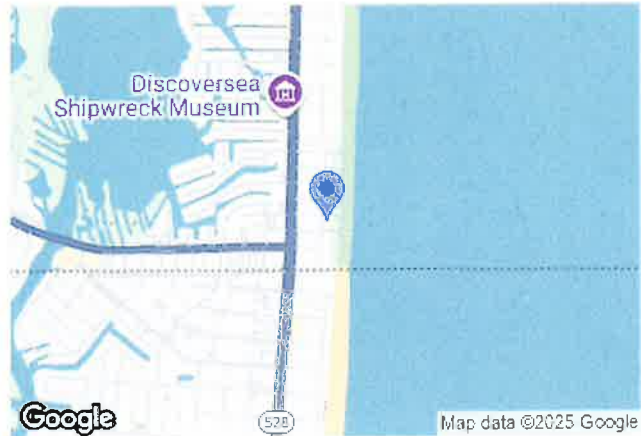
Cell: (302) 245-5223

christi@lesliekopp.com

www.BestofBethany.com

**38895 Bunting Ave #1 & 2, Fenwick Island, DE
19944****Closed | 06/16/21****Residential****\$3,650,000** **(54)**  

1 / 54



MLS #: DESU164098
Tax ID #: 134-23.20-126.00-1 & 2
Ownership Interest: Fee Simple
Unit Entry Floor: 1
Structure Type: Detached
Levels/Stories: 5
Furnished: Partially
Waterfront: Yes
Views: Ocean, Panoramic
Garage: No

Beds: 11
Baths: 9 / 0
Total Rooms: 33
Above Grade Fin SQFT: 5,714 / Estimated
Below Grade Fin SQFT:
Price / Sq Ft: 638.78
Year Built: 0
Property Condition: Very Good
Style: Coastal, Cottage
Central Air: Yes
Basement: No

Location

County: Sussex, DE
In City Limits: No
MLS Area: Baltimore Hundred - Sussex, DE County (31001)
Legal Subdivision: SHORE BREAK
Subdiv / Neigh: NONE AVAILABLE

School District: [Indian River](#)

Waterfront / Water Access

Waterfront Features: Sandy Beach
Water Access: Yes; Canoe/Kayak, Fishing Allowed, Public Access, Public Beach, Swimming Allowed
Navigable Water: Yes
Tidal Water: Yes

Water Body Name: Atlantic Ocean
Water Body Type: Ocean
Distance To Body Of Wtr: 100; Feet

Association / Community Info

Other Fees: Unknown
Property Manager: No
Association Fee Incl.: None
Amenities: None

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: 2019
School Tax: \$1,087 / Annually
County Tax: \$147 / Annually
City/Town Tax: Unknown
Clean Green Assess: No
Front Foot Fee: Unknown
Municipal Trash: No
Loss Mitigation Fee: No
Agricultural Tax Due: No
Zoning: C-1

Tax Assessed Value: 2019
Historic: No
Land Use Code: RC

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	

Building Info

Yr Major Reno/Remodel:	2001	Floors In Unit Count:	5
Building Level Count:	5	Elevators Count:	1
Above Grade Fin SQFT:	5,714 / Estimated	Main Entrance Orientation:	Northeast
Total Fin SQFT:	5,714 / Estimated	Construction Materials:	Advanced Framing, Block, Concrete, CPVC/PVC, Rock, Stone, Tile, Vinyl Siding
Total SQFT:	5,714 / Estimated		Ceramic Tile, Hardwood, Other
Wall & Ceiling Types:	Dry Wall, Wood Walls	Flooring Type:	Architectural Shingle
Foundation Details:	Block, Slab	Roof:	

Lot

Lot Acres / SQFT:	0.11a / 4792sf / Assessor	Lot Size Dimensions:	50 x100
Additional Parcels:	No	Soil Types:	Sandy
Views:	Ocean, Panoramic	Road:	State
Fencing:	Decorative	Lot Features:	Backs-Parkland, Landscaping, Level, Partly Wooded, SideYard(s), Vegetation Planting
Location Type:	Oceanfront		

Ground Rent

Ground Rent Exists:	No	Remaining Years:	
---------------------	----	------------------	--

Parking

Off Street - # of Spaces	6	Features:	Driveway, Off Street, Crushed Stone
Total Parking Spaces	6		

Interior Features

Interior Features:	Additional Stairway, Ceiling Fan(s), Combination Kitchen/Dining, Combination Kitchen/Living, Curved Staircase, Exposed Beams, Floor Plan - Open, Primary Bath(s), Primary Bedroom - Ocean Front, Recessed Lighting, Bathroom - Soaking Tub, Spiral Staircase, Bathroom - Tub Shower, Wood Floors; Fireplace(s): 2, Fireplace - Glass Doors, Gas/Propane, Mantel(s), Stone; Built-In Range, Cooktop, Cooktop - Down Draft, Dishwasher, Disposal, Dryer, Dryer - Electric, Exhaust Fan, Humidifier, Instant Hot Water, Microwave, Oven - Double, Oven - Self Cleaning, Oven - Single, Oven - Wall, Oven/Range - Gas, Range Hood, Refrigerator, Six Burner Stove, Washer; Accessibility Features: Elevator; Door Features: Insulated, Sliding Glass; Window Features: Casement, Double Hung, Double Pane, Insulated, Screens, Vinyl Clad, Wood Frame; Has Laundry, Lower Floor Laundry, Upper Floor Laundry
--------------------	--

Exterior Features

Exterior Features:	BBQ Grill, Outside Shower, Street Lights; Deck(s), Porch(es); Pool: No Pool
--------------------	---

Utilities

Utilities:	Cable TV Available, Electric Available, Phone Available, Propane, Sewer Available, Water Available; Ceiling Fan(s), Central A/C, Dehumidifier, Heat Pump(s), Multi Units; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump-Electric BackUp; Heating Fuel: Electric; Hot Water: Propane, Tankless; Water Source: Private, Public Hook-up Available; Sewer: No Septic System, Public Sewer
------------	--

Remarks

Inclusions:	Furnished with Exclusions
-------------	---------------------------

Exclusions:	Request Exclusions List
-------------	-------------------------

Public:	How important is the ocean and beach to you? Do you dream of the sound of waves waking you up with the sun in your face, or seeing that full moon over the ocean with silver waves aglow? How long have you known that SOMEDAY you will figure a way to make this dream happen? One day, maybe sooner than later, you are just going to pick a spot. You will turn off phones and distractions and listen to your heart. The sea will win. Little and big footprints and paws will win too. The day will come when your soul will speak up and not be ignored. A place by the sea cannot be denied and the time could be NOW. This oceanfront home has wide open views to the beautiful white-sand Fenwick Island Delaware beach and Seashore Park. There are many opportunities to enjoy the sea from wide decks and the interior open floor plan and living spaces. Plus it is only a short 50-foot walk to the beach path and year-round discovery in each and every season of the year. You can enjoy the serenity of beach life without even leaving your couch. This Craftsman inspired coastal cottage-style beach home is one of a kind. Originally a fishing cottage in the days when the only way to get to Fenwick Island was by boat, this oceanfront home has been substantially remodeled & expanded to maximize the approximately 180 degree view over the Delaware Seashore Park to the Delaware and Maryland Atlantic Ocean shoreline/horizon. On a clear day from the top deck, with binoculars, you can see the Cape May/Lewes Ferry make the daily crossing back and forth. This home is truly a treasure, retaining its casual beach cottage heritage with a new spirit. The 11 bedroom, 9-full bath home is actually two interrelated private tax units owned by a single individual. Held in a Condominium form of ownership, the house lives large, yet boasts a full indoor/outdoor open floor plan for family and friends to gather. The size and openness easily allow for many places to get away or come together to read, play games, visit, watch dolphins play and enjoy the sunrise, coastal breezes and quiet. There are four large oceanfront decks, two westward looking decks and a street level screened porch. As an investment property, the possibilities for income producing rentals have been successful for the current owner for
---------	--

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:	\$4,300,000	Previous List Price:	\$3,999,000
Vacation Rental:	No	DOM:	260
Investor Ratio:	0.00	Listing Terms:	All Negotiation Thru Lister
Annual Rental Income:	0.00	Off Market Date:	06/16/21
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	08/24/2020	Home Warranty:	No
Possession:	31-60 Days CD, Negotiable	Documents Available:	Conditions, Other, Restrictions, Seller's Property Disclosure
Acceptable Financing:	Cash, Conventional	Pets Allowed:	Yes
Federal Flood Zone:	Yes	Pet Restrictions:	No Pet Restrictions
Disclosures:	Agent has Financial Interest, Flood Insurance Required, Owner RE Licensee		

Historical Compensation

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

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% 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:	No

Sale/Lease Contract

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

Click to Show Photos



From Seashore west to Fenwick Lighthouse

Shorebreak path over dune to Ocean



Entry to Units A & B from Bunting Ave.



Entry porch for Unit A & Stairs to Unit B



Unit A Kitchen



Bath off Main entrance&/kitchen Unit A



Unit A Kitchen from Dining area



Kitchen - Unit A



Dining Room to Great Room to Oceanfront Porch



Unit A Great Room to Dining/Kitchen



Unit A Great Room from Parlor



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 Deck



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



Elevator - Stairs to Upper Floors from Bonus Room



Upper Hallway & 4 Bedrooms+Stairs to Cupola



Westside Twin Bedroom Unit A



North side Twin Bedroom



Hallway Bath for Twin Rooms & Cupola



North Master Bedroom & Upper Deck Entrance



North Master Bath



Ocean View from Unit A Upper Deck View South



South Main Master Bedroom



Deck looking North off South Master Bedroom



South Master Bath



View from Upper Deck to Unit A Main Deck below



West side deck off Twin rooms



Custom Stairs to Cupola & 5th Floor Unit A



Cupola looking toward Ocean /w Futon



Cupola looking West to Deck



Cupola Deck looking North



Entrance Porch Unit B & access stairs to Unit A



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



Master Bath Unit B - Main Floor

Second Master Bedroom Main Floor
Unit B

FullBath off Second Master Bedroom
Unit B



Master Bedroom - Lower level Unit B

Unit B Lower Level Master Bath

South side twin Bedroom Lower
Level



Lower Level South side Bath

Bunk & Twin Bedroom-Lower Level &
Screened Porch

Utility Room Unit B

All information courtesy of CHRISTI ARNDT

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CHRISTI ARNDT

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christli@lesliekopp.com
www.BestofBethany.com

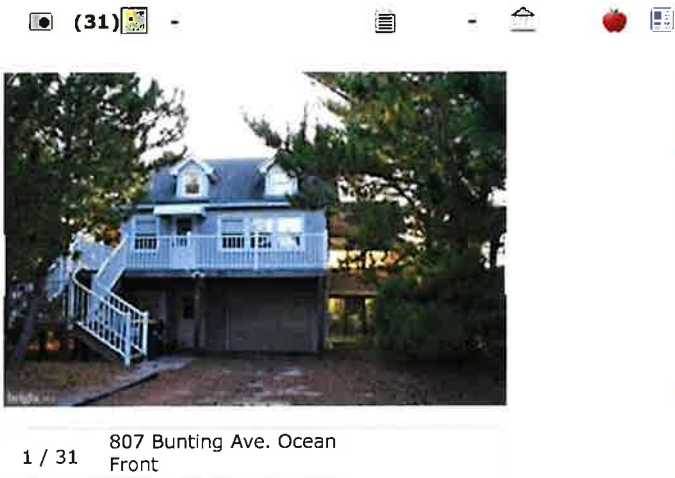


807 Bunting Ave, Fenwick Island, DE 19944

Closed | 11/08/22

Residential

\$3,500,000



MLS #:

Tax ID #:

Ownership Interest:

Structure Type:

Levels/Stories:

Furnished:

Waterfront:

Views:

Garage:

DESU2029476

134-23.16-259.00

Fee Simple

Detached

2

Yes

Yes

Ocean

No

Location

County:

In City Limits:

MLS Area:

Legal Subdivision:

Subdiv / Neigh:

Sussex, DE

Yes

Baltimore Hundred - Sussex, DE County (31001)

BALTIMORE HUNDRED

NONE AVAILABLE

Beds:

Baths:

Above Grade Fin SQFT:

Below Grade Fin SQFT:

Year Built:

Property Condition:

Style:

Central Air:

Basement:

2

1

Assessor

Assessor

1948

Very Good

Cottage

No

No

School District:

Indian River

Waterfront / Water Access

Waterfront Features:

Water Access:

Navigable Water:

Tidal Water:

Sandy Beach

Yes; Canoe/Kayak, Fishing Allowed, Public Access

Yes

Yes

Water Body Type:

Water Frontage in FT:

Ocean

50

Association / Community Info

Property Manager:

No

Taxes and Assessment

Tax Annual Amt / Year:

School Tax:

County Tax:

City/Town Tax:

Clean Green Assess:

Municipal Trash:

Zoning:

\$2,946 / 2022

\$1,288

\$158 / Annually

\$1,500 / Annually

No

Yes

TN

Tax Assessed Value:

Land Use Code:

Block/Lot:

2022

999

4

Rooms

	Bed	Bath
Upper 1	2	1 Full

Building Info

Above Grade Fin SQFT:

Wall & Ceiling Types:

Foundation Details:

Assessor

Wood Ceilings, Wood Walls

Pilings

Main Entrance Orientation:

Construction Materials:

Flooring Type:

Roof:

West

Stick Built, Vinyl Siding

Carpet, Hardwood, Vinyl

Asphalt

Lot

Lot Acres / SQFT:

Views:

Location Type:

0.17a / 7405sf / Assessor

Ocean

Oceanfront

Lot Size Dimensions:

Road:

Lot Features:

50.00 x 150.00

50Boro/Township

Partly Wooded

Parking

Driveway - # of Spaces
Total Parking Spaces

8
 8

Features: **Driveway, Off Street, Private, Unpaved**

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 built 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 and 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 those 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 longer allowed to be used to access the beach but a great spot to read a book while listening to the waves. If 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 of the hard to find knotty pine walls if a buyer intends to demolish the cottage and begin anew.

Directions

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

Listing Details

Original Price: **\$3,600,000**
 Vacation Rental: **No**
 Sale Type: **Standard**
 Listing Term Begins: **09/20/2022**
 Possession: **Settlement**
 Acceptable Financing: **Cash, Conventional**
 Federal Flood Zone: **Yes**
 Disclosures: **Prop Disclosure**

DOM: **3**
 Off Market Date: **11/09/22**
 Lease Considered: **No**
 Documents Available: **Seller's Property Disclosure**

Historical Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://www.brightmls.com/offer-comp).

Buyer Agency Comp: **2% Of Gross**

Sub Agency Comp: **\$0**
 Dual/Var Comm: **No**

Sale/Lease Contract

Concessions: **No**
 Agreement of Sale Dt: **09/22/22**
 Close Sale Type: **Standard Sale**

Close Date: **11/08/22**
 Close Price: **\$3,500,000.00**

Click to Show Photos



807 Bunting Ave. Ocean Front



Note walkway goes to dunes only



Front porch

Front Porch

knotty pine walls



Sitting area

Dining



Kitchen

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



full ba. with shower stall



Br. 1 up



Built in knotty pine bed



screen porch on ocean with ocean views



crab feast anyone?



Large open rear deck



From a bygone era,



All information courtesy of CHRISTI ARNDT

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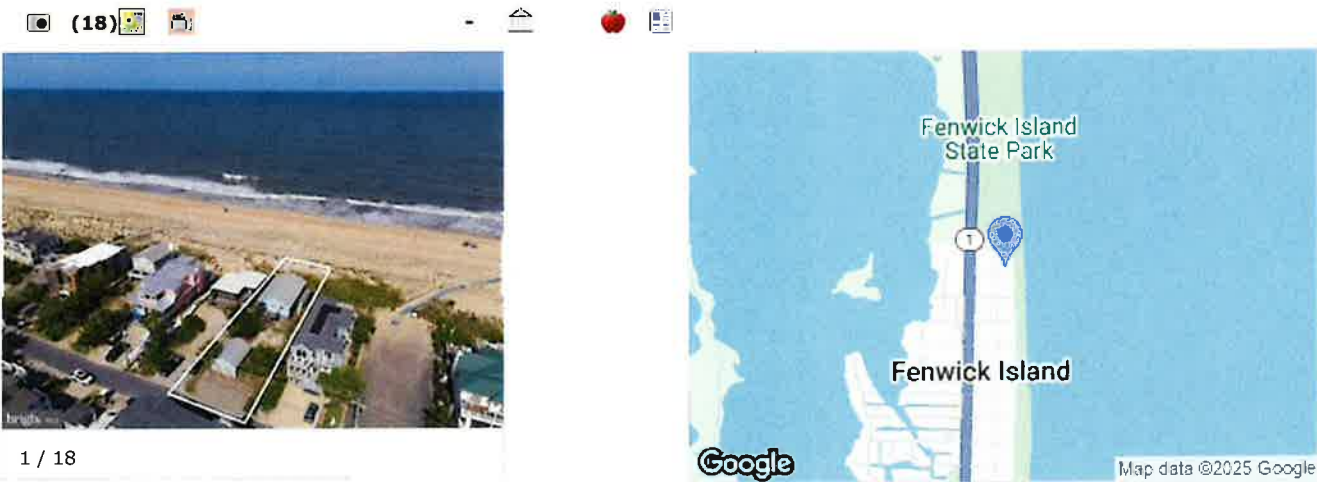
Cell: (302) 245-5223
christ@lesliekopp.com
www.BestofBethany.com

1703 Bunting Ave, Fenwick Island, DE 19944

Closed | 07/29/22

Residential

\$3,200,000



1 / 18

MLS #:

Tax ID #:

Ownership Interest:

Structure Type:

Levels/Stories:

Waterfront:

Views:

Garage:

DESU2023132

134-23.08-36.00

Fee Simple

Detached

1

Yes

Ocean

No

Beds:

Baths:

Above Grade Fin SQFT:

Below Grade Fin SQFT:

Price / Sq Ft:

Year Built:

Style:

Central Air:

Basement:

3

1 / 1

1,200 / Estimated

Assessor

2,666.67

1973

Coastal, Cottage

Yes

No

Location

County:

In City Limits:

MLS Area:

Legal Subdivision:

Subdiv / Neigh:

Sussex, DE

Yes

Baltimore Hundred - Sussex, DE County (31001)

BALTIMORE HUNDRED

NONE AVAILABLE

School District:

Indian River

Waterfront / Water Access

Waterfront Features:

Water Access:

Navigable Water:

Tidal Water:

Sandy Beach

Yes

Yes

Yes

Water Body Name:

Water Body Type:

Water Frontage in FT:

Atlantic Ocean

Ocean

50

Taxes and Assessment

Tax Annual Amt / Year:

School Tax:

County Tax:

City/Town Tax:

Clean Green Assess:

Zoning:

\$4,182 / 2021

\$1,226

\$156 / Annually

\$2,800 / Annually

No

TN

Tax Assessed Value:

Land Use Code:

Block/Lot:

2021

RS

2

Rooms		Bed	Bath
		Main	
		3	1 Full, 1 Half

Building Info

Above Grade Fin SQFT:

Total Fin SQFT:

Total SQFT:

Foundation Details:

1,200 / Estimated

1,200 / Estimated

1,200 / Estimated

Pilings

Construction Materials:

Frame, Stick Built

Lot

Lot Acres / SQFT:

Views:

Location Type:

0.17a / 7405sf / Assessor

Ocean

Oceanfront

Lot Size Dimensions:

50.00 x 150.00

Parking

Total Parking Spaces:

Unknown

Features:

Driveway

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 wide life-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 dreams in this desirable location!

Directions

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

Listing Details

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](https://www.brightmls.com/offer-comp).

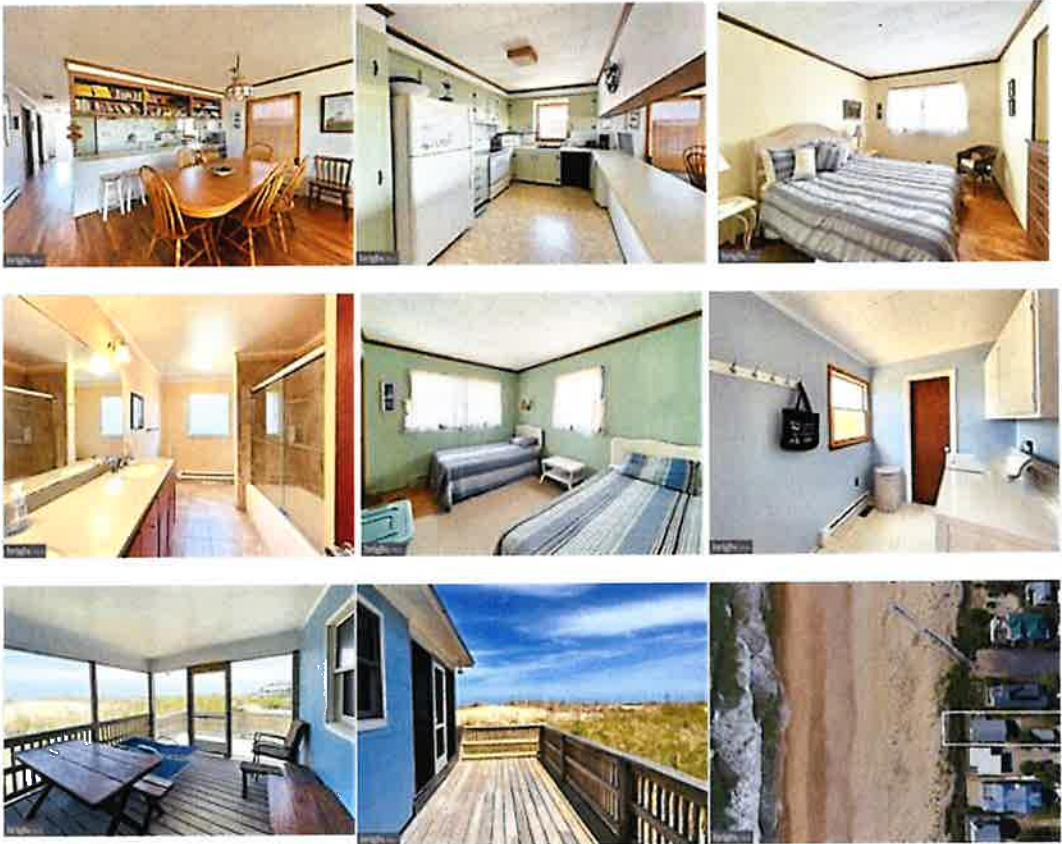
Buyer Agency Comp:	2.25% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Sale/Lease Contract

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

Click to Show Photos





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[illegible]

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:

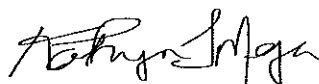
1. A completed Residential Assessment Appeal Form
2. An appraisal completed by Arndt Valuation, LLC with two comparable properties within the time frame indicated in the initial letter from Tyler Technologies which stated that Comparable Sales must be within the timeframe January 1, 2021 and June 30, 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.



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, **DO NOT** multiply your new tentative assessed value by the current tax rate. The new tax rate will be determined by the County, Municipality & School District for the 2025 tax bill.

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 **NOT** 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: <https://sussexcountyde.gov/board-assessment-review>

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

☐ 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): MEYER, KATHRYN J Parcel ID: 134-13.00-1349.00

Street Address of Parcel: 31233 SANDPIPER RD., BETHANY BEACH, DE 19930

Current Assessment: \$ 4,846,100 (2025)

Purchase Price (Total of Land and Improvement): \$ 2,502,500 Date of Purchase: 04/23/2024

Special Conditions of Sale: _____

How was property acquired ☒ Private Sale ☐ Auction ☐ Open Market ☐ Family ☐ Inherited
☐ Other _____

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change
		NONE.

Description of Property

Lot size/Land Area .295 ACRES Style of Home COTTAGE, ON STILTS

Number of: Bedrooms: 4 Bathrooms: 2 Fireplaces: 0

☐ 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? \$ 3,575,000

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

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

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

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.**

You must submit 3 comparable sales.

1. 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: 3 Bathrooms: 2 Fireplaces: 0

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: COVERED /SCREEN 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.

2. Parcel Number 134-17.08-39.00 Owner HAIRE, DIRK AND JESSICA

Address 98 Wellington Parkwa, BETHANY BEACH, DE 19930

Sales Price \$ 3,700,000 Date of Sale 04/21/2023

Lot Size/Land Area 12,500 SQ. FT. Style of House COASTAL

Number of: Bedrooms: 5 Bathrooms: 2.5 Fireplaces:

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: DECK

Describe Garage or Other Improvements:

2-CAR GARAGE; STORAGE UNIT

Additional Comments:

3. Parcel Number PARID: 134-13.00-1295.00 Owner TERN ROAD LLC

Address 39675 TERN Rd., BETHANY BEACH, DE 19930

Sales Price \$ 1,925,000 Date of Sale 9/22/2022

Lot Size/Land Area 6,098 SQ. FT. Style of House COTTAGE

Number of: Bedrooms: 5 Bathrooms: 3 Fireplaces:

☐ Finished Basement ☐ Finished Attic ☐ Central Air

Porches and Additions

Describe Garage or Other Improvements:

NONE.

Additional Comments:

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

MICHAEL ARNDT

Name

ARNDT VALUATION, LLC

Firm or Company

36476 Old Mill Bridge Road, FRANKFORD, DE 19945

Address

302-542-2056

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 agent¹ KATHRYN J MEYER

Digitally signed by KATHRYN J MEYER
Date: 2022.03.09 17:23:13 -0500



Print Name and Title: KATHRYN J MEYER

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 for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☐

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 appeal and represent the interest of the owner herein.

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.



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INTERNATIONAL REALTY

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 Amdt

01/03/2024

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

File Number: S134131349

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



Michael A Amdt

Arndt Valuation, LLC Residential Appraisal Report

File No. S134131349

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
31233 Sandpiper Road Address Bethany Beach, DE 19930		31331 Sandpiper Road Bethany Beach, DE 19930	98 Wellington Parkway Bethany Beach, DE 19930	404 N Ocean Drive Bethany Beach, DE 19930
Proximity to Subject		0.17 miles SW	1.63 miles SE	2.85 miles SE
Sale Price		\$ 2,700,000	\$ 3,700,000	\$ 2,650,000
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 1,873.70 sq. ft.	\$ 2,466.67 sq. ft.	\$ 1,939.97 sq. ft.
Data Source(s)		MLS/public records/Realist	MLS/public records/Realist	MLS/public records/Realist
Verification Source(s)		County public record/REALIST	County public record/REALIST	County public record/REALIST
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sale or Financing		5 DOM	16 DOM	364 DOM
Concessions		cash/no conc.	conv/no conc.	cash/no conc.
Date of Sale/Time		03/24/2022 clsd	04/21/2023 clsd	10/02/2023 clsd
Location	Oceanfront OV	Oceanfront OV	Oceanfront BB	Oceanfront SBB
Leasehold/Fee Simple	fee simple	fee simple	fee simple	fee simple
Site	13017 sf	9509 sf	12500 sf	6500 sf
View	Ocean	Ocean	Ocean	Ocean
Design (Style)	Contemporary	Cottage	Coastal	Contemporary
Quality of Construction	Average	Average	Average	Average
Actual Age	51 years	52 years	65 years	39 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	10 5 2.1	7 4 3.0
Gross Living Area 20	1,872 sq. ft.	1,441 sq. ft.	1,500 sq. ft.	1,366 sq. ft.
Basement & Finished	none	none	none	none
Rooms Below Grade				
Functional Utility	average	average	average	average
Heating/Cooling	cent/cent	cent/cent	cent/cent	cent/cent
Energy Efficient Items	none	none	none	none
Garage/Carport	none	none	2 car garage	none
Porch/Patio/Deck	2scm/cvrd/3dks	cvrd/scrm/deck	deck	2 decks
Other	none	none	storage	none
Oceanfront Width	50.65'	37'	50'	50'
Net Adjustment (Total)		[X] + [] - \$ 874,350	[X] + [] - \$ 38,800	[X] + [] - \$ 886,300
Adjusted Sale Price		Net Adj. 32.4%	Net Adj. 1.0%	Net Adj. 33.4%
of Comparables		Gross Adj. 32.4%	Gross Adj. 1.0%	Gross Adj. 33.4%
Summary of Sales Comparison Approach	See Attached Addendum			

COST APPROACH TO VALUE

Site Value Comments See Attached Addendum

ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE
Source of cost data Local Builders/Contracts	Dwelling 1,872 Sq. Ft. @ \$ 165..... = \$ 308,880
Quality rating from cost service average Effective date of cost data 2023	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	decks/porches/appliances 50,000
The estimated remaining economic life for the subject property is 30-35 years. The cost approach will be considered a secondary approach to value and given less consideration than the sales comparison approach in this appraisal report. Estimated accrued depreciation include physical, functional, and external.	Garage/Carport 0
	Sq. Ft. @ \$ = \$
	Total Estimate of Cost-New 358,880
	Less 70 Physical Functional External
	Depreciation \$179,440 = \$ (179,440)
	Depreciated Cost of Improvements = \$ 179,440
	*As-Is Value of Site Improvements, water/sewer/drive, = \$ 10,000
	INDICATED VALUE BY COST APPROACH = \$ 3,764,400

INCOME APPROACH TO VALUE

Estimated Monthly Market Rent \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) The income approach is not developed as the subject is located in an area mainly comprised of owner occupied properties and second homes.

Indicated Value by: Sales Comparison Approach \$ 3,575,000 Cost Approach (if developed) \$ 3,764,400 Income Approach (if developed) \$ 0
See Attached Addendum

This appraisal is made ☒ "as is," ☐ subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, ☐ subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed ☐ subject to the following:
The appraiser's opinion of the subject's value lies within the range of adjusted sale prices of the comparables provided which is a valid indicator of value. Subject is appraised "as is".
Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 3,575,000 as of 12/25/2023, which is the effective date of this appraisal.

ADDENDUM

Client: Estate of Thomasine J Meyer	File No.: S134131349
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.

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 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.

ADDENDUM

Client: Estate of Thomasine J Meyer

File No.: S134131349

Property Address: 31233 Sandpiper Road

Case No.:

City: Bethany Beach

State: DE

Zip: 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 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, and inspection. It is also common practice 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 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 AGI General Purpose Appraisal Report (GPAPTM) 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:

Definition of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: Uniform Standards of Professional Appraisal Practice

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

Buyer and seller are typically motivated;

Both parties are well informed or well advised, and acting in what 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 financial arrangements comparable thereto; and

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:

31233 Sandpiper Road

Bethany Beach, DE 19930

EFFECTIVE DATE OF THE APPRAISAL: 12/25/2023

APPRAISED VALUE OF THE SUBJECT PROPERTY: \$ 3,575,000

APPRAISER**SUPERVISORY APPRAISER**

Signature: *Michael A. Arndt*

Name: Michael A. Arndt

Company Name: Arndt Valuation, LLC

Company Address: 36476 Old Mill Bridge Road
Frankford, DE 19945

Telephone Number: 302-542-2056

Email Address: michael@arndtvaluation.com

State Certification # X2-0000406

or License # _____

or Other (describe): _____ State #: _____

State: DE

Expiration Date of Certification or License: 10/31/2025

Date of Signature and Report: 01/05/2024

Date of Property Viewing: 12/29/2023

Degree of property viewing:

☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

Signature: _____

Name: _____

Company Name: _____

Company Address: _____

Telephone Number: _____

Email Address: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

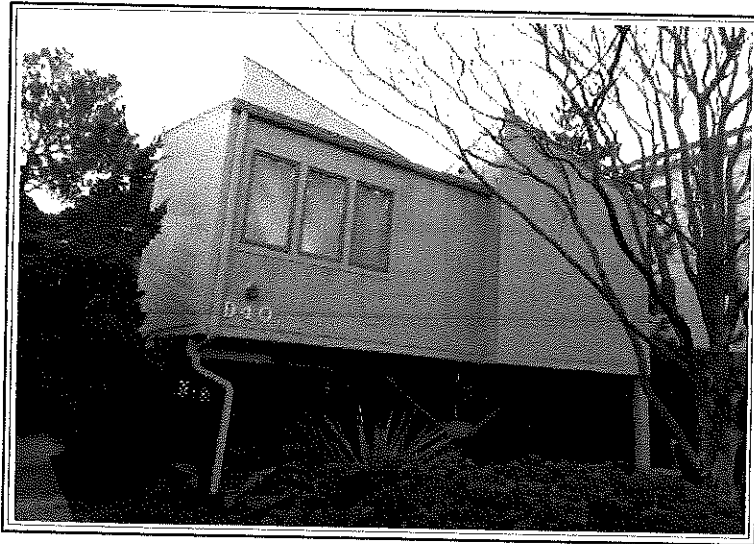
☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

Client: Estate of Thomasine J Meyer	File No.: S134131349
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930

[illegible]

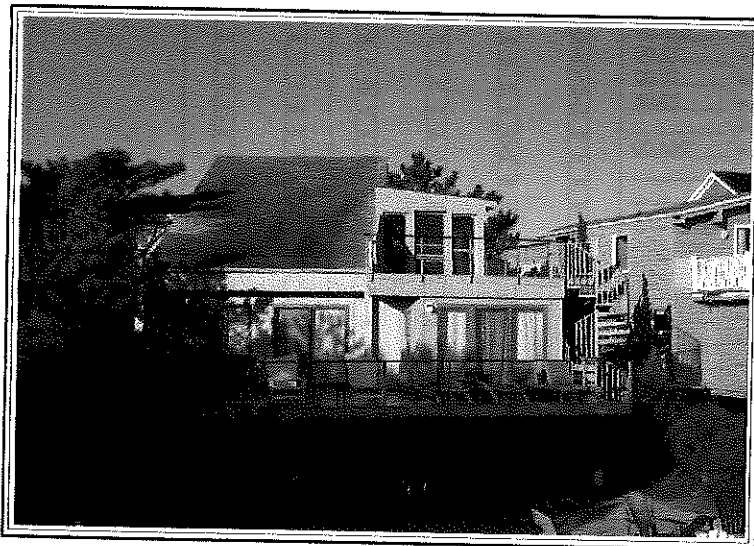
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Estate of Thomasine J Meyer	File No.: S134131349
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930

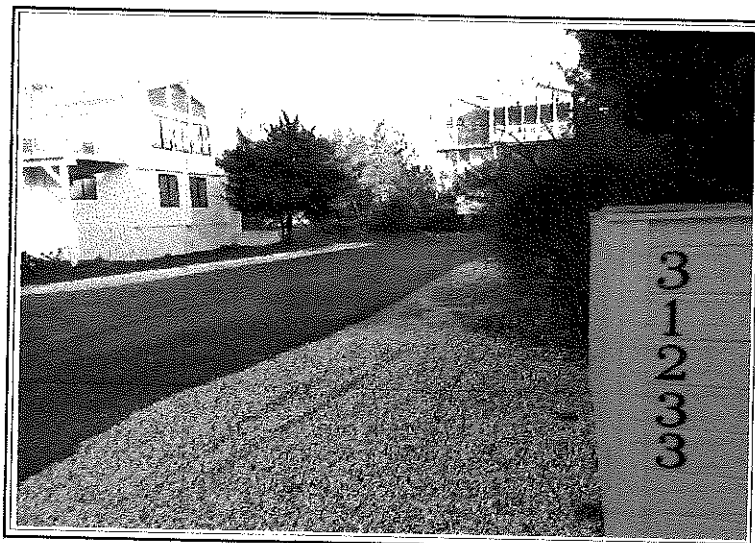


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: December 25, 2023
Appraised Value: \$ 3,575,000



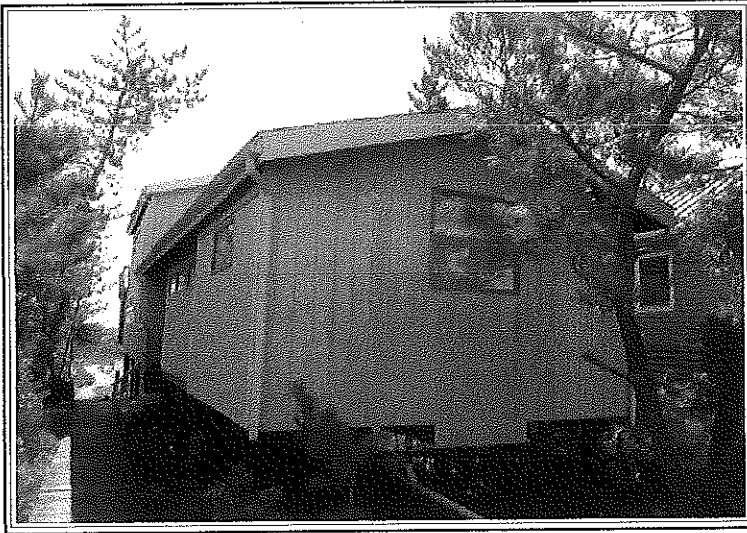
REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

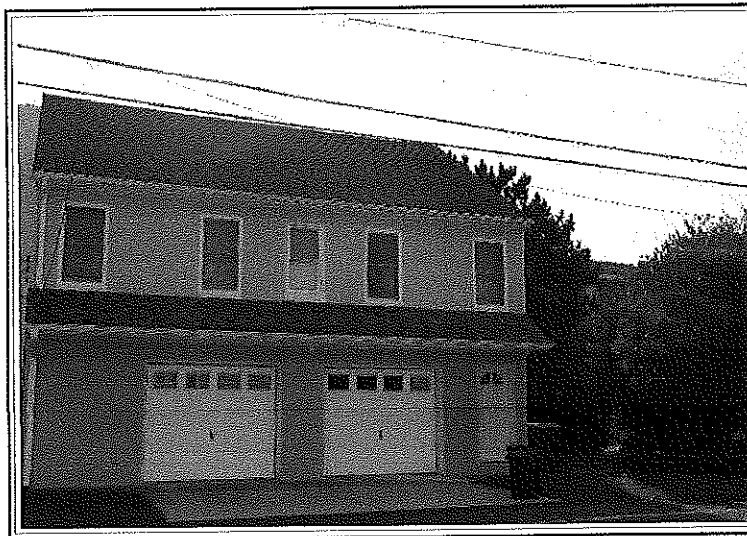
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Estate of Thomasine J Meyer	File No.: S134131349
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930



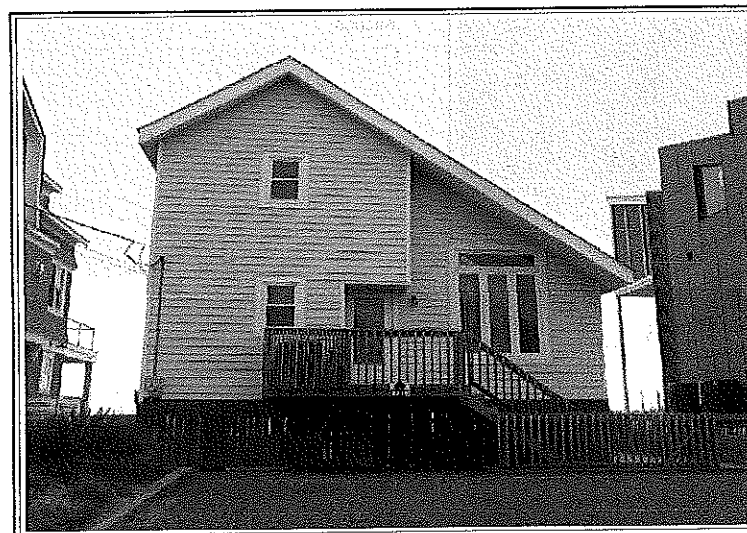
COMPARABLE SALE #1

31331 Sandpiper Road
Bethany Beach, DE 19930
Sale Date: 03/24/2022 clsd
Sale Price: \$ 2,700,000



COMPARABLE SALE #2

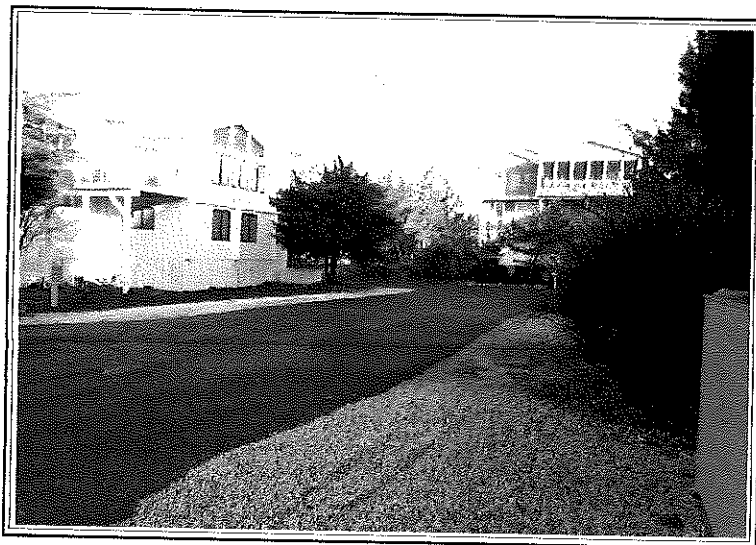
98 Wellington Parkway
Bethany Beach, DE 19930
Sale Date: 04/21/2023 clsd
Sale Price: \$ 3,700,000



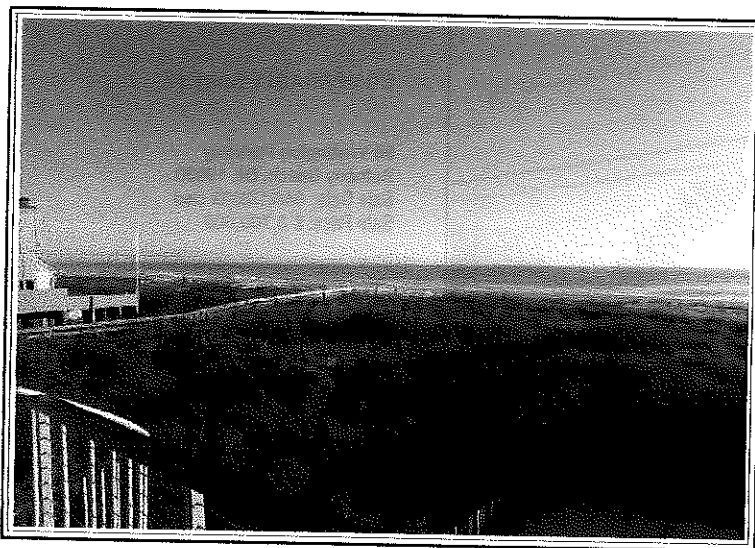
COMPARABLE SALE #3

404 N Ocean Drive
Bethany Beach, DE 19930
Sale Date: 10/02/2023 clsd
Sale Price: \$ 2,650,000

Client: Estate of Thomasine J Meyer	File No.: S134131349
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE
	Zip: 19930



Street view

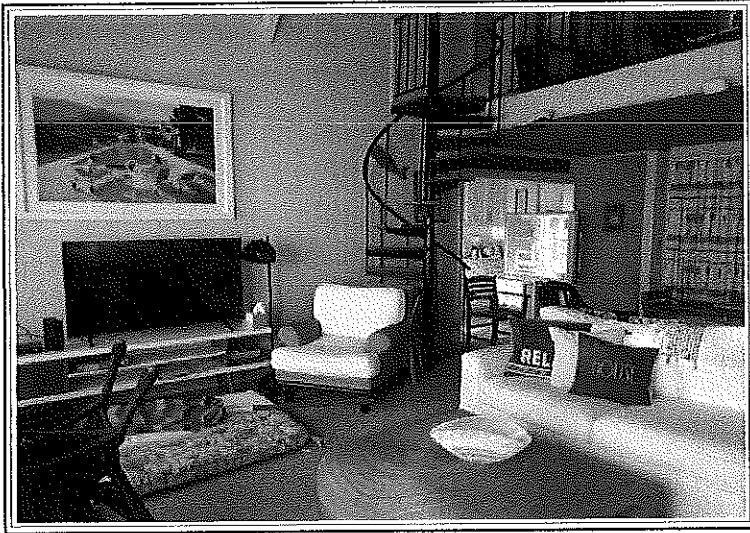


Water view

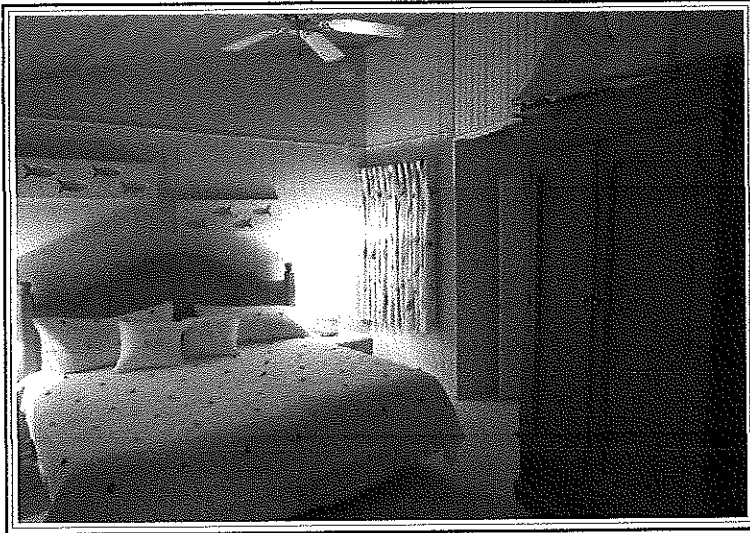


Kitchen

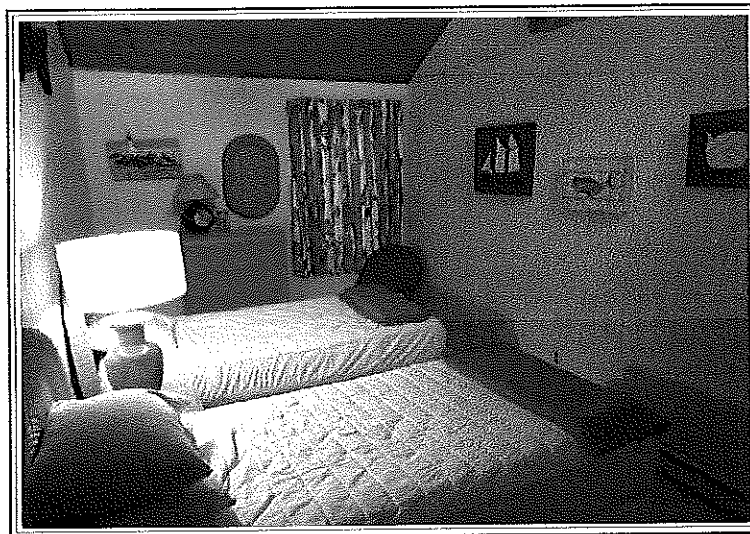
Client: Estate of Thomasine J Meyer	File No.: S134131349
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930



Living room



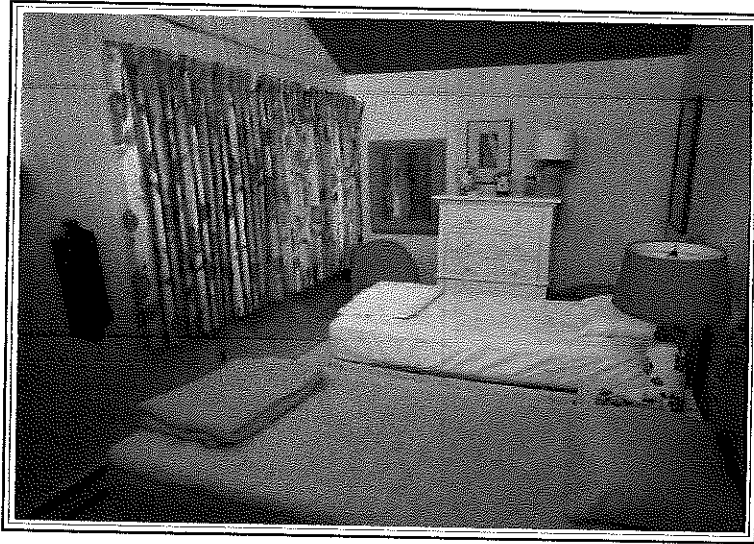
Bedroom



Bedroom

Client: Estate of Thomasine J Meyer
Property Address: 31233 Sandpiper Road
City: Bethany Beach

File No.: S134131349
Case No.:
State: DE Zip: 19930



Bedroom

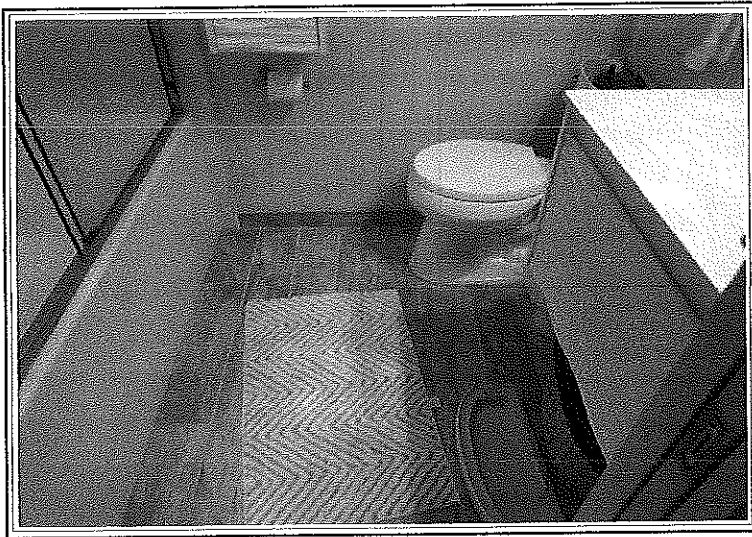


Bedroom



Bathroom

Client: Estate of Thomasine J Meyer	File No.: S134131349
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930



Bathroom



Bathroom



Bathroom

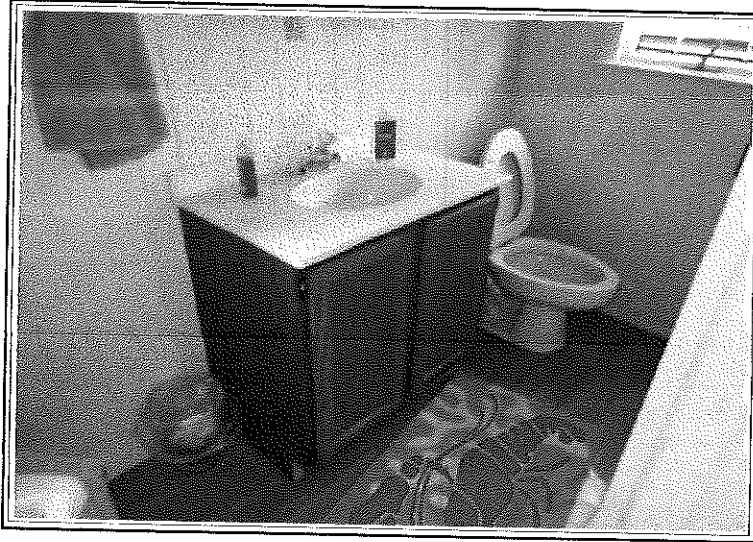
Client: Estate of Thomasine J Meyer
Property Address: 31233 Sandpiper Road
City: Bethany Beach

File No.: S134131349

Case No.:

State: DE

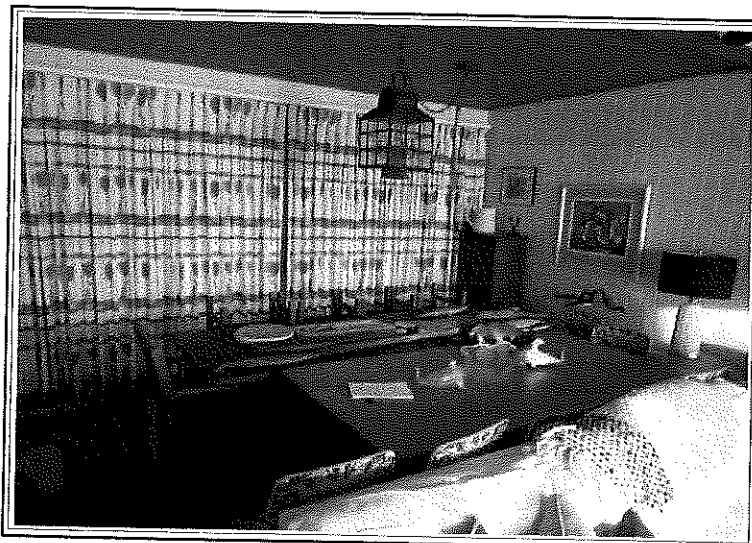
Zip: 19930



Half bathroom



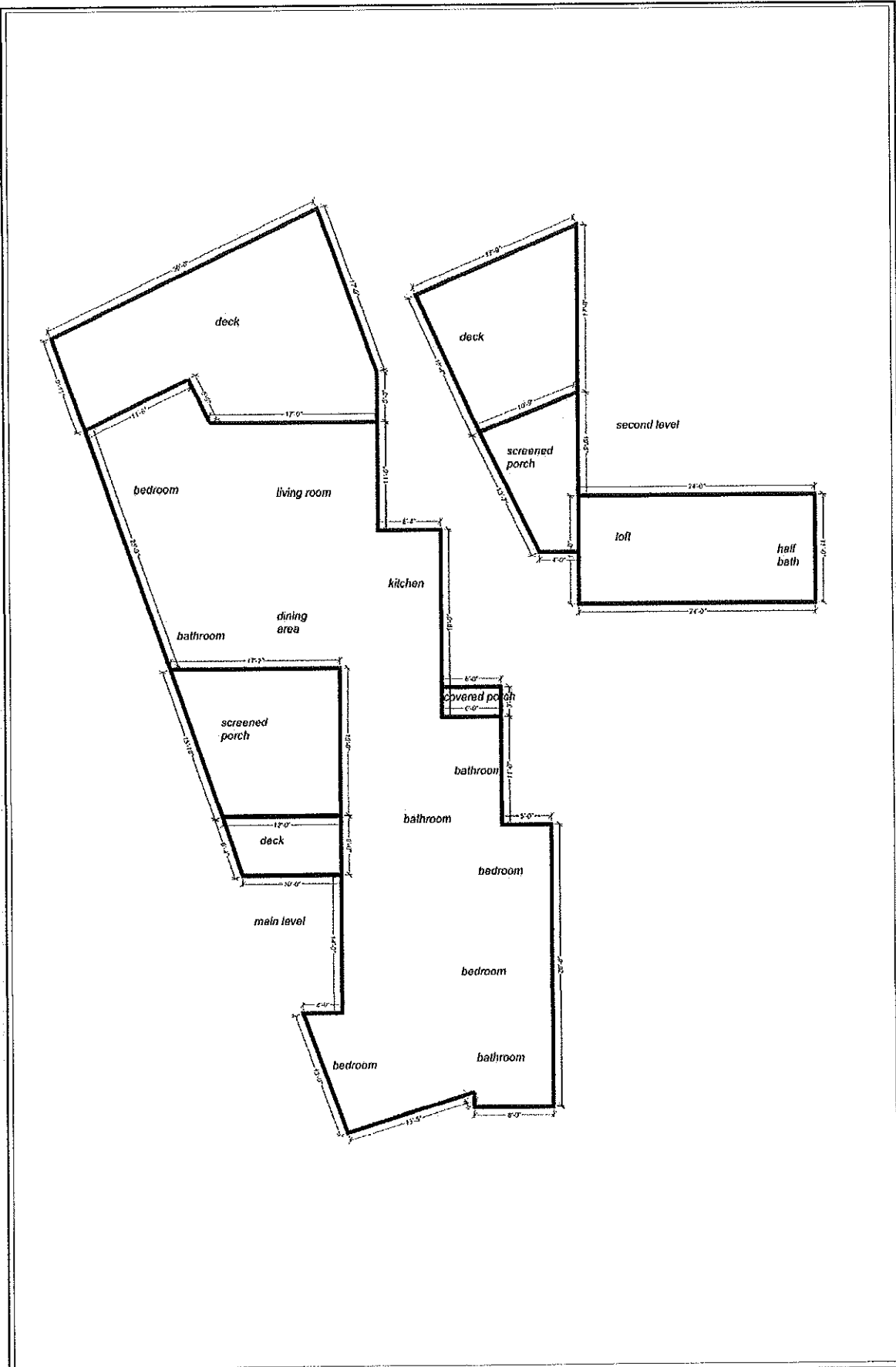
Loft



Dining area

FLOORPLAN SKETCH

Client: Estate of Thomasine J Meyer	File No.: S134131349
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930



PLAT MAP

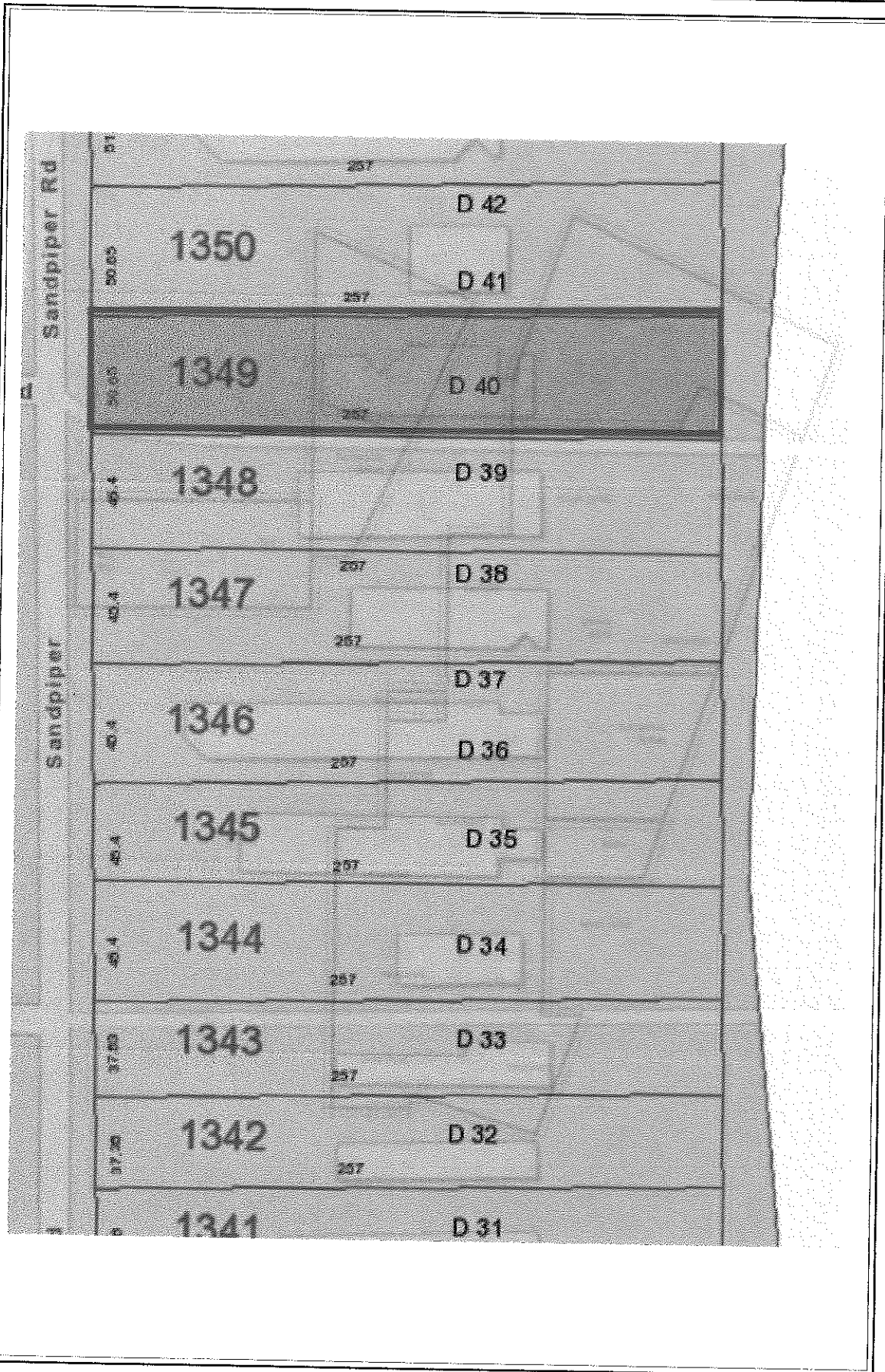
Client: Estate of Thomasine J Meyer
 Property Address: 31233 Sandpiper Road
 City: Bethany Beach

File No.: S134131349

Case No.:

State: DE

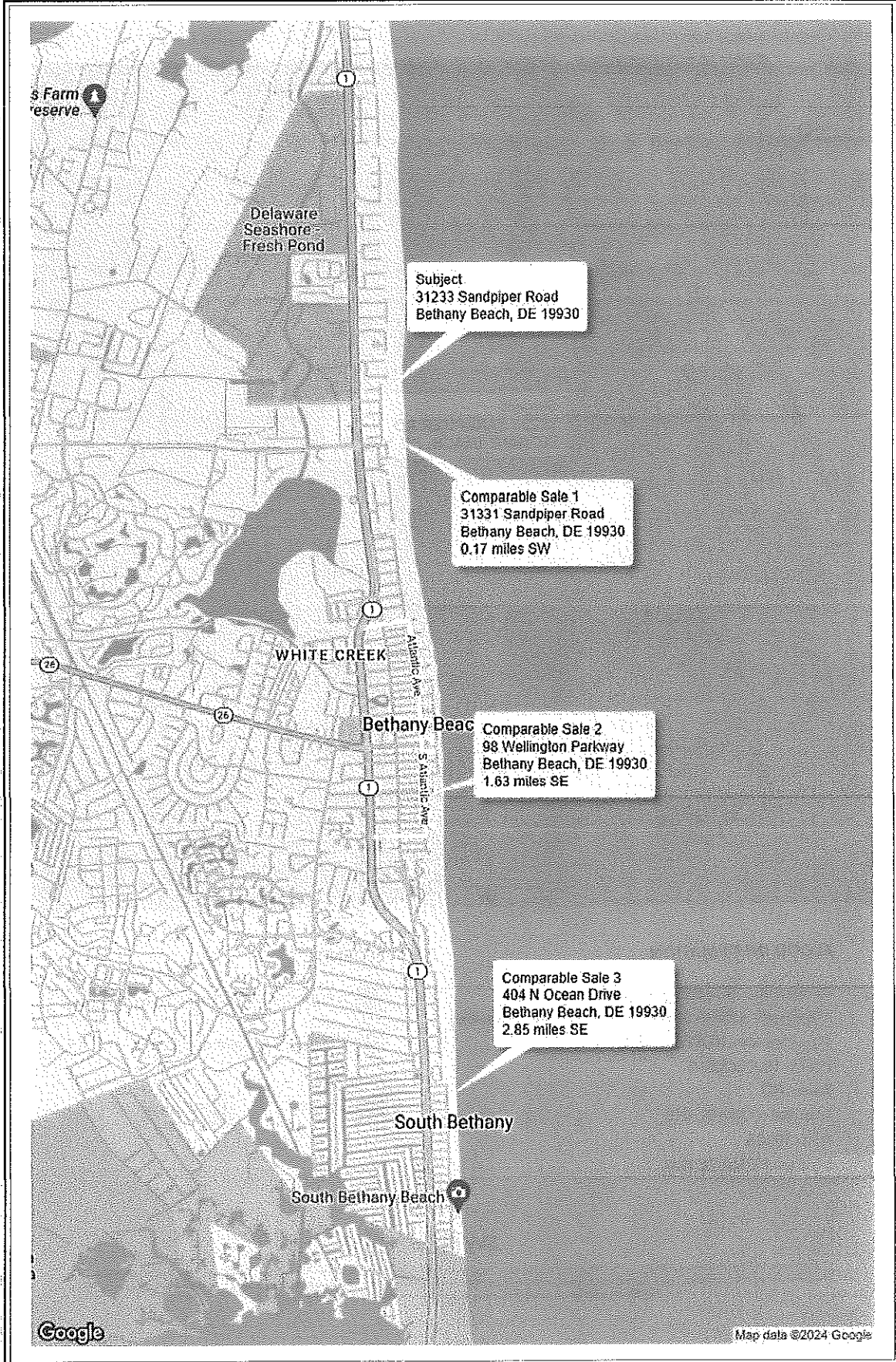
Zip: 19930



LOCATION MAP

Client: Estate of Thomasine J Meyer
Property Address: 31233 Sandpiper Road
City: Bethany Beach

File No.: S134131349
Case No.:
State: DE Zip: 19930



Flood Map

Client: Estate of Thomasine J Meyer
 Property Address: 31233 Sandpiper Road
 City: Bethany Beach

File No.: S134131349
 Case No.:
 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

- = FEMA Special Flood Hazard Area -- High Risk
- = Moderate and Minimal Risk Areas
- Road View:
 - = Forest
 - = Water

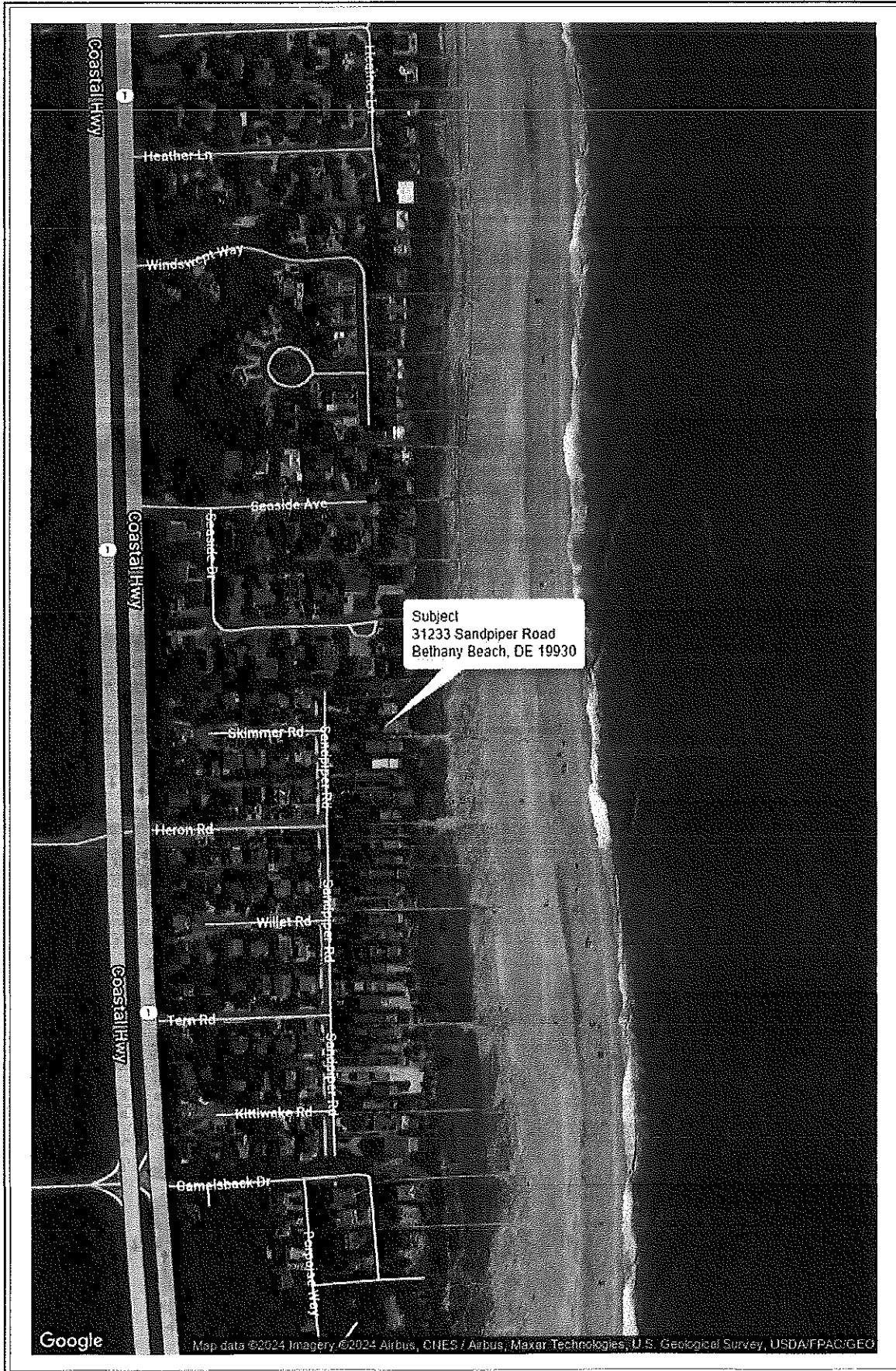
Sky Flood™

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

AERIAL MAP

Client: Estate of Thomasine J Meyer
Property Address: 31233 Sandpiper Road
City: Bethany Beach

File No.: S134131349
Case No.:
State: DE Zip: 19930



Arndt Valuation, LLC
Residential Appraisal Report

File No. S1341313492

PURPOSE

Client Name/Intended User Mark Oliphant
E-mail markoliphant@mac.com
Client Address 31233 Sandpiper Road
City Bethany Beach State DE Zip 19930
Additional Intended User(s) None
Intended Use Private Use/Property Assessment Appeal

SUBJECT

Property Address 31233 Sandpiper Road City Bethany Beach State DE Zip 19930
Owner of Public Record Thomasine J Meyer Trustee County Sussex
Legal Description Lot 40 P/O Lot 41 Ocean Village
Assessor's Parcel # 134.00-13.00-1349.00 Tax Year 2023 R.E. Taxes \$ 2,257
Neighborhood Name Ocean Village Map Reference ADC PG 35 E10 Census Tract 0512.01
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
My research ☐ did ☒ did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.
Prior Sale/Transfer: Date Price Source(s) County Public Records
Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) To the appraiser's knowledge, the subject has not been listed or sold within the three years preceding the effective date of this report. To the appraiser's knowledge, the comparables have not been sold within the previous year other than those sales demonstrated in this report.
Offerings, options and contracts as of the effective date of the appraisal None known

SALES HISTORY

NEIGHBORHOOD

Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %	
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	2 %	
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	400 Low	0	Multi-Family	3 %	
Neighborhood Boundaries The subject neighborhood is located south of The Indian River Inlet, east of the Assawoman Canal, north of the DE/MD state line, and west of the Atlantic Ocean.				7,000 High	70	Commercial	10 %	
Neighborhood Description See Attached Addendum				1,200 Pred.	20	Other vacant	25 %	

Market Conditions (including support for the above conclusions) The local market is considered to be stable. No adverse factors are noted or anticipated. The estimated marketing time for appropriately priced properties is between 0 and 3 months. It is not uncommon for contracted sales to include financing concessions generally up to 5% of the contracted sale price.

SITE

Dimensions 50.65' x 257' Area 13017 sf Shape rectangular View Ocean

Specific Zoning Classification MR Zoning Description Medium Residential-Allows Single Family

Zoning Compliance ☒ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☐ Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No, describe. See Attached Addendum

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>		Water	<input checked="" type="checkbox"/>	Street blacktop	<input checked="" type="checkbox"/>	
Gas		<input checked="" type="checkbox"/> propane typical	Sanitary Sewer	<input checked="" type="checkbox"/>	Alley none		

Site Comments The subject's location within a flood zone is typical for this market and does not have a negative effect on marketability.

IMPROVEMENTS

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>		<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space		Foundation Walls	wood piling/avg	Floors	hw-tile-ply/avg
# of Stories 2		<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls	wood/avg	Walls	panel-dwall/avg
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit		Basement Area 0 sq. ft.		Roof Surface	comp/avg	Trim/Finish	paint-stain/avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish 0 %		Gutters & Downspouts	alum/avg	Bath Floor	tile-vinyl/avg
Design (Style) Contemporary		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type	casement/avg	Bath Wainscot	tile-fbglass/avg
Year Built 1973				Storm Sash/Insulated	vinyl/avg	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 35				Screens	combination/avg	<input checked="" type="checkbox"/> Driveway # of Cars 4	
Attic <input checked="" type="checkbox"/> None		Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant		Amenities	WoodStove(s) #0	Driveway Surface	gravel
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other Fuel electric		<input type="checkbox"/> Fireplace(s) # 0	<input type="checkbox"/> Fence none	Garage # of Cars 0	
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle		Cooling <input checked="" type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck 3dks	<input checked="" type="checkbox"/> Porch cvd/2scr	Carport # of Cars 0	
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input type="checkbox"/> Other		<input type="checkbox"/> Pool none	<input type="checkbox"/> Other none	Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in	
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)							
Finished area above grade contains:		8 Rooms	4 Bedrooms	4.1 Bath(s)	1,872 Square Feet of Gross Living Area Above Grade		
Additional Features See Attached Addendum							

Comments on the Improvements The subject is considered to be in average condition based on the appraiser's interior and exterior inspection. The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Updates include the kitchen appliances, cabinets, counters, some bathroom updates, and updated decking. The subject would most likely be purchased with the intent of razing the existing improvements to allow for the construction of a new single family home. This is very common in the subject's market area. The subject was physically inspected on 03/25/2025. The appraiser was requested to develop an opinion of the subject's value as of 07/01/2023. This appraisal involves the use of an extraordinary assumption. Specifically, the appraiser assumes that the condition of the interior and exterior of the subject was reasonably similar as of the effective date and inspection date of this appraisal report.

File No. S1341313492

RECONCILIATION

File No. S1341313492

SALES COMPARISON APPROACH

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 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, and inspection. It is also common practice 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 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 (GPAPTM) 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:

Definition of Value: ☒ Market Value ☐ Other Value: _____

Source of Definition: Uniform Standards of Professional Appraisal Practice

The most probable price that a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

Buyer and seller are typically motivated;

Both parties are well informed or well advised, and acting in what 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 financial arrangements comparable thereto; and

The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

ADDRESS OF THE PROPERTY APPRAISED:

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

Signature: Michael A Arndt

Name: Michael A Arndt

Company Name: Arndt Valuation, LLC

Company Address: 36476 Old Mill Bridge Road
Frankford, DE 19945

Telephone Number: 302-542-2056

Email Address: michael@arndtvaluation.com

State Certification # X2-0000406

or License # _____

or Other (describe): _____ State #: _____

State: DE

Expiration Date of Certification or License: 10/31/2025

Date of Signature and Report: 03/27/2025

Date of Property Viewing: 03/25/2025

Degree of property viewing:

☒ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

SUPERVISORY APPRAISER

Signature: _____

Name: _____

Company Name: _____

Company Address: _____

Telephone Number: _____

Email Address: _____

State Certification # _____

or License # _____

State: _____

Expiration Date of Certification or License: _____

Date of Signature: _____

Date of Property Viewing: _____

Degree of property viewing:

☐ Interior and Exterior ☐ Exterior Only ☐ Did not personally view

DIMENSION LIST ADDENDUM

Client: Mark Oliphant

File No.: S1341313492

Property Address: 31233 Sandpiper Road

Case No.:

City: Bethany Beach

State: DE

Zip: 19930

GROSS BUILDING AREA (GBA)		<u>1,872</u>	
GROSS LIVING AREA (GLA)		<u>1,872</u>	
Area(s)	Area	% of GLA	% of GBA
Living	<u>1,872</u>		<u>100.00</u>
Level 1	<u>1,608</u>	<u>85.90</u>	<u>85.90</u>
Level 2	<u>264</u>	<u>14.10</u>	<u>14.10</u>
Level 3	<u>0</u>	<u>0.00</u>	<u>0.00</u>
Other	<u>0</u>	<u>0.00</u>	<u>0.00</u>
	GBA		
Basement	<input type="checkbox"/>		
Garage	<input type="checkbox"/>	<u>0</u>	
	<input type="checkbox"/>		

[illegible]

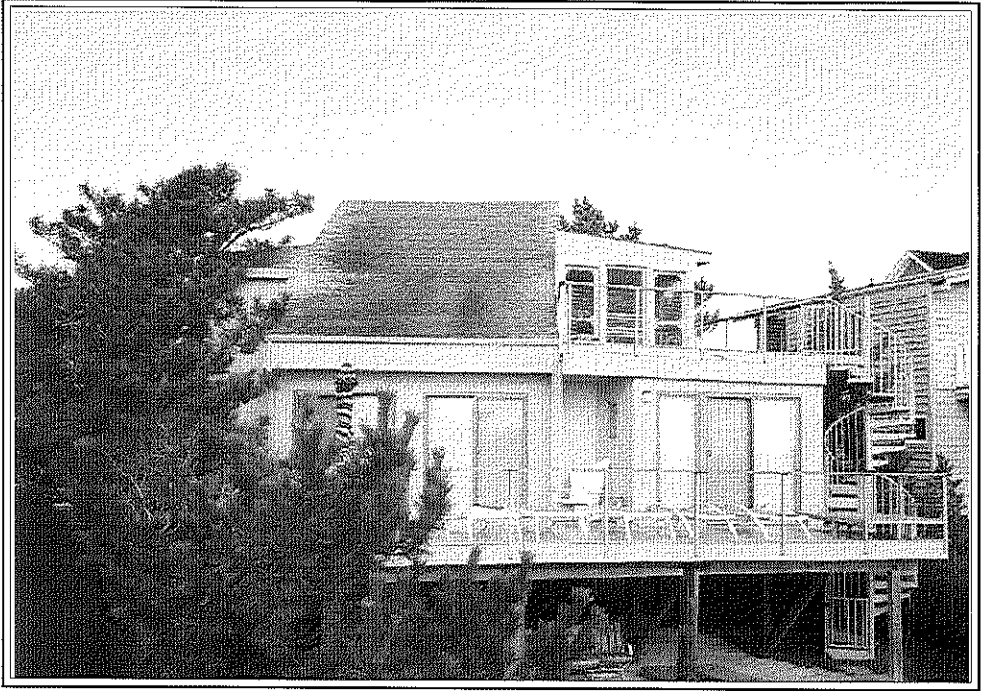
SUBJECT PROPERTY PHOTO ADDENDUM

Client: Mark Oliphant	File No.: S1341313492
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930

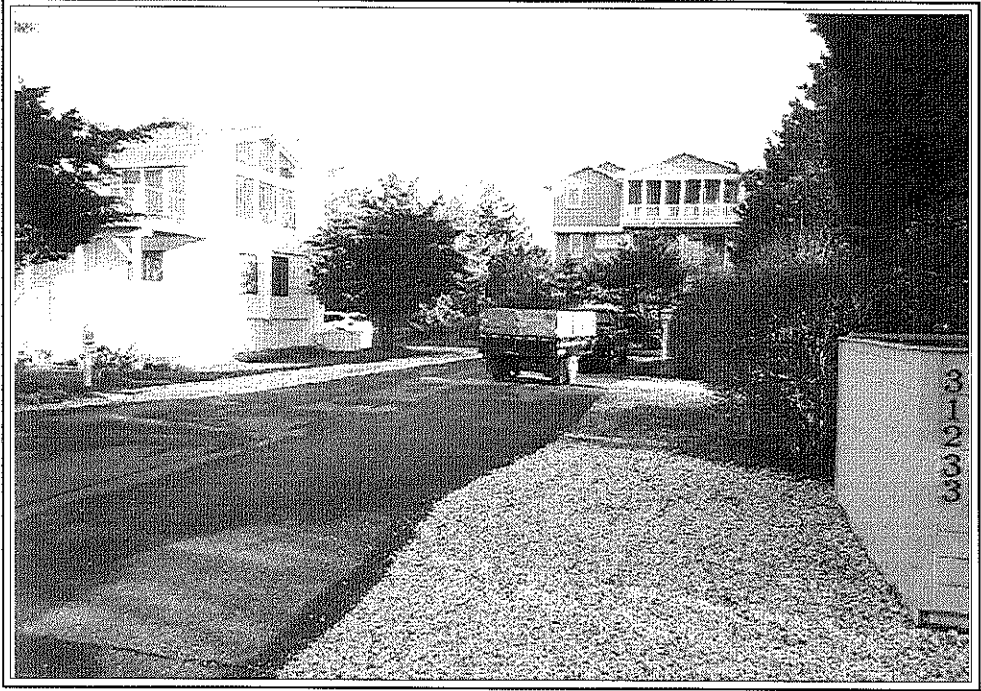


FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: July 1, 2023
Appraised Value: \$ 3,620,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

INTERIOR PHOTOS

Client: Mark Oliphant	File No.: S1341313492
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930



Kitchen

Comment:



Living Area

Description:

Comment:



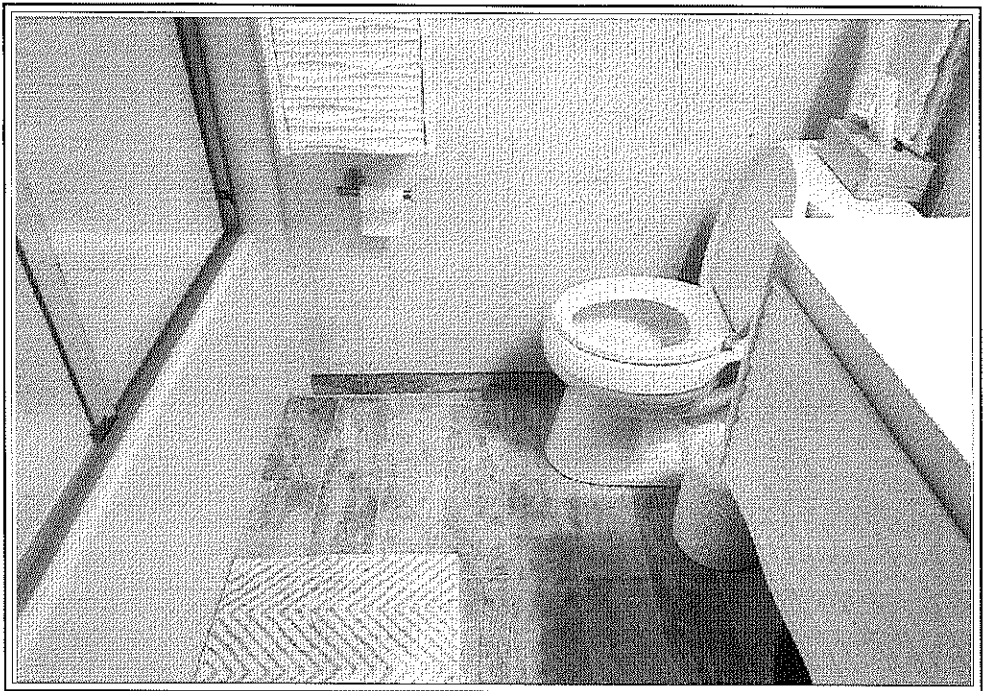
Bathroom

Description:

Comment:

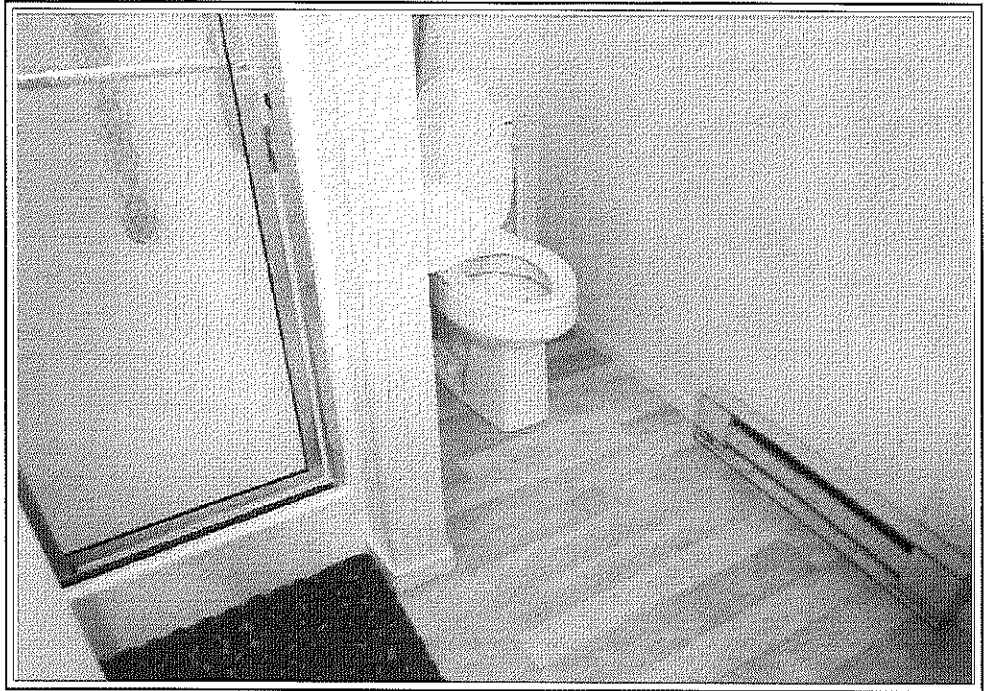
BATHROOM PHOTOS

Client: Mark Oliphant	File No.: S1341313492
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930



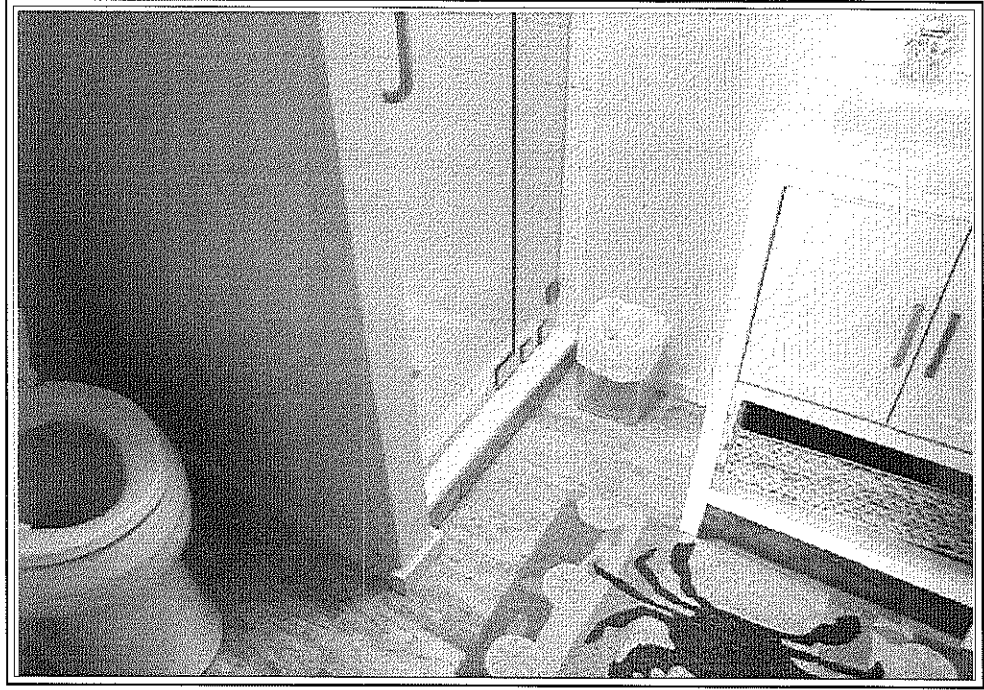
Bathroom

Comment:



Bathroom

Comment:

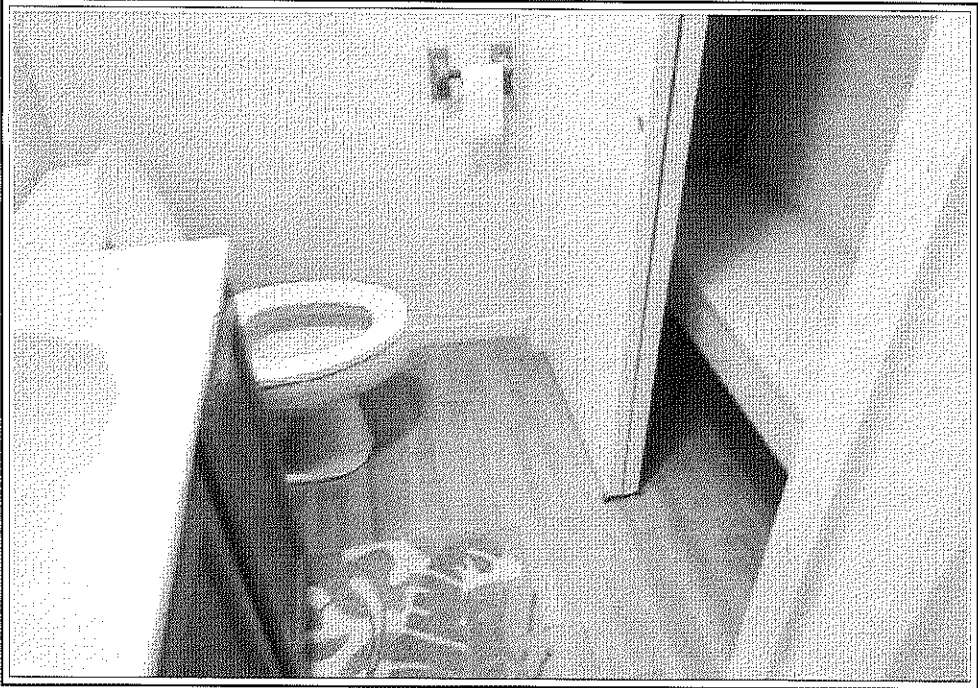


Bathroom

Comment:

INTERIOR PHOTOS

Client: Mark Oliphant	File No.: S1341313492
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930



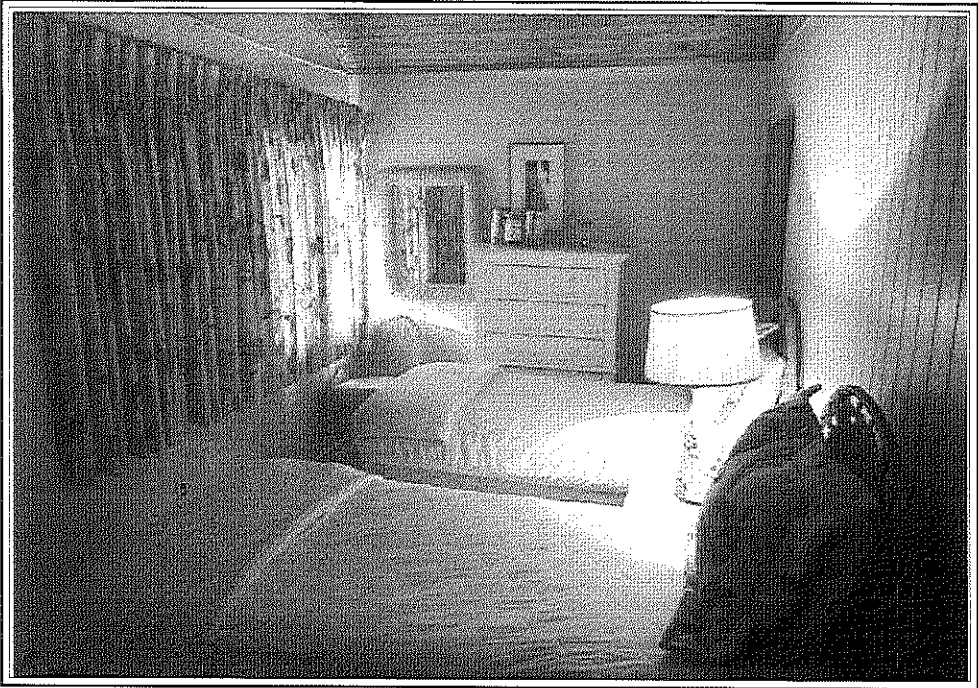
Half Bath

Comment:



Bedroom

Comment:

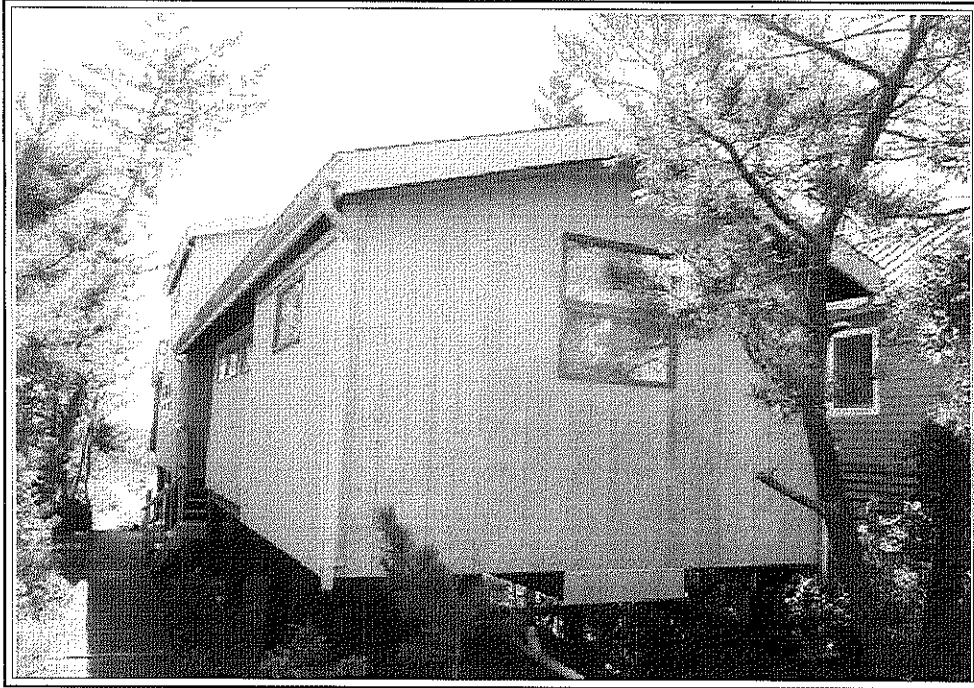


Bedroom

Comment:

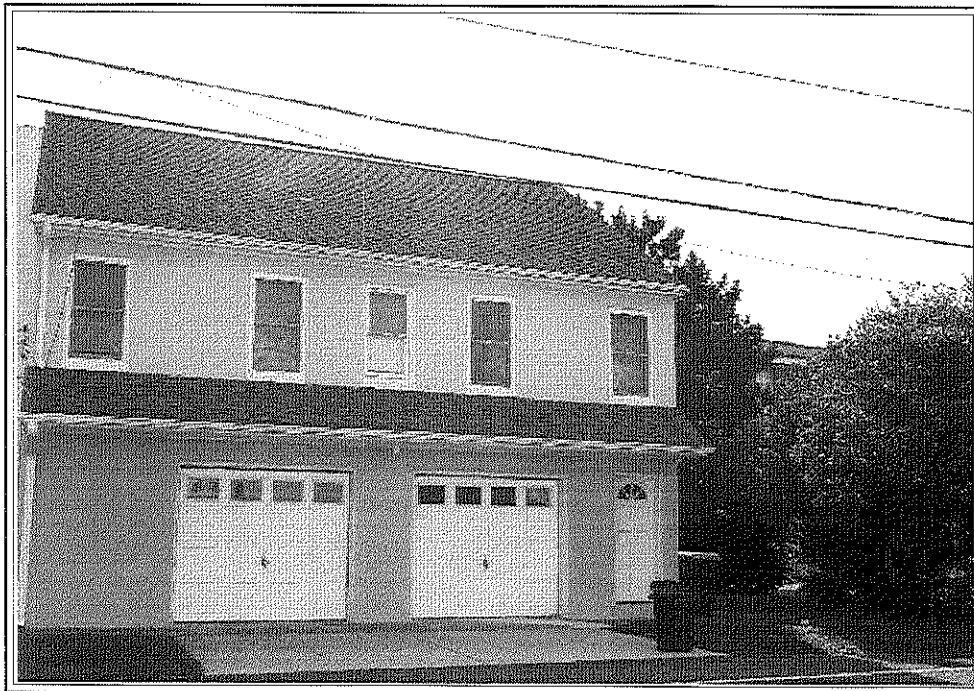
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Mark Oliphant	File No.: S1341313492
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



COMPARABLE SALE #3

1000 S Ocean Drive
Bethany Beach, DE 19930
Sale Date: 08/31/2022 clsd
Sale Price: \$ 2,650,000

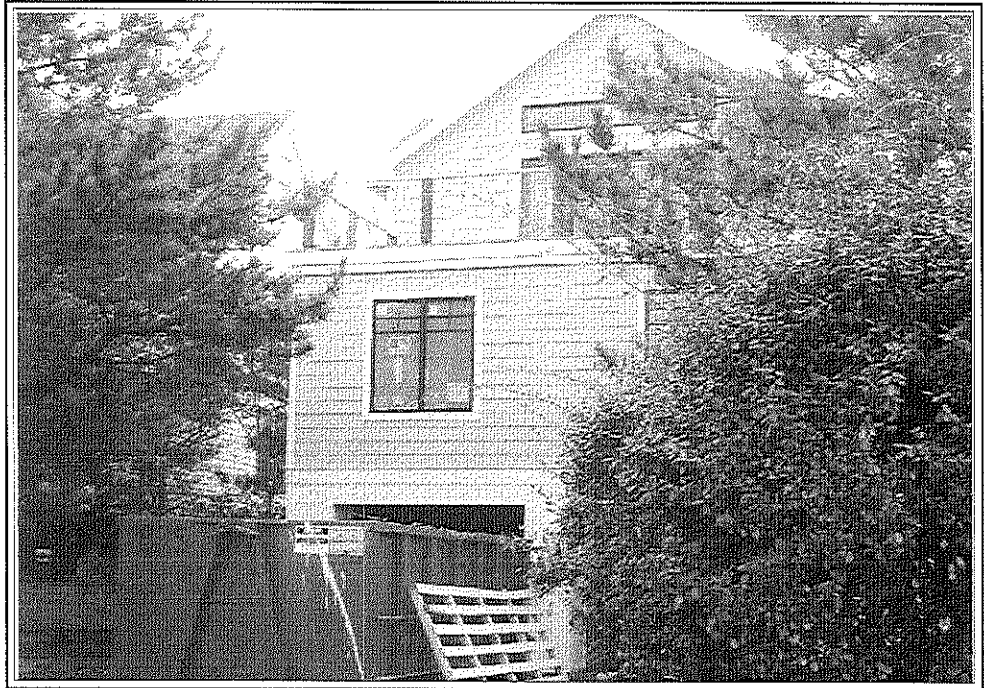
COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Mark Oliphant	File No.: S1341313492
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930



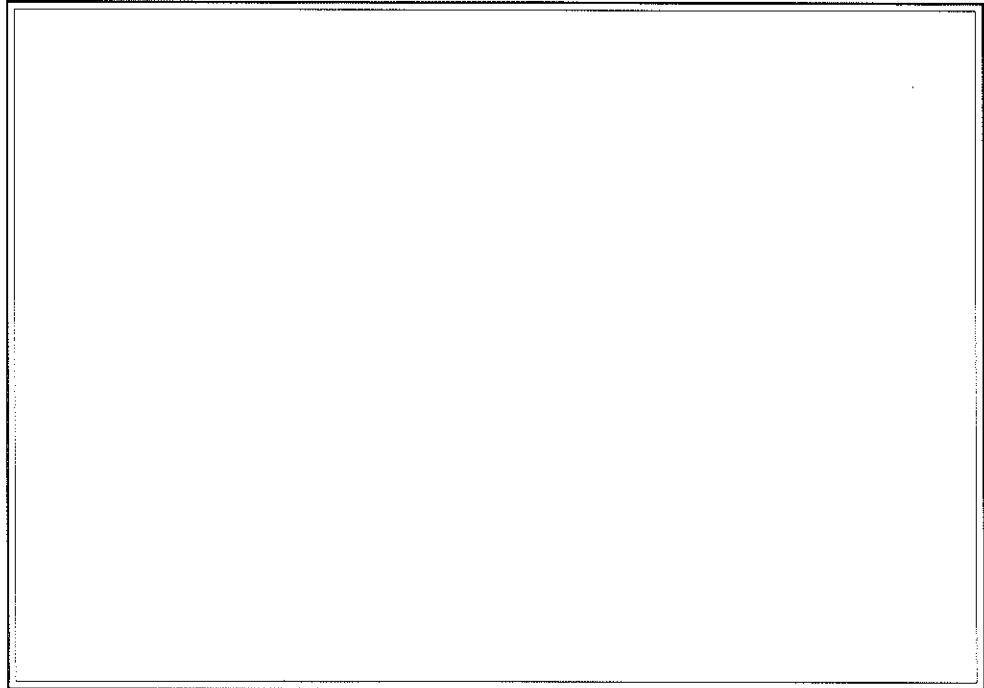
COMPARABLE SALE #4

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



COMPARABLE SALE #6

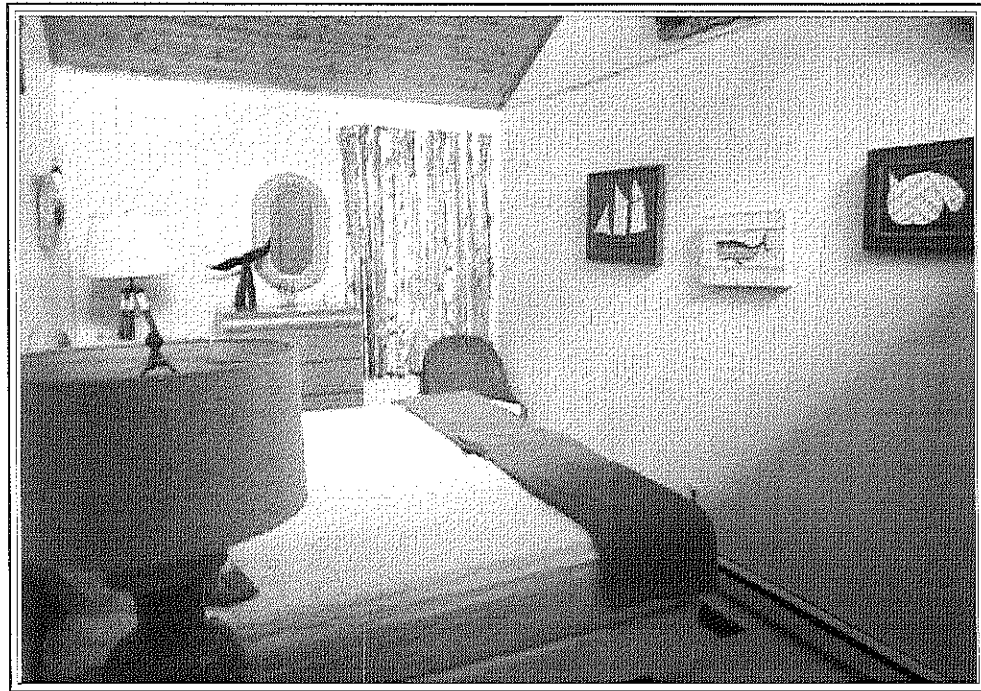
Sale Date:
Sale Price: \$



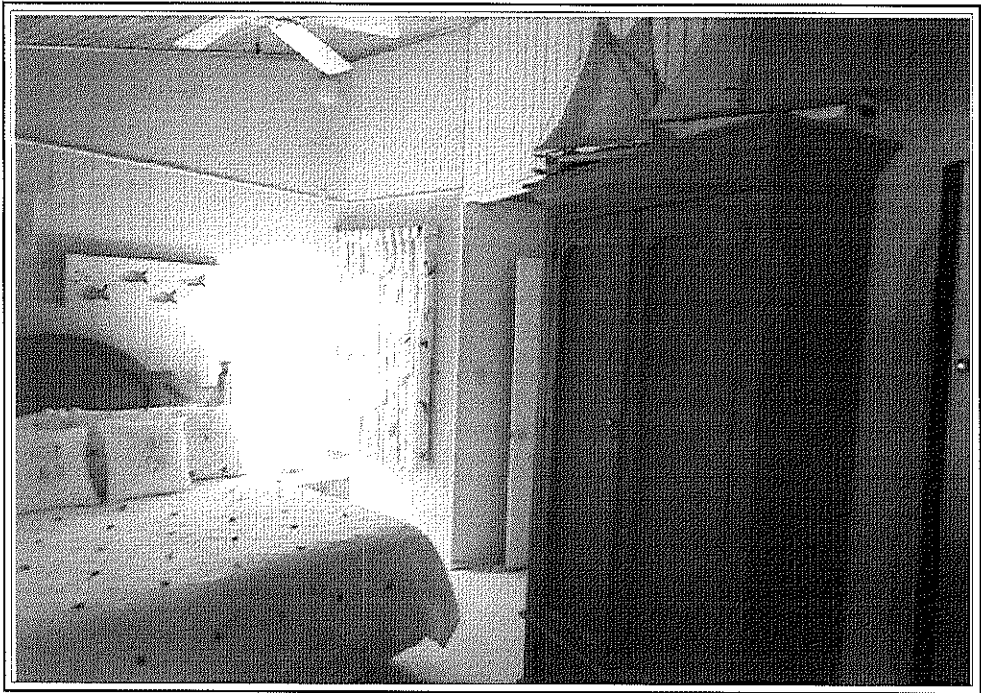
Street view



Water view



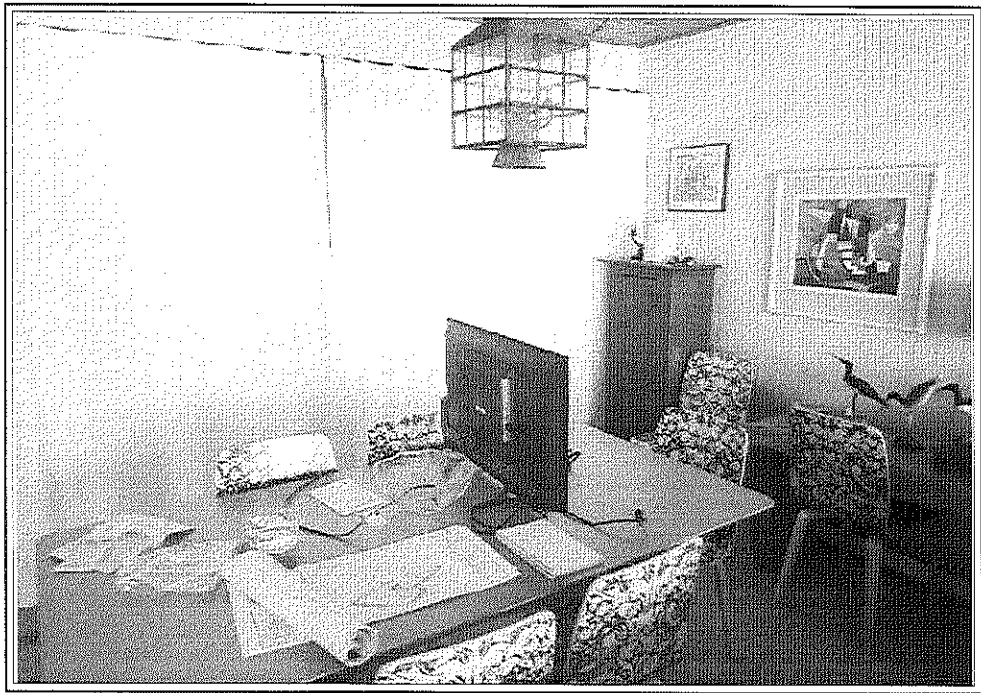
Bedroom



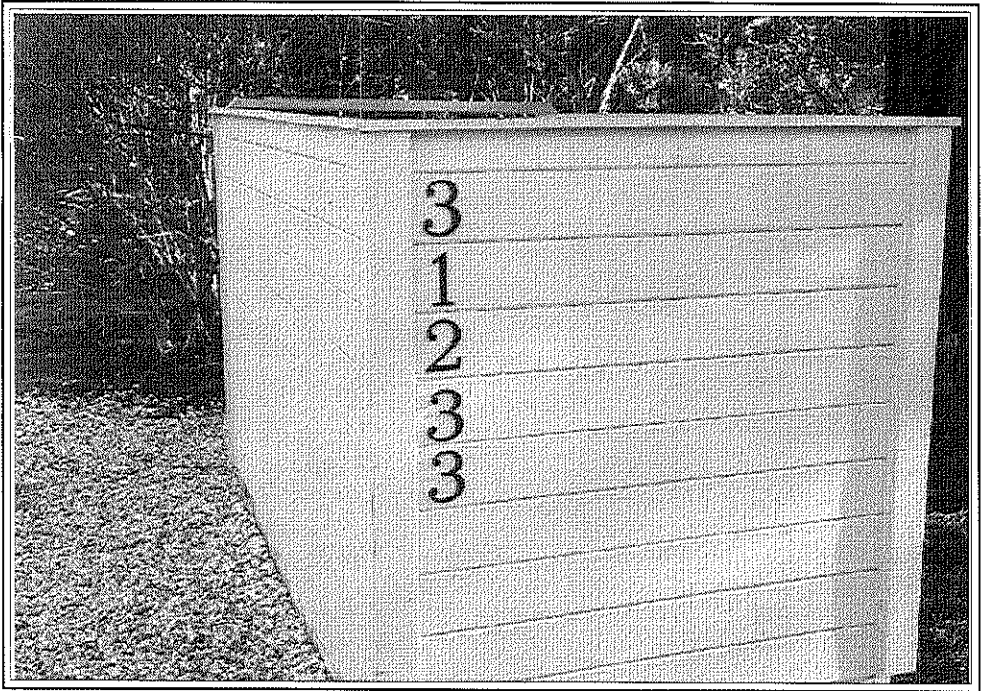
Bedroom



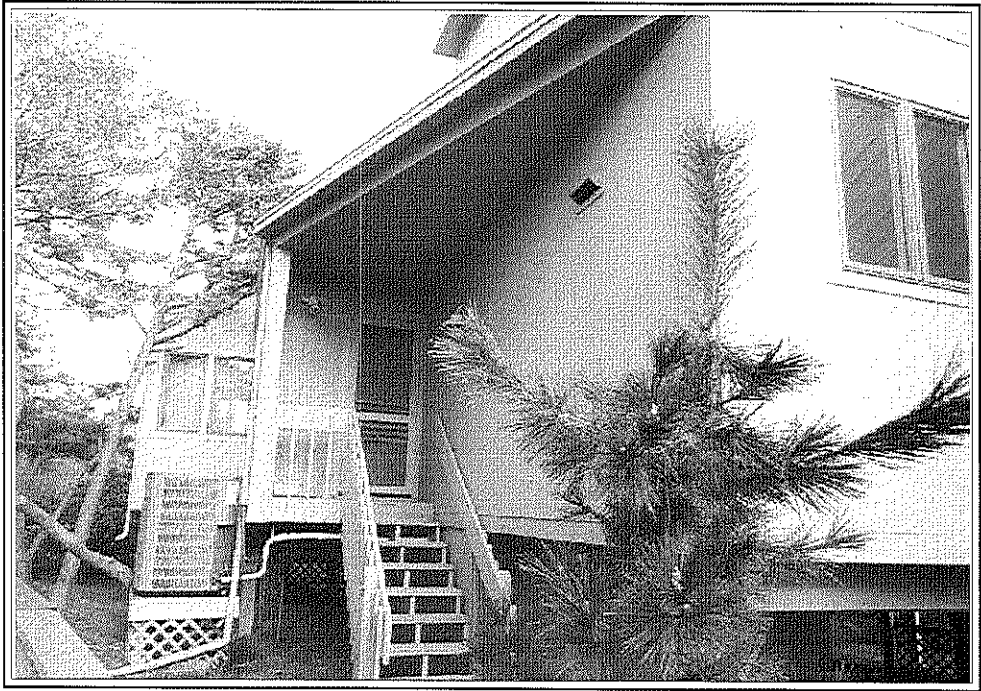
Loft



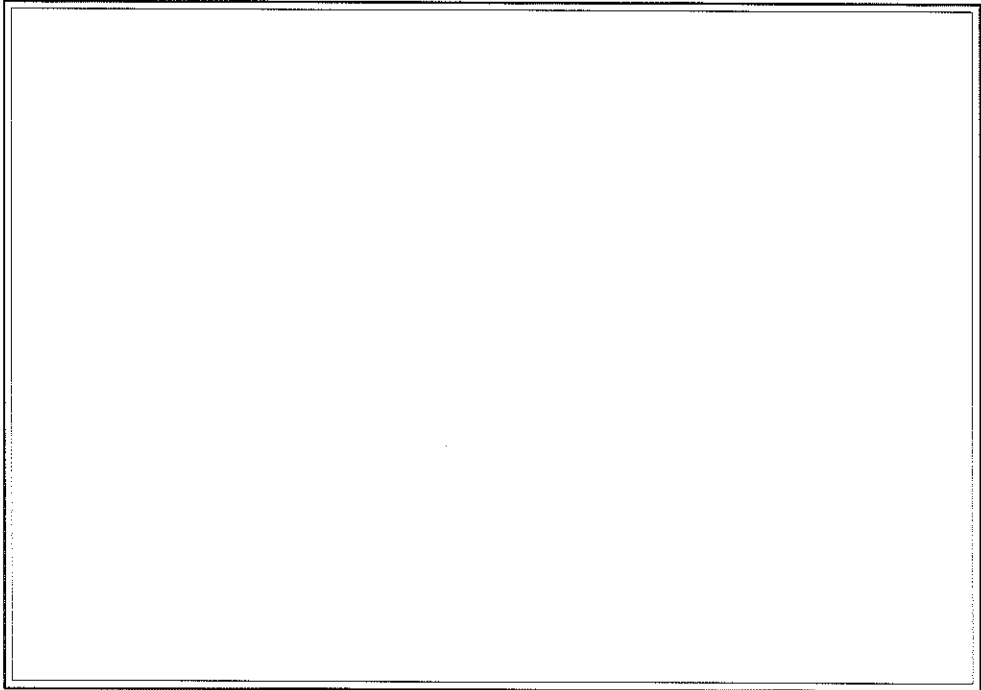
Dining area



Address



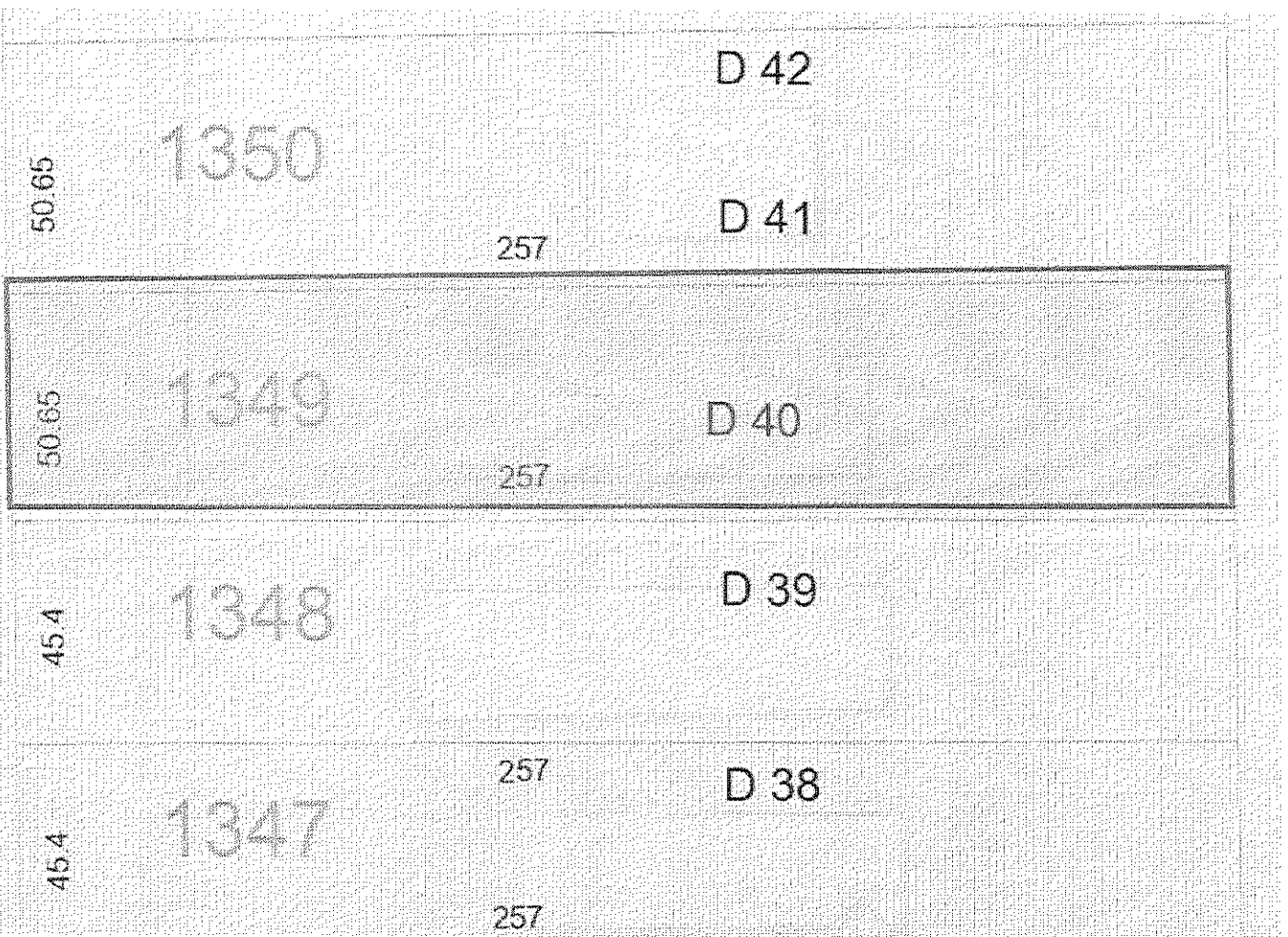
Side view



PLAT MAP

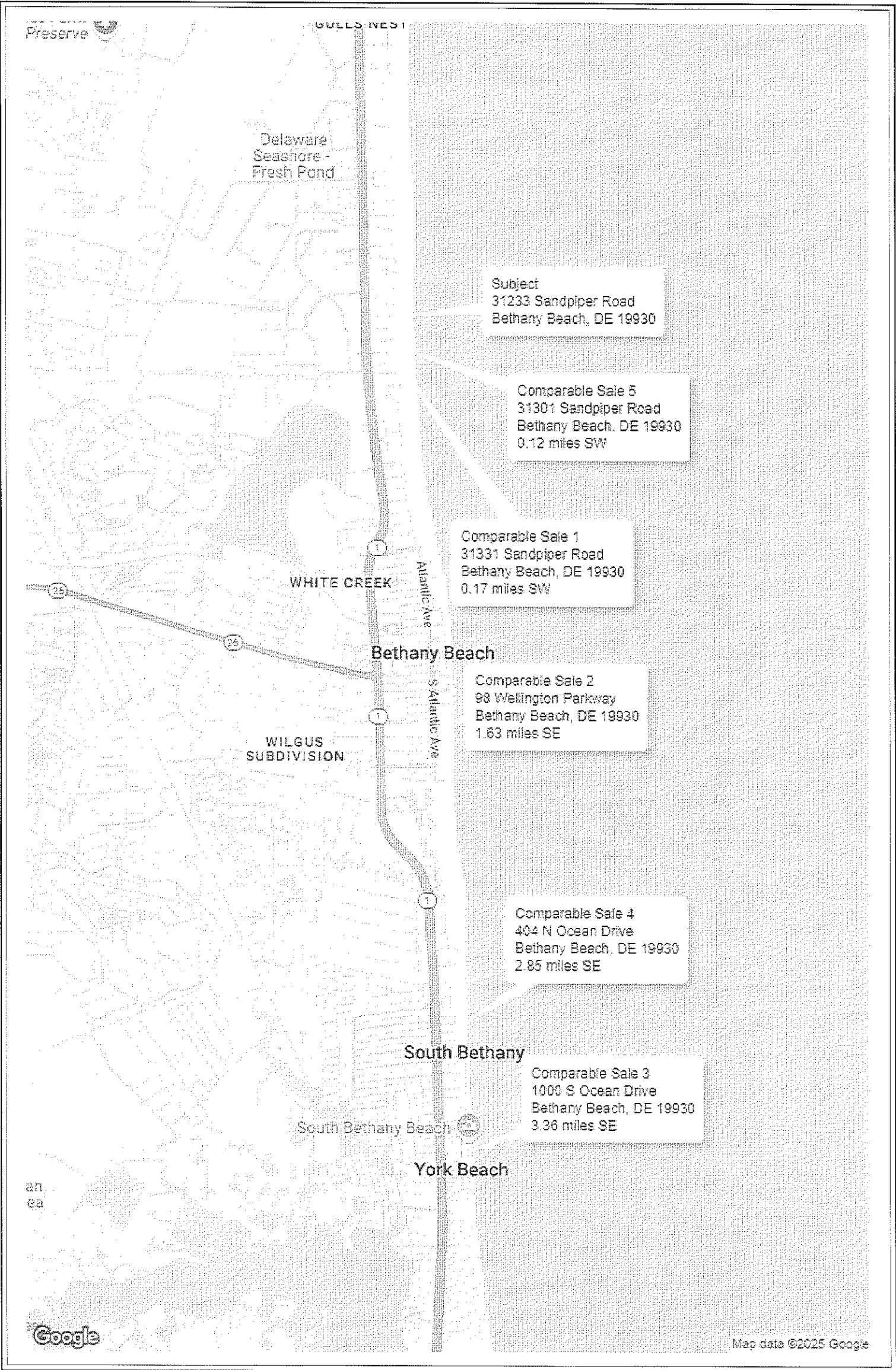
Client: Mark Oliphant	File No.: S1341313492
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930

Sandpiper Rd



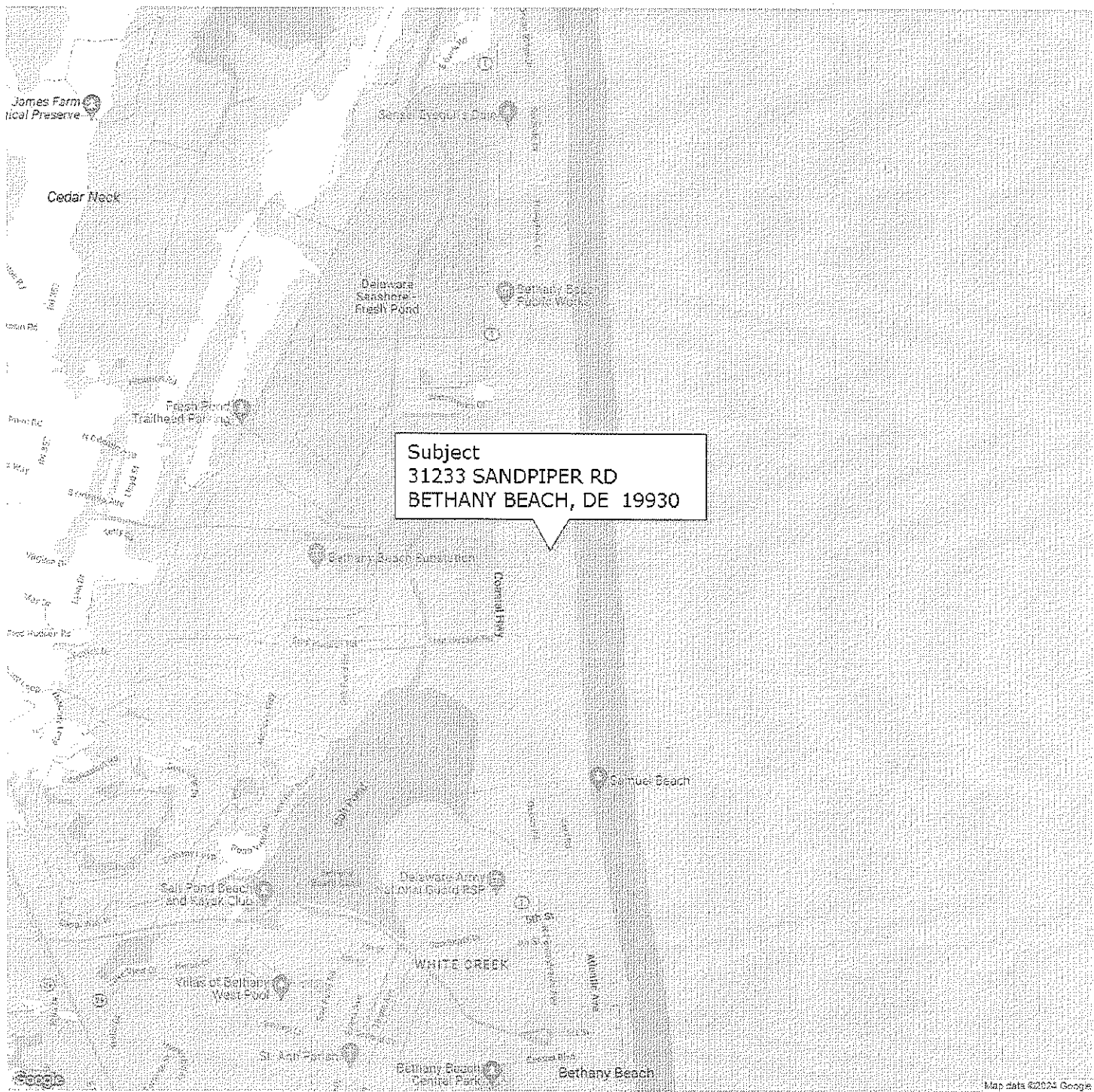
LOCATION MAP

Client: Mark Oliphant	File No.: S1341313492
Property Address: 31233 Sandpiper Road	Case No.:
City: Bethany Beach	State: DE Zip: 19930



Flood Map

Client: Mark Oliphant	File No.: 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

- [Hatched Box] = FEMA Special Flood Hazard Area - High Risk
- [Dotted Box] = Moderate and Minimal Risk Areas
- Road View: [Cross-hatched Box] = Forest [Blue Box] = Water

Sky Flood™

No representation or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is made or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

From: markoliphant@mac.com 
Subject: Board of Assessment Appeal Hearing :: Realtor Viewpoint - 31233 Sandpiper Rd
Date: May 2, 2025 at 7:45 PM
To: kmears@sussexcountyde.gov
Cc: Arndt Valuation, LLC Mike Arndt michael@arndtvaluation.com




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, **the most relevant 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


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:

1. Highest Sale Price in North Bethany from 1/1/21-6/30/23 settled February of 2022 for **\$7,050,000**: [View Listing](#) (7,000 sq ft home with 75 ft oceanfront vs. subject property's 1,872 sq ft home with 50ft oceanfront)

2. Highest Sale Price EVER in Subject's Community of Ocean Village settled in November of 2024 for **\$4,600,000**: [View Listing](#) (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**: [View Listing](#) (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. [View Listings \(Attached for easy reference\)](#) 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: [View Listings](#)

Christi Arndt | Associate Broker, Managing Partner | The Leslie Kopp Group
Long & Foster Bethany Beach | 33298 Coastal Hwy, Unit 4 | Bethany Beach, DE 19930
c 302.245.5223 | o 302.541.5240 | 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

[illegible]

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@sussexcountysde.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): Wayne Bell Parcel ID: 134-13.15-187.00

Street Address of Parcel: 367 Sandpiper Drive, Bethany 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: none

How was property acquired ☐ Private Sale ☐ Auction ☒ Open Market ☐ Family ☐ Inherited
☐ Other _____

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change
2024	\$ 13,000	FULL ROOF REPLACEMENT - (NO PLYWOOD)

Description of Property

Lot size/Land Area 60 x 120 = 7200 ft² Style of Home (Cape Cod)

Number of: Bedrooms: 2 Bathrooms: 2.5 Fireplaces: 0

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: 2 porches

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.

Note: I contacted Tyler Technologies by email requesting all information used to create my assessment value for my house, but they did not respond.

House is 1975 ft.²
Price per sqft is \$758. using current assessment.

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:

Compare price per square foot of houses. My house is \$758 sqft. Comparable house 1 is \$359 sqft, comparable house 2 is \$501 sqft, and comparable 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 houses 2 and 3, then it should be valued at \$1,000,000. I know my assessment value is significantly overvalued compared to my comparable houses. I tried to submit clear evidence that I need a significant decrease 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 sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.

You must submit 3 comparable sales.

① Parcel Number 134-13.15-6000 Owner Nicholas / Norma Dematt
Address 603 7th Street, Bethany Beach, DE 19930
Sales Price \$ 805,000 Date of Sale 01/07/22
Lot Size/Land Area 50x100 / 5,000 Style of House 2 story / Single Family
Number of: Bedrooms: 4 Bedrooms: 3 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: 1 porch

Describe Garage or Other Improvements:

Under house parking

Additional Comments:

House is 2240 ft² - Price per sqft is \$359.

2. Parcel Number 134-13.15-11.00 Owner Timothy / Michele Young
Address 605 6th Street, Bethany Beach, DE 19930
Sales Price \$ 895,000 Date of Sale 3/29/22
Lot Size/Land Area 50x100 / 5000 Style of House Coastal / Single Family - 2 story
Number of: Bedrooms: 3 Bedrooms: 3 Fireplaces: 1
☐ Finished Basement ☒ ^{semi} Finished Attic ☒ Central Air
Porches and Additions: 2 porches
Describe Garage or Other Improvements:

Detached 2 car garage

Additional Comments:

House is 1785 ft.² - Price per sqft 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 103x87x79x107 #35 Style of House Coastal / Single Family / 2 story
Number of: Bedrooms: 3 Bedrooms: 3 Fireplaces: 1
☐ Finished Basement ☒ Finished Attic ☒ Central Air
Porches and Additions 1 porch
Describe Garage or Other Improvements:

Detached 1 car garage

Additional Comments:

House is 1800 ft.² - Price per sqft is \$503.

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name

Firm or Company

Address

Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$ 4,100,000.

Signature of Owner or agent¹ _____

Wayne Bell

Print Name and Title: _____

Wayne Bell - Homeowner

Mailing Address: _____

47 Hilltop Drive

Randolph, NJ 07869

E Mail Address: _____

wabell620@gmail.com

Telephone: _____

973-896-0101

Please use ☐ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☒ and the Board will consider your appeal on, the basis of the information contained in this form.

Do you offer a phone call assessment hearing?

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 appeal and represent the interest of the owner herein.



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

IRWIN SHARON L & JOSEPH G JR
TRUSTEES
7 TOP OF THE OAKS
CHADDS FORD PA 19317

GENERAL INFORMATION

Living Units 1
Neighborhood 1BR009
Alternate ID 13417080159000000
Vol / Pg 2614/187
District
Zoning TOWN CODES
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1194	Location	1,181,590

Total Acres: .1194
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
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

Value Flag Cost Approach
TD134DM12

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/02/24	JXL	Data Mailer Change	Owner
11/29/22	ANW	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/06/84	19302-1	48,000	D010 Dwelling W/Porch-Bethany Beach	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/21/83	63,000			2614/187		



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

Dwelling Information

Style	Raised Ranch	Year Built	1984
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Composite	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

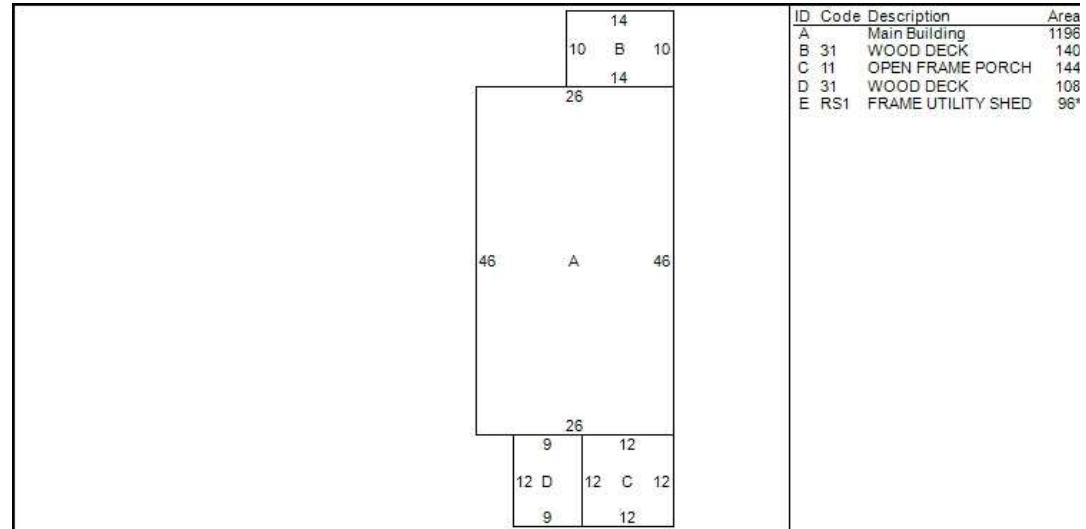
Grade & Depreciation

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

Dwelling Computations

Base Price	205,436	% Good	81
Plumbing	8,030	% Good Override	
Basement	-25,200	Functional	
Heating	17,040	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.2
		Additions	5,700
Subtotal	205,310		
Ground Floor Area	1,196		
Total Living Area	1,196	Dwelling Value	206,400

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 12		96	1	1990	C	A	390

Condominium / Mobile Home Information

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

[illegible]

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: \$ 1,443,400

Purchase Price (Total of Land and Improvement): \$ 128,000.00 Date of Purchase: 11/21/1983

Special Conditions of Sale: NA

How was property acquired ☒ Private Sale ☐ Auction ☐ Open Market ☐ Family ☐ Inherited
☐ Other _____

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change
<u>NA</u>	<u>NA</u>	<u>NA</u>

Description of Property

Lot size/Land Area 5200 SQ FT Style of Home RANCH-ON PILING5

Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 0

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porch and Additions: ORIGINAL CONSTRUCTION: 12' X 12' PORCH

Describe outbuildings or accessory structures other than main dwelling:

STORAGE SHED FOR BICYCLES AND OUTDOOR FURNITURE.
APPROXIMATE 8 X 12

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 1,200,000

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

<input type="checkbox"/>	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
<input checked="" type="checkbox"/>	Comparable Sales (identify below)
<input checked="" type="checkbox"/>	Other (provide detail below or in a separate attachment)

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

I DID A TELEPHONE APPEAL ON DECEMBER 9, 2024. 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 SQ FT NOT 260 SQ FT.
INCREASED AUTO + TRUCK TRAFFIC + TROLLEYS.
REESTIMATE HISTORY CORRESPONDING WITH SALE PRICES FOR COMPARABLE
SALES LISTED BELOW 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. Do not cite the assessed values of other properties in your appeal.

You must submit 3 comparable sales.

1. Parcel Number 134-17.08-160.00 Owner HILL ALBERT JUDSON TIRE RENT TR
Address 205 ASHWOOD STREET, BETHANY BEACH, DE 19930
Sales Price \$ 1,200,000 Date of Sale 02/23/22
Lot Size/Land Area 6500 SQ FT Style of House RANCH ON PILINGS
Number of: Bedrooms: 2 ^{BATHROOM} ~~Bedrooms~~: 2 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: BACK OF HOUSE ESTIMATED 10X30 ENCLOSED LIVING AREA.
Describe Garage or Other Improvements:

LIFT WAS ADDED ON 2010

Additional Comments:

- ① WITH ADDITION, HOUSE WAS APPROXIMATELY 1800 SQ FT OF LIVING AREA. 600 SQ FT MORE THAN 207 ASHWOOD ST.
② LAND AREA IS 1300 SQ FT MORE THAN 207 ASHWOOD ST.
③ CLOSER TO THE OCEAN
④ HOUSE SOLD AND DEMOLISHED

2. Parcel Number 134-13.15-98.02 Owner SEE TO FAMILY LLN SERIES DE-1
Address 215 3RD STREET, BETHANY BEACH, DE 19930
Sales Price \$ 1,295,000 Date of Sale 10/07/2022
Lot Size/Land Area 5000 SQ FT Style of House CONVENTIONAL 2 STORIES
Number of: Bedrooms: 4 ^{BATHROOMS} ~~Bedrooms:~~ 3 Fireplaces: 0 OWN POST + PIERS
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: OPEN PORCH 144 SQ FT

Describe Garage or Other Improvements:

FRAME SHED : 176 SQ FT
FRAME SHED : 480 SQ FT

Additional Comments:

- ① THIS HOME HAS 2492 SQ FT. MORE THAN 2 TIMES OUR 1196 SQ FT.
- ② THIS HOME HAS ADDITIONAL BEDROOM AND BATHROOM.
- ③ THIS PROPERTY HAS 2 SHEDS COMPARED TO OUR 1, WHICH IS SMALLER THAN EITHER OF THEIRS.
- ④ 2 STORIES COMPARED TO OUR 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 11/21/2022
Lot Size/Land Area 6500 SQ FT Style of House CONTEMPORARY 2 STORIES ON
Number of: Bedrooms: 4 ^{BATHROOM} ~~Bedrooms:~~ 2 Fireplaces: 0 POST + PIERS
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions SUNROOM ADDED 25X15 IN 2023.
ANOTHER ADDITION ADDED 2004.

Describe Garage or Other Improvements:

GARAGE : CARPORT 760 SQ FT
UTILITY SHED 158 SQ FT

Additional Comments:

- ① THIS HOME HAS 2500 SQ FT. MORE THAN 2X OUR 1196 SQ FT.
- ② LAND/LOT IS 1300 SQ FT MORE THAN 5200 SQ FT OF OUR HOME.
- ③ ADDITIONAL BEDROOM.
- ④ STREET HAS A GRASS MEDIAN STRIP SEPARATING TRAVEL LANES.

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.

NA
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: \$ 1,200,000

Signature of Owner or agent¹ Joseph H. Irwin Jr Sharon Irwin

Print Name and Title: JOSEPH F. IRWIN, JR OWNER

SHARON IRWIN OWNER

Mailing Address: 7 TOP OF THE OAKS
CHADDS FORD, PA 19317

E Mail Address: DAJIRWIN@gmail.com

Telephone: 610-283-5633

Please use ☐ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☒ and the Board will consider your appeal on, the basis of the information contained in this form AND ATTACHMENTS (PLEASE).
I'M CARETAKER FOR MY WIFE AND CANNOT ATTEND IN PERSON.

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 appeal and represent the interest of the owner herein.

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.

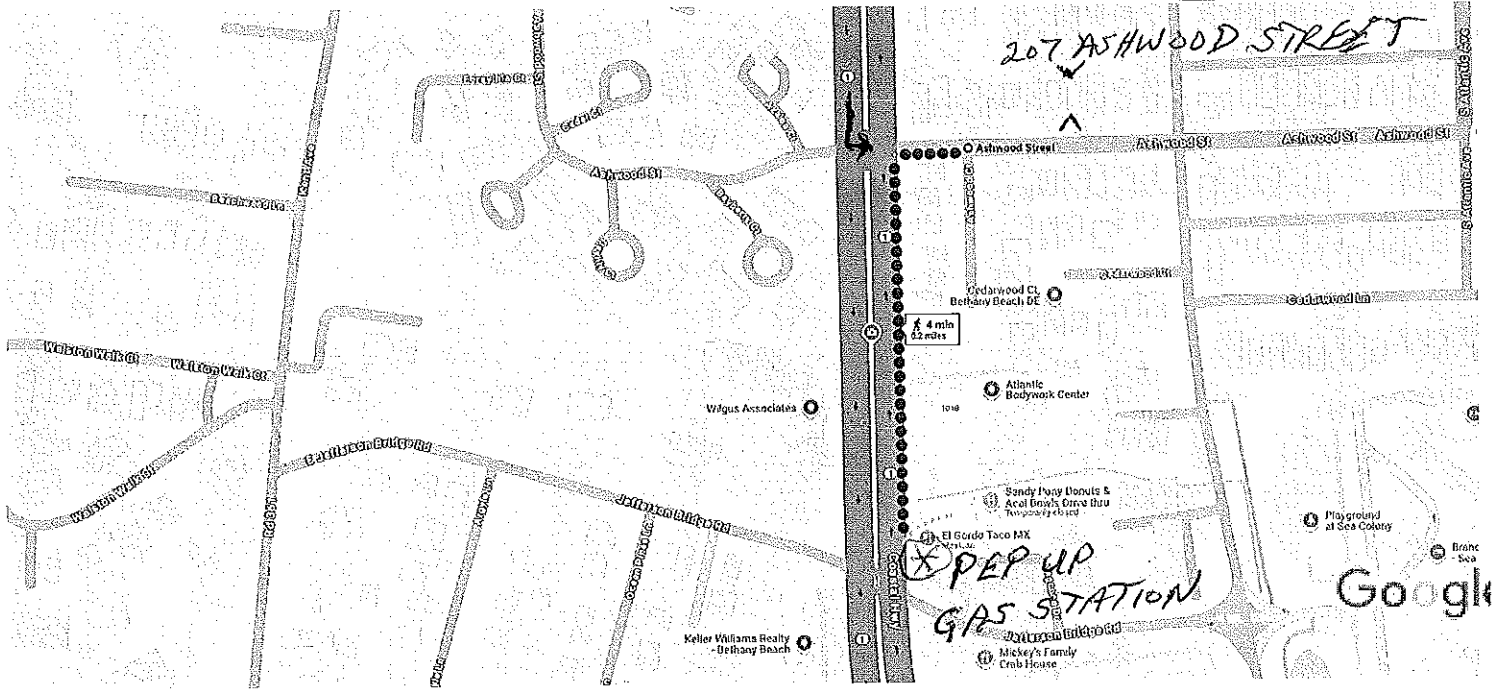
Respectfully submitted,


Joseph & Sharon Irwin, TTEES

Google Maps

Ashwood St, Bethany Beach, DE 19930 to Bethany Beach Pep Up Inc

Walk 0.2 mile, 4 min



Map data ©2024 Google 100 ft



via DE-1 N

4 min

0.2 mile

Mostly flat



BUSY STREET

- ① Pep Up gas station: Trolley + Sea Colony cars, trucks. vehicles when they gas up + then come down Ashwood St.
- ② Southbound coastal hwy L turn onto Ashwood St.

Star
DOCUMENTS
GAS MAP

205 ASHWOOD ST

Zestimate history



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	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
Dec 2022	\$1.3M	NA	NA

SOLD FOR \$1.2M

215 3rd ST

Zestimate history



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	NA
Jun 2023	\$1.3M	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
Dec 2022	\$1.3M	NA	NA

SOLD FOR \$1,295,000

224 WELLINGTON PKWY

Zestimate history



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	NA
Jun 2023	\$1.4M	NA	NA
May 2023	\$1.4M	NA	NA
Apr 2023	\$1.4M	NA	NA
Mar 2023	\$1.4M	NA	NA
Feb 2023	\$1.4M	NA	NA
Jan 2023	\$1.4M	NA	NA
Dec 2022	\$1.4M	NA	NA

SOLD FOR \$1,850,000

207 ASHWOOD

Zestimate history



Oct 2023 \$1.1M

Sep 2023 \$1.1M

Aug 2023 \$1.5M

Jul 2023 \$1.4M

Jun 2023 \$1.2M

May 2023 \$1.2M

Apr 2023 \$1.2M

Mar 2023 \$1.2M

Feb 2023 \$1.1M

Jan 2023 \$1.1M

Dec 2022 \$1.1M

ABERRATION

JULY 1, 2023 ZESTIMATE WAS 1.2M CONSISTENT WITH
OTHER PROPERTIES AND
THEIR SALE PRICE MAKING
207 ASHWOOD ST \$1.2M -
FAIR MARKET VALUE.

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REMEMBER:

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

Property Identification

Owner(s): JAMES E. & GERALDINE S. MAHER Parcel ID: 23D-15.00-42.08

Street Address of Parcel: 9072 DRAPER ROAD

Current Assessment:

Land	Improvement	Total
		<u>21,200</u>

Purchase Price (Total of Land and Improvement) \$ 67,000 Date of Purchase 11-15-2004

Special Conditions of Sale _____

How was property acquired ☐ Private Sale ☐ Auction ☒ Open Market ☐ Family ☐ Inherited
☐ Other _____

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change
<u>2015/16</u>	<u>236,000</u>	<u>BUILT HOUSE</u>

Description of Property

Lot size/Land Area 3/4 AC Style of Home 1600 SF RANCHER

Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: _____

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: 168 SF COVERED PORCH

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)

<input type="checkbox"/>	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
<input checked="" type="checkbox"/>	Comparable Sales (identify below)
<input type="checkbox"/>	Other (provide detail below or in a separate attachment)

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

Dusty operating farmsfields on 3 sides of property. A dozen operating chicken houses at rear of property. Blessing Blends chicken waste, yard waste, & fertilizer composting roughly 150 yards south of our property. Tremendous odors and flies from both operations. Assessed value 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 3 comparable sales.

1. Parcel Number _____ Owner _____

Address 9060 Coastal Hwy, 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: 3 Bathrooms: 2 Fireplaces: _____

☐ Finished Basement ☐ Finished Attic ☐ Central Air

Porches and Additions: _____

Describe Garage or Other Improvements:

Additional Comments:

2. Parcel Number _____ Owner _____

Address 24 ROSEBUSH CT, MILFORD, DE 19963

Sales Price \$ 360,000 Date of Sale 3-29-2024

Lot Size/Land Area .50 AC Style of House 1615 SF RANCH

Number of: Bedrooms: 3 Bathrooms: 3 Fireplaces: _____

☐ Finished Basement ☐ Finished Attic ☐ Central Air

Porches and Additions: _____

Describe Garage or Other Improvements:

2 BAY GARAGE

Additional Comments:

3. Parcel Number _____ Owner _____

Address 7081 COASTAL HWY, MILFORD, DE, 19963

Sales Price \$ 245,000 Date of Sale 2-9-2024

Lot Size/Land Area 1.10 AC Style of House 1600 SF RANCH

Number of: Bedrooms: 3 Bathrooms: 1 Fireplaces: _____

☐ Finished Basement ☐ Finished Attic ☐ Central Air

Porches and Additions _____

Describe Garage or Other Improvements:

Additional Comments:

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name

Firm or Company

Address

Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner of authorized agent of the owner of the described property, 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: \$ 307,000

Signature of Owner or agent: James E. Maher & Geraldine J. Maher

Print Name and Title: JAMES E. MAHER & GERALDINE J. MAHER

Mailing Address: 9072 DRAPER ROAD
MILFORD, DE. 19963

E Mail Address: gjmbeach@comcast.net Telephone: 302-664-2005

Please use ☒ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☒

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 appeal and represent the interest of the owner herein.



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 56 BRYAN DR

Parcel ID: 334-6.00-292.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

CURRENT OWNER

DEVRIES MARY JO TTEE REV TR
56 BRYAN DR
REHOBOTH BEACH DE 19971

GENERAL INFORMATION

Living Units 1
Neighborhood 6AR064
Alternate ID 334060002920000000
Vol / Pg 5798/213
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2410			163,480

Total Acres: .241
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	163,500	163,500	0	163,500
Building	0	237,100	226,400	0	237,100
Total	0	400,600	389,900	0	400,600

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Market Approach
TD334DM18

Entrance Information

Date	ID	Entry Code	Source
07/15/24	KMB	Data Mailer Change	Owner
12/15/23	MEP	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
12/18/08	80258-2	830	D010	Handicap Ramp/Landin-Midway Es
03/26/07	80258-1	1,728	D010	Storage Shed-Midway Estates Lot

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/31/22			Invalid Sale - Tyler	5798/213	Deed	DEVRIES MARY JO TTEE REV TR



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 56 BRYAN DR

Parcel Id: 334-6.00-292.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 21, 2025

Dwelling Information

Style	Ranch	Year Built	1981
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

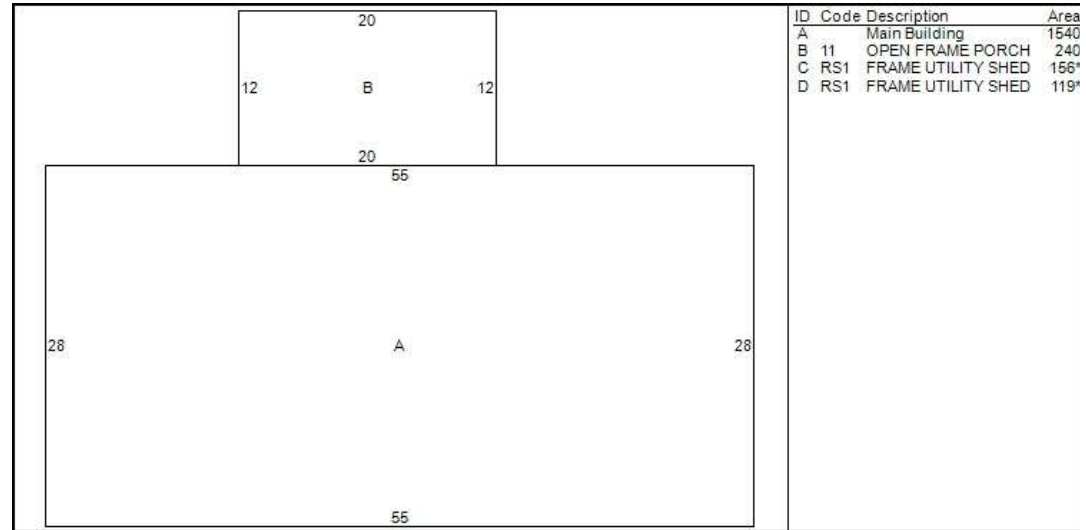
Grade & Depreciation

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

Dwelling Computations

Base Price	263,525	% Good	79
Plumbing	7,030	% Good Override	
Basement	-14,620	Functional	
Heating	21,860	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	277,800	Additions	5,500
Ground Floor Area	1,540		
Total Living Area	1,540	Dwelling Value	225,000

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 13		156	1	2000	C	A	800
Frame Shed	7 x 17		119	1	2000	C	A	610

Condominium / Mobile Home Information

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

[illegible]

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REMEMBER:

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

Property Identification

Owner(s): 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
☐ Other _____

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: 3 Bathrooms: 2 Fireplaces: 0

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: SCREENED PORCH

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

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. **The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.**

You must submit 3 comparable sales.

1. Parcel Number 334-6.00-1063.00 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 Style of House MODULAR
Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions: DECK

Describe Garage or Other Improvements:

2GA2DW

Additional Comments:

2. 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: 3 Bathrooms: 2 Fireplaces: 0
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: PORCH/SPORCH

Describe Garage or Other Improvements:

1GA1DW

Additional Comments:

3. Parcel Number 223-12.00-261.00 Owner STANSKY GREGORY E
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
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions PORCH

Describe Garage or Other Improvements:

2GA2DW

Additional Comments:

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name

Firm or Company

Address

Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$ 375,000

Signature of Owner or agent¹ _____

MARY JO DE VRIES

Print Name and Title: MARY JO DE VRIES

Mailing Address: 56 BRYAN DR.,
MIDWAY ESTATES,
REHOBOTH BEACH, DE, 19971-9733

E Mail Address: romanticlady@hotmail.com

Telephone: 302 645 2585

Please use ☒ mailing address ☐ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☐

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 appeal and represent the interest of the owner herein.

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): CANDACE C. HART Parcel ID: 334-13.00-784.00

Street Address of Parcel: 10 Kelly Dr

Current Assessment: \$ 708,500

Purchase Price (Total of Land and Improvement): \$ 325,000 Date of Purchase: NOV. 15, 2017

Special Conditions of Sale: _____

How was property acquired ☒ Private Sale ☐ Auction ☐ Open Market ☐ Family ☐ Inherited
☐ Other _____

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change

Description of Property

Lot size/Land Area 21,600 Style of Home RANCH

Number of: Bedrooms: 2 Bathrooms: 2 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: _____

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? \$ 425,000

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

<input type="checkbox"/>	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
<input checked="" type="checkbox"/>	Comparable Sales (identify below)
<input type="checkbox"/>	Other (provide detail below or in a separate attachment)

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

My house has only 2 Bedrooms & 2 Bathrooms - 1 story cottage
NO GARAGE, NO BASEMENT
Others in neighborhood 2 stories, 2 car garages, larger
Have received offers below \$400,000 recently

Comparable Sales Information from realtor enclosed

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. **The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.**

You must submit **3** comparable sales.

1. Parcel Number 334-13.19-8.00 Owner _____
Address 37184 BURTON AVE Rehoboth Beach, DE 19971
Sales Price \$ 400,000 Date of Sale BETWEEN 1/1/21 AND 6/30/23
Lot Size/Land Area 8,750 Style of House COTTAGE
Number of: Bedrooms: 2 Bathrooms: 1 Fireplaces: _____
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions: _____
Describe Garage or Other Improvements:

Additional Comments:

2. Parcel Number 334-13.00-758.00 Owner _____
Address 2 Kelly Dr Rehoboth Beach, De. 19971
Sales Price \$ 460,000 Date of Sale BETWEEN 1/1/21 AND 6/30/23
Lot Size/Land Area 14,835 Style of House TRADITIONAL
Number of: Bedrooms: 2 Bathrooms: 2 Fireplaces: _____
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: _____

Describe Garage or Other Improvements:

ATTACHED GARAGE

Additional Comments:

3. Parcel Number 334-13.19-77.00 Owner _____
Address 19875 Hebron Rehoboth Beach, De. 19971
Sales Price \$ 520,000 Date of Sale BETWEEN 1/1/21 AND 6/30/23
Lot Size/Land Area 5000 Style of House RANCH
Number of: Bedrooms: 2 Bathrooms: 2 Fireplaces: _____
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions: _____

Describe Garage or Other Improvements:

Additional Comments:

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name

Firm or Company

Address

Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year _____ be reduced to: \$ _____

Signature of Owner or agent¹ _____

Print Name and Title: _____

CANDACE C. HART OWNER

Mailing Address: _____

10 Kelly Dr
Rehoboth Beach, De 19971-9605

E Mail Address: _____

CANDICEHART28@yahoo.com Telephone: 302-763-2653

Please use ☐ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

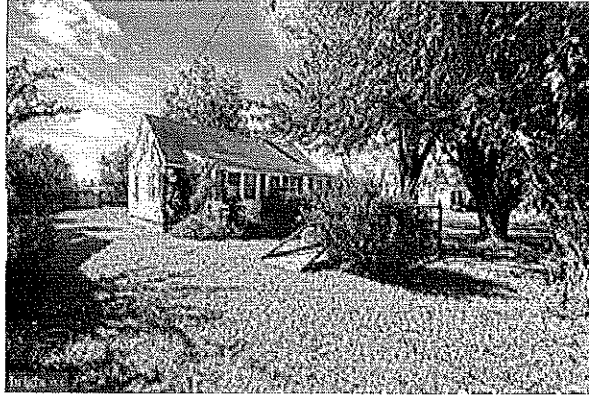
I request that Assessment disclose witnesses and exhibits. ☐

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 appeal and represent the interest of the owner herein.

1/1/21-6/30/23

Call: (302) 633-6970
Fax: (302) 633-6970

37184 Burton Ave, Rehoboth Beach, DE 19971
\$400,000

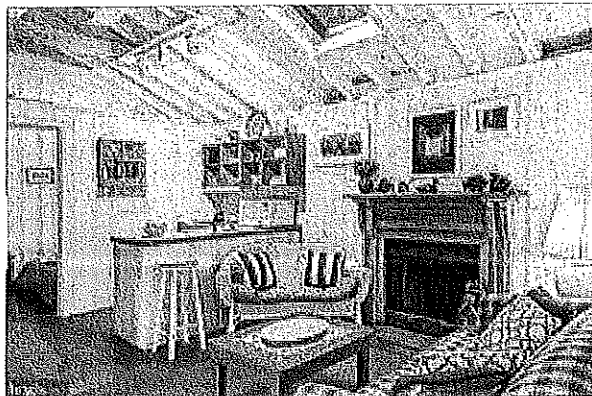


1 / 8

MLS #:	DESU2000103
Status:	Closed
Property Type:	Residential
Tax ID:	334-13.19-8.00
School District:	Cape Henlopen
Subdivision:	WEST REHOBOTH
Central Air:	No
Heating Type:	None
Beds:	2
Baths:	1
Above Grade Finished SQFT:	762
Acres/Lot SF:	0.2 / 8712
Lot Dimensions:	50.00 x 175.00
Archit. Style:	Cottage
Year Built:	0

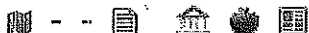


149 Henlopen Ave #A, Rehoboth Beach, DE 19971
\$510,000



1 / 27

MLS #:	DESU2005188
Status:	Closed
Property Type:	Residential
Tax ID:	334-13.16-39.00-A
School District:	Cape Henlopen
Subdivision:	NORTH REHOBOTH
Central Air:	No
Heating Type:	Heat Pump-Electric BackUp
Beds:	2
Baths:	1
Above Grade Finished SQFT:	0
Acres/Lot SF:	0.11 / 4792
Lot Dimensions:	50x100
Archit. Style:	Coastal, Cottage
Year Built:	0
Off Street - # of Spaces	2



2 Kelly Dr, Rehoboth Beach, DE 19971
\$460,000

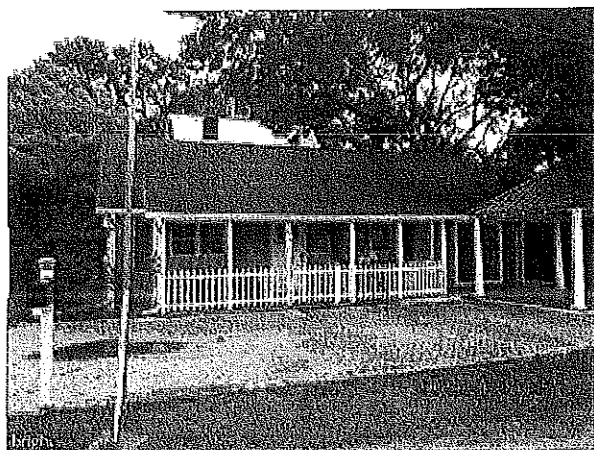


1 / 26

MLS #:	DESU2005088
Status:	Closed
Property Type:	Residential
Tax ID:	334-13.00-758.00
School District:	Cape Henlopen
Subdivision:	HENLOPEN KEYS
Central Air:	Yes
Heating Type:	Heat Pump(s)
Beds:	2
Baths:	2/0
Above Grade Finished SQFT:	1,360
Acres/Lot SF:	0.34 / 14810
Lot Dimensions:	129.00 x 115.00
Archit. Style:	Traditional
Year Built:	1988
Attached Garage - # of Spaces	1

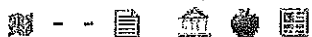


19875 Hebron, Rehoboth Beach, DE 19971
\$520,000



1 / 19

MLS #:	DESU169220
Status:	Closed
Property Type:	Residential
Tax ID:	334-13.19-77.00
School District:	Cape Henlopen
Subdivision:	NONE AVAILABLE
Central Air:	No
Heating Type:	None
Beds:	2
Baths:	2
Above Grade Finished SQFT:	1,200
Acres/Lot SF:	0.11 / 4792
Lot Dimensions:	50.00 x 100.00
Archit. Style:	Bungalow, Ranch/Rambler
Year Built:	1949
Num Driveway Spaces	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

\$386,201 ▼

this is **-24%** ↗ change from **last month**

Feels Wrong?

Adjust Here



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 115 LONDON CIR S

Parcel ID: 334-19.00-494.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 15, 2025

CURRENT OWNER

REEDER WILLIAM L
CAROLYN M REEDER REV TR ETAL
MOSHER ANN
7316 SUNSHINE AVE
KINGSVILLE MD 21087

GENERAL INFORMATION

Living Units 1
Neighborhood 6AR206
Alternate ID 334190004940000000
Vol / Pg 5431/63
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2572	Waterfront - Tic		848,640
Wetland/Waste	AC 0.8228	Waterfront - Tic		410

Total Acres: 1.08
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	849,100	849,100	0	849,100
Building	0	739,400	700,000	0	739,370
Total	0	1,588,500	1,549,100	0	1,588,470

Value Flag Market Approach
TD334DM12

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
01/24/24	SDC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/25/07	74494-3	1,000	D010	Finish Bp 214169-Re Bch Yacht &
03/07/03	74494-2	33,120	D010	Addition-Reh Bch Yacht & Cc Lot 3
09/24/98	74494-1	175,392	D010	Dwellingw/Additions-Bay Vistalot 3

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/22/21 12/17/93	1,300,000 50,000	Land & Improv	Valid Sale - Tyler	5431/63 4152/28	Deed	REEDER WILLIAM L



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 115 LONDON CIR S

Parcel Id: 334-19.00-494.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 15, 2025

Dwelling Information

Style	Conventional	Year Built	1999
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

Heat Type	Central Full Ac	Stacks	
Fuel Type	Electric	Openings	
System Type	Heat Pump	Pre-Fab	2

Room Detail

Bedrooms	4	Full Baths	5
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	0
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

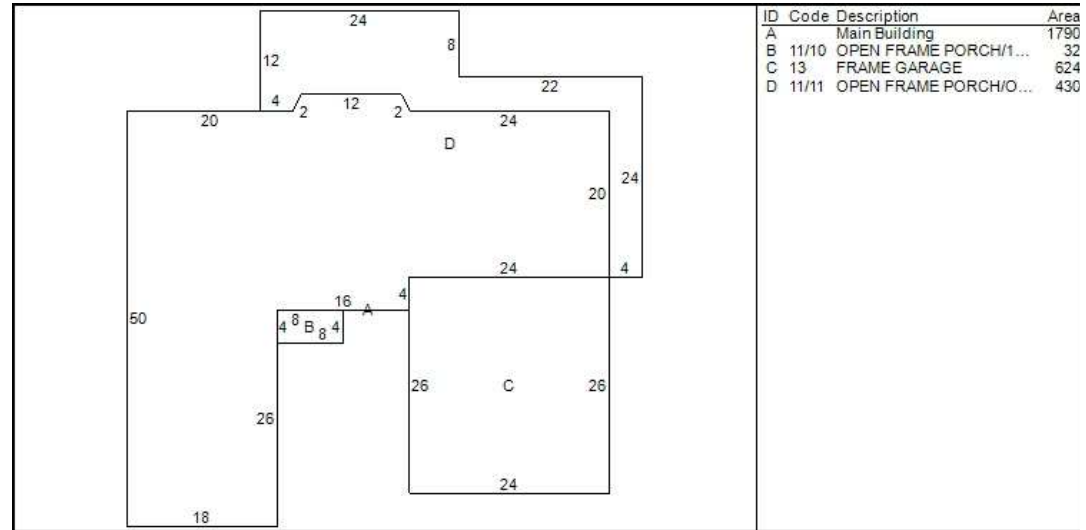
Grade & Depreciation

Grade	B+	Market Adj	
Condition	Good	Functional	
CDU	GOOD	Economic	110
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	497,298	% Good	94
Plumbing	20,090	% Good Override	
Basement	-19,700	Functional	
Heating	41,250	Economic	110
Attic	0	% Complete	100
Other Features	3,860	C&D Factor	
		Adj Factor	1.14
Subtotal	542,800	Additions	52,800
Ground Floor Area	1,790		
Total Living Area	3,612	Dwelling Value	700,000

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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

[illegible]



Outlook

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
<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

☒ 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 19347, in person at 2 The Circle, Georgetown DE, or electronically to the Assessment Department at assessmentappeals@sussexcountysde.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, 2021.

Property Identification

Owner(s) William Beeber, Carolyn Beeber, Anne Mott Parcel ID: 934-19.00, 494.00

Street Address of Parcel: 115 London Circle S, Rehoboth Beach DE 19971

Current Assessment: \$ 841,400.00

Purchase Price (Total of Land and Improvement): \$ 1,350,000.00 Date of Purchase: 3/22/2021

Special Conditions of Sale: N/A

How was property acquired ☐ Private Sale ☐ Auction ☒ Open Market ☐ Family ☐ Inherited
☐ Other _____

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change
		<u>N/A</u>

Description of Property

Lot size/Land Area 1.0800 acres Style of Home contemporary

Number of: Bedrooms: 5 Bathrooms: 5 Fireplaces: 2

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porch(es) and Additions: 2 decks present when purchased

Describe outbuildings or accessory structures other than main dwelling:

N/A

What do you consider to be the fair market value of the property as of July 1, 2021? \$ 1,350,000.00

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

<input type="checkbox"/>	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
<input checked="" type="checkbox"/>	Comparable Sales (Identify below)
<input checked="" type="checkbox"/>	Other (provide detail below or in a separate attachment)

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

113 London Circle S was 0.20 acres more than my property.
3/4 of an acre of my property is protected wetland, so unbuildable.
113 property is appraised @ 355,000.00 which is close to what
my property should be valued.
my property is valued far above other comps - no wetland

Comparable Sales

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.

You must submit 3 comparable sales.

1. Parcel Number 334-19-00-497-00 Owner Michael Burton, Kim Ko Burton
Address 119 London Circle S, RB DS 19971
Sales Price \$1,425,000.00 Date of Sale 7/18/2023
Lot Size/Land Area 2.4720 acres Style of House Colonial
Number of Bedrooms 5 Bathrooms 3 Fireplaces 2
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: all done prior to purchase
Describe Garage or Other Improvements:

hot tub
heated floors

Additional Comments:

This property is more than 1/2 acre more than my property
but valued only \$20,700.00 higher than my property.
This property's building/lot is larger.
Note: I don't know if they appraised this assessment

5:01



PARID: 334-19.00-497.00

BURTON MICHAEL J

119

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:	8 - CAPE HENLOPEN
Fire District:	88-Rehoboth
Deeded Acres:	2.4700
Frontage:	0
Depth:	.000
In Lot:	
Plot Book Page:	198
100% Land Value:	\$1,325,700
100% Improvement Value:	\$468,400
100% Total Value:	\$1,794,100

Legal

Legal Description	REH BOY YACHT CC LOT 30 BLK 35 SEC H LONDON CIRCLE SOUTH
-------------------	--

Owners

Owner	Co-owner	Address	City
BURTON MICHAEL J	KUMAKO BURTON	821 WILLIAM ST	BALTIMORE

4:45



LEX COUNTY

L A W A R E

[Home](#) [Property Records Search](#) ▼

PARID: 334-19.00-494.00

REEDER WILLIAM L

115 LONDON CIR

Property Information

Property Location: 115 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: 1.0800
 Frontage: 0
 Depth: .000
 Irr Lot:
 Plot Book Page: /PB

100% Land Value: \$1,320,000
 100% Improvement Value: \$524,400
 100% Total Value: \$1,844,400

Legal

Legal Description: REH BCH YACHT CC
 LOT 33 BLK 35 SEC H
 LONDON CIRCLE SOUTH

Owners

Owner	Co-owner	Address	City	State	Zip
REEDER WILLIAM L	CAROLYN M REEDER REV TR ETAL	6161 WEST ROAN PL	TUCSON	AZ	85743

4:51



PAID: 004 10.00 400.00

CANNON EILEEN MULRY TTEE

1

Property Information

Property Location:	117 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:	1.9600
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

Legal Description	REH BCH YACHT CC LOT 32 BLK 35 SEC H LONDON CIRCLE SOUTH
-------------------	--

Owners

Owner	Co-owner	Address	City
CANNON EILEEN MULRY TTEE	THOMAS PATRICK CANNON TTEE LIV TR	117 LONDON CIR S	REHOBOTH

4:53



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

Legal

Legal Description	REH BCH YACHT CC LOT 34 BLK 35 SEC H LONDON CIRCLE SOUTH
-------------------	--

Owners

Owner	Co-owner	Address
NELSON ZOANNE LYNN	ALWIN FEI QUAN CHAN	1465 OAKHURST AVI

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 405 STOCKLEY STREET EXT****Parcel ID: 334-20.05-7.01****Class: Single Family Dwelling**

Card: 1 of 1

Printed: April 17, 2025

CURRENT OWNER

MURRAY ANGELA H
THERESA ANN CRIVELLI
405 STOCKLEY ST EXT
REHOBOTH BEACH DE 19971

GENERAL INFORMATION

Living Units 1
Neighborhood 6VR005
Alternate ID
Vol / Pg 4661/242
District
Zoning
Class Residential

Property Notes**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1664		911,770

Total Acres: .1664
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	911,800	911,800	0	911,800
Building	0	587,500	587,500	0	981,750
Total	0	1,499,300	1,499,300	0	1,893,550

Value Flag Cost Approach
TD334DM1

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
06/19/24	SMD	Data Mailer Change	Owner
01/03/24	TRM	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
01/15/21	202100577	37,000	A095	Inground Swimming Pool 14x25 (P)
12/15/20	202015802	20,304	A185	31 Roof Mount Solar Panels
05/22/20	202004915	135,031	A006	2st Dw 32x50 Att Gar 22x20 Porch

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
02/07/17	602,500			4661/242		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 405 STOCKLEY STREET EXT

Parcel Id: 334-20.05-7.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 17, 2025

Dwelling Information

Style	Conventional	Year Built	2020
Story height	1.75	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	7		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

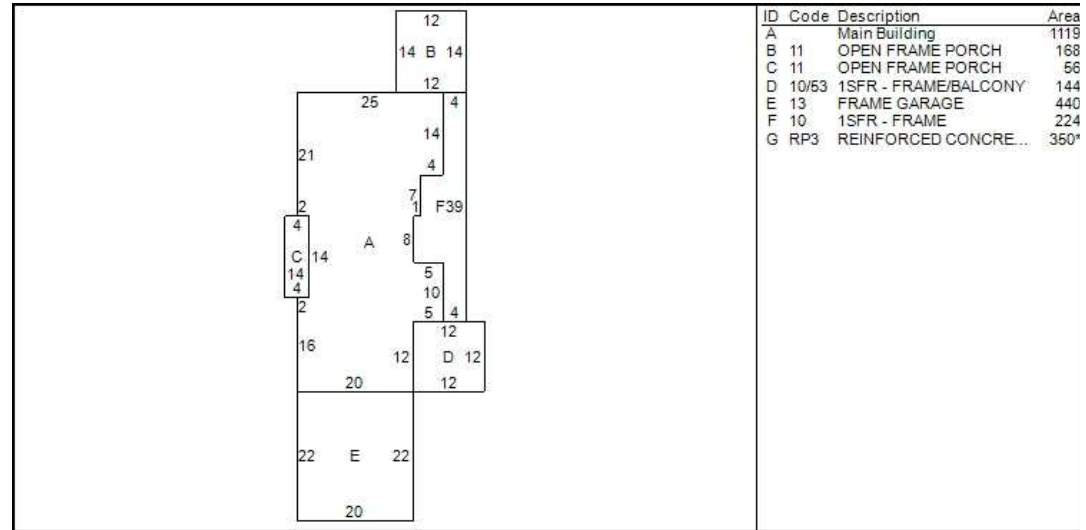
Grade & Depreciation

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

Dwelling Computations

Base Price	291,695	% Good	99
Plumbing	15,400	% Good Override	
Basement	-12,450	Functional	
Heating	24,200	Economic	
Attic	0	% Complete	100
Other Features	1,780	C&D Factor	
		Adj Factor	1.55
		Additions	46,500
Subtotal	320,630		
Ground Floor Area	1,119		
Total Living Area	2,326	Dwelling Value	564,100

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Rc Pool	x		350	1	2021	C	G	23,370

Condominium / Mobile Home Information

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

[illegible]

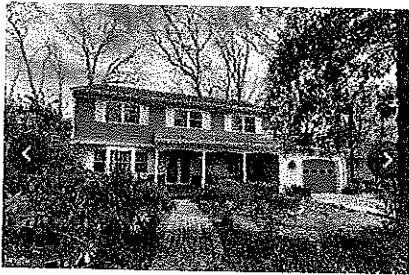
507 School Ln, Rehoboth Beach DE 19971

Closed | 07/22/22

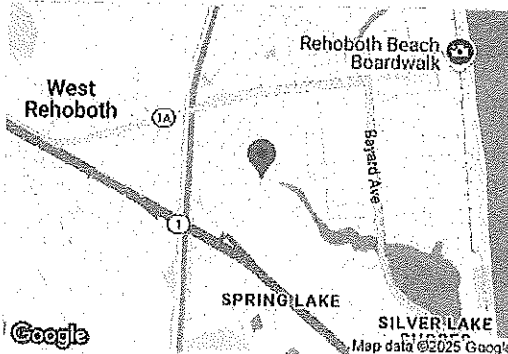
Residential

\$1,175,000

(45)



1 / 45



MLS #: DESU2017206
Tax ID #: 334-20.05-10.00
Ownership Interest: Fee Simple
Structure Type: Detached
Levels/Stories: 2
Furnished: Partially
Waterfront: No
Garage: Yes

Beds: 4
Baths: 2 / 1
Above Grade Fin SQFT: 2,624 / Estimated
Price / Sq Ft: 447.79
Year Built: 1965
Property Condition: Good
Style: Colonial
Central Air: Yes
Basement: Yes

Location

County: Sussex, DE
In City Limits: Yes
MLS Area: Lewes Rehoboth Hundred - Sussex, DE
County (31009)
Legal Subdivision: Schoolvue
Subdiv / Neigh: SCHOOLVUE

School District: Cape Henlopen
High School: Cape Henlopen
Middle/Junior School: Beacon
Elementary School: Rehoboth

Association / Community Info

Property Manager: No

Taxes and Assessment

Tax Annual Amt / Year: \$2,249 / 2021
School Tax: \$1,499 / Annually
County Tax: \$156 / Annually
City/Town Tax: \$594 / Annually
Clean Green Assess: No
Municipal Trash: Yes
Zoning: TN

Tax Assessed Value: \$494,900 / 2021
Imprv. Assessed Value: \$151,150
Land Assessed Value: \$343,750
Land Use Code: RS

Rooms

			Bed	Bath
Primary Bedroom:	Upper 1	Flooring - Carpet, Primary Bedroom - Dressing Area, Walk-In Closet(s), Window Treatments	Main	1 Half
Primary Bathroom:	Upper 1	Flooring - Tile	Upper 1	4
Bedroom 2:	Upper 1	Attic - Walk-Up, Ceiling Fan(s), Flooring - HardWood		2 Full
Bedroom 3:	Upper 1	Ceiling Fan(s), Flooring - HardWood		
Bathroom 2:	Upper 1	Countertop(s) - Solid Surface, Double Sink, Flooring - Tile, Bathroom - Tub Shower		
Bedroom 4:	Upper 1	Ceiling Fan(s), Flooring - HardWood		
Family Room:	Main	Crown Molding, Flooring - Carpet, Window Treatments		
Dining Room:	Main	Flooring - HardWood, Window Treatments		
Den:	Main	Built-Ins, Fireplace - Gas, Flooring - HardWood		
Kitchen:	Main	Flooring - Carpet, Kitchen - Eat-in, Kitchen - Electric Cooking, Window Treatments		
Laundry:	Lower 1			

Building Info

Above Grade Fin SQFT: 2,624 / Estimated
Total Fin SQFT: 2,624 / Estimated
Total SQFT: 3,744 / Estimated
Wall & Ceiling Types: Dry Wall
Foundation Details: Concrete Perimeter
Basement Type: Full, Interior Access, Space For Rooms, Walkout Stairs

Construction Materials: Combination, Frame, Stick Built
Above Grade Unfin SQFT: 1,120 / Estimated
Flooring Type: Hardwood, Laminated, Partially Carpeted, Tile/Brick
Roof: Architectural Shingle

Lot Acres / SQFT:	0.54a / 23522sf / Assessor	Lot Size Dimensions:	103.00 x 227.00
Fencing:	Partially	Road:	Black Top / City/County
Location Type:	Middle Of Block	Lot Features:	Backs to Trees, Cul-de-sac, Landscaping, Private, Rear Yard, Trees/Wooded

Ground Rent

Ground Rent Exists: No

Parking

Attached Garage - # of Spaces	1	Features:	Attached Garage, Driveway, Garage Door Opener, Concrete Driveway
Driveway - # of Spaces	4		
Total Parking Spaces	5		

Interior Features

Interior Features: Attic, Built-Ins, Carpet, Ceiling Fan(s), Crown Mouldings, Floor Plan-Traditional, Formal/Separate Dining Room, Intercom, Kitchen - Eat-in, Kitchen - Table Space, Window Treatments, Wood Floors; Fireplace(s): 1, Equipment, Gas/Propane, Screen; Dishwasher, Disposal, Dryer, Exhaust Fan, Ice Maker, Microwave, Oven/Range - Electric, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked, Water Heater; Accessibility Features: None; Smoke Detector; Window Features: Screens, Sliding, Storm; Basement Laundry, Upper Floor Laundry

Exterior Features

Exterior Features: Deck(s), Patio(s), Porch(es); Pool: No Pool

Utilities

Utilities: Cable TV Available, Phone Available, Propane; Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Electric Service: Circuit Breakers; Heating: Baseboard - Hot Water, Zoned; Heating Fuel: Oil; Hot Water: Oil; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: some furnishings

Public: Nestled among beautiful mature trees in the desirable Schoolvue community, 507 School Lane is a property that offers endless opportunities! Built in 1965, this classic 2 story, 4 bedroom, 2.5 bath Colonial home features charm and character throughout. The welcoming front porch adorned with red brick greets you upon entry. Some of the home's key features include a large great room with bay windows offering an abundance of natural light, a cozy den accented with reclaimed hardwoods, built-ins, brick fireplace, and knotty pine paneling, a walk-up attic, and full walk-out basement. This building lot is like no other in the area offering the utmost privacy at 23,000 +/- square foot in size. It provides the opportunity for expansion or build new with room for a pool, garage and the maximum square footage under the Rehoboth Beach building code. Your options are too numerous to list. With easy access to downtown Rehoboth, South Rehoboth's beaches, Turtle Park, Turtle Bridge and local tennis, this property will be hard to beat!

Directions

From Rehoboth Avenue, take State Road. Follow State Road to School Lane. Left on School Lane, home is on the left.

Listing Details

Original Price:	\$1,395,000	DOM:	26
Vacation Rental:	No	Listing Terms:	All Negotiation Thru Lister, As Is Condition
Sale Type:	Standard	Off Market Date:	07/22/22
Listing Term Begins:	04/08/2022	Lease Considered:	No
Possession:	Settlement	Home Warranty:	No
Acceptable Financing:	Cash, Conventional	Flood Zone Code:	X, AE
Federal Flood Zone:	Yes	Documents Available:	Seller's Property Disclosure
Disclosures:	Exempt - Disclosure/Disclaimer, Subject to Condo/HOA Docs	Pets Allowed:	Yes
		Pet Restrictions:	Cats OK, Dogs OK

Historical Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://brightmls.com/offer-comp).

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	\$0
		Dual/Var Comm:	Yes

Sale/Lease Contract

Concessions:	No	Close Date:	07/22/22
Concession Remarks:	Rate Extension	Close Price:	\$1,175,000.00
Agreement of Sale Dt:	05/02/22		
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'
Subdivision County State is 'SCHOOLVUE (SUSSEX DE)'
Status is 'Closed'
Ordered by Status
Found 37 results in 0.02 seconds.

Previous Next 4 of 37 Checked 0 All None Page

Agent One-Line display

Display Client Full at 1 per page

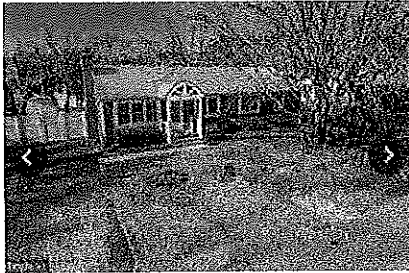
525 School Ln, Rehoboth Beach, DE 19971

Closed | 05/03/22

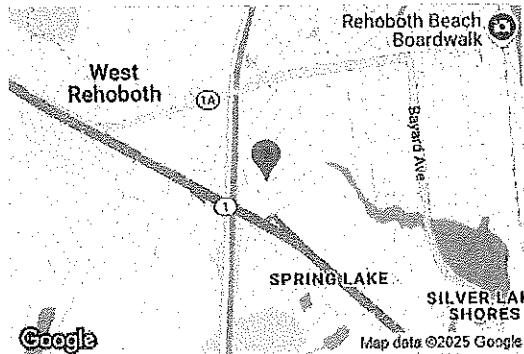
Residential

\$1,240,000

(45)



1 / 45



MLS #: DESU2016942
 Tax ID #: 334-19-08-103.00
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Furnished: Partially
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 2
 Above Grade Fin SQFT: 1,415 / Estimated
 Price / Sq Ft: 876.33
 Year Built: 1960
 Property Condition: Excellent
 Style: Ranch/Rambler
 Central Air: Yes
 Basement: Yes

Location

County: Sussex, DE
 In City Limits: Yes
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE
 Legal Subdivision: SCHOOLVUE
 Subdiv / Neigh: SCHOOLVUE

School District: Cape Henlopen

Taxes and Assessment

Tax Annual Amt / Year: \$1,461 / 2021
 County Tax: \$1,136 / Annually
 City/Town Tax: \$325 / Annually
 Clean Green Assess: No
 Refuse Fee: \$300
 Zoning: TN

Tax Assessed Value: 2021
 Land Use Code: RS

Rooms

Primary Bedroom: Main Flooring - HardWood
 Bedroom 2: Main Flooring - HardWood
 Bedroom 3: Main Flooring - HardWood
 Other: Main Flooring - HardWood
 Living Room: Main Flooring - HardWood
 Dining Room: Main Flooring - HardWood
 Kitchen: Main Flooring - Vinyl

Bed Bath
 Main 3 2 Full

Building Info

Above Grade Fin SQFT: 1,415 / Estimated
 Total Fin SQFT: 1,415 / Estimated
 Tax Total Fin SQFT: 1,352
 Total SQFT: 1,415 / Estimated
 Foundation Details: Block
 Basement Type: Sump Pump, Unfinished
 Basement Footprint: 95%

Construction Materials: Frame, Shingle Siding
 Flooring Type: Vinyl, Wood
 Roof: Metal

Lot

Lot Acres / SQFT: 0.23a / 10000sf / Estimated
 Fencing: Privacy, Rear

Lot Size Dimensions: 100.00 x 100.00

Ground Rent

Ground Rent Exists: No

Parking

Driveway - # of Spaces 4
 Total Parking Spaces 4

Features: Driveway, Asphalt Driveway

Interior Features

Interior Features: Ceiling Fan(s), Combination Dining/Living, Wood Floors; No Fireplace; Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Avg. Mo. Electric Bill: \$99; Prev. 12 Mo. Electric Bill: \$1,193; Heating: Baseboard - Hot Water; Heating Fuel: Oil; Avg. Mo. Oil Bill: \$127; Prev. 12 Mo. Oil Bill: \$1,524; Hot Water: Electric, Oil; Avg. Mo. Water Bill: \$80; Prev. 12 Mo. Water Bill: \$964; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Furnished

Exclusions: Personal effects and contents of shed

Public: Charming Coastal Retreat! Single level living at its best. Prime location-east of Rt. 1 in the City of Rehoboth, less than 5 blocks to the ocean! Located in the highly desirable in-town neighborhood of Schoolvue. This delightful beach retreat places you within an easy walk to the boardwalk and all of the downtown Rehoboth shops and restaurants, Gordon's Pond state park/beaches, and the Breakwater Junction Bike Trails. This well-situated coastal/contemporary home sits on an oversized 100x100 lot and provides an abundance of private entertaining areas for friends & family. The lot has enough space to install a swimming pool and/or enlarge the house footprint. The possibilities are endless for the fenced rear yard which offers complete privacy. The home currently has 3 bedrooms - one bedroom has a bonus room attached for extra guests or a tv room; 2 full baths, open living/dining room area, hardwood flooring & a full unfinished basement. The home has been renovated with a metal roof, hardiplank siding, new windows, recessed lighting, plus basement waterproofing that has a transferrable warranty. Being sold fully outfitted - ready for immediate enjoyment. Make this your ultimate Rehoboth Beach Retreat today!

Directions

State Road to School Lane

Listing Details

Original Price:	\$1,275,000	DOM:	9
Vacation Rental:	No	Off Market Date:	05/04/22
Sale Type:	Standard	Pets Allowed:	Yes
Listing Term Begins:	03/04/2022	Pet Restrictions:	No Pet Restrictions
Possession:	Settlement		
Federal Flood Zone:	No		
Disclosures:	Lead Based Paint - Federal, Other, Prop Disclosure, Radon		

Historical Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://www.brightmls.com/offer-comp).

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Sale/Lease Contract

Concessions:	No	Close Date:	05/03/22
Agreement of Sale Dt:	03/12/22	Close Price:	\$1,240,000.00
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'
Subdivision County State is 'SCHOOLVUE (SUSSEX DE)'
Status is 'Closed'
Ordered by Status
Found 37 results in 0.02 seconds.

Previous Next 4 of 26 Checked 0 All None Page Agent One-Line display Display Client Full 0 at 1 per page

37484 Washington St, Rehoboth Beach, DE 19971

Closed | 01/13/22

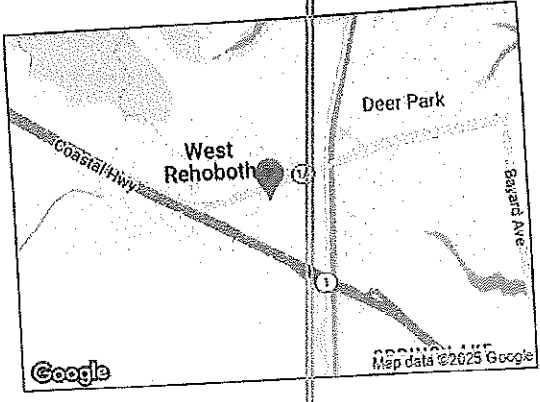
Residential

\$1,200,000

(67)



1 / 67



MLS #: DESU2005100
 Tax ID #: 334-13.20-61.00
 Ownership Interest: Fee Simple
 Unit Entry Floor: 1
 Structure Type: Detached
 Levels/Stories: 2
 Furnished: No
 Waterfront: No
 Views: City, Courtyard
 Garage: No

Beds: 3
 Baths: 2
 Above Grade Fin SQFT: 2,450 / Estimated
 Price / Sq Ft: 489.80
 Year Built: 2015
 Property Condition: Excellent
 Style: Coastal
 Central Air: Yes
 Basement: No

Location

County: Sussex, DE
 In City Limits: No
 MLS Area: Lewes Rehoboth Hundred - Sussex, DE
 Legal Subdivision: WASHINGTON HEIGHTS
 Subdiv / Neigh: WASHINGTON HEIGHTS
 Transportation: Bus Stop less than 1 mile

School District: Cape Henlopen
 High School: Cape Henlopen
 Middle/Junior School: Cape Henlopen
 Elementary School: Rehoboth

Association / Community Info

Association Recreation Fee: No

Taxes and Assessment

County Tax: \$778 / Annually
 City/Town Tax: Annually
 Zoning: C1
 Zoning Description: Commercial with Residential use.

Historic: No

Rooms

	Bed	Bath
Main	1	1 Full
Upper 1	2	1 Full

Building Info

Above Grade Fin SQFT: 2,450 / Estimated
 Total Fin SQFT: 2,450 / Estimated
 Total SQFT: 2,450 / Estimated
 Wall & Ceiling Types: Dry Wall
 Foundation Details: Block, Crawl Space

Floors In Unit Count: 2
 Main Entrance Orientation: West
 Construction Materials: HardiPlank Type, Stick Built
 Flooring Type: Hardwood, Tile/Brick
 Roof: Architectural Shingle

Lot

Lot Acres / SQFT: 0.18a / 7655sf / Estimated
 Additional Parcels: No
 Views: City, Courtyard
 Fencing: Fully
 Location Type: Downtown

Road: Black Top / State
 Lot Features: Cleared, Landscaping

Ground Rent

Ground Rent Exists: No

Parking

Driveway - # of Spaces: 5
 Total Parking Spaces: 5

Features: Driveway, Off Street, Brick Driveway

Interior Features

Interior Features: Attic, Breakfast Area, Ceiling Fan(s), Entry Level Bedroom, Pantry, Window Treatments; Fireplace(s): 1, Fireplace - Glass Doors; Dishwasher, Disposal, Dryer - Electric, Icemaker, Microwave, Oven - Double,

Oven/Range - Electric, Refrigerator, Washer, Water Heater - Tankless; Accessibility Features: None; Monitored; Door Features: Insulated; Window Features: Insulated, Screens; Dryer In Unit, Main Floor Laundry, Washer In Unit

Exterior Features

Exterior Features: Hot Tub, Lawn Sprinkler, Outside Shower; Deck(s), Patio(s); Pool: No Pool

Utilities

Utilities: Cable TV, Electric Available, Propane; Central A/C, Heat Pump(s); Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump(s), Zoned; Heating Fuel: Electric, Propane - Leased; Hot Water: Tankless; Water Source: Public; Sewer: Public Sewer; Internet Services: Broadband, Cable

Remarks

Public: Welcome to the community of Washington Heights with its mixed commercial/residential bohemian groove on the right side of Coastal highway. Luxury homes, Bike trail access, a bakery, our favorite greasy spoon, the YMCA, restaurants, retail and a great Happy Hour are all just steps away. And only 6 blocks to the beach you will find this newer home custom built by the owner/builder with all the bells and whistles you would expect in modern living. This beach home features a wrap-around porch, 5 parking spaces, a first floor en-suite and two comfortable guest bedrooms. All season room opens to the outdoors and additional lounging area and a special purpose room call "Nowhere". It is a heated outdoor dining /gathering space or professional demonstration room. Barn doors open on either side to allow the fun to spill over. Well maintained 8 person hot tub conveys, but there is room for a good size pool as well. Attachment of the many additional upgrades. Low maintenance materials, grounds, sprinkler system, storage shed and outside shower. Who could ask for anything more?

Directions

Just off the Avenue you will find the wonderful community of Washington Heights.

Listing Details

Original Price:	\$1,299,000	DOM:	74
Vacation Rental:	No	Listing Terms:	All Negotiation Thru Lister
Safe Type:	Standard	Off Market Date:	01/13/22
Listing Term Begins:	08/24/2021	Lease Considered:	No
Possession:	Immediate	Home Warranty:	No
Acceptable Financing:	Cash, Conventional	Pets Allowed:	Yes
Federal Flood Zone:	No	Pet Restrictions:	Cats OK, Dogs OK, Number Limited
Disclosures:	Prop Disclosure		

Historical Compensation

For more information about offers of compensation, see [BrightMLS.com/offer-comp](https://www.brightmls.com/offer-comp).

Buyer Agency Comp:	2% Of Gross	Sub Agency Comp:	2% Of Gross
		Dual/Var Comm:	No

Sale/Lease Contract

Concessions:	No	Close Date:	01/13/22
Agreement of Sale Dt:	11/17/21	Close Price:	\$1,200,000.00
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'
 Subdivision County State is 'WASHINGTON HEIGHTS (SUSSEX DE)'
 Status is 'Closed'
 Ownership Interest is 'Fee Simple'
 Structure Type is 'Detached'
 Ordered by Status
 Found 26 results in 0.02 seconds.

Previous Next 5 of 58 Checked 1 All None Page

Agent One-Line display

Display Client Full at 1 per page

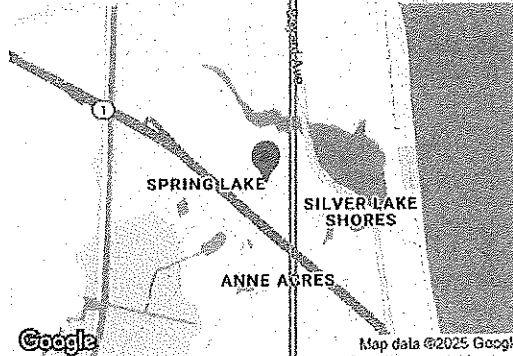
20588 Fisher Street, Rehoboth Beach, DE 19971

Closed | 07/30/21

Residential

\$1,000,000

(35)



1 / 35 Welcome to 20588 Fisher Street.

MLS #: DESU2001524
Tax ID #: 334-20.09-42.01
Ownership Interest: Fee Simple
Structure Type: Detached
Levels/Stories: 2
Waterfront: No
Garage: No

Beds: 3
Baths: 3
Above Grade Fin SQFT: 1,800 / Estimated
Price / Sq Ft: \$555.56
Year Built: 2010
Property Condition: Excellent
Style: A-Frame
Central Air: Yes
Basement: Yes

Location

County: Sussex, DE
In City Limits: No
MLS Area: Lewes Rehoboth Hundred - Sussex, DE
County (31009)
Subdiv / Neigh: DODDS ADDITION

School District: Cape Henlopen

Taxes and Assessment

Tax Annual Amt / Year: \$1,137 / 2020
Zoning: RESIDENTIAL

Tax Assessed Value: \$26,400

Rooms

Kitchen: Main 11 x 12
Living Room: Main 15 x 15
Bedroom 1: Main 11 x 11
Bedroom 2: Upper 1 11 x 11
Bedroom 3: Upper 1 13 x 15
Utility Room: Lower 1 20 x 40

	Bed	Bath
Main	1	1 Full
Upper	2	2 Full

Building Info

Builder Name: MBM
Above Grade Fin SQFT: 1,800 / Estimated
Total Fin SQFT: 1,800 / Estimated
Total SQFT: 1,800 / Estimated
Wall & Ceiling Types: Dry Wall
Basement Type: Unfinished, Walkout Stairs

Main Entrance Orientation: East
Construction Materials: Stick Built
Flooring Type: Wood
Roof: Architectural Shingle

Lot

Lot Acres / SQFT: 0.11a / 5000sf / Estimated

Lot Size Dimensions: 50 x 100

Parking

Driveway - # of Spaces: 2
Total Parking Spaces: 2

Features: Driveway

Interior Features

Interior Features: Stainless Steel Appliances; Accessibility Features: None

Exterior Features

Exterior Features: Extensive Hardscape; Patio(s); Pool: No Pool

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump-Electric
BackUp; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Public: Very rare, cozy, custom home in Dodd's Addition. Built in 2010, this well designed, contemporary, coastal home has been well cared for and is within walking distance to the beaches, shops and restaurants in

both Dewey and Rehoboth. The first floor features hardwood floors throughout, a gourmet kitchen, 9' ceilings, 2 x 6 exterior framing and plenty of windows for natural light. There is also a spacious living area with electric fireplace insert, large flat screen tv and a primary bedroom with en suite bath on the main level of the home. Kitchen appliances are 2 years old and washer/dryer are 3 years old. The spacious front porch, well manicured yard and paver patio with room for a pool add additional outdoor living space for those warm summer days and cool nights. The second floor has 2 bedrooms and 2 full bathrooms and a large balcony overlooking the front yard. There is also a large unfinished basement with walkout stairs (and full height ceilings) that is currently used as a workshop. There are plenty of options for finishing this space. This home is nestled in a quaint, beach community, east of Coastal Highway in the Forgotten Mile-just outside town limits with no HOA and low taxes. This home won't last long!

Directions

Route One South to Robinson Drive. Right on Fisher. Home on right.

Listing Details

Original Price:	\$1,200,000	DOM:	10
Vacation Rental:	No	Off Market Date:	07/30/21
Sale Type:	Standard		
Listing Term Begins:	07/03/2021		
Possession:	0-30 Days CD		
Federal Flood Zone:	No		

Historical Compensation

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

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Sale/Lease Contract

Concessions:	No		
Agreement of Sale Dt:	07/11/21	Close Date:	07/30/21
Close Sale Type:	Standard Sale	Close Price:	\$1,000,000.00

[Click to Show Photos](#)

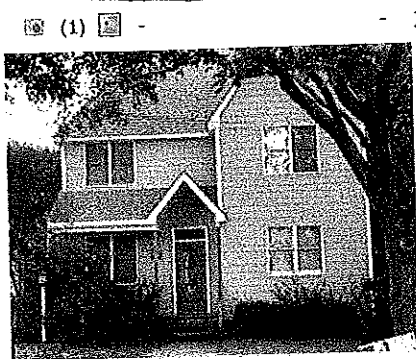
Property Type is 'Residential'
 Subdivision County State is 'DODDS ADDITION (SUSSEX DE)'
 Status is 'Closed'
 Ownership Interest is 'Fee Simple'
 Structure Type is 'Detached'
 Ordered by Status
 Found 58 results in 0.02 seconds.

38338 William F St, Rehoboth Beach, DE 19971

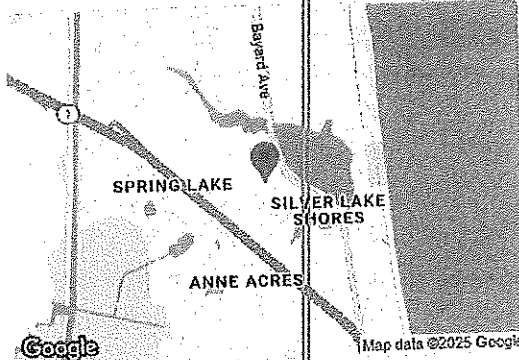
Closed | 11/04/22

Residential

\$1,400,000



1 / 1



MLS #: DESU2029572
Tax ID #: 334-20-09-84.01
Ownership Interest: Fee Simple
Structure Type: Detached
Levels/Stories: 3
Waterfront: No
Garage: No

Beds: 5
Baths: 4
Above Grade Fin SQFT: 2,350 / Estimated
Price / Sq Ft: 595.74
Year Built: 1990
Property Condition: Very Good
Style: A-Frame
Central Air: Yes
Basement: Yes

Location

County: Sussex, DE
In City Limits: No
MLS Area: Lewes Rehoboth Hundred - Sussex, DE
County (31009)
Subdiv / Nelgh: DODDS ADDITION
School District: Cape Henlopen
High School: Cape Henlopen
Middle/Junior School: Beacon
Elementary School: Rehoboth

Taxes and Assessment

Tax Annual Amt / Year: \$1,468 / 2021
Zoning: MR
Tax Assessed Value: \$48,800

Rooms

		Bed	Bath
Basement:	Lower 1 30 x 34	Main 1	1 Full
		Upper 1	3 2 Full
		Upper 2	1 1 Full

Building Info

Above Grade Fin SQFT:	2,350 / Estimated	Main Entrance Orientation:	North
Below Grade Fin SQFT:	1,016 / Estimated	Construction Materials:	Stick Built
Total Below Grade SQFT:	1,016 / Estimated	Flooring Type:	Solid Hardwood
Total Fin SQFT:	3,366 / Estimated	Roof:	Architectural Shingle
Total SQFT:	3,366 / Estimated		
Wall & Ceiling Types:	Dry Wall		
Foundation Details:	Block		
Basement Type:	Unfinished		

Lot

Lot Acres / SQFT: 0.11a / 4792sf / Estimated
Lot Size Dimensions: 50 x 100

Ground Rent

Ground Rent Exists: No

Parking

Driveway - # of Spaces: 4
Total Parking Spaces: 4
Features: Driveway, Paved Parking

Interior Features

Interior Features: No Fireplace; Accessibility Features: None; Basement Laundry

Exterior Features

Exterior Features: Outbuilding(s); Deck(s); Porch(es); Pool: No Pool; Other Structures: Wood/Metal Shed

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump-Electric
BackUp; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public Sewer: Public Sewer

Remarks

Public: Super rare, well-kept 5BR/4BA home w/hardwood floors and unfinished basement East of Rt. 1 in Dodd's

Addition. The first floor features a large bedroom and full bathroom with shower stall, hardwood flooring and large kitchen and dining area with natural light. The second floor has 3 bedrooms and 2 full bathrooms and plenty of closet space for storage. The 3rd floor is currently used as the owner's bedroom and has closed storage that could be converted to closet space. There is also a large unfinished basement the full footprint of the house. The outside features include a covered front porch, rear deck, outdoor shower and storage shed. The home has new hardiplank siding in 2022. This 50 x 100 lot is located in the Forgotten Mile and is two blocks east of Coastal Highway on a very quiet, dead end street with no through traffic No municipal codes or zoning restrictions. You are in the county. Take advantage of this opportunity now. Property won't last long. Seller is selling in "as is" condition.

Directions

East of Rt. One in Dodd's Addition

Listing Details

Original Price:	\$1,400,000	DOM:	
Vacation Rental:	No	Off Market Date:	11/04/22
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	09/22/2022	Home Warranty:	No
Possession:	61-90 Days CD		
Acceptable Financing:	Cash, Conventional		
Federal Flood Zone:	No		

Historical Compensation

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

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Sale/Lease Contract

Concessions:	No	Close Date:	11/04/22
Agreement of Sale Dt:	09/22/22	Close Price:	\$1,400,000.00
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'
 Subdivision County State is 'DODDS ADDITION (SUSSEX DE)'
 Status is 'Closed'
 Ownership Interest is 'Fee Simple'
 Structure Type is 'Detached'
 Ordered by Status
 Found 58 results in 0.02 seconds.

Previous Next 4 of 58 Checked 1 All None Page Agent One-Line display

Display Client Full at per page

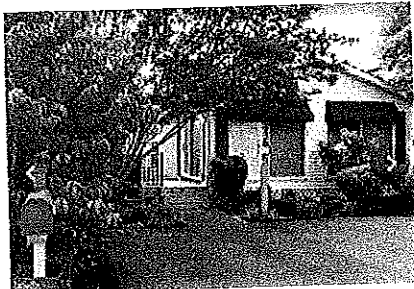
38329 William F St, Rehoboth Beach, DE 19971

Closed | 09/30/22

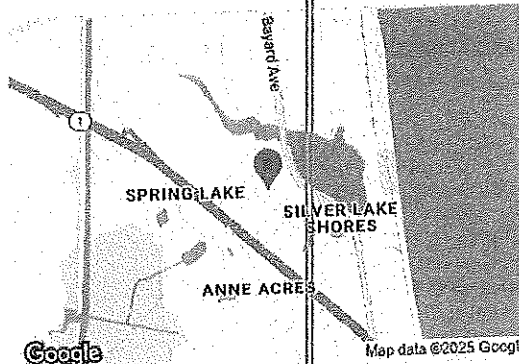
Residential

\$1,067,000

(25)



1 / 25



MLS #: DESU2025304
Tax ID #: 334-20.09-78.01
Ownership Interest: Fee Simple
Structure Type: Detached
Levels/Stories: 1
Waterfront: No
Garage: No

Beds: 4
Baths: 2
Above Grade Fin SQFT: 1,500 / Estimated
Price / Sq Ft: 711.33
Year Built: 1982
Style: Ranch/Rambler
Central Air: Yes
Basement: Yes

Location

County: Sussex, DE
In City Limits: No
MLS Area: Lewes Rehoboth Hundred - Sussex, DE
County (31009)
Legal Subdivision: Dodds Addition
Subdiv / Nelgh: DODDS ADDITION

School District: Cape Henlopen

Taxes and Assessment

Tax Annual Amt / Year: \$1,176 / 2021
School Tax: \$776
County Tax: \$81 / Annually
Clean Green Assess: No
Municipal Trash: No
Zoning: MR

Tax Assessed Value: \$13,200 / 2021
Imprv. Assessed Value: \$13,200
Land Assessed Value: \$5,000
Land Use Code: RS
Block/Lot: 31

Rooms

Main Bed Bath
4 2 Full

Building Info

Yr Major Reno/Remodel: 2006
Above Grade Fin SQFT: 1,500 / Estimated
Total Fin SQFT: 1,500 / Estimated
Total SQFT: 1,500 / Estimated
Foundation Details: Crawl Space
Basement Type: Other

Construction Materials: Frame
Roof: Architectural Shingle

Lot

Lot Acres / SQFT: 0.11a / 4792sf / Assessor

Lot Size Dimensions: 50.00 x 100.00
Road: 50

Parking

Driveway - # of Spaces 4
Total Parking Spaces 4

Features: Driveway, Asphalt Driveway

Interior Features

Interior Features: Accessibility Features: None

Exterior Features

Exterior Features: Pool: No Pool

Utilities

Utilities: Electric Available; Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Forced Air; Heating Fuel: Electric; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: Furniture and all major appliances
Exclusions: Personal items and some pictures / wall hangings

Public:

Walk to Rehoboth and Dewey Beaches! Well-maintained, nicely landscaped, rarely available 4BR/2BA ranch home east of Rt. 1 in Dodd's Addition. Open kitchen and dining area. Large primary bedroom with a walk-in closet + 1 other closet & attached bath. Many ceiling fans throughout. This house boasts a lovely front porch with surrounding sliding glass/screen doors that is heated and cooled for year-round use. New 3 level deck provides wonderful private outdoor living space. Fully fenced in back yard with new outdoor shower. Behind the house is a storage shed perfect for bikes and beach gear. Gated bike access to back yard on side opposite deck. Paved driveway added by current owners. This 50 x 100 lot is located in the Forgotten Mile and is two blocks east of Coastal Highway on a very quiet, no through road. Not in Rehoboth or Dewey Beach city limits so only county code applies. No municipal codes or zoning restrictions.

Directions

Route 1 to William F Street, 1.5 blocks to 38329 on left.

Listing Details

Original Price:	\$1,200,000	DOM:	17
Vacation Rental:	No	Off Market Date:	10/03/22
Sale Type:	Standard	Lease Considered:	No
Listing Term Begins:	07/12/2022	Home Warranty:	No
Possession:	Negotiable		
Acceptable Financing:	Negotiable		
Federal Flood Zone:	No		

Historical Compensation

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

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Sale/Lease Contract

Concessions:	No	Close Date:	09/30/22
Agreement of Sale Dt:	07/27/22	Close Price:	\$1,067,000.00
Close Sale Type:	Standard Sale		

[Click to Show Photos](#)

Property Type is 'Residential'
Subdivision County State is 'DODDS ADDITION (SUSSEX DE)'
Status is 'Closed'
Ownership Interest is 'Fee Simple'
Structure Type is 'Detached'
Ordered by Status
Found 58 results in 0.02 seconds.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 10 MCKINLEY AV A****Parcel ID: 334-20.18-191.00-1A****Class: Residential - Condo**

Card: 1 of 1

Printed: April 8, 2025

CURRENT OWNERMOYER WILLIAM THOMAS
4701 KIERNAN RD
COLLEGE PARK MD 20740-1344**GENERAL INFORMATION**Living Units 1
Neighborhood 6GR103C
Alternate ID 33420180191000001A
Vol / Pg 4005/245
District
Zoning TOWN CODES
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.0349	Location	109,430

Total Acres: .0349
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	109,400	109,400	0	0
Building	0	422,100	422,100	0	0
Total	0	531,500	531,500	0	0

Value Flag Cost Approach
TD334DM14**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
10/11/24	TSA	Estimated	Estimated
07/15/24	KMB	Data Mailer Change	Owner
02/02/24	SMD	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/01/17	201700407	18,250	A075	Surfside (8 Mckinley Ave) For Bui
04/13/99	76967-1	2,187	D010	Vinyl Siding-Surfsideunit 1a

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/04/12				4005/245		
08/21/96	1					
09/30/85	90,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 10 MCKINLEY AV A

Parcel Id: 334-20.18-191.00-1A

Class: Residential - Condo

Card: 1 of 1

Printed: April 8, 2025

Dwelling Information

Style	Condo Flat	Year Built	1964
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	2	Full Baths	1
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	2
Total Rooms	4		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

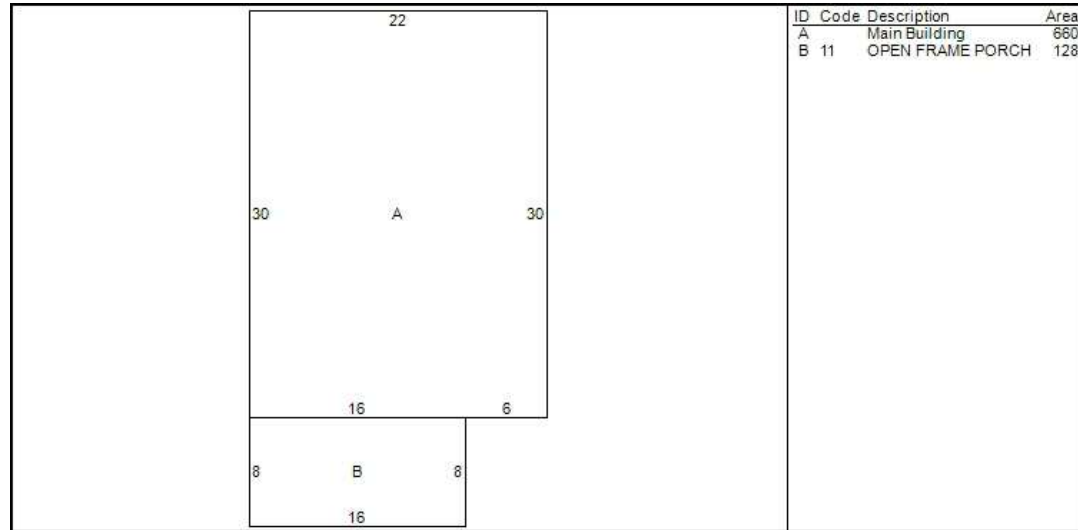
Grade & Depreciation

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

Dwelling Computations

Base Price	140,901	% Good	71
Plumbing	2,810	% Good Override	
Basement	-17,280	Functional	
Heating	0	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	4.57
Subtotal	126,430	Additions	2,600
Ground Floor Area	660		
Total Living Area	660	Dwelling Value	422,100

Building Notes



ID	Code	Description	Area
A		Main Building	660
B	11	OPEN FRAME PORCH	128

Outbuilding Data

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

Condominium / Mobile Home Information

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

[illegible]

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 MCKINLEY AVE. UNIT 1A

Current Assessment: \$ 16,750

Purchase Price (Total of Land and Improvement): \$ UNKNOWN Date of Purchase: 1991

Special Conditions of Sale: NONE

How was property acquired ☐ Private Sale ☐ Auction ☐ Open Market ☒ Family ☐ Inherited
☒ Other IN-LAWS PURCHASED FOR FAMILY USE

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 0.0349 ACRES Style of Home CONDOMINIUM

Number of: Bedrooms: 2 Bathrooms: 1 Fireplaces: 0

☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions: 1 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? \$ \$ 399,000

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

<input type="checkbox"/>	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
<input checked="" type="checkbox"/>	Comparable Sales (identify below)
<input type="checkbox"/>	Other (provide detail below or in a separate attachment)

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

I HAVE FOUND 3 COMPARABLES THAT I PROVIDED TO TYLER TECHNOLOGIES.
I HAVE USED THEM IN DETERMINING MY ASSESSED 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 3 comparable sales.

1. Parcel Number 334-19.12-28.00-3 Owner GERALD MARTINEZ
Address 35871 ABACO LN #3
Sales Price \$ 397,000 Date of Sale 9/16/22
Lot Size/Land Area .0615 Style of House CONDOMINIUM
Number of: Bedrooms: 2 Bathrooms: 1 Fireplaces: 0
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions: 1 - SCREENED PORCH

Describe Garage or Other Improvements:

--

Additional Comments:

THIS UNIT WAS BUILT IN 1960 AND IS 700 SQUARE FEET.
CLOSE IN AGE TO MY UNIT AND 40 FEET BIGGER.

2. Parcel Number 334-20.00-1.00-414 Owner OCEAN OF TIME LLC
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: 1 Bathrooms: 1.5 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic ☒ Central 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 ABOVE

3. Parcel Number 334-19.12-22.00-3 Owner FRANK LEE OLIVER JR
Address 37821 WESTWOOD DR. #3
Sales Price \$ 390,000 Date of Sale 2/14/25
Lot Size/Land Area .0354 Style of House CONDOMINIUM
Number of: Bedrooms: 1 Bathrooms: 1 Fireplaces:
☐ Finished Basement ☐ Finished Attic ☐ Central Air
Porches and Additions SCREENED IN PORCH ALONG WITH OUTDOOR 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.

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: \$ 399,000

Signature of Owner or agent¹ _____

Print Name and Title: _____

Mailing Address: _____

4501 KIERNAN RD.
COLLEGE PARK, MD

20740-1344

E Mail Address: _____

BMOYER - 63 @ HOTMAIL . COM Telephone: 301 - 580 - 1292

Please use ☒ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☐

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 appeal and represent the interest of the owner herein.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 34078 BEACHWOOD DR

Parcel ID: 533-6.00-146.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 18, 2025

CURRENT OWNER

CORSINI JENNIFER MARIE KOSKO
ROBERT AARON CORSINI
34078 BEACHWOOD DR
FRANKFORD DE 19945

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR079
Alternate ID 53306000146000000
Vol / Pg 5106/95
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.5069		72,250

Total Acres: .5069
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	72,300	72,300	0	72,300
Building	0	192,700	192,700	0	247,800
Total	0	265,000	265,000	0	320,100

Value Flag TD533DM3
Cost Approach

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
09/29/22	MEP	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/03/05	101633-2	1,700	D010	Deck-Beachwood Lot 8
06/01/05	101633-1	78,048	D010	Dwelling W/Additions-Beachwood

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/19/19	205,000			5106/95	Deed	CORSINI JENNIFER MARIE KOSKO

Situs : 34078 BEACHWOOD DR

Parcel Id: 533-6.00-146.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 18, 2025

Dwelling Information

Style	Ranch	Year Built	2005
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x		
Color		In-law Apt	No

Basement

Basement	Crawl	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

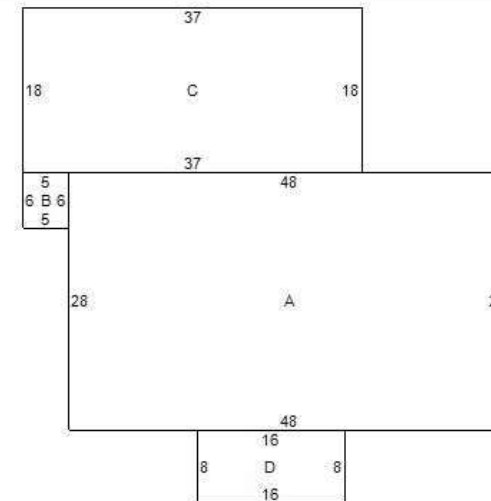
Grade & Depreciation

Grade	C-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	95
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	213,816	% Good	80
Plumbing	3,820	% Good Override	
Basement	-11,860	Functional	
Heating	17,740	Economic	95
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.08019
Subtotal	223,520	Additions	7,400
Ground Floor Area	1,344		
Total Living Area	1,344	Dwelling Value	191,500

Building Notes



ID	Code	Description	Area
A		Main Building	1344
B	11	OPEN FRAME PORCH	30
C	31	WOOD DECK	666
D	31	WOOD DECK	128
E	RS1	FRAME UTILITY SHED	240*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 20		240	1	2000	C	A	1,230

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number	Unit Level	Unit Parking	Model (MH)
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
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92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

Unit Location
Unit View
Model Make (MH)

Agent Full

34078 Beachwood Dr, Frankford, DE 19945

Closed | 08/15/19

Residential

\$205,000



MLS #: DESU131930
 Tax ID #: 533-06.00-146.00
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Furnished: No
 Waterfront: No
 Views: Trees/Woods
 Garage: No

*Subj'd
Property*

Beds: 3
 Baths: 2 / 0
 Above Grade Fin SQFT: 1,344 / Assessor
 Assessor AbvGrd Fin SQFT: 1,344
 Price / Sq Ft: 152.53
 Year Built: 2005
 Style: Ranch/Rambler
 Central Air: Yes
 Basement: No

Location

County: Sussex, DE
 In City Limits: No
 MLS Area: Baltimore Hundred - Sussex, DE County (31001)
 Legal Subdivision: Beachwood (Roxana)
 Subdiv / Neigh: BEACHWOOD

School District: Indian River
 Sussex DE Quadrants: Between Rt 1 & 113

298,000

Association / Community Info

Property Manager: No

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$582 / 2018
 School Tax: \$514
 County Tax: \$69 / Annually
 Clean Green Assess: No
 Zoning: A

Block/Lot: 8

Rooms

	Bed	Bath
Main	3	2 Full

Building Info

Above Grade Fin SQFT: 1,344 / Assessor
 Total Fin SQFT: 1,344 / Assessor
 Tax Total Fin SQFT: 1,344
 Total SQFT: 1,344 / Assessor
 Foundation Details: Crawl Space

Construction Materials: Stick Built, Vinyl Siding
 Flooring Type: Laminated
 Roof: Architectural Shingle

Lot

Lot Acres / SQFT: 0.5a / 21780sf / Estimated
 Views: Trees/Woods

Ground Rent

Ground Rent Exists: No

Parking

Total Parking Spaces: Unknown

Features: Driveway

Interior Features

Interior Features: Attic, Kitchen - Eat-In, Primary Bath(s), Recessed Lighting, Skylight(s); Fireplace(s): 1, Wood; Dishwasher, Disposal, Dryer, Oven/Range - Electric, Range Hood, Refrigerator, Washer, Water Conditioner - Owned,

Water Heater; Accessibility Features: None; Dryer In Unit, Washer In Unit

Exterior Features

Exterior Features: Deck(s); Pool: No Pool; Other Structures: Shed

Utilities

Utilities: Central A/C; Cooling Fuel: Electric; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Well; Sewer: Mound System

Remarks

Agent: Vacant - Show Anytime. Water testing results and septic replacement report from Dec 2015 avail.

Public: Don't miss this 3 bed/2 bath rancher located in the 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 Agent: KIM DERRICKSON (3258811) (Lic# RS-0016963) (302) 539-7511
 Listing Agent Email: kim@wilgusassociates.com
 Broker of Record: MICHAEL WILGUS (3259348) [Click for License](#)
 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:	\$0
		Dual/Var Comm:	No

Listing Details

Original Price:	\$265,000	Previous List Price:	\$255,900
Vacation Rental:	No	DOM / CDOM:	122 / 122
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	08/16/19
Listing Service Type:	Full Service	Home Warranty:	No
Dual Agency:	Yes	Documents Available:	Seller's Property Disclosure
Sale Type:	Standard	Seller Concessions:	
Listing Term Begins:	02/25/2019		
Listing Entry Date:	02/25/2019		
Possession:	Immediate		
Acceptable Financing:	Cash, Conventional		
Federal Flood Zone:	No		

Sale/Lease Contract

Selling Agent:	<u>KYLIE GIVENS</u> (3258872) (Lic# Unknown)	(302) 604-0510
Selling Agent Email:	<u>kylie@wilgusassociates.com</u>	
Selling Office:	<u>WILGUS ASSOCIATES B (WILGUS)</u> (Lic# RM-0000053)	
Broker of Record:	<u>MICHAEL WILGUS</u> (3259348)	
	PO Box 309, Bethany Beach, DE 19930-0309	
Office Phone:	(302) 539-7511	Office Fax: (302) 539-1857
Concessions:	No	
Agreement of Sale Dt:	06/26/19	Close Date: 08/15/19
Close Sale Type:	Standard Sale	Close Price: \$205,000.00
Buyer Financing:	USDA	Last List Price: \$235,000.00

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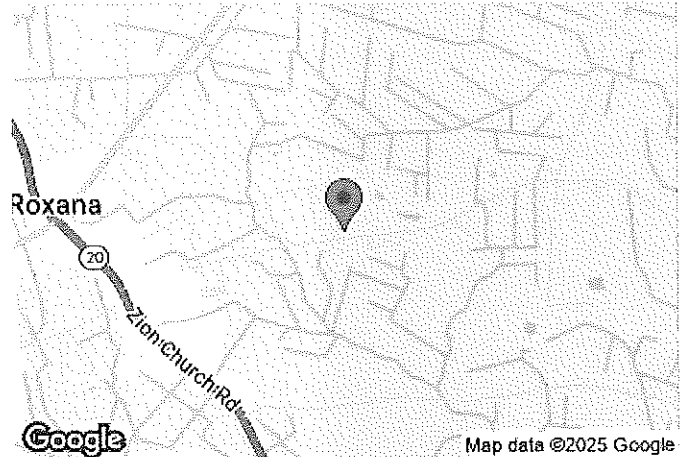
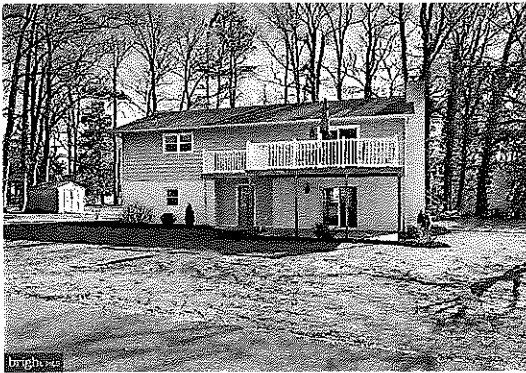


35775 Clam Ave, Frankford, DE 19945

Closed | 03/10/21

Residential

\$284,000



MLS #: DESU176326
 Tax ID #: 533-06.00-141.00
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 2
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 3
 Above Grade Fin SQFT: 2,200 / Estimated
 Assessor AbvGrd Fin SQFT: 0
 Price / Sq Ft: 129.09
 Year Built: 1974
 Style: Coastal
 Central Air: Yes
 Basement: No

Location

County: Sussex, DE
 In City Limits: No
 MLS Area: Baltimore Hundred - Sussex, DE County (31001)
 Legal Subdivision: Beachwood (Roxana)
 Subdiv / Neigh: BEACHWOOD

School District: Indian River
 High School: Indian River
 Middle/Junior School: Selbyville
 Elementary School: Lord Baltimore
 Sussex DE Quadrants: Between Rt 1 & 113

Association / Community Info

Property Manager: No

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$542 / 2020
 School Tax: \$478
 County Tax: \$64 / Annually
 Clean Green Assess: No
 Zoning: AR-1

Tax Assessed Value: 2020
 Historic: No
 Land Use Code: RS
 Block/Lot: 3

Rooms

	Bed	Bath
Main	2	2 Full
Lower 1	1	1 Full

Building Info

Above Grade Fin SQFT: 2,200 / Estimated
 Total Fin SQFT: 2,200 / Estimated
 Total SQFT: 2,200 / Estimated
 Foundation Details: Slab

Construction Materials: Aluminum Siding
 Flooring Type: Carpet, Ceramic Tile, Laminated
 Roof: Asphalt

Lot

Lot Acres / SQFT: 0.47a / 20473sf / Estimated

Lot Size Dimensions: 89.00 x 152.00

Ground Rent

Ground Rent Exists: No

Parking

Driveway - # of Spaces: 2
 Total Parking Spaces: 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

Exterior Features

Exterior Features: Deck(s); Pool: No Pool

Utilities

Utilities: Ceiling Fan(s), Central A/C; Cooling Fuel: Electric; Electric Service: 200+ Amp Service; Heating: Heat Pump(s); Heating Fuel: Electric; Hot Water: Electric; Water Source: Well; Sewer: Low Pressure Pipe (LPP)

Remarks

Public: This lovely updated 3 bed, 3 bath home in the community of Beachwood is waiting for you. As soon as you walk through the front door you will immediately be greeted by the updates that have been done to the home the past few years. Freshly painted walls, new flooring, and a new roof. Every bedroom as well as the living room has new ceiling fans. In the kitchen you will love making meals on the new appliances Combination kitchen and dining room- plenty of space to entertain your guests on the main floor or the lower level where you will find a new mini bar area. During the warmer months enjoy hanging out on the deck!

Listing Office

Listing Agent: ASHLEY BROSNAHAN (3256745) (Lic# Unknown) (302) 841-4200
 Listing Agent Email: ashley@bethanybeach-homes.com
 Broker of Record: Nick D'Ambrosia (18809) [Click for License](#)
 Listing Office: Long & Foster Real Estate, Inc. (LONG001) (Lic# RM-0000186)
 33298 Coastal Hwy, Bethany Beach, DE 19930-3781
 Office Manager: Todd Vickers (3260550)
 Office Phone: (302) 539-9040 Office Fax: (302) 539-2185

Directions

Turn right onto Rd 381A/ Wilgus Cemetery Rd. Turn Right onto Oyster Dr. Home will be on your right.

Historical Compensation

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$279,000	Owner Name:	Brosnahan Megan Ee
Vacation Rental:	No	DOM / CDOM:	4 / 4
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	03/10/21
Listing Service Type:	Full Service	Lease Considered:	No
Dual Agency:	Yes	Home Warranty:	No
Sale Type:	Standard	Pets Allowed:	Yes
Listing Term Begins:	01/22/2021	Pet Restrictions:	No Pet Restrictions
Listing Entry Date:	01/22/2021	Seller Concessions:	
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional		
Federal Flood Zone:	No		
Disclosures:	Agent Related to Owner		

Sale/Lease Contract

Selling Agent:	<u>JAMIE COLEMAN</u> (3258170) (Lic# Unknown)	(302) 344-7158	
Selling Agent Email:	jcoleman@psre.com		
Selling Office:	<u>Patterson-Schwartz-Rehoboth</u> (PSREAREH) (Lic# R5-0002482)		
Responsible Broker:	Joe Pluscht (3167947) (Lic# R1-0002876-DE)		
	18958 Coastal Hwy, Rehoboth Beach, DE 19971-6196		
Office Phone:	(302) 703-6987		
Selling Office Email:	bpeiffer@psre.com		
Concessions:	No		
Agreement of Sale Dt:	01/25/21	Close Date:	03/10/21
Close Sale Type:	Standard Sale	Close Price:	\$284,000.00
Buyer Financing:	VA	Last List Price:	\$279,000.00

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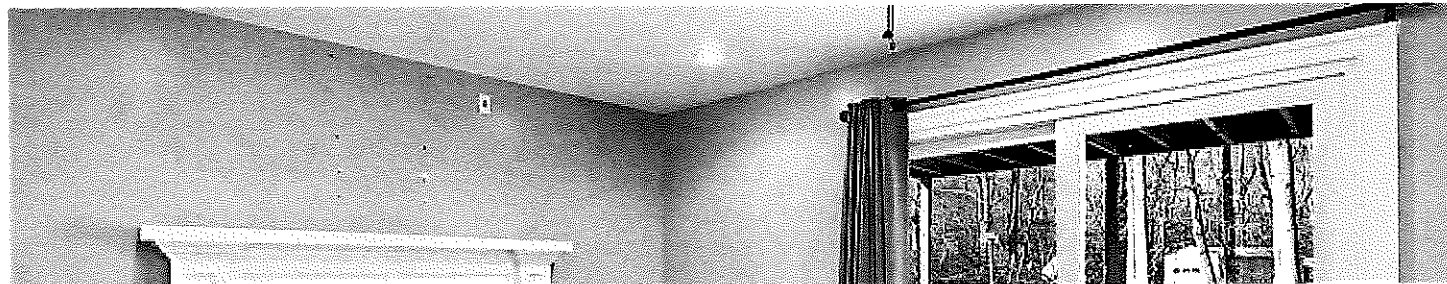
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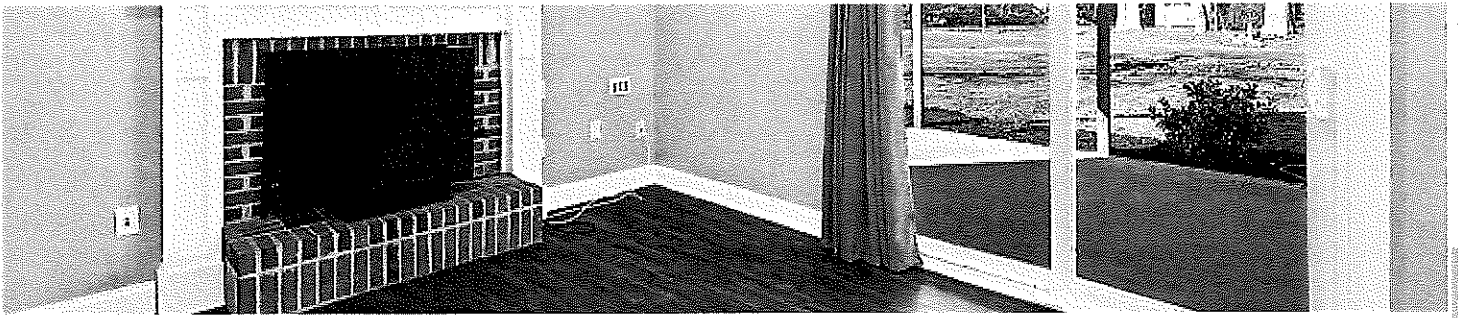
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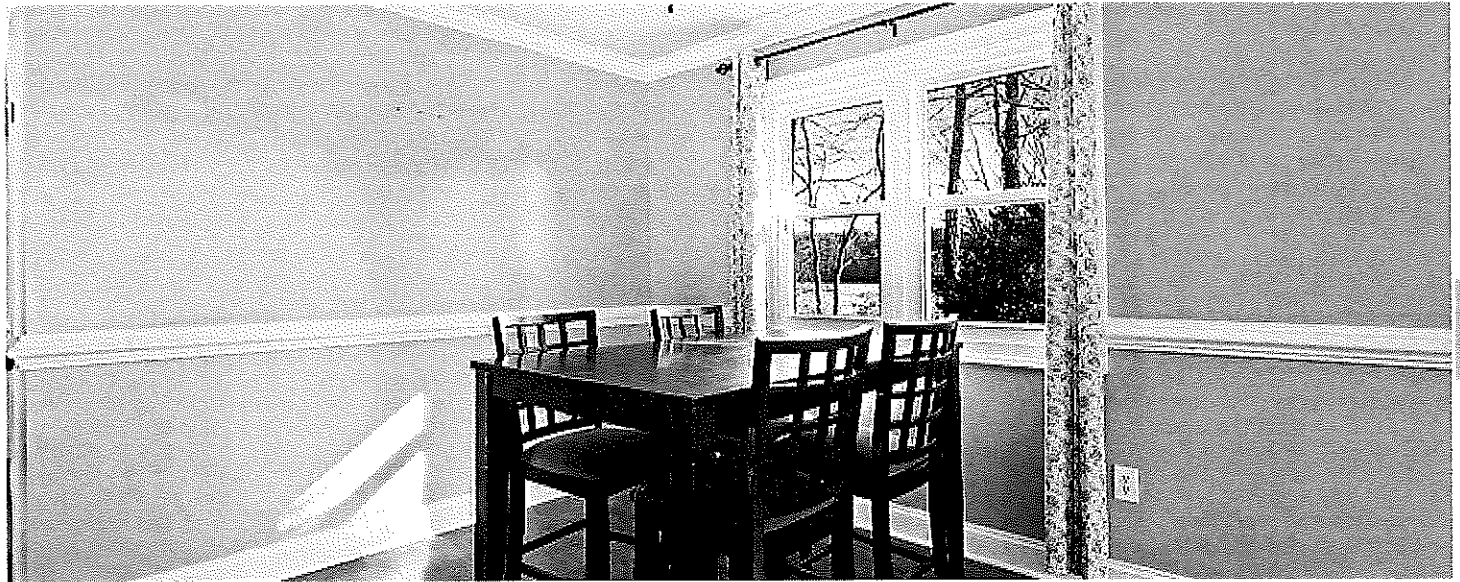
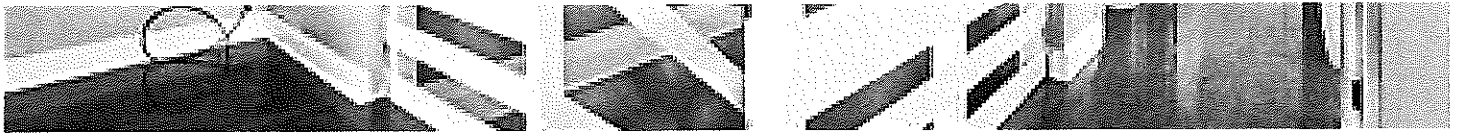
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Agent Full

Renovated

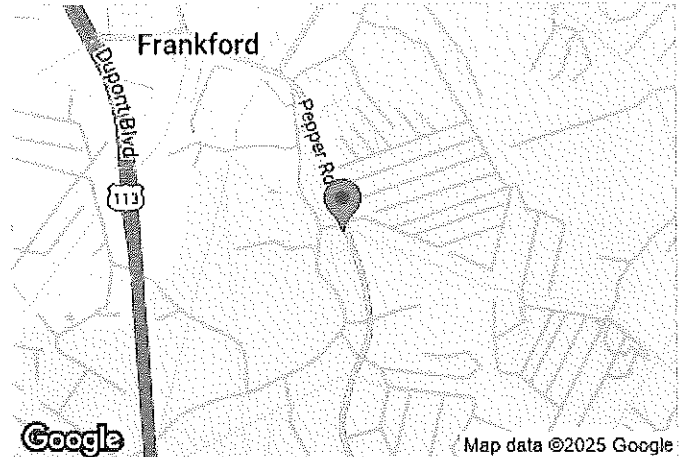
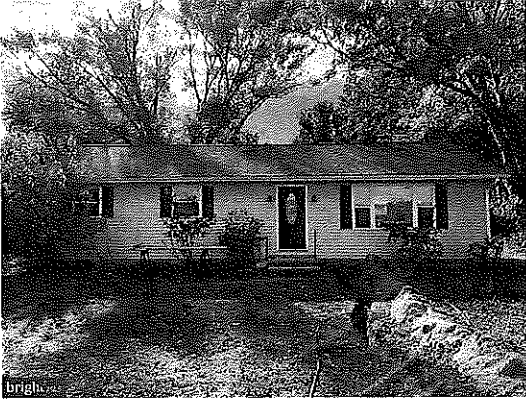
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34640 Pepper Rd, Frankford, DE 19945

Closed | 03/31/23

Residential

\$237,000



MLS #: DESU2031100
 Tax ID #: 533-04.00-44.00
 Ownership Interest: Fee Simple
 Structure Type: Detached
 Levels/Stories: 1
 Waterfront: No
 Garage: No

Beds: 3
 Baths: 1
 Above Grade Fin SQFT: 1,152 / Assessor
 Assessor AbvGrd Fin SQFT: 1,152
 Price / Sq Ft: 205.73
 Year Built: 1971
 Style: Modular/Pre-Fabricated, Ranch/Rambler
 Central Air: No
 Basement: No

Location

County: Sussex, DE
 In City Limits: No
 MLS Area: Baltimore Hundred - Sussex, DE County (31001)
 Legal Subdivision: BRANCHWOOD
 Subdiv / Neigh: NONE AVAILABLE

School District: Indian River
 Sussex DE Quadrants: Between Rt 1 & 113

Taxes and Assessment

Tax Annual Amt / Year: \$372 / 2022
 School Tax: \$331
 County Tax: \$41 / Annually
 Clean Green Assess: No
 Zoning: GR

Tax Assessed Value: 2022
 Land Use Code: RS
 Block/Lot: 2

Rooms

Living Room:	Main	21 x 11
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

	Bed	Bath
Main	3	1 Full

Building Info

Yr Major Reno/Remodel: 2022
 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

Construction Materials: Frame

Lot

Lot Acres / SQFT: 0.32a / 13939sf / Assessor

Lot Size Dimensions: 100.00 x 140.00

Parking

Total Parking Spaces: Unknown

Features: Driveway

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. Call today!

Listing Office

Listing Agent: Maria Bennett (3259209) (Lic# RS-0012971) (302) 541-8787

Listing Agent Email: mariabennettrealtor@gmail.com

Broker of Record: Sherri Custodio (3260222) Click for License

Listing Office: Iron Valley Real Estate at The Beach (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

Buyer Agency Comp:	2.5% Of Gross	Sub Agency Comp:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$229,900	Owner Name:	Stephan Thomas Mark
Vacation Rental:	No	DOM / CDOM:	10 / 10
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	04/01/23
Listing Service Type:	Full Service	Seller Concessions:	
Dual Agency:	Yes		
Sale Type:	Standard		
Listing Term Begins:	10/19/2022		
Listing Entry Date:	10/19/2022		
Possession:	Immediate		
Acceptable Financing:	Cash, FHA, USDA, VA		
Federal Flood Zone:	No		

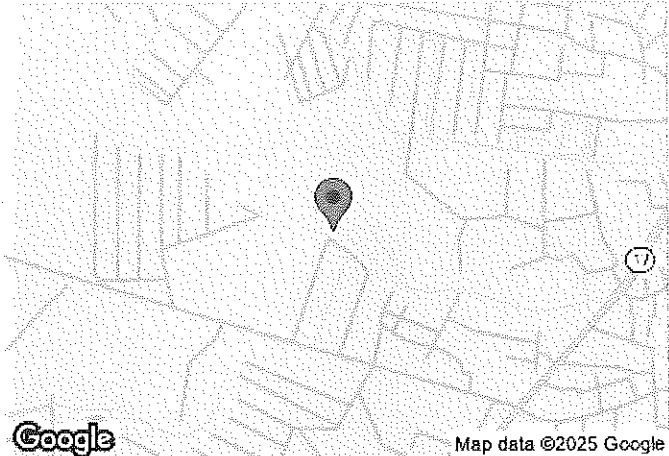
Sale/Lease Contract

Sell Team Name:	<u>The Schrockstars Team</u>		
Selling Agent:	<u>TONI SCHROCK</u> (3259242) (Lic# RS-0022818)	(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:	<u>Andrea Krivda</u> (3338620) (Lic# RS-0037932)		
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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MLS #:	DESU179824	Beds:	3
Tax ID #:	533-10.00-5.05	Baths:	2
Ownership Interest:	Fee Simple	Above Grade Fin SQFT:	1,500 / Estimated
Structure Type:	Detached	Assessor AbvGrd Fin SQFT:	1,344
Levels/Stories:	1	Price / Sq Ft:	176.67
Furnished:	No	Year Built:	1995
Waterfront:	No	Property Condition:	Excellent
Views:	Garden/Lawn, Panoramic, Trees/Woods	Style:	Ranch/Rambler
Garage:	Yes	Central Air:	No
		Basement:	No

Location

County:	Sussex, DE	School District:	Indian River
In City Limits:	No	High School:	Sussex Central
MLS Area:	Baltimore Hundred - Sussex, DE County (31001)	Middle/Junior School:	Selbyville
		Elementary School:	Phillip C. Showell
Subdiv / Neigh:	NONE AVAILABLE	Cross Street:	Roxana Rd/Route 20
		Sussex DE Quadrants:	Between Rt 1 & 113

Taxes and Assessment

Tax Annual Amt / Year:	\$536 / 2020	Tax Assessed Value:	2020
Clean Green Assess:	No	Land Use Code:	RS
Zoning:	AR-1		

Rooms

			Bed	Bath
Living Room:	Main	20 x 12, Ceiling Fan(s), Flooring - HardWood	Main	3
Dining Room:	Main	9 x 8, Flooring - HardWood		2 Full
Kitchen:	Main			
Primary Bedroom:	Main	12 x 12, Flooring - Carpet		
Bedroom 2:	Main	13 x 12, Flooring - Carpet		
Bedroom 3:	Main	12 x 9, Flooring - Carpet		
Sun/Florida Room:	Main	14 x 13, Flooring - HardWood		

Building Info

Above Grade Fin SQFT:	1,500 / Estimated	Construction Materials:	Aluminum Siding, Frame
Total Fin SQFT:	1,500 / Estimated	Flooring Type:	Carpet, Ceramic Tile, Hardwood
Tax Total Fin SQFT:	1,344	Roof:	Metal, Pitched
Total SQFT:	1,500 / Estimated		
Wall & Ceiling Types:	Dry Wall		
Foundation Details:	Crawl Space		

Lot

Lot Acres / SQFT:	0.7a / 30492sf / Assessor	Lot Size Dimensions:	150.00 x 198.00
Views:	Garden/Lawn, Panoramic, Trees/Woods		
Fencing:	Chain Link, Decorative, Partially, Rear, Wood		

Ground Rent

Ground Rent Exists:	No
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Parking

Detached Garage - # of Spaces
Total Parking Spaces

2
2

Features: Detached Garage, Garage - Front Entry, Oversized
 Garage, Stone Driveway

Interior Features

Interior Features: Carpet, Ceiling Fan(s), Dining Area, Floor Plan-Traditional, Kitchen - Table Space, Primary Bath(s), Window Treatments, Wood Floors; No Fireplace; Built-In Range, Exhaust Fan, Oven/Range - Electric, Refrigerator, Stove, Water Conditioner - Owned, Water Heater; Accessibility Features: Other; Main Entrance Lock, Smoke Detector; Door Features: Insulated, Sliding Glass; Window Features: Double Pane, Insulated, Screens; Dryer In Unit, Has Laundry, Washer In Unit

Exterior Features

Exterior Features: Outbuilding(s), Satellite Dish; Deck(s), Porch(es); Pool: No Pool

Utilities

Utilities: Window Unit(s); Cooling Fuel: Electric; Heating: Baseboard - Electric; Heating Fuel: Electric; Hot Water: Electric; Water Source: Well; Sewer: Low Pressure Pipe (LPP)

Remarks

Agent: Seller had soil evaluation performed. Septic System is being replaced. The septic design has begun.

Public: 3BR 2BA Single Family Ranch Home situated on nice private homesite just a few short miles to Bethany Beach & Fenwick Island. This home features a spacious living room with large windows allowing lots of natural light to fill the room. Hardwood floors are beautiful and make cleaning a breeze. The kitchen allows plenty of room to add an island if you desire. The rear living room opens to the deck for entertaining. The detached 2 car garage is large enough to fit two cars or a great place for your hobbies. The rear fenced yard is great for many uses. This home has been lovingly maintained. New carpet is ordered, brush removal in rear yard has been contracted, and new septic will be installed.

Listing Office

Listing Agent: Shannon Smith Hunt (3260191) (Lic# Unknown) (302) 344-0500
 Listing Agent Email: shannonsmith@northroprealty.com
 Broker of Record: Nick D'Ambrosia (18809) Click for License
 Listing Office: Northrop Realty (NRP9) (Lic# Unknown)
 37077 Coastal Hwy, Fenwick Island, DE 19944-4056
 Office Manager: Chrissy Steele (3257227)
 Office Phone: (302) 539-0800
 Co-Listing Agent: Mrs. Christine M Lombardi (3257175) (Lic# Unknown) (302) 236-2257
 Co-Listing Agent Email: christinelombardi@northroprealty.com

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:	0% Of Gross
		Dual/Var Comm:	No

Listing Details

Original Price:	\$299,000	Owner Name:	Carney Barbara Phillips
Vacation Rental:	No	DOM / CDOM:	12 / 12
Listing Agrmnt Type:	Exclusive Right	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Off Market Date:	04/29/21
Listing Service Type:	Full Service	Documents Available:	Seller's Property Disclosure
Dual Agency:	Yes	Pets Allowed:	Yes
Sale Type:	Standard	Pet Restrictions:	No Pet Restrictions
Listing Term Begins:	03/25/2021	Seller Concessions:	
Listing Entry Date:	03/25/2021		
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional, FHA, USDA, VA		
Federal Flood Zone:	No		
Disclosures:	Prop Disclosure		

Sale/Lease Contract

Selling Agent:	<u>KATHY GOODMAN (3258680) (Lic# Unknown)</u>	(302) 245-4096
Selling Agent Email:	<u>kathygoodman@remax.net</u>	
Selling Office:	<u>ReMax Coastal (RMCOAST) (Lic# RM-0000581)</u>	
Responsible Broker:	Tim Rhodes (3260517) (Lic# RB-0020593-DE)	
	300 Ocean View Pkwy, Bethany Beach, DE 19930-9211	
Office Phone:	(302) 537-3400	
Concessions:	No	
Agreement of Sale Dt:	04/05/21	Close Date:
Close Sale Type:	Standard Sale	Close Price:
Buyer Financing:	Cash	Last List Price:
		\$265,000.00
		\$299,000.00

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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: N/A

How was property acquired ☐ Private Sale ☐ Auction ☒ Open Market ☐ Family ☐ Inherited
☐ Other _____

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change

Description of Property

Lot size/Land Area .76 acres Style of Home Ranch

Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: _____

Describe outbuildings or accessory structures other than main dwelling:

Shed on property

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 225,000

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

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

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

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 around \$220,000.
Our house at this point is 20 years old, which means our roof will have to be replaced soon, leaks in the attic from roof

Comparable Sales

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. **The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.**

You must submit 3 comparable sales.

1. Parcel Number 533-06.00-141.00 Owner Karen Koyns

Address 35775 Clam Ave

Sales Price \$ 284,000 Date of Sale 3/10/2021

Lot Size/Land Area .47 Style of House Ranch

Number of: Bedrooms: 3 Bedrooms: 3 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: _____

Describe Garage or Other Improvements:

First floor completely remodeled. 2,200 sq ft 3 bath. Located in the same neighborhood.

Additional Comments:

Even with the drop of my assessment from \$327,000 to 298,000, how am I assessed more than this home? This is a comp that Tyler Tech provided.

2. Parcel Number 533-4.00-44.00 Owner Lauren Vrooman

Address 34640 Pepper Rd

Sales Price \$ 237,000 Date of Sale 3/31/2023

Lot Size/Land Area .32 Style of House Ranch

Number of: Bedrooms: 3 Bedrooms: 1 Fireplaces:

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions:

Describe Garage or Other Improvements:

Completely remodeled, 1,152 sq ft 1 bath

Additional Comments:

3. Parcel Number 533-10.00-5.05 Owner ZJM LLC

Address 32201 Phillips Rd

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

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.

Additional Comments:

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name

Firm or Company

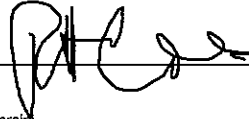
Address

Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$ 220,000

Signature of Owner or agent¹ _____



Print Name and Title: Mr Robert Corsini

Mailing Address: 34078 Beachwood Dr

E Mail Address: robcorsini6@gmail.com

Telephone: 443-614-2014

Please use ☒ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☒

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 appeal and represent the interest of the owner herein.