

County

BOARD OF ASSESSMENT REVIEW MEETING

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

AGENDA

May 14, 2025

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

Call to Order

Approval of Agenda

Public Comments

Consent Agenda

- 1. Parcel 130-3.12-49.00 Clifton and Katie Mumford
- 2. Parcel 133-8.00-19.01 Michael and Robin Parker
- 3. Parcel 133-8.00-19.02 Michael and Robin Parker
- 4. Parcel 133-14.00-36.00 Paul Fowler Jr. TTEE LIV TR
- 5. <u>Parcel 133-24.00-9.00 Richard Rogers</u>
- 6. <u>Parcel 134-5.00-267.00 William Short III</u>
- 7. <u>Parcel 134-7.00-599.00 Willard Ashmore Jr.</u>
- 8. <u>Parcel 134-8.00-154.00-45 David Ashcraft TTEE</u>
- 9. Parcel 134-8.00-165.00-BS-8 Bethany Marina Liquidating Trust



- 10. Parcel 134-9.00-244.01 John and Linda Patterson
- 11. <u>Parcel 134-9.00-318.00 Todd Purser</u>
- 12. Parcel 134-9.00-482.00 William James
- 13. Parcel 134-12.00-3.01 Karl and Anne Gude
- 14. Parcel 134-12.00-2342.00 Stephen Henry
- 15. Parcel 134-12.00-2860.00 James Meisner TTEE
- 16. Parcel 134-13.00-150.00-852-A Seth Herz Trustee
- 17. Parcel 134-13.00-1328.00 Carski Enterprises LLC
- 18. Parcel 134-13.16-27.00-C Daniel and Jeanette Golden
- 19. Parcel 134-13.19-170.00-433 Samuel Boova III
- 20. Parcel 134-13.20-146.00-9 Michael and Frances Finley
- 21. Parcel 134-17.00-56.03-12068 Todd Marsteller
- 22. Parcel 134-17.00-56.07-611 Henry Gruner TTEE
- 23. Parcel 134-17.00-977.04-S219K Hope Furrer
- 24. Parcel 134-17.08-99.00 Dolphin Crossing LLC
- 25. Parcel 134-17.20-261.00 David Vershel Trustee
- 26. Parcel 134-18.00-122.00 Laura Ohlweiler TTEE Family TR
- 27. <u>Parcel 134-23.20-4.00 Kimberly Knight</u>
- 28. <u>Parcel 135-19.00-128.00 JoAnn Varvaro-James</u>
- 29. Parcel 231-17.00-27.01 Bonita Timmons
- 30. Parcel 232-12.19-118.00 Karen Pugh
- 31. Parcel 233-7.00-350.00 John Maul
- 32. Parcel 233-15.00-38.06 David Steen
- 33. <u>Parcel 234-5.00-586.00 Francis Himpler</u>

- 34. Parcel 234-6.00-59.01 Janet Linton
- 35. Parcel 234-12.18-112.00 Michelle Willoughby
- 36. Parcel 234-17.00-662.00 Arnold Pitman
- 37. Parcel 234-17.12-93.00 Eileen Polini REV TR
- 38. Parcel 234-24.00-236.00 Richard and Susan Harrison
- 39. Parcel 234-30.00-211.00 Todd Weiss
- 40. Parcel 234-30.00-315.00-1301 Cheryl Umbel TTEE TR
- 41. Parcel 234-32.00-67.02 Thomas Wolf Jr.
- 42. Parcel 235-20.00-524.00 Nicholas Bubbico
- 43. Parcel 235-24.00-133.00 John Stanek III
- 44. Parcel 235-27.00-466.00 David Skonieczki
- 45. Parcel 235-30.00-420.00 Frank Gourley TTEE
- 46. Parcel 331-3.00-153.00 Salem Bourreza
- 47. Parcel 331-6.00-98.00 Van and Penny Milligan
- 48. Parcel 332-1.00-8.00 Thompson Holdings 19971 LLC
- 49. Parcel 334-13.19-13.00 Caroline Forbes
- 50. <u>Parcel 334-13.19-29.00 Richard Poppleton</u>
- 51. <u>Parcel 334-13.19-52.00 Laura Mattheu</u>
- 52. Parcel 334-13.19-55.01 John E. Clark and John L. Neubauer III
- 53. Parcel 334-14.09-202.00 Kevin and Mary Peck
- 54. Parcel 334-14.17-376.00 William Nolan Jr.
- 55. Parcel 334-19.00-33.00 Rehoboth Beach Yacht Country Club
- 56. Parcel 334-19.00-525.00 Megamax LLC
- 57. <u>Parcel 334-20.09-129.19 Steven Bienstock</u>

- 58. Parcel 334-20.13-186.00 Denise Montgomery
- 59. Parcel 335-4.14-59.00 Ronald Coffin Trustee of Revocable TR
- 60. Parcel 335-5.00-113.00 B.J.A.C.K. Properties LLC
- 61. Parcel 335-8.00-1082.00 Stephen Schnoor
- 62. Parcel 335-8.00-1579.00 SS Investments of Delaware LLC
- 63. <u>Parcel 335-8.07-164.00 ORR Street LLC</u>
- 64. Parcel 430-17.00-15.06 Brenda Jones
- 65. Parcel 530-9.16-59.00 Donald and Charlotte Torbert
- 66. <u>Parcel 531-15.00-67.01 Robert Stone</u>
- 67. Parcel 533-12.00-595.00 Theresa Lacuesta
- 68. Parcel 533-12.16-126.00 Susan Kearney TTEE REV TR
- 69. Parcel 533-19.00-279.00 Brian Leishear
- 70. Parcel 533-19.00-1715.00 May Johnson REV TR
- 71. <u>Parcel 533-19.12-66.00 Louis Distefano TTEE REV TR</u>
- 72. Parcel 533-20.13-48.00 James and Margaret Langdon
- 73. Parcel 533-20.13-48.01 James and Margaret Langdon

Move to Dismiss

- 1. <u>Parcel 134-7.00-7.00 Phillip Shetzler</u>
- 2. Parcel 335-8.07-58.01 William and Darlene Kvaternik
- 3. <u>Parcel 532-18.00-36.00 Tracie Dorrell</u>

Property Assessment Appeal Hearings:

Appellant	Parcel Number	Property
David Cox	134-5.00-154.00	29535 N. Cotton Way Bethany
		Beach, DE 19930
James Montgomery	134-9.00-113.00	30311 Pine Needle Drive
		Ocean View, DE 19970
Lester Guthorn	134-13.00-831.00	951 Lake View Drive Bethany
		Beach, DE 19930
Lester Guthorn	134-13.00-832.00	949 Lake View Drive Bethany
		Beach, DE 19930
SBS Beach House LLC	134-13.20-149.00	Ocean House Town Houses
		Lot A Unit 1
		Bethany Beach, DE 19930
Brian Fresh	235-22.00-232.00	29974 Overbrook Drive
		Milton, DE 19968
Carolyn Neste	334-18.00-645.00	34126 Caitlins Cor.
		Lewes, DE 19958
Rita Pistorio	334-20.09-46.00-4	38170 Robinsons Drive
		Rehoboth Beach, DE 19971

<u>Adjourn</u>

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

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

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

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
in the Matter of Appeal
Parcel ID 130-3.12-49.00
Sussex County Board of Assessment VS <u>clifton Mumford & Katle Brittinghours</u> (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value; \$244,400 Stipulated Value; \$245,700
Date:
Printed Name:
Date: 4/23/26 Signature of Sussex County Government Representative:
Printed Name: <u>Christopher S. Kaster</u>
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 130-3.12-49.00. The adjustment reflects a change in grade, square footage and functional depreciation that brings the assessed value to \$245,700 to \$245

Situs : 723 NEW ST	Parcel ID: 130-3.12-49.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 2, 2025
CURRENT OWNER	GENERAL INFORMATION		and the second se	
MUMFORD CLIFTON D & KATIE A BRITTINGHAM 723 NEW ST MILFORD DE 19963	Living Units 1 Neighborhood 4RR005 Alternate ID 130031200490000000 Vol / Pg 3262/348 District Zoning TOWN CODES Class Residential			
Property N	otes	3/20/24, 10:53:10 AM	30-312-49 00	
Land Inform	ation	Ass	essment Informatio	n

							F	Assessment Infor	mation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.4477			76,290	Land	0	76,300	76,300	0	76,300
						Building	0	169,400	169,400	0	222,980
						Total	0	245,700	245,700	0	299,280
									Override Reason ase Date of Value		
Total Acres: .4477 Spot:			Location:			Value Flag Co TD130DM1	ost Approach	Effect	ive Date of Value		

	Entrance Information				Permit Information	
Date 03/20/24	ID AJR	Entry Code Occupant Not At Home	Source Other	Date Issued Number	Price Purpose	% Complete

	Sales/Ownership History									
Transfer Date 01/23/06 07/13/04	Price Type 180,000 135,000	Validity	Deed Reference Deed Type 3262/348	Grantee						

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY



Tax Year 2025
In the Matter of Appeal
Parcel ID 133-8.00-19.01
Sussex County Board of Assessment VS Michael Parker & Robin Hudson (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: \$357,300 Stipulated Value: \$337,600
Date: Signature of Owner or duly authorized agent: Michael Wichael Wichael Parker / Robin Poskor Parker Printed Name: Michael Parker / Robin Poskor
Date: 4/11/25 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment

Summary

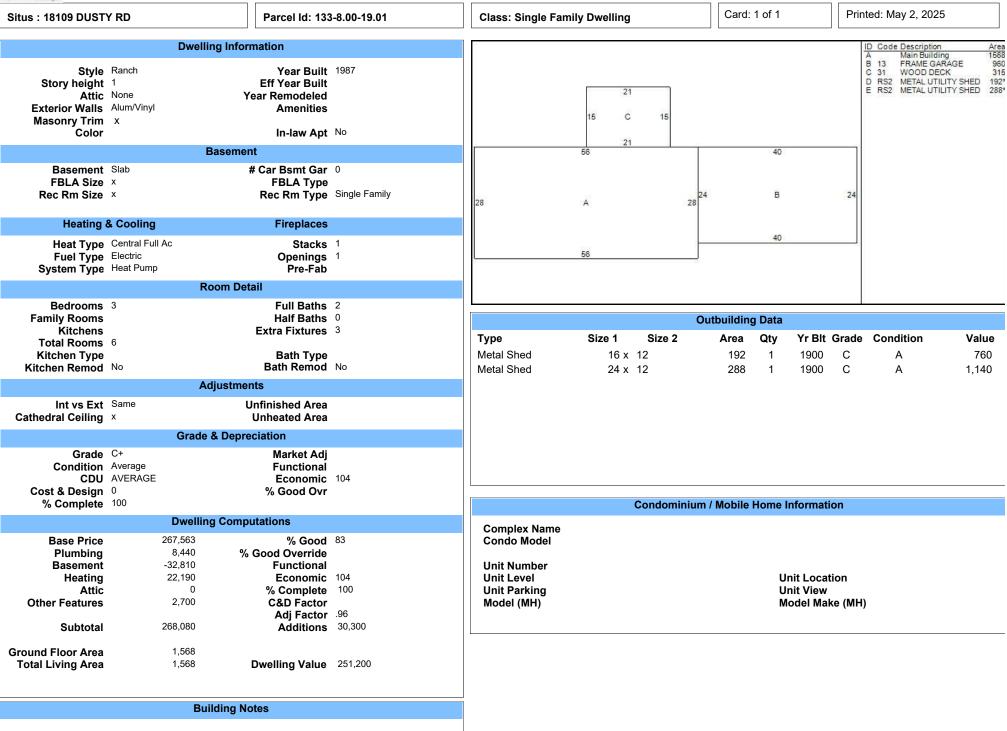
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 133-8.00-19.01. The adjustment reflects a change in approach and economic depreciation that brings the assessed value to \$337,600.

SUSSEX COUNTY

Situs : 18109 DUSTY RD		Parcel ID: 133-8.00-19.01		Class: Singl	e Family Dwe	elling	Card: 1	of 1 P	rinted: May 2, 2025	
CURRENT	OWNER	GENERAL INFOR	MATION							
PARKER MICHAE HUDS 18109 DU GEORGETOW	el lee & Robin Son Isty RD Vn de 19947	Living Units 1 Neighborhood 1AR094 Alternate ID 133080000 Vol / Pg 0/0 District Zoning AGRICULT Class Residential	0190100000 FURAL/RESIDEI							
	Property N	otes		7(11/22, 4:08-17 PM			133-800-1901			
	Land Inform	ation				A	ssessment Inf	formation		
Type Primary Site AC Residual AC	Size Influence Fact 1.0000 1.3619	tors Influence ⁶	% Value 63,000 21,450	E	Land Building Total	Assessed 0 0 0	Appraised 84,500 253,100 337,600	Cost 84,500 253,100 337,600	Income 0 0 0	Mark 84,50 275,16 359,66
Total Acres: 2.3619 Spot:	L	_ocation:			ue Flag Cos 133DM2	t Approach		al Override Rea Base Date of Va ective Date of Va	alue	
	Entrance Info	rmation					Permit Inform	mation		
	Entry Code Dccupant Not At Home	Source Other		Date Issued 07/16/18 05/28/96 05/09/96 03/17/87 07/10/85	Number 201807545 9865-3 9865-2 9865-1 9865-4	Price 5,299 8,640 4,800 45,000 15,000	Purpose A096 D010 D010 D010	24x54 Above (Att.Garage-E/4	Ground Swimming P 143a600'N/62 2d-E/443a600'N/62 8a600' N/62	% Comple
			Sales/Ov	wnership Histor	У					
	Price Type	Validity		Deed	d Reference	Deed Type		Grantee		

2099





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY



In the Matter of Appeal	
Parcel ID 133-8.00-19.02	
Sussex County Board of Assessment VS	Michael & Robin Parker (Owner Name)
We, the undersigned, agree to adjust the Board of Assessment Office as follows:	e above-entitled appeal by settlement with the Sussex County
Original Value: \$ <u>63,000</u>	Stipulated Value: \$ <u>91,500</u>
Date: $5/2/2 \neq$ Signature of Owner or duly authorized ag	
Printed Name: Michael Park	er/Robin Parkes
ate: 4/22/25	Representative: 1
rinted Name: Christopher S. Keeler	Ľ
tle: Director of Assessment	
mmary	
siees recommendations. (In Ass	n for appeal, the submitted comparable properties, and the sessment staff has conducted a thorough review and 33-8.00-19.02. The adjustment reflects a change in the



Situs :	Parcel ID: 133-8.00-19.02	Class: Residential - Vacant Land	Card: 1 of 1	Printed: May 2, 2025
CURRENT OWNER	GENERAL INFORMATION			
PARKER MICHAEL L & ROBIN H 18109 DUSTY RD GEORGETOWN DE 19947	Living Units 0 Neighborhood 1AR094 Alternate ID 133080000190200000 Vol / Pg 0/0 District Zoning AGRICULTURAL/RESIDEI Class Residential			
Prope	rty Notes	THE STORE	100	
		7(5/22, 11-20-48 AM 133	-8.00-19.02	
Land I	formation	Asses	sment Information	
Turne Cine Influence				

								ssessment mon	nation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000	Shape Or Size	-50	31,500	Land	0	31,500	31,500	0	0
						Building	0	0	0	0	0
						Total	0	31,500	31,500	0	0
								Ba	Override Reasor se Date of Value	•	
Total Acres: 1 Spot:			Location:			Value Flag Cos Gross Building:	st Approach	Effecti	ve Date of Value	•	

	Entrance Information					Permit Information	
Date 07/05/22	ID KLC	Entry Code Vacant Land	Source Other	Date Issued	Number	Price Purpose	% Complete

	Sales/Ownership History								
Transfer Date 05/19/88 08/18/83	Price Type 6,800 3,800	Validity	Deed Reference Deed Type 0/0	Grantee					

Situs :	Parcel Id: 133-8.00-19.02	Class: Residential	- Vacant Land	Card	1 of 1	Printeo	d: May 2, 2025	
Dw	velling Information							
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No							
	Basement							
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type							
Heating & Cooling	Fireplaces							
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab							
	Room Detail							
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures	Ture	Size 1 Size	Outbuildin		Blt Grade Condition Value		
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Туре	Size 1 Size	e 2 Area	QIY II	Dit Grade C	Sonution	value
	Adjustments							
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area							
	ade & Depreciation							
Grade Condition CDU	Market Adj Functional Economic							
Cost & Design 0 % Complete	% Good Ovr		Condo	ominium / Mobile	Home Infor	rmation		
Dwe	elling Computations	Complex Name						
Base Price Plumbing Basement Heating Attic Other Features	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)			Unit V	.ocation /iew I Make (MH)		
Ground Floor Area Total Living Area	Dwelling Value							
	Building Notes							

SUSSEX COUNTY

2099

RESIDENTIAL PROPERTY RECORD CARD

🐝 tyler

Martha Shaw

From:	Paul F <fowlman@gmail.com></fowlman@gmail.com>
Sent:	Friday, May 2, 2025 6:15 PM
То:	Assessment Appeals
Subject:	Re: 133-14.00-36.00

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

To Assessment Dept Sussex Co:

This is to inform you we accept the reduced appraisal amount of \$739600.

Thanks for your email and attention to this matter.

On Wed, Apr 30, 2025, 4:14 PM Assessment Appeals <<u>assessmentappeals@sussexcountyde.gov</u>> wrote:

Good afternoon,

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 pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

Melisa Hollis

Assessment Support Coordinator

Sussex County Government

Assessment | Sussex County

2 The Circle

Po Box 589

Georgetown, DE 19947

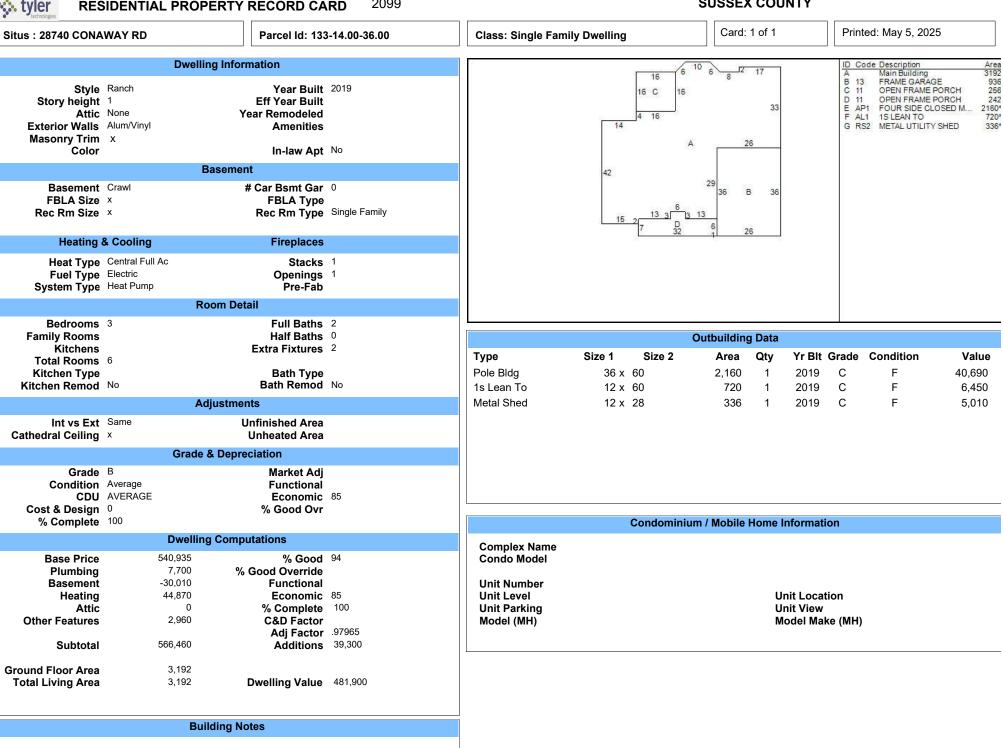
Phone:302-855-7824

Fax:302-855-7828

melisa.hollis@sussexcountyde.gov



Situs : 28740 CONAW	AY RD	Parcel ID:	133-14.00-36.00		Class: Singl	e Family Dwe	elling	Card:	1 of 1	Printed: May 5	, 2025	
FOWLER PAUL A NANCY LYNN F(28740 C	NT OWNER LLEN JR TTEE LIV TR OWLER TTEE LIV TR ONAWAY RD OWN DE 19947	ON 00000 _/RESIDEI	5			P						
	Bron	Zoning Class	A									
	r top				7/27/22, 11:32:24 444			13-14.00-36.00				
	Land I	Formation Assessment Information										
TypePrimary SiteACResidualAC	Size Influence 1.0000 11.7800	e Factors	Influence %	Value 75,000 130,540	E	Land Building Total	Assessed 0 0 0	Appraised 205,500 534,100 739,600	Co 205,50 534,10 739,60	00 00	ne 0 0 0	Mark 205,50 528,40 733,90
Total Acres: 12.78 Spot:		Location:				lue Flag Cos 133DM2	t Approach		ual Override R Base Date of ective Date of	f Value		
		e Information						Permit Info	rmation			
Date ID 07/27/22 CMT	Entry Code No Trespassing		Source Estimated		Date Issued 09/12/19 05/14/19 03/05/19 08/01/96 12/23/92	Number 201910473 201904742 201901881 6606-2 6606-1	Price 4,032 30,312 180,190 117,344 108,720	Purpose A037 A027 A007 HIST	12x28 Shec 36x60 Det (1st Dw 68x Dwelling,W/	l Gar 12x60 Lean 73 Att Gar 35x25 /Additions-Rt.43 /Additions-W/Rt	To (Po 9 Porch 1,2937'	Complet
				Sales/Ov	nership Histor	У						
Transfer Date 11/30/23 11/17/17	Price Type 150,000 247,305		Validity		6015 4800	d Reference 5/137 0/271 4/167	Deed Type Deed Deed			PAUL ALLEN JF PAUL ALLEN	TTEE LIV	V TR



Tax Year 2025 In the Matter of Appeal Parcel ID 133-24.00-8.00 Sussex County Board of Assessment VS Richard Rogers (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: \$06,400 Stipulated Value: \$25,600 Date: \$4/14/25 Signature of Owner or duly authorized agent: \$
Parcel ID 133-24.00-0.00 Sussex County Board of Assessment VS Richard Rogers (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: $$a6,400$ Stipulated Value: $$25,500$ Date: $24/14/25$ $M-1$ M
Parcel ID 133-24.00-0.00 Sussex County Board of Assessment VS Richard Rogers (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: $$a6,400$ Stipulated Value: $$25,500$ Date: $24/14/25$ $M-1$ M
Sussex County Board of Assessment VS Richard Rogers (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: \$06,400 Stipulated Value: \$26,600 Date: $\mathcal{H}/\mathcal{H}/\mathcal{H}/\mathcal{H}$ Date: $\mathcal{H}/\mathcal{H}/\mathcal{H}/\mathcal{H}$
(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: $\frac{5}{46,400}$ Stipulated Value: $\frac{5}{25,500}$ Date: $\frac{24}{114}/25$ $\frac{114}{25}$
(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: $\frac{5}{46,400}$ Stipulated Value: $\frac{5}{25,500}$ Date: $\frac{24}{114}/25$ $\frac{114}{25}$
Board of Assessment Office as follows: Original Value: \$46,400 Stipulated Value: \$25,500 Date: $\frac{24/14/25}{0-100}$
Date: $\frac{2}{14}/\frac{25}{D-1}$
Printed Name:
Date: 4/9/26
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 133-24.00-9.00. The adjustment reflects a change in land value that brings the assessed value to \$25,500.

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Situs :		P;	arcel ID: 133-24.00-9.00		Class: Resid	lential - Vaca	nt Land	Card:	1 of 1	Printed: May 2, 2025	
CURR	ENT OWNER		GENERAL INFORMATIO	N		24			,		
ROGEF 321	RS RICHARD L GRACE ST ORO DE 19966		Living Units 0 Neighborhood 1AR206 Alternate ID 13324000009000 Vol / Pg 665/89 District Zoning AGRICULTURAL Class Residential	00000	2.13			<i>1</i> .			
		Property Note			20002, \$ 3 2 2 7 PM			UZ-2400-950			
		Land Information					A	ssessment Ir	nformation		
Type Residual AC		nfluence Factors	s Influence %	Value 25,450	В	Land Suilding Total	Assessed 0 0 0	Appraised 25,500 0 25,500	Cost 25,500 0 25,500	0 0	Marke
Total Acres: 1.81 Spot:		Loca	ation:		Val Gross Bi	ue Flag Cos uilding:	t Approach		ual Override Rea Base Date of V fective Date of V	alue	
	E	Entrance Informa	ation					Permit Info	rmation		
Date ID 07/20/22 MAC	Entry Code Vacant Land		Source Other		Date Issued 02/14/14 08/17/98 07/24/98 07/24/98 08/17/92	Number 201401133 9258-9 9258-8 9258-7 9258-6	0 840	Purpose UP55 D010 D010 D010	Variance Fror Shed-W/26en Add.Pool & Fe Add.Pool & Fe	n Setback Req For P	Complet
				Sales/Ov	vnership Histor	у					
	Price	Туре	Validity		Deed	l Reference	Deed Type		Grantee		

technologies								
Situs :	Parcel Id: 133-24.00-9.00	Class: Residential	- Vacant Land	Card	: 1 of 1	Prin	ted: May 2, 2025	
Dwelling Ir	nformation							
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt №							
Base	ment							
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type							
Heating & Cooling	Fireplaces							
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab							
Room	Detail							
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures			Outbuildir	-			
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Туре	Size 1 Size	e 2 Area	Qty	Yr Blt Grade	Condition	Value
Adjust	tments							
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area							
Grade & De	epreciation							
Grade Condition CDU Cost & Design ⁰	Market Adj Functional Economic % Good Ovr							
% Complete	% Good Ovr		Condo	ominium / Mobile	Home In	formation		
Dwelling Co	omputations	Complex Name						
Base Price Plumbing Basement Heating Attic Other Features 0 Subtotal	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)			Un	it Location it View del Make (MH))	
Ground Floor Area Total Living Area	Dwelling Value							
Building	g Notes							

SUSSEX COUNTY

2099

RESIDENTIAL PROPERTY RECORD CARD

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NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year <u>2025</u>
In the Matter of Appeal
Parcel ID 134-5.00-257.00
Sussex County Board of Assessment VS William Short Ri
(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: \$1,958,700 Stipulated Value: \$1,469,100
Date: <u>May 6, 2025</u> Signature of Owner or duly authorized agent: <u>William P. Short TII</u> Printed Name: <u>William P. Short TII</u> Date: <u>5225</u>
Signature of Sussex County Government Representative:
Printed Name: Obvistophers. Koeler
Title: Unsclar 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 134-5.00-267.00. The adjustment reflects a change in the land influence factor that brings the assessed value to \$1,469,100.

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Situs :			Parcel ID: 134-	5.00-267.00		Class: Residential - Vac	ant Land	Card: 1 o	of 1 Pr	inted: May 6, 2025	
	CURRENT OWNER		GENE	RAL INFORMAT	ION		and the Y				
	SHORT WILLIAM P I PO BOX 237173 NEW YORK NY 1002										
		Property Not	es			计学的第三人称单数	A COL	THE SHERE			
						4NQ/23, 11:28:23 AM		114-500-20700			
		Land Informat					As	sessment Info	rmation		
Type Primary Site	Size AC 0.2949	Influence Factor	rs	Influence % -25	Value 1,469,050	Land Building	Assessed 0 0	Appraised 1,469,100 0	Cost 1,469,100 0	Income 0 0	Market 0 0

		Total	0	1,469,100	1,469,100	0	Ő
Total Acres: .2949 Spot: Lc	ocation: 12 VERY GD LOCATION (POS INFL	Value Flag Co Gross Building:	ost Approach	В	Override Reason ase Date of Value tive Date of Value		

		Entrance Info	mation		Permit Information	
Date 04/10/23	ID NMJ	Entry Code Vacant Land	Source Other	Date Issued Numbe		% Complete

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

itus :	Parcel Id: 134-5.00-267.00	Class: Residential	- Vacant La	nd	Card:	1 of 1	Pri	nted: May 6, 2028	5
Dw	velling Information								
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No								
	Basement								
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type								
Heating & Cooling	Fireplaces								
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab								
	Room Detail								
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures	Туре	Size 1	Size 2	Outbuildin Area	g Data Qty	Yr Blt Grade	Condition	Valu
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	1,900	0120 1		Alou	uty		Condition	Vulu
	Adjustments								
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area								
	ade & Depreciation								
Grade Condition CDU	Market Adj Functional Economic								
Cost & Design 0 % Complete	% Good Ovr			Condominiu	m / Mobile	Home	Information		
Dwe	elling Computations	Complex Name							
Base Price Plumbing Basement Heating Attic Other Features Subtotal	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)				U	Init Location Init View Iodel Make (MH)	
Ground Floor Area Total Living Area	Dwelling Value								
	Building Notes								

SUSSEX COUNTY

2099

RESIDENTIAL PROPERTY RECORD CARD

🐝 tyler

Katrina M. Mears

From: Sent: To: Subject: Bill & Eileen <erawea@gmail.com> Monday, April 28, 2025 5:41 PM Katrina M. Mears Re: FW: 134-7.00-599.00.pdf Assessment Appeal

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

Yes, I accept.

623,600

parcel 134-7.00-599.00

On Mon, Apr 28, 2025 at 4:48 PM Katrina M. Mears <<u>kmears@sussexcountyde.gov</u>> wrote:

Please review and respond to the below no later than 5/2/2025 if you intend to further dispute the value.

From: Katrina M. Mears Sent: Saturday, April 5, 2025 9:19 AM To: <u>erawea@gmail.com</u> Subject: 134-7.00-599.00.pdf Assessment Appeal

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

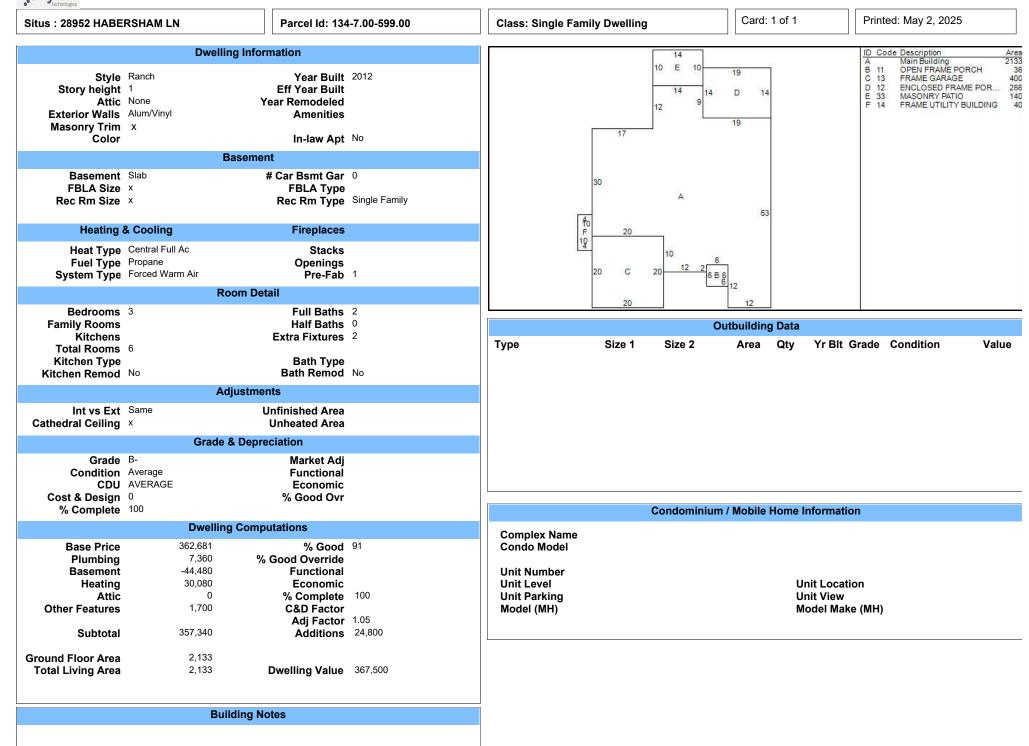
Manager of Business Services, Finance

2 The Circle

P.O. Box 589

ASHMORE WILLARD E JR EILEEN R ASHMORE 28952 HABERSHAM LN DAGSBORO DE 19939 Property Notes Living Units Neighborho Alternate II Vol / Pg District Zoning Class Property Notes Land Information Type Size Influence Factors Primary Site AC 0.2711 Waterfront - Tic	od 1AR049 134070005990000000 4011/154 MEDIUM RESIDENTIAL Residential	lue			Assessed	LETTORADO	formation Cost	Income	
Type Size Influence Factors Primary Site AC 0.2711 Waterfront - Tic Total Acres: .2711 Location: 11 GC Spot: Location: 11 GC Entrance Information Date ID Entry Code		lue				Appraised		Income	
Primary Site AC 0.2711 Waterfront - Tic Total Acres: .2711 Spot: Location: 11 GC Entrance Information Date ID Entry Code			Π.		Assessed		Cost	Income	
Spot: Location: 11 GC Entrance Information Date ID Entry Code			ы	Land uilding Total	0 0 0	212,700 410,900 623,600	212,700 367,500 580,200	0 0 0	Market 212,700 410,920 623,620
Date ID Entry Code	OOD LOCATION (POS INFL	U)	Valu TD1	ue Flag Marl 34DM9	ket Approach		al Override Reason Base Date of Value ective Date of Value)	
	_					Permit Inform	mation		
	Source Owner	Date I 12/10/ 10/31/ 10/31/ 02/29/	/21 /12 /12	Number 202117244 24071-3 24071-2 24071-1	1,000	D010 D010	10x5 Attatched Sh Scrn Por/Fence-Se Scrn Por/Fence-Se Dwelling W/Additic	ed eagrass Plantion eagrass Plantion	o Complete
	Sale	s/Ownership	o History	/					
Transfer DatePriceType06/20/12302,858	Validity		Deed 4011/	Reference /154	Deed Type		Grantee		

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-8.00-154.00-45
Sussex County Board of Assessment VS David & Regina Ashcraft 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: \$26,200 Stipulated Value: \$15,900
Date: 516005 Signature of Owner or duly authorized agent: Journal About
Date: 4/29/25
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 134-8.00-154.00-45. The adjustment reflects a change in economic depreciation that brings the assessed value to \$15,900.

Situs :	Parcel ID: 134-8.00-154.00-45	Class: Residential - Condo	Card: 1 of 1	Printed: May 5, 2025
CURRENT OWNER	GENERAL INFORMATION			
ASHCRAFT DAVID STEWARD TTEE REGINA MARIE ASHCRAFT TTEE REV TR 30171 JUMP LN OCEAN VIEW DE 19970	Living Units 0 Neighborhood 1AR131C Alternate ID 134080001540000045 Vol / Pg 6014/254 District Zoning GENERAL RESIDENTIAL Class Residential		-	
Property N	otes			
BOAT SLIP - NO LAND		-800-154.00-15		
Land Inform	ation	Asso	sement Information	

	Land Information				Α	ssessment Inform	nation		
Туре	Size Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
				Land	0	0	0	0	0
				Building	0	15,900	15,900	0	0
				Total	0	15,900	15,900	0	0
Total Acres: Spot:	Location:	11 GOOD LOCATION (PC	DS INFLU)	Value Flag C Gross Building:	ost Approach	Ba	Override Reasor se Date of Value ve Date of Value	e	

	Entrance Information				Permit Information		
Date 01/19/23	ID TJJ	Entry Code Vacant Land	Source Other	Date Issued	Number	Price Purpose	% Complete

		Sales/Ownership	o History		
Transfer Date 11/30/23	Price Type	Validity	Deed Reference 6014/254	Deed Type Deed	Grantee ASHCRAFT DAVID STEWARD TTEE

\$ ty	er
te	chnologies

SUSSEX COUNTY

Attic Year I Exterior Walls Masonry Trim × Color Basement Basement # Ca FBLA Size × Rec Rm Size × Rec Rm Size × Rec Heating & Cooling Heat Type Fuel Type Fuel Type System Type Room Detail Bedrooms Ext Family Rooms Kitchens Kitchen Sype Ext	Year Built Eff Year Built r Remodeled Amenities In-law Apt № Car Bsmt Gar FBLA Type Rec Rm Type Fireplaces Stacks Openings						
Story height Eff Attic Year Exterior Walls Masonry Trim Masonry Trim × Color Basement Basement # Ca FBLA Size × Rec Rm Size × Heating & Cooling Heat Type Fuel Type Fuel Type System Type System Type Redrooms Ext Kitchens Ext Kitchens Ext Kitchen Type Kitchen Type	Eff Year Built r Remodeled Amenities In-law Apt No Car Bsmt Gar FBLA Type Rec Rm Type Fireplaces Stacks Openings						
Basement # Ca FBLA Size × Rec Rm Size × Re Heating & Cooling Heat Type Fuel Type System Type Bedrooms Family Rooms Kitchens Ext Total Rooms Kitchen Type	FBLA Type Rec Rm Type Fireplaces Stacks Openings						
FBLA Size × Rec Rm Size × Ref Heating & Cooling Heat Type Ref Heat Type Fuel Type Ref System Type Room Detail Room Detail Bedrooms Family Rooms Ext Kitchens Ext Ext Total Rooms Kitchen Type Ext	FBLA Type Rec Rm Type Fireplaces Stacks Openings						
Heat Type Fuel Type System Type Room Detail Bedrooms Family Rooms Kitchens Ext Total Rooms Kitchen Type	Stacks Openings						
Fuel Type System Type Room Detail Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type	Openings						
Bedrooms Family Rooms Kitchens Ext Total Rooms Kitchen Type	Pre-Fab						
Family Rooms Kitchens Ext Total Rooms Kitchen Type							
Total Rooms Kitchen Type	Family Rooms Half Baths			Out	building Dat	a	
Total Rooms	Type Bs <=25lf	Size 1 Si x	ize 2	Area Qty 1 1		Value 15,910	
Adjustments							
	inished Area hheated Area						
Grade & Depreciat	ation						
Condition CDU Cost & Design 0 %	Market Adj Functional Economic % Good Ovr						
% Complete			Con	dominium /	Mobile Hom	e Information	
Dwelling Computati		Complex Name					
Basement Heating Attic %	% Good bod Override Functional Economic % Complete C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)				Unit Location Unit View Model Make	
Ground Floor Area Total Living Area Dwe							
Building Notes	velling Value						

NE	GOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2026	
In the Matter of Appeal	
Parcel ID 134-8.00-165.00-85-8	
Sussex County Board of Assessment V	/S Bethany Marina Liquidating Trust (Owner Name)
We, the undersigned, agree to adjust Board of Assessment Office as follow	the above-entitled appeal by settlement with the Sussex County s:
Original Value: \$49,600	Stipulated Value: \$28,100
Date: 5/2/2025	Danjtz
Signature of Owner or duly authorize	d agent:
Printed Name:D. Tony Hoang	
Date: 5/1/25	AD v x
Signature of Sussex County Governm	ent Representative:
Printed Name: <u>Chilstophin S. Kogler</u>	
Title: Okaclor of Assessment	
referees' recommendations, our	ation for appeal, the submitted comparable properties, and the Assessment staff has conducted a thorough review and ID 134-8.00-165.00-BS-8. The adjustment reflects a change at brings the assessed value to \$28,100.



Situs :	Parcel ID: 134-8.00-165.00-BS-8	Class: Residential - Condo	Card: 1 of 1	Printed: May 5, 2025
CURRENT OWNER	GENERAL INFORMATION	1		
BETHANY MARINA LIQUIDATING TRUST %DEBBIE M MELSON TRUSTEE 12829 SWORDFISH DR OCEAN CITY MD 21842	Living Units 0 Neighborhood 1AR132C Alternate ID 13408000165000BS-8 Vol / Pg 0/0 District Zoning MARINE Class Residential			
Property N	otes		The Design of the Owner, or other	
BOAT SLIP - NO LAND		519/23.2:43:29 PM 134-8:00-165	00-85-8	
L and Inform	ation			

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

	Entrance Information					Permit Information	
Date 05/19/23	ID CMP	Entry Code Unoccupied	Source Other	Date Issued	Number	Permit information Price Purpose	% Complete
	Sales/Ownership History						

	Udit	S/Ownership mistory	
Price Type	Validity	Deed Reference Deed Type	Grantee
	Price Type		Price Type Validity Deed Reference Deed Type

	OPERTY RECORD CARD 2099
Situs :	Parcel Id: 134-8.00-165.00-BS-8
Dur	alling Information
Dwi	elling Information
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No
	Basement
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type
Heating & Cooling	Fireplaces
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab
	Room Detail
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type	Full Baths Half Baths Extra Fixtures Bath Type
Kitchen Remod	Bath Remod

Kitchen Remod Α Int vs Ext Cathedral Ceiling × Grade Grade Condition CDU Cost & Design 0 % Complete

Dwellin

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

Class: Residential - Condo

SUSSEX COUNTY

Card: 1 of 1

Printed: May 5, 2025

Year Remodeled Amenities										
In-law Apt	No									
Basement										
# Car Bsmt Gar FBLA Type Rec Rm Type										
Fireplaces										
Stacks Openings Pre-Fab										
Room Detail										
Full Baths										
Half Baths Extra Fixtures					tbuilding					
Bath Type Bath Remod		Type Bs 26-35lf	Size 1 x	Size 2	Area 1	Qty 1	Yr Blt 2000	C	Condition A	Value 28,120
Adjustments										
Unfinished Area Unheated Area										
Grade & Depreciation										
Market Adj Functional Economic % Good Ovr										
welling Computations			C	Condominium /	Mobile H	ome In	formatio	on		
% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions Dwelling Value		Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)				Un	it Locati it View odel Mak			
Building Notes										
Building Notes										

Martha Shaw

From:
Sent:
To:
Subject:

Linda and Jack <clempatt@gmail.com> Friday, May 2, 2025 5:18 PM Assessment Appeals Re: 134-9.00-244.01

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 new adjusted tax assessment value! We are out of town and unable to print, scan and send so please accept this as our authorization of our updated assessment value of \$815,300.00 Thank you, Linda ClementPatterson and John Patterson 610-952-2261 38218 Martins Way Ocean View, Delaware 19970 Sent from my iPhone

On May 1, 2025, at 3:54 pm, Assessment Appeals <assessmentappeals@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 pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

Melisa Hollis

Assessment Support Coordinator Sussex County Government Assessment | Sussex County 2 The Circle Po Box 589 Georgetown, DE 19947 Phone:302-855-7824 Fax:302-855-7828 melisa.hollis@sussexcountyde.gov <image001.jpg>

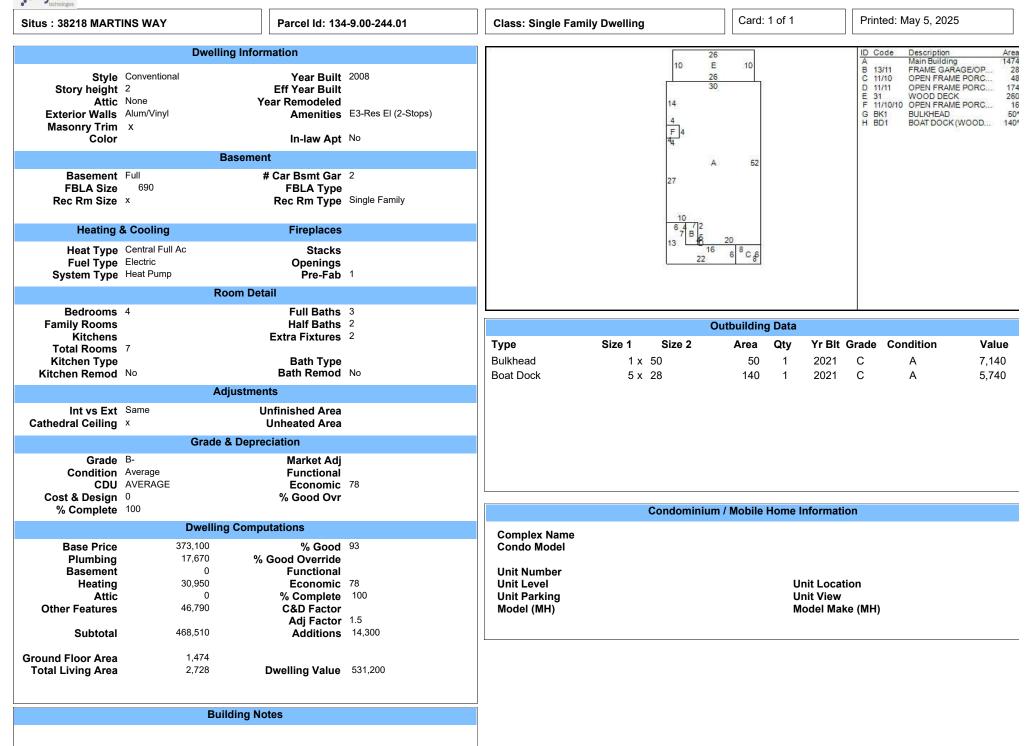
<SL 134-9.00-244.01.pdf>

Situs : 38218 MARTINS WAY	Parcel ID: 1	34-9.00-244.01		Class: Single Family Dwelling	Card: 1 of 1	Pr	rinted: May 5, 2025	
CURRENT OWNER	GE	NERAL INFORMAT	ION					
CORRENT OWNER GENERAL INFORMATION PATTERSON JOHN J LINDA CLEMENT- PATTERSON 38218 MARTINS WAY OCEAN VIEW DE 19970 Living Units 1 Neighborhood 1AR057 Alternate ID 134090002440100000 Vol / Pg 3605/307 District Zoning GENERAL RESIDENTIAL Class Residential Property Notes								
				6/8/23, 8:56:58 AM	134-9.00-244.01			
La	d Information			As	ssessment Inform	ation		
51	nce Factors front - Ca	Influence %	Value 271,150	Assessed Land 0	Appraised 271,200	Cost 271,200	Income 0	Market 271,200

Type		0120	initiaence i actors	initiaence /0	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1228	Waterfront - Ca		271,150	Land	0	271.200	271.200	0	271,200
						Building	0	636,900	544,100	0	636,870
						Total	0	908,100	815,300	0	908,070
Total Acres: .12 Spot:	28		Location: 1	2 VERY GD LOCATION	(POS INFL	Value Flag TD134DM10	Market Approach	B	Override Reason ase Date of Value ive Date of Value		

		Entrance Information	1				Permit Info	ormation
Date 05/10/24 05/08/23	ID KMB KEK	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other	Date Issued 07/31/08	Number 25349-1	Price 205,976	Purpose	% Complete Dwelling W/Add-W/Rd 357 641'S/F
			Sales/Ov	wnership Histor	у			
Transfer I 08/11/08 09/30/00 07/02/97	Date	Price Type 360,000 106,000 40,000	Validity	Deed 3605	d Reference 5/307	Deed Type		Grantee

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-9.00-318.00
Sussex County Board of Assessment VS Todd Purser
(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: \$488,900 Stipulated Value: \$368,900
Date:
Signature of Owner or duly authorized agent:
Printed Name:Todd Purser
Date: 4/28/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary Based on the appellants' application for appeal, the submitted comparable properties, and the
referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-318.00. The adjustment reflects a change in economic depreciation and approach that brings the assessed value to \$368,900.

Situs : 104 S ORLAND	VA O	Parcel ID: 134	-9.00-318.00		Class: Single Family Dwelling Card: 1 of 1 Printed: May 5, 2025								
PURS 15000 N	ER TODD C EWCOMB LN E MD 20716 Prope	Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	d 1AR054	00000	00/23, 3:50 24 FM			154-9.00-\$18.00					
	Land Ir	formation					A	ssessment	Information				
Type Primary Site AC	Size Influence 0.4530	Factors	Influence %	Value 217,090		Land uilding Total	Assessed 0 0 0		0 217,10 0 151,80 0 368,90 nual Override R Base Date of	00 0 00 0 00 0 Reason F Value	Marke 217,10 271,84 488,94		
Total Acres: .453 Spot:		Location:				ue Flag Cos 34DM10	st Approach	E	ffective Date of	r Value			
		Information						Permit Inf	ormation				
Date ID 05/20/24 JTS 05/09/23 EBC	Entry Code Data Mailer Change Occupant Not At Hor	0	Source Owner Other		Date Issued 04/25/90	Number 25431-1	Price 6,500	Purpose D010	Porch-Murra	ay Estateslot 33	% Complet		

		Sales	/Ownership History		
Fransfer Date 08/30/96	Price Type 1	Validity	Deed Reference Deed Type 3714/138	Grantee	



technologies												
Situs : 104 S ORLA	NDO AV	Parcel Id: 134	-9.00-318.00	Class: Single F	amily Dw	velling		Card: 1 of 1		Printed	l: May 5, 202	5
	Dwelling Info	rmation		24						ID Code	Description Main Building	Ai 15
Story height	None Alum/Vinyl X	Year Built Eff Year Built /ear Remodeled Amenities In-law Apt		24 D 24 13	24		20			B 12 C 13 D 13 E 30 F 52	ENCLOSED FRA FRAME GARAG FRAME GARAG CARPORT BREEZEWAY FRAME UTILITY	AME POR 2 E 3 E 5 1
		ni,			E	10	E (0					
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type		14 E ¹² 12 1	F 12 11 14	12	B 12 20 54					
Heating	& Cooling	Fireplaces										
Fuel Type	Central No Ac Electric Electric Baseboard	Stacks Openings Pre-Fab		28	с	28	A		28			
	Room De	tail			4547		114230					
Bedrooms Family Rooms Kitchens	3	Full Baths Half Baths Extra Fixtures	0		14			uilding Data				
Total Rooms Kitchen Type Kitchen Remod		Bath Type Bath Remod		Type Frame Shed	Siz	ze 1 Sizo 10 x 12		rea Qty 120 1	Yr Blt C 1995	Grade C	Condition F	Value 370
	Adjustme	ents										
Int vs Ext Cathedral Ceiling	Same x	Unfinished Area Unheated Area										
	Grade & Depr	eciation										
Grade Condition CDU Cost & Design % Complete	Fair FAIR 0	Market Adj Functional Economic % Good Ovr	70			Cond			In 6			
% complete	Dwelling Com	outations				Condo	ominium / Mo		mormatio	'n		
Base Price Plumbing Basement Heating Attic Other Features	259,700 8,440 % -14,410 0	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor	70 100	Complex Nam Condo Model Unit Number Unit Level Unit Parking Model (MH)	e				Jnit Locatio Jnit View Model Make			
Subtotal	253,730	Adj Factor Additions										
Ground Floor Area Total Living Area	1,512 1,512	Dwelling Value	151,400									
	Building N	otes										

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-9.00-482.00
Sussex County Board of Assessment VS Willalm & Ann Jaimes (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: \$2,428,000 Stipulated Value: \$1,652,700
Date: <u>4/25/2.02.5</u> Signature of Owner or duly authorized agent Witterin Hames
Signature of Owner or duly authorized agent William Manner of Curn James
Printed Name: William D. and Ann M. James
Date: 4/11/25
Printed Name: Christophor S. Keeler
Title: Diractor of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-482.00. The adjustment reflects a change in land influence factor, grade, economic depreciation and approach that brings the assessed value to \$1,552,700.

Situs : 39648 SEASID	E DR		Parcel ID: 134-	9.00-482.00		Class: Singl	e Family Dwe	elling	Card:	1 of 4 Pri	nted: May 2, 202	25
JAME ANN 1530 OCONI	CURRENT OWNER GENERAL INFORMATION JAMES WILLIAM D Living Units 1 ANN M JAMES Neighborhood 1AR055 Alternate ID 13409000482000000 Vol / Pg 2903/218 District Zoning Zoning MEDIUM RESIDENTIAL Class Residential											
		Land Inform	nation					A	Assessment Ir	nformation		
Type Primary Site AC	Size 0.2421	Influence Fac Location	c tors Traffic - Heavy	Influence % -35	Value 1,241,090		Land Building Total	Assessed 0 0 0	Appraised 1,241,100 311,600 1,552,700	1,241,100 311,600 1,552,700	Income 0 0	Market 1,241,100 482,060 1,723,160
Total Acres: .2421 Spot:			Location: 12 VER	Y GD LOCATIO	N (POS INFL		ue Flag Cos 34DM10	t Approach		ual Override Reas Base Date of Val fective Date of Val	ue	
	= / 0	Entrance Info	ormation	2					Permit Info	rmation		
Date ID 03/22/23 EBC	Entry Cod Occupant	de Not At Home		Source Other		Date Issued 09/22/23 08/03/12 04/10/12	Number 202312369 25607-2 25607-1			Replace 3 Wind Rep Rails-Betha Rep Siding-Beth	iny Vlg Lot 34	% Complete
					Sales/O	wnership Histor	у					
Transfer Date 10/31/03 09/02/99 10/11/84	Pric 1,105,00 380,00	е Туре 0 0 1		Validity		Deec 2903	1 Reference /218	Deed Type		Grantee		



Situs : 39648 SEASIDE DR	Parcel Id: 134-9.00-482.00	Class: Single Famil	y Dwelling	Card: 1 of 4	Printed: May 2, 2025
Dwel	ling Information		60		ID Code Description A Main Building
StyleRaised RanchStory height1AtticNoneExterior WallsAlum/VinylMasonry TrimXColorX	Year Built ¹⁹⁸² Eff Year Built Year Remodeled Amenities In-law Apt No	16 8		16	A Main Building B 31 WOOD DECK C 12 ENCLOSED FRAME PO D 31/31 WOOD DECKWOOD D E RC1 CARPORT 1
	Basement		A		
Basement Post & Piers FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	13 D 13		24 C 24	
Heating & Cooling	Fireplaces	11			
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹	19	40 B 56	12	
F	Room Detail		64		2°
Bedrooms ⁴ Family Rooms	Full Baths 2 Half Baths 0			Outbuilding Data	
Kitchens Total Rooms 7	Extra Fixtures ³	Туре	Size 1 Size 2		Blt Grade Condition Valu
Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Carport	22 x 48	1,056 1 198	32 C A 3,99
A	Adjustments				
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area				
Grade	e & Depreciation				
Grade C Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic 90 % Good Ovr		Condominiu	n / Mobile Home Inform	nation
Dwellin	ng Computations	Complex Name			
Base Price 301,576 Plumbing 8,030 Basement -36,990 Heating 25,020 Attic 0 Other Features 1,550 Subtotal 299,190	% Good80% Good OverrideFunctionalFunctional90% Complete100C&D Factor1.3Adj Factor1.5,000	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Lo Unit Vie Model M	
Ground Floor Area1,920Total Living Area1,920	Dwelling Value 299,500				
	uilding Notes				

	ECORD CARD 2099		SUSSEX CC		
Situs : 39648 SEASIDE DR	Parcel ID: 134-9.00-482.00	Class: Single Family Dwelling	Card: 2 of	4 Printed: May 2, 202	25
CURRENT OWNER JAMES WILLIAM D ANN M JAMES 1530 OCONEE SPRINGS BLVD STATHAM GA 30666 Property N	GENERAL INFORMATIONLiving Units1Neighborhood1AR055Alternate ID134090004820000000Vol / Pg2903/218DistrictZoningMEDIUM RESIDENTIALClassResidential	VZZZ8. 11-53-42 AM	134-900-48200		
Land Inform	nation		Assessment Inform	nation	
Type Size Influence Fac Primary Site AC 0.2421 Location	tors Influence % Value Traffic - Heavy -35 1,241,090	Assessed Land 0 Building 0 Total 0	Appraised 1,241,100 311,600 1,552,700	CostIncome1,241,1000311,60001,552,7000	Marke 1,241,10 482,06 1,723,16
Total Acres: .2421 Spot:	Location: 12 VERY GD LOCATION (POS INFL	Value Flag Cost Approach	Bas	Override Reason se Date of Value ve Date of Value	
Entrance Info	rmation		Permit Informat	ion	
DateIDEntry Code03/22/23EBCOccupant Not At Home	Source Other	09/22/23 202312369 5,03 08/03/12 25607-2 8,90	e Purpose 9 A108 Re 0 D010 Re	eplace 3 Windows ep Rails-Bethany Vlg Lot 34 ep Siding-Bethany Vlg Lot 34	% Complet

		Sale	s/Ownership History		
Transfer Date 10/31/03 09/02/99 10/11/84	Price Type 1,105,000 380,000 1	Validity	Deed Reference D 2903/218	eed Type	Grantee



SUSSEX COUNTY

Situs : 39648 SEASIDE DR	Parcel Id: 134-9.00-482.00	Class: Single Fami	ily Dwelling	Card: 2 of 4	Printed: May 2, 2025	
Dwelling	Information					
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No					
Bas	sement					
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type					
Heating & Cooling	Fireplaces					
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab					
Roor	m Detail					
Bedrooms Family Rooms	Full Baths Half Baths			Outbuilding Data		
Kitchens Total Rooms Kitchen Type Kitchen Remod	Extra Fixtures Bath Type Bath Remod	Type Frame Shed	Size 1 Size 2 15 x 30	Area Qty Yr Bl 450 1 1982	Grade Condition C A	Value 1,840
Adju	stments					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
Grade & I	Depreciation					
Grade Condition CDU Cost & Design ⁰ % Complete	Market Adj Functional Economic % Good Ovr		Condominiu	um / Mobile Home Informa	tion	
-	Computations	O market Name	Condomina			
Base Price Plumbing Basement Heating Attic Other Features 0	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Loca Unit View Model Ma	1	
Subtotal Ground Floor Area	Additions					
Total Living Area	Dwelling Value					
Buildi	ing Notes					

10/31/03 09/02/99 10/11/84

	DENTIAL PROPERTY I	RECORD CARE	2099					SUSSEX	COUNTY		
Situs : 39648 SEASI	DE DR	Parcel ID: 134-9	0.00-482.00		Class: Singl	e Family Dwe	elling	Card: 3	B of 4	Printed: May 2, 202	25
JAME AN 1530 OCON	RENT OWNER ES WILLIAM D IN M JAMES NEE SPRINGS BLVD HAM GA 30666 Property	Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class		000000	3/22/23, 11:553:37 AN			194-8:00-482:00			
	Land Inform	mation					A	ssessment In	formation		
Type Primary Site A(Size Influence Fac C 0.2421 Location		Influence % -35	Value 1,241,090	E	Land Building Total	Assessed 0 0 0	Appraised 1,241,100 311,600 1,552,700	Cost 1,241,100 311,600 1,552,700	0	Marke 1,241,100 482,060 1,723,160
Total Acres: .2421 Spot:		Location: 12 VERY	GD LOCATION	I (POS INFL		ue Flag Cos 34DM10	t Approach		al Override Rea Base Date of V ective Date of V	alue	
	Entrance Info	ormation						Permit Infor	mation		
Date ID 03/22/23 EBC	Entry Code Occupant Not At Home		Source Other		Date Issued 09/22/23 08/03/12 04/10/12	Number 202312369 25607-2 25607-1	5,039	Purpose A108 D010	Replace 3 Wir Rep Rails-Betl	ndows hany Vlg Lot 34 ethany Vlg Lot 34	% Complete
				Sales/Ow	nership Histor	у					
Transfer Date 10/31/03 09/02/99 10/11/84	Price Type 1,105,000 380,000 1		Validity			d Reference 8/218	Deed Type		Grantee		



SUSSEX COUNTY

Situs : 39648 SEASIDE DR	Parcel Id: 134-9.00-482.00	Class: Single Fami	y Dwelling		Card	: 3 of 4		Pri	nted: May 2, 2025	
Style Story height Attic Exterior Walls Masonry Trim × Color Basement FBLA Size ×	welling Information Year Built Eff Year Built Year Remodeled Amenities In-law Apt No Basement # Car Bsmt Gar FBLA Type									
Rec Rm Size × Heating & Cooling	Rec Rm Type Fireplaces									
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab									
	Room Detail									
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	Type Carport	Size 1 Size 2 22 x 48		buildir Area 1,056	n g Data Qty 1		Grade	e Condition A	Value 3,990
	Adjustments									
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area									
G	rade & Depreciation									
Grade Condition CDU Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr		Condominiu	m / I	Mobile	Home	Informa	tion		
	velling Computations	Complex Name								
Base Price Plumbing Basement Heating Attic Other Features	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)				l	Jnit Loca Jnit Viev Nodel Ma)	
Subtotal Ground Floor Area Total Living Area	Additions Dwelling Value									
	Building Notes									

	DR	Parcel ID: 134-	9.00-482.00		Class: Single	e Family Dwe	lling	Card: 4	of 4 F	Printed: May 2, 202	25
JAMES ANN 1530 OCONE	NT OWNER WILLIAM D M JAMES E SPRINGS BLVD M GA 30666	Living Units Neighborhood Alternate ID Vol / Pg District	I 1AR055 134090004820 2903/218	000000			THE R				
		Zoning Class	MEDIUM RESI Residential	DENTIAL							
	Property	Notes			3/22/23, 11:55:22 AM			194-900-48200			
	Land Infor	mation					A	ssessment Inf	ormation		
Type Primary Site AC	Size Influence Fac 0.2421 Location	ctors Traffic - Heavy	Influence % -35	Value 1,241,090	В	Land uilding Total	Assessed 0 0 0	Appraised 1,241,100 311,600 1,552,700	Cost 1,241,100 311,600 1,552,700	Income 0 0 0	Mark 1,241,10 482,06 1,723,16
Fotal Acres: .2421 Spot:		Location: 12 VER		N (POS INFL		ue Flag Cos 34DM10	t Approach		al Override Rea Base Date of V ctive Date of V	alue	
	Entrance Info							Permit Inform	nation		
Date ID 03/22/23 EBC	Entry Code Occupant Not At Home		Source Other		Date Issued 09/22/23 08/03/12 04/10/12	Number 202312369 25607-2 25607-1	5,039	D010		ndows hany Vlg Lot 34 ethany Vlg Lot 34	% Complet
				Sales/Ov	/nership Histor	y					
Transfer Date 10/31/03 09/02/99	Price Type 1,105,000 380,000 1		Validity		Deec 2903	I Reference /218	Deed Type		Grantee		



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SUSSEX COUNTY

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Situs : 39648 SEASIDE DR	Parcel Id: 134-9.00-482.00	Class: Single Family	y Dwelling	Card: 4 of 4	Printed: May 2, 2025	
Style Story height Attic Exterior Walls Masonry Trim × Color Basement FBLA Size × Rec Rm Size ×	Dwelling Information Year Built Eff Year Built Year Remodeled Amenities In-law Apt No Basement # Car Bsmt Gar FBLA Type Rec Rm Type					
Heating & Cooling	Fireplaces					
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab					
	Room Detail					
Bedrooms Family Rooms	Full Baths Half Baths			Outbuilding Data		
Kitchens Total Rooms Kitchen Type Kitchen Remod	Extra Fixtures Bath Type Bath Remod	Type Compst Dk	Size 1 Size 2 8 x 15		t Grade Condition C A	Valu 2,260
	Adjustments					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
	Grade & Depreciation					
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr					
% Complete			Condominiu	um / Mobile Home Informa	tion	
	Dwelling Computations	Complex Name				
Base Price Plumbing Basement Heating Attic Other Features	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Loc Unit Viev Model M	v	
Subtotal Ground Floor Area Total Living Area	Additions Dwelling Value					



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025 In the Matter of Appeal Parcel ID 134-12.00-9.01 Sussex County Board of Assessment VS Karl & Anno Bude (Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows: Stipulated Value: \$535,600 Original Value: \$ 542,700 Date: 4/29/2025 Signature of Owner or duly authorized agent: Kan le & Munder Printed Name: _____ Date: 4/22/25 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 134-12,00-3,01. The adjustment reflects a change in square footage and grade that brings the assessed value to \$535,600.

SUSSEX COUNTY

Situs : 31822 HO	LE IN THE \	NOOD	S RD	Parcel ID: 13	4-12.00-3.01		Class: Single Family D	welling	Card: 1 of 4	Prir	ited: May 5, 2025	
CL	URRENT OV	VNER		GEN	ERAL INFORMATI	ON						
31822 H	de karl e (Iole in the Ean view d	E WOO	DS R	Living Units Neighborhor Alternate ID Vol / Pg District Zoning Class	od 1AR060							
			Property N	otes			3/10/23, 9:58:31 AM		134-12.00-301			
			Land Inform	ation				As	sessment Inform	ation		
Type		Size 0000	Influence Fact	ors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site Residual		0000				98,800 85,680	Land Building Total	0 0 0	184,500 351,100 535,600	184,500 266,000 450,500	0 0 0	184,500 351,090 535,590
Total Acres: 5 Spot:			L	ocation:			Value Flag TD134DM1	larket Approach	Bas	verride Reaso e Date of Valu e Date of Valu	le	
			Entrance Info	mation					Permit Informati	on		
Date ID	Ent	ry Cod	9		Source		Date Issued Number		Purpose			% Complete

Date 04/18/24 03/10/23	ID KMB EBC	Entry Code Data Mailer Change Info At Door	Source Owner Owner	Date Issued 03/02/18 07/27/89 04/22/83	Number 201801916 12418-2 12418-1	Price Purpose 0 TEST 15,000 D010 7,000 D010	% Complete Mv 4167 *Privately Owned Grinder Addition-Pvt.Rd.N/17 & 26 Att.Greenhse.& GargN/26 1/4 Mil
			Sales/C	Ownership Histor	ry		

Transfer Date

Validity

Price Type

Deed Reference Deed Type

Grantee



Style Conventional Year Built 1980 Story height 2 Eff Year Built 1980 Attic None Year Remodeled Eff Year Built 1980 Exterior Walls Frame Amenities Amenities In-law Apt No Masonry Trim x In-law Apt No No Basement Full # Car Bsmt Gar 0 FBLA Type Single FBLA Size × FBLA Type Single Single Heating & Cooling Fireplaces Single Single Heat Type Central Full Ac Stacks 1 Fuel Type Electric Openings 1 System Type Heat Pump	23		25 x 40	0utbuildin Area 1,000	A 17 E 20 42 g Data Qty Y	12 29	D Code Description A Main Building B 10/10 1SFR - FRAM C 11/10 OPEN FRAM D 12 ENCLOSED 1 E 11 OPEN FRAM F 10/17 1SFR - FRAM G RG4 GAR POLE H RS1 FRAME UTIL H RS1 FRAME UTIL	IE/1SFR - F E PORCH/ FRAME PO E PORCH IE/1/2 STO 10
Story height Attic2Eff Year Built Year Remodeled AmenitiesAtticNoneYear Remodeled AmenitiesNoExterior WallsFrameAmenitiesNoMasonry TrimXIn-law AptNoColorIn-law AptNoNoBasementFull# Car Bsmt Gar FBLA Size0FBLA SizeXFBLA Type 400FBLA Type Rec Rm Type0HeatingCoolingFireplacesSingleHeating bCoolingFireplaces1Heat Type System TypeCentral Full Ac Electric Heat PumpStacks1Fuel Type System TypeCentral Full Ac Electric Heat PumpStacks1Fuel Type Kitchens3Full Baths1Family Rooms3Full Baths1Kitchen Type Kitchen RemodNoBath Type NoNoKitchen Type Kitchen RemodSame NoUnfinished Area Unheated AreaNoInt vs Ext Cathedral CeilingSame XUnfinished Area Unheated AreaNoGrade Condition AverageCMarket Adj EconomicAverage Economic	le Family	B 23 25 Size 26 2	F <u>32</u> 13 13 13 13 13 13 13 13 13 13	23 15 30 9 Outbuildin Area	20 A 17 E 20 42 g Data Qty Y	12 29 Yr Blt Gra	B 10/10 1SFR-FRAM C 11/10 OPEN FRAM D 12 ENCLOSED E 11 OPEN FRAM F 10/17 1SFR-FRAM G RG4 GAR POLE H RS1 FRAMEUTIL H RS1 FRAMEUTIL	IE/ISFR - F EPORCH/ FRAME PO E PORCH IE/1/2 STO 10 ITY SHED
Basement FBLA SizeFull × 400# Car Bsmt Gar FBLA Type Rec Rm Type0 SingleHeating & Cooling Heat Type System TypeCentral Full Ac Electric Heat PumpStacks Openings Pre-Fab1 1Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen RemodCentral Full Ac Electric NoStacks Stacks A1 ABedrooms Kitchen Type Kitchen RemodSame ×Full Baths Bath Type Bath Remod3 AInt vs Ext Cathedral Ceiling Condition CONDITION Average CDU AVERAGESame Average Functional ConditionMarket Adj Functional Economic	Type Garage Po	Size De 2	1 3 D 13 13 D 13 13 1 3 1 1 Size 2 25 x 40	30 9 Outbuildin Area	E 20 42 g Data Qty	'r Blt Gra		Value
FBLA Size × FBLA Type Rec Rm Type Single Heating & Cooling Fireplaces 1 Heat Type Central Full Ac Stacks 1 Fuel Type Electric Openings 1 System Type Heat Pump Pre-Fab 1 Bedrooms 3 Full Baths 3 Family Rooms Stacks 1 1 Sedrooms 3 Full Baths 3 Family Rooms Stacks 1 1 Kitchens Extra Fixtures 1 1 Kitchen Type No Bath Type No Kitchen Remod No Bath Remod No Int vs Ext Same Unfinished Area 1 Cathedral Ceiling × Unheated Area 1 Condition Average Functional 1 Condition Average Functional 1	Type Garage Po	Size De 2	1 3 D 13 13 D 13 13 1 3 1 1 Size 2 25 x 40	Outbuildin Area	42 g Data Qty	'r Blt Gra		Valu
Heat Type Fuel Type System TypeCentral Full Ac Electric Heat PumpStacks Openings Pre-Fab1Bedrooms Family Rooms3Full Baths Half Baths3Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod3Full Baths 13NoBath Type Bath RemodNoInt vs Ext Cathedral CeilingSame XUnfinished Area Unheated AreaNoGrade Condition CDUCMarket Adj Average AVERAGEFunctional Economic	Garage Po	e 2	1 Size 2 25 x 40	Area	g Data Qty			Valu
Fuel Type System TypeElectric Heat PumpOpenings Pre-Fab1Image: System TypeFlue PumpPre-Fab1Image: System Type Bath Panily Rooms3Full Baths Half Baths3Family Rooms Family Rooms3Full Baths Half Baths3Family Rooms Kitchens Total Rooms61Kitchen Type Kitchen Remod6Bath Type NoNoInt vs Ext Cathedral CeilingSame XUnfinished Area Unheated AreaImage: Same YInt vs Ext Cathedral CeilingC Average Average 	Garage Po	e 2	1 Size 2 25 x 40	Area	Qty Y			Valu
Bedrooms3Full Baths3Family RoomsHalf Baths1KitchensExtra Fixtures1Total Rooms6Bath TypeKitchen TypeBath RemodNoKitchen RemodNoBath RemodNoSameUnfinished AreaCathedral Ceiling×Unheated AreaGradeCMarket AdjConditionAverageFunctionalCDUAVERAGEEconomic	Garage Po	e 2	25 x 40	Area	Qty Y			Valu
Family Rooms Half Baths 1 Kitchens Extra Fixtures 1 Total Rooms 6 Extra Fixtures 1 Kitchen Type No Bath Type No No Kitchen Remod No Adjustments No No No Int vs Ext Same Unfinished Area V No State State	Garage Po	e 2	25 x 40	Area	Qty Y			Valu
Kitchens Extra Fixtures Total Rooms 6 Kitchen Type Bath Type Kitchen Remod No Bath Remod No Adjustments Adjustments Int vs Ext Same Unfinished Area Cathedral Ceiling × Unheated Area Grade C Market Adj Condition Average Functional CDU AVERAGE Economic	Garage Po	e 2	25 x 40	Area	Qty Y			Valu
Kitchen Type Kitchen RemodNoBath Type Bath RemodNoAdjustmentsInt vs Ext Cathedral CeilingSame 	Garage Po	e 2	25 x 40					valu
Kitchen RemodNoBath RemodNoAdjustmentsInt vs ExtSameUnfinished AreaCathedral Ceiling×Unheated AreaGrade & DepreciationCardee & DepreciationGradeCMarket AdjConditionAverageFunctionalCDUAVERAGEEconomic	-							19,07
Int vs Ext Cathedral Ceiling Same × Unfinished Area Unheated Area Grade & Depreciation Grade C Market Adj Condition Average Functional CDU AVERAGE Economic			10 x 8	80		1980 C		250
Cathedral Ceiling × Unheated Area Grade C Market Adj Condition Average Functional CDU AVERAGE Economic								
Grade C Market Adj Condition Average Functional CDU AVERAGE Economic								
Condition Average Functional CDU AVERAGE Economic								
% Good OV			Condomi	nium / Mobile	Home Infr	rmation		
Dwelling Computations			Condomi		Tionie inic	mation		
Base Price122,128% Good79Plumbing10,710% Good OverrideBasement0FunctionalHeating10,130EconomicAttic0% Complete100Other Features10,202C&D FactorSubtotal153,170Additions108,8	Model (M	lodel nber el king			Unit	Location View el Make (I		
Ground Floor Area306Total Living Area2,654Dwelling Value241,3	,300							
Building Notes								

VIET RESIDENTIAL PROPERTY RECORD CARD 2099													
Situs : 31822 HOLE IN THE WOODS RD Parcel ID: 134-12.00-3.01						Class: Singl	e Family Dwel	ling	Card: 2	2 of 4	Printed: May 5,	2025	
31	GUDE KA 1822 HOLE I	NT OWNER RL E & ANN N THE WOO IEW DE 199	NE ODS R	Living Unit Neighborh Alternate I Vol / Pg District Zoning Class	INERAL INFORMATION ts 1 nood 1AR060 ID 13412000003010 1935/111 AGRICULTURAL Residential	00000	3H0(23, 9:59:22 AM			134-12.00-3.01			
			Land Infor	mation					A	ssessment In	formation		
Type Primary Site Residual	AC AC	Size 1.0000 4.0000	Influence Fa	ctors	Influence %	Value 98,800 85,680	E	Land Building Total	Assessed 0 0 0	Appraised 184,500 351,100 535,600	Cos 184,50 266,00 450,50	0 0	e Marko 0 184,50 0 351,09 0 535,59
Total Acres Spot:	: 5			Location:				lue Flag Mark 134DM1	et Approach		al Override Ro Base Date of ective Date of	Value	
			Entrance Infe	ormation						Permit Infor			
Date 04/18/24 03/10/23	ID KMB EBC	Entry Coo Data Maile Info At Do	er Change		Source Owner Owner		Date Issued 03/02/18 07/27/89 04/22/83	Number 201801916 12418-2 12418-1		Purpose TEST D010	Mv 4167 *Pr Addition-Pvt	ivately Owned G .Rd.N/17 & 26 e.& GargN/26 1	
						Sales/Ow	nership Histor	У					

🐝 tyler

SUSSEX COUNTY

Situs : 31822 HOLE IN THE WO	ODS RD Parcel Id: 134-12.00-3.01	Class: Single Family D	welling	Card: 2 of 4	Printed: May 5, 2025	
	Dwelling Information					
Style Story height Attic Exterior Walls Masonry Trim x Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt №					
	Basement					
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type					
Heating & Cooling	Fireplaces					
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab					
	Room Detail					
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures			Outbuilding Data		
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Type Si Lmbr Shed	ize 1 Size 2 29 x 17	Area Qty Yr E 493 1 200	Blt Grade Condition D0 C A	Val 4,26
	Adjustments					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
	Grade & Depreciation					
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr					
% Complete			Condominiu	um / Mobile Home Inform	nation	
	Dwelling Computations	Complex Name				
Base Price Plumbing Basement Heating Attic Other Features	% Good % Good Override Functional Economic % Complete 0 C&D Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Lo Unit Vid Model I		
Subtotal	Adj Factor Additions					
Ground Floor Area Total Living Area	Dwelling Value					
	Building Notes					

RESIDENTIAL PROPERTY RECORD CARD 2099													
Situs : 31822 HOLE IN THE WOODS RD Parcel ID: 134-12.00-3.01							Class: Sing	e Family Dw	elling	Card: 3	B of 4 Pr	inted: May 5, 2025	
31	GUDE KA 822 HOLE I	nt owner RL E & ANI N THE WO IEW DE 199	NE ODS R	Living Uni Neighborh Alternate Vol / Pg District Zoning Class	lood 1AR060	00000	210/23, 9:59:15 AM			134-12.00-2.01			
			Land Info	ormation					4	ssessment In	formation		
Type Primary Site Residual	AC AC	Size 1.0000 4.0000	Influence F	actors	Influence %	Value 98,800 85,680	E	Land Building Total	Assessed 0 0 0	Appraised 184,500 351,100 535,600	Cost 184,500 266,000 450,500	Income 0 0 0	Mark 184,50 351,09 535,59
Total Acres: Spot:	5			Location:				l ue Flag Mai 134DM1	rket Approach		al Override Reas Base Date of Val active Date of Val	lue	
			Entrance In	formation						Permit Infor	mation		
Date 04/18/24	ID KMB		er Change		Source Owner		Date Issued 03/02/18	Number 201801916		Purpose TEST	Mv 4167 *Privat	tely Owned Grinder	% Complet
03/10/23	EBC	Info At Do	DOL		Owner		07/27/89 04/22/83	12418-2 12418-1	15,000 7,000		Addition-Pvt.Rd Att.Greenhse.&	.N/17 & 26 GargN/26 1/4 Mil	
03/10/23	EBC	Info At Do	DOF		Owner	Sales/Ow	07/27/89	12418-1					

🐝 tyler

itus : 31822 HOLE IN THE WOODS RD Parcel Id: 134-12.00-3.01		Class: Single Family	Dwelling	Card: 3 of 4	Printed: May 5, 2025	
	Dwelling Information					
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No					
	Basement					
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type					
Heating & Cooling	Fireplaces					
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab					
	Room Detail					
Bedrooms Family Rooms Kitchens	Full Baths Half Baths			Outbuilding Data		
Total Rooms Kitchen Type Kitchen Remod	Extra Fixtures Bath Type Bath Remod	Type Det Patio	Size 1 Size 2 12 x 12	Area Qty Yr B 144 1 200	It Grade Condition 0 B A	Valu 63
	Adjustments					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
	Grade & Depreciation					
Grade Condition CDU Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr		Condominiu	ım / Mobile Home Inform	ation	
•	welling Computations	Complex Neme	oondonning			
Base Price Plumbing Basement Heating Attic Other Features	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Loo Unit Vie Model M		
Subtotal Ground Floor Area	Additions					
Total Living Area	Dwelling Value					

RESIDENTIAL PROPERTY RECORD CARD 2099 tyler

Residual

Total Acres: 5

AC

4.0000

SUSSEX COUNTY

351,090

535,590

0

0

Situs : 31822 F	IOLE IN T	HE WOO	DS RD	Parcel ID: 134	-12.00-3.01		Class: Single Family D	welling	Card: 4 of	4 F	Printed: May 5, 2025	
	CURREN		2	GENE	RAL INFORMAT	ION						
31822	2 HOLE IN	RL E & AN I THE WO EW DE 199	ODS R 970	Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	1 d 1AR060 1341200000301 1935/111 AGRICULTURA Residential			-				
			Property N	otes			370/73, 9-59-08 AM	and the	134-12.00-3.01			
			Land Inform	ation				As	sessment Infor	nation		
Type Primary Site	AC	Size 1.0000	Influence Fact	ors	Influence %	Value 98,800	Land	Assessed 0	Appraised 184,500	Cost 184,500	Income 0	Market 184,500

Total

Value Flag Market Approach

0

0

351,100

535,600

266,000

450,500

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

Building

Spot:		Locat	TD	134DM1								
Entrance Information					Permit Information							
Date 04/18/24 03/10/23	ID KMB EBC	Entry Code Data Mailer Change Info At Door	Source Owner Owner	Date Issued 03/02/18 07/27/89 04/22/83	Number 201801916 12418-2 12418-1	0 15,000	Purpose TEST D010 D010	% Complete Mv 4167 *Privately Owned Grinder Addition-Pvt.Rd.N/17 & 26 Att.Greenhse.& GargN/26 1/4 Mil				

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

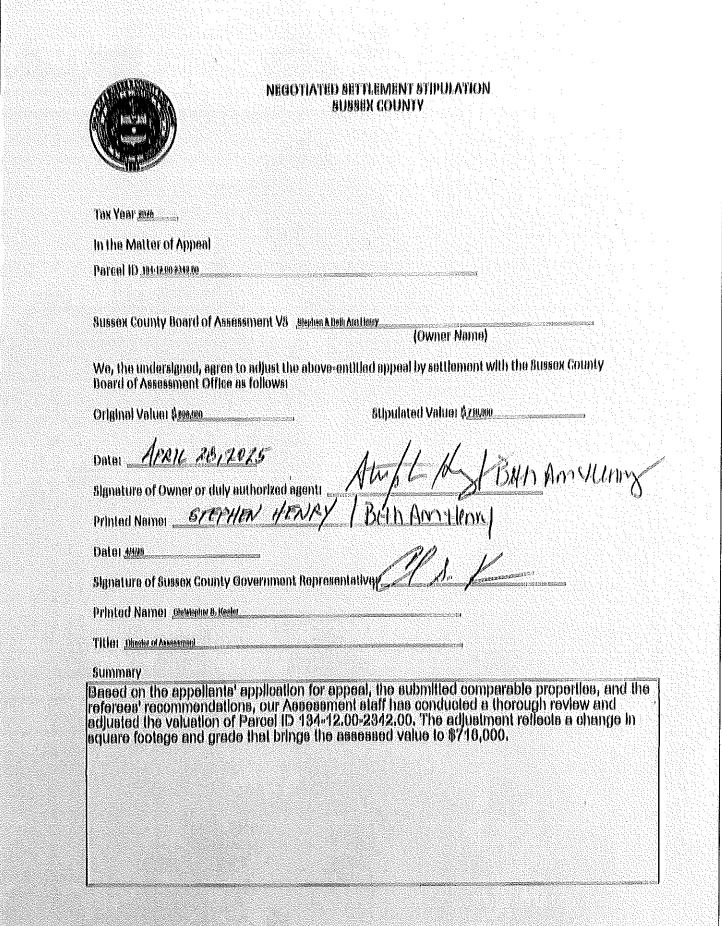
85,680

🐝 tyler

SUSSEX COUNTY

Situs : 31822 HOLE IN THE WOO	DS RD Parcel Id: 134-12.00-3.01	Class: Single Famil	ly Dwelling	Card: 4 of 4	Printed: May 5, 2025	
	Dwelling Information					
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No					
	Basement					
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type					
Heating & Cooling	Fireplaces					
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab					
	Room Detail					
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures			Outbuilding Data		
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Type Frame Shed	Size 1 Size 2 12 x 10	-	Blt Grade Condition 995 C A	Val 49
	Adjustments					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
	Grade & Depreciation					
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr					
% Complete			Condominiu	um / Mobile Home Infor	mation	
	Dwelling Computations	Complex Name				
Base Price Plumbing Basement Heating Attic Other Features	% Good % Good Override Functional Economic % Complete 0 C&D Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit V	ocation iew Make (MH)	
Subtotal	Adj Factor Additions					
Ground Floor Area Total Living Area	Dwelling Value					
	Building Notes					

134-12.00-2342.00 NSS



Situs : 38253 PARADISIO	WAY	F	Parcel ID: 134	-12.00-2342.00		Class: Sin	gle Family Dw	elling	Card: 1	of 1 Pri	nted: May 2, 2025	
CURRENT HENRY STEP BETH ANN BI 2001 MAR MOON TOWNS	HEN MARH RES-HENR JORIE LN	Y	Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class	RAL INFORMATI 1 1AR065 1341200234200 5261/78 MEDIUM RESID Residential	00000				194-1209-294200			
		Land Informat	ion					A	ssessment In	formation		
Type Primary Site AC	Size I 0.6861	nfluence Factor	S	Influence %	Value 149,170		Land Building Total	Assessed 0 0 0	Appraised 149,200 566,000 715,200	Cost 149,200 303,400 452,600	Income 0 0 0	Market 149,200 566,040 715,240
Total Acres: .6861 Spot:		Loc	ation:				′alue Flag Ma D134DM4	rket Approach		al Override Rease Base Date of Val active Date of Val	he	
	E	Entrance Inform	ation						Permit Infor	mation		
04/30/24 JTS E	Entry Code Data Mailer nfo At Door	Change		Source Owner Owner		Date Issued 08/03/22 03/23/21 11/15/19	Number 202211250 202104098 201912505	2,142	Purpose A018 A207	21x12 Paver Pa 236 Lf Aluminun		
					Sales/Ow	nership Hist	ory					
Transfer Date 06/26/20 12/09/19	Price 648,690 196,730	Туре		Validity		52	ed Reference 61/78 64/312	Deed Type Deed Deed		Grantee HENRY STEPH NVR INC	IEN MARK	



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year <u>2015</u>	
In the Matter of Appeal	
Parcel ID 13+1205-2816-0	
Sussex County Board of Ass	sessment VS James & Coarle Melains (Owner Name)
We, the undersigned, agree Board of Assessment Office	e to adjust the above-entitled appeal by settlement with the Sussex County e as follows:
Original Value: Sensos	Stipulated Value: 550.000
Date: 4/5/25	
Siepature of Owner or duly	authorized agent: James F. Mauner
Printed Name: TA NL2	T. Meisner
Date: <u>xx///xs</u>	
Signature of Sussex County	Government Representative
Printed Name: <u>changes Au</u>	
Title: Disclored Amaganett	
Summary	
referees' recommendation	s' application for appeal, the submitted comparable properties, and the ons, our Assessment staff has conducted a thorough review and if Parcel ID 134-12,00-2860. The adjustment reflects a change in ad approach that brings the assessed value to \$541,000.

On Apr 5, 2025, at 9:20 AM, Katrina M. Mears <kmears@sussexcountyde.gov> wrote:

SUSSEX COUNTY

	۱							
Situs : 33233 LONE CEDAR LNDG	Parcel ID: 134-12.00-2860.00		Class: Single Family	Dwelling	Card: 1	of 1 Prir	nted: May 6, 2025	
CURRENT OWNER	GENERAL INFORMATI	ION						
MEISNER JAMES T TTEE CONNIE SUE MEISNER TTEE LIV TR 33233 LONE CEDAR LNDG MILLVILLE DE 19967	Living Units 1 Neighborhood 1TR005 Alternate ID 1341200286000 Vol / Pg 6093/291 District Zoning TOWN CODES Class Residential							
Property	Notes							
Land Info	rmation		V/20/23, 11:45:52 AM	Z	134-12:00-28:0000	formation		
Type Size Influence Fa	actors Influence %	Value						
Primary Site AC 0.1147		106,540	Land Building	Assessed 0 0	Appraised 106,500 434,500	Cost 106,500 434,500	Income 0 0	Marke 106,500 484,290
			Total	0	541,000	541,000	0	590,790
	Location:			0 Cost Approach	Manu	541,000 al Override Reasc Base Date of Valu ctive Date of Valu	on Je	590,790
Total Acres: .1147 Spot: Entrance In			Value Flag	Ĩ	Manu	al Override Reaso Base Date of Valu ctive Date of Valu	on Je	590,790

Sales/Ownership History

Transfer DatePrice TypeValidityDeed Reference
6093/291Deed TypeGrantee
MEISNER JAMES T TTEE02/26/16329,990329,9904510/49DeedMEISNER JAMES T TTEE





Katrina M. Mears

From:	Seth and Laura Herz <theherzfamily@verizon.net></theherzfamily@verizon.net>
Sent:	Friday, April 11, 2025 1:22 PM
То:	Katrina M. Mears
Subject:	Re: 134-13.00-150.00-852-A.pdf Assessment Appeal

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

Thank you Katrina! We accept the revised attached document that assesses the property at \$523,700. We assume that we no longer need to appear at the appeal hearing on Monday.

We can send signed document next week when we have access to a scanner. Thank you for all your support. --Laura

On Friday, April 11, 2025 at 12:28:24 PM EDT, Katrina M. Mears <kmears@sussexcountyde.gov> wrote:

Here you go, thanks! If you can just sign and return or you can reply by e mail that you accept.

From: Seth and Laura Herz <theh<u>erzfamily@verizon.net</u>> Sent: Thursday, April 10, 2025 3:10 PM To: Katrina M. Mears <kmears@sussexcountyde.gov> Subject: Re: 134-13.00-150.00-852-A.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.

Yes - that would be great. Thanks so much! -- Laura

On Thursday, April 10, 2025 at 03:05:08 PM EDT, Katrina M. Mears <<u>kmears@sussexcountyde.gov</u>> wrote:

Yes, upon further review in preparing for the hearing they did make additional adjustments which brought the value down further. If ok with that I can send you a revised stipulation to sign.

From: Seth and Laura Herz <<u>theherzfamily@verizon.net</u>> Sent: Thursday, April 10, 2025 3:00 PM

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
Parcel ID 134-13.00-150.00-852-A
Sussex County Board of Assessment VS <u>Seth & Laura Herz Trustee</u> (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$ 697,400 Stipulated Value: \$ 523,700
Date:
Signature of Owner or duly authorized agent:
Printed Name:
Date: 3/28/25 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-13.00-150.00-852-A. The adjustment reflects a change in economic depreciation that brings the assessed value to \$523,700.

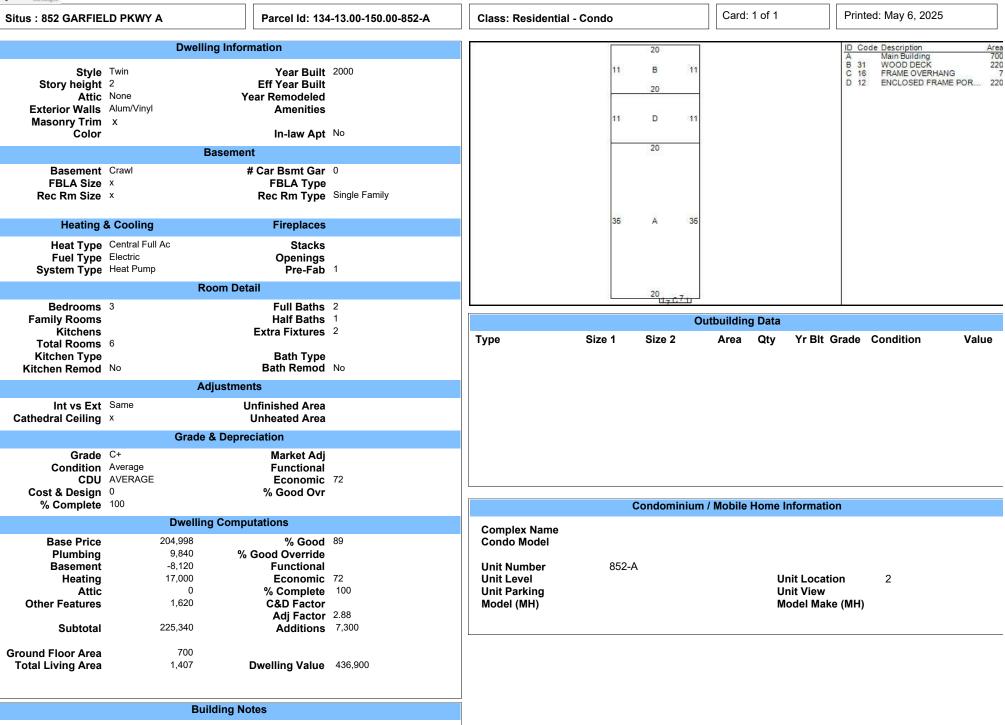
Situs : 852 GARF	FIELD PKWY A	Parcel ID: 134-13.00-150).00-852-A	Class: Residential - Condo	Card: 1 of 1	Printed: May 6, 2025
Cl	URRENT OWNER	GENERAL INFO	ORMATION			
HER 9110	ETH JEREMY TRUSTEE RZ LAURA TRUSTEE O STEEPLEBUSH CT NANDALE VA 22003	Living Units 1 Neighborhood 1BR1010 Alternate ID 1341300 Vol / Pg 4287/25 District Zoning TOWN 0 Class Resident	015000852-A 1 CODES			
	Prope	rty Notes			0-150 D0-653-A	
	Land II	formation		Asses	ssment Information	
Туре	Size Influence	Factors Influence	e % Value			

Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1303			86,810	Land	0	86,800	86,800	0	0
						Building	0	436,900	436,900	0	0
						Total	0	523,700	523,700	0	0
Total Acres: .130 Spot:	3		Location:			Value Flag Cos TD134DM6	st Approach	Ba	Override Reason ise Date of Value ive Date of Value		

	Entrance Information							
			Permit Information					
Date 05/17/23	ID KAC	Entry Code Occupant Not At Home	Source Other	Date Issued	Number	Price Purpose		% Complete

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





Katrina M. Mears

From: Sent: To: Cc: Subject: Sam Heaps <sheapsventures@gmail.com> Wednesday, April 16, 2025 10:08 AM Katrina M. Mears Kate Carski Re: Assessment Appeal 134 13 1328

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

Hi Katrina,

We can agree to that. Thank you for getting back to us.

Sam Heaps 484.883.8152 <u>sheapsventures@gmail.com</u>

On Tue, Apr 15, 2025 at 1:26 PM Katrina M. Mears <<u>kmears@sussexcountyde.gov</u>> wrote:

Mr. Heaps,

As part of the scheduling process for the Board hearings, our Assessment team always reviews parcels in advance to see if any data has changed, additional comps, etc. After their review, they are now suggesting a \$4,811,700 value for your property.

If in agreement, please let me know, otherwise I'll continue with the scheduling process for the 25th.

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

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-13.00-1328.00
Sussex County Board of Assessment VS <u>Carski Enterprises</u> (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$6,454,600 Stipulated Value: \$4,811,700
Date: Signature of Owner or duly authorized agent:
Printed Name:
Signature of Sussex County Government Representative.
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 134-13.00-1328.00. The adjustment reflects a change in approach and land influence factor and grade that brings the assessed value to \$4,811,700.

,

itus : 31327 SANDPI	PER RD	Parcel I	D: 134-13.00-1328.00		Class: Singl	e Family Dwe	lling	Card: 1	l of 1	Printed: May 6, 202	5
CARSKI EN 13 OLD F	INT OWNER TERPRISES I ORGE GARTI ENCOE MD 2	H Neigh	t g MEDIUM RESI	000000				124-13.00-1328.00			
		Land Information					A	ssessment In	formation		
Type imary Site AC		Influence Factors Waterfront - Oc Shape O	Influence % r Size -15	Value 3,774,220	E	Land Building Total	Assessed 0 0 0	Appraised 3,774,200 1,037,500 4,811,700	Cost 3,774,200 1,037,500 4,811,700	0 0	Marke 3,774,200 1,667,840 5,442,040
otal Acres: .2183 pot:		Location: 1	3 EXCEL LOCATION (F	POS INFLU)	Val TD ²	ue Flag Cos 134DM6	t Approach		al Override Rea Base Date of V ective Date of V	/alue	
		Entrance Information						Permit Infor	mation		
Date ID 03/28/23 EBC	Entry Cod Unoccupied		Source Other		Date Issued 10/13/21 06/07/17 06/07/17 05/29/86	Number 202112745 201706071 201706078 13570-1	288,570 0 0	Purpose	2 St Dw 17x1 Nb 1160 Nb 1160	50, Porch 10x17, 1 an Villagelot D-17	% Complet ₀ 0x
				Sales/Ov	vnership Histor	у					
Transfer Date 07/20/95	Price 468,000	Туре	Validity			l Reference 5/272	Deed Type		Grantee		

tyler

Situs : 31327 SANDPIPER RD	Parcel Id: 134-13.00-1328.00	Class: Single Fami	ly Dwelling	Card: 1 of 1	Printed: May 6, 2025
Dwellin	ng Information		8 ²³ G 8		ID Code Description A A Main Building 1-
StyleContemporaryStory height2AtticNoneExterior WallsFrameMasonry Trim×Color	Year Built ²⁰²³ Eff Year Built Year Remodeled Amenities In-law Apt No		$ \begin{array}{c} 12^{23} \\ 12^{23} \\ 11 \\ 16 \\ 18 \\ 3 \\ 18 \\ 15 \\ 15 \\ 5 \\ 4 \end{array} $		B 11/10 OPEN FRAME PO C 11/10/10 OPEN FRAME PO D 30/10/10 CARPORT/15FR E 30/10/53 CARPORT/15FR F 11/10/11/53 OPEN FRAME PO G 31/63 WOOD DECK/BAL H 11/10/10 OPEN FRAME PO I 10/10 ISFR - FRAME/D
В	asement		9 86 A		
Basement Full FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family		27 5 8 25 25		
Heating & Cooling	Fireplaces		18 5 C 5		
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹		23 6 31 D 31		
Ro	oom Detail		23 6 E 23 6		
Bedrooms 5 Family Rooms Kitchens	Full Baths 3 Half Baths 2 Extra Fixtures 4		(L ., L .	Outbuilding Data	/ Dit Orada Canditian Value
Total Rooms 9 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Туре	Size 1 Size 2	Area Qty Y	r Blt Grade Condition Value
Ad	ljustments				
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area				
Grade &	& Depreciation				
Grade A Condition Average CDU AVERAGE Cost & Design 0	Market Adj Functional Economic % Good Ovr				
% Complete 100			Condomini	um / Mobile Home Info	rmation
	g Computations	Complex Name			
Base Price515,573Plumbing28,120Basement0Heating42,770Attic0Other Features2,320	% Good 100 % Good Override Functional Economic % Complete 100 C&D Factor Adj Factor 1.3	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit	Location View el Make (MH)
Subtotal 588,780	Additions 209,300				
Ground Floor Area1,499Total Living Area5,648	Dwelling Value 1,037,500				
	Iding Notes				

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-13.18-27.00-C
Sussex County Board of Assessment VS Daniel & Jeanette Golden 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: \$2,422,700 Stipulated Value: \$1,888,800
Date: 4 30 2025 Def Signature of Owner or duly authorized agent: South Jolden Printed Name: Daviel & Jeanette Golden
Date: 4/28/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary

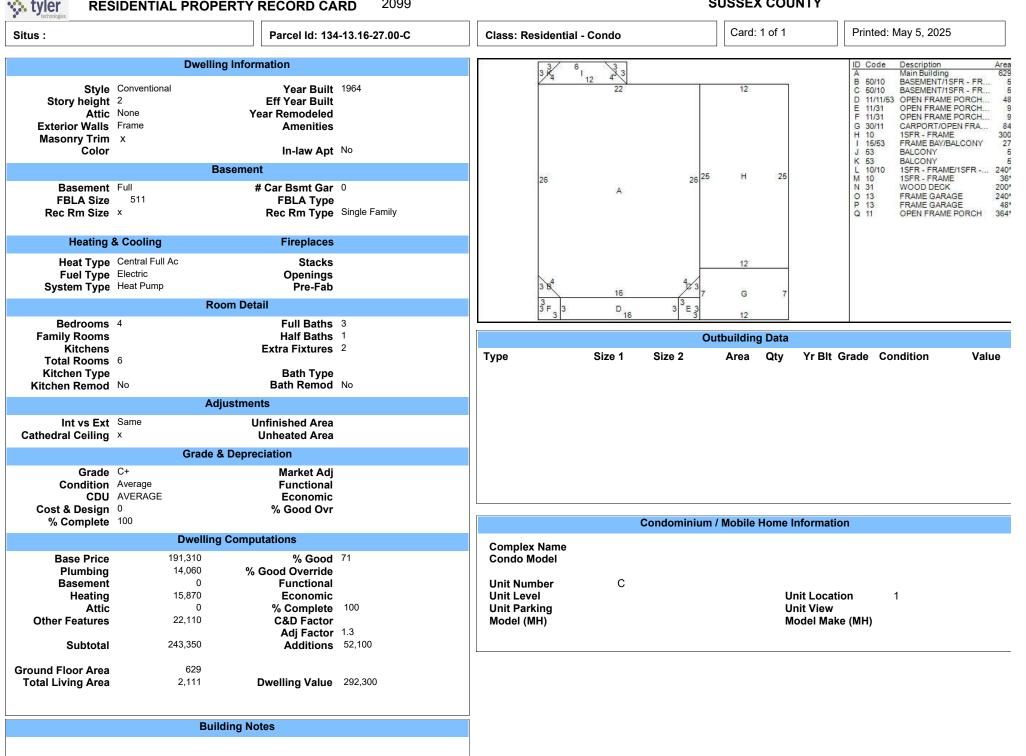
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-13.16-27.00-C. The adjustment reflects a change in the land influence factor that brings the assessed value to \$1,888,800.

08/26/92 07/02/92

1 350,000

styler RESIDENTIAL PROPERTY RECORD CARD 2099

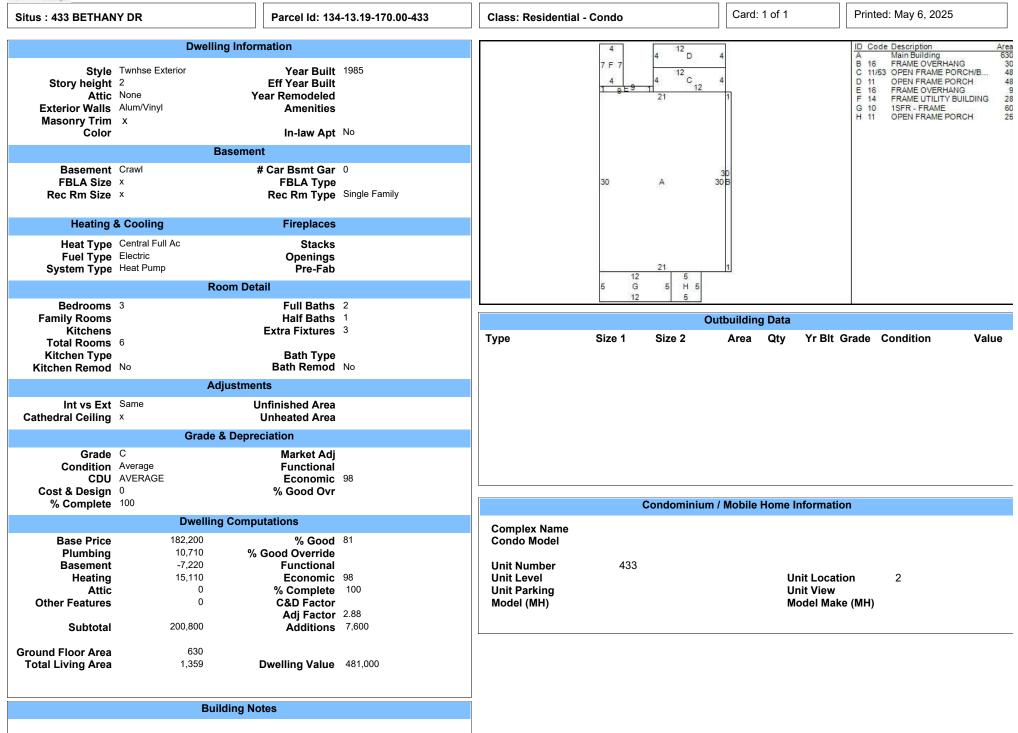
RESID	DENTIAL PROPERTY R	RECORD CARD 2099		SUSSEX COUNTY						
Situs :		Parcel ID: 134-13.16-27.00-C		Class: Resid	lential - Cond	lo	Card: 1	of 1 F	Printed: May 5, 202	5
GOLDEN DAI GOLDE 5430 W	ENT OWNER NIEL P JEANETTE E EN TRUSTEES VICKFORD DR 'ILLE MD 20852 Property N - ESTIMATED	GENERAL INFORMA Living Units 1 Neighborhood 1AR055 Alternate ID 134131600270 Vol / Pg 3105/120 District Zoning MEDIUM RES Class Residential	00000C	KOVZA 102019 AM			64130-270-t			
	Land Inform	nation				A	ssessment Inf	formation		
Type Primary Site AC	Size Influence Fac 0.2053 Location	tors Influence % -25	Value 1,406,220	E	Land Building Total	Assessed 0 0 0		Cost 1,406,200 292,300 1,698,500 al Override Rea Base Date of V		Marke 1,406,20 482,64 1,888,84
Total Acres: .2053 Spot:		Location: 12 VERY GD LOCATIO	N (POS INFL		lue Flag Mari 34DM14	ket Approach		ective Date of V		
	Entrance Info	ormation					Permit Inform	mation		
Date ID 05/21/24 JXL 04/20/23 JCL	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other		Date Issued 09/21/16 01/19/16 09/10/15	Number 201609223 201600300 201508050	Price 1,000 31,405 0	Purpose A017	3rd Floor Balc 3rd Floor Addi	ony 55x11 - Okay F tion (Boa 11687) 2 rom 10-Foot Side	
			Sales/Ov	wnership Histor	у					
Transfer Date 08/26/92	Price Type 1 350,000	Validity			d Reference 5/120	Deed Type		Grantee		

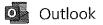


NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-13.19-170.00-433
Sussex County Board of Assessment VS Gomunit & JEI Boove
(Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$551,500 Stipulated Value: \$571,900
Date: <u>4/15/2025</u> Signature of Owner or duly authorized agent: <u>All HOMM</u> Printed Name: <u>VIII E BOOVA</u>
Date: 4/10/25 DD a k
Signature of Sussex County Government Representative
Printed Name: Christopher S. Keelar
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 134-13,19-170.00-433. The adjustment reflects a change in economic deprediation that brings the assessed value to \$571,900.

Situs : 433 BETHANY DR	Parcel ID: 134-13.19-170.00-433	Class: Residential -	Condo	Card: 1 of 1	Printed: May 6, 20	25
CURRENT OWNER BOOVA SAMUEL A III JILL E BOOVA 705 SEVERN RD WILMINGTON DE 19803 Property	GENERAL INFORMATION Living Units 1 Neighborhood 1BR101C Alternate ID 134131901700000433 Vol / Pg 4712/74 District Zoning TOWN CODES Class Residential Notes			1341318-170 60-433		
Land Infor	mation			Assessment Inform	ation	
Type Size Influence Fac Primary Site AC 0.1455 Total Acres: .1455 Spot:		alue),870 Building Tota Value Flag TD134DM19	Assessed 0 0 0 0	Appraised 90,900 481,000 571,900 Manual Ov Base	Cost Income 90,900 0 481,000 0 571,900 0 verride Reason e Date of Value e Date of Value e Date of Value	Market 0 0
Entrance Infe	ormation					
DateIDEntry Code05/24/24DMRData Mailer Change12/15/22MEPOccupant Not At Home	Source Owner Other	Date Issued Numb 08/30/18 20180		Permit Information Purpose A016 12	on X 12 Screen Porch Addition	% Complete
	Sa	es/Ownership History				
Transfer Date Price Type 05/23/17 310,000 320,000 09/30/03 320,000 320,000	Validity	Deed Refere 4712/74	ence Deed Type	e Gi	rantee	







Re: Assessment Appeal 134-13.20-146.00-9

From Mike Finley <msfinley79@gmail.com> Date Tue 5/6/2025 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.

I am camping in Arizona & cannot print a copy. However this e-mail serves as my wife's and my acceptance of the \$1,083,200 valuation. Thank you for your assistance in this matter. Michael & Frances Finley

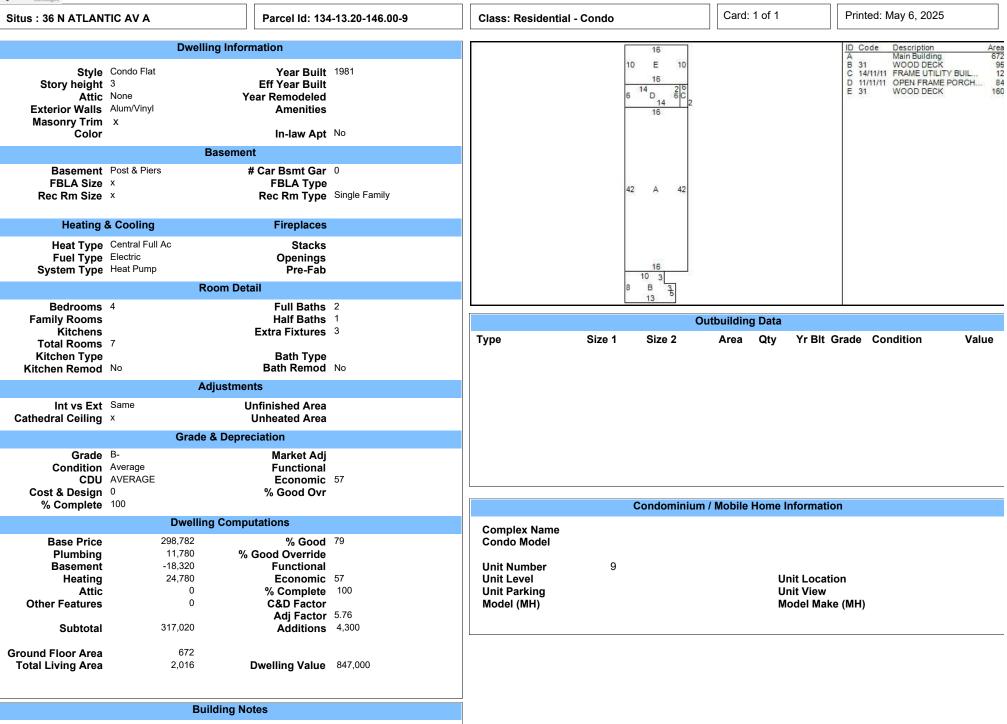
On Tue, May 6, 2025 at 07:27 Dianne Ruscavage <<u>dianne.ruscavage@sussexcountyde.gov</u>> wrote: As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **May 8, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

Kind Regards, Dianne

Situs : 36 N ATLANTIC AV A	Parcel ID: 134-13.20-146.00-9	Class: Residential - Condo	Card: 1 of 1	Printed: May 6, 2025
CURRENT OWNER FINLEY MICHAEL S & FRANCES D FINLEY 212 PARK DR CATONSVILLE MD 21228 Property N		Avada tit 23 spant		
Land Inform	nation	Asse	essment Information	
Type Size Influence Fact Primary Site AC 0.1000 Waterview - O		Land 0 Building 0	Appraised C 236,200 236,2 847,000 847,0 1,083,200 1,083,2 Manual Override	000 0 0 200 0 0
Total Acres: .1 Spot:	ocation: 13 EXCEL LOCATION (POS INFLU)	Value Flag Cost Approach TD134DM16	Base Date of Effective Date of	of Value
Entrance Info	rmation	Pr	ermit Information	
Date ID Entry Code 04/20/23 KAC Occupant Not At Home	Source Other	Date IssuedNumberPricePut10/19/0415742-194,677D0	rpose	% Complete ood Damage-Cedar Sand
	Sales/Ov	vnership History		
Transfer DatePriceType01/02/09875,00005/11/04801,50001/07/99255,00012/24/96192,00004/22/89213,000	Validity	Deed Reference Deed Type 3646/251	Grantee	





Tax Year 2025		
In the Matter of Appeal		
Parcel ID 134-17.09-56.03-12069		
Sussex County Board of Ass	sessment VS Todd & Helen Morstellar (Owner Name)	
We, the undersigned, agree Board of Assessment Office	e to adjust the above-entitled appeal by settlement with the Sussex County e as follows:	
Original Value: \$ <u>1,638,600</u>	Stipulated Value: \$1,370,500	
Date: $4/5/25$ Signature of Owner or duly	authorized agent: Then & marsteller Todd Maytelle	
Printed Name: Tudd J	Helen smarskiller	
Date: <u>3/27/25</u>	Government Representative:	
Printed Name: Christophors. Keel	ler	
Title: Director of Assessment		
referees' recommendation or adjusted the valuation or	s' application for appeal, the submitted comparable properties, and the ons, our Assessment staff has conducted a thorough review and f Parcel ID 134-17.00-56.03-1206S. The adjustment reflects a change n of the dwelling that brings the assessed value to \$1,370,600.	·

technologies]	_									
Situs : 1206	S EDGEWA	ATER HOU	SE RD	Parcel ID: 13	4-17.00-56.03-1206	6S	Class: Resid	lential - Cond	do	Card: 1	of 1 Printe	d: May 6, 202	25
COMMON L 1500	MARSTE HELEN M 946 STRE YORK	IT OWNER LLER TODI ARSTELLE AM VIEW L PA 17403 ESTIMATEI	D R N Property I	Living Units Neighborho Alternate IE Vol / Pg District Zoning Class	od 1AR162C	31206S							
			Land Inform	nation					A	ssessment Info	ormation		
Type Primary Site Total Acres: Spot: Date 06/12/24 12/12/23	.0314 ID SMD SMD	Entry Cod	Entrance Info de er Change	ic Location: 12 VE	Influence % RY GD LOCATION Source Owner Other	Value 120,180 (POS INFL	Val	Land Building Total ue Flag Cos 34DM21		E	Cost 120,200 1,250,400 1,370,600	Income 0 0	Market 0 0 0
Transfer E 01/16/24 10/21/20 11/16/04 03/08/04 05/09/02	Date	Prica 25,000 1,200,000 1,100,000 572,500 572,500	0 0 0		Validity	Sales/Ov	vnership Histor Deed 6038 5333 3060	1 Reference 3/68 3/307	Deed Type Deed Deed		Grantee MARSTELLER TO MARSTELLER TO		



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Situs : 1206 S EDGEWATER HOUSE RD	Parcel Id: 134-17.00-56.03-1206S	Class: Residential	- Condo	Card: 1 of 1	Printed: May 6, 2025
Dwelling I	Information				
Style Condo Flat Story height 1 Attic None Exterior Walls Stucco Masonry Trim X Color X	Year Built 1975 Eff Year Built Year Remodeled Amenities In-law Apt No				
Base	ement				
Basement ^{Slab} FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family				
Heating & Cooling	Fireplaces				
Heat Type Central Full Ac Fuel Type Electric System Type Forced Warm Air	Stacks Openings Pre-Fab				
Room	n Detail				
Bedrooms ³ Family Rooms Kitchens	Full Baths 2 Half Baths 1 Extra Fixtures 2		0	utbuilding Data	
Total Rooms 5 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Туре	Size 1 Size 2	Area Qty Yr E	Blt Grade Condition Valu
Adjus	stments				
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area				
Grade & D	Depreciation				
Grade C+ Condition Average CDU AVERAGE Cost & Design 0	Market Adj Functional Economic 140 % Good Ovr				
% Complete 100			Condominium	I / Mobile Home Inform	nation
	omputations	Complex Name			
Base Price 258,000 Plumbing 9,840 Basement -31,640 Heating 21,400 Attic 0 Other Features 0	% Good 76 % Good Override Functional Economic 140 % Complete 100 C&D Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)	1206S 10	Unit Lo Unit Vid Model I	
Subtotal 257,600	Adj Factor 4.42 Additions 8,800				
Ground Floor Area 1,500 Total Living Area 1,500	Dwelling Value 1,250,400				
	ng Notes				

Katrina M. Mears

From:	afoxgruner <afoxgruner@aol.com></afoxgruner@aol.com>
Sent:	Tuesday, April 29, 2025 11:17 AM
То:	Katrina M. Mears; afoxgruner@aol.com
Subject:	RE: 134-17.00-56.07-611.pdf Assessment Appeal

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Katrina,

We are on travel, responding by cell. Thanks greatly, we agree with the revised assessment of \$973,500. We think the revised assessment is fair to both Sussex and us, being more accurate, realistic at present time.

Respectfully, Henry Gruner and Alissa Fox

Sent from my Verizon, Samsung Galaxy smartphone

------ Original message ------From: "Katrina M. Mears" <kmears@sussexcountyde.gov> Date: 4/29/25 7:57 AM (GMT-05:00) To: afoxgruner@aol.com Subject: 134-17.00-56.07-611.pdf Assessment Appeal

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 pursue the value further. Please respond with your intentions no later than May 2, 2025. After that date, we will assume you have accepted the new value.

Kind Regards,

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

Situs : 611 ISLAND HOUSE RD	Parcel ID: 134-17.00-56.07-611	Class: Residential - Condo	Card: 1 of 1	Printed: May 5, 2025
CURRENT OWNER	GENERAL INFORMATION			
GRUNER HENRY TTEE ALISSA T FOX TTEE REV TR 6608 RIVER TRAIL CT BETHESDA MD 20817	Living Units 1 Neighborhood 1AR166C Alternate ID 134170000560700611 Vol / Pg 5096/346 District Zoning AGRICULTURAL/RESIDEI Class Residential			
Property No	tes		1	
COMMON LAND PCT - ESTIMATED		12/5/23, 3:25:28PM 134-12/0	-56.07-611	
Land Informa	tion	Asses	sment Information	

			Land Information			Assessment Information					
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.0321	Waterfront - Oc		135,100	Land	0	135,100	135,100	0	0
						Building	0	838,400	838,400	0	0
						Total	0	973,500	973,500	0	0
								Ba	Override Reason se Date of Value		
Total Acres: .032 Spot:	1		Location: 12	2 VERY GD LOCATION	(POS INFL	Value Flag Co TD134DM18	ost Approach	Effecti	ive Date of Value		

		Entrance Inform	mation	Permit Information			
Date 12/05/23	ID SMD	Entry Code Normal Review	Source Other	Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History				
Transfer Date 07/30/19 04/24/07	Price Type 725,000	Validity	Deed ReferenceDeed Type5096/346Deed3440/1	Grantee GRUNER HENRY TTEE





	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel 1D 134-:7:00-977.04-\$219K	
Sussex County Board of Assessme	ent VS Hupes & David Florer
·	(Owner Name)
We, the undersigned, agree to ac Board of Assessment Office as fo	ljust the above-entitled appeal by settlement with the Sussex County llows:
Original Value: \$ <u>1.372,400</u>	Stipulated Value: \$ 005,360
Date: <u>4/30/25</u> Signature of Owner or duly author	arized agent
Printed Name:	VID FURDER
Date: 412225	\mathcal{D}
Signature of Sussex County Gover	mment Representative:
Printed Name: Christopher S. Keoler	
Title: Director of Accessminat	
Summary	
Assessment staff has conduc	lication for appeal and the referees' recommendations, our sted a thorough review and adjusted the valuation of Parcel ID a adjustment reflects a change in economic depreciation that \$905,300.

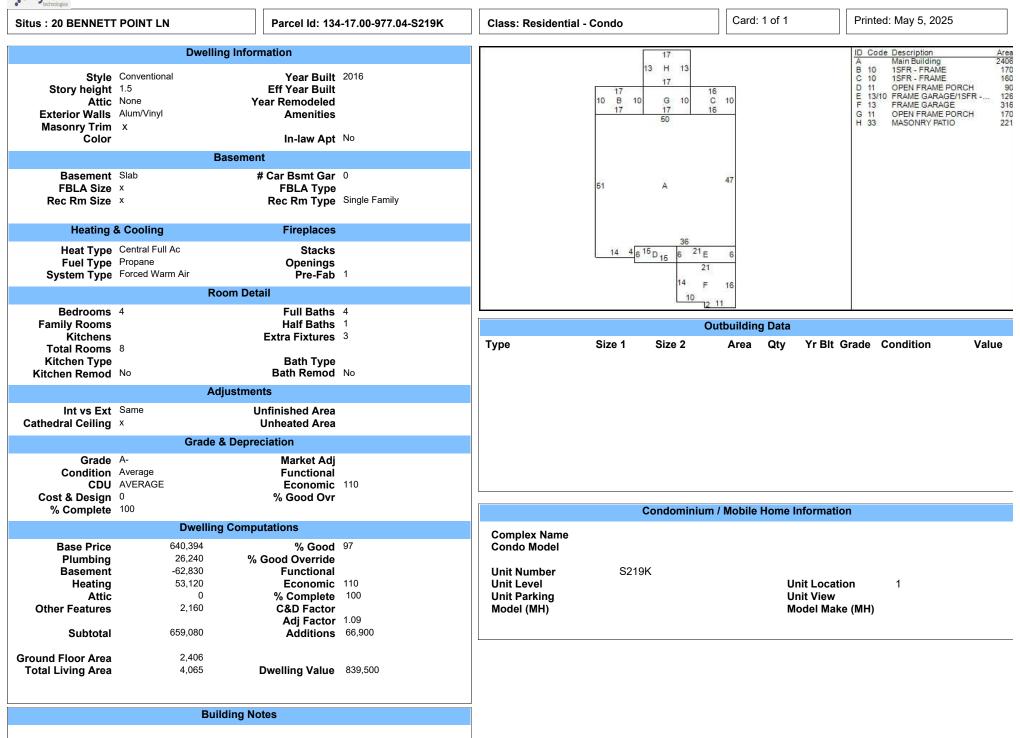
technologies						
Situs : 20 BENNETT POINT LN	Parcel ID: 134-17.00-977.	04-S219K	Class: Residential - Condo	Card: 1 of 1	Printed: May 5, 2	2025
CURRENT OWNER	GENERAL INFO	RMATION				
FURRER HOPE H DAVID E FURRER 5700 DOWNING PLACE BALTIMORE MD 21212	Living Units 1 Neighborhood 1UR103C Alternate ID Vol / Pg 4618/211 District Zoning Class Residenti					
P	roperty Notes					
COMMON LAND PCT - ESTIMATED			V3/23, 3:04:49 PM 134-1700-6	-977.04-5218K		
La	nd Information		Asse	essment Information		
Type Size Influ	ence Factors Influence	% Value			Cost Income	e Market

							•	Assessment mo	mation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1426			65,800	Land	0	65,800	65,800	0	0
						Building	0	839,500	839,500	0	0
						Total	0	905,300	905,300	0	0
Total Acres: .1	1426					Value Flag	Cost Approach	Ba	Override Reason ase Date of Value ive Date of Value		
Spot:	1420		Location:			TD134DM21	oostrippiouon	Encor			
			Entrance Information								
_				_				Permit Informa	ation		
Date	ID	Fntry Co	de	Source							

			Entrance Information				Permit Information	
	Date 01/03/23	ID RSD	Entry Code Occupant Not At Home	Source Other	Date Issued	Number	Price Purpose	% Complete
ſ				Sales/Ov	vnership Histor	v		

		Jaie	s/Ownership mistory		
Transfer Date 11/02/16	Price Type 590,928	Validity	Deed Reference Deed Type 4618/211	Grantee	

tyler



Original Value: \$ 1,912,000	Stipulated Value: \$213,300
Date: <u>4129125</u> Signature of Owner or duly authorized agent: <u>E</u> Printed Name: <u>A140</u> M. Gvozhic, Date: 42225	Manaying Nember, Dolphin Manaying Nember, Dolphin Crossy
	I J. P. LLC
Signature of Sussex County Government Representati	Ve:
Printed Name: Christopher 8, Keeler	
Title: Director of Assessment	
Summary	
Based on the appellants' application for appear referees' recommendations, our Assessment s adjusted the valuation of Parcel ID 134-17.08- land code and ifluence factor that brings the as	99.00 . The adjustment reflects a change in

ł



SUSSEX COUNTY

Card: 1 of 1 Printed: May 6, 2025 Situs : Parcel ID: 134-17.08-99.00 **Class: Residential - Vacant Land** CURRENT OWNER **GENERAL INFORMATION** Living Units 0 DOLPHIN CROSSING LLC Neighborhood 1BR009 PO BOX 305 Alternate ID 134170800990000000 STEVENSON MD 21153 Vol / Pg 4503/26 District TOWN CODES Residential Zoning Class **Property Notes** Land Information **Assessment Information**

Туре	Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Undeveloped (<1ac AC	0.1194	Waterfront - Oc	-35	213,340	Land	0	213,300	213,300	0	0
					Building	0	0	0	0	0
					Total	0	213,300	213,300	0	0
								Override Reason se Date of Value		
Total Acres: .1194 Spot:		Location: 1	13 EXCEL LOCATION (P	OS INFLU)	Value Flag Co Gross Building:	st Approach	Effect	ve Date of Value		

	Entrance Information Date ID Entry Code Source					Permit Information	
Date 11/16/22	ID ANW	Entry Code Unoccupied	Source Other	Date Issued	Number	Price Purpose	% Complete

		Sales/Ownersh	ip History			
Transfer Date 08/03/84 04/30/84	Price Type 1 8,500	Validity	Deed Reference 4503/26	Deed Type	Grantee	

Situs :	Parcel Id: 134-17.08-99.00	Class: Residential -	Vacant La	nd	Card:	1 of 1	Prir	nted: May 6, 2028	5			
D	welling Information											
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No											
	Basement											
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type											
Heating & Cooling	Fireplaces											
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab											
	Room Detail											
Bedrooms Family Rooms Kitchens Total Rooms	Full Baths Half Baths Extra Fixtures	Time	Outbuilding Data Type Size 1 Size 2 Area Qty Yr Blt Grade Conditi									
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Туре	Size 1	Size 2	Area	Qty	fr Bit Grade	Condition	Valu			
	Adjustments											
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area											
Gi	rade & Depreciation											
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr											
% Complete				Condominiu	m / Mobile	Home	Information					
Dw	velling Computations	Complex Name										
Base Price % Good Plumbing % Good Override Basement Functional Heating Economic Attic % Complete Other Features 0 C&D Factor Adj Factor Subtotal Additions		Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Number Unit Level Unit Parking					Unit Location Unit View Model Make (MH)				
Ground Floor Area Total Living Area	Dwelling Value											
	Building Notes											

SUSSEX COUNTY

2099

RESIDENTIAL PROPERTY RECORD CARD

🐝 tyler

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal Parcel ID 134-17.20-261.00	
Sussex County Board of Assessment VS David Vershel	
(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: \$3,532,500 Stipulated Value: \$2,644,800	
Date: 5-2-25 Signature of Owner or duly authorized agent: MMMM	
Printed Name: DAVID Vershel	
Date: 4/23/25 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 I 134-17.20-261.00. The adjustment reflects a change in removal of finished basement, lan size and land influence factor that brings the assessed value to \$2,644,800.	

Situs : 16 SEA SIDE DR	DR		Parcel ID: 13	4-17.20-261.00		Class: Sing	le Family Dwe	lling	Card: 1	of 1 Prin	ted: May 2, 2025	
CURRENT			GEN	IERAL INFORMAT	TION			- W.				
VERSHEL DAVID 4765 NE OC JENSEN BEA	CEAN BLV	D	Alternate ID Vol / Pg District Zoning Class	1 od 1WR005 0 134172002610 3724/40 TOWN CODES Residential								
		Land Inform	nation			5/2/23, 11:29:51 AM		A	134-17.20-261.00	ormation		
Type Primary Site AC	Size 0.3221	Influence Fac Waterfront - O		Influence % -30	Value 1,839,260		Land Building Total	Assessed 0 0 0	Appraised 1,839,300 805,500 2,644,800	Cost 1,839,300 555,700 2,395,000	Income 0 0 0	Marke 1,839,30 805,48 2,644,78
Total Acres: .3221 Spot:			Location: 13 EX	CEL LOCATION (F	Pos Influ)		lue Flag Marl 34DM13	ket Approach		al Override Reaso Base Date of Valu ctive Date of Valu	e	
		Entrance Info	ormation						Permit Inform	nation		
	Entry Coo Occupant	de Not At Home		Source Other		Date Issued 07/15/13 05/23/12 06/13/11 05/24/11 01/08/10	Number 201308230 20142-7 20142-6 20142-5 20142-4	75,000	Purpose A015 D010 D010 D010	4x2 Deck 13x6 D Rem Interior Floc Deck/Porch/Balco Rep Decking-Lnc	eck Replace Har ors-Lnds Of E H H ony-E H Hall Lot 2	6 Complet
					Sales/O	wnership Histo	ry					
Transfer Date 10/16/09 12/06/04	Price 1,720,000 2,575,000			Validity		Dee	d Reference 4/40	Deed Type		Grantee		



Situs : 16 SEA SIDE DR DR	Parcel Id: 134-17.20-261.00	Class: Single Family Dwelling Card: 1 of 1 Printed: May 2, 2025
Dwellin	ng Information	3 12 14 14 ID Code Description Ar
StyleConventionalStory height2AtticNoneExterior WallsAlum/VinylMasonry TrimxColorX	Year Built ¹⁹⁸⁵ Eff Year Built Year Remodeled Amenities In-law Apt No	3 12 14 12 14 14 12 14 14 12 14 14 14 12 16 RAME GARAGE/ISF 3 D 16 FRAME GARAGE/ISF 3 D 16 FI 53 BALCONY G 11/3/10 FRAME GARAGE/ISF J 10 15FR - FRAME ME ARAGE/ISF J 10 15FR - FRAME FRAME J 10 15FR - FRAME J 10 15FR - FRAME J 10
E	Basement	22 L 11/11 OPEN FRAME PORC. 1
Basement Full FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 2 FBLA Type Rec Rm Type Single Family	22 33 C 33 A 33 B 33 E 3
Heating & Cooling	Fireplaces	
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹	$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$
Ro	oom Detail	
Bedrooms 4 Family Rooms Kitchens	Full Baths 3 Half Baths 0 Extra Fixtures 3	Outbuilding Data
Total Rooms 7 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Type Size 1 Size 2 Area Qty Yr Blt Grade Condition Value
Ac	djustments	
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area	
Grade	& Depreciation	
Grade B- Condition Average CDU AVERAGE Cost & Design 0	Market Adj Functional Economic % Good Ovr	
% Complete 100	g Computations	Condominium / Mobile Home Information
Base Price163,017Plumbing13,260Basement0Heating13,520Attic0Other Features6,774Subtotal196,570	% Good 81 % Good Override Functional Economic % Complete 100 C&D Factor Adj Factor 2.1 Additions 105,400	Complex Name Condo Model Unit Number Unit Level Unit Location Unit Parking Unit View Model (MH) Model Make (MH)
Ground Floor Area 446		
Total Living Area2,552	Dwelling Value 555,700	

Martha Shaw

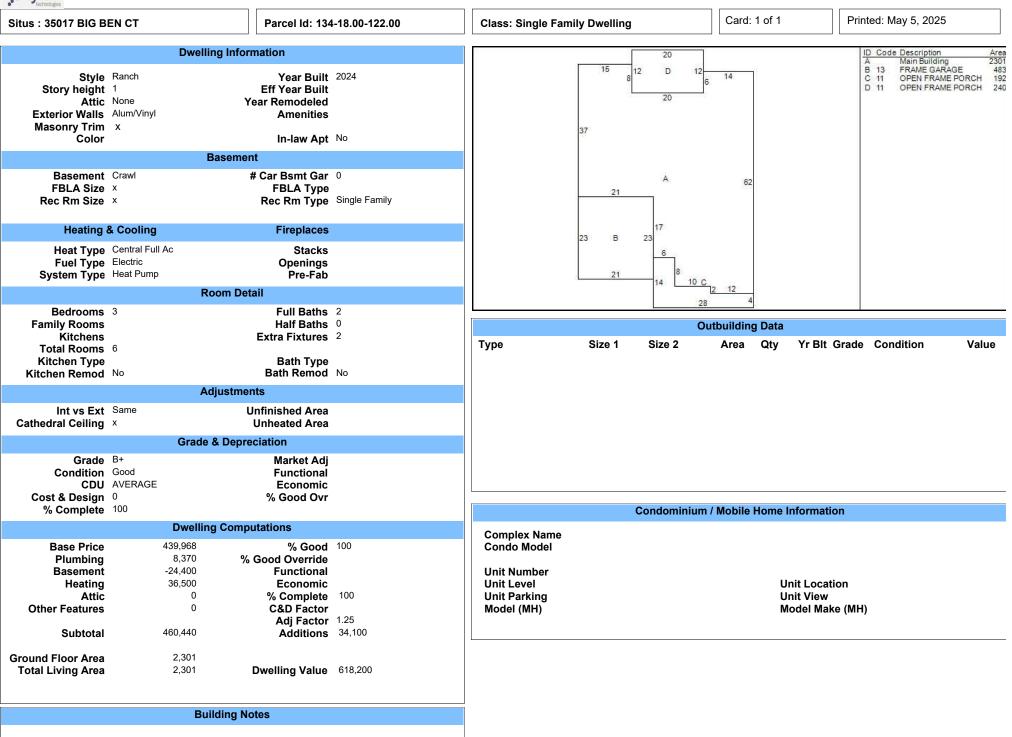
From:	Bohlweiler <bohlweiler@aol.com></bohlweiler@aol.com>
Sent:	Sunday, May 4, 2025 4:58 PM
То:	Martha Shaw
Subject:	Parcel id 134-18.00-122.00 lot 30 sycamore chase

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Laura Ohlweiler trustee. 35017 Big Ben ct. Frankford, de 19945. I accept assessment value \$644,200. Laura Ohlweiler Sent from my iPhone

Situs : 35017 BIG BEN CT	Parcel ID: 134-18.00-122.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 5, 2025
CURRENT OWNER OHLWEILER LAURA S TTEE FAMILY TR 35017 BIG BEN CT FRANKFORD DE 19945 Property No	GENERAL INFORMATIONLiving Units1Neighborhood1AR073Alternate ID13418001220000000Vol / Pg6239/73District20ningZoningAGRICULTURAL/RESIDEIClassResidential	Class: Single Family Dwelling		
Land Informa	ation	1/16/25, 10:08:11AM	194-18:00-122:00 Assessment Information	
Type Size Influence Factor rimary Site AC 0.1800	ors Influence % Value 133,000	Asse Land Building Total	0 133,000 133 0 511,200 618	CostIncomeMarket3,0000133,003,2000511,21,2000644,21
Fotal Acres: .18 Spot: Lo	ocation:	Value Flag Market Ap Gross Building:	Manual Overrid Base Date pproach Effective Date	e of Value
Entrance Infor			Permit Information	
DateIDEntry Code01/17/25TSAUnoccupied05/20/24GRSVacant Land	Source Estimated Other	Date Issued Number 09/13/24 202413055 1	Price Purpose I31,183 A205 (Antigua	% Complet) 1 St Dw 49x62, Att Gar 2
	Sales/Ov	vnership History		
Transfer Date Price Type 01/15/25 646,468 08/09/24 04/08/24 03/08/21 03/08/21	Validity Invalid Sale - Tyler	Deed Reference Dee 6239/73 Dee 6149/282 Dee 6082/13 Dee 5422/74 Dee	ed DRB GI ed BEAZE	EILER LAURA S TTEE FAMILY TR ROUP EASTERN SHORE LLC R HOMES LLC

tyler



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
V	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 13423.204.00	
Sussex County Board of Assessm	ient VS <u>Kinberly & Ann Kright</u> (Owner Name)
	djust the above-entitled appeal by settlement with the Sussex County
Board of Assessment Office as fr	
Original Value: <u>\$1,220,100</u>	Stipulated Value: \$998.799
Date: 05/02/25	$\mathcal{M}_{\mathcal{M}} \mathcal{M} $
Signature of Owner or duly auth Printed Name:	REVA. KWGHT
Date: 4/28/25	- $M + V$
Signature of Sussex County Gove	ernment Representative
Printed Name: <u>Cristopher 5. Keeler</u>	
Title: Director of Assessment	
Summary	-lisetise for appeal, the submitted comparable properties, and the
referees' recommendations.	plication for appeal, the submitted comparable properties, and the , our Assessment staff has conducted a thorough review and ircel ID 134-23.20-4.00. The adjustment reflects a change in sessed value to \$998,700.
	서 그는 여기에 대하지 않는 것 같아요. 한 것 같은 것 같은 것 같아? 한 것 같이 잘 못 했는 것 같이 많은 것 같아?

11/02/22

ALA

Total Refusal

SUSSEX COUNTY

Situs : 53 BA	AYSIDE DR			Parcel ID: 134-2	3.20-4.00		Class: Single Family	y Dwelling	Card: 1 o	of 1 Printed: May 5, 2025		
								, 0				
	CURREN	IT OWNER	-			ION						
		3 KNIGHT 'SIDE DR		District			1.1					
			Property N	L								
			Land Inform	ation			11/2/22, 12-11-05 PM		Assessment Infor	rmation		
Туре		Size	Influence Fact	ors	Influence %	Value		Assessed	Approiced	Cost	Income	Marke
Primary Site	AC	0.1148	Waterfront - Ca	I		543,960	Land		Appraised			
							Land Building		544,000 454,700	544,000 454,700	0	544,000 676,110
							Total	-	998,700	998,700	0	1,220,110
Total Acres: . Spot:	.1148		L	ocation: 12 VERY	GD LOCATION	N (POS INFL	Value Flag TD134DM1	Cost Approach	Ba	Override Reaso ase Date of Valu ive Date of Valu	le	
<u> </u>												
·			Entrance Infor	mation					Dormit Informe	ation		
Date	ID	Entry Co			Source		Date Issued Numb	.	Permit Informa Purpose	ation		% Complete

Sales/Ownership History										
Insfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee					
/10/20	767,000		5369/216	Deed	KNIGHT KIMBERLY ANN					
2/02/20			5364/45	Deed	JEWELL CLIFFORD D					
5/20/19			5062/19	Deed	POLINKA DOROTHY					
/17/19			5045/211	Deed	POLINKA DOROTHY					
/08/97	1		2572/158							
/06/93	187,000									
100100	,									

11/24/03

04/22/87

22352-2

22352-1

18,000 D010

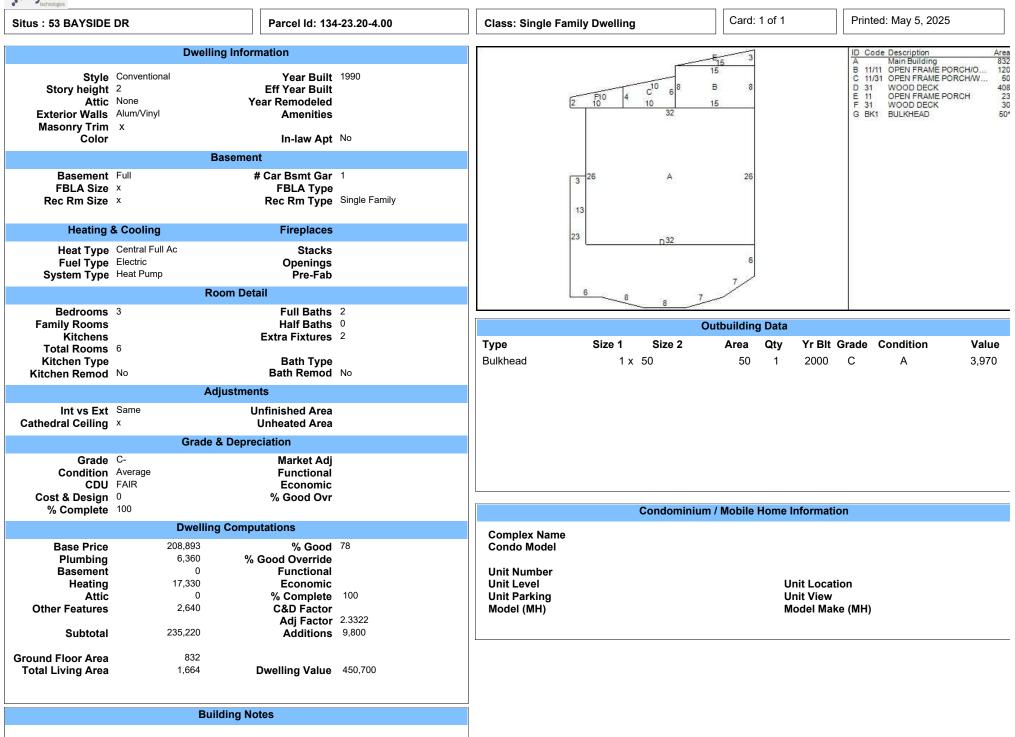
10,140 D010

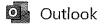
Siding-Bayside Lot 205

Repairs & Siding-Bay Side Dr.Lot 2

Estimated

tyler





Re: Assessment Appeal 135-19.00-128.00

From JoAnn Varvaro-James <jvarvarojames@gmail.com>

Date Mon 5/5/2025 5:14 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 \$500,400

On Mon, May 5, 2025, 4:18 PM Dianne Ruscavage <<u>dianne.ruscavage@sussexcountyde.gov</u>> wrote: As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

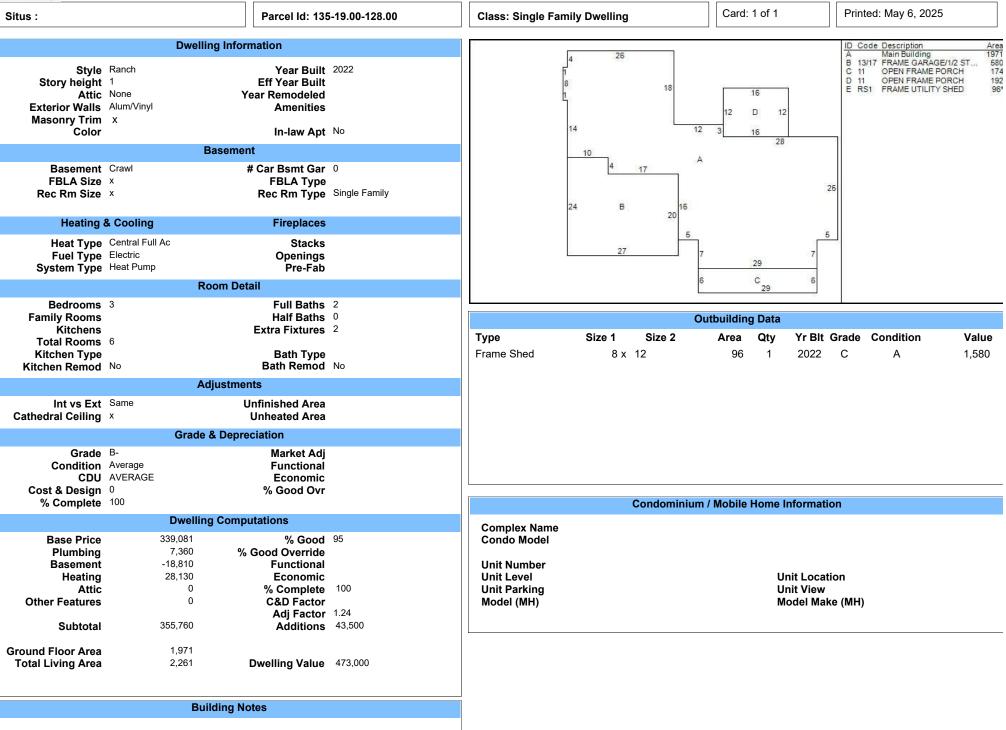
Kindly respond no later than **May 8, 2025**, with your acceptance or rejection/request for a Board of Assessment Review hearing. In the absence of timely instruction to the contrary, the stipulated value will be used.

Kind Regards, Dianne

2000

RESID	ENTIAL PROPERTY F	RECORD CARD 2099									
Situs :		Parcel ID: 135-19.00-128.00		Class: Sing	le Family Dwo	elling	Card: 1	of 1 Pri	nted: May 6, 2025		
VARVARO PAMEL 13 BOIS	ENT OWNER -JAMES JOANN A VARVARO ENBERRY LN OWN DE 19947 Property	GENERAL INFORMAT Living Units 1 Neighborhood 1LR006 Alternate ID 1351900012800 Vol / Pg 5515/198 District Zoning TOWN CODES Class Residential Notes	00000	B/23/23, 10:24:38			185-19.00-128.00				
	Land Inform	mation		Assessment Information							
Type Primary Site AC	Size Influence Fac 0.8482	ctors Influence %	Value 116,210		Land Building Total	Assessed 0 0 0	Appraised 116,200 384,200 500,400	Cost 116,200 474,600 590,800	Income 0 0 0	Mark 116,20 384,20 500,40	
Total Acres: .8482 Spot:		Location:		Va Gross B		ket Approach		al Override Reas Base Date of Val active Date of Val	ue		
	Entrance Info	ormation					Permit Infor	mation			
Date ID 12/06/23 DMR 08/23/23 MEP 06/06/22 TT 11/04/21 AJB	Entry Code Data Mailer Change Estimated Total Refusal Entrance Gained	Source Owner Other Owner Estimated		Date Issued 11/29/23 02/08/22	Number 202315560 202118049	Price 1,500 119,375	Purpose A105	Finish Exist Bon	us Room (Workou ar 26x24 Por 30x6		
			Sales/Ov	vnership Histor	ry						
Transfer Date 07/26/21 10/23/02	Price Type 105,000 Land Only 45,000	Validity Valid Sale - Ty	/ler	551	d Reference 5/198 5/345	Deed Type Deed		Grantee VARVARO-JAI	IES JOANN		





Martha Shaw

From:
Sent:
To:
Subject:

Bonnie Timmons <bon_timmons@yahoo.com> Friday, May 2, 2025 2:16 PM Assessment Appeals Re: 231-17.00-27.01

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Yes, I agree. Thank you very much. Bonita Timmons Johnson

Sent from Yahoo Mail for iPhone

On Thursday, May 1, 2025, 2:03 PM, Assessment Appeals <assessmentappeals@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 pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

Melisa Hollis

Assessment Support Coordinator

Sussex County Government

Assessment | Sussex County

2 The Circle

Po Box 589

Georgetown, DE 19947

Phone:302-855-7824

Fax:302-855-7828

melisa.hollis@sussexcountyde.gov



	ENTIAL PROP	PERITREC	CORD CARD 2098)				JUJJLA			
Situs : 12423 BAKER	MILL RD	Р	Parcel ID: 231-17.00-27.01		Class: Mobi	le Home		Card: 1	of 1 Print	ed: May 5, 202	25
TIMMO 12423 B/	ENT OWNER NS BONITA R AKER MILL RD RD DE 19973	Property Note	Class A		7/16/23. 10-33-42 A			211-1200-27201			
	L	and Informati	on				A	ssessment Inf	ormation		
TypePrimary SiteACResidualACTotal Acres: 1.63Spot:	1.0000	uence Factors	s Influence % ation:	6 Value 62,100 9,770	Va	Land Building Total Iue Flag Cos 231DM2	Assessed 0 0 0	I	Cost 71,900 92,500 164,400 al Override Reasor Base Date of Value ctive Date of Value)	Market 71,900 148,490 220,390
	Ent	rance Informa	ation					Permit Inform	mation		
Date ID 07/18/23 SDC	Entry Code Occupant Not A	At Home	Source Other		Date Issued 02/01/01 02/06/86	Number 34159-2 34159-1	Price 35,185 20,000	Purpose D010	Rep-N/Rt 483 444 Arf-N/4831/2 Mile		% Complete
				Sales/Ov	vnership Histor	rv					
Transfer Date 12/28/21 11/17/21	Price Ty 42,000 La	vpe and & Improv	Validity Invalid Sa Invalid Sa	le - Tyler	Dee 5619	d Reference 9/334 3/195	Deed Type Deed Deed		Grantee TIMMONS BONI CALLOWAY GAF		



Situs : 12423 BAKER MILL	RD	Parcel Id: 231	-17.00-27.01	Class: Mobile Ho	me	Card:	Card: 1 of 1			Printed: May 5, 2025		
Ot Ja Manufa	Dwelling Info		2004		10					D Code Description A Main Buildir B 11 OPEN FRAM	ng 11 MEPORCH 1	
Style Manufac Story height 1 Attic None Exterior Walls Alum/Vir Masonry Trim x Color		Year Built Eff Year Built Year Remodeled Amenities In-law Apt			12 B 12 10 42				1	C RS2 METALUTIL D RS1 FRAMEUTI E RS1 FRAMEUTI	LITY SHED 20	
	Baseme	ent										
Basement Crawl FBLA Size × Rec Rm Size ×	FBLA Size ×		0 Single Family	28	А			28				
Heating & Cooli	ng	Fireplaces						0.707.0				
Heat Type Central Fuel Type Electric System Type Heat Pu		Stacks Openings Pre-Fab										
	Room De	tail			42							
Bedrooms ³ Family Rooms		Full Baths Half Baths Extra Fixtures	0		7.9012	Outbuilding	g Data					
Kitchens Total Rooms 6 Kitchen Type Kitchen Remod No		Bath Type Bath Remod		Type Metal Shed Frame Shed	Size 1 Size 2 14 x 32 10 x 20	Area 448 200	Qty 1 1	Yr Blt 2001 2010	Grade C C	Condition A	Value 2,230 1,850	
Kitchen Keniou Ho	Adjustme			Frame Shed	10 x 20	200 100	1	2010	c	A A	920	
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area										
	Grade & Depr	eciation										
Grade C- Condition Average CDU AVERA Cost & Design 0		Market Adj Functional Economic % Good Ovr										
% Complete 100					Condominiu	m / Mobile	Home I	nformat	ion			
Dese Drive	Dwelling Comp 116,288		60	Complex Name								
Base Price Plumbing Basement Heating Attic Other Features		% Good 6 Good Override Functional Economic % Complete C&D Factor Adj Factor	100	Condo Model Unit Number Unit Level Unit Parking Model (MH)			U	nit Loca nit View odel Ma)		
Subtotal	123,830	Additions										
Ground Floor Area Total Living Area	1,176 1,176	Dwelling Value	87,500									
	Building N											

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Та	x Year 2025.
In	the Matter of Appeal
Pa	arcel ID 232-12:19-118.00
Su	Issex County Board of Assessment VS Keren Puge (Owner Name)
	e, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County bard of Assessment Office as follows:
Or	iginal Value: \$542,600 Stipulated Value: \$352,600
Sig	nte: May 2, 2025 gnature of Owner or duly authorized agent: Saren A. Lugh
Pri	inted Name: Karen H. Pugh
	nature of Sussex County Government Representative:
	inted Name: <u>Christophér S. Keeler</u>
Tit	IP: Director of Assessment
Ba: refe adj	mmary sed on the appellants' application for appeal, the submitted comparable properties, and erces' recommendations, our Assessment staff has conducted a thorough review and usted the valuation of Parcel ID 232-12.19-118.00. The adjustment reflects a change in ide and economic and functional depreciation that brings the assessed value to \$352,80
-	
	· · ·

SUSSEX COUNTY

Situs : 105 CUL	VER DR		Parcel ID: 23	2-12.19-118.00		Class: Single Family I	Owelling	Card: 1 of 3	Printe	d: May 5, 2025	
C		IER	GEN	IERAL INFORMATI	ON	-		and the second			
	PUGH KAREN 105 CULVER AUREL DE 19	DR	Alternate IE Vol / Pg District Zoning Class	od 20R001	00000						
						9(7)22, 152/52.PM		1232-1219-118.00			
		Land Info	ormation				Δ	ssessment Informa	ation		
Type	Si		actors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC 0.62	90			52,210	Land Building Total	0 0 0	52,200 300,600 352,800	52,200 300,600 352,800	0 0 0	52,200 365,290 417,490
Total Acres: .629 Spot:	96		Location:			Value Flag TD232DM2	Cost Approach	Base	erride Reason Date of Value Date of Value		
		Entrance In	nformation					Permit Informatio	n		
Date ID) Entry	Code		Source			_ .				

		Entrance Inform	nation	Permit Information								
Date 09/07/22	ID BJJ	Entry Code Entrance Gained	Source Owner	Date Issued 04/05/84 11/28/83	Number 35432-2 35432-1	Price 11,000 130,000	Purpose D010	Swimming Pool-Laurel Dw.W/Porch & Garage-Laurel	% Complete			

 Sales/Ownership History

 Transfer Date
 Price
 Type
 Validity
 Deed Reference
 Deed Type
 Grantee

 01/15/19
 5004/280
 Deed
 PUGH KAREN H

 11/30/83
 1
 2040/102



Situs : 105 CULVER DR	Parcel Id: 232	-12.19-118.00	Class: Single Fa	mily Dwelli	ing		Card	1 of 3		Print	ed: May 5, 20	025
I	Dwelling Information			25							de Description Main Building	<i>ل</i> م 2
StyleRanchStory height1AtticNoneExterior WallsBrickMasonry TrimXColorK	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		-	6 C	26 14	33 B 33 84	14]	A B 12 C 13 D 11 E RF	ENCLOSED	FRAME POR AGE E PORCH
	Basement											
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type			37		A 8 3 083	39	35				
Heating & Cooling	Fireplaces											
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab											
	Room Detail											
Bedrooms 4 Family Rooms	Full Baths Half Baths						Outbuildin	α Data				
Kitchens Total Rooms 7	Extra Fixtures	2	Туре	Size 1	I S	ize 2	Area	Qty	Yr Blt	Grade	Condition	Valu
Kitchen Type Kitchen Remod No	Bath Type Bath Remod	No	Pool		х		640	1	2021	С	A	15,430
	Adjustments											
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area											
	Grade & Depreciation											
GradeBConditionAverageCDUAVERAGECost & Design0% Complete100	Market Adj Functional Economic % Good Ovr				Cor	ndominiu	m / Mobile	Home I	nformat	on		
Di	welling Computations		Complex Name									
Basement -27, Heating 41, Attic	% Good Override670Functional380Economic0% Complete960C&D FactorAdj Factor	80 81 100 .88	Condo Model Unit Number Unit Level Unit Parking Model (MH)					U	nit Loca nit View odel Ma			
	916 916 Dwelling Value	279,900										
	Building Notes											

Situs : 105 CULVER DR Parcel ID: 232-12.19-118.00					Class: Singl	e Family Dw	elling	Card: 2	2 of 3	Printed: N	May 5, 202	25	
PUGH 105 C	NT OWNEF I KAREN H ULVER DR EL DE 19956		Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	od 2OR001									
		Land Inform	nation					A	ssessment In	formation			
Type Primary Site AC	Size 0.6296	Influence Fac	tors	Influence %	Value 52,210	E	Land Building Total	Assessed 0 0 0	Appraised 52,200 300,600 352,800	Cc 52,2 300,6 352,8	00 00	Income 0 0 0	Market 52,200 365,290 417,490
Total Acres: .6296 Spot:							ue Flag Cos 232DM2	st Approach		al Override I Base Date o ective Date o	of Value		
		Entrance Info	ormation						Permit Infor	mation			
Date ID 09/07/22 BJJ	Entry Co Entrance			Source Owner		Date Issued 04/05/84 11/28/83	Number 35432-2 35432-1	Price 11,000 130,000		Swimming Dw.W/Porc			% Complete
					Sales/Ov	vnership Histor	-						
Transfer Date 01/15/19 11/30/83	Pric	ce Type		Validity		5004	d Reference //280 0/102	Deed Type Deed		Grantee PUGH KA	REN H		



_ _

Situs : 105 CULVER DR	Parcel Id: 232-12.19-118.00	Class: Single Fami	ly Dwelling	Card: 2 of 3	Printed: May 5, 2025					
	lling Information									
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No									
	Basement									
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type									
Heating & Cooling	Fireplaces									
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab									
F	Room Detail									
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures			Outbuilding Data						
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Type Frame Shed	Size 1 Size 2 12 x 20	Area Qty Yr I 240 1 202	Blt Grade Condition 21 C A	Value 3,940				
	Adjustments									
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area									
Grade	le & Depreciation									
Grade Condition CDU Cost & Design ⁰	Market Adj Functional Economic % Good Ovr									
% Complete			Condominium / Mobile Home Information							
Dwelli	ing Computations	Complex Name								
Base Price Plumbing Basement Heating Attic Other Features 0 Subtotal	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Lo Unit Vid Model						
Ground Floor Area Total Living Area	Dwelling Value									
í -										

Situs : 105 CULVER DR Parcel ID: 232-12.19-118.00					Class: Singl	e Family Dw	elling	Card: 3	B of 3	Printed: N	lay 5, 202	25	
PUGH 105 C	NT OWNEF I KAREN H ULVER DR EL DE 19956		Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	od 2OR001									
		Land Inform	nation					Δ	ssessment In	formation			
Type Primary Site AC	Size 0.6296	Influence Fac	tors	Influence %	Value 52,210	E	Land Building Total	Assessed 0 0 0	Appraised 52,200 300,600 352,800	Cc 52,2 300,6 352,8	00 00	ncome 0 0 0	Market 52,200 365,290 417,490
Total Acres: .6296 Spot:			Location:			Manual Override Reason Base Date of Value Value Flag Cost Approach Effective Date of Value TD232DM2							
		Entrance Info	ormation						Permit Infor	mation			
Date ID 09/07/22 BJJ	Entry Co Entrance			Source Owner		Date Issued 04/05/84 11/28/83	Number 35432-2 35432-1	Price 11,000 130,000		Swimming Dw.W/Porc	Pool-Laurel h & Garage	-Laurel	% Complete
					Sales/Ov	vnership Histor	У						
Transfer Date 01/15/19 11/30/83	Pric	ce Type		Validity		5004	d Reference //280 0/102	Deed Type Deed		Grantee PUGH KA	REN H		



• realingables							
Situs : 105 CULVER DR	Parcel Id: 232-12.19-118.00	Class: Single Family Dwelling		Card: 3 of 3	Pri	inted: May 5, 2025	
	Dwelling Information						
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No						
	Basement						
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type						
Heating & Cooling	Fireplaces						
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab						
	Room Detail						
Bedrooms Family Rooms	Full Baths Half Baths		Out	building Data			
Kitchens Total Rooms Kitchen Type	Extra Fixtures Bath Type Bath Remod	TypeSize 1Frame Shed8 x 1	Size 2 10	Area Qty 80 1	Yr Blt Grade 2021 C	e Condition A	Value 1,310
Kitchen Remod	Adjustments						
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area						
-	Grade & Depreciation						
Grade Condition CDU Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr			Mabile Llaws In			
	Owelling Computations			Mobile Home In	Iormation		
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area Total Living Area	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions Dwelling Value	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Uni	t Location t View del Make (Mł	1)	
	Building Notes						
	Building Holes	-					



Re: Assessment Appeal 233-7.00-350.00

From Jeannie Maul <jmaul0707@gmail.com>Date Tue 5/6/2025 9:35 AMTo Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

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HTV HTV	OTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year	
In the Matter of Appeel Parcel ID <u>ast-re-ware</u>	
Sussex County Board of Assessment VS	Are 3 Joseph Unit
We, the undersigned, agree to adjust th Doard of Assessment Office as follows:	he above-entitled appeal by settlement with the Sussex County.
Original Value: \$ <u>eaues</u>	Stipulated Value: \$
Date:5/1/25	
Signature of Owner or duly authorized	agant: Jeannie Mart
Printed Name: <u>Teannie</u> h	<u>nau/</u>
Date: wina	Ale 4
Signature of Sussex County Governmen	nt Representative:
Printed Name: <u>canagin & Robr</u>	
Title: Contractore	
Summary Based on the socialization application	on for appeal, the submitted comparable properties, and t
referees' recommendations, our A adjusted the valuation of Parcel II.	asessment staff has conducted a thorough review and) 233-7.00-350.00. The adjustment reflects a change in
square footage and approach that	brings the assessed value to \$784,800.

	RY CT		Parcel ID: 233-7.00-350.0	00	Class: Sing	le Family Dwe	ellina	Card: 1	lof1 F	Printed: May 6, 2025	
							y			, ,	
MAU JEANN 3 KE	NT OWNER L JOHN F IIE G MAUL NNAN CT SIN DE 1970)7 Property N	Vol / Pg 5742/116 District Zoning AGRICUI Class Residenti	03500000000 S LTURAL/RESIDEI							
		Land Inform			N70/22, 19:34:20 AM			233-700-350.00			
Turne	<u>Ciac</u>						A	ssessment In	formation		
Type Primary Site AC	Size 0.1769	Influence Fac Waterview - Ri		e % Value 122,490		Land Building Total	Assessed 0 0 0	Appraised 122,500 662,300 784,800	Cost 122,500 670,200 792,700	0 0	Mark 122,50 662,25 784,75
Total Acres: .1769 Spot:		I	.ocation: 11 GOOD LOCATI	ON (POS INFLU)		lue Flag Mar 233DM3	ket Approach		al Override Rea Base Date of V ective Date of V	alue	
		Entrance Info	rmation					Permit Infor	mation		
Date ID 09/26/22 JCL	Entry Coo Entrance (Source Owner		Date Issued 10/18/21	Number 202112497	Price 188,721	Purpose		0, Garage 23x22, Pc	% Comple
Transfer Date 07/20/22 07/20/22	300,000	• Type) Land & Impro 4 Land & Impro			574	ry d Reference 2/53 2/116	Deed Type Deed Deed		Grantee 36 BUILDER MAUL JOHN		

🐝 tyler

RESIDENTIAL PROPERTY RECORD CARD 2099

Situs : 33331 BAYBERRY CT	Parcel Id: 233-7.00-350.00	Class: Single Family Dwelling Card: 1 of 1 Printed: May 6, 2025
Dwell	ling Information	17 14 ID Code Description Ar 12 D 12 E 12 B 13 FRAME GARAGE 4 C 10 1SFR - FRAME 1
StyleConventionalStory height2AtticNoneExterior WallsAlum/VinylMasonry TrimxColor	Year Built 2022 Eff Year Built Year Remodeled Amenities In-law Apt No	17 J 19 14 D 33 MASONRY PATIO E 10 15FR - FRAME F 10 15FR - FRAME G 10/10 15FR - FRAME/15FR - F
	Basement	35 ²⁵ F 25
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	46 A <u>16</u> 6 7 G 7
Heating & Cooling	Fireplaces	11
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹	12 0 15 B 22 14 C 14 11
R	Room Detail	12
Bedrooms 4 Family Rooms Kitchens	Full Baths3Half Baths0Extra Fixtures2	Outbuilding Data Type Size 1 Size 2 Area Qty Yr Blt Grade Condition Value
Total Rooms 6 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	
Α	Adjustments	
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area	
Grade	e & Depreciation	
Grade A- Condition Good CDU GOOD Cost & Design 0	Market Adj Functional Economic % Good Ovr	
% Complete 100	ng Computations	Condominium / Mobile Home Information
Base Price 469,301 Plumbing 15,000 Basement -18,590 Heating 38,930 Attic 0 Other Features 4,790 Subtotal 509,430	% Good 99 % Good Override Functional Economic % Complete 100 C&D Factor Adj Factor 1.13 Additions 88,800	Complex Name Condo Model Unit Number Unit Level Unit Location Unit Parking Unit View Model (MH) Model Make (MH)
Ground Floor Area 1,452		
Total Living Area 3,408	Dwelling Value 670,200	

Katrina M. Mears

From:
Sent:
To:
Subject:

Wanda Steen <wandaleesteen@gmail.com> Tuesday, April 29, 2025 3:46 PM Katrina M. Mears Re: 233-15.00-38.06.pdf Assessment Appeal

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l accept the assessment change to 235,600. Thank you. Wanda Steen

On Tue, Apr 29, 2025, 2:03 PM Wanda Steen <<u>wandaleesteen@gmail.com</u>> wrote:

Yes, I accept.

On Tue, Apr 29, 2025, 12:25 PM Katrina M. Mears <<u>kmears@sussexcountyde.gov</u>> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 2, 2025. After that date, we will assume you have accepted the new 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

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 233-15.00-38.06	
Sussex County Board of Assessn	aont VS David & Wanda Steen
Sussex County Board of Assessi	(Owner Name)
We, the undersigned, agree to a Board of Assessment Office as I	adjust the above-entitled appeal by settlement with the Sussex County follows:
Original Value: \$290,500	Stipulated Value: \$235,600
	- norized agent:
Date: 4/22/25 Signature of Sussex County Gov	ernment Representative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations adjusted the valuation of Pa	oplication for appeal, the submitted comparable properties, and , our Assessment staff has conducted a thorough review and arcel ID 233-15.00-38.06. The adjustment reflects a change in economic depreciation that brings the assessed value to \$235,60

RESID	ENTIAL PR	ROPERTY R	ECORD CA	RD 2099					SUSSEX	COUNTY		
Situs : 33219 SWAMP	RD		Parcel ID: 2	33-15.00-38.06		Class: Singl	e Family Dwe	elling	Card:	1 of 3	Printed: May 6, 20	25
STEE WAND 33219 3	NT OWNER EN DAVID A L STEEN SWAMP RD ORD DE 1994	5 Property N	Living Unit Neighborh Alternate I Vol / Pg District Zoning Class	ood 1AR213	00000							
		Land Inform	nation					A	ssessment In	formation		
Type Primary Site AC	Size 1.0000	Influence Fact	tors	Influence %	Value 66,000	E	Land Building Total	Assessed 0 0 0	Appraised 66,000 169,600 235,600 Manu	Cost 66,000 169,600 235,600 ual Override Re	0 0 0 0	Marke 66,00 225,01 291,01
Total Acres: 1 Spot:		L	_ocation:				ue Flag Cos 233DM1	t Approach		Base Date of Nective Date of N	/alue	
		Entrance Infor	rmation						Permit Infor	rmation		
Date ID 04/04/24 DMR 09/15/22 NMJ		e No Change Not At Home		Source Owner Other		Date Issued 12/06/23 01/15/92 05/10/83 05/06/83	Number 202316529 37811-3 37811-2 37811-1	Price 3,870 4,000 18,000 7,000	Purpose A108 D010 D010	Replace Wind Unatt.Garage Dwelling-N/40	dows S/E 4061/2 Mile N 06 4200' E/402 06 4200' E/402	% Complet
					Sales/Ov	vnership Histor	у					
Transfer Date 03/07/22	Price	Туре		Validity Invalid Sale - Ty	yler		d Reference 5/104	Deed Type Deed		Grantee STEEN DAV	/ID	

🐝 tyler

Situs : 33219 SWAMI	PRD	Parcel Id: 233	-15.00-38.06	Class: Single Fai	nily Dwelling	Card: 1 of 3		Printed: May 6, 20	20
	Dw	velling Information			13 10 C 1	10		ID Code Description A Main Building B 13 FRAME GARA	Ar 12
Style Story height Attic Exterior Walls Masonry Trim Color	1 None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt			5 D 5 13 44	17 28 25 B 25		B 13 FRAME GARA C 11 OPEN FRAME D 14 FRAME UTILI E 33 MASONRY PA F RG1 FRAME OR C	GE PORCH TY BUILDING TIO 2
		Basement			6 16 3 3 22	17			
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type				17 E 17 17			
Heating &	Cooling	Fireplaces							
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab							
		Room Detail							
Bedrooms Family Rooms	3	Full Baths Half Baths				Outbuilding Data	l		
Kitchens Total Rooms Kitchen Type		Extra Fixtures Bath Type		Type Det Garage	Size 1 Size 2 40 x 24	Area Qty 960 1	Yr Blt G	rade Condition B A	Value 18,330
Kitchen Remod	No	Bath Remod	No						
	0	Adjustments							
Int vs Ext	x	Unfinished Area Unheated Area							
		ade & Depreciation							
Cost & Design	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr	75						
% Complete					Condomini	um / Mobile Home	Information	ו	
Base Price	Dwe 207,662	elling Computations ² % Good	80	Complex Name Condo Model					
Plumbing Basement Heating Attic Other Features	2,68(-11,52(17,23((DFunctionalDEconomic	100	Unit Number Unit Level Unit Parking Model (MH)			Unit Locatio Unit View Model Make		
Subtotal	216,050		11,500						
Ground Floor Area Total Living Area	1,214 1,214		148,200						
		Building Notes							

Situs : 3321	9 SWAMP F	RD			Parcel ID: 23	3-15.00-38.06		Class: Sing	cingle Family Dwelling Card: 2 of 3 Printed: May 6, 20					May 6, 2025	5
	STEE WANDA	IT OWNER N DAVID N L STEEN WAMP RD RD DE 199	945	Property I	Living Units Neighborho Alternate ID Vol / Pg District Zoning Class	od 1AR213	00000								
			L	and Inform	nation					A	ssessment In	formation			
Type Primary Site	AC	Size 1.0000	Infi	uence Fac	tors	Influence %	Value 66,000	E	Land Building Total	Assessed 0 0 0	Appraised 66,000 169,600 235,600	Co 66,00 169,60 235,60	00 00	Income 0 0 0	Market 66,000 225,010 291,010
Total Acres: Spot:	1				Location:				lue Flag Co 233DM1	st Approach		al Override F Base Date o ective Date o	f Value		
			Ent	trance Info	ormation						Permit Infor	mation			
Date 04/04/24 09/15/22	ID DMR NMJ	Entry Co Data Mail Occupant	er No	-		Source Owner Other		Date Issued 12/06/23 01/15/92 05/10/83 05/06/83	Number 202316529 37811-3 37811-2 37811-1	3,870	Purpose A108 D010 D010	Replace Wi Unatt.Gara Dwelling-N/ Dwelling-N/	ge-S/E 406 /406 4200'	61/2 Mile N/4 E/402	% Complete
							Sales/O	wnership Histor	ry						
Transfer D 03/07/22	Date	Pric	е Ту	/pe		Validity Invalid Sale - T	yler		d Reference 6/104	Deed Type Deed		Grantee STEEN D/	AVID		



SUSSEX COUNTY

Situs : 33219 SWAMP RD	Parcel Id: 233-15.00-38.06	Class: Single Fami	ily Dwelling	Card: 2 of 3	Printed: May 6, 2025	
Style Story height	Information Year Built Eff Year Built					
Attic Exterior Walls Masonry Trim X Color	Year Remodeled Amenities In-law Apt No					
	sement					
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type					
Heating & Cooling	Fireplaces					
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab					
Roo	m Detail					
Bedrooms Family Rooms	Full Baths Half Baths			Outbuilding Data		
Kitchens Total Rooms Kitchen Type Kitchen Remod	Extra Fixtures Bath Type Bath Remod	Type Frame Shed	Size 1 Size 2 9 x 12	Area Qty Yr B 108 3 2000	It Grade Condition	Value 1,660
	ustments					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
	Depreciation					
Grade Condition CDU Cost & Design ⁰	Market Adj Functional Economic % Good Ovr					
% Complete			Condominiu	m / Mobile Home Informa	ation	
	Computations	Complex Name				
Base Price Plumbing Basement Heating Attic Other Features 0	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Loc Unit Vie Model M		
Subtotal	Additions					
Ground Floor Area Total Living Area	Dwelling Value					
Puild	ing Notes					

Situs : 3321	9 SWAMP F	RD			Parcel ID:	233-15.00-38.06		Class: Sing	le Family Dw	elling	Card: 3	3 of 3	Printed	l: May 6, 2025	5
	CURREN	IT OWNER					ON								
	WANDA	N DAVID A L STEEN WAMP RD RD DE 199	45		Living Ur Neighbor Alternate Vol / Pg District Zoning Class	rhood 1AR213 e ID 23315000038060									
				Property	Notes										
			L	and Infor	mation					A	ssessment In	formation			
Type Primary Site	AC	Size 1.0000	Infl	uence Fa	ctors	Influence %	Value 66,000	E	Land Building Total	Assessed 0 0 0	Appraised 66,000 169,600 235,600	C 66,0 169,0 235,0	600	Income 0 0 0	Market 66,000 225,010 291,010
Total Acres: Spot:	1				Location:			Va J TD	lue Flag Cos 233DM1	st Approach		al Override Base Date ective Date	of Value		
			Ent	rance Inf	ormation						Permit Infor	mation			
Date 04/04/24 09/15/22	ID DMR NMJ	Entry Coo Data Maile Occupant	er No	-		Source Owner Other		Date Issued 12/06/23 01/15/92 05/10/83 05/06/83	Number 202316529 37811-3 37811-2 37811-1	Price 3,870 4,000 18,000 7,000	Purpose A108 D010 D010	Replace V	age-S/E 40 N/406 4200		% Complete
							Sales/O	wnership Histor	Ŋ						
Transfer D 03/07/22	Date	Price	е Ту	ре		Validity Invalid Sale - Ty	/ler		d Reference 6/104	Deed Type Deed		Grantee STEEN D	DAVID		



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SUSSEX COUNTY

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Situs : 33219 SWAMP RD	Parcel Id: 233-15.00-38.06	Class: Single Family D	welling	Card: 3 of 3	Printed: May 6, 2025
Style Story height Attic Exterior Walls Masonry Trim × Color Basement FBLA Size × Rec Rm Size ×	Dwelling Information Year Built Eff Year Built Year Remodeled Amenities In-law Apt No Basement # Car Bsmt Gar FBLA Type Pee Ber Type				
Heating & Cooling	Rec Rm Type Fireplaces	_			
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab				
	Room Detail				
Bedrooms Family Rooms	Full Baths Half Baths			Outbuilding Data	
Kitchens Total Rooms Kitchen Type Kitchen Remod	Extra Fixtures Bath Type Bath Remod	Type Si Carport	ize 1 Size 2 12 x 30		Grade Condition Valu C A 1,360
	Adjustments				
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area				
	Grade & Depreciation				
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr				
% Complete			Condominiu	m / Mobile Home Informat	ion
	Dwelling Computations	Complex Name			
Base Price Plumbing Basement Heating Attic Other Features Subtotal	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Loca Unit View Model Ma	
Ground Floor Area Total Living Area	Dwelling Value				
	Building Notes				

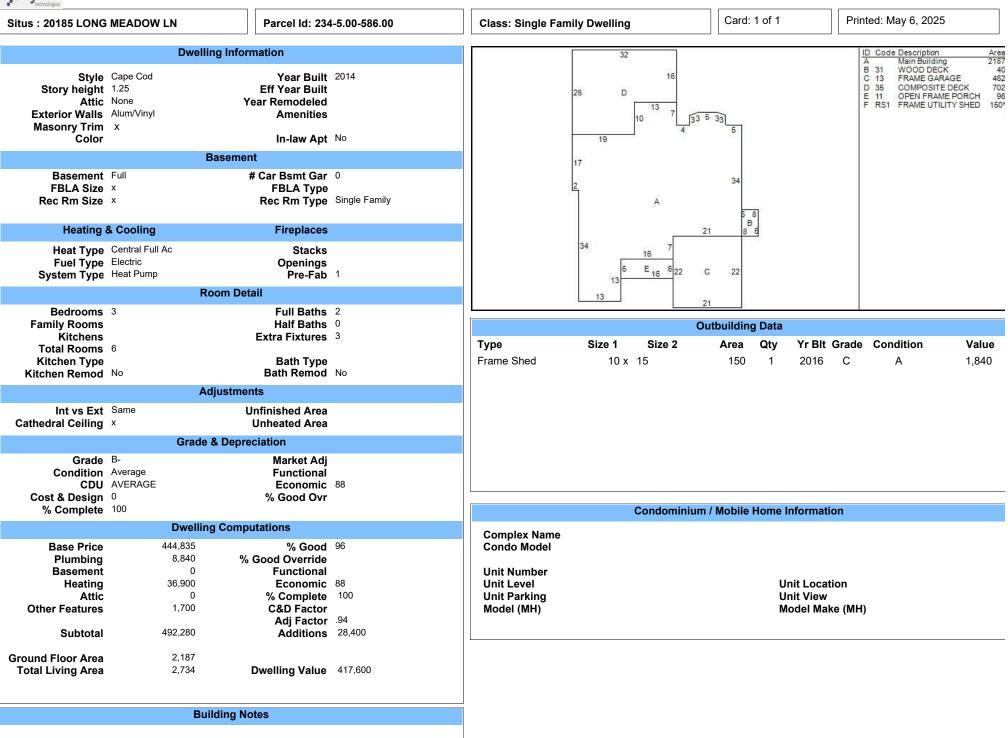
NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2026	
In the Matter of Appeal	
Parcel ID 234-5.00-586.00	
Sussex County Board of Assessment VS Francis & Cyntia Himpler	
(Owner Name)	
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:	,
Original Value: \$654,700 Stipulated Value: \$555,300	
Date:	e~
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 234-5.00-586.00. The adjustment reflects a change in square footage, grade and economic depreciation of the dwelling that brings the assessed value to \$555,300.	
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Situs: 20185 LONG MEADOW LN	Parcel ID: 234-5.00-586.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 6, 2025
CURRENT OWNER	GENERAL INFORMATION			
HIMPLER FRANCIS J CYNTHIA A HIMPLER 20185 LONG MEADOW LANE LEWES DE 19958 Proper	Living Units 1 Neighborhood 6AR223 Alternate ID 234050005860000000 Vol / Pg 4310/83 District Zoning AGRICULTURAL/RESIDEI Class Residential			
Land Inf	ormation		ssessment Informatio	n
Turne Olar Influence				"

						assessment in	Ionnation		
Size Influence Factors 0.4637	Influence %	Value 135,930		Total	Assessed 0 0 0		Base Date of Value	Income 0 0 0	Marke 135,900 505,740 641,640
Locatio	n:								
Entrance Informatio	n								
Entry Code Data Mailer Change Total Refusal Entrance Gained	Source Owner Owner Owner		Date Issued 03/09/16 08/11/15 04/14/14	Number 201602407 201507044 201403286	1,800 7,072	Purpose A037 A017	10' X 15' Det. Shed 26x32 Deck		% Complete
		Sales/Ov	vnership Histor	у					
Price Type 435,637 85,000	Validity				Deed Type		Grantee		
	0.4637 Locatio Entrance Informatio Entry Code Data Mailer Change Total Refusal Entrance Gained Price Type 435,637	0.4637 Location: Entrance Information Entry Code Source Data Mailer Change Owner Total Refusal Owner Entrance Gained Owner Entrance Gained Validity	0.4637 135,930 Location: Location: Entrance Information Entry Code Source Data Mailer Change Owner Total Refusal Owner Entrance Gained Owner Entrance Gained Owner Entrance Gained Owner	0.4637 135,930 B Location: Val TD23 Val Source Source Source Satessued 03/09/16 08/11/15 04/14/14 Val Val Val Val Val Val Val Val	0.4637 135,930 Location: Location: Value Flag Cos TD234DM17 Cos Control Control Con	Size 0.4637 Influence Factors Influence % Value 135,930 Land 0 Building 0 Building 0 Cocation: Value Location: Value Value Value Value Value Location: Value Value Value Value Value Data Mailer Change Owner Owner Owner Owner Owner Owner Owner Owner Owner Owner Outlo32407 Owner 201602407 08/11/15 201507044 7.072 04/14/14 201403286 178,905	Size 0.4637 Influence % 0.4637 Value 135,930 Land Building 0 Assessed 135,930 Appraised 135,930 0.4637 -	0.4637 135,930 Land 0 Appraised Cost 0.4637 135,930 135,930 135,900 135,900 135,900 1419,400 419,400 419,400 419,400 419,400 555,30	Size Influence Factors Influence % Value Assessed Appraised Cost Income 0.4637 135,900 0 135,900 0 0 135,900 0 0 0.4637

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Tax Year 👷
In the Matter of Appeal

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

234-6.00-59.01

Parcel ID 2244.00000

Sussex County Board of Assessment VS Jamet Laborate

(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: \$ 128,700	Stipulated Value: \$ \$8705
Date: <u>4-1210/2025</u>	
Printed Name: Jarret LEDI	GABEL (LINTON)
Date: #1624	
Signature of Sussex County Government Representativ	(J.).
Printed Name: Oriengene 5. Kooler	an a
Tille: Good of American	1987 No. 619 - 1977 - 1979 No. 1987 No.

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 Parcet ID 234-6.00-59.01. The adjustment reflects a change in land value that brings the assessed value to \$56,700.

Situs :			Parcel ID: 234-6.0	00-59.01		Class: Residential - Va	cant Land	Card: 1 of	1 Pi	rinted: May 6, 2025	
20824 F	CURRENT OWNER LINTON JANET N ROUND POLE BRII MILTON DE 19968	DGE RD	GENERA Living Units 0 Neighborhood 6 Alternate ID 2 Vol / Pg 3 District Zoning A Class F	AL INFORMATION							
		Land Informa					A	ssessment Infor	mation		
Type Primary Site Residual	Size AC 1.0000 AC 0.2900	Influence Factor Economic			Value 48,000 8,700	Land Building	Assessed 0 0	Appraised 56,700 0	Cost 56,700 0	Income 0 0	Market 0 0

Data	ID	Entry Code	Source				Permit Informat	tion		
		Entrance Inf	ormation							
Total Acres: ² Spot:	1.29		Location:		Value Flag Cost / Gross Building:	Approach	Ba	Override Reason se Date of Value ve Date of Value		
					Total	0	56,700	56,700	0	0
Residual	AC	0.2900		8,700	Building	0	0	0	0	0
-					Lanu	0	30,700	30,700	0	0

		Littance int	onnation			Permit Informati	on	
Date 06/06/22	ID TT	Entry Code Total Refusal	Source Owner	Date Issued	Number	Price Purpose		% Complete
04/13/22	ALA	Vacant Land	Other					

Transfer Date 11/29/00Price TypeTypeValidityDeed Reference 3108/201Deed TypeGrantee	Sales/Ownership History							
11/27/00 37,000	Grantee		Validity	Price Type 37,000 37,000				

Situs :	Parcel Id: 234-6.00-59.01	Class: Residential	- Vacant Land		Card:	1 of 1	Prir	ited: May 6, 2025	0
Dwe	lling Information								
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt ^{No}								
	Basement								
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type								
Heating & Cooling	Fireplaces								
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab								
	Room Detail								
Bedrooms Family Rooms Kitchens Total Rooms	ily Rooms Half Baths Kitchens Extra Fixtures tal Rooms		Size 1	C Size 2	Dutbuilding Area	g Data Qty	Yr Blt Grade	Condition	Value
Kitchen Type Kitchen Remod	Bath Type Bath Remod	Туре							
	Adjustments								
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area								
	le & Depreciation								
Grade Condition CDU	Market Adj Functional Economic								
Cost & Design 0 % Complete	% Good Ovr		Co	ondominiun	n / Mobile	Home I	Information		
Dwelli	ing Computations	Complex Name							
Base Price Plumbing Basement Heating Attic Other Features 0 Subtotal	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)				U	nit Location nit View lodel Make (MH)	
Ground Floor Area Total Living Area	Dwelling Value								
B	uilding Notes								

SUSSEX COUNTY

2099

RESIDENTIAL PROPERTY RECORD CARD

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	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
	Tax Year 2025
	In the Matter of Appeal
	Parcel ID 234-12.18-112.00
	Sussex County Board of Assessment VS Michelle & Robert Willoughby
· ,	(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: \$ 134,600 Stipulated Value: \$ 103,300
	Date: <u>4/20/2025</u> Signature of Owner or duly authorized agent: <u>Rift Willay</u> Michely Printed Name: <u>Robust Willoughby</u> Michele Willoughby Date: <u>4/2026</u> Signature of Sussex County Government Representative: <u>Make</u> Printed Name: <u>Clubsopher 8. Kenter</u> Signature of Sussex County Government Representative: <u>Make</u> Printed Name: <u>Clubsopher 8. Kenter</u> Title: <u>Under of Assessment</u> Summary Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 234-12,18-112,00. The adjustment reflects a change in grade and condition of the dwelling that brings the assessed value to \$103,300.

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technologies							
Situs: 23017 CYPRESS DR	Parcel ID: 234-12.18-112.00	Class: Mobile Home		Card: 1	Card: 1 of 1 Printed: May 6, 2025		
CURRENT OWNER WILLOUGHBY MICHELLE L	GENERAL INFORMATION Living Units 1			Alexandre -			
ROBERT A WILLOUGHBY JR 111 SUNSHINE LN MIDDLETOWN DE 19709	Neighborhood6AR256Alternate ID234121801120000000Vol / Pg6264/155DistrictZoningZoningGENERAL RESIDENTIALClassResidential						
Property	Notes	A CARLON AND AND AND AND AND AND AND AND AND AN	ERBORATION AND AND AND AND AND AND AND AND AND AN	and the second			
Land Info		As	ssessment Info	ormation			
Type Size Influence Fa Primary Site AC 0.2601	ctors Influence % Value 74,560	Land Building Total	Assessed 0 0 0	Appraised 74,600 28,700 103,300	Cost 74,600 28,700 103,300	Income 0 0 0	Market 74,600 128,300 202,900
Total Acres: .2601 Spot:	Location:	Value Flag Co TD234DM20	ost Approach	E	al Override Reaso Base Date of Valı ctive Date of Valı	ue	
Entrance Inf	ormation			Permit Inform	nation		
DateIDEntry Code02/27/24JXLData Mailer Change06/06/22TTTotal Refusal04/27/22SMDEntrance Gained	Source Owner Owner Owner	Date Issued Number 06/29/88 40556-1	Price 1,000	Purpose	Deck-Angola Ne	ck Parklot 79	% Complete
	Sales/Ov	wnership History					

Fransfer Date 03/10/25	Price Type	Validity	Deed Reference 6264/155	Deed Type Deed	Grantee WILLOUGHBY MICHELLE L
)4/03/08	74,500		3930/122	Deeu	WIELOOGIIBI MICHEELE E
)1/31/97	25,000				
)7/31/95	25,000				
04/30/88	15,000				
)9/24/85	2,500				

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RESIDENTIAL PROPERTY RECORD CARD 2099



Melisa Anne Hollis

From: Sent: To: Subject: Barbara Pitman <barbara.h.pitman@verizon.net> Friday, May 2, 2025 2:54 PM Assessment Appeals Re: 234-17.00-662.00

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

We accept the property assessment value of \$1,051,800

Arnold and Barbara Pitman

On May 2, 2025, at 9:21 AM, Assessment Appeals <assessmentappeals@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 pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

1

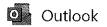
Melisa Hollis

Assessment Support Coordinator Sussex County Government <u>Assessment | Sussex County</u> 2 The Circle Po Box 589 Georgetown, DE 19947 Phone:302-855-7824 Fax:302-855-7828 <u>melisa.hollis@sussexcountyde.gov</u> <image001.jpg>

<SL 234-17.00-662.00.pdf>

Situs : 20010 SiteEn	VIEW CT		Parcel ID: 2	34-17.00-662.00		Class: Single	e Family Dwe	lling	Card:	1 of 1	Printed: May 5, 2	025
PITMAN BARBAI 23516 CF	N ARNOLD V RA H PITMA REEK VIEW SON DE 1999	N N CT	Living Unit Neighborh Alternate II Vol / Pg District Zoning Class	NERAL INFORMATI s 1 ood 6AR263 D 23417000662000 3880/334 AGRICULTURAI Residential	00000	B12/23, 11:23:43 AM			2444700-66200			
		Land Inform	mation			der egeno, i i i como anio		Α	ssessment Ir	nformation		
Type Primary Site AC Residual AC		Influence Fac Location Location	tors	Influence % -60	Value 218,880 27,720	в	Land uilding Total	Assessed 0 0 0	Appraised 246,600 805,200 1,051,800	246,600 805,200 1,051,800	0 0 0	Mark 246,60 666,17 912,77
Total Acres: 1.22 Spot:			Location: 11 G	OOD LOCATION (PC	OS INFLU)		u e Flag Cost 4 DM15	: Approach		ual Override Rea Base Date of V fective Date of V	/alue	
		Entrance Info	ormation						Permit Info	rmation		
Date ID 02/27/24 JXL 06/12/23 NMJ 06/06/22 TT	Entry Co Data Mail Info At Do Total Refi	ler Change oor		Source Owner Owner Owner		Date Issued 06/18/14 05/03/12 04/03/12	Number 201405545 42095-2 42095-1	Price 1,770 216,147 2,880	Purpose A086 D010	70' Vinyl Priva Dwelling W/A	acy Fence dditions-Pinewate ter Woods Lot 3	% Comple er ₩
					Sales/Ow	nership History	1					
	Pric	се Туре)0		Validity		Deed 3880	Reference /334	Deed Type		Grantee		

						_				
Situs : 23516 CREEK VIE	NCT	Parcel Id: 234	-17.00-662.00	Class: Single Family Dwelling	g	Card: 1	of 1	Prir	nted: May 5, 202	5
	Dwellin	g Information			16	1			Code Description Main Building	
StyleCapeStory height1AtticNoneExterior WallsAlum/Masonry TrimXColorX		Year Built Eff Year Built Year Remodeled Amenities In-law Apt		4 26	19 D 19 12 4 16 4	9 	: 12	C 3 D 1 E 1	2 ENCLOSED FR 0 1SFR - FRAME 1 OPEN FRAME F 10/17 1SFR - FRAME/ RS1 FRAME UTILITY	GE/1/2 ST RAME PO PORCH /1/2 STOR Y SHED
	B	asement		E 28 G 28 28						
Basement Partia FBLA Size × Rec Rm Size ×		# Car Bsmt Gar FBLA Type Rec Rm Type		4 26 6	56 A	36	5			
Heating & Coo	ling	Fireplaces								
Heat Type Centra Fuel Type Electri System Type Geoth	С	Stacks Openings Pre-Fab	1	26 Б 26	8 F 1 16	3 12 8				
	Ro	om Detail		26	11					
Bedrooms ³ Family Rooms Kitchens		Full Baths Half Baths Extra Fixtures	0			building	Data			
Total Rooms 7		Extra Fixtures	2	Type Size 1	Size 2	Area	Qty Yr B	It Grade	Condition	Valu
Kitchen Type Kitchen Remod No		Bath Type Bath Remod	No		x 22 x 21	264 210	1 202 1 202		A A	4,330 3,440
	Adj	justments								
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area								
	Grade &	& Depreciation								
Grade B+ Condition Avera CDU AVER Cost & Design 0 % Complete 100	ge AGE	Market Adj Functional Economic % Good Ovr			Condominium /	Mobile H	ome Inform	ation		
70 complete	Dwelling	Computations			Condominant /			ation		
Base Price Plumbing Basement Heating Attic Other Features Subtotal	369,128 13,390 -12,810 30,620 0 1,930 402,260	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Adj Factor	100	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)			Unit Loo Unit Vie Model N)	
Ground Floor Area Total Living Area	1,874 3,416	Dwelling Value								
	Buil	ding Notes								



Re: Assessment Appeal 234-17.12-93.00

From Eileen Polini <epolini12@gmail.com>

Date Mon 5/5/2025 4:55 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.

Dianne,

We accept the stipulated value of \$519,100.

Thank you,

Eileen Polini

On May 5, 2025, at 3:02 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 **May 8, 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

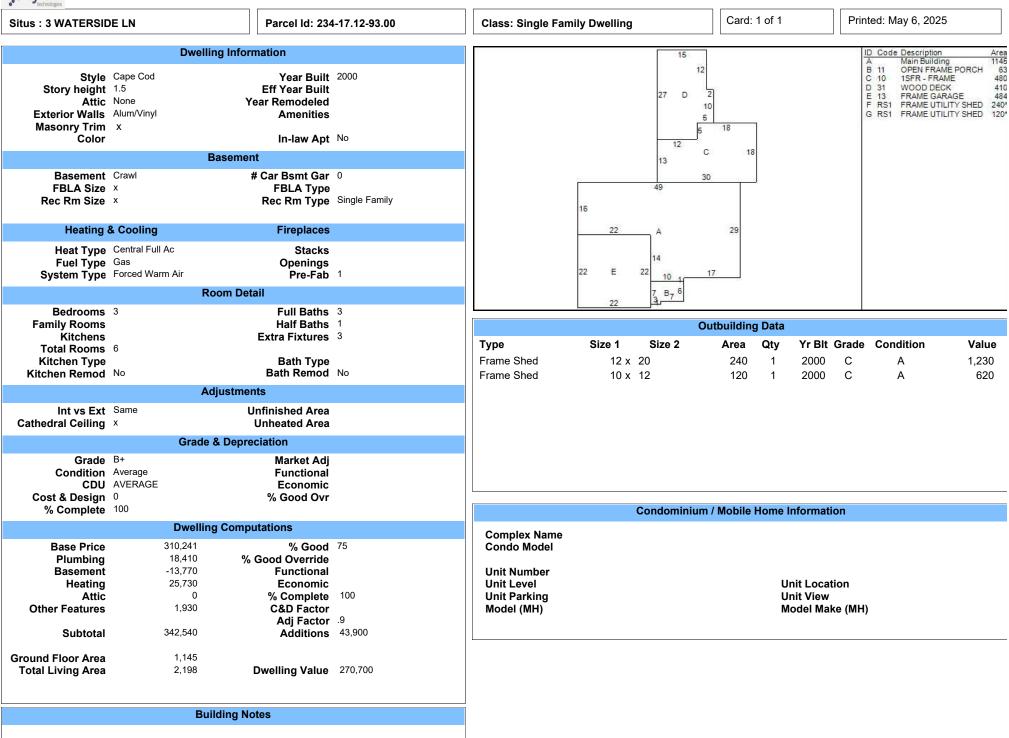
<234-17.12-93.00.pdf>

Situs : 3 WATERSIDE	ELN		Parcel ID: 234	-17.12-93.00		Class: Single Family	Dwelling	Card: 1 of	f 1 Prin	ted: May 6, 2025	
CURR		1	GENI	ERAL INFORMAT	ION			=			
3 WA	EILEEN REV TERSIDE LN SON DE 199		Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	1 d 6AR263 2341712009300 6266/35 AGRICULTURA Residential		12/28/22, 11:49:09 AM		24-1712-2930			
		Land Inform	ation				Α	ssessment Infor	mation		
Туре	Size	Influence Fact		Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site AC	0.4178	Waterview - Riv			125,810	Land	0	125,800	125,800	0	125,800
						Building	0	393,300	272,600	0	393,300
						Total	0	519,100	398,400	0	519,100
Total Acres: .4178 Spot:		L	ocation:			Value Flag TD234DM15	Market Approach	Ba	Override Reaso ase Date of Valu ive Date of Valu	e	

Entrance Information				
DateIDEntry CodeSource02/27/24KMBData Mailer ChangeOwner03/31/22MHHEntrance GainedOwner	Date Issued 04/05/02 04/24/00 03/14/00	Number 42405-3 42405-2 42405-1	Price Purpos 7,776 D010 720 D010 112,476 D010	EInformation e % Complete Sunporch-Prong Of Herring Creek Shed-Prong Of Herring Creek Lot (Dwelling W/Addtions-Prong Of Her

		Sale	s/Ownership History		
Transfer Date 03/13/25	Price Type	Validity	Deed Reference Deed Type 6266/35 Deed	Grantee POLINI EILEEN REV TR	
03/13/99	37,000		2369/190		

tyler



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
TaxYear.2025	
In the Matter of Appeal Parcel ID <u>234-24,00-236.00</u>	
Sussex County Board of Assess	RICHARD F. & SUSAN A. HARRISON
	(Owner Name)
We, the undersigned, agree to Board of Assessment Office as	o adjust the above-entitled appeal by settlement with the Sussex County s follows: $4 = 5 + 1 + 2 + 3 + 3 + 3 + 3 + 3 + 3 + 3 + 3 + 3$
Original Value; \$571,800	▲ 543, 050. 00
RECEIVE Date: APRIL 2,	2025 X
Signature of Owner or duly au	
	NA. HARRISON
Date: <u>3/2706</u>	$ M_{1}$ 12
Signature of Sussex County Go	vernment Representative:
Printed Name: <u>Christopher 6. Keeler.</u>	
Title: Director of Assessment	
summary ased on the appellants' ar	pplication for appeal, the submitted comparable properties, and the
djusted the valuation of Pa	s, our Assessment staff has conducted a thorough review and arcel ID 234-24.00-236.00. The adjustment reflects a change in eciation of the dwelling that brings the assessed value to \$543,000.
	eciation of the dwelling that binings the assessed value to \$543,000.
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RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 418 CIF	RCLE RD		Parcel ID: 234-24.00-236.00		Class: Single Family Dv	welling	Card: 1 of	1 Pi	rinted: May 6, 2025	
	CURRENT OWNER		GENERAL INFORMAT	ION	1					
	ISON RICHARD F SI 418 CIRCLE RD /IILLSBORO DE 199	-	Living Units 1 Neighborhood 1AR029 Alternate ID 2342400023600 Vol / Pg 2461/126 District Zoning AGRICULTURA Class Residential			ZWA -	erer and			
		Property No	tes			Marsh State	and the states of			
		Land Informa	tion			Λ	ssessment Infor	mation		
Туре	Size	Influence Facto	rs Influence %	Value		~				
Primary Site	AC 0.8648	innuence racio	is initiatice //	131,930	Land Building	Assessed 0 0	Appraised 131,900 411,100	Cost 131,900 411,100	Income 0 0	Market 131,900 453,130

		101.000			Assessed	Appraised	Cost	income	Market
Primary Site AC	0.8648	131,930		Land	0	131,900	131,900	0	131,900
			E	uilding	0	411,100	411,100	0	453,130
				Total	0	543,000	543,000	0	585,030
Total Acres: .8648 Spot:	Locatio	on:		ue Flag Cos 234DM1	st Approach		al Override Reasor Base Date of Value active Date of Value	e	
	Entrance Information	on							
Data ID	Entry Code	Source				Permit Infor	mation		
Date ID 02/20/24 JXL	Entry Code Data Mailer Change	Owner	Date Issued	Number	Price	Purpose			% Complete
	•		03/29/11	45640-2	1,680	D010	Shed-Winding Cre	ek Vlg Lot C49	
06/06/22 TT	Total Refusal	Owner	12/03/04	45640-1	133,622	D010	Dwelling W/Addition	ons-Winding Crk	C C
05/06/22 SMD	Entrance Gained	Owner					0	0	
			marahin Histor						

 Sales/Ownership History

 Transfer Date 02/11/00
 Price 46,000
 Type 46,000
 Validity
 Deed Reference 2461/126
 Deed Type
 Grantee

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Situs : 418 CIRCLE RD	Parcel Id: 234-24.00-236.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 6, 2025
Dw	elling Information	10		ID Code Description Ar A Main Building 23
StyleCape CodStory height1AtticUnfinishedExterior WallsAlum/VinylMasonry TrimxColor	Year Built ²⁰⁰⁵ Eff Year Built Year Remodeled Amenities In-law Apt No	12 E 12 10 20 10 B 10 20 32	4 31	B 35 COMPOSITÉ DECK 2 C 11 OPEN FRAME PORCH D 13/17 FRAME GARAGE/1/2 ST 3 E 33 MASONRY PATIO 1 F RS1 FRAME UTILITY SHED 1
	Basement			
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	36 A	42	
Heating & Cooling	Fireplaces	14 6 4 C 16 4 8	33	
Heat Type Central Full Ac Fuel Type Propane System Type Forced Warm Air	Stacks Openings Pre-Fab 1		20 18 D 20	
	Room Detail		10	
Bedrooms ³ Family Rooms	Full Baths 2 Half Baths 0		Outbuilding Data	
Kitchens Total Rooms 7 Kitchen Type Kitchen Remod No	Extra Fixtures ² Bath Type Bath Remod No	TypeSize 1SizeFrame Shed10 x14		Bit GradeConditionValue005CA1,000
	Adjustments			
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area			
Gra	de & Depreciation			
Grade B Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic ⁸³ % Good Ovr	Conc	dominium / Mobile Home Infor	mation
•	lling Computations			
Base Price 414,081 Plumbing 7,700 Basement -22,970 Heating 34,350 Attic 22,550 Other Features 1,780 Subtotal 457,490	% Good92% Good OverrideFunctionalEconomic83% Complete100C&D FactorAdj Factor1.1	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit V	ocation iew Make (MH)
Ground Floor Area 2,362 Total Living Area 2,552				
	Building Notes			

	NEGOTIATED SETTLEMENT STIPULATION	
	SUSSEX COUNTY	
Tax Year 2025		
In the Matter of Appeal		
Parcel ID 234-30.00-211.00		
Sussex County Board of A	ssessment VS Todd Weiss & Cherylyn Bdggs (Owner Name)	
We, the undersigned, agre Board of Assessment Offic	ee to adjust the above-entitled appeal by settlement with the Sussex County ce as follows:	
Original Value: \$ <u>1,534,300</u>	Stipulated Value; \$ <u>1,165,000</u>	
Date: $5/5/2$.	$\mathcal{N} / \mathcal{N} / \mathcal{N} / \mathcal{N} / \mathcal{N}$	
Printed Name:7	ODN MWEISS	
Date: <u>5/2/25</u>	$ \partial h \nu$	
ignature of Sussex County	y Government Representative	
rinted Name: Christopher S. Ke	ælor	
Itle: Director of Assessment		
ummary		
ferees' recommendati Jjusted the valuation o	s' application for appeal, the submitted comparable properties, and the ions, our Assessment staff has conducted a thorough review and of Parcel ID 234-30.00-211.00. The adjustment reflects a change in ciation and approach that brings the assessed value to \$1,165,000.	
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visite and a set of the set of t

Situs : 24605 WAKESIDE DR	Parcel ID: 234-30.00-211.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 6, 2025
CURRENT OWNER	GENERAL INFORMATION		12	
WEISS TODD M CHERYLYN J BRIGGS 1312 OZKAN ST MC LEAN VA 22101	Living Units 1 Neighborhood 1AR041 Alternate ID 234300002110000000 Vol / Pg 5283/111 District Zoning MEDIUM RESIDENTIAL Class Residential			
Property N	otes			

			Land Information				A	Assessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.2196	Golf Course Vie		451,760	Land	0	451,800	451,800	0	451,800
						Building	0	713,200	713,200	0	928,010
						Total	0	1,165,000	1,165,000	0	1,379,810
Total Acres: .219 Spot:	96		Location: 1 ²	I GOOD LOCATION (PO	OS INFLU)	Value Flag (TD234DM44	Cost Approach	В	Override Reason ase Date of Value tive Date of Value		

		Entrance Informatio	n	Permit Information					
06/06/22 1	ID TT AEM	Entry Code Total Refusal Occupant Not At Home	Source Owner Estimated	Date Issued 06/11/07	Number 51032-1	Price Purpose 252,702 D010	% Complete Dwelling W/Add-The Peninsula Lot		
			Sales/Ov	vnership Histor	у				

Transfer Date 07/31/20 04/07/11 03/29/06	Price Type 660,000 800,000 475,000	Validity	Deed Reference 5283/111 3880/344	Deed Type Deed	Grantee WEISS TODD M	
00/20/00	470,000					

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Situs : 24605 WAKESIDE DR		Parcel Id: 234-	30.00-211.00	Class: Single Fai	nily Dwelling	Card: 1 of 1		Printed: May 6, 2025
	Dwelling	g Information			9 1		~	ID Code Description A A Main Building 2
Style Contempora Story height 2 Attic None Exterior Walls Alum/Vinyl Masonry Trim x Color	ary	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		5 13 ⁹ 10		12 E	9	A Main Building 2 B 13 FRAME GARAGE 2 C 11 OPEN FRAME PORCH 1 D 11/11 OPEN FRAME PORCH/O E F 31/11 OPEN FRAME PORCH/O F G 32 CANOPY F H PD1 DETACHED PATIO 1
	Ba	sement		б в	21			
Basement Crawl FBLA Size × Rec Rm Size ×		# Car Bsmt Gar FBLA Type Rec Rm Type		23	40	A	2 9 2	
Heating & Cooling		Fireplaces			$\sim \lambda$			
Heat Type Central Full Fuel Type Electric System Type Heat Pump	Ac	Stacks Openings Pre-Fab	2		222 6 6 5 222 11	13 6 8 5	23	
	Roo	om Detail			6	9 15		
Bedrooms 4 Family Rooms		Full Baths Half Baths	1			Outbuilding Data		
Kitchens Total Rooms 7 Kitchen Type Kitchen Remod No		Extra Fixtures Bath Type Bath Remod		Type Det Patio	Size 1 Size 2 16 x 10	Area Qty 160 1		irade Condition Value C A 580
	Adj	ustments						
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area						
	Grade &	Depreciation						
Grade B+ Condition Average CDU AVERAGE Cost & Design 0 % Complete 100		Market Adj Functional Economic % Good Ovr	80		Condominiu	m / Mobile Home II	nformatio	n
	Dwelling	Computations		Complex Name				
Plumbing Basement Heating Attic Other Features	575,575 23,430 -22,800 47,740 0 3,860 627,810	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	80 100 1.4	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Ur	nit Locatic nit View odel Make	
Ground Floor Area Total Living Area	2,126 4,252	Dwelling Value	712,600					
	Build	ling Notes						



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 234-30.00-315.00-1301

Sussex County Board of Assessment VS Cheryl Umbel 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: \$ 691,500

Stipulated Value: \$ 522,300

2 mppel

Date: 5/3/2035

Signature of Owner or duly authorized agent: ____

Printed Name:

Date: 4/23/25

Signature of Sussex County Government Representative

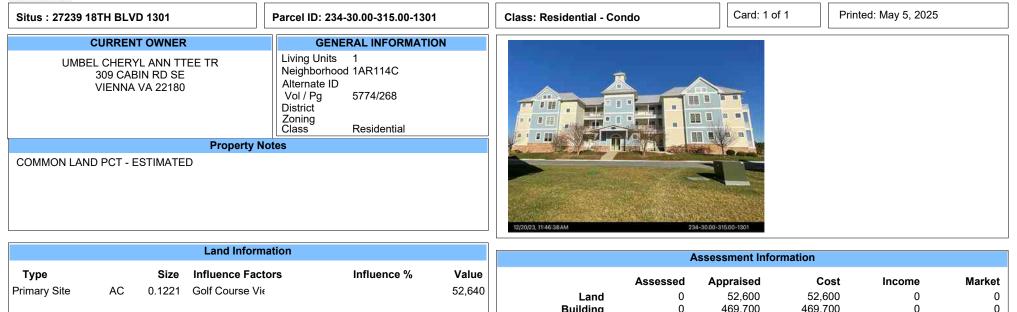
Printed Name: Christopher S. Keeler

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 234-30.00-315.00-1301. The adjustment reflects a change in square footage and economic depreciation that brings the assessed value to \$522,300.

SUSSEX COUNTY



2099

Primary Site AC 0.1221 Golf Course Vie 52,640 Land 0 52,600 52,600 0 0 Building 0 469,700 469,700 0 0 Total Acres: .1221 Location: 11 GOOD LOCATION (POS INFLU) Value Flag Cost Approach Effective Date of Value			0 4004		50.040		Assessed	Appraised	Cost	Income	Market
Total 0 522,300 522,300 0 0 Manual Override Reason Base Date of Value Total Acres: .1221 Value Flag Cost Approach Effective Date of Value	Primary Site	AC	0.1221	Golf Course Vie	52,640	Land	0	52,600	52,600	0	0
Total Acres: .1221 Manual Override Reason Base Date of Value Effective Date of Value						Building	0	469,700	469,700	0	0
Total Acres: 1221 Value Flag Cost Approach Base Date of Value						Total	0	522,300	522,300	0	0
		21		Location: 11	GOOD LOCATION (POS INFLU)		ost Approach	Ba	se Date of Value		

		Entrance Infor	mation	Permit Information				
Date 12/27/23	ID SMD	Entry Code Normal Review	Source Other	Date Issued Number	% Complete			

Sales/Ownership History										
Transfer Date Price 09/15/22 9/15/22 04/30/19 428,000 06/24/10 383,250		ale - Tyler Deed Reference 5774/268 5051/60 3798/284	e Deed Type Deed Deed	Grantee UMBEL CHERYL ANN TTEE TR UMBEL CHERYL A						

tyler



Katrina M. Mears

From:	TJ <electrum956@gmail.com></electrum956@gmail.com>
Sent:	Monday, April 7, 2025 8:40 PM
To:	Katrina M. Mears
Subject:	Re: 234-32.00-67.02.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.

Yes, I accept. The stipulated value of \$198,000 is accepted and satisfactory. Thank you for your assistance on the matter. Greatly appreciated!

On Sat, Apr 5, 2025 at 9:22 AM Katrina M. Mears <<u>kmears@sussexcountyde.gov</u>> wrote:

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

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

P.O. Box 589

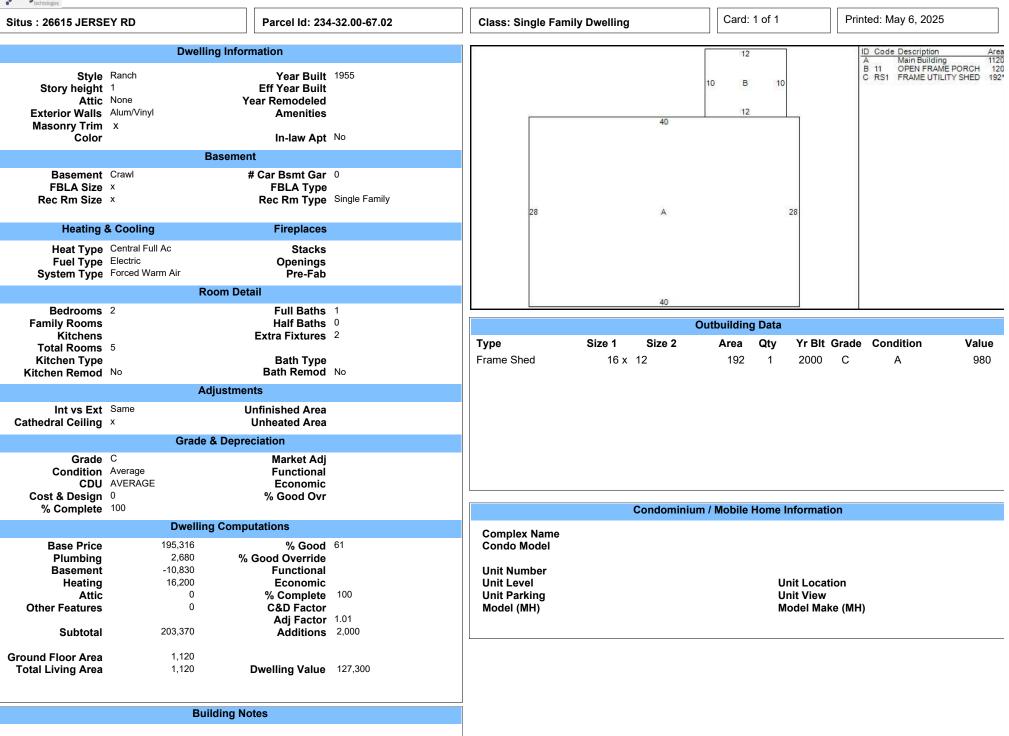
Georgetown, DE 19947

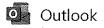
Tel: 302.855.7859

Mobile: 302.245.7928

(RD	Pa	rcel ID: 234-32.00-67.02		Class: Single	e Family Dwe	lling		1 of 1 Prin	ted: May 6, 2028)
THOMAS J JR ERSEY ROAD ORO DE 19966		Living Units 1 Neighborhood 1AR021 Alternate ID Vol / Pg 2495/321 District Zoning Class Residential	N							
				47721 202 20 FM		A	234-3200-6702 Assessment I	nformation		
		Influence % -25	Value 45,340	В	Land	Assessed 0 0 0	45,300 152,700	45,300 128,300	Income 0 0 0	Marko 45,30 152,72 198,02
	Loca	tion:				tet Approach		Base Date of Valu	e	
	ance Informat	tion					Permit Info	ormation		
Data Mailer Cha	-	Source Owner Other		Date Issued 03/28/16 07/21/11 07/21/11 09/15/00	Number 201603123 52675-3 52675-2 52675-1	2,304 0 3,632	Purpose A037 D010	12x16 Shed	e-Nw/Rd 305 91	'
			Sales/Ov	vnership Histor	1					
	La Size Influc 0.2107 Abuts 0.2107 Abuts Entry Code Data Mailer Cha	THOMAS J JR JERSEY ROAD ORO DE 19966 Property Notes Land Information Size Influence Factors 0.2107 Abuts Commer Loca	THOMAS J JR JERSEY ROAD ORO DE 19966 Living Units 1 Neighborhood 1AR021 Alternate ID Vol / Pg 2495/321 District Zoning Class Residential Property Notes Land Information Size Influence Factors Influence % 0.2107 Abuts Commer -25 Location: Location: Location: Entrance Information Source Owner	Living Units 1 IERSEY ROAD Neighborhood ORO DE 19966 Internate ID Vol / Pg 2495/321 District Zoning Class Residential Property Notes Land Information Influence % Value Value 0.2107 Abuts Commer -25 45,340 Location: Location:	ENT OWNER GENERAL INFORMATION Living Units 1 Living Units 1 Neighborhood 1AR021 Alternate ID Vol / Pg 2495/321 District Zoning Class Residential Property Notes Influence % Value Value Land Information Size Size Influence Factors Influence % Value -25 45,340 Location: Location: Value Entrance Information Source Value Location: Owner Owner Occupant Not At Home Other Date Issued	GENERAL INFORMATION Living Units 1 Living Units 1 Neighborhood 1AR021 Atternate ID Vol / Pg Vol / Pg 2495/321 District Zoning Class Residential Property Notes Value Land Information Influence % Value Size Influence Factors Influence % Value 0.2107 Abuts Commer -25 45,340 Location: Value Flag Mark TD234DM17 Entrance Information Source Over Poster Location: Over Poster 03/28/16 201603123 Date Issued Number Output 1 52675-3	GENERAL INFORMATION Living Units 1 Neighborhood 1AR021 Alternate ID Vol / Pg Vol / Pg 2495/321 District Zoning Class Residential Property Notes Influence Factors Influence Factors Influence % Value Size Influence Factors Influence % Value Location: -25 45,340 Building 0 Value Flag Market Approach Value Flag Market Approach Entrance Information Source Owner Oy324/16 201603123 2,304 Date Issued Number Price 0/21/21/11 52675-3 0	ENT OWNER GENERAL INFORMATION Living Units 1 Neighborhood 1AR021 Alternate ID Vol / Pg 2495/321 District Zoning Class Residential Property Notes Influence % Value Assessed Appraised Assessed Land Information Assessed Size Influence Factors Influence % Value Assessed Location: -25 Location: Value Location: Value Flag Market Approach Entrance Information Market Approach Location: Owner Occupant Not At Home Other	Lent Owner THOMAS J.J.R ERSEY ROAD ORO DE 19966 GENERAL INFORMATION Living Units 1 Alemate ID Vol / Pg 2495/321 Distric Zong Class Discrete Residential Property Notes Property Notes Land Information Assessed Appraised Cost 45,300 Size Influence Factors Influence % Value 0.2107 Abuts Commer -25 Location: -25 Entrance Information Size Size Optimized Cost 128,300 Location: Cost 10240M17 Entrance Information Manual Override Reason Bailed ing Occupant Not At Home Correport Source Overpant Not At Home	Land Information Assessed Appraised Cost Income Size Influence Factors Influence % Value Value Assessed Appraised Cost Income Unit of the cost of t

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Re: Assessment Appeal 235-20.00-524.00

From Nicholas Bubbico <bluestreak445@gmail.com>

Date Mon 5/5/2025 3:04 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 agree to the stipulated value of 515,700 dollars NICHOLAS BUBBICO

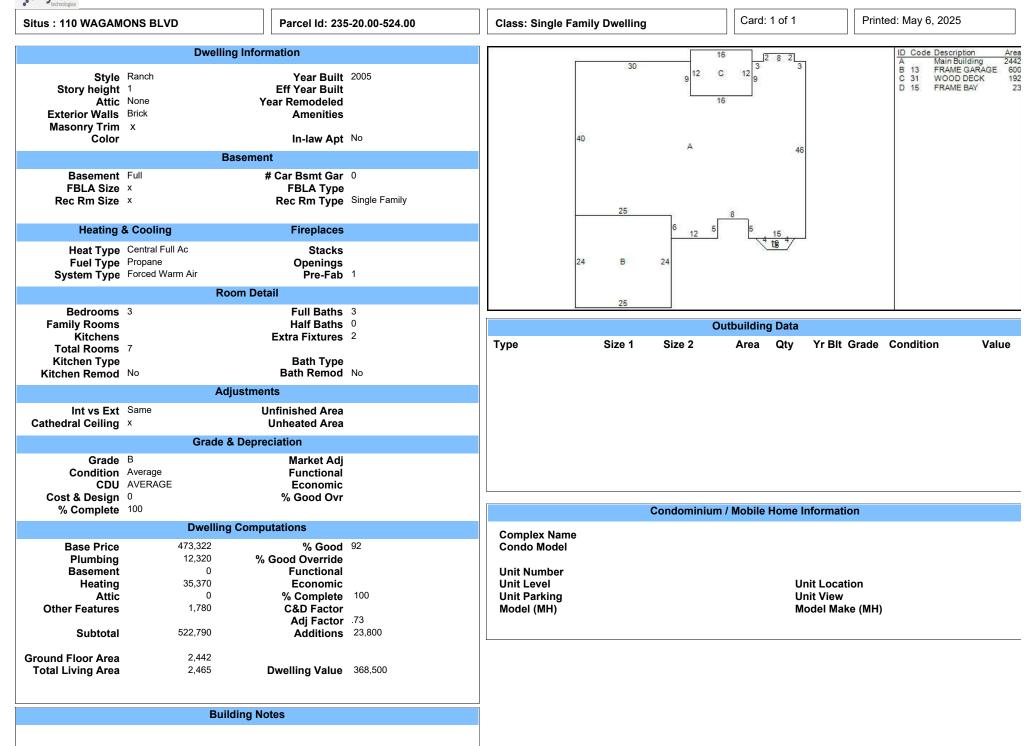
On Mon, May 5, 2025, 2:16 PM Dianne Ruscavage <<u>dianne.ruscavage@sussexcountyde.gov</u>> wrote: As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

Kindly respond no later than **May 8, 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

Total Acres: .3235	AS Living Un VD Neighbor	rhood 6SR005 e ID 23520000524000		2/23/24, 1:39:56 PM	Land Building Total	Assessed 0 0	Appraised 116,800 398,900	Cost 116,800	Income	Marke 116,800
rimary Site AC 0.3235		Influence %			Building	Assessed 0 0	Appraised 116,800	Cost 116,800		
Primary Site AC 0.3235	Influence Factors	Influence %		E	Building	0 0	116,800	116,800		
Total Acres: .3235 Spot:					Total	0	515,700	368,500 485,300	0 0	398,900 515,700
	Location:				lue Flag Mar 235DM3	ket Approach	В	Base Date of Value tive Date of Value	e	
	Entrance Information						Permit Inform	ation		
	o de ler Change t Not At Home	Source Owner Other		Date Issued 08/02/05	Number 56753-1	Price 154,709	Purpose D010	Dwelling W/Additic	ons-Lot 195	% Complet
			Sales/Ow	vnership Histor	у					
Transfer Date Price 12/02/21 389,63 01/06/06 389,63	с е Туре 37	Validity Invalid Sale - T	yler	5604	d Reference 4/191 5/255	Deed Type Deed		Grantee BUBBICO NICHC)LAS	

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NEG	OTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 235-24.00-133.00	
Sussex County Board of Assessment VS	John & Barbara Stanck (Owner Name)
We, the undersigned, agree to adjust the Board of Assessment Office as follows:	ne above-entitled appeal by settlement with the Sussex County
Original Value: \$664,600	Stipulated Value: \$605,400
-	agent: Bartara Stinet / for 2 50 Ht Stane K / John L. Stane K III
Signature of Sussex County Governmen	at Representative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, our A	on for appeal, the submitted comparable properties, and the assessment staff has conducted a thorough review and 0 235-24.00-133.00. The adjustment reflects a change in d value to \$605,400.

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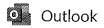
and the last 2000

CURCEY COUNTY

RESIDENTIAL PROPERTY RECORD CARD 2099							SUSSEX	COUNTY		
Situs : 22755 RED BAY L	.N	Parcel ID: 235-24.00-133.00		Class: Singl	e Family Dwe	elling	Card:	1 of 1 Print	ed: May 6, 2025	5
CURRENT STANEK J BARBARA H 22755 REE MILTON D	IOHN L III H STANEK D BAY LN	GENERAL INFORMATIO Living Units 1 Neighborhood 6AR039 Alternate ID 235240001330000 Vol / Pg 4016/214 District Zoning AGRICULTURAL/ Class Residential	0000	3/12/24, 9-14:52 AM			235-2440-13300			
	Land Informa	tion				A	ssessment In	nformation		
	Size Influence Facto 0.9429	ors Influence %	Value 133,460		Land suilding Total	Assessed 0 0 0		Cost 133,500 471,900 605,400 ual Override Reasor Base Date of Value	e	Market 133,500 531,100 664,600
Total Acres: .9429 Spot:	Lo	ocation:		TD:	ue Flag Cos 235DM5	t Approach	ETT	ective Date of Value	9	
	Entrance Inform	nation					Permit Infor	rmation		
07/27/24 KMB D	Entry Code Data Mailer Change Info At Door	Source Owner Owner		Date Issued 04/30/13	Number 201304682	Price 176,399	Purpose	Sfd 52x72 1st Fl,	16x31 2nd Fl, 20	% Complete);
			Sales/Ow	nership Histor	y					
Transfer Date 07/03/12 11/30/11	Price Type 73,250 45,250	Validity		Deed 4016	I Reference /214	Deed Type		Grantee		

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Re: Negotiated Settlement Stipulation

From David Skonieczki <dskonieczki@hotmail.com>

Date Wed 4/16/2025 11:59 AM

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

1 attachment (981 KB)

D & K signatures.jpg;

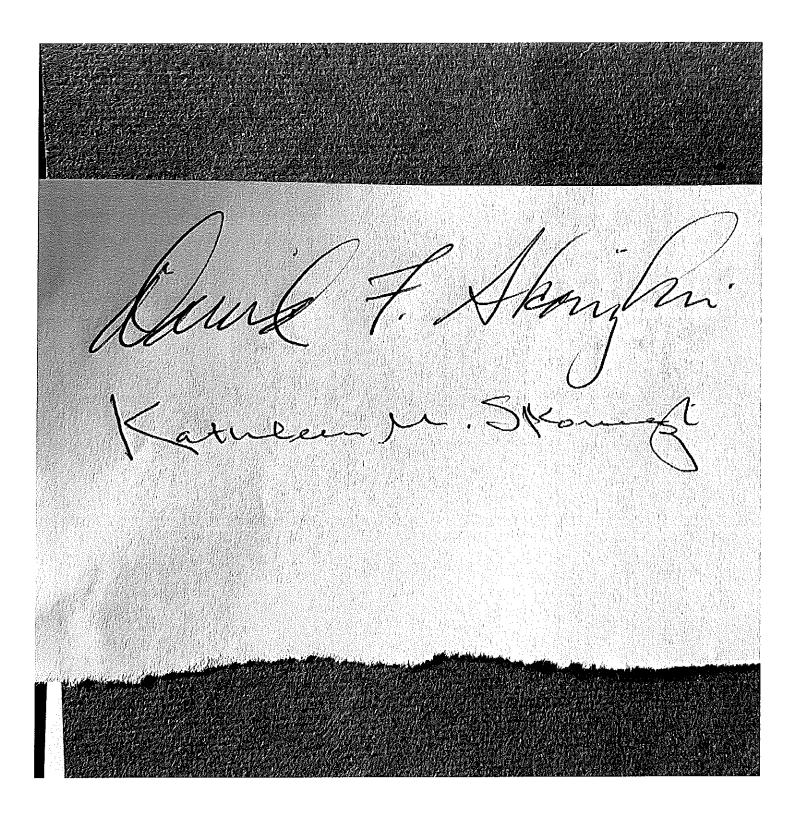
CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance. Dear Ms. Ruscavage.

Thank you (Sussex County Board of Assessment) for negotiating our home's assessed value down to \$523,700. Our home is at 28032 Staysail Way, Lewes, DE 19958 & our parcel number is 235-27.00-466.00. We accept this negotiated assessment. Attached are our signatures. Sincerely,

David & Kathleen Skonieczki

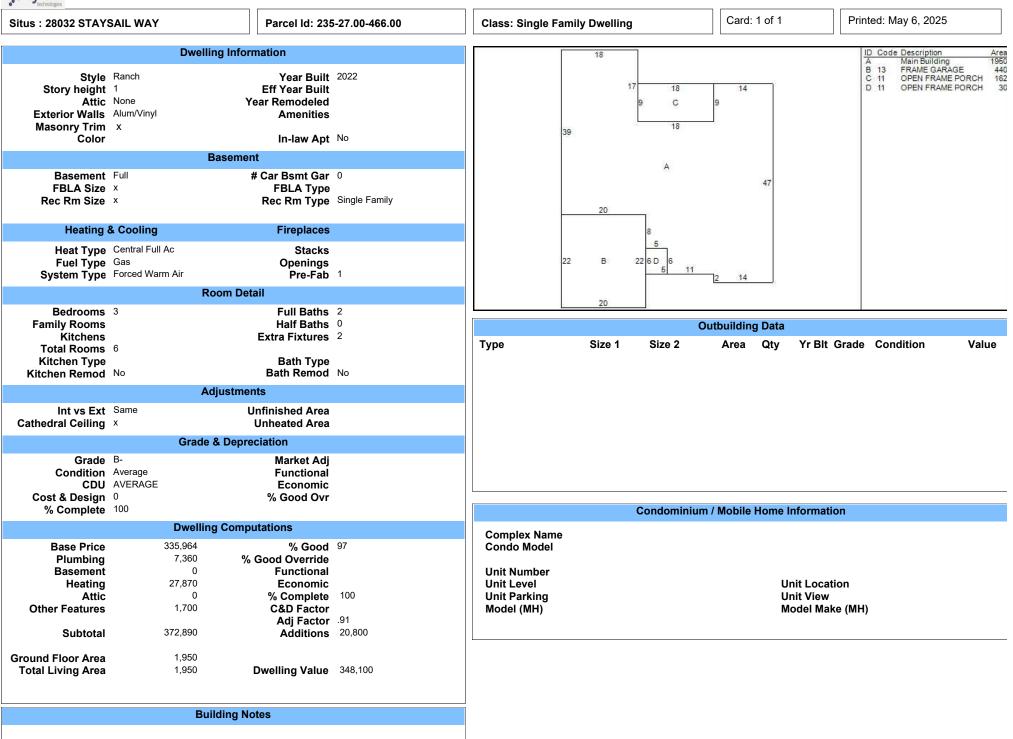
From: Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> Sent: Wednesday, March 26, 2025 8:28 AM To: DSKONIECZKI@HOTMAIL.COM <DSKONIECZKI@HOTMAIL.COM> Subject: Negotiated Settlement Stipulation

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



Situs : 28032 STAYSAIL WAY		Parcel ID: 235-27.00-466.00		Class: Single	Family Dwe	lling	Card: 1	of 1 Pr	inted: May 6, 2025	
CURRENT OWN SKONIECZKI DAV KATHLEEN M SKON 28032 STAYSAIL LEWES DE 199	'ID F IECZKI WAY	GENERAL INFORMA Living Units 1 Neighborhood 6AR044 Alternate ID 235270004660 Vol / Pg 5875/209 District Zoning AGRICULTUF Class Residential	00000				23-2700-466.00			
	Land Inform	nation				A	ssessment Inf	formation		
Type Siz rimary Site AC 0.200			Value 120,000	Bu	Land ilding Total	Assessed 0 0 0	Appraised 120,000 403,700 523,700	Cost 120,000 348,100 468,100	Income 0 0 0	Marke 120,000 403,680 523,680
Fotal Acres: .2 Spot:	L	_ocation:			e Flag Mark 5DM5	et Approach		al Override Reas Base Date of Va active Date of Va	lue	
	Entrance Info	rmation					Permit Inform	mation		
DateIDEntry08/05/24JTSData M04/09/24CMPInfo At	ailer Change	Source Owner Owner			Number 202216104	Price 135,968	Purpose		Unfin Basement 5	% Complet
			Sales/Ov	nership History						
Transfer Date P 03/22/23 574 11/17/22 117	rice Type 447 Land & Impro 500	Validity v Valid Sale - Unverified S		Deed 5875/2 5808/5		Deed Type Deed Deed		Grantee SKONIECZKI I NVR INC	DAVID F	

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,)	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
	Tax Year' 2025
	In the Matter of Appeal
	Parcel ID 235-30.00-420.00
	Sussex County Board of Assessment VS Frank & Linda Gourday 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: \$228,600 Stipulated Value: \$358,600
	Date: 5/1/2025 growth Sporty
	Signature of Owner or duly authorized agent: Tunku Standy FRANK GOURLEY Printed Name: XINDA GOURLEY
	Date: 45925 Signature of Sussex County Government Representative:
	Printed Name: Civisiopher 8. Kocher
	Title: <u>Ofmetor of Assessmant</u>
	Summary Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 235-30.00-420.00. The adjustment reflects a change in grade and square footage that brings the assessed value to \$588,100.

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	ECORD CARD 2099		JUSSEN COUNT	
Situs : 27461 COVERED BRIDGE TRL	Parcel ID: 235-30.00-420.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 5, 2025
CURRENT OWNER GOURLEY FRANK M TTEE LINDA E GOURLEY TTEE LIV TR 27461 COVERED BRIDGE TRAIL HARBESON DE 19951 Property No	GENERAL INFORMATIONLiving Units1Neighborhood1AR012Alternate ID235300004200000000Vol / Pg4843/235District200000000ZoningAGRICULTURAL/RESIDEIClassResidential	3/21/24, 9:18:32AM 235-30	.00-420.00	
Land Informa	ation		Assessment Information	
Type Size Influence Factor Primary Site AC 0.6930 Total Acres: .693 .693	ors Influence % Value 107,720	Assessed Land 0 Building 0 Total 0 Value Flag Market Approac TD235DM6	107,700 107, 480,400 450, 588,100 557, Manual Override Base Date	100 0 480,35 800 0 588,05 Reason of Value
Entrance Information				
			Permit Information	
Date ID Entry Code 03/22/24 NMJ Occupant Not At Home	Source Other	05/11/10 59704-2 6,45		% Complet orch/Deck-Beaver Creek <i>W</i> /Additions-Beaver Cree
	Sales/O	vnership History		
Transfer Date Price Type 02/21/18 12/05/06 526,960	Validity	Deed Reference Deed Typ 4843/235 Deed 3390/155	e Grantee GOURLE	EY FRANK M TTEE



Situs : 27461 COVERED BRIDGE TRL	Parcel Id: 235-30.00-420.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 5, 2025
Dwelling	g Information	12 18	18	ID Code Description A A Main Building 1
Style Colonial Story height 2 Attic None Exterior Walls Alum/Vinyl Masonry Trim x Color X	Year Built ²⁰⁰⁶ Eff Year Built Year Remodeled Amenities In-law Apt No		2 D 12	B 13/18 FRAME GARAGE/UNFINI C 31 WOOD DECK D 50/11 BASEMENT/OPEN FRA E 11 OPEN FRAME PORCH F 50/10 BASEMENT/1SFR - FRA 1
Ba	sement	40 A 40	40	
Basement Full FBLA Size 1,600 Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	20		
Heating & Cooling	Fireplaces	14 2 6 E ₂₀ 6	22	
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹	20	2 В 22	
Roo	om Detail			
Bedrooms 4 Family Rooms Kitchens	Full Baths3Half Baths0Extra Fixtures2	Type Size 1 Size 2	22 Outbuilding Data Area Qty Yr I	Blt Grade Condition Value
Total Rooms 9 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No			
Adju	ustments			
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area			
	Depreciation			
Grade A- Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr	Condomin	ium / Mobile Home Inforn	nation
-	Computations	Complex Name		
Base Price 434,787 Plumbing 15,000 Basement 0 Heating 36,070 Attic 0 Other Features 96,780 Subtotal 582,640	% Good 74 % Good Override Functional Economic % Complete 100 C&D Factor Adj Factor .85 Additions 98,400	Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Lo Unit Vi Model	
Ground Floor Area 1,320 Total Living Area 3,332	Dwelling Value 450,100			

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 331 3,00-153,00
Sussex County Board of Assessment VS Selem Bourreza (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: \$197,800 Stipulated Value: \$165,100
Date: <u>5-2-25</u> Signature of Owner or duly authorized agent: <u>Aule h. Browen besch</u> Printed Name: <u>SAUSM M PERSURAEZA</u>
Date: 6/1/25 Signature of Sussex County Government Representative:
Printed Name: Chilstopher S. Reeler
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 331-3.00-153.00. The adjustment reflects a change in condition and approach that brings the assessed value to \$165,100.

Situs : 8540 HEARNS POND	RD	Parcel ID: 331	Parcel ID: 331-3.00-153.00		Class: Single	e Family Dwe	lling	Card: 1	of 1 Prir	nted: May 5, 2025	
CURRENT OV BOURREZA SA 8540 HEARNS P SEAFORD DE	LEM M OND RD 19973	GEN Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	od 3AR013	00000							
	Land Inf	ormation			7/3/23, 9:53:53 AM		A	331-3.00+153.00	ormation		
21	Size Influence I 1909	Factors	Influence %	Value 46,990	В	Land Building Total	Assessed 0 0 0	Appraised 47,000 118,100 165,100	Cost 47,000 118,100 165,100	Income 0 0 0	Market 47,000 182,650 229,650
Fotal Acres: .4909 Spot:		Location:				ue Flag Cost 331DM2	t Approach		al Override Reasc Base Date of Valu ctive Date of Valu	ie	
	Entrance I	nformation						Permit Inform	n oti o n		
	'y Code At Door		Source Owner		Date Issued 06/11/13 01/03/07 09/05/85	Number 201306876 63452-2 63452-1	0 5,500	Purpose	Side Yard & Sq I	Ft Width Variances S/Rd 544 550' W/	
				Sales/Ow	nership Histor	v					
03/10/22 01/29/10 1	Price Type 75,000 Land & In 72,500 42,000 1 1 1	iprov	Validity Valid Sale - Tyl Invalid Sale - T	ler		I Reference 2/186 1/264	Deed Type Deed Deed		Grantee BOURREZA SA LAKEVIEW LO/	LEM M AN SERVICING LI	LC



technologies												
Situs : 8540 HEARNS POND RD		Parcel Id: 331	Parcel Id: 331-3.00-153.00		Class: Single Family Dwelling		Card: 1 of 1			Printed: May 5, 2025		
Dwelling Information				31					ID Co A B 31	de Description Main Building	Area 1412 GE 220	
Style Story height Attic Exterior Walls Masonry Trim Color	1 None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		11 D 7 22 8 11	13 20 8 12	21]		C 13 D 33 E RG	FRAME GARA	TIO 129 B DETACH 320*	
	Ba											
Basement FBLA Size Rec Rm Size	х	# Car Bsmt Gar FBLA Type Rec Rm Type		20 C	A 20		28					
Heating & Cooling Fireplaces												
Heat Type Fuel Type System Type	Heat Pump	Stacks Openings Pre-Fab		11	16 7 4 6 B 11	25						
	Ro		4 10									
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	6	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	0 2	Type Det Garage Frame Shed	Size 1 Size 2 16 x 20	Outbuilding Area 320 160	g Data Qty 1	Yr Bit (2000 2000	Grade D D	Condition F F	Value 9,430	
Kitchen Keniou		ustments		Frame Shed	16 x 10	160	1	2000	D	F	560	
• · • •												
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area										
	Grade 8											
Grade Condition CDU Cost & Design % Complete	Average FAIR 0	Market Adj Functional Economic % Good Ovr			Condomini	um / Mobile	Home I	nformatio	n			
-	Dwelling											
Base Price Plumbing Basement Heating Attic Other Features Subtotal	222,275 2,540 -12,330 18,440 0 0 230,930	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Location Unit View Model Make (MH)						
Ground Floor Area Total Living Area	1,412 1,412	Dwelling Value	108,100									
	Build											
1												

NEG	OTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 331-6.00-98.00	
Sussex County Board of Assessment VS	Van & Penny Milligen and Michael & Brent Milligen (Owner Name)
We, the undersigned, agree to adjust the Board of Assessment Office as follows:	e above-entitled appeal by settlement with the Sussex County
Original Value: \$527,000	Stipulated Value: \$ <u>377,300</u>
Date: <u>4/24/35</u> Signature of Owner or duly authorized a	gent: Can W. Milligen
Printed Name: Van W.	Milligan
Date: 4/23/25	
Signature of Sussex County Government	Representative:
Printed Name: Christopher 8. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, our As adjusted the valuation of Parcel ID	on for appeal, the submitted comparable properties, and the essessment staff has conducted a thorough review and 331-6.00-98.00. The adjustment reflects a change in year epreciation and removal of outbuilding that brings the

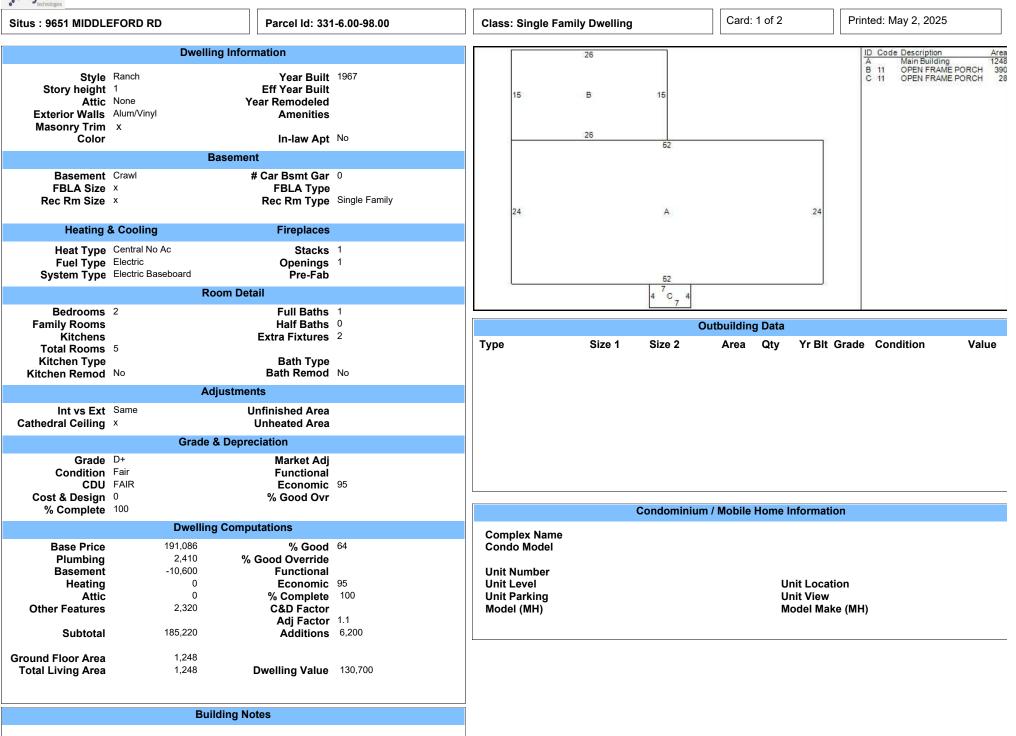
,

SUSSEX COUNTY

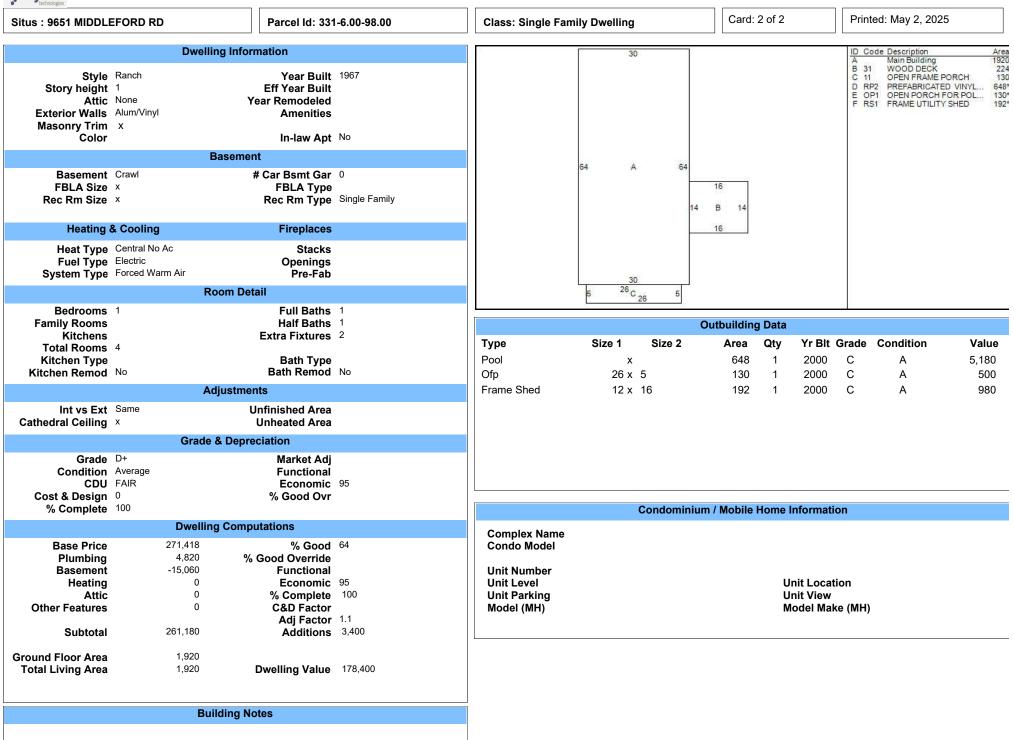
RESIDENTIAL PROPERTY	RECORD CARD 2099				JUSSEA			
us : 9651 MIDDLEFORD RD	Parcel ID: 331-6.00-98.00	Class: Sing	gle Family Dwellir	ng	Card: 1	of 2 P	rinted: May 2, 202	5
CURRENT OWNER MILLIGAN VAN W PENNY D MICHAEL R MILLIGAN BRENT C MILLIGAN 9651 MIDDLEFORD RD SEAFORD DE 19973 Property	GENERAL INFORMATION Living Units 1 Neighborhood 3AR020 Alternate ID 331060000980000000 Vol / Pg 4953/225 District Zoning AGRICULTURAL/RESII Class Residential Notes	DEI			311-600-98.00			
Land Info	mation			А	ssessment Inf	ormation		
ype Size Influence Fa nary Site AC 0.8460		lue 470	As Land Building Total	ssessed 0 0 0	Appraised 61,500 315,800 377,300	Cost 61,500 315,800 377,300	Income 0 0 0	Marke 61,500 409,540 471,040
tal Acres: .846 ot:	Location:		alue Flag Cost A D331DM1	pproach		al Override Reas Base Date of Va ctive Date of Va	lue	
Entrance In	ormation				Permit Inform	nation		
Date ID Entry Code 5/06/24 SLM Data Mailer Change 7/17/23 SLM Occupant Not At Home	Source Owner Estimated	Date Issued 01/13/16 10/04/13 07/08/04 12/02/96 05/11/95	Number 201600374 201312077 64646-6 64646-5 64646-4	Price 0 2,340 1,904 3,528	Purpose D010 D010	Operate A Day Craft Shop Witl Shed-Chas Frie Deck Addition-0	care n Consignment Sa edel Lot 10 & 11 Chas.Friedel Land edel Landslot P/10	sl
	Sale	s/Ownership Histo	N M/					

Transfer Date
09/25/18
04/13/92Price TypeValidityDeed Reference
4953/225
1840/238Deed Type
DeedGrantee
MILLIGAN VAN W PENNY D

tyler



Situs : 9651 MIDDLEFORD RD		Parcel ID: 331-6.00-98.00		Class: Singl	e Family Dwe	llina	Card: 2	of 2	nted: May 2, 2025	
				olass. olingi		ling			,,	
CURRENT OWNI MILLIGAN VAN W PE MICHAEL R MILLIGAN BREN 9651 MIDDLEFORI SEAFORD DE 19	NNY D IT C MILLIGAN) RD	GENERAL INFORMATI Living Units 1 Neighborhood 3AR020 Alternate ID 3310600009800 Vol / Pg 4953/225 District Zoning AGRICULTURA Class Residential	00000							
	Property N						N			
	Land Inform	nation		7/17/23, 1:05:29 PM			331-600-9800 ssessment Int	formation		
Type Siz	e Influence Fac	tors Influence %	Value							Marke
rimary Site AC 0.846	0		61,470	E	Land Suilding Total	Assessed 0 0 0	Appraised 61,500 315,800 377,300	Cost 61,500 315,800 377,300	Income 0 0 0	61,50 409,54 471,04
Fotal Acres: .846 Spot:	l	_ocation:			ue Flag Cos 331DM1	t Approach		al Override Reas Base Date of Val active Date of Val	ue	
	Entrance Info						Permit Inform	mation		
Date ID Entry (ode ailer Change	Source Owner Estimated		Date Issued 01/13/16	Number 201600374	Price 0 0	Purpose	Operate A Dayc Craft Shop With	are Consignment Sale	% Comple
06/06/24 SLM Data M	int Not At Home			10/04/13 07/08/04 12/02/96 05/11/95	201312077 64646-6 64646-5 64646-4	2,340 1,904 3,528	D010		del Lot 10 & 11 has.Friedel Lands del Landslot P/101	
06/06/24 SLM Data M	INT NOT AT HOME		Sales/Ov	07/08/04 12/02/96	64646-6 64646-5 64646-4	2,340 1,904	D010	Deck Addition-C	has.Friedel Lands	



2099

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 332-1.00-8.00-	
Sussex County Board of Assessment VS Thompson Holdings LLC (Owner Name)	
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County	
Board of Assessment Office as follows:	
Original Value: \$2,145,000 Stipulated Value: \$1,379,300	
Date: 5/5/2025	
Signature of Owner or duly authorized agent: 1971	
Printed Name: Vames Blair Thompson	
Date: 5/2/25 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 32-1.00-8.00. The adjustment reflects a change in gross income that brings the assess ralue to \$1,379,300.	JD ∍d

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tyler COMMERCIAL PROPERTY RECORD CARD 2099

Situs : 1120 S CENTRAL AV	PARCEL ID: 332-1.00-8.00	Class: 411	Card: 1 of 1	Printed: May 6, 2025
CURRENT OWNER	GENERAL INFORMATION			
THOMPSON HOLDINGS 19971 LLC 115 DRAPER DR REHOBOTH BEACH DE 19971 5405/261 02/09/2021	Living Units 0 Neighborhood 2OC001 Alternate ID 33201000008000000 Vol / Pg 5405/261 District Zoning TOWN CODES Class			
Property N	lotes			

			Land Information				As	ssessment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.4000			180,000	Land	0	270,000	270,000	270,000	0
Residual	AC	3.0000			90,000	Building	0	1,109,300	1,862,500	1,109,300	0
						Total	0	1,379,300	2,132,500	1,379,300	0
Total Acres: 4.4 Spot:			Location: 3	BUSINESS CLUSTER		Value Flag Gross Building:	Income Approach	E	l Override Reason Base Date of Value Stive Date of Value	9	

		Entrance Inform	nation				Permit Info	ormation	
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose		% Complete
09/06/22	EDJ	Entrance Gained	Other	07/30/96	64816-3	37,060	D010	Comm.Add./Alteration-Laurel	
				07/10/96	64816-2	20,000	D010	Remod.Edgehill Store-Laurel	
				09/27/84	64816-1	4,280	D010	Remodeling-Central Ave.	

	Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee							
02/09/21		Invalid Sale - Tyler	5405/261	Deed	THOMPSON HOLDINGS 19971 LLC							
			Inspection	Witnessed By								

tyler clt division

COMMERCIAL PROPERTY RECORD CARD 2099

Situs : 1120 S CENTRAL AV	Parcel Id: 332-1.00-8.	Parcel Id: 332-1.00-8.00				Card: 1 of 1	Printed: May 6, 2025
Building Information				•	Other Features		
Year Built/Eff Year 1980 / Building # 1 Structure Type Chain Drug Store Identical Units 1 Total Units 1 Grade B # Covered Parking # Uncovered Parking DBA RITE AID PHARMACY	Line Type 1 Canopy Roof/Slab 1 Sprinkler Sys Wet	+/- Meas1 6 6,720	<u>Meas2 # Stops</u> 68 1	1 1 1	<u>Line Type</u>	+/- Meas1	Meas2 # Stops Ident Units

	Interior/Exterior Information														
Line	Level Fror	n - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	6,720	344	Chain Drug Sto	re 16	Concrete Bl	Fire Resistant		Hot Air	Central	Normal	4	4

	Interior/Ext	erior Valuation I	Detail						Outbuildi	ing Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	6,720 Chain Drug Store	61	100	751,120	1	Asph Pave	e 2021			1	32,000	С	А	89,360

tyler <i>clt division</i> COMMERCIAL PROPERTY I	RECORD CARD 2099	S	USSEX COUNTY	
Situs : 1120 S CENTRAL AV	Parcel Id: 332-1.00-8.00	Class: 411	Card: 1 of 1	Printed: May 6, 2025

60		ID Code Description Area A 029 CHAIN DRUG STORE 6720 B CP6 CANOPY ROOF/SLAB 408* C SS1 SPRINKLER SYS WET 6720* D CI1 ASPHALT OR BLACKTOP PAVING 32000*
112 A	112	
60		

Addtional Property Photos

divi.	sion	COMMERCIAL	PROPER	RTY RECO	ORD CAR	20 D	99					5	SUSSEX	COUNTY	·		
us :	112	S CENTRAL AV		Parc	el ld: 332-1	.00-8.00		Cla	ass: 411				Card: 1	of 1	Printeo	d: May 6, 202	5
						Inc	come Detail	(Include	s all Bu	ildings on Pa	rcel)						
			Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Gross	Model %		Expense Adj	Other Expenses	Total Expenses	Net Operating Income
S		002 Franchises	0	6,720	28.00	64.3	120,987	5		0	114,938	10			11,494	11,494	103,444
: 	us: e Me o Ty	us : 1120 e Mod o Type	us : 1120 S CENTRAL AV e Mod Inc Model o Type Mod Description	us : 1120 S CENTRAL AV e Mod Inc Model Units o Type Mod Description	e Mod Inc Model Units Net Area	e Mod Inc Model Units Net Area Income o Type Mod Description Rate	e Mod Inc Model Units Net Area Income Econ Do Type Mod Description Rate Adjust	e Mod Inc Model Units Net Area Income Econ Potential Do Type Mod Description Rate Adjust Gross Income	e Mod Inc Model Units Net Area Income Econ Potential Vac Gross Model Income Detail Income Constant Car Bate Adjust Gross Model Income Constant Car Bate Adjust Gross Model Income Carbon	e Mod Inc Model Units Net Area Income Econ Potential Vac Vac Rate Adjust Gross Model Adj	e Mod Inc Model Units Net Area Income Econ Potential Vac Vac Additional Rate Adjust Gross Model Adj Income	Parcel Id: 332-1.00-8.00 Class: 411 Income Detail (Includes all Buildings on Parcel) e Mod Inc Model Units Net Area Income Econ Potential Vac Vac Additional Effective Rate Adjust Gross Model Adj Income Gross Income	us : 1120 S CENTRAL AV Parcel Id: 332-1.00-8.00 Class: 411 Income Detail (Includes all Buildings on Parcel) e Mod Inc Model D Type Mod Description Units Net Area Income Econ Potential Vac Vac Additional Effective Expense Rate Adjust Gross Model Adj Income Gross Model % Income Income Come Come Come Come Come Come Come C	us : 1120 S CENTRAL AV Parcel Id: 332-1.00-8.00 Class: 411 Card: 1 Income Detail (Includes all Buildings on Parcel) e Mod Inc Model Units Net Area Income Econ Potential Vac Vac Additional Effective Expense Expense Rate Adjust Gross Model Adj Income Income Effective Expense Expense Adj % Income	Parcel Id: 332-1.00-8.00 Class: 411 Card: 1 of 1 Income Detail (Includes all Buildings on Parcel) e Mod Inc Model Units Net Area Income Econ Potential Vac Vac Additional Effective Expense Expense Expense Rate Adjust Gross Model Adj Income Income Expense Expense Expense Adj % Adj % Adj	Parcel Id: 332-1.00-8.00 Class: 411 Card: 1 of 1 Printed Income Detail (Includes all Buildings on Parcel) Units Net Area Income Econ Potential Vac Gross Model Adj Income Gross Model % Adj % Adj Expenses Income Vac Additional Gross Model % Adj % Adj % Adj Expenses Income Expenses Income	Parcel Id: 332-1.00-8.00 Class: 411 Card: 1 of 1 Printed: May 6, 202 Income Detail (Includes all Buildings on Parcel) e Mod Inc Model Units Net Area Income Econ Rate Adjust Gross Model Adj Income Income Vac Vac Additional Gross Model % Adj % Adj Expenses Expens

	Apartment Detail - Building 1 of 1							Building Cost Detail - Build	ing 1 of 1
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	6,720
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	985,080 100 1 1,773,140
								Value per SF	263.86

Notes - Building 1 of 1	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	103,444 0.075000 1,379,250
	Final Income Value Total Gross Rent Area Total Gross Building Area	1,379,250 6,720 6,720

Tax Year 2025	
In the Matter	r of Appeal
Parcel ID 334-1	3,18-13,00
Sussey Colin	ty Board of Assessment VS Caroling Forbes and Mellarg Budney
	LOAMEL AMILIA
We, the und Board of Ass	ersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County essment Office as follows:
Original Valu	ie: \$ 1,613,700 Stipulated Value: \$ 1,144,800
Date: _5	12/25 - Aludy + Cu
Signature of	Owner or duly authorized agent: 2/ h ly + Cum ne: MELISSA Brdney + CARoline Forbes
Date: <u>5/1/25</u>	Sussex County Government Representative
	18: Christopher S. Kesler
	•
Title: <u>Oneclor o</u>	
referees' re	he appellants' application for appeal, the submitted comparable properties, a ecommendations, our Assessment staff has conducted a thorough review an e valuation of Parcel ID 334-13.19-13.00. The adjustment reflects a change hat brings the assessed value to \$1,144,900.

visite residential property record card 2099

SUSSEX COUNTY

Base Date of Value

Effective Date of Value

Situs : 37148 BURTON AV	Parcel ID: 334-13.19-13.00	Class: Single Family I	Dwelling	Card: 1 of	1 Pri	nted: May 5, 2025	5
CURRENT OWNER	GENERAL INFORMATION	N I I I I I I I I I I I I I I I I I I I					
FORBES CAROLINE MELISSA BUDNEY 357 E CHESTNUT ST LANCASTER PA 17002	Living Units 1 Neighborhood 6AR093 Alternate ID 3341319001300000 Vol / Pg 4706/111 District Zoning GENERAL RESIDE Class Residential			3			
Prope	ty Notes						
		10/20/23, 9:17:41 AM		334-13.19-13.00			
Land Ir	formation		Α	ssessment Infor	mation		
Type Size Influence		Value	Assessed	Appraised	Cost	Income	Market
Primary Site AC 0.2009		501,830 Land	0	501,800	501,800	0	501,800
		Building Total	0 0	643,100 1,144,900	1,111,900 1,613,700	0 0	643,070 1,144,870
				Manual	Override Reas	o n	

 Total Acres: .2009
 Value Flag
 Market Approach

 Spot:
 Location:
 TD334DM2

	Entrance Information				Permit Information						
Date 10/20/23	ID SDC	Entry Code Occupant Not At Home	Source Other	Date Issued 04/19/21 03/16/21 09/11/20	Number 202105884 202102659 202008500	Price 2,040 16,340 133,850	Purpose A018 A086	% Complete 240 Sq Ft Paver Patio 217 Lf Fence, 47 Lf Fence, 217 Lf 2st Dw 30x92 Att Gar 14x35 Porch			

Transfer Date Price Type Validity		
05/11/17 155,000 05/11/04 136,000	Deed Reference Deed 4706/111	ed Type Grantee



Situs: 37148 BURTON AV	Parcel Id: 334-13.19-13.00	Class: Single Family Dwelling		Card: 1 of 1	Printed: May 5, 2025
Durolli	ng Information				ID Code Description A
Style Conventional Story height 2 Attic None Exterior Walls Alum/Vinyl Masonry Trim × Color ×	Year Built ²⁰²⁰ Eff Year Built Year Remodeled Amenities In-law Apt No	20	16 16 16 14 14 14 22 E 36 16		A Main Building 1 B 13/17 FRAME GARAGE/1/2 ST C 13 FRAME GARAGE D 11 OPEN FRAME PORCH E 10 15FR - FRAME PORCH F 11 OPEN FRAME PORCH G 34 STONE/TILE PATIO
В	Basement	14			
Basement Slab FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family		30 26		
Heating & Cooling	Fireplaces	40	A14		
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab	6	14 B 14 16 14 D 16 ⁶		
Ro	oom Detail		14 C 14 14		
Bedrooms ³ Family Rooms Kitchens	Full Baths2Half Baths1Extra Fixtures3	Type Size 1	Outb	ouilding Data Area Qty	Yr Blt Grade Condition Value
Total Rooms 6 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No		5126 2		
Ad	ljustments				
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area				
	& Depreciation				
Grade B Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr		Condominium / M	Mobile Home Ir	nformation
Dwelling	g Computations	Complex Name			
Base Price 289,694 Plumbing 12,320 Basement -25,380 Heating 24,030 Attic 0 Other Features 0	% Good 99 % Good Override Functional Economic % Complete 100 C&D Factor Adj Factor 2.96	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Un	nit Location nit View odel Make (MH)
Subtotal 300,660	Additions 78,000				
O					
Ground Floor Area1,004Total Living Area2,834	Dwelling Value 1,111,900				

Re: Assessment Appeal 334-13.19-29.00

From wasting@me.com <wasting@me.com>

Date Tue 5/6/2025 12:50 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.

Thank you Dianne for reviewing the parcel. I accept your value of \$401,500.00.

Richard Poppleton

On May 6, 2025, at 10:03 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 8, 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

<334-13.19-29.00.pdf>

Situs :	Parcel ID: 334-13.19-29.00	Class: Residential - Vacant Land	Card: 1 of 1	Printed: May 6, 2025
CURRENT OWNER	GENERAL INFORMATION			
POPPLETON RICHARD J TERESA LAURIE HAYES 216 E HOWELL AVE ALEXANDRIA VA 22301	Living Units 0 Neighborhood 6AR093 Alternate ID 334131900290000000 Vol / Pg 2791/317 District Zoning GENERAL RESIDENTIAL Class Residential			
Property N	otes	A CONTRACTOR		
		10/30/23,2:58:55 РМ 334-11	319-29.00	

	Land Information										
Type Primary Site	AC	Size 0.2009	Influence Factors Location	Influence % -20	Value 401,460	Land Building Total	Assessed 0 0 0	Appraised 401,500 0 401,500	Cost 401,500 0 401,500	Income 0 0	Market 0 0
Total Acres: .200 Spot:)9		Location:			Value Flag C Gross Building:		Manual Ba	Override Reason ase Date of Value ive Date of Value	Ū	Ĵ

		Entrance Info	rmation	Permit Information			
Date 10/30/23	ID SDC	Entry Code Vacant Land	Source Other	Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History								
Transfer Date 01/09/03 09/06/02	Price Type 33,000 10,000	Validity	Deed Reference Deed Type Grantee 2791/317					

ktyler RESIDENTIAL	PROPERTY RECORD CARD 2099								
Situs :	Parcel Id: 334-13.19-29.00	Class: Residential	- Vacant Land	Card: 1 of 1	Printed: May 6, 2025				
	Dwelling Information								
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No								
	Basement								
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type								
Heating & Cooling	Fireplaces								
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab								
	Room Detail								
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures		Outbuilding Data						
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Туре	Size 1 Size 2	Area Qty	Yr Blt Grade Condition	Valı			
Int vs Ext	Adjustments Unfinished Area								
Cathedral Ceiling ×	Unheated Area								
	Grade & Depreciation								
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr								
% Complete			Condominiu	ım / Mobile Home In	nformation				
Base Price Plumbing Basement Heating Attic Other Features Subtotal	Owelling Computations % Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Un	iit Location iit View odel Make (MH)				
Ground Floor Area Total Living Area	Dwelling Value								
	Building Notes								

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Fax Year 2025
n the Matter of Appeal
Parcel ID 334-13, 19-52.00
Ussex County Board of Assessment VS Laura Matthew & Marri-Ellen James (Owner Name)
/e, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County oard of Assessment Office as follows:
riginal Value: \$1,521,100 Stipulated Value: \$1,209,100
ate: April 23, 2025
gnature of Owner or duly authorized agent:
inted Name: <u>LAJEA MATTIKS</u> MERRI-Ellen JAMES V ate: <u>41/25</u> gnature of Sussex County Government Representative: <u>AJEA</u>
inted Name: Christopher S. Keeler
le: Director of Assessment
mmary
sed on the appellants' application for appeal, the submitted comparable properties, and the erees' recommendations, our Assessment staff has conducted a thorough review and usted the valuation of Parcel ID 334-13.19-52.00. The adjustment reflects a change in broach that brings the assessed value to \$1,209,100.

Situs : 19747 NORWOO	DD ST		Parcel ID: 33	4-13.19-52.00		Class: Singl	e Family Dwe	elling	Card:	1 of 1 Pr	inted: May 6, 2025	5
CURREI			GEN	IERAL INFORMAT	ION							
MERRI-EI 19747 NC	MATTHEU LAURA MERRI-ELLEN JAMES 19747 NORWOOD ST REHOBOTH BEACH DE 19971			00000				*				
		Property N	otes									
		Land Inform	ation			10/30/28,10:53:54 /	AM :	Δ	ssessment In	formation		
Туре	Size	Influence Fact	ors	Influence %	Value							Maula
rimary Site AC	0.2009				501,830	E	Land Building Total	Assessed 0 0 0	Appraised 501,800 1,019,300 1,521,100	Cost 501,800 1,019,300 1,521,100	Income 0 0 0	Mark 501,80 707,30 1,209,10
otal Acres: .2009 spot:		L	ocation:			Va TD	lue Flag Cos 334DM2	st Approach		al Override Reas Base Date of Va ective Date of Va	lue	
		Entrance Info	rmation						Permit Infor	mation		
Date ID 10/30/23 SDC	Entry Cod Occupant	le Not At Home		Source Other		Date Issued 03/19/21 06/19/19 05/23/19 04/16/19 09/26/18	Number 202104140 201907117 201905987 201904119 201810177	8,410 3,160 48,600 33,500	Purpose A027 A037 A096	"16x24 Detache 12 X 15 Awning	ed Shed With 13x1 J Free Standing By nd Pool, 200 Linea	. *
					Sales/Ov	vnership Histor	у					
Transfer Date 01/06/17 10/05/16 01/06/16 10/21/04 08/27/99	Price 140,000 115,000 140,000 185,000)))		Validity			d Reference 3/166	Deed Type		Grantee		

🐝 tyler

RESIDENTIAL PROPERTY RECORD CARD 2099

Situs : 19747 NORWOOD	ST	Parcel Id: 334	-13.19-52.00	Class: Single Fami	ly Dwelling		Card	: 1 of 1		Print	ed: May 6, 202	25
	Dwelling Infor	mation		2		20					Main Buildin	Ai ng é
Style Conver Story height 2 Attic None Exterior Walls Alum/V Masonry Trim x Color X	١		E3-Res El (2-Stops) Solar Energy		16	10 C 20 30	5-1 01994 NO			B 13 C 11 D 11 E R9 G RF H AL J R9	/10/10 FRAME GAR /11 OPEN FRAN /11 OPEN FRANCE /11 DETACHED /12 REINFORCE /13 REINFORCE /14 SLEAN TC /15 FRAME OR	RAGE/1SF //E PORC 0 1 CB DETA 3
	Baseme	nt										
Basement Full FBLA Size 544 Rec Rm Size ×		# Car Bsmt Gar FBLA Type Rec Rm Type				A	36					
Heating & Cool	ing	Fireplaces			20	В	20					
Heat Type Central Fuel Type Electric System Type Heat P	2	Stacks Openings Pre-Fab			2	20 30	10					
	Room De	tail			8	D 30	8					
Bedrooms ³ Family Rooms Kitchens		Full Baths 2 Half Baths 1 Extra Fixtures 3	1	Outbuilding Data Type Size 1 Size 2 Area Qty Yr Blt Grade Condition Value								
Total Rooms 6 Kitchen Type Kitchen Remod No		Bath Type Bath Remod		Type Frame Shed Det Patio	Size 1 10 x 12 x		Area 160 312	Qty 1 1	Yr Blt 2018 2019	Grade C C	Condition A A	Value 1,970 1,810
	Adjustme	nts		Rc Pool	х		640	1	2019	С	А	29,830
Int vs Ext Same Cathedral Ceiling ×	l	Unfinished Area Unheated Area		1s Lean To Det Garage Frame Shed	10 x 18 x 16 x	20	160 360 320	1 1 1	2019 2019 2019	C C C	A A	1,540 21,290
	Grade & Depre	eciation		Frame Sneu	10 X	20	320	I	2019	C	A	5,250
Grade C+ Condition Averag CDU AVERA Cost & Design 0		Market Adj Functional Economic % Good Ovr										
% Complete 100				Condominium / Mobile Home Information								
	Dwelling Comp			Complex Name								
Base Price Plumbing Basement Heating Attic Other Features Subtotal	201,129 11,250 % 0 16,680 0 35,430 264,490	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100 2.96	Condo Model Unit Number Unit Level Unit Parking Model (MH)				U	nit Locat nit View odel Mal			
Ground Floor Area Total Living Area	680 2,160	Dwelling Value	957,600									
	Building N	otes										

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2026
in the Matter of Appeal
Parcel ID 334-13.19-55.01
Sussex County Board of Assessment VS John Clark & John Neubauer III (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: \$1,322,100 Stipulated Value: \$443,700
Date: 52225 Signature of Owner or duly authorized agent: Mubau Printed Name: John NEUBAUER Date: 51225 Signature of Sussex County Government Representative: Mubau
Printed Name: Christopher S. Keeler
Title: Diractor of Assessment
Summary Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-13.19-55.01. The adjustment reflects a change in approach that brings the assessed value to \$943,700.

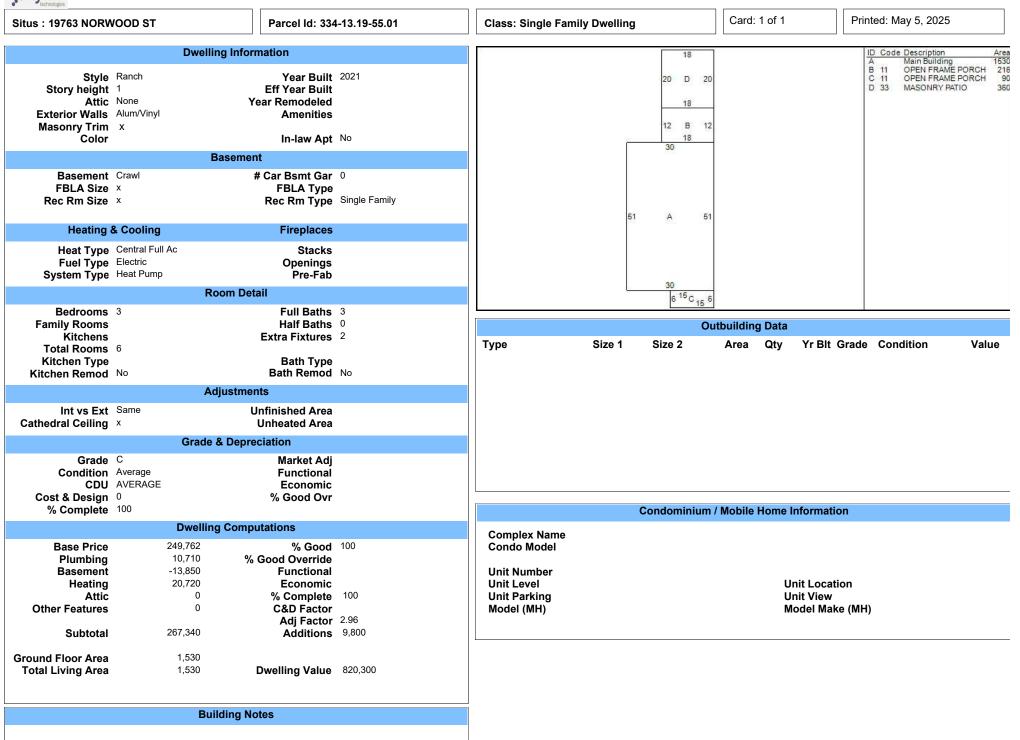
Situs : 19763 NORWOOD ST	Parcel ID: 334-13.19-55.01	Class: Single Family Dwelling	Card: 1 d	of 1 Prir	nted: May 5, 2025				
CURRENT OWNER	GENERAL INFORMATION	And Andrew							
CLARK JOHN E & JOHN L NEUBAUER III 4111 PRISCILLA LN BALTIMORE MD 21208	Living Units 1 Neighborhood 6AR093 Alternate ID 334131900550100000 Vol / Pg 3229/287 District Zoning GENERAL RESIDENTIAL Class Residential								
Propert	Notes								
		10/30/23,11:05:11 AM	334-13.19-55.01						
Land Info	rmation	Assessment Information							
TypeSizeInfluence FPrimary SiteAC0.2009	actors Influence % Valu 501,83	Assessed	Appraised 501,800 441,900	Cost 501,800 820,300	Income 0 0	Market 501,800 441,900			

T. 4.1 A		Total Value Flag Market	0	В	1,322,100 Override Reason ase Date of Value tive Date of Value	0	943,700
Total Acres: .2009 Spot:	Location:	 TD334DM2	Арргоасп	Lifec	live Date of Value		

	Entrance Information								
	15		2	Permit Information					
Date 10/30/23	ID SDC	Entry Code Info At Door	Source Owner	Date Issued 05/24/21	Number 202105836	Price 84,817	Purpose A022	% Complete 1 St Dw 29x50, Porch 15x6, 18x12	

Sales/Ownership History									
Transfer Date 11/10/05 11/15/04	Price Type 220,000 163,000	Validity	Deed Reference Deed Type 3229/287	Grantee					

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tou Voew over	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-14.09-202.00	
Sussex County Board of Assessment VS Kevin & Mary Peck (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: \$2,769,700 Stipulated Value: \$2,354,100	
Date:May 5 2025 Signature of Owner or duly authorized agent:William Quinn, Agent	
Date: 5/2/25 Signature of Sussex County Government Representative:	
Printed Name: Christopher S. Keeter	
Title: Director of Assessment	
Summary	
Based on the appellants' application for appeal, the submitted comparable properties, and referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-14.09-202.00. The adjustment reflects a change in approach that brings the assessed value to \$2,354,100.	

kesidential property record card 2099

Situs : 22 OAK AV	Parc	el ID: 334-14.09-202.00		Class: Single Family D	welling	Card: 1 c	of 1 F	Printed: May 6, 2025	5
CURRENT OWNER			ite det						
PECK KEVIN & MARY PI 7 BOYSENBERRY DF HOCKESSIN DE 1970									
	Property Notes			V12/24, z-08-16FM		344-14-09-202.00			
		A	ssessment Info	rmation					
31	Influence Factors Location	Influence %	Value 1,461,310	Land	Assessed 0	Appraised 1,461,300	Cost 1,461,300	0	Market 1,461,300
				Building	0	892 800	892 800	0	1 308 36

		Building Total	0 0 0	892,800 2,354,100	892,800 2,354,100	0	1,308,360 2,769,660
Total Acres: .1148 Spot:	Location: 11 GOOD LOCATION (POS INFLU)	Value Flag Cost A TD334DM8	pproach	E	l Override Reason Base Date of Value tive Date of Value		

Entrance Information			Permit Information						
Date 01/17/24	ID MCS	Entry Code Occupant Not At Home	Source Other	Date Issued 07/25/19 02/22/01	Number 201908578 71134-1	109,990	Purpose		omplete

Sales/Ownership History								
Transfer Date 12/20/04	Price Type 1,500,000	Validity	Deed Reference Deed Type Grantee 3076/245					

tyler



Melisa Anne Hollis

From:	Marie Hatkevich < mhatkevich54@gmail.com>
Sent:	Friday, May 2, 2025 2:28 PM
To:	Melisa Anne Hollis
Ca	William Nolan
Subject:	Acceptance of 5/2/25-Received Reassessed "100% Value" of \$1, 860, 000" for
	334-14.17-376.00
Attachments:	334-14.17-376.00.pdf

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Thank you, Melisa, for resolving the disjunct in reassessed values we were seeing for our property at 221 Munson Street, in the City of Rehoboth.

With this email, we are accepting the stipulated value of "\$1,860,000," as shown on the Negotiated Settlement Stipulation document you emailed today at 1:45 p.m. (and shown below).

To finally close the loop, will you please send a quick email confirming your receipt of our acceptance email?

We appreciate your help.

Marie Hatkevich William Nolan 484-753-1647

Begin forwarded message:

From: Assessment Appeals subject: 334-14.17-376.00 Date: May 2, 2025 at 1:45:33 PM EDT To: Marie Hatkevich matkevich54@gmail.com

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 pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

Melisa Hellis Assessment Support Coordinator Sussex County Government Assessment | Sussex County

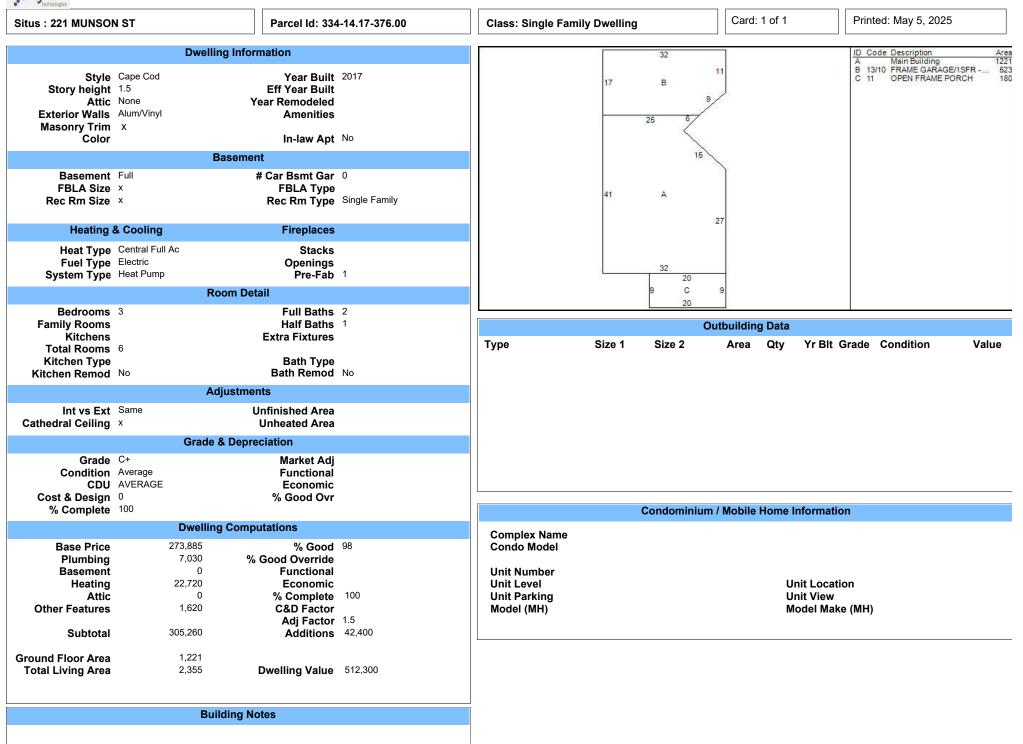
2000

SUSSEX COUNTY

RESIDENTIAL PROPERTY R	SUSSEX COUNTY								
Situs : 221 MUNSON ST	Class: Single Family Dwelling Card: 1 of 1 Printed: May 5, 2025								
CURRENT OWNER NOLAN WILLIAM M JR MARIE C HATKEVICH 221 MUNSON ST REHOBOTH BEACH DE 19971-3009 Property N	GENERAL INFORMAT Living Units 1 Neighborhood 6VR006 Alternate ID 3341417037600 Vol / Pg 0/0 District Zoning TOWN CODES Class Residential	000000	1076/23, 9 50/17 AN			344-1417-378.06			
Land Inform Type Size Influence Fact Primary Site AC 0.1148		Value 1,347,650			Assessed 0 0 0	Appraised 1,347,700 512,300 1,860,000	formation Cost 1,347,700 512,300 1,860,000	Income 0 0 0	Marker 1,347,700 773,570 2,121,270
Total Acres: .1148 Spot: L	_ocation:			lue Flag Cost 334DM9	Approach		al Override Reas Base Date of Va ective Date of Va	lue	
Entrance Infor	Permit Information								
DateIDEntry Code07/10/24JTSData Mailer Change10/26/23NMJOccupant Not At Home	Source Owner Other		Date Issued 08/29/17 01/23/17 12/08/86	Number 201709151 201700606 71956-1	Price 5,111 155,950 25,000	A006	2st Dw 69x31 A	hite Vinyl Fence tt Gar 16x31 Base hoboth Hgts.Lot 6	
		Sales/O	wnership Histor	У					

Transfer Date 06/10/89 05/30/86 Price Type Deed Reference Deed Type 0/0 Validity Grantee 1

tyler



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-18.00-33.00	
Sussex County Board of Assessm	ent VS ввусс нод (Owner Name)
We, the undersigned, agree to a Board of Assessment Office as fo	djust the above-entitled appeal by settlement with the Sussex County llows:
Original Value: \$13,500	Stipulated Value: \$0
Date: May 1, 2025 Signature of Owner or duly authors	
Printed Name: Deborah L (Date: 4/30/25 Signature of Sussex County Gove	2001
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations,	plication for appeal, the submitted comparable properties, and the our Assessment staff has conducted a thorough review and cel ID 334-19.00-33.00. The adjustment reflects a change of the is the taxable value to \$0.



SUSSEX COUNTY

Situs :	Parcel ID: 334-19.00-33.00	Class: Residential - Vacant Land	Card: 1 of 1	Prin	ted: May 5, 2025	
CURRENT OWNER	GENERAL INFORMATION					
REHOBOTH BCH YACHT COUNTRY CLUE HOMES ASSOCIATION PO BOX 192 REHOBOTH BEACH DE 19971	Living Units 0 Neighborhood 6AR205 Alternate ID 334190000330000000 Vol / Pg 0/0 District Zoning AGRICULTURAL/RESIDEI Class E					
Proper	/ Notes	a start of the second star	P. A.			
		1/18/23.1:4445PM	334-19.00-33.00			
Land Inf	rmation		Assessment Inform	ation		
Type Size Influence		Assessed	Appraised	Cost	Income	Market
Residual AC 0.5677 Economic	-75 13,480	Land 0	13,500	13,500	0	0
		Building 0 Total 0	0 13,500	0 13,500	0 0	0 0
			Manual Ov	verride Reaso	n	

 Total Acres: .5677
 Value Flag
 Cost Approach
 Effective Date of Value

 Spot:
 Location:
 Gross Building:
 Effective Date of Value

	Entrance Information					Permit Information	
Date 11/17/23	ID TJA	Entry Code Vacant Land	Source Other	Date Issued	Number	Price Purpose	% Complete

 Sales/Ownership History

 Transfer Date
 Price Type
 Validity
 Deed Reference
 Deed Type
 Grantee

	PROPERTY RECORD CARD 2099		
itus :	Parcel Id: 334-19.00-33.00	Class: Residential - Vacant Land Card: 1 of 1 Printed: May 5, 2025	
	Dwelling Information		
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No		
	Basement		
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type		
Heating & Cooling	Fireplaces		
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab		
	Room Detail		
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures	Outbuilding Data Type Size 1 Size 2 Area Qty Yr Blt Grade Condition	Valu
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod		
	Adjustments		
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area		
	Grade & Depreciation		
Grade Condition CDU	Market Adj Functional Economic		
Cost & Design 0 % Complete	% Good Ovr	Condominium / Mobile Home Information	
1	Dwelling Computations	Complex Name	
Base Price Plumbing Basement Heating Attic Other Features Subtotal	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH) Model Make (MH)	
Ground Floor Area Total Living Area	Dwelling Value		
	Building Notes		

🐝 tyler

Katrina M. Mears

From:	brad askin <bradaskin@yahoo.com></bradaskin@yahoo.com>
Sent:	Saturday, April 5, 2025 12:17 PM
То:	Katrina M. Mears
Subject:	Re: 334-19.00-525.00.pdf Assessment Appeal

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

Assessed value of \$836,800 for parcel 334-19.00-525.00 is stipulated to for 7-1-23.

MEGAMAX LLC (by A. Bradley Askin, Member)

On Saturday, April 5, 2025 at 12:05:41 PM EDT, Katrina M. Mears <kmears@sussexcountyde.gov> wrote:

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

Kind Regards,

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

P.O. Box 589

Georgetown, DE 19947

Tel: 302.855.7859

Mobile: 302.245.7928

NE	EGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-19.00-525.00	
Sussex County Board of Assessment \	
	(Owner Name)
We, the undersigned, agree to adjust Board of Assessment Office as follow	the above-entitled appeal by settlement with the Sussex County s:
Original Value: \$980,500	Stipulated Value: \$ <u>836,800</u>
-	d agent:
Printed Name:	
Date: 3/31/25	P V -
Signature of Sussex County Governm	ent Representative: (/ / / / /
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, our adjusted the valuation of Parcel	ation for appeal, the submitted comparable properties, and the Assessment staff has conducted a thorough review and ID 334-19.00-525.00. The adjustment reflects a change in ach that brings the assessed value to \$836,800.

Situs : 102 LONDON CIR S	Parcel ID: 334-19.00-525.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 6, 2025
CURRENT OWNER	GENERAL INFORMATION		N	
MEGAMAX LLC 8603 VILLAGE PARK PL CHEVY CHASE MD 20815	Living Units 1 Neighborhood 6AR206 Alternate ID 334190005250000000 Vol / Pg 6016/213 District Zoning MEDIUM RESIDENTIAL Class Residential			
Proper	ty Notes	12/14/23. 9 26-28 AM	334-19:00-525:00	
Land In	formation			

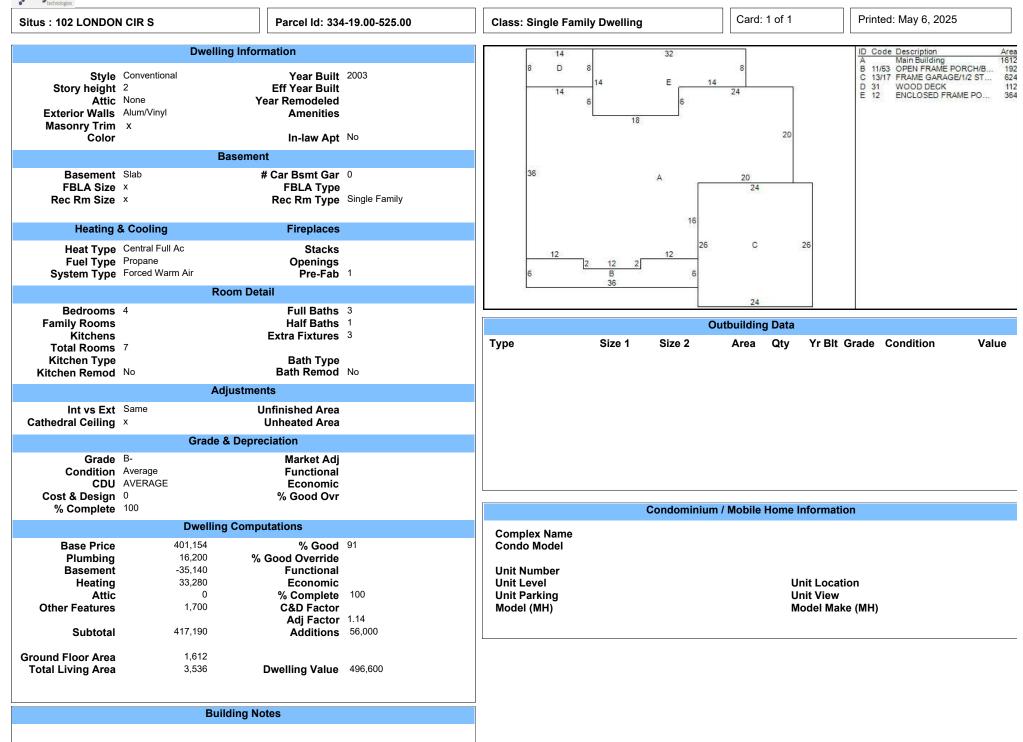
			Land Information				A	Assessment Infor	mation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.2790			340,200	Land	0	340,200	340,200	0	340,200
						Building	0	496,600	496,600	0	569,720
						Total	0	836,800	836,800	0	909,920
Tatal Assas 270						Value Flag C	Manual Override Reason Base Date of Value Iag Cost Approach Effective Date of Value				
Total Acres: .279 Spot:			Location:			TD334DM12		Ellect	ive Date of Value		

		Entrance Informati	ion				
Dete	ID	Entry Code	Source			Permit Info	ormation
Date 12/14/23	SDC	Entry Code Occupant Not At Home	Source Other	Date Issued 07/25/03	Number 74521-1	Price Purpose 174,389 D010	% Complete Dwelling W/Additions-Reh Bch Yac

Sales/Ownership History							
Transfer Date 12/04/23 12/24/97	Price Type 760,000 43,900	Validity	Deed Reference 6016/213 2256/122	Deed Type Deed	Grantee MEGAMAX LLC		

tyler

2099



Katrina M. Mears

From:lawfirmone@aol.comSent:Tuesday, April 29, 2025 7:57 AMTo:Katrina M. MearsSubject:Re: 334-20.09-129.19.pdf Assessment Appeal

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I accept the stipulated value of \$864,900

Steven J. Bienstock

Senior Partner Bienstock Law, LLC. Past President, Bar Assn. of Montgomery Co. MD 401 East Jefferson St. Suite 208 Rockville, MD 20850 P: 301-251-1600 F: 301-251-8888 *"Wherever life leads you" PLEASE NOTE: ON APRIL 30, 2025, WE ARE MOVING TWO BLOCKS AWAY! OUR NEW LOCATION WILL BE 21 CHURCH STREET, SUITE 600, ROCKVILLE, MARYLAND 20850. OUR PHONE/FAX NUMBERS WILL REMAIN THE SAME.*

On Tuesday, April 29, 2025 at 07:48:48 AM EDT, Katrina M. Mears <kmears@sussexcountyde.gov> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 2, 2025. After that date, we will assume you have accepted the new value.

Kind Regards,

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

Situs: 38470 COTTAGE LN 21	Parcel ID: 334-20.09-129	.19	Class: Single Family Dwo	elling	Card: 1 of	1 Prir	nted: May 2, 2025	
CURRENT OWNER	GENERAL INFO	ORMATION						
BIENSTOCK STEVEN J 12144 HIDDEN BROOK TERRAC NORTH POTOMAC MD 20878	Vol / Pg 4001/41 District	01291900000 I RESIDENTIAL ial		-				
Pro	perty Notes							
			V2/24, 3-12-32PM		84-20.09-129.19			
Lan	Information			As	sessment Infor	nation		
<i>,</i> ,	ce Factors Influenc			Assessed	Appraised	Cost	Income	Market
Primary Site AC 0.0478 Watery	iew - Lε	568,700	Land	0	568,700	568,700	0	568,700
			Building Total	0 0	296,200 864,900	341,800 910,500	0 0	296,170 864,870

Total Acres: .0478 Spot:	Location:	Base	erride Reason Date of Value Date of Value

	Entrance Information						
_						Permit Information	
Date 07/16/24 01/02/24	ID SLM EDJ	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other	Date Issued	Number	Price Purpose	% Complete
01/02/24	LDU	Coopenenter a nome					

Transfer Date Price Type Validity Deed Reference Deed Type Grantee			Sale	s/Ownership History		
05/21/12 4001/41 09/28/93 145,000 09/22/88 4,300	05/21/12 09/28/93	145,000	Validity	Deed Reference Deed Type 4001/41	Grantee	



2099

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-20,13-186.00	
Sussex County Board of Asses	sment VS Denke Montgomery (Owner Name)
We, the undersigned, agree to Board of Assessment Office a	o adjust the above-entitled appeal by settlement with the Sussex County s follows:
Original Value: \$ <u>1,013,400</u>	Stipulated Value: \$a92,100
May 2, 2025	- Denise M. Montgomery
Signature of Owner or duly a	
Printed Name:	DENISE M. MONTGOMERY
Date: <u>6/1/25</u>	
Signature of Sussex County G	overnment Representative:
Printed Name: <u>Christopher S. Keeler</u>	
Title: Director of Assessment	
Summary	
referees' recommendation adjusted the valuation of	application for appeal, the submitted comparable properties, and the ns, our Assessment staff has conducted a thorough review and Parcel ID 334-20,13-186.00. The adjustment reflects a change in assessed value to \$892,100.

visited and a set of the set of

SUSSEX COUNTY

Situs : 301 SWED	DES ST	Parcel ID: 334	-20.13-186.00		Class: Single Family Dwelling	Card: 1 of 1	Prin	ted: May 5, 2025	
CL	JRRENT OWNER	GENI	ERAL INFORMAT	ION	*				
50	GOMERY DENISE M 09 S ORANGE ST MEDIA PA 19063	Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class							
	Prope	ty Notes			12/19/23, 3:32:54 PM	334-20.13-186.00			
	Land Ir	ormation				Assessment Informat	ion		
Туре	Size Influence	Factors	Influence %	Value	Assessed	Appraised	Cost	Income	Mark

Туре		Size	Influence Factors	Influence %	Value			Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.2870			498,690		Land	0	498,700	498,700	0	498,700
-						_		-	,	,	0	
						E	Building	0	393,400	514,700	0	393,370
							Total	0	892,100	1,013,400	0	892,070
Total Acres: Spot:	.287		Location:				ue Flag № 34DM13	Market Approach		al Override Reason Base Date of Value ective Date of Value		
opot.			Location.			105						
			Entrance Information						Permit Infor	motion		ı
Data	ID	Entry Co	da	Sauraa					Permit mor	mauon		
Date 07/09/24	ID JTS	Entry Co Data Mail	ler No Change	Source Owner		Date Issued	Number	Price	Purpose			% Complete
01/04/24	MEP		t Not At Home	Other		01/21/88	76296-1	74,000	D010	Dwellingw/Additions	s-Seabreeze D	E

Sales/Ownership History

Validity

Transfer Date

Price Type

Deed Reference Deed Type

Grantee



SUSSEX COUNTY

Situs : 301 SWEDES	S ST	Parcel Id: 334	-20.13-186.00	Class: Single Fam	ily Dwelling		Card: 1 of 1	P	rinted: May	5, 2025
	Dwelling Info	rmation		3					ID Code Des	cription Are n Building 151
Style Story height Attic Exterior Walls Masonry Trim Color	None Alum/Vinyl X	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		10	18 C 11 18 54	0		24	B 13 FR C 11 OP	n Building 151 AME GARAGE 57 EN FRAME PORCH 18
	Baseme									
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type		28	A		28 24	В 24	ŧ	
Heating	& Cooling	Fireplaces								
Fuel Type	Central Full Ac Electric Forced Warm Air	Stacks Openings Pre-Fab			54			24		
	Room De	tail								
Bedrooms Family Rooms Kitchens	3	Full Baths Half Baths Extra Fixtures	0			Out	ouilding Data			
Total Rooms Kitchen Type Kitchen Remod		Bath Type Bath Remod		Туре	Size 1	Size 2	Area Qty	Yr Blt Grae	de Conditi	on Value
	Adjustme	ents								
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area								
	Grade & Depr	eciation								
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr			Cc	ondominium / I	Mobile Home	Information		
	Dwelling Com	outations		Complex Name						
Base Price Plumbing Basement Heating Attic Other Features Subtotal	-14,410 21,540	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100 2.07	Condo Model Unit Number Unit Level Unit Parking Model (MH)			ι	Jnit Location Jnit View Aodel Make (N	IH)	
Ground Floor Area Total Living Area	1,512 1,512	Dwelling Value	514,700							
	Building N	otes								

2099

		NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
	X Year <u>2025</u>	
	the Matter of Ap	
Γd	1 CC1 1L/ 200-4.14-59.00	
Criz		
303	sex county Boar	d of Assessment VS Ronald & Donna Colfin Trustee (Owner Name)
We	, the undersigned	
Boa	rd of Assessmen	, agree to adjust the above-entitled appeal by settlement with the Sussex County t Office as follows:
Ori	ginal Value: \$ <u>4,657</u> ,	200 Stipulated Value: \$ <u>4,188,100</u>
Dat Sign		1-25 or duly authorized agent: X-CH- Junn Bloffer
Prin	ted Name:	evalo Coffin Donna B Coffin
Date	e; <u>4/3/25</u>	
Sign	ature of Sussex C	ounty Government Representative:
Print	ed Name: <u>christoph</u>	er S. Knalor
Title	Director of Assessment	
Sumr	nary	
Base	d on the appe	lants' application for appeal, the submitted comparable properties, and the
1443444	www.wice.valuati	on of Parcel ID 335-4.14-59.00. The adjustment reflects a change in grade dition that brings the assessed value to \$4,188,100.
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SUSSEX COUNTY

technologies						
Situs : 11 BREAKWATER ST	Parcel ID: 335-4.14-59.00	Class: Single Family Dwellin	ng Ca	ard: 1 of 1	Printed: May 6, 2025	5
CURRENT OWNER COFFIN RONALD M TRUSTEE OF REVOCABLE TR COFFIN DONNA B TRUSTEE OF REVOCABLE TR 11 BREAKWATER ST LEWES DE 19958 Property No	Neighborhood 6PR001Alternate ID335041400590000000Vol / Pg4223/216DistrictZoningZoningTOWN CODESClassResidential	JT/74, 912:34M		Y		
Land Inform	ation		Assessme	nt Information		
Type Size Influence Factor Primary Site AC 0.2008 Waterfront - Car	ors Influence % Value 2,297,720	Land Building Total	ssessed Apprai 0 2,297, 0 1,890, 0 4,188,	sed Cos 700 2,297,700 400 2,036,300 100 4,334,000 Manual Override Re Base Date of) 0) 0) 0 vason Value	Market 2,297,700 1,890,370 4,188,070
Total Acres: .2008 Spot: L	ocation: 12 VERY GD LOCATION (POS INFL	Value Flag Market / TD335DM1	Approach	Effective Date of	Value	
Entrance Infor	nation		D			
Date ID Entry Code 03/07/24 BDJ Occupant Not At Home	Source Other	Date Issued Number 01/24/00 82410-1	Permit Price Purpose 260,558 D010		udditions-Relco Inc. L	% Complete c
	Sales/Ov	nership History				

Transfer Date

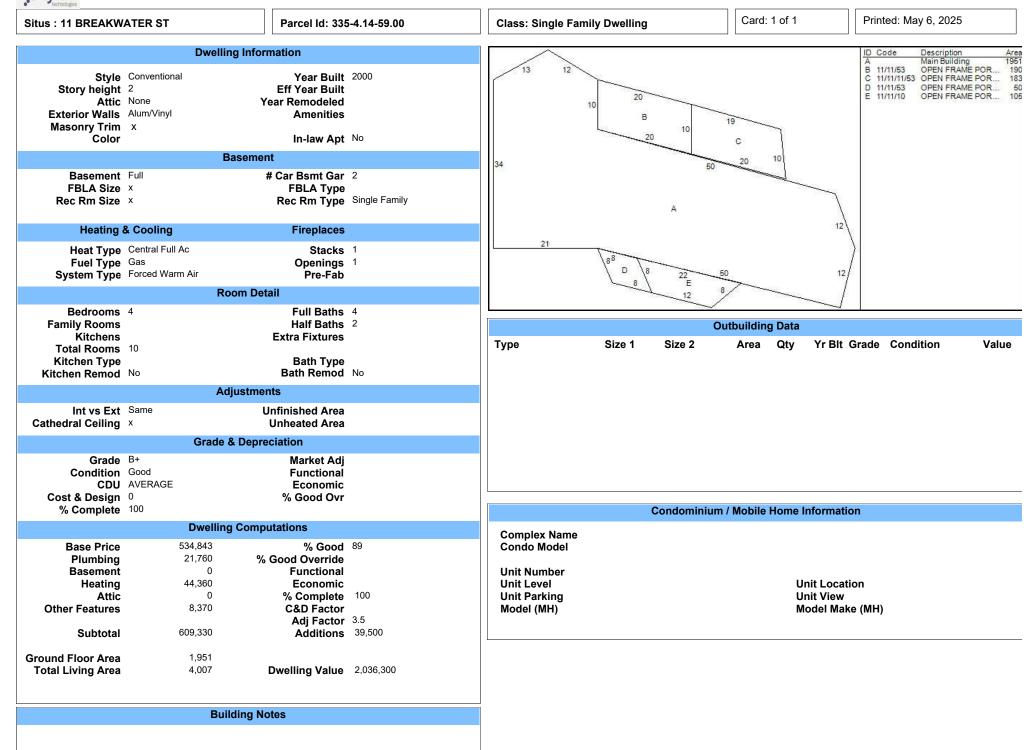
Validity

Price Type

Deed Reference Deed Type

Grantee

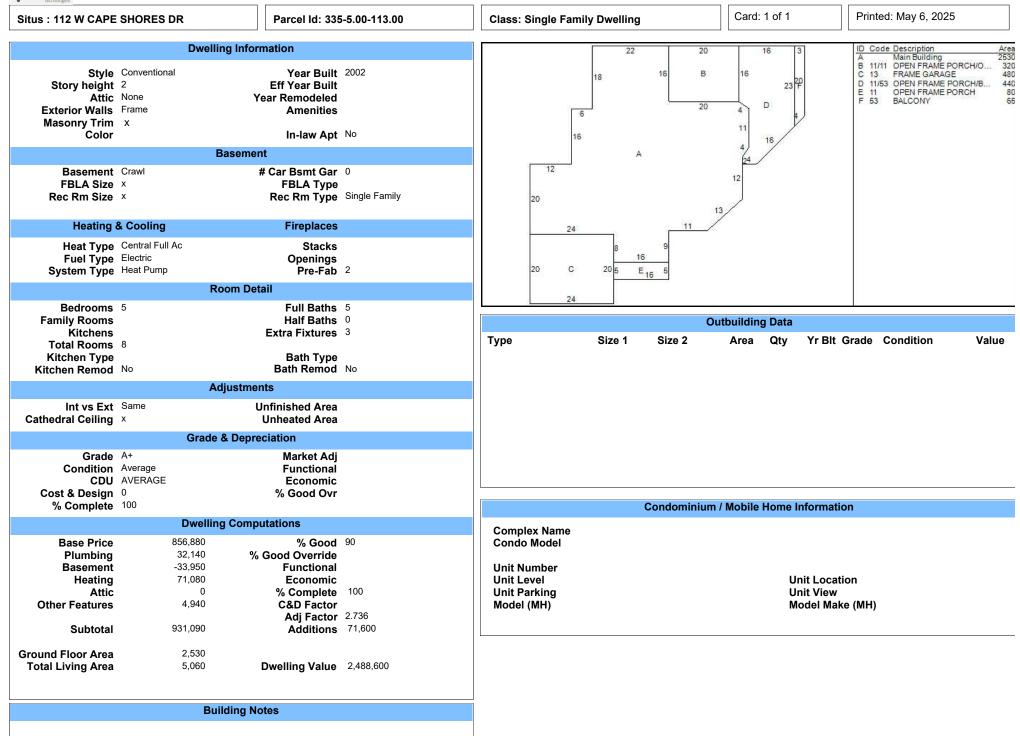
tyler



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year <u>2025</u>	
In the Matter of Appeal	
Parcel ID 335-5.03-113.00	
	f Assessment VS <u>BJACK Properties LLC</u> (Owner Name) gree to adjust the above-entitled appeal by settlement with the Sussex County Iffice as follows:
Original Value: \$4,435.600	
	duly authorized agent: JUHU JUMUM 1050P1+ PENDAKK CKO
Date: 3/31/25	
Signature of Sussex Co	unty Government Representative.
Printed Name: <u>Childophe</u>	/ S. Keplar
Title: Diractor of Assessment	
Summary	
	lants' application for appeal and the referees' recommendations, our as conducted a thorough review and adjusted the valuation of Parcel he adjustment reflects a change in the land influence factor that bring \$3,968,200.

HORES DR	Par	cel ID: 335-5.00-113.00		Class: Singl	e Family Dwe	lling	Card: 1	l of 1 Pi	inted: May 6, 202	5
ROPERTIES LL AVID CT	0 Ne Al V Di	ving Units 1 eighborhood 6PR002 ternate ID 335050001130 ol / Pg 5424/82 strict	00000	2/21/24, 11:53:27.24M			335-5.00-113.00			
	Land Information					ŀ	Assessment In	formation		
		Influence % -15	Value 1,767,850	E	Land Building Total	Assessed 0 0 0	Appraised 1,767,900 2,200,300 3,968,200	Cost 1,767,900 2,488,600 4,256,500	Income 0 0 0	Market 1,767,900 2,200,300 3,968,200
	Locatio	on: 12 VERY GD LOCATION	I (POS INFL	Val TD:	ue Flag Mari 335DM2	ket Approach		Base Date of Va	lue	
	ntrance Information						Permit Infor	mation		
	t At Home	Source Other		Date Issued 09/26/14 01/11/01	Number 201408536 82922-1	66,896	A185			% Complete
			Sales/Ov	vnership Histor	у					
Price T 2,750,000 395,000 1	Гуре	Validity Invalid Sale -	Tyler	5424 5345 5329	1/82 5/26 9/3	Deed Type Deed Deed Deed		BLACKWELL	RENTAL PROPER	RTIES LLC
	AVID CT TON DE 19803 Size In 0.3277 Wa 0.3277 Wa Entry Code Occupant Nor Price 1 2,750,000	ROPERTIES LLC AVID CT TON DE 19803 Property Notes Land Information Size Influence Factors 0.3277 Waterfront - Ba Locatio Entrance Informatio Entry Code Occupant Not At Home	Image: State of the state	GENERAL INFORMATION ROPERTIES LLC Living Units 1 AviD CT 33505000113000000 Vol / Pg Josticit 33505000113000000 Vol / Pg Josticit 20ning TOWN CODES Class Residential Residential Property Notes Influence Factors Influence % Value 0.3277 Waterfront - Ba -15 1,767,850 Location: 12 VERY GD LOCATION (POS INFL Entrance Information Entrance Info	INT OWNER GENERAL INFORMATION ROPERTIES LLC Living Units 1 AviD CT Disighborhood 6PR02 Alternate ID 335050001130000000 Vol Pg 5424/82 District Zoring TOWN CODES Class Residential Image: State Sta	NT OWNER GENERAL INFORMATION ROPERTIES LLC Living Units 1 Aving CT Neighborhood 6PR002 Atternate ID 335050001130000000 VD Pg 5424/82 District District District District District Zoning TOWN CODES Class Residential District Property Notes Land Information Size Influence Factors Influence % Value 0.3277 Waterfront - Ba -15 1,767,850 Land Information Location: 12 VERY GD LOCATION (POS INFL Date Issued Number Occupant Not At Home Source Other Occupant Not At Home Sales/Ownership History Price Type Validity 2,750,000 Validity Deed Reference	NT OWNER GENERAL INFORMATION ROPERTIES LLC AVD CT TON DE 19803 Living Units 1 Neighborhood 6PR002 Atemate ID 3355000113000000 Vol / Pg Second Comparison Second PR002 Atemate ID 3355000113000000 Vol / Pg Second Comparison Second PR002 Atemate ID 3355000113000000 Value Tigs Property Notes Comparison Second PR002 Atemate ID 3355000113000000 Comparison Vol / Pg Second PR002 Atemate ID 3355000113000000 Value Tigs Property Notes Comparison Second PR002 District Zoning Comparison Total Comparison Second PR002 District Zoning Comparison Zoning Comparison Zoning <thc< td=""><td>NT OWNER AVID CT AVID CT TON DE 19803 GENERAL INFORMATION Living Units 1 Neighborhood BPR02 Atternate ID 33505000113000000 Vol / Pg 542482 District Zoning TOWN CODES Class Residential Foreign Company Service Company Notes Image: Company Service Company Notes Image: Company Service Company Notes Image: Company Notes Image: Com</td><td>Influence Factors Influence % Value Size Influence Factors Influence % Value 0.3277 Waterfront - Ba -15 1,767,850 Lend Information Size Influence Factors Influence % Value 0.3277 Waterfront - Ba -15 1,767,850 Location: 12 VERY GD LOCATION (POS INFL Entry Code Occupant Not At Home Source Other Sates/Ownership History Price Type Validity Invalid Sale - Tyler Deed Reference Deed Type S345/26 Deed Type BJAC, KPR Price Type Validity Invalid Sale - Tyler Deed Reference Deed Type S345/26 Deed Type BJAC, KPR</td><td>Linder Street Networks (Street Schuler Schuer Schuler Schuler Schuler Schuler Schuler Schuler Schul</td></thc<>	NT OWNER AVID CT AVID CT TON DE 19803 GENERAL INFORMATION Living Units 1 Neighborhood BPR02 Atternate ID 33505000113000000 Vol / Pg 542482 District Zoning TOWN CODES Class Residential Foreign Company Service Company Notes Image: Company Service Company Notes Image: Company Service Company Notes Image: Company Notes Image: Com	Influence Factors Influence % Value Size Influence Factors Influence % Value 0.3277 Waterfront - Ba -15 1,767,850 Lend Information Size Influence Factors Influence % Value 0.3277 Waterfront - Ba -15 1,767,850 Location: 12 VERY GD LOCATION (POS INFL Entry Code Occupant Not At Home Source Other Sates/Ownership History Price Type Validity Invalid Sale - Tyler Deed Reference Deed Type S345/26 Deed Type BJAC, KPR Price Type Validity Invalid Sale - Tyler Deed Reference Deed Type S345/26 Deed Type BJAC, KPR	Linder Street Networks (Street Schuler Schuer Schuler Schuler Schuler Schuler Schuler Schuler Schul





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 335-8.00-1082.00
•
Sussex County Board of Assessment VS Stophen & Diano Bichnoor
(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: \$1,006,400 Stipulated Value: \$661,000
Date: <u>4/5/2025</u> Signature of Owner or duly authorized agent: <u>Hephice</u> Johnson
Printed Name: <u>Stephen Schnoor</u>
Date: 328/25 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 335-8.00-1082.00. The adjustment reflects a change in CDU from fire damage that brings the assessed value to \$661,000.

5000 C

	Parcel ID: 335-8.00-1082.00		Class: Singl	e Family Dwe	lling	Card: 1	of 1 Printe	ed: May 6, 2025	
CURRENT OWNER SCHNOOR STEPHEN DIANA SCHNOOR 18245 SHOW JUMPER LN LEWES DE 19958	GENERAL INFORMATIC Living Units 1 Neighborhood 6AR218 Alternate ID Vol / Pg 4696/66 District Zoning Class Residential		219/24, 8:55:26 AM			335-800-1082 00			
L	and Information				Δ	ssessment Inf	ormation		
Type Size Infl Primary Site AC 0.4591	uence Factors Influence %	Value 571,150	E	Land Building Total	Assessed 0 0 0	Appraised 571,200 89,800 661,000	Cost 571,200 134,200 705,400	Income 0 0 0	Marke 571,200 89,830 661,030
Total Acres: .4591 Spot:	Location:		Val TD:	ue Flag Mari 335DM4	ket Approach	I	al Override Reason Base Date of Value ctive Date of Value		
En	trance Information					Permit Inform	mation		
DateIDEntry Code07/17/24JTSData Mailer Ch02/09/24TJAInfo At Door	hange Source Owner Owner		Date Issued 04/17/18 12/15/17	Number 201803822 201712761		Purpose TEST	Wr 14188 2st Dw 51x58 Att (% Complete
		Sales/Ow	vnership Histor	v					
			-	d Reference	Deed Type		Grantee		

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Situs: 18245 SHOW JUMPER LN	Parcel Id: 335-8.00	0-1082.00 Class: Single Fa	mily Dwelling	Card: 1 of 1	Printed: May 6, 2025
Dv	welling Information				ID Code Description A Main Building 2
StyleCape CodStory height1.25AtticNoneExterior WallsAlum/VinylMasonry TrimxColorX	Year Built 2018 Eff Year Built Year Remodeled Amenities Solar In-law Apt No		30 H 13, 28 51 51 51 51 51 51 51 51 51 51 51 51 51	13 14 14E 145	B 50/10 BASEMENT/ISFR - FRA C 11 OPEN FRAME PORCH D 13 FRAME GARAGE E 50/10 BASEMENT/ISFR - FRA F 50/10 BASEMENT/ISFR - FRA G 11 OPEN FRAME PORCH H 15 FRAME BAY I 34 STONE/TILE PATIO
	Basement		10		
Basement Full FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single	le Family	24 38 A F 24 10 59	38	
Heating & Cooling	Fireplaces		6 36 _{C 36} 6 23 _E 2		
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹		32 E	32	
	Room Detail		2	3	
Bedrooms 4 Family Rooms Kitchens	Full Baths3Half Baths0Extra Fixtures2	Туре		tbuilding Data	t Grade Condition Valu
Total Rooms 9 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Type			
	Adjustments				
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area				
	rade & Depreciation				
Grade A- Condition Average CDU UNSOUND Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr		Condominium /	Mobile Home Informa	ation
Condition Average CDU UNSOUND Cost & Design 0 % Complete 100	Market Adj Functional Economic	Complex Name	Condominium /	Mobile Home Informa	ation
Condition CDUAverage UNSOUNDCost & Design % Complete0100100Base Price578,39Plumbing Basement15,00Heating47,98	Market Adj Functional Economic % Good Ovr elling Computations 33 % Good 10 00 % Good Override 0 Functional 30 Economic 0 % Complete 100 50 C&D Factor Adj Factor 1.8	Model (MH)	Condominium /	Unit Loc Unit Vie	ation
Condition CDUAverage UNSOUNDCost & Design % Complete0100100Base Price578,39Plumbing Basement15,00Basement47,98Heating Attic47,98Other Features2,16	Market Adj Functional Economic % Good Ovr elling Computations 33 % Good 10 00 % Good Override 0 Functional 30 Economic 0 % Complete 100 50 C&D Factor Adj Factor 1.8 30 Additions 10,20	Condo Model Unit Number Unit Level Unit Parking Model (MH)	Condominium /	Unit Loc Unit Vie	ation v



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-8.00-1579.00

Sussex County Board of Assessment VS SS Investments of Delaware LLC

(Owner Name)

Stipulated Value: \$419,000

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

Original Value: \$487,200

Date: 2/28/2025	
Signature of Owner or duly authorized agent:	_
Printed Name: Todd Sammons	
Date: 4/22/25	
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 335-8.00-1579.00. The adjustment reflects a change in land value that brings the assessed value to \$419,000.

	ECORD CARD 2099		5055EX COUNT				
Situs : 59 FILLY LN	Parcel ID: 335-8.00-1579.00	Class: Reside	ential - Vacant Land	Card: 1 of 1	Printe	ed: May 2, 2025	
CURRENT OWNER SS INVESTMENTS OF DELAWARE LLC	GENERAL INFORMATION						
PO BOX 703 LEWES DE 19958	Neighborhood6PR009Alternate ID33508001579000000Vol / Pg6057/329DistrictZoningZoningAGRICULTURAL/REClassResidential		-				
Property N	otes			States and States			
REMOVE -14% MISIMPRMT LAND ADJ WHEN DWELLING IS BUILT		7/9/24, 11:39:41AM		936-8.00-1579.00			
Land Inform	nation			Assessment Inform	ation		
TypeSizeInfluence FactPrimary SiteAC0.2300Location		Value 118,990 Bu	Assessed Land 0 iilding 0 Total 0	Appraised 419,000 0 419,000	Cost 419,000 0 419,000	Income 0 0 0	Market 0 0 0
Total Acres: .23 Spot: L	ocation:	Valu Gross Bui	e Flag Cost Approach ilding:	Bas	verride Reason e Date of Value e Date of Value	•	
Entrance Infor	rmation			De une it he fe une eti			
Date ID Entry Code 07/09/24 MEP Vacant Land	Source Other	Date Issued	Number Price	Permit Informati Purpose	on		% Complete
02/07/24 TJJ Vacant Land	Other						

		Sales	/Ownership History		
Transfer Date 02/23/24	Price Type 419,900	Validity	Deed Reference 6057/329	Deed Type Deed	Grantee SS INVESTMENTS OF DELAWARE LLC

 recrimongies 				
Situs : 59 FILLY LN	Parcel Id: 335-8.00-1579.00	Class: Residential - Vacant Land	Card: 1 of 1	Printed: May 2, 2025
	Dwelling Information			
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No			
	Basement			
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type			
Heating & Cooling	Fireplaces			
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab			
	Room Detail			
Bedrooms Family Rooms Kitchens Total Boomo	Full Baths Half Baths		Outhuilding Data	
	Extra Fixtures	Type Size 1 Size 2	Outbuilding Data Area Qty Yr Blt	Grade Condition Value
Total Rooms Kitchen Type Kitchen Remod	Total Rooms Type Bath Type			Crade Condition Value
	Adjustments			
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area			
	Grade & Depreciation			
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr			
% Complete	Dwelling Computations		um / Mobile Home Informat	ion
Base Price Plumbing Basement Heating Attic Other Features Subtotal	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Loca Unit View Model Ma	1
Ground Floor Area Total Living Area	Dwelling Value			

SUSSEX COUNTY

2099

Building Notes

RESIDENTIAL PROPERTY RECORD CARD

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-8.07-164.00

Sussex County Board of Assessment VS Or Street 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: \$ 186,600

May 5, 2025 Date:

Stipulated Value: \$757,500

Signature of Owner or duly authorized agent: Unpurper Allere, Member Printed Name: Elizabeth Gellene, Member

Date: 5/2/25

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 335-8.07-164.00. The adjustment reflects a change in economic depreciation and approach that brings the assessed value to \$757,500.

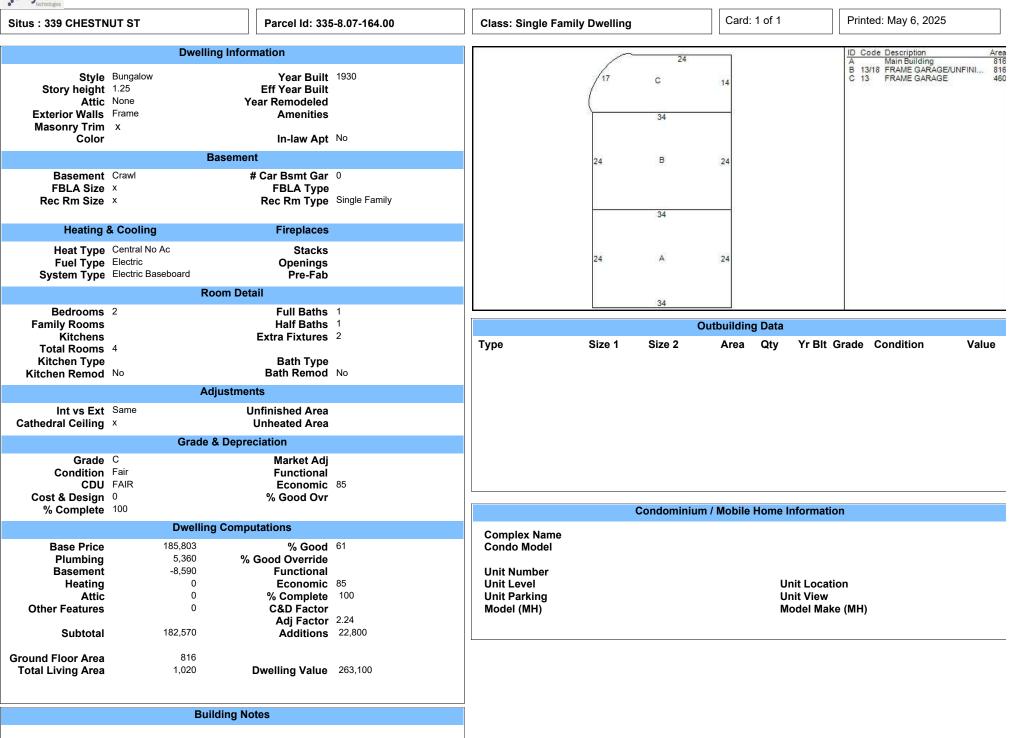


Situs : 339 CHESTNUT ST	Parcel ID: 335-8.07-164.00	Class: Single Family Dwelling	Card: 1 of 1	1 Printed: May 6, 2025	
CURRENT OWNER	GENERAL INFORMATION				
ORR STREET LLC 689 WEBSTER ST NEEDHAM MA 02492	Living Units 1 Neighborhood 6PR007 Alternate ID 335080701640000000 Vol / Pg 5542/10 District Zoning TOWN CODES Class Residential				
Proper	y Notes		18		
			S 🔺 💒		
		10/4/23, 11/45:58 AM	335-8 07-164.00		
Land In	ormation		Assessment Inform	nation	
Type Size Influence Primary Site AC 0.1089		alue Assessed	Appraised	Cost Income	Market

.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		0.000			101.000		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1089			494,360	Land	0	494,400	494,400	0	494,400
						Building	0	263,100	263,100	0	492,230
						Total	0	757,500	757,500	0	986,630
Total Acres: .1 Spot:	089		Location: 6 N	NEIGHBORHOOD OR :	SPOT			Override Reason ase Date of Value ive Date of Value)		
			Entrance Information								
Date	ID	Entry Cod	0	Source				Permit Informa	ation		
Date		Linu y Cou		Source		Data Issued Number	Price	Purpose			% Complete

Date ID 12/27/24 JXL 10/04/23 TJJ	Entry Code Data Mailer Change Info At Door	Source Owner Tenant	Date Issued 07/16/87	Number 84096-1	Price P 35,000 D	-	% Complete
		Sales/Ov	vnership Histor	у			
Transfer Date 08/31/21 06/01/94 12/31/86 01/25/86	Price Type 1 1 27,500	Validity Invalid Sale - Tyler	Deec 5542 1983		Deed Type Deed	Grantee ORR STREET LLC	

tyler



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 430-17.00-16.00	
Sussex County Board of Assessment	
	(Owner Name)
We, the undersigned, agree to adju Board of Assessment Office as follo	ist the above-entitled appeal by settlement with the Sussex County ws:
Original Value: \$321,800	Stipulated Value: \$207,500
Date: 04/28/25	
Signature of Owner or duly authoriz	zed agent: BAEMda K JONES
Signature of Owner or duly authoriz Printed Name: BRENDA	7 K JONES
Date: 3/13/25	NON
Signature of Sussex County Governr	ment Representative:
Printed Name: Christopher 8. Kealer	
Title: Director of Assessment	
Summary	
referees' recommendations, ou adjusted the valuation of Parce	ation for appeal, the submitted comparable properties, and the ir Assessment staff has conducted a thorough review and I ID 430-17,00-15.06. The adjustment reflects a change in the assessed value to \$297,500.

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SUSSEX COUNTY

Situs: 17254 CEDAR CORNERS RD	Parcel ID: 430-17.00-15.06	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 2, 2025
CURRENT OWNER	GENERAL INFORMATION		1991 - 34 A	
JONES BRENDA KAYE 17254 CEDAR CORNERS RD BRIDGEVILLE DE 19933	Living Units 1 Neighborhood 5AR009 Alternate ID 430170000150600000 Vol / Pg 0/0 District Zoning AGRICULTURAL/RESIDEI Class Residential			
Prope	rty Notes	9/15/23, 1:21:41 PM	430-17.00-15.06	
Land In	formation		Assessment Informatio	n

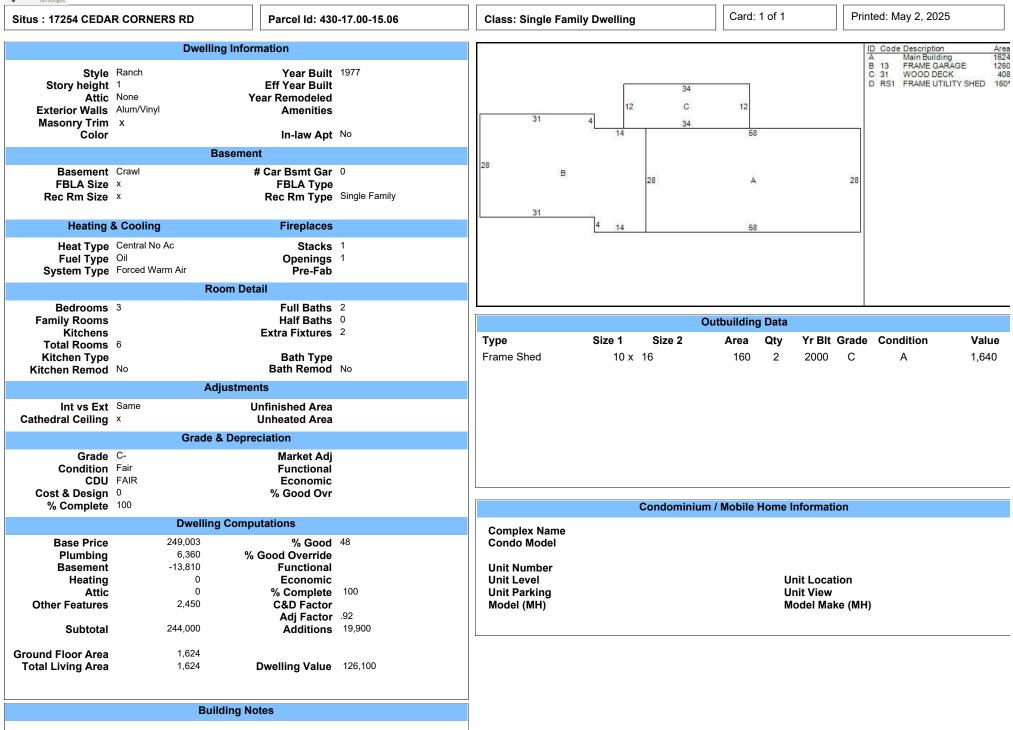
			Land Information				4	Assessment Infor	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000			71,660	Land	0	75,900	75,900	0	75,900
Residual	AC	0.3200			4,220	Building	0	221,600	127,700	0	221,610
						Total	0	297,500	203,600	0	297,510
									Override Reason ase Date of Value		
Total Acres: 1.32 Spot:	2		Location:			Value Flag M TD430DM2	larket Approach	Effect	ive Date of Value	•	
Spot:			Location:			TD430DM2					

		Entrance Information					
_ .			_			Permit Inf	ormation
Date 09/15/23	ID TJA	Entry Code Occupant Not At Home	Source Other	Date Issued 12/17/98	Number 85866-1	Price Purpose 7,056 D010	% Complete Extend Att.Garage-W/6381000'N/5

 Sales/Ownership History

 Transfer Date
 Price Type
 Validity
 Deed Reference
 Deed Type
 Grantee





	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
	Tax Year 2025
	In the Matter of Appeal Parcel ID 530-9.16-59.00
	Parcer ID 530-9-76-59-00
	Suscey County Report of Assessment Mr.
	Sussex County Board of Assessment VS Donald & Charlotte Torbert (Owner Name)
Ĭ	We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
(Original Value: \$ 199,400 Stipulated Value: \$ 187,100
0	Date: <u>5-2-2025</u> Signature of Owner or duly authorized agent: <u>Charlate Sarliert</u> Printed Name: <u>Charlotte Torbert</u>
C	Date: 4/30/25
F	Printed Name: Christopher S. Keeler
Т	Title: Director of Assessment
S	Summary
read	ased on the appellants' application for appeal, the submitted comparable properties, and the eferees' recommendations, our Assessment staff has conducted a thorough review and djusted the valuation of Parcel ID 530-9.16-59.00. The adjustment reflects a change in grade nd square footage that brings the assessed value to \$187,100.

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

tus : 204 W MARKET ST	Parcel ID: 530-9.16-59.00	Class: Single Family Dwelling Card: 1 of 1 Printed: May 5, 2025
CURRENT OWNER	GENERAL INFORMATION	
TORBERT DONALD H & CHARLOTTE G PO BOX 153 GREENWOOD DE 19950	Living Units 1 Neighborhood 5MR001 Alternate ID 530091600590000000 Vol / Pg 0/0 District Zoning TOWN CODES Class Residential	
Property	Notes	
		9/1/23, 12:17:57 PM 530-9:16-59:00

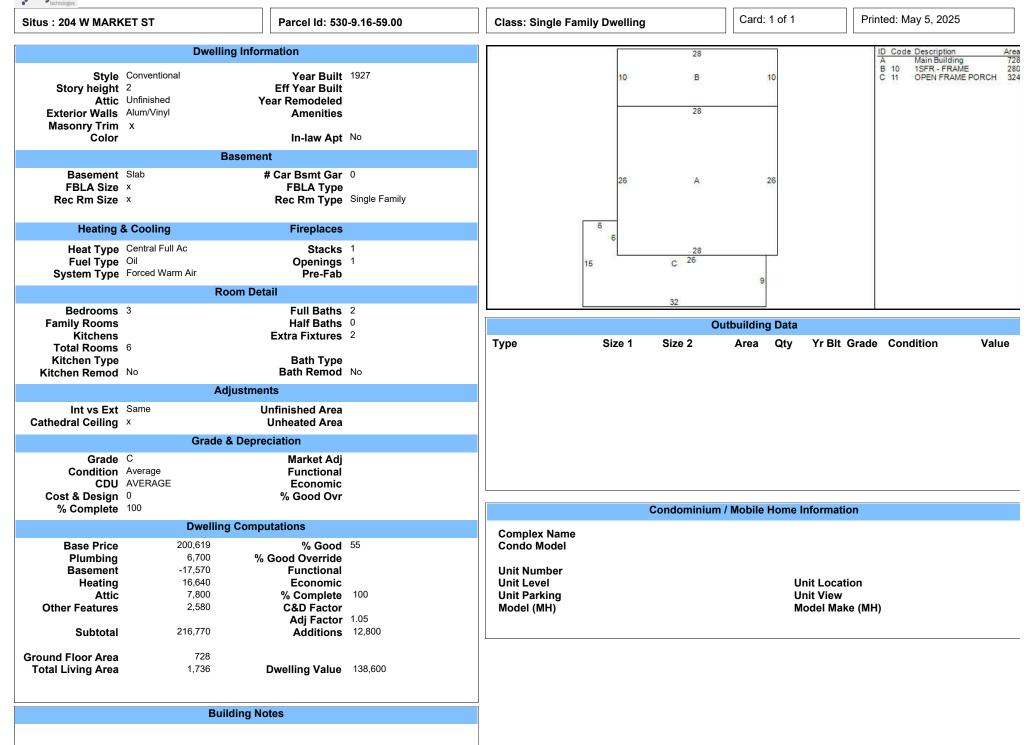
			Land Information				A	ssessment Infor	mation		
Type Primary Site	AC	Size 0.3154	Influence Factors	Influence %	Value 38,080	Land Building	Assessed 0 0	Appraised 38,100 149,000	Cost 38,100 138,600	Income 0 0	Market 38,100 148,970
Total Acres: .3154 Spot:			Location:			Total Value Flag M TD530DM1	0 Iarket Approach	Ba	176,700 Override Reason ase Date of Value ive Date of Value		187,070
			Entrance Information								

		Entrance Infor	rmation			Permit Infor	mation
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete
09/11/23	NMJ	Info At Door	Owner	06/15/07	90835-1	3,672 D010	Deck/Deck-Buckelew Add Lot 3 &

 Sales/Ownership History

 Transfer Date
 Price Type
 Validity
 Deed Reference
 Deed Type
 Grantee

tyler

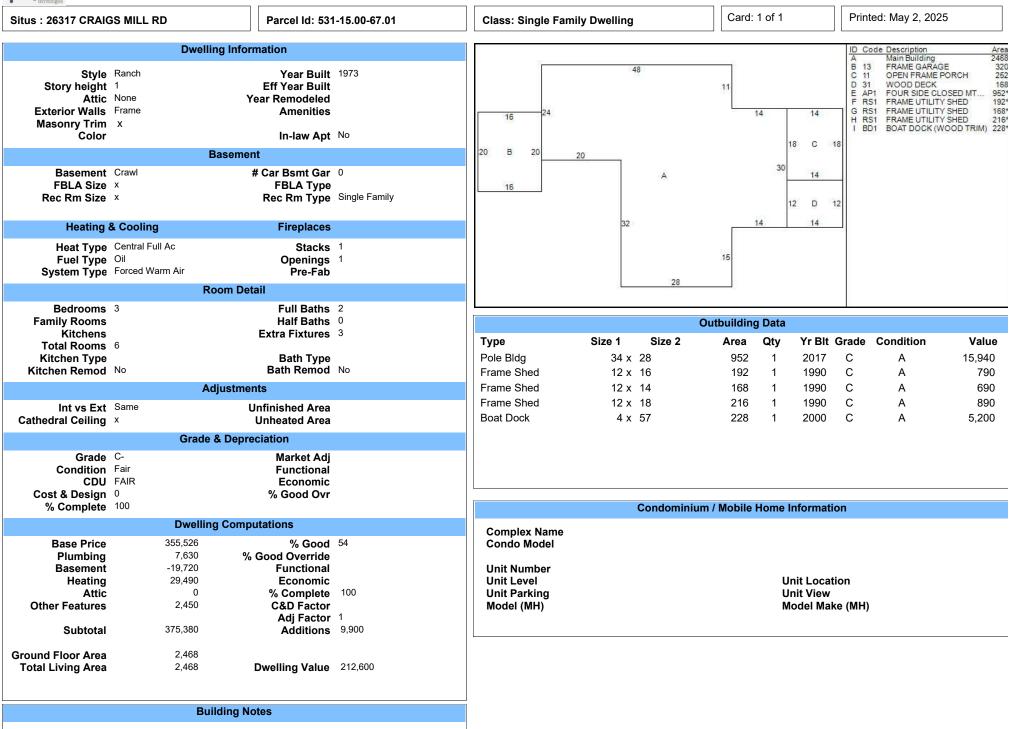


NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 531-15.00-67.01
Sussex County Board of Assessment VS Robert & Betty Stone (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$387,500 Stipulated Value: \$300,500
Date:
Date: 4/22/25 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 531-15.00-67.01. The adjustment reflects a change in grade and condition of the dwelling and the approach that brings the assessed value to \$300,500.

Situs : 2631	7 CRAIGS N	IILL RD		Parcel ID: 53	1-15.00-67.01		Class: Sing	le Family Dw	elling	Card: 1	of 1 Print	ed: May 2, 202	25
	STONE BETTY 26317 CRA	IT OWNER ROBERT 7 STONE IGS MILL I D DE 1997	RD	Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	od 3AR029	ON	7/21/23, 3-5-5-13 P/			531-11500-6721			
			Land Informa	ation					A	ssessment Inf	ormation		
Type Primary Site Residual Total Acres: Spot:	AC AC 1.5619	Size 1.0000 0.5619	Influence Facto Waterfront - Tic	ors ocation:	Influence %	Value 56,420 7,930	Va	Land Building Total alue Flag Cos 0531DM2	Assessed 0 0 0 st Approach		Cost 64,400 236,100 300,500 al Override Reasor Base Date of Value ctive Date of Value)	Market 64,400 284,990 349,390
			Entrance Infor	mation						Permit Inform	mation		
Date 06/10/24 07/21/23	ID DMR MAE	Entry Coo Data Maile Total Refu	er Change		Source Owner Owner		Date Issued 10/20/17	Number 201710507		Purpose	26 X 36 Dtt Gar		% Complete
						Sales/Ow	nership Histo	ry					
Transfer D 04/19/17 05/12/16 09/22/99	Pate	Pric 255,00 232,00 155,00	0		Validity			ed Reference 15/271	Deed Type		Grantee		

🐝 tyler

RESIDENTIAL PROPERTY RECORD CARD 2099



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 633-12.00-595.00	
Sussex County Board of Assessment VS Theresa Lacuesta & David Hines	
(Owner Name)	
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex Cou Board of Assessment Office as follows:	unty
Original Value: \$ 692,700 Stipulated Value: \$ 590,400	_
Date: _5/2/25	
Signature of Owner or duly authorized agent:	
Printed Name: David Hives	
Date: 5/1/25	
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 533-12.00-595.00. The adjustment reflects a change in economic depreciation that brings the assessed value to \$590,400.

Situs : 37340 HIDDE	N BAY DR		Parcel ID: 533-12.00-595.	00	Class: Single Family Dw	elling	Card: 1 of 1	Print	ed: May 5, 2025	
CURF	ENT OWNER		GENERAL INFO	RMATION			10 march 10			
DA 1550 F	STA THERES VID HINES ROVINCIAL LI RN MD 21144	N	Vol / Pg 5716/11 District	595000000 RESIDENTIAL			9E-			
		Property No	otes							
					11972, 1058-07 AM	sid.	533-12.00-595.00			
	Land Inf		ation			•		tion		
Type	Size	Land Informa		% Value			ssessment Informa			
Type Primary Site A	Size C 0.3868	Land Informa				Assessed	Appraised	Cost	Income	Market
		Influence Facto		% Value 264,040	Land	Assessed 0	Appraised 264,000	Cost 264,000	0	264,000
		Influence Facto			Land Building Total	Assessed	Appraised	Cost		
Primary Site A		Influence Factor Waterfront - Tic		264,040	Building	Assessed 0 0 0	Appraised 264,000 326,400 590,400 Manual Ove Base	Cost 264,000 326,400	0 0 0	264,000 428,720
Primary Site At Total Acres: .3868		Influence Factor Waterfront - Tic	ors Influence	264,040	Building Total Value Flag Cos	Assessed 0 0 0	Appraised 264,000 326,400 590,400 Manual Ove Base	Cost 264,000 326,400 590,400 erride Reasor Date of Value Date of Value	0 0 0	264,000 428,720

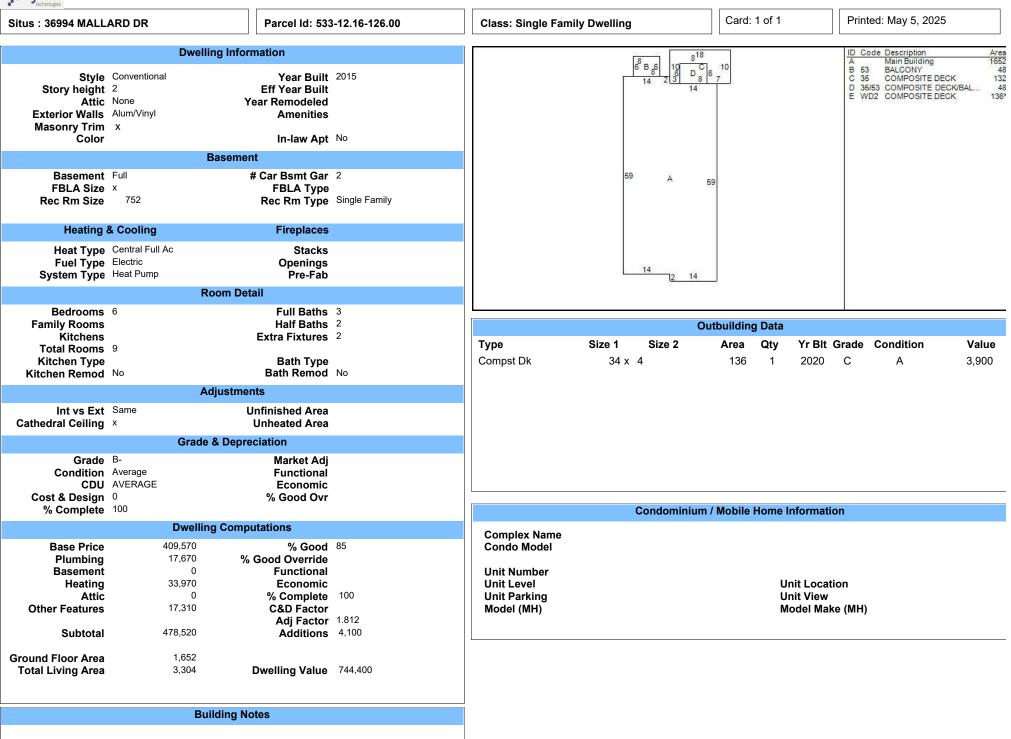
		Sales/Owr	nership History		
Transfer Date 06/09/22 02/28/06	Price Type 587,500 Land & Improv 492,137	Validity Invalid Sale - Tyler	Deed Reference 5716/11 3275/198	Deed Type Deed	Grantee LACUESTA THERESA



ATION Name) ement with the Sussex County e: \$447.000
ement with the Sussex County
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2 - 2
이는 아니는 것은 것을 통해도 있는 것은 이는 것을 것 같아. 특히 것이는 것은 것은 것은 것은 것은 것은 것을 통하는 것을 것 같아. 것은 것은 것은 것은 것은 것은 것은 것을 것 같아. 것은
사람은 가슴을 가슴다는 것 같아요. 사람은 말라는 것 같아? 같아? 한 것 같아? 이야지 않아? 것 같아? 아이지 않아? 같아? 한 것 같아? 이야지 않아? 아이지 않아? 아이지 않아?
d comparable properties, and the
ICIED & MOLOUUD LEAVENA CUP
djustment reflects a change in 000.
ICIED I

		ECORD CARD 2099					SUSSEX			
Situs : 36994 MALLARD DR		Parcel ID: 533-12.16-126.00		Class: Singl	e Family Dwe	lling	Card: 1	of 1 Prir	ted: May 5, 2025	
CURRENT OWI KEARNEY SUSAN H T 2766 CHESTNUT F YORK PA 174	TEE REV TR RUN RD	GENERAL INFORMAT Living Units 1 Neighborhood 1AR087 Alternate ID 5331216012600 Vol / Pg 5781/278 District Zoning GENERAL RES Class Residential otes	00000	10/21/22, 1:00:	46 PM	533-	12.16-126.00			
	Land Inform	ation				Α	ssessment Inf	ormation		
Type Si Primary Site AC 0.12	ize Influence Fact 263 Waterfront - Ca		Value 215,960	E	Land Building Total	Assessed 0 0 0		Cost 216,000 748,300 964,300 al Override Reaso		Marke 216,00 426,02 642,02
Total Acres: .1263 Spot:	L	ocation: 12 VERY GD LOCATION	I (POS INFL		ue Flag Mari 533DM4	et Approach		Base Date of Valu ctive Date of Valu		
	Entrance Infor						Permit Inform	nation		
	y Code Ipant Not At Home	Source Other		Date Issued 11/13/19 12/10/14 12/09/94 10/25/94 05/28/87	Number 201912685 201410383 97223-4 97223-3 97223-2	1,000 207,961 3,600 1,500	Purpose A017 A022 D010	7x7 Add Roof Ov 2 St.Sfd 31x38,2 Siding-Swann Ke	er Existing Porch 3x46 & 25 Garage yslot 17 Swann Keyslot 17	
			Sales/Ov	wnership Histor	у					
09/28/22 07/25/00 6	Price Type 1 57,000 50,000	Validity Invalid Sale -	Tyler	5781	1 Reference /278 5/156	Deed Type Deed		Grantee KEARNEY SUS	AN H TTEE REV	TR

tyler



Martha Shaw

From:
Sent:
To:
Subject:

Brian Leishear <bsleishear@gmail.com> Wednesday, April 30, 2025 3:24 PM Assessment Appeals Re: 533-19.00-279.00 Formal Appeal

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

Yes, Laccept.\$391000.00.Thank you

On Wed, Apr 30, 2025, 11:51 AM Assessment Appeals <<u>assessmentappeals@sussexcountyde.gov</u>> wrote:

As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

Martha Shaw

Assessment Specialist

Sussex County Council P.O. Box 589 Georgetown, DE 19947 302-855-7824 Office 302-855-7828 Fax

mshaw@sussexcountyde.gov

Situs : 38804 BAYVIEW	vw		Parcel ID: 53	33-19.00-279.00		Class: Singl	e Family Dwe	elling	Card: 1	1 of 1 P	rinted: May 2, 202	25
CURREN LEISHEAR CYNTHIA MAR 38804 BAY	NT OWNER BRIAN SCC	OTT SHEAR ST	GEI Living Units Neighborho Alternate II Vol / Pg District Zoning Class	NERAL INFORMATI s 1 pod 1AR389	00000							-
		Land Infor	mation			30/20/22, 10/24/25 MM		Δ	ssessment In	formation		
Type Primary Site AC	Size 0.2565	Influence Fa Location	ctors	Influence %	Value 159,590	E	Land Building Total	Assessed 0 0 0	Appraised 159,600 231,400 391,000	Cost 159,600 231,400 391,000	Income 0 0 0	Mark 159,60 271,18 430,78
Total Acres: .2565 Spot:			Location: 11 GC	DOD LOCATION (PC	DS INFLU)		ue Flag Cos 533DM6	t Approach		al Override Rea Base Date of Va ective Date of Va	alue	
		Entrance Inf	ormation						Permit Infor	mation		
Date ID 05/15/23 KAC	Entry Coo Occupant	le Not At Home		Source Other		Date Issued 06/22/20 04/08/20 04/05/18 05/14/92	Number 202005839 202003796 201803009 99694-1		Purpose A017 A037 A017	7x20 Front Por 10x10 Shed 16x20 3 Seasc		% Complet
					Sales/Ov	vnership Histor	у					
Transfer Date 07/31/17	Pric 176,50	ə Type)		Validity		Dee e 4744	J Reference //337	Deed Type Deed		Grantee LEISHEAR BI	RIAN SCOTT	

🐝 tyler

Situs : 38804 BAYVIEW	N	Parcel Id: 533	8-19.00-279.00	Class: Single Fam	ily Dwelling		Card: 1			Pnn	ed: May 2, 20	125
	Dwellir	ng Information					20			ID Co	de Description Main Building	A ۱
Style Rand Story height 1 Attic None Exterior Walls Alum Masonry Trim X Color)	Year Built Eff Year Built Year Remodeled Amenities In-law Apt				14	C 20	14		B 11 C 12 D RS		FRAME POR TY SHED
	В	asement										
Basement Craw FBLA Size × Rec Rm Size ×	1	# Car Bsmt Gar FBLA Type Rec Rm Type			28	A 52			28			
Heating & Co	oling	Fireplaces					6 18	B	6			
Heat Type Cent Fuel Type Elect System Type Heat	ric	Stacks Openings Pre-Fab						18				
	Ro	oom Detail										
Bedrooms 3		Full Baths Half Baths				04		Data				
Family Rooms Kitchens		Extra Fixtures		Tuno	Size 1	Out Size 2	building		Vr Dit	Grada	Condition	Valu
Total Rooms 6 Kitchen Type Kitchen Remod No		Bath Type Bath Remod	No	Type Frame Shed Frame Shed	8 x 12 10 x 10	2	Area 96 100	Qty 1 1	2000 2000	C C	A A	490 510
	Ad	ljustments										
Int vs Ext Sam Cathedral Ceiling ×	e	Unfinished Area Unheated Area										
	Grade 8	& Depreciation										
Grade C+ Condition Aver. CDU AVEI Cost & Design 0 % Complete 100		Market Adj Functional Economic % Good Ovr			6	ondominium /	Mohile F	lome l	nformati	on		
,,, comprote	Dwelling	g Computations							mormati	UII		
Base Price Plumbing Basement Heating Attic Other Features Subtotal	251,836 7,030 -13,970 20,890 0 0 265,790	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Adj Factor	100 .97	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)				Uı	nit Locat nit View odel Mal			
Ground Floor Area Total Living Area	1,456 1,456	Dwelling Value	230,400									
	Buil	Iding Notes										

Melisa Anne Hollis

From:	MIKE JOHNSON <mjohnson4m@comcast.net></mjohnson4m@comcast.net>
Sent:	Friday, May 2, 2025 11:14 AM
То:	Assessment Appeals; mayjohn@comcast.net
Subject:	Re: 533-19.00-1715.00 Formal Appeal

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

We accept the reduced assessment of \$1,498,800.

On 04/30/2025 12:13 PM EDT Assessment Appeals <assessmentappeals@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 pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

Martha Shaw

Assessment Specialist

Sussex County Council P.O. Box 589 Georgetown, DE 19947 302-855-7824 Office 302-855-7828 Fax

mshaw@sussexcountyde.gov

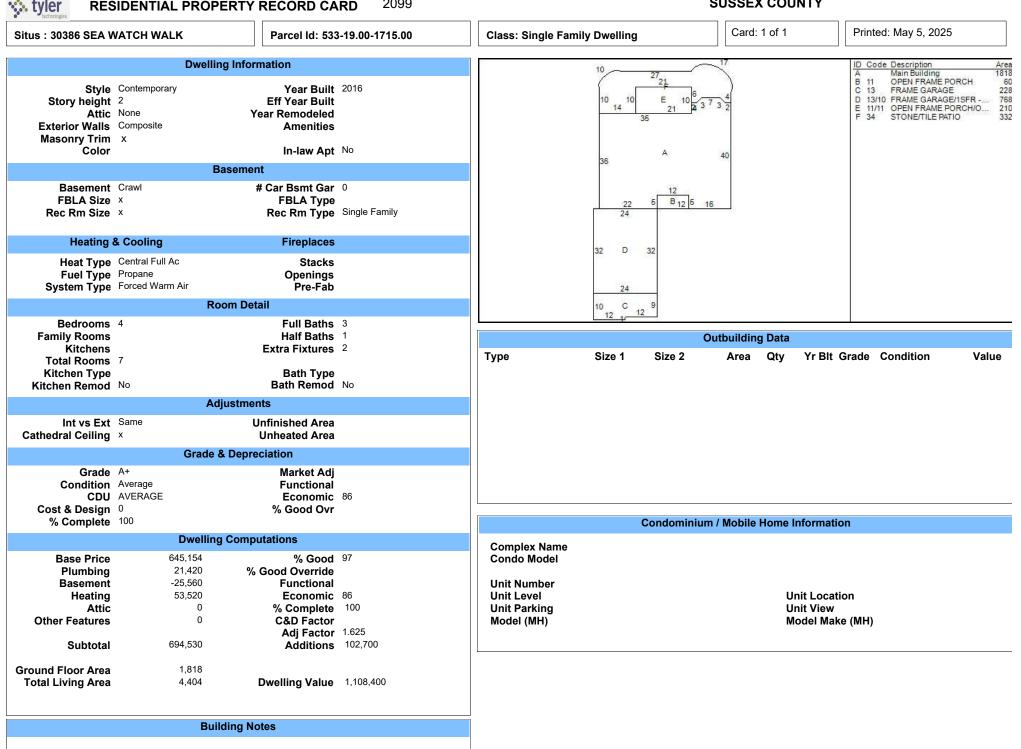
view in the second card view in the secon

Situs : 30386 SEA WATCH WALK	Parcel ID: 533-19.00-1715.00	Class	Single Family Dwelling		Card: 1 of	1 Pri	inted: May 5, 2025	
CURRENT OWNER	GENERAL INFORMATIO	N						
JOHNSON MAY L REV TR MICHAEL W JOHNSON REV TR 30386 SEA WATCH WALK SELBYVILLE DE 19975 Proper	Living Units 1 Neighborhood 1AR089 Alternate ID 53319001715000 Vol / Pg 5996/196 District Zoning MEDIUM RESIDE Class Residential	ENTIAL	20 CFM					
Land In	ormation			As	ssessment Infor	mation		
Type Size Influence Primary Site AC 0.2281	Factors Influence %	Value 390,410	Ass Land	essed	Appraised 390,400	Cost 390,400	Income	Marke 390,40

	Entropos Information						
Total Acres: .2281 Spot:	Location: 11 GOOD LOCATION (POS INFLU)	Value Flag Cost A TD533DM7	pproach	B	l Override Reason Base Date of Value tive Date of Value		
		Total	0	1,498,800	1,498,800	0	1,604,790
		Building	0	1,108,400	1,108,400	0	1,214,390

	Entrance Information				Permit Information				
Date 10/27/22	ID ANW	Entry Code Info At Door	Source Owner	Date Issued 11/15/16 10/28/16	Number 201612038 201611304		Purpose TEST	Fi 5268 Dw 51x78 Att Gar 22x34 Cv Ft F	% Complete

		Sales	Ownership History		
Transfer Date 10/26/23 04/17/17 11/14/16	Price Type 670,582 122,000	Validity	Deed Reference 5996/196 4694/90	Deed Type Deed	Grantee JOHNSON MAY L REV TR



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID <u>633-19.12-66.00</u>
Sussex County Board of Assessment VS Louis & Yumi Disterano 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: \$1,457,200 Stipulated Value: \$1,138,100
Date: <u>5/5/2025</u> Signature of Owner or duly authorized agent: <u>Aprime Ristfano</u> frustee
Printed Name: Yum, Disterano TTEE
Date: 672/26
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 533-19.12-66.00. The adjustment reflects a change in number of bedrooms nd bathrooms, square footage, economic depreciation and grade that brings the assessed value to \$1,138,100.

RESID	ENHAL PR	OPERIT		D 2099					SUSSEX			
Situs : 37631 PINE RD)		Parcel ID: 533-	19.12-66.00		Class: Sin	gle Family Dwe	lling	Card: 1	of 3 P	rinted: May 6, 2025	
DISTEFANO LO YUMI SUSAN DIS 3763		E REV TR	Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class	RAL INFORMATI 1 1 AR092 5331912006600 5677/47 MEDIUM RESID Residential	00000							
		Land Inform	mation			1/11/2/22, 12:00:64 PM		A	-533-19.12-60.00	ormation		
Type Primary Site AC		Influence Fac Naterfront - C		Influence %	Value 556,360		Land Building Total	Assessed 0 0 0	Appraised 556,400 581,700 1,138,100	Cost 556,400 581,700 1,138,100	Income 0 0 0	Mark 556,40 1,137,15 1,693,55
Total Acres: .2888 Spot:			Location: 12 VERY	GD LOCATION	(POS INFL		alue Flag Cost D533DM2	Approach	I	al Override Rea Base Date of Va ctive Date of Va	alue	
		Entrance Info	ormation						Permit Inform	nation		
Date ID 04/18/24 JXL 11/15/22 NMJ	Entry Code Data Mailer Info At Door	Change		Source Owner Owner		Date Issued 08/04/22 08/08/13 05/23/13 02/11/13 10/20/94	 Number 202211317 201309317 201305589 201301423 100546-2 	20,000 0 206,791	Purpose A108 TEST A007 A140	Replace Ez Br Fi 4743 2 St Dwelling 4 Fi 4675	eeze Windows With 7x52 Garage 22x25 Remodel-Keen Wiklo	
					Sales/O	wnership Hist	ory					
Transfer Date 04/05/22 11/02/12	Price 545,000	Туре		Validity Invalid Sale - T		De 56	ed Reference 77/47 57/100	Deed Type Deed		Grantee DISTEFANO	-OUIS TTEES REV	TR

RESIDENTIAL PROPERTY RECORD CARD 2099

Situs : 37631 PINE RD		Parcel Id: 533	8-19.12-66.00	Class: Single Famil	ly Dwelling	Card: 1 of 3		Printed: May 6, 202	5
	Dwellin	g Information			17 30	7	11	D Code Description A Main Building	A
Style Conve Story height 1.75 Attic None Exterior Walls Alum/ Masonry Trim X Color		Year Built Eff Year Built Year Remodeled Amenities In-law Apt			14 B 14 F 17 36 1 22 24	8	E	A Main Building B 12 ENCLOSED FR C 13/17 FRAME GARAC D 11 OPEN FRAME I E 11/53 OPEN FRAME I 5 35 COMPOSITE D G BD1 BOAT DOCK (W	AME PO GE/1/2 ST PORCH PORCH/B ECK
	Ba	asement			A.	47			
Basement Crawl FBLA Size × Rec Rm Size ×		# Car Bsmt Gar FBLA Type Rec Rm Type			30 C 30 24 5 D 10	5 17			
Heating & Coo	ling	Fireplaces							
Heat Type Centra Fuel Type Electr System Type Heat I	с	Stacks Openings Pre-Fab							
	Ro	om Detail							
Bedrooms 4 Full Baths 3									
Family Rooms Kitchens Total Rooms 8		Half Baths Extra Fixtures		Туре	Size 1 Size 2	Outbuilding Data Area Qty	Yr Blt Gra	de Condition	Value
Kitchen Type Kitchen Remod No		Bath Type Bath Remod		Boat Dock	40 x 3	120 1	1900 C	A	2,740
	Adj	justments							
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area							
	Grade 8	& Depreciation							
Grade B Condition Avera CDU AVER Cost & Design 0 % Complete 100	ge AGE	Market Adj Functional Economic % Good Ovr	85		Condominiu	ım / Mobile Home I	oformation		
,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Dwelling	Computations			Condomina		lionnation		
Base Price Plumbing Basement Heating Attic Other Features Subtotal	428,162 9,240 -18,270 35,520 0 0 454,650	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Adj Factor	85 100 1.44	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		U	nit Location nit View odel Make (N	ИН)	
Ground Floor Area Total Living Area	1,807 3,522	Dwelling Value	570,700						
	Buil	ding Notes							

WNER TTEES REV TR NO TTEE REV TR E RD DE 19975	GENERAL INFORMATIC Living Units 1 Neighborhood 1AR092 Alternate ID 53319120066000 Vol / Pg 5677/47									
NO TTEE REV TR E RD	Neighborhood 1AR092 Alternate ID 53319120066000	00000								
	District Zoning MEDIUM RESIDE Class Residential									
Property No	tes									
Land Informa	tion									
		556,360	E	Land Building Total	Assessed 0 0 0	Appraised 556,400 581,700 1,138,100	Cost 556,400 581,700 1,138,100	Income 0 0 0	Marke 556,40 1,137,15 1,693,55	
Lo	ocation: 12 VERY GD LOCATION (POS INFL			t Approach		Base Date of Value			
						Permit Infor	mation			
ta Mailer Change	Source Owner Owner		Date Issued 08/04/22 08/08/13 05/23/13 02/11/13 10/20/94	Number 202211317 201309317 201305589 201301423 100546-2	20,000 0 206,791 0	A108 TEST A007 A140	Fi 4743 2 St Dwelling 47x5 Fi 4675	e Windows With 2 Garage 22x25		
		Sales/Owr	nership Histor	у						
Price Type 545,000	Validity Invalid Sale - Ty	yler	5677	7/47	Deed Type Deed		Grantee DISTEFANO LOU	IIS TTEES REV	TR	
	Land Informa Size Influence Facto .2888 Waterfront - Ca Lo Entrance Inform try Code ta Mailer Change o At Door	Property Notes	Property Notes	Property Notes Land Information Size Influence Factors Influence % Value .2888 Waterfront - Ca 556,360 E .2888 Waterfront - Ca 556,360 E Location: 12 VERY GD LOCATION (POS INFL Value Value Entrance Information Date Issued 08/04/22 try Code Source 08/08/13 ta Mailer Change Owner 08/08/13 05/23/13 02/11/13 10/20/94 Sales/Ownership Histor Price Type Validity Deeet Invalid Sale - Tyler	Property Notes Land Information Size Influence Factors Influence % Value .2888 Waterfront - Ca 556,360 Land Building Total Value Flag Cos Location: 12 VERY GD LOCATION (POS INFL Value Flag Cos Entrance Information Date Issued Number try Code Source 0wner 08/04/22 202211317 Date Issued Number 08/04/22 202211317 08/08/13 201309317 OAt Door Owner Owner 08/08/13 201309589 02/11/13 201309317 05/23/13 201305589 02/11/13 201301423 10/20/94 100546-2 Sales/Ownership History Price Type Validity Deed Reference Sales/Ownership History	Property Notes Land Information Assessed Size Influence Factors Influence % Value .2888 Waterfront - Ca 556,360 Land 0 Location: 12 VERY GD LOCATION (POS INFL Value Flag Cost Approach Entrance Information Value Flag Cost Approach try Code Source 0 Value Flag Cost Approach Date Issued Number Price Price 0 At Door Owner 0 0/6/22 202211317 20,000 0 0/22/11/13 201300589 206,791 0/0/22/11/13 201300589 206,791 0 10/20/94 100546-2 35,000 0 0/0/22/94 100546-2 35,000 Sates/Ownership History Deed Reference Deed Type Price Type	Property Notes Land Information Size Influence Factors Influence % Value 2888 Waterfront - Ca 556,360 Land 0 556,400 Building 0 556,360 Land 0 556,400 Location: 12 VERY GD LOCATION (POS INFL Value Flag Cost Approach Effe Date Issued Number Price Purpose Biological Source Date Issued Number Price Purpose Biological Source Owner Owner Date Issued Number Price Purpose Biological 20130137 0 TEST Owner 05/23/13 201301423	Property Notes Land Information Size Influence Factors Influence % Value 2888 Waterfront - Ca 556,360 Land O Size Influence % Value 2888 Waterfront - Ca 556,360 Land O Size Sign Colspan="2">Sign Colspan="2" Sign Colspan="2" Sign Colspan="2" Sign Colspan="2" Location: 12 VERY GD LOCATION (POS INFL Permit Information Total	Property Notes Land Information Size Influence Factors Influence % Value Assessed Appraised Cost Income 288 Waterfront - Ca S56,360 Land 0 S56,400 OS 64,000 OS 654,000 OS 60,000 OS 60,000 <th colsp<="" td=""></th>	



SUSSEX COUNTY

Situs : 37631 PINE RD Parcel Id: 533-19.12-66.00		Class: Single Fami	ily Dwelling	Card: 2 of 3	Printed: May 6, 2025	
Dwelling Info Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt					
Basem	ent					
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type					
Heating & Cooling	Fireplaces					
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab					
Room D	etail					
Bedrooms Family Rooms Kitchens Total Rooms	Full Baths Half Baths Extra Fixtures	Туре	Size 1 Size 2	•	r Blt Grade Condition	Value
Kitchen Type Kitchen Remod	Bath Type Bath Remod	Boat Dock	16 x 10	160 1 1	900 C A	3,650
Adjustm	ients					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
Grade & Dep						
Grade Condition CDU Cost & Design	Market Adj Functional Economic % Good Ovr		O and an initial			
% Complete Dwelling Com	nutations		Condominit	um / Mobile Home Info	rmation	
Base Price	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit	Location View el Make (MH)	
Total Living Area	Dwelling Value					
Building I	Notes					

OWNER TTEES REV TR ANO TTEE REV TR NE RD	GENERAL INFORMATI Living Units 1 Neighborhood 1AR092	ON							
ANO TTEE REV TR	Neighborhood 1AR092								
DE 19975	Class Residential								
Property No	otes								
					A	ssessment In	formation		
	ors Influence %	Value 556,360	E	Land Building Total	Assessed 0 0 0	Appraised 556,400 581,700 1,138,100	Cost 556,400 581,700 1,138,100	Income 0 0 0	Mark (556,40 1,137,15 1,693,55
		(POS INFL			t Approach		Base Date of Value		
						Permit Infor	mation		
ata Mailer Change	Source Owner Owner		Date Issued 08/04/22 08/08/13 05/23/13 02/11/13 10/20/94	Number 202211317 201309317 201305589 201301423 100546-2	20,000 0 206,791 0	A108 TEST A007 A140	Fi 4743 2 St Dwelling 47x5 Fi 4675	e Windows With 2 Garage 22x25	5
		Sales/Ow	vnership Histor	у					
Price Type 545,000	Validity Invalid Sale - 1	-yler	5677	/47	Deed Type Deed		Grantee DISTEFANO LOU	IIS TTEES REV	' TR
	Land Informa Size Influence Facto 0.2888 Waterfront - Ca Lo Lo Entrance Inform Intry Code Pata Mailer Change Info At Door	Zoning Class MEDIUM RESID Residential Property Notes Influence Factors Land Information Influence % 0.2888 Waterfront - Ca Location: 12 VERY GD LOCATION Entrance Information Source Influence Comparison Owner Influence Information Source Price Type Validity Invalid Sale - 1 Validity	Zoning Class MEDIUM RESIDENTIAL Residential Property Notes Land Information Size Influence Factors Influence Factors Influence % 0.2888 Waterfront - Ca Location: 12 VERY GD LOCATION (POS INFL Entrance Information Intry Code Name Source Nata Mailer Change Owner Ifo At Door Owner Sales/Ov Price Type Validity Invalid Sale - Tyler	Zoning Class MEDIUM RESIDENTIAL Residential Property Notes Land Information Size Influence Factors Influence Factors Influence % Value 0.2888 Waterfront - Ca Location: 12 VERY GD LOCATION (POS INFL Location: 12 VERY GD LOCATION (POS INFL Entrance Information Date Issued intry Code Source Date Issued 0%ner ifo At Door Owner Owner Owner Sales/Ownership Histor Price Type Validity Invalid Sale - Tyler	Zoning Class MEDIUM RESIDENTIAL Residential Property Notes Land Information Size Influence Factors Influence Factors Influence % Value 0.2888 Waterfront - Ca Location: 12 VERY GD LOCATION (POS INFL Location: 12 VERY GD LOCATION (POS INFL Entrance Information Value Flag ntry Code Source Date Issued Number 0Wner 0Wner 0K04/22 202211317 0K04/22 202211317 0K04/22 202211317 0K04/22 202211317 0K04/22 202211317 0K08/03 201309317 05/23/13 201305589 02/11/13 201301423 10/20/94 100546-2 Sales/Ownership History Price Yalidity Deed Reference SoT71/47 SoT71/47	Zoning Class MEDIUM RESIDENTIAL Residential Property Notes Land Information Size Influence Factors Influence % Value 556,360 0.2888 Waterfront - Ca 556,360 Land 0 Location: 12 VERY GD LOCATION (POS INFL Value Total 0 Entrance Information ifo At Door Source Owner Date Issued Owner Number Price Price 08/04/22 Number 20211117 Price 20,000 08/08/13 Price 201309317 0 Date Issued 10/20/94 Number 201305589 Price 206,791 02/11/13 Price 35,000	Zoning Class MEDIUM RESIDENTIAL Residential Property Notes Size Influence Factors Influence % Value Size Influence Factors Influence % Value Assessed Appraised 0.2888 Waterfront - Ca 556,360 Land 0 558,700 Building 0 581,700 Total 0 1,138,100 Location: 12 VERY GD LOCATION (POS INFL Manu Value Flag Total Cost Approach Effe Influence factors Owner Owner Devinting 0 1,138,100 Influence factors: 12 VERY GD LOCATION (POS INFL Manu Value Flag Value Flag Cost Approach Effe Intro Code tata Mailer Change fo At Door Owner Owner 0 0,0010 0 0 06/04/22 201309317 0 TEST 05/23/13 201309317 0 TEST 05/23/13 201301423 0 A140 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Zoning Residential MEDIUM RESIDENTIAL Residential Property Notes Land Information Size 0.2888 Influence Factors Waterfront - Ca Influence % 556,360 Value 556,360 Land 0 556,400 556,400 Building Total 0 1,138,100 1,138,100 Location: 12 VERY GD LOCATION (POS INFL Mat Ailboor Value Source Owner Value Source Value Source Price 08/04/22 Price 20211317 Purpose 20,000 Manual Override Reason Base Date of Value Effective Date of Value Date Issued Mater Change Mo Al Door Source Owner Number 06/04/12 Price 20211317 Purpose 20,000 Replace Ez Breez 08/04/13 201309317 O TEST Fi 4743 05/2313 Date Issued 06/08/13 Number 201309317 Price 201309317 Purpose 201309317 Date Issued 201309317 Date Issued 201309317 Date Issued 201309317 Purpose 201309317 Date Issued 201301423 Date Issued 201301423 Date Issued 201301423 Purpose 201301423 Date Issued 201301423 Date Issued 2	Zoning Residential MEDIUM RESIDENTIAL Residential Property Notes Land Information Size Influence Factors Influence % Value O.2888 Waterfront - Ca S56,360 Assessed 556,360 Assessed Building Assessed 0 S56,400 581,700 S66,400 0 S66,400 0 S66,400 0 S66,400 0 S68,400 0 O Location: 12 VERY GD LOCATION (POS INFL Location: 12 VERY GD LOCATION (POS INFL Value Flag Cost Approach TD533DM2 Manual Override Reason Base Date of Value Manual Override Reason Base Date of Value Entrance Information ntry Code atal Maller Change (for At Door Source Owner Number Owner Price Date Issued OW/04/22 Price Purpose 202/11/13 Douglassing 206,791 Auto Fi 4743 06/23/13 201305189 206,791 Auto Fi 4743 Carage 22x22 02/11/13 Color 2 Stovelling 47x52 Garage 22x22 02/11/13 Outo 2 Stovelling 47x52 Garage 22x22 02/11/13 Outo 2 Stovelling 47x52 Garage 22x22 02/11/13 Outo 7 Stoveling 47x52 Garage 22x22 02/11/13 Outo 7



SUSSEX COUNTY

Situs : 37631 PINE RD	Parcel Id: 533-19.12-66.00	Class: Single Family I	Dwelling	Card: 3 of 3	Printed: May 6, 2025	
	Dwelling Information					
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No					
	Basement					
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type					
Heating & Cooling	Fireplaces					
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab					
	Room Detail					
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	Full Baths Half Baths			Outbuilding Data		
	Extra Fixtures Bath Type Bath Remod	Type Bulkhead	Size 1 Size 2 1 x 60	Area Qty Yr B 60 1 1900	It Grade Condition	Value 4,640
	Adjustments					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
	Grade & Depreciation					
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr					
% Complete	Dwelling Computations		Condominiu	ım / Mobile Home Informa	ation	
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area Total Living Area	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Adj Factor Additions	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Loc Unit Vie Model M		

Martha Shaw

From:	mlangdon47@yahoo.com
Sent:	Friday, May 2, 2025 8:25 PM
То:	Assessment Appeals
Subject:	Re: 533-20.13-48.00 Formal 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.

This is to inform you that we accept the new assessed value of \$669,800 for parcel 533-20.13-48.00. James and Margaret Langdon

Yahoo Mail: Search, Organize, Conquer

On Wed, Apr 30, 2025 at 2:35 PM, Assessment Appeals <assessmentappeals@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 pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

Martha Shaw

Assessment Specialist

Sussex County Council P.O. Box 589 Georgetown, DE 19947 302-855-7824 Office 302-855-7828 Fax

mshaw@sussexcountyde.gov

virtyler RESIDENTIAL PROPERTY RECORD CARD 2099

Transfer Date

Price Type

SUSSEX COUNTY

Situs : 38328 BAYBERRY LN	Parcel ID: 533-20.13-48.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: May 5, 2025
CURRENT OWNER	GENERAL INFORMATION			
LANGDON JAMES R II & MARGARET S 1749 OLD WESTMINSTER PIKE WESTMINSTER MD 21157	Living Units 1 Neighborhood 1AR092 Alternate ID 533201300480000000 Vol / Pg 0/0 District Zoning MEDIUM RESIDENTIAL Class Residential			
Property No	otes			
		16/2022 103 04 PM 153	×2013-48.00	
Land Inform	ation	Asses	sment Information	

Appraised 474,900		Cost	Income	Market
,	474 000			Market
	474,900	474,900	0	474,900
194,900	194,900	194,900	0	63,530
669,800	669,800	669,800	0	538,430
			lue	
		Eff		Base Date of Value Effective Date of Value

	Entrance Information				Pormit In	formation	
Date ID 04/10/24 SLM 10/20/22 NMJ	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other	Date Issued	Number	Perint in Price Purpose		% Complete
		Sales/Ow	nership Histor	у			

Deed Reference

Deed Type

Grantee

Validity

RESIDENTIAL PROPERTY RECORD CARD

SUSSEX COUNTY

Situs : 38328 BAYBERRY	LN	Parcel Id: 533	-20.13-48.00	Class: Single Fa	mily Dwelling		Card:	1 of 1		Print	ed: May 5, 202	25
	Dwellin	g Information				20 10 B 10				ID Co A B 10	de Description Main Building	1
Style Ranch Story height 1 Attic None Exterior Walls Alum/M Masonry Trim x Color	eight 1 Eff Year Attic None Year Remo Nalls Alum/Vinyl Ame Trim X In-law			20 20 26 C 26 20 20 7 11			11	27		E 10 C 13 D BD E BK	FRAME GARA	GE
	Bi	asement	-			7 1	5 7					
Basement Crawl FBLA Size × Rec Rm Size ×		# Car Bsmt Gar FBLA Type Rec Rm Type					<u> </u>					
Heating & Coo	ing	Fireplaces										
Heat Type Centra Fuel Type Electri System Type Electri	b	Stacks Openings Pre-Fab										
	Ro	om Detail										
Bedrooms 3 Family Rooms		Full Baths Half Baths	0			Ou	tbuildin	ouilding Data				
Kitchens Total Rooms 6		Extra Fixtures	2	Туре		Size 2	Area	Qty	Yr Blt		Condition	Valu
Kitchen Type Kitchen Remod No		Bath Type Bath Remod	No	Boat Dock Bulkhead	3 x 10 1 x 45		30 45	1 1	1900 1900	C C	A P	680 2,420
	Adj	ustments										
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area										
	Grade 8	Depreciation										
Grade C+ Condition Averag CDU FAIR Cost & Design 0	je	Market Adj Functional Economic % Good Ovr	80									
% Complete 100		,			Con	ndominium /	Mobile	Home I	nformati	on		
	Dwelling	Computations		Complex Name								
Base Price Plumbing Basement Heating Attic Other Features Subtotal	250,136 7,030 -13,870 20,750 0 0 264,050	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	80 100 1.44	Condo Model Unit Number Unit Level Unit Parking Model (MH)				U	nit Locat nit View odel Mal			
Ground Floor Area Total Living Area	1,444 1,644	Dwelling Value	191,800									
	Buil	ding Notes										

Martha Shaw

From:	mlangdon47@yahoo.com
Sent:	Friday, May 2, 2025 8:29 PM
То:	Assessment Appeals
Subject:	Re: 533-20.13-48.01 Formal 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.

This is to inform you that we accept the new assessed value of \$16,00 for parcel 533-20 .13-48.01. James and Margaret Langdon

Yahoo Mail: Search, Organize, Conquer

On Wed, Apr 30, 2025 at 2:36 PM, Assessment Appeals <assessmentappeals@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 pursue the value further. Please respond with your intentions no later than May 5, 2025. After that date, we will assume you have accepted the new value.

Martha Shaw

Assessment Specialist

Sussex County Council P.O. Box 589 Georgetown, DE 19947 302-855-7824 Office 302-855-7828 Fax

mshaw@sussexcountyde.gov

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs :	Parcel ID: 533-20.13-48.01	Class: Residential - Ancillary Use	Card: 1 of 1	Printed: May 5, 2025
CURRENT OWNER	GENERAL INFORMATION			
LANGDON JAMES R II & MARGARET S 1749 OLD WESTMINSTER PIKE WESTMINSTER MD 21157	Living Units 0 Neighborhood 1AR092 Alternate ID 533201300480100000 Vol / Pg 0/0 District Zoning MEDIUM RESIDENTIAL Class Residential			
Property No	tes		a state of the sta	
		1020122, 102-46 BM 53	9-2013-4891	

			Land Information				A	ssessment Inform	nation		
Type Residual	AC	Size	Influence Factors Waterfront - Ca	Influence %	Value 13,430		Assessed	Appraised	Cost	Income	Market
Residual	AC	0.1148	Watemont - Ca		13,430	Land	0	13,400	13,400	0	0
						Building	0	2,700	2,700	0	0
						Total	0	16,100	16,100	0	0
									Override Reason se Date of Value		
Total Acres: .1148 Spot:			Location: 12	2 VERY GD LOCATION	(POS INFL	Value Flag C Gross Building:	ost Approach	Effecti	ve Date of Value		

		Entrance Informatio	n			Permit Information	
Pate)/19/22	ID NMJ	Entry Code Unoccupied	Source Other	Date Issued	Number	Permit information Price Purpose	% Complete

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

Situs : Dwelling Info Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled	Class: Residential	- Ancillary Use	Card: 1 of 1		Printed: May	5, 2025
Style Story height Attic Exterior Walls Masonry Trim ×	Year Built Eff Year Built Year Remodeled						
Story height Attic Exterior Walls Masonry Trim X	Eff Year Built Year Remodeled						
000	Amenities In-law Apt No						
Baseme	ent						
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type						
Heating & Cooling	Fireplaces						
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab						
Room De	etail						
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures	Туре	Size 1 Size 2	Outbuilding Data Area Qty	a Yr Blt (Grade Condil	ion Valu
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Bulkhead	1 x 50	50 1	1900	C P	2,650
Adjustm	ients						
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area						
Grade & Dep	reciation						
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr						
% Complete			Condominiu	m / Mobile Home	Informatio	on	
Dwelling Com	putations	Complex Name					
Base Price Plumbing Basement Heating Attic Other Features 0 Subtotal	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Adj Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)			Unit Locati Unit View Model Mak		
Ground Floor Area Total Living Area	Dwelling Value						
Building	Notes						

SUSSEX COUNTY

2099

RESIDENTIAL PROPERTY RECORD CARD

🐝 tyler

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): Phillip & Rachel Shetzler Parcel ID: 134-7.00-7.00
Street Address of Parcel: 33251 Dover Rd
Current Assessment: \$408,400
Purchase Price (Total of Land and Improvement): \$180,000 Date of Purchase: 3/17/2017
Special Conditions of Sale:
How was property acquired
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 10,009 Square Feet Style of Home
Number of: Bedrooms: <u>Bathrooms:</u> Fireplaces: <u></u>
Finished Basement Finished Attic Central Air Porches and Additions:
Describe outbuildings or accessory structures other than main dwelling:
What do you consider to be the fair market value of the property as of July 1, 2023? \$180,000

On what basis do you reach that Opinion? (Select One) Appraisal (person who did the appraisal must appear at
the hearing and the appraisal must be submitted with
this appeal form).Comparable Sales (identify below)Other (provide detail below or in a separate attachment

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

The property was purchased for \$180,000 and has not been touched (outside of minimum lawn maintenance) since.

Х

I am not an expert in land appraisals and look to gain an understanding of how the \$400k appraisal came to light, however, I have not been provided any details to help me.

Comparable Sales

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.

You must submit <u>3</u> comparable sales.	
Parcel Number Owner	
Address	
Sales Price \$ Date of Sale	
Lot Size/Land Area	
Number of: Bedrooms: Bathrooms: Fireplaces:	
Finished Basement Finished Attic Central Air	
Porches and Additions:	
Describe Garage or Other Improvements:	
Additional Comments:	

	Parcel Number		Owner	·····								
	Address											
	Sales Price \$	Date o	of Sale									
	Lot Size/Land Area	Sty	le of House									
	Number of: Bedrooms:	Bathrooms:	Fireplaces:									
	□ Finished Basement □ Finis	hed Attic 🛛 Central /	Air									
	Porches and Additions:											
	Describe Garage or Other Impre	ovements:										
	Additional Comments:											
	pr.,											
			1. 100 - FOIL - F - F									
	Parcel Number		Owner	L 108/02/7 10								
	Address											
	Sales Price \$	Date o	of Sale									
	Lot Size/Land Area	Sty	le of House									
	Number of: Bedrooms:	Bathrooms:	Fireplaces:									
	Finished Basement IFinished Attic Central Air											
Porches and Additions												
	Describe Garage or Other Impre	ovements:										
	· · · · · · · · · · · · · · · · · · ·	1 811 Arguna										
	Additional Comments:	10 a										

Witnesses or Agents	
Identify any witness or attorney/agent who will appear additional witnesses.	on your behalf at the hearing. If necessary, attach a list of
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
Print Name and Title: Phillip Shetzler	<u> </u>
Mailing Address: 2686 Big Oak Rd, Smyrna, De 19977	
E Mail Address: Pshetzler@gmail.com	Telephone: (302) 420-9830
Please use 🗖 mailing address 🗹 e m	ail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board fo consider your appeal on, the basis of the information co	r a formal hearing, please check here □ and the Board will ontained in this form.
I request that Assessment disclose witnesses and exhib	its. 🗹
¹ If this form is signed by an agent of the owner, the agent must atta and represent the interest of the owner herein.	ach a statement from the owner authorizing the agent to present this appear

Control # JS QL DAnnual
RESIDENTIAL ASSESSMENT APPEAL FORM
BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY
 This form may be submitted by mail to PO Box 589, Georgetown DE 19947, in person at 2 The Circle, Georgetown DE, or electronically to the Assessment Department at assessmentappeals@sussexcountyde.gov. If every question is not clearly and completely answered, the Board may deny your appeal without further hearing. Submit a separate appeal form for every tax parcel. REMEMBER: Hearsay rules apply: expert testimony must be presented by the expert, and copies of contracts, appraisals, etc., must be presented by the author him/herself. Assessment is based on 100% of the fair market value of your property as of July 1, 2023.
Property Identification
owner(s): Darlene G. Kraternik Parcel ID: 335-8.07-58.01
Street Address of Parcel: 424 Paynter Ave., Lewes, DE
Current Assessment: \$ 819,000 house
Purchase Price (Total of Land and Improvement): \$ 8000. Date of Purchase: 1/25/2006 Special Conditions of Sale: Exchange of lots, Vature 250,000
Special Conditions of Sale: Exchange of lots, Vature 250,000
How was property acquired Private Sale D Auction D Open Market D Family D Inherited
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)
Year Cost Change
2006 40,000 Move house to new crawl space footers. 2021 6,860 HVAC replaced @ 2016, up and down others.
2006 40,000 Move house to new crawl space footers. 2021 6,860 HVAC replaced (22014, up and down others. 2023 14,050 Roof replaced 2023
Description of Property
Lot size/Land Area 3928 ft ² Style of Home Cape Cod
Number of: Bedrooms: <u>4</u> Bathrooms: <u>3</u> Fireplaces: <u>1</u>
Finished Basement Finished Attic Central Air
Porches and Additions: <u>A concrete steps at Pay interst. entrance</u>
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? 525.000 .
to the up you consider to be the fail market salue of the property as of July 1, 20231 3

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On what basis do you reach that Opinion? (Select One) CONTROL, NUMBER: ISAL PARCEL ID 335-5.07-53.01 REOPERTY CLASS R PROPERTY LOCATION 43- Briefly discuss the reason for your appeal and fo	
ΓLEA5Ε	SEE ATTACHMENT
hearing (up to a maximum of six) must be listed i not be permitted to testify or introduce evidence value of other properties, or the taxes paid by o not cite the assessed values of other properties	
	ust submit <u>3</u> comparable sales.
1. Parcel Number	Owner
Address	
	Date of Sale
Lot Size/Land Area	Style of House
Number of: Bedrooms: Bed	rooms: Fireplaces:
□ Finished Basement □ Finished Attic	🗆 🗖 Central Air
Porches and Additions:	
Describe Garage or Other Improvement	S:
Additional Comments:	

······

Witnesses or Agents Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a lisť ZVATER UIK DARLÉNE G.+ additional witnesses. LAURENCE A. ETCHISON Firm or Company NICSBURG, PIP Contact Information (phone and/or 17055) sents the f 106 E MARBLE ST. Address **Owner Certification** The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year _____ be reduced to: \$_____ Signature of Owner or agent' Darlene G. Svaternik G. KVATERNIK Print Name and Title: DARLENE 3525 CANBY ST. APT. 230 Mailing Address: HARRISBURG, PA 17109 E Mail Address: darkene Kvat Ogmail, COM Telephone: 7/7 343-9426 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 appear and represent the interest of the owner herein.

	Address Sales Price \$ Date of Sale
	Lot Size/Land Area Style of House
	Number of: Bedrooms: Fireplaces:
	Finished Basement Finished Attic Central Air
	Porches and Additions:
	Describe Garage or Other Improvements:
	Additional Comments:
3.	Parcel Number Owner
	Address
	Sales Price \$ Date of Sale
	Lot Size/Land Area Style of House
	Number of: Bedrooms: Bedrooms: Fireplaces:
	Finished Basement Finished Attic Central Air
	Porches and Additions
	Describe Garage or Other Improvements:
	Additional Comments:

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Documentation for Application for Reassessment , 424 Paynter Avenue, Lewes, DE 19958

Control Number : JSQL

Parcel ID 335-8.07-5801

Property Class R

Property Location 424 Paynter Ave

To: Assessment Department, Residential Appeal Form, Board of Assessment Review of Sussex County

Thank you for giving us the opportunity to appeal the assessment of my property at 424 Paynter Avenue, Lewes.

My name is Darlene G. Kvaternik, and I am the owner of the Property at 424 Paynter Ave. My nephew, Laurence Etchison, will accompany me to the appeal location and assist with presentation of information.

The house was purchased on January 5, 2006 from Donald and Nancy Smith through an agreement to swap lots of equal value, believed to be \$250,000. The building was valued at \$8,000, which was the amount of money exchanged. The Smiths had offered the house to various community organizations without charge as long as it would be moved. My husband drew up plans, researched the requirements, and received agreement for the house to be moved onto a newly created adjacent lot.

ATTACHMENT P2

LONTROINUMEER PROP. CLASSIJSQL PARCEL TO 335-8,07-58,01 424 PAYNTER AVI

In order to fit on Lot B, two feet of the length of the house needed to be removed, and the house needed to be repositioned on the smaller lot. I am attaching some of my husband's drawings that were sent to the City of Lewes and the County of Sussex. The move took place onto Lot B of the subdivision of Burton's Subdivision of Lots #78 & 79 on May 9, 2006. Shortly thereafter, a Mennonite crew from Martin's Builders in Perry County, PA removed two feet of the building facing Johnson St. , adding a door and repositioning windows on the first floor. Cost to move the house was \$28,128 from Bob Davidson, House Movers. Additional costs for steps and interior painting, etc. brought the total cost to approximately \$40,000.

Please notice that there was unfortunate street paving that lessened exterior space, making the lot not suitable for addition of sidewalk or garage. (See the attachment showing the decision of the City of Lewes Board of Adjustment.)

To: 7175411678 DARLENE KNATERNIK FARCEL I D 335-8:07-53:01 PROPERTY CLASS R 424 PAYNTER A VE

BEFORE THE BOARD OF ADJUSTMENT OF THE CITY OF LEWES

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IN RE:	
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4 PAGES

APPLICATION OF

DECISION

MR. AND MRS, DONALD P. SMITR

The Board of Adjustment of the City of Lewes convened at 10:00 o'clock in the morning, prevailing time, Tuesday, October 12, 2004, at the City Hall, East Third Street, Lewes, Sussex County, Delaware, to hear the request of Mr. and Mrs. Donald P. Smith, owners of property located at 423 Johnson Avenue, Lewes, Delaware, for a variance from the minimum lot size in the Zoning Ordinance in order to resubdivide their property. Present for the Board of Adjustment were Chairman William Stevenson and member Howard Parker. Member Joseph Stewart did not participate as he is a neighbor of the Applicants and was the subject of a similar application. Present as well were the City Solicitor, Tempe Brownell Steen, Building Official, William Massey, and Secretary to the Board of Adjustment, Alice Brickson. Present for the Applicants were Mr. and Mrs. Donald P. Smith. The Board also heard testimony from Susan Pomeranz, a resident of Paynter Avenue near the premises subject of this Application and a real estate agent in the City of Lewes.

FINDINGS OF FACT

The Applicants are the record title owners of property located on the northeasterly corner of the intersection of Johnson Avenue and Paynter Avenue (Dewey Avenue), within the corporate limits of The City of Lewes, Sussex County, State of Delaware, and as such have a sufficient property interest to maintain this Application.

The property of the Applicants is located in the OT-Old Town Residential District as described in Chapter 197, the Code of the City of Lewes and on the Official Zoning Map of The City of Lewes, as part of the Button Subdivision and may further identified as Parcel 58 on Sussex County Tax Map 3-35-8.07.

The OT-Old Town Residential District, in the Burton Subdivision, requires a minium lot size of 4,000 square feet and a minium lot depth of 75 feet.

This property is composed of two lots. Lots 78 and 79, in Burton's Subdivision. Lot 78, shown as the northeasterly of the two lots comprising this parcel, has approximately 40 feet along Paynter Avenue, a rear line of approximately 40 feet, and a side lot line of 100 feet. Lot 79, the corner lot, has a frontage on Paynter Avenue of less than 40 feet, and a side lot line of 100 leet. The total square footage of the existing lots is 7,706 square feet.

LAW OFFICES INNELL & RAYSOR, P.A. GEORGETOWHLOCL

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To: 7175411678 DARLENE KN ATERINK PARCEL I D 336-8:07-58:01 PROFERTY LLASS R 424 PAYLITER AVE

Under Delaware case law, the Delaware Supreme Court has defined the two types of variances, "use" variances and "area" variances. The Board of Adjustment v. Kwik-Check Really, Inc., Del. Supr. 389 A.2d at 1289, 1291 (1978). That court indicated that "a use variance is a variance that changes the character of the zoned district by allowing the land to be used for a <u>purpose</u> otherwise proscribed by the zoning regulations." Id. However, an <u>area</u> variance "does not involve a prohibited use, and "concerns only the practical difficulty in using the particular property for permitted use." Id. at 1291. The variance requested in this instance is an area variance to which the "exceptional practical difficulty" standard applies.

The Board concludes that the Applicants face an exceptional practical difficulty in relation to efforts to make normal improvements to the premises because, without the proposed variances for lot area, the existing parcel is large and oversized for the community in which it is located and, if resubdivided to the original Lots 78 and 79 oriented southeast to northwest, would result in one unbuildable lot (Lot79).

The Board concluded that the change is minimal in that the required area is 4,000 square feet and Lot "A" will be 3,878 square feet, 122 square feet under the requirement; and Lot "B" will be 3,828 square feet, 172 square feet under the requirement.

The Board concluded that Lot 79, as platted, had become a nonconforming lot under the Zoning Ordinance of the City.

The Board further concluded that these are unusual lots; Lot 79 has become nonconforming due to a loss of some footage to Joluson Avenue by historic paving of the street and part of the lot Thus, the Board concluded that this is an unusual circumstance not of the Applicants' making.

The Board further concluded that there are numerous properties which are small and have a variety of sizes in area as well as structures on those lots so that these two lots would not affect the neighboring property, uses or character of the area.

Furthermore, the Board concluded that all of the appropriate setbacks can be met by this reconfiguration.

The Board concluded that if the variances were denied, the Applicauts could have one conforming lot, Lot 78, but Lot 79 would, because of conditions beyond their control and preexisting their purchase of the property, proclude any practical use and could not be subdivided back to the original.

The Board concluded that the proposed reconfiguration is a practical solution to a practical difficulty.

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To: 7175411678 DARLENE P. 8-21 PARCEL ID 3355-8:07-58:01 ARDFERTY CLASS R 434 PARVTER AVE

The proposed redivision of Lot 78 and 79 is reflected in *Exhibit 4*, dated May 26, 2004, which reflects the proposal for two reoriented lots, designated as "A" and "B". Both lots are proposed to face Johnson Avenue in a southwest-northeast orientation rather than Paynter Avenue as they currently do.

Proposed Lot "A" will have a front width of 50.01 feet and a depth on the common boundary of Parcels "A" and "B" of 77.06 feet and a depth of 78.06 feet on the boundary between proposed Parcel "A" and Lots 76 and 77 remaining to the northwest. Proposed Lot "B" will have a front width of 50.01 feet, a depth of 77.06 feet along the common boundary line of Lots "A" and "B", and 76.06 feet along Paynter Avenue. The total area of proposed Lot "A" is 3,878 square feet and for proposed Lot "B" is 3,828 square feet.

The Applicants propose to remove the existing structures, a house and outbuildings, resulting in the ability to place new structures on both lots and/or selling one of the proposed lots.

Both of the proposed lots will have an entrance on Johnson Avenue. The existing vehicular entrance on Paynter Avenue will not serve proposed Lot "A".

. The Applicants purchased the property in 2004. Existing Let 79 has been truncated by the paving of Johnson Avenue by the City and reducing the existing lot as shown on the survey, *Exhibit 4*.

The Board also heard testimony that there are a variety of sizes of lots and houses in the Burton Subdivision. The Board lakes notice of the factual information provided in the hearing on the Application of Mr. and Mrs. Joseph Stewart on April 22, 2004, setting out a history of Burton Subdivision and the truncated lot as a result of paving an existing farm road rather than paving along the boundaries of a recorded subdivision.

There was no one in opposition either in writing or present at the hearing.

CONCLUSIONS

Pursuant to Section 197-83. A. (3) of the Zoning Code of the City of Lewes, the Board of Adjustment may:

authorize upon appeal, in specific cases, such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship or exceptional practical difficulty and so that the spirit of this ordinance shall be observed and substantial justice done.

LAW OFFICES TUNNELL & RAYSOR, P. Á. GEORGETOWN, DEL

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10: (1 (391) 6 (3) DARLENE KI MERTIK PARCEL I D 336 - 8:07-58:01 PROPERTY LLASS R 424 PRY STEL AVE

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Furthermore, the Board concluded that all of the appropriate setbacks can be met by this reconfiguration.

The Board concluded that if the variances were denied, the Applicants could have one conforming lot, Lot 78, but Lot 79 would, because of conditions beyond their control and preexisting their purchase of the property, preclude any practical use and could not be subdivided back to the original.

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PARCEZ ID DARLENE WATERNIE ·8,07 - 58.01 PROPERTY QLASS R. 424 PAINTER AVE

The Board concluded that this will not result in any major change to the Old Town Zoning District and it is fair and in the spirit of the Zoning Ordinance to allow both variances.

The Board further concluded that, although part of the reason for seeking this resubdivision is potentially to sell one of the lots, this is also true of all those applicants for resubdivision of combined lots in the Burton Subdivision which may be resubdivided without variance,

Furthermore, the Board dotormined that Burton Subdivision is still a transitional area where the trend is downsizing rather than combinations of lots with resulting construction of large houses so that the proposed resubdivision will be in character with the immediate neighborhood.

The Board further recognized that there are some currently existing lots of the same or less area as the proposed resubdivided lots would be.

The Board also concluded that failure to grant this variance could result in the existing oversized lot being improved by a large house which would then be out of character with the remainder of the community which is one of small houses.

The Board concluded that denying the variances would impose greater harm to the Applicants as granting the variance will have little effect on the adjacent neighboring properties but to deny the variance would result in potentially forcing the Applicants to leave the City and the replacement by an oversized house out of character with the neighborhood.

The Board concluded that the spirit of Zoning Ordinance is not impaired by the granting of the variance.

DECISION

Based on the foregoing and the evidence presented to the Board of Adjustment, it is the unanimous decision of the Board of Adjustment of the City of Lewes to grant the request by Mr. and Mrs. Donald P. Smith for a variance from the lot size requirements for proposed Lot "A" and proposed Lot "B".

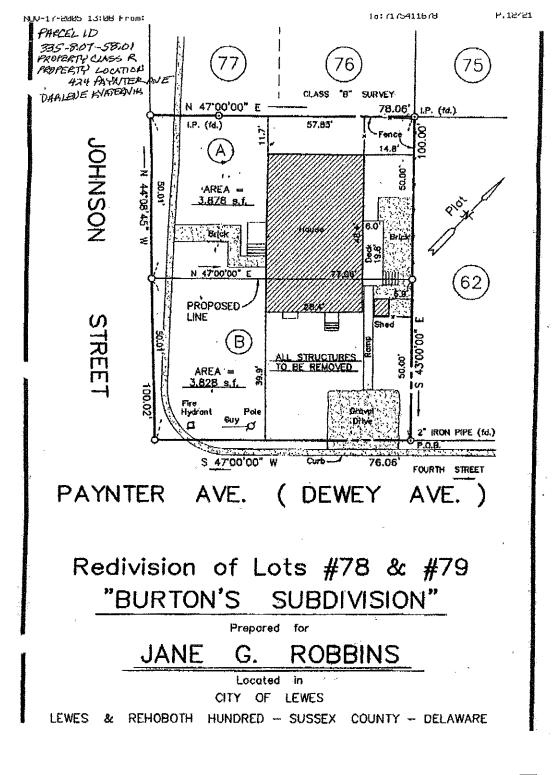
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BOARD OF ADJUSTMENT OF THE CITY OF LEWES

<u>Uilliam It Stevener</u> Chairman <u>Hodars II. Parker</u> Member

LAWOFFICES TUNNELL & RAYSOR, P.A. GEORGETOWN, OCL

Dated: PAWendy/TOWNSLewce/BOARDADASmithitOA.wpst



Donald P. & Nancy H. Smith 8285 Private Lane Annandale, Virginia 22003 703-425-1568 Fax - 703-837-0074

September 8, 2005

Mr. William F. Massey, Jr. Building Official The City of Lewes P.O. Box 227 Lewes, Delaware 19958

RE: Subdivision of 423 Johnson Avenue

Dear Mr. Massey:

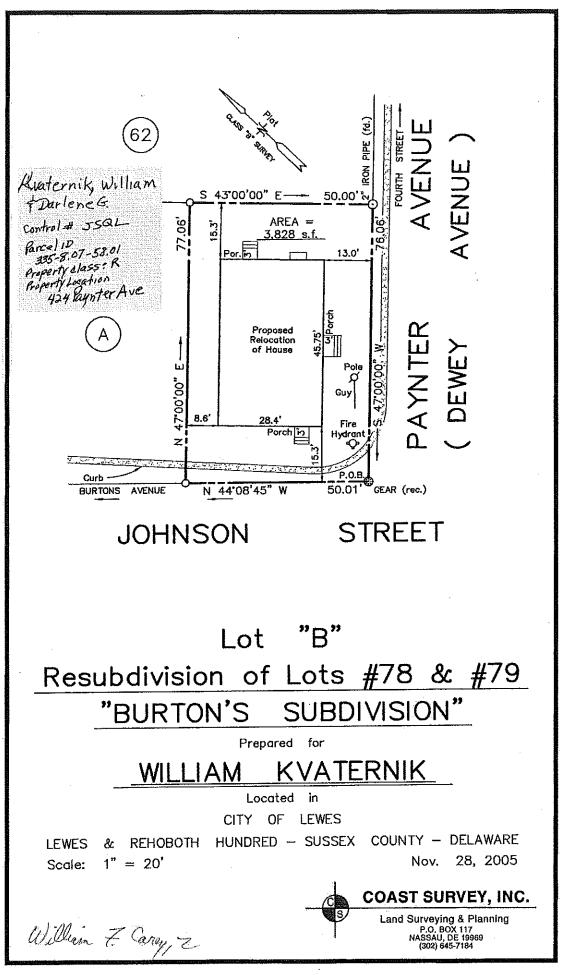
As you may recall, my wife and I obtained approval to subdivide the property at 423 Johnson Avenue into two lots, subject to certain conditions being met. Those conditions were included in the City Manager's letter of January 12, 2005 to us, and are: (1) "installation of water and sewer taps on Lot 78 as noted on the plot plan..." and (2) "...removal of all structures on the property." (Copies attached).

You may also be aware that we are discussing an arrangement whereby Mr. & Mrs. William Kvaternik would purchase (or exchange) one of the two lots approved for subdivision, have the house currently on 423 Johnson Avenue moved onto that one lot, and make the necessary changes and improvements to the house so that it will fit on the lot and do the electric, water and sewer hook-ups.

My question is, will this satisfy the requirements of the subdivision approval to "remove all structures on the property" and "installation of water and sewer taps on Lot 78"? Also, which of the subdivided lots would be considered "Lot 78" referred to in the letter, Lot A or Lot B? It is our intention to hold on to the remaining lot, so do we need to make another water/sewer connection for that lot or does the existing connection to the house now on the property count as one of the water/sewer hook-ups?

I think that we are certainly within the spirit of the approval by moving the House onto one of the two lots and connecting water and sewer to it. However, I don't want do anything contrary to the approval as granted and I don't want to have a problem in the future if I sell or build on the remaining lot. I would appreciate any guidance you can provide in this matter.

cc. Mr. & Mrs. William Kvaternik



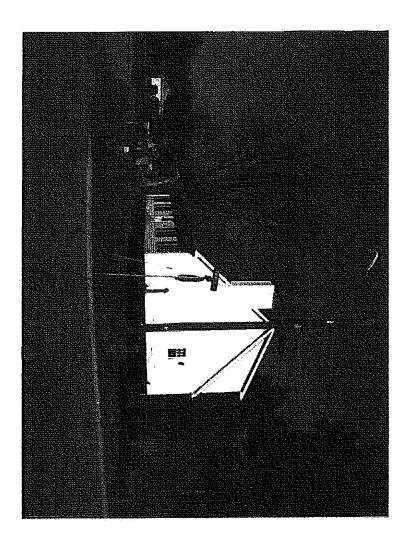
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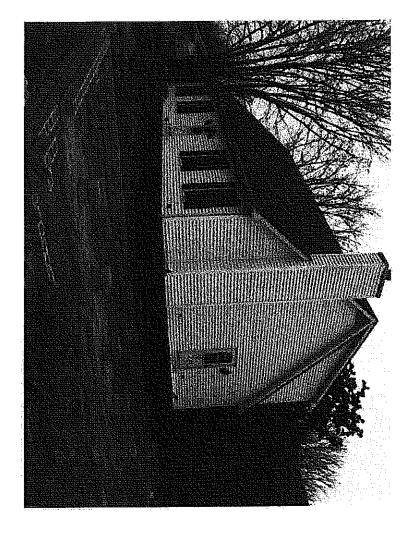
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Contract # JSQL PARCEL 10 # 335-8.07.58.01

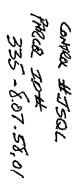


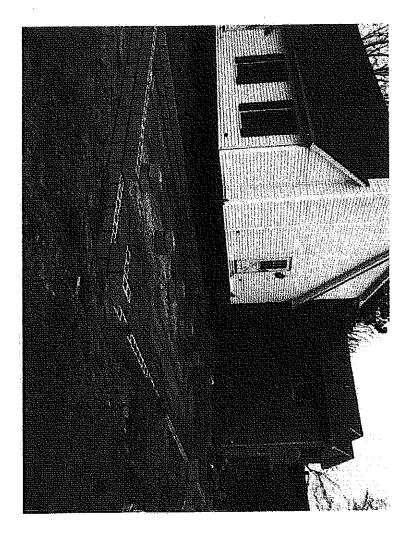
KUTHERINK, PARLENE

CONTROL #JSQL FARCEL ID # 335-8,07-58.01



KUTTER, IK, DARLENE





Single Family House - Calculated Value Spreadsheet 2006-2025 424 Paynter, City of Lewes, Sussex County, Delaware **KVATERNIK**, Darlene

2006 House Cost (Not Including Property)

\$40,000.00

2012 2013 2014 2015 2015 2015 2015 2015 2017 2017 2017 2018 2021 2021 2022 2022 2010 2011 2009 2006 2025 Year HPI (FRED) 204.17 311.94 199.1S 184.70 206.30 268.30 290.12 181.61 190.05 194.84 218.22 254.21 161.13 165.28 159.87 158.18 168.59 175.08 163.98 174.09 % Change -5.74% -5.81% -2.51% -1.06% 1.86% 2.58% 2.58% 3.85% 3.85% 4.65% 2.52% 5,54% 8.13% 7.52% -3,47% -7.26% 1.04% N/A HOUSE VALUE \$34,106.87 \$32,126.17 \$31,320.96 \$30,989.86 \$32,380.86 \$33,029.34 \$33,029.34 \$34,300.83 \$35,580.15 \$37,233.68 \$37,233.68 \$37,233.68 \$37,233.68 \$37,233.68 \$37,233.68 \$37,233.68 \$37,233.68 \$37,233.68 \$37,233.68 \$49,803.60 \$52,564.04 N/A \$40,417,30 \$36,185.53 \$39,016.51 \$61,113.78 \$55,000.00 \$57,500.00 \$45,000.00 \$52,500.00 \$35,000.00 \$40,000.00 \$42,500.00 \$47,500.00 \$50,000,00 \$60,000.00 \$62,500.00 \$65,000.00 \$37,500.00 \$30,000.00 \$32,500.00 ³\$\$. ⁴\$\$. ⁵\$\$. ⁵\$\$. ⁶\$\$. ⁶\$\$. ⁶\$\$. ⁵\$\$. KVATERNIK, Darlene - 424 Paynter

2006-2025 House Value Increase \$21,113.78

52.78%

Notes:

1. House Price Index (HPI) from FRED "All Transactions From Sussex County, Delaware"

2. HPI for 2025 was estimated using the 2023 to 2024 HPI increase of 21.82

3. Original 2006 House Price included purchase of house (\$8,000.00), installation of foundation/crawl space, movement of house, shortening of house, and miscellaneous fees/expenditures.

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PANCEL ID# 335-8,07-58.01 Control #JSQL



es.

jay.

4203 Union Deposit Rd Harrisburg, PA 17111 717-561-6010

app. Expires 4/5/25. Exclusions apply.

Return Sala

	leturn Gale				
1	Store: 827 Date: 3/26/25 Fransaction: 36442	Register: Time: 11:2 Gashier: 2	4 納	03/26/2025 11:18	
	Qty Ilem *************** START			Amount 9.60 N	i custom p I I I
	******** Order Namb	er 468272888	<u>}</u> ()##########		I I
	Scan To Email 1 2821514	(9.60)	(9.60)N	9.60	l custom p
	Original Store: 827 Transaction: 28880	Date: Regist	3/26/25 er; 26	0.00 USD \$ 9.60	
	***** ************** END	RETURN ****	*****		l r custom pi
		Subtotal	(9.60)		
	Visa		(9.60) ISD\$-9.60	the charges card the issuer and the	¦ \$
	Card No. : XXXXXXX Auth No. : 026076	XXXXX4364 [()	rith email the service you for the mall of the 3. We do not for the	custom p
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Major savings

ahead!

□ Annuəl □ Supplementai

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): Pobert DORRELL& Tracie Parcel ID: 537-18,00-36.00-
Street Address of Parcel: Lo200 Delmar RD Demar, DE 19940
- Current Assessment: \$
Purchase Price (Total of Land and Improvement): \$ 20,000 Date of Purchase:
Special Conditions of Sale:
How was property acquired IP Private Sale Auction I Open Market I Family I Inherited
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)
Year Cost Change
Description of Property
Lot size/Land Area, SACRE half acre style of Home Mobile home
Number of: Bedrooms: $\underline{\hat{\Delta}}$ Bathrooms: $\underline{\hat{\Delta}}$ Fireplaces: $\underline{\hat{\Delta}}$
Finished Basement
Describe outbuildings or accessory structures other than main dwelling:
What do you consider to be the fair market value of the property as of July 1, 2023? $\frac{45,000}{5,000}$

On what basis do you reach that Opinion? (Select One) Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form). Comparable Sales (identify below)

Other (provide detail below or in a separate attachment

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

then, no plumbing, uninhabitable ty - pictures included Assessed value 7/01/2023 \$\$,800 included

Comparable Sales

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. <u>Do</u> not cite the assessed values of other properties in your appeal.

You must submit 3 comparable sales.

Parcel Number	Owne	۲
Address		
Sales Price \$	Date of Sale	
Lot Size/Land Area	Style of Hou	ISE
Number of: Bedrooms:	_ Bedrooms: Fire	eplaces:
□ Finished Basement □Finish	ed Attic 🛛 Central Air	
Porches and Additions:		······································
Describe Garage or Other Improv	rements:	- <u> </u>
		· <u>····</u>
L		
Additional Comments:		
[<u></u>
· · · · · · · · · · · · · · · · · · ·		

Sales Price \$		Dat	e of Sale		
			ityle of House		
			Fireplaces:		
Finished Base	ment 🛛 Finisl	hed Attic 🛛 Centra	al Air		
Porches and Add	litions:		······	· · · · · · · · · · · · · · · · · · ·	
Describe Garage	or Other Impro				
					2 7
				· · · · · · · · · · · · · · · · · · ·	
Additional Com	nents:				
		· · · · · · · · · · · · · · · · · · ·			
		····			
Parcel Number		· · · · · · · · · · · · · · · · · · ·	Owner	·····	
Address	·····		· · · · · · · · · · · · · · · · · · ·		
Sales Price \$		Date	of Sale		
Lot Size/Land Are	ea	S	tyle of House		
Number of: Bed	rooms:	Bedrooms:	Fireplaces:		
Finished Base	ment 🛛 Finish	ed Attic 🛛 Centra	l Air		
Porches and Add	itions				
Describe Garage	or Other Impro	vements:			
				······	
L					
Additional Comm	ients:				

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Witnesses or Agents	
Identify any witness or attorney/agent who will appear additional witnesses.	on your behalf at the hearing. If necessary, attach a list of
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
The undersigned represents that he/she is the owner of affirms that all statements herein are true to the best of Review that the assessment of said property for fiscal y Signature of Owner or agent ¹ <u>Macul</u> Print Name and Title: <u>Tracie</u> <u>Dorr</u> Mailing Address: <u>Log90</u> <u>DelMar</u>	r authorized agent of the owner for the described property, and f his/her knowledge and belief, and asks the Board of Assessment ear 2005 be reduced to: \$ 45,000 Soull RD 940
E Mail Address:	Telephone: <u>302 - 604 - 0</u> 400
Please use 🛛 mailing address 🗖 e m	all for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board for consider your appeal on, the basis of the information co	a formal hearing, please check here Band the Board will ontained in this form.
I request that Assessment disclose witnesses and exhibi	ts. 🗆
¹ If this form is signed by an agent of the owner, the agent must attac and represent the interest of the owner herein.	ch a statement from the owner authorizing the agent to present this appear

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SUSSEX COUNTY, DELAWARE FINANCE DEPARTMENT - BILLING DIVISION 2 THE CIRCLE | PO BOX 601 GEORGETOWN, DE 19947-0601

Tax Period: 07/01/2023 - 06/30/2024

6280 DELMAR RD

Property Description

S/RT 54 T#14645

ainte a	DELMAR DE	19940-3153					
	Bill Number	Bill Date	Customer ID	Parcel ID	Due Da	ite As	sessed Value
	23192066	08/01/2023	294728	532-18.00-36.00	09/30/20)23	8,800
1	DESCRIPTION OF C	CHARGES		RATE	CHARGE	CREDITS APPLIED	CURRENT CHARGES
	COUNTY TAX LIBRARY	······		0.3983 0.0467	35.05 4.11	-	35.05 4.11
				Тс	tal County Ch	arges	39.16
	SUSSEX TECHNI	ELMAR DISTRICT ICAL HIGH SCHOOL TION TAX - DELMAR		4.0764 0.4514 26.0000	358.72 39.72 26.00		358.72 39.72 26.00
				Тс	otal School Ch	arges	424.44

24-50 - 2

9/11/23 Cheve # 5356

CURRENT TAXES BILLED:463.60LESS PAYMENTS/ADJUSTMENTS:0.00PLUS, PRIOR YEAR(S):0.00

TOTAL DUE: \$463.60

Disease and enverse of hill for important information or contact up at (302) 855-7871

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs: 29535 N COTTON WAY	Parcel ID: 134-5.00-154.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 16, 2025
CURRENT OWNER	GENERAL INFORMATION		20100	
COX DAVID C JOCELYN G 15 GRAFTON ST BETHESDA MD 20815	Living Units 1 Neighborhood 1AR055 Alternate ID 134050001540000000 Vol / Pg 2050/127 District Zoning MEDIUM RESIDENTIAL Class Residential			
Ргоре	rty Notes	45/23,2:32:15 FM	34-500-154.00	
Land I	formation	Ass	essment Information	n

			Land Information					Α	ssessment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value			Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.2764	Waterfront - Oc		4,568,080		Land	0	4,568,100	4,568,100	0	4,568,100
						E	Building	0	938,500	938,500	0	1,233,670
							Total	0	5,506,600	5,506,600	0	5,801,770
Total Acres: .27 Spot:	64		Location: 13	EXCEL LOCATION (POS INFLU)		ue Flag C 134DM9	Cost Approach	B	Override Reason Base Date of Value tive Date of Value		
			Entrance Information						Permit Inform	ation		
	D	Entry Co	de t Not At Lloma	Source		Date Issued	Number	Price	Purpose			% Complete

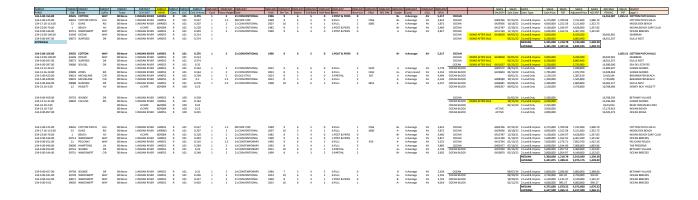
04/05/23 NMJ	Occupant Not At Home	Other	Date Issued 09/27/16 05/06/16 05/14/10 01/22/96	Number 201610145 201604929 22942-2 22942-1	21,450 4,000 3,000 299,338	A018 D010	% Complete Replace Existing Siding At North S Dune Crossover 4x28 Ok Per Lawı Reconst Dune-Cotton Patch Hills L Dwellingw/Additions-Cotton Patch
		S	Sales/Ownership Histor	У			
Transfer Date 05/12/95	Price Type 465,000	Validity		d Reference D/127	Deed Type		Grantee

🐝 tyler

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 29535 N COTTO	ON WAY	Parcel Id: 134	-5.00-154.00	Class: Single Fam	ily Dwelling		Card:	1 of 1		Prin	ted: April 16, 20)25
	D	welling Information				46				A	Code Description Main Building	Ar 19
Style Co Story height 2.4 Attic No Exterior Walls Fr Masonry Trim x Color	one ame	Year Built Eff Year Built Year Remodeled Amenities In-law Apt			16 18 13 B 18 18 19	C 46 15 13 13	16 18 D 13 18			C D E F F F F F F F F F F F F F F F F F F	10/53 1SFR - FRAME 31 WOOD DECK 10/53 1SFR - FRAME 11 OPEN FRAME 10 1SFR - FRAME RS1 FRAME UTILIT	/BALCONY PORCH
		Basement					1.00					
Basement Po FBLA Size X Rec Rm Size X	ost & Piers	# Car Bsmt Gar FBLA Type Rec Rm Type			36	A	28					
Heating & C	Cooling	Fireplaces				8	17					
Heat Type Ca Fuel Type El System Type He	lectric	Stacks Openings Pre-Fab	1		9	35 F E 9 35	17 27					
		Room Detail			10	52						
Bedrooms 7 Family Rooms		Full Baths Half Baths	2				Outbuilding	g Data				
Kitchens Total Rooms 12 Kitchen Type Kitchen Remod		Extra Fixtures Bath Type Bath Remod		Type Frame Shed	Size 1		Area 816	Qty 1	2021	Grade C	А	Value 13,380
Kitchen Keniou Ind	0	Adjustments		Carport Wood Deck	14 x 8 x		420 104	2 2	2021 1996	C C	A A	11,890 1,960
Int vs Ext Sa Cathedral Ceiling ×	ame	Unfinished Area Unheated Area		Wood Deck	12 x		156	1	1996	C	A	1,470
	G	rade & Depreciation										
Grade B+ Condition Av CDU AV Cost & Design 0 % Complete 10	+ verage VERAGE	Market Adj Functional Economic % Good Ovr				Condominiu	m / Mobile	Home I	nformat	ion		
		velling Computations		Complex Name								
Base Price Plumbing Basement Heating Attic Other Features Subtotal	662,7 33,4 -46,4 54,9 3,9 708,7	98 % Good 80 % Good Override 50 Functional 80 Economic 0 % Complete 59 C&D Factor Adj Factor	100 1.3	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)				U	nit Loca nit View odel Ma)	
Ground Floor Area Total Living Area	1,9 5,2	31										
		Building Notes										



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

Í

Owner(s): David C. & Jocelyn G. Cox Parcel ID: 134-5.00-154.00
Street Address of Parcel: 29535 N Cottonway Bethany Beach DE 19930
Current Assessment: \$5.837.400
Purchase Price (Total of Land and Improvement): \$1,005,000 Date of Purchase: 5/17/1994
Special Conditions of Sale: None
How was property acquired Private Sale Auction Open Market Family Inherited
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)
Year Cost Change
Description of Property
Lot size/Land Area 12,000 sq ft Style of Home Two story
Number of: Bedrooms: 7 Bathrooms: 5.2 Fireplaces; 1
Finished Basement Finished Attic Central Air Porches and Additions: 1
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? \$4,880,000

On what basis do you reach that Opinion? (Select One)	 Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form). Comparable Sales (identify below) Other (provide detail below or in a separate attachment
Briefly discuss the reason for your appeal and	for your conclusion of value:
Appraisal. See comparables below.	
Comparable Sales	
nearing (up to a maximum of six) must be listed not be permitted to testify or introduce eviden	ales as of July 1, 2023. Any comparable sales you intend to discuss at the d in or attached to this form, or the Board will not consider them. You wi ce concerning comparable sales not set forth in this form. The assessed other homeowners, is not acceptable as evidence of overvaluation. Do es in your appeal.
You n	nust submit <u>3</u> comparable sales.
1. Parcel Number MA	Owner Hantman
Address 39616 N Cotton Patch Hills Bethany Beach DE 19	930
	930 Date of Sale
Sales Price \$ 6,176,000	
Sales Price \$ 6,176,000	Date of Sale 07/2021 Style of House Contemporary
Sales Price \$6,175,000 Lot Size/Land Area 22,800 sq ft	Date of Sale 07/2021 Style of House Contemporary throoms: 5.2 Fireplaces:
Sales Price \$ <u>0,176,000</u> Lot Size/Land Area <u>22,000 sq R</u> Number of: Bedrooms: <u>6</u> Ba El Finished Basement ElFinished Atti	Date of Sale <u>07/2021</u> Style of House <u>Contemporary</u> throoms: <u>5.2</u> Fireplaces:
Sales Price \$ <u>0,176,000</u> Lot Size/Land Area <u>22,000 sq R</u> Number of: Bedrooms: <u>6</u> Ba El Finished Basement ElFinished Atti	Date of Sale <u>07/2021</u> Style of House <u>Contemporary</u> throoms: <u>5.2</u> Fireplaces: ic ☑ Central Air
Sales Price \$ <u>6,176,000</u> Lot Size/Land Area <u>22,800 sq ft</u> Number of: Bedrooms: <u>6</u> Ba D Finished Basement DFinished Atti Porches and Additions: <u>1</u>	Date of Sale <u>07/2021</u> Style of House <u>Contemporary</u> throoms: <u>5.2</u> Fireplaces: ic ☑ Central Air
Sales Price \$ <u>6,176,000</u> Lot Size/Land Area <u>22,800 sq ft</u> Number of: Bedrooms: <u>6</u> Ba D Finished Basement DFinished Atti Porches and Additions: <u>1</u> Describe Garage or Other Improvemen	Date of Sale <u>07/2021</u> Style of House <u>Contemporary</u> throoms: <u>5.2</u> Fireplaces: ic ☑ Central Air
Sales Price \$ <u>6,176,000</u> Lot Size/Land Area <u>22,800 sq ft</u> Number of: Bedrooms: <u>6</u> Ba D Finished Basement DFinished Atti Porches and Additions: <u>1</u> Describe Garage or Other Improvemen	Date of Sale <u>07/2021</u> Style of House <u>Contemporary</u> throoms: <u>5.2</u> Fireplaces: ic ☑ Central Air
Sales Price \$ <u>6,176,000</u> Lot Size/Land Area <u>22,800 sq ft</u> Number of: Bedrooms: <u>6</u> Ba D Finished Basement DFinished Atti Porches and Additions: <u>1</u> Describe Garage or Other Improvemen	Date of Sale <u>07/2021</u> Style of House <u>Contemporary</u> throoms: <u>5.2</u> Fireplaces: ic ☑ Central Air
Sales Price \$ <u>6,176,000</u> Lot Size/Land Area <u>22,800 sq ft</u> Number of: Bedrooms: <u>6</u> Ba □ Finished Basement □Finished Atti Porches and Additions: <u>1</u> Describe Garage or Other Improvemen One car garage	Date of Sale <u>orrzozi</u> Style of House <u>contemporary</u>
Sales Price \$ <u>6,176,000</u> Lot Size/Land Area <u>22,800 sq ft</u> Number of: Bedrooms: <u>6</u> Ba □ Finished Basement □Finished Atti Porches and Additions: <u>1</u> Describe Garage or Other Improvemen One car garage	Date of Sale <u>orrzozi</u> Style of House <u>contemporary</u>
Sales Price \$ <u>6,176,000</u> Lot Size/Land Area <u>22,800 sq ft</u> Number of: Bedrooms: <u>6</u> Ba □ Finished Basement □Finished Atti Porches and Additions: <u>1</u> Describe Garage or Other Improvemen One car garage	Date of Sale <u>orrzozi</u> Style of House <u>contemporary</u>

Address 52 Dune Rd, Bethnay Beach DE	19930		
Sales Price \$4,850,000	Date o	f Sale 10/2022	
Lot Size/Land Area 9.000 sq fi	Sty	le of House Contemporary	
Number of: Bedrooms: 7	Bathrooms: 7.1	Fireplaces: NA	
□ Finished Basement □ Fin	nished Attic 🛛 🖻 Central A	Nir	
Porches and Additions: <u>+</u>	<u></u>		
Describe Garage or Other Im	provements:		
Two car garage			
Additional Comments:			
Ocean front			
	· · · · · · · · · · · · · · · · · · ·		
Parcel Number MA		Owner NA	
Address 1 Beach Ave, Rehoboth BEach D	E19971		
Sales Price \$ <u>4,100,000</u>	Date o	f Sale 12/2021	
Lot Size/Land Area 20,200 sq #	Sty	le of House Contemporary	
Number of: Bedrooms: 🛯	Bathrooms: 6.1	Fireplaces: MA	
Finished Basement DFir	nished Attic 🛛 🗹 Central A	lir	
Porches and Additions 1			
Describe Garage or Other Imp			
On site parking	<u></u>	ча Чини и мини и при на таки и на и и части на на на на на на на на на на на на на	
		······································	
Additional Comments:			
Ocean front			

Witnesses or Agents	
Identify any witness or attorney/agent who will appear additional witnesses.	on your behalf at the hearing. If necessary, attach a list of
Corinne Bayline Name	свау Appraisale ЦС Firm or Company
36213 Tupelo Cir, Unit 306 Frankford, DE 19945 Address	obayappraisals@outdook.com (443)235-2096 Contact Information (phone and/or e mail)
Owner Certification	
affirms that all statements herein are true to the best o Review that the assessment of said property for fiscal y	
Signature of Owner or agent ¹ <u>Limid</u> C. Co	<u>z 3/23/25</u>
Print Name and Title: David Cox	
Malling Address: 15 Gration St	
Chevy Chase MD 20815	<u></u>
<u> </u>	
E Mail Address: dcox@quantech.com	Telephone:(202)957-5425
Please use 🗖 mailing address 🗹 e m	all for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board for consider your appeal on, the basis of the information co	r a formal hearing, please check here 🗖 and the Board will ontained in this form.
I request that Assessment disclose witnesses and exhibi	ts. 🖸
¹ If this form is signed by an agent of the owner, the agent must atta and represent the interest of the owner herein.	ch a statement from the owner authorizing the agent to present this appear



LOCATED AT

29535 N Cotton Way Bethany Beach, DE 19930 COTTON PATCH HILLS LOT 19 / DEED REF 2050-127

FOR

David Cox 15 Grafton St Bethesda, MD 20815

OPINION OF VALUE

4,880,000

AS OF

07/01/2023

BY

Corrine Bayline CBay Appraisals LLC 35213 Tupelo Cir, Unit 306 Frankford, DE 19945 (443) 235-2096 cbayappraisals@outlook.com **CBAY Appraisals LLC**

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R	ESIDEN	ITIA		RAISA		EPO	RT					File No.:	DESU2414	17
	Property Address:		5 N Cotton					City: Bet	hany Bea	ch		State: DE	Zip Code:	
	County: Susse	x			Legal D	escription:	co	TTON PA	TCH HILL	S LOT 1	9/DEED	REF 2050-	127	
0									Assessor's			00-154.00		
	Tax Year: 2024 Current Owner of		E. Taxes: \$ 5,		Special Ass	essments:	\$0	 	Borrower (i			1-1 (free surf		· · · · · · · · · · · · · · · · · · ·
S	Project Type:	Necora.		& Joceiyn G	Cox Cooperative		Other (c	Occupa lescribe)	nt: 🗙 Ov	wher] Tenant	Vacant		factured Housing
	Market Area Name		th Bethany		COOPERative		uner fe	,	Reference: 4	12500	nua	\$ 2,422 Cons	us Tract: 05	
	The purpose of th				🗙 Ma	rket Value	(as def			e of value (describe)	Upild	us Itaot. 100	12.01
	This report reflect	s the follow	ng value (if no	t Current, see co			-	nt (the Inspec				× Retros	ective	Prospective
IN	Approaches devel		s appraisal:	🗙 Sales Cor	nparison Ap	proach	0	lost Approach	i [] Inco	me Approa	ich (See R			Scope of Work)
ME	Property Rights A		🗙 Fee Si		asehold	Lease		🗌 Other	(describe)					
NO.	Intended Use: <u>T</u>	o provide	a retrospe	ective opinio	<u>n of mark</u>	et value	, as c	of 07/01/20	23, to aid	in tax re	assessme	nt appeal r	urposes.	
8	Intended User(s) (hu nama ar	hma): D.				-							
	Client: David		<u>(360)- D</u> a	avid C Cox a	mozor mis			15 Graftor	St Both	neda MI	20915			
		orrine Ba	vline									DE 19945		
	Location:	📋 Urban		Suburban 🗌	Rural	P	redom	inant	One-Unit F			t Land Use		e in Land Use
	Built up:	🔀 Over 1			Under 25%	, 1	Occupa	- 1	PRICE	AGE	One-Unit	76%	🗙 Not Likel	y
R	Growth rate:	🔲 Rapid			Slow	1	Owner		\${000}	(yrs)	2-4 Unit		Likely *	🔲 In Process *
Ě		Increa			Declining		Tenant		610 Lo		Multi-Unit			
N.	Demand/supply: Marketing time:				Over Supp				<u>9,100 Hlg</u>			15%		
S	Market Area Boun				Over 6 Mo				2,250 Pre		Vacant	2%	· · · · · · · · · · · · · · · · · · ·	
P	nicensi AlGE DUUN	uanoo, D650	កម្មបបរ, ជាម វាត់	MAGE CONVICUITS	farearend a	αρματι ΚΟΓ	uld ăDQ	vo criataClBN	ज्यदञ साथ प्र श ा	uaj.	5	ee addition	al commen	15.
E.														
S.														
R														
MARKET AREA DESCRIPTIO														
N														
	Dimensions: 14	0.00'x86	ຸດຕ						Site	Area: 1	2,040 sf			
100	Zoning Classificati										Medium F	esidential		
			•			Zoning Cor	nplianc	e: 🗙 La		•	onforming (gr		legal	No zoning
	Are CC&Rs applic:] Yes 🗌 No	o 🔀 Unknow	n Have	the docun	nents b	een reviewed		es 🔀 No		Rent (if applicat	Canal C	1 .
	Highest & Best Us	e as improv	ed: 🔀 P	resent use, ar	🔲 Othe	use (expl	ain) _							
	Actual Use as of E			Family Res				Use a	is appraised i	n this repo	rt: <u>Sing</u>	e Family R	esidential	
NC	Summary of Highe	SLOC DESLU	se. <u>See</u>	attached ac	idenda.									
SITE DESCRIPTION														
RI	Utilities Pt	ublic Othe	r Provider	/Description	Off-site in	nproveme	nts	Type	Pu	ubilo Priva	ite Topogra	phy Leve	I At Grade	
ESI		X			Street	Maca	adam		[Size		al for Area	
ED		X 🗆			Curb/Gutte		-		[Shape		angular	
511					Sidewalk	None					Drainage	2.765	ars Adequa	ate
	Storm Sewer	9 8	None		Street Ligh Alley	ts <u>None</u> Ston			¦		View	Direc	t Ocean	
	Other site elements	s: 🔀 i	iside Lot	Corner Lot	Gul de S			round Utilitie	-	er (describe	<u> </u>		· · ·	
	FEMA Spec'l Flood				Flood Zone				Map # 100		<i>,</i>	FEM	A Map Date	3/16/2015
	Site Comments:	Typical	utility ease	ments presi	imed, No	advers	e eas							
	unobstructed/													
	General Descriptio	n		Exterior Descri	nllar			Foundation		1.	Janarra -	MA 11	11aa ²¹	
	# of Units 1		Acc.Unit	Exterior Descri Foundation		gs,Bloc	wea	Foundation Slab	None		Basement Area Sq. Ft,	🗙 None O	Heating Type	Earoad At-
	# of Stories 3			Exterior Walls		dSid/G		Crawl Space	-		wea og. rt. % Finished	0	Fuel	Forced Air Electric
2.2.2.2	Type 🔀 Det. 🗍			Roof Surface		pShing		Basement	None		Ceiling			
S. 222		ontempo		Gutters & Dwn		ninum/C		Sump Pump			Nalis		Cooling	
Sec.	🔀 Existing 🔲 f		Und.Cons.	Window Type		nnt/Avg-	Gd	Dampness	🗌 None		loor		Central	Forced Air
2	Actual Age (Yrs.)	27		Storm/Screens	<u>Non</u>	е		Settlement	None Nt		Outside Entry		Other	
Z	Effective Age (Yrs.) Interior Description			Appliances	Att		18 Am	Infestation	None Nt	d			Car Flance	£2
Ξ			Avg-Good	Refrigerator	X Sta			ennee place(s) #	1	Wood	stove(s) # (, I	Car Slorage Garage # c	None [] None [
ø)rywall/A		Range/Oven			Pati				~~~~(<u>(</u>	·		iica⊴s (4, io∟))
		ypical/Av		Disposal	Sci.		C Dec						Detach. (
		ile/Avg-C		Dishwasher		nway [Por		eened Pro	:h			BltIn C	_
E	Bath Wainscot	ile/Avg-0	Bood	Fan/Hood	X Flor] Fen	None					Carport 2	
Ы	Doors <u>6</u>	Panel/A	rg-Good	Microwave	K Hea		Poo						Driveway 2	
Z	Ginlehad area ab	a arada aco	taiae:	Washer/Drye				<u>iony 4 Bal</u>				Paulant Frid	Surface Co	
Ē	Finished area abov Additional features:			12 Room			Bedroor		5,2 Bath		5,217	Square Feet of	Gross Living A	rea Above Grade
Ŕ	washer/dryers		eratore: bo	; 2 outdoor s	ins: cent	nechan	ical ro	nder horn	contes; 1 o	enery de	CK; 1 SCREE	med porch:	rireplace; 2	2 sets of
DESCRIPTION OF THE IMPROVEMENTS	Describe the condi									me of in	snection #	a subject :	ppeared to	he well
ā	maintained an								nt updates	s include	but are n	at limited to	: new water	heater.
	updated HVA	C system	, No signs	of significant	deferred	mainte	nance	e were obs	erved, ho	wever, I	his apprais	ser is not a	home inspe	ector, The
	appraiser perf	ormed a	full interior	and exterior	inspectio	m of the	subj	ect proper	ty on 12/1	1/2024.	The extrac	ordinary ass	sumption is	being
	utilized that th	e subjec	t was in the	same overa	ll conditi	on on th	e effe	ctive date	07/01/20	23, as it	was on th	e date of in	spection, 1	2/11/2024.
	USPAP define	es extrao	rdinary ass	umption as,	^s an assig	nment-s	specif	ic assump	tion as of	the effect	<u>ctive date i</u>	regarding u	ncertain inf	ormation
200	used in an an:	alysis wh										ha	a. f	cknowledged and credited.
	DECIL													

GPRESIDENTIAL

4

Form GPRES2 - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

<u>RESIDENTIA</u>	L APPR		SAL REPOI	RI			le No.: DESU24147	
My research 📋 did 🔀				ct property for the	three years prior to the effect	clive date of this a	ppraisal.	
Data Source(s): Susse 1st Prior Subject S Date: O5/12/1995 Price: \$465,000 Source(s): Public Reco 2nd Prior Subject S 2nd Prior Subject S 2nd Prior Subject S		ecore Anab	is / Deed /sis of sale/transfer history a	adior any current	agreement of sale/listing.	The subi	ect has not sold or	transferred
1st Prior Subject Sa	112/1120/5164	1 7	-	-	adicement of automatises		ed has not able or	<u>Initalence</u>
Date: 05/12/1995		with	in the three years pri	or.				
Price: \$465,000			aubient in not ourron	the listod por	has been listed for sa	le within the y	year prior via the B	doht MLS
Source(s): Public Reco 2nd Prior Subject S				tiy listed, nor	nas been listed tor se			Ign MLO
Zild Filor Guojact o	aloy (Tanjaro)	395	lem.					
Price:		Nor	e of the comparables	a have sold or	transferred within the	a vear nrinr		
Source(s):			e of the comparables	a nave sold of	densioned want an	o your priot.		
SALES COMPARISON API	BOACH TO VALUE	l Jit de	veloped)	Sales Compariso	n Approach was not develop	ed for this apprais	al.	
FEATURE	SUBJECT	. (11 44	COMPARABLE S/		COMPARABLE S/		COMPARABLE	SALE # 3
Address 29535 N Cot			39616 N Cotton Pate		52 Dune Rd		1 Beach Ave	
Neptus.	ch, DE 19930		Bethany Beach, DE		Bethany Beach, DE	19930	Rehoboth Beach,	DE 19971
Proximity to Subject			0.06 miles N		4.02 miles S		7.32 miles N	
Sale Price	\$	7-99 00 COREAN	\$	6,175,000	\$	4,850,000		\$ 4,100,000
Sale Price/GLA	\$	/sq.ft.	\$ 1,543.75 /sq.ft		\$ 784.79 /sq.ft.		\$ 1,171.43 /sq.ft.	
Data Source(s)	Full Inspection		Bright#DESU18466	2;DOM 3	Bright#DESU202524	46;DOM 17	Bright#DESU2000	
Verification Source(s)	Tax Records		MLS/Tax Records/E	xt Inspection	MLS/Tax Records/E	xt Inspection	MLS/Tax Records	Ext Inspection
VALUE ADJUSTMENTS	DESCRIPTION	ł	DESCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+ (-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjust.
Sales or Financing			ArmLth		AmLth		ArmLth	
Concessions			Cash;0		Conv;0		Cash;0	
Date of Sale/Time			s07/21;c06/21	0	s10/22;c08/22	0	s12/21;c11/21	0
Bights Appraised	Fee Simple		Fee Simple		Fee Simple		Fee Simple	
Location	Oceanfront		Oceanfront	<u> </u>	Oceanfront;InfLoc*		Oceanfront	
Site	12,040 sf		22800 sf (Dbl Lot)	-2,000,000		0	20,300 sf*	0
View	Direct Ocean		Direct Ocean		Direct Ocean		Direct Ocean	
Design (Style)	Contemporary		Contemporary		Contemporary	· · · -	Contemporary	
Quality of Construction	Good		Good	<u> </u>	Good		Good	
Age	28		25	C	17		42	07.500
Condition	Average-Good		Average-Good		Good	-154,500		-87,500
Above Grade		aths	Total Borms Baths		Total Borms Baths	45.000	<u> </u>	+5,000
Room Count		5,2	12 6 5	+10,000	and the second s	<u>-15,000</u> -481,500		
Gross Living Area	5,217	r sq.a.		+608,500	6,180 sq.ft. Osf	-481,500	0sf	+000,000
Basement & Finished	Osf		Osf		USI		034	
Rooms Below Grade	Tuninal		Typical		Typical		Typical	+
Heating/Cooling	Typical FA/CAC		FA/CAC		FA/CAC		FA/CAC	
Energy Efficient Items	Wind,Drs		Wind,Drs		Wind Drs		Wind Drs	
Garage/Carport	Under Home F	ko	1 Car Garage	(2 Car Garage	-20.000	On Site Parking	+20,000
Porch/Patic/Deck	Multiple	MH	Muttiple	<u>`</u>	Multiple		Multiple	
Extras	None		Elevator	-50.000	Elevator	-50,000		
a d								
Z								
S								
Garage/Carport Porch/Patio/Deck Extras								
Net Adjustment (Total)	A design of the second se			-1,431,500) 🔀 + 🗋 · 💲	29,000) 🗙 + 🗋 -	\$ 796,000
Adjusted Sale Price	A second se		And the second s					e
of Comparables Summary of Sales Compari 01/01/2021 to 06/30	Charles a start of the later of the second			4,743,500		4,879,000		\$ 4,896,000
Summary of Sales Compari		100	a comparables utilize	d are trie mos	t similar comparable	sales from wi		01
201/01/2021 to 06/30	2023.							
All comparables are	direct oceanfro	nt nr	perties with unobstru	icted Atlantic	Ocean views.			
All companables are	direct oceaning	πρα	spored with one out	10(00/100/100				
It is noted that due to	o the unique oc	eanfr	ont location of the sul	bject, the com	parables utilized are	the most rece	ent as of the effectiv	/e date. No
superior closed sale	s were found cl	oseri	to the effective date o	of 06/30/2023.	Use of additional con	mparables sol	lely due to sale date	e would
result in less credible	e assignment re	suits	. Due to overall stable	e market conc	litions for comparable	e properties, ti	ime adjustments we	ere not
warranted.								
Comp #1 is the only	oceanfront sale	e fron	within the subject's	community wi	thin the required time	eframe, <u>It is no</u>	oted that Comp #1 i	s situated on
a double lot, therefo	re a do <u>wnwa</u> rd :	site a	djustment based on s	site value diffe	erences was applied.			
Comp #2 is located	in South Bethan	iy wit	hin Middlesex Beach	; this beach is	private for the comm	unity, noweve	er, que to the signifient	cant number
of properties which s	snare this "priva	te" b	each, site values are	jower. Theref	ore, an upward locati	un aujustmen	Ludseu un site valt	ndi letmont
	as undergone su	uperio	or updates and is con	ISIDELED TO DE	In superior condition,	mereiore a d	Commente contraiton	agramon
was applied,							·····	
	ad an addition -	1	noting data. The self	a of Come #2	included 2 parcels; o	ne heina 7 79	5 sf on which the e	ubject is
Comp #3 Was Includ	eu as acoiliona	ADE	ef narcel which is de-	dicated to her	ich access by NIB As	sociation Ae	this additional nerro	el does not
siluated, as well as i	an auditorial 12	10 an	ar parcar which is dec	ited Comn #3	has undergone supe	prior updates.	therefore a downw.	ard condition
adjustment was an	lied Comp #? h	as ef	milar proximity to the	resort areas	of Rehoboth Beach, I	DE as the sub	ject does to Bethar	y Beach,
DE, no location adju								· · · · ·
***See Comps #4 th	rough #6 for fur	ther :	analysis.					
								· · · · ·
Indicated Value by Sale	is Comparison Ap	proac	h\$ 4,880,000	This form much	reproduced unmodified without wa	illan escuircian have	aver a la morte line muet he e	classical and emdit
GP RESIDEN	ΠΔΙ						unun, al ma marang, MHG, MHD al UHS a	3/200
	1 / 17 1 56	101	н он нео г • ПОТАL " аррга	nadi soliware by i	a la mode, inc 1-800-AL/	NIQUUE		-,

OST APPROACH TO VALUE (If developed) The Gost Approach was not	developed for this appraisal.
rovide adequate information for replication of the following cost figures and calculations.	
upport for the opinion of site value (summary of comparable land sales or other methods i	for estimating site value):
· · · · · · · · · · · · · · · · · · ·	
STIMATED 🔲 REPRODUCTION OR 🔲 REPLACEMENT COST NEW	OPINION OF SITE VALUE
ource of cost data:	DWELLING Sq.Ft. @\$ ==\$
uality rating from cost service: Effective date of cost data;	Sq.Ft. @ \$ =\$
omments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq.Ft. @\$=\$
	Sq.Ft.@\$ ==\$
	Sq.Ft, @\$\$
	=\$
	Garage/Carport Sq.Ft, @\$ =\$
	Total Estimate of Cost-New =\$
	Less Physical Functional External
	Depreciation =\$(
· · · · · · · · · · · · · · · · · · ·	Depreciated Cost of Improvements
	"As-is" Value of Site Improvements=\$
	=\$
	=\$
	Years INDICATED VALUE BY COST APPROACH =\$
ICOME APPROACH TO VALUE (if developed) X The Income Approach was n	
stimated Monthly Market Rent \$ X Gross Rent Multiplier	= \$ Indicated Value by Income Ag
ummary of Income Approach (including support for market rent and GRM):	
ROJECT INFORMATION FOR PLIDs (If applicable) X The Subject is part of	a Planned Unit Development.
egal Name of Project: Cotton Patch Hills	
	e beach; marina; boat ramp; tennis/picklebail courts
	set the set of the set
diastad Value ku Salas Comparison Approach Courses and Cost Approach	al (16 Junited and 1) A
	nch (If developed) \$ Income Approach (If developed) \$
dicated Value by: Sales Comparison Approach \$ 4,880,000 Cost Approa nal Reconciliation <u>See attached</u> addenda.	nch (if developed) \$ Income Approach (if developed) \$
	ich (If developed) \$ Income Approach (if developed) \$
	nch (if developed) \$ Income Approach (if developed) \$
	ich (if developed) \$ Income Approach (if developed) \$
nal Reconciliation See attached addenda.	
nal Reconciliation <u>See attached addenda.</u>	pecifications on the basis of a Hypothetical Condition that the improvements have
nal Reconciliation <u>See attached addenda.</u>	pecifications on the basis of a Hypothetical Condition that the improvements have Hypothetical Condition that the regains or alterations have been completed. [1] suble
nal Reconciliation <u>See attached addenda.</u>	pecifications on the basis of a Hypothetical Condition that the improvements have Hypothetical Condition that the regains or alterations have been completed. [1] suble
nal Reconciliation <u>See attached addenda.</u>	pecifications on the basis of a Hypothetical Condition that the improvements have Hypothetical Condition that the regains or alterations have been completed. [1] suble
nal Reconciliation <u>See attached addenda.</u> tis appraisal is made X "as is", <u>subject</u> to completion per plans and sp mpleted, <u>subject</u> to the following repairs or alterations on the basis of a b e following required inspection based on the Extraordinary Assumption that the c	pecifications on the basis of a Hypothetical Condition that the improvements have Hypothetical Condition that the repairs or alterations have been completed, []] subjection or deficiency does not require alteration or repair:
nal Reconciliation <u>See attached addenda.</u> This appraisal is made X "as is", <u>subject</u> to completion per plans and sp pmpleted, <u>subject</u> to the following repairs or alterations on the basis of a l e following required inspection based on the Extraordinary Assumption that the c This report is also subject to other Hypothetical Conditions and/or Extraordinary	pecifications on the basis of a Hypothetical Condition that the improvements have Hypothetical Condition that the repairs or alterations have been completed, []] subjeondition or deficiency does not require alteration or repair:
nal Reconciliation <u>See attached addenda.</u> its appraisal is made X "as is", <u>subject to completion per plans and sp</u> impleted, <u>subject to the following repairs or alterations on the basis of a le e following required inspection based on the Extraordinary Assumption that the c <u>This report is also subject to other Hypothetical Conditions and/or Extraordinar</u> ased on the degree of inspection of the subject property, as indicated b</u>	pecifications on the basis of a Hypothetical Condition that the improvements have Hypothetical Condition that the repairs or alterations have been completed, [] subjeondition or deficiency does not require alteration or repair: y Assumptions as specified in the attached addenda.
nal Reconciliation <u>See attached addenda.</u> is appraisal is made X "as is", <u></u> subject to completion per plans and sp impleted, <u></u> subject to the following repairs or alterations on the basis of a l e following required inspection based on the Extraordinary Assumption that the c <u>] This report is also subject to other Hypothetical Conditions and/or Extraordinar</u> ased on the degree of inspection of the subject property, as indicated to he Appraiser's Certifications, my (our) Opinion of the Market Value (or other subject is also subject to other Hypothetical Conditions and/or Extraordinary ased on the degree of inspection of the subject property, as indicated to he Appraiser's Certifications, my (our) Opinion of the Market Value (or other the Appraiser's Certifications, my (our) Opinion of the Market Value (or other the Appraiser's Certifications, my (our) Opinion of the Market Value (or other the Appraiser's Certifications, my (our) Opinion of the Market Value (or other the Appraiser's Certifications, my (our) Opinion of the Market Value (or other the Appraiser's Certifications and the Certifications and the Market Value (or other the Appraiser's Certifications and the Market Value (or other Market Value (o	ecifications on the basis of a Hypothetical Condition that the improvements have Hypothetical Condition that the repairs or alterations have been completed, ondition or deficiency does not require alteration or repair: <u>y Assumptions as specified in the attached addenda.</u> pelow, defined Scope of Work, Statement of Assumptions and Limiting Concer er specified value type), as defined herein, of the real property that is the s
nal Reconciliation <u>See attached addenda.</u> nis appraisal is made X "as is", ☐ subject to completion per plans and sp mpleted, ☐ subject to the following repairs or alterations on the basis of a H e following required inspection based on the Extraordinary Assumption that the c] This report is also subject to other Hypothetical Conditions and/or Extraordinary ased on the degree of inspection of the subject property, as indicated t hd Appraiser's Certifications, my (our) Opinion of the Market Value (or other this report is: \$ 4.880,000 as of:	pecifications on the basis of a Hypothetical Condition that the improvements have Hypothetical Condition that the repairs or alterations have been completed, ondition or deficiency does not require alteration or repair: <u>y Assumptions as specified in the attached addenda.</u> pelow, defined Scope of Work, Statement of Assumptions and Limiting Conc er specified value type), as defined herein, of the real property that is the s 07/01/2023
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It appraisal is made ∑ "as is",	Pecifications on the basis of a Hypothetical Condition that the improvements have Hypothetical Condition that the repairs or alterations have been completed, □ subjeon ondition or deficiency does not require alteration or repair: <u>y Assumptions as specified in the attached addenda.</u> Delow, defined Scope of Work, Statement of Assumptions and Limiting Conc er specified value type), as defined herein, of the real property that is the st O7/01/2023 , which is the effective date of this app s and/or Extraordinary Assumptions included in this report. See attached ad s which are considered an integral part of the report. This appraisal report may re re prot. Photograph Addenda Sketch Addendum
nal Reconciliation <u>See attached addenda.</u> is appraisal is made X "as is", <u></u> subject to completion per plans and sp mpleted, <u></u> subject to the following repairs or alterations on the basis of a l e following required inspection based on the Extraordinary Assumption that the c <u>] This report is also subject to other Hypothetical Conditions and/or Extraordinary</u> asad on the degree of inspection of the subject property, as indicated b d Appraiser's Certifications, my (our) Opinion of the Market Value (or other this report Is: \$ 4,880,000 , as of: Indicated above, this Opinion of Value is subject to Hypothetical Conditions true and complete copy of this report contains <u>25</u> pages, including exhibit operty understood without reference to the information contained in the complete tached Exhibits: X Scope of Wark X Limiting Cond./Certifications X Narrativ Map Addenda X Additional Sales <u></u> Cost Ac	becifications on the basis of a Hypothetical Condition that the improvements have Hypothetical Condition that the repairs or alterations have been completed, subjeon dition or deficiency does not require alteration or repair:
nal Reconciliation See attached addenda. nis appraisal is made X "as is",	
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ADDITIONAL COMPARABLE SALES

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ddress 29535 N Cott			Vindswept V	-		N Ocean Way			10020
	<u>ch, DE 19930</u>		Beach, DE	19930		ny Beach, DE	19930	Bethany Beach, DE	19930
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ale Price/GLA	\$ /sq.ft.	\$ <u>8</u> 6	1.54 /sq.ft.		\$ 1,1	70.00 /sq.ft.		\$ 885,71 /sq.ft.	
lata Source(s)	Full Inspection	Bright#C	DESU18434			DESU20140		Bright#DESU201404	
erification Source(s)	Tax Records							MLS/Tax Records/E	
VALUE ADJUSTMENTS	DESCRIPTION		CRIPTION	+(-) \$ Adjust.		SCRIPTION	+(-) \$ Adjust.	DESCRIPTION	+(-) \$ Adjus
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ales or Financing					Cash:	1		Cash;0	
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ate of Sale/Time		<u>s11/21;</u> a		<u> </u>		2;c01/22	0	s03/22;c01/22	
lights Appraised	Fee Simple	Fee Sim	aple		Fee S			Fee Simple	
ocation	Oceanfront	Oceanfr	ont	[Ocear	front;SupLoc		Oceanfront	
lite	12,040 sf	12632 s	f .		9361	s <u>f</u>	0	16469 sf	
/lew	Direct Ocean	Direct C	cean	İ	Direct	Ocean		Direct Ocean	
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luality of Construction	Good	Good			Good			Good-Very Good	-350,0
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lge Iondiling	28			160 500		a-Good		Average-Good	
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loom Count	12 7 5.2	10 5		+5,000		7 6.2	-10,000		-15,0
Gross Living Area	5,217 sq.ft.	L	6,500 sq.ft.	641,500		<u>5,000</u> sq.ft.	+108,500		-891,5
Basement & Finished	Osf	0sf			0sf			Osf	
tooms Below Grade							<u> </u>		
unctional Utility	Typical	Typical			Typica	1		Typical	
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leating/Cooling	FA/CAC				Wind,			Wind, Drs	
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Adjusted Sale Price of Comparables Summary of Sales Compari #4 has slightly super therefore has similar Comp #5 was includ readily bikeable or w adjustment was app Comp #6 was includ	rior proximity to the n r site values; no local led due to its similar valkable to the downt lied based on site va led due to bracket th	mp #4 wa esort are ion adjus quality, a own reso lue differ	stment was ge, condition art areas of f ences.	4,731,000 as additional s ny Beach, DE, warranted. n, bedroom cc Bethany Beach he subject and	upporti howev	sing data of an rer, is not cons d GLA. Comp nd thus has h milar site area	4,948,500 oceanfront sa idered to be r #4 is located igher site valu	le with similar site ar eadily bikeable or wa in North Bethany, hor es. A downward loca	4,883,5 ea. Comp ilkable, wever, is tion
Adjusted Sale Price of Comparables Summary of Sales Compari #4 has slightly super therefore has similar Comp #5 was includ readily bikeable or w adjustment was app Comp #6 was includ	rior proximity to the n r site values; no local led due to its similar valkable to the downt lied based on site va led due to bracket th s and ornamentations	np #4 wasort area	sas included as of Bethan stment was n ge, conditio art areas of f ences. m count of t re a downwo	4,731,000 as additional s ny Beach, DE, warranted. n, bedroom cc Bethany Beacl he subject any ard quality adj	aunt ann huirt ann h, DE a d has si ustmen	s sing data of an rer, is not cons	4,948,500 oceanfront se idered to be r #4 is located igher site valu a. Comp #6 fe	le with similar site ar eadily bikeable or wa in North Bethany, hor es. A downward loca	4,883, ea. Comp ukable, wever, is tion ades,

Supplemental Addendum

File No. DESU24147

Borrower	N/A				
Property Address	29535 N Cotton Way				
City	Bethany Beach	County Sussex	State DE	Zip Code 19930	
Lender/Client	David Cox				-

GP Residential: Neighborhood - Description

The subject has market area boundaries of: Cape Henlopen State Park to the North; Atlantic Ocean to the East; MD-DE State line to the south; Route 1 to the west,

The subject is located directly oceanfront within the resort town of North Bethany Beach, DE. The main economic driver is tourism. The primary improvements consist of residential structures with a typical mix of commercial and retail support improvements. The subject is within ~2 miles of employment facilities, shopping and restaurants. The subject is within 10 miles of schools and emergency facilities.

The "other" present land use is vacant/unimproved land,

The subject's overall market for comparable properties as of the effective date is stable. Median sale prices are stable with some fluctuations. Due to the very limited number of truly comparable oceanfront property sales, fluctuations are typical due to a low number of data points. Inventory for comparable properties is low, which is typical of comparable properties. Demand is stable. The subject's overall market for comparable properties is considered to be stable.

<u>GP Residential: Site Description - Summary of Highest & Best Use</u>

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.

• <u>GP Residential: Reconciliation - Reconciliation and Final Value Conclusion</u> It is not typical for properties of this type to be rented on an annual basis. Due to a lack of publicly available annual GRM and rental data, the income approach was not developed.

Due to the lack of comparable site sales and the age of the dwelling, the cost approach was not developed.

The sales comparison approach is considered to be the most reflective of buyer/sellers expectations within the subjects market and is given primary emphasis in this report. Primary emphasis was placed on Comp #1 due to its location within the subject's community. Secondary consideration was afforded to Comps #2 through #6 as they are direct oceanfront properties which bracket aspects of the subject. The mid range of adjusted sale prices is deemed most reflective of the subject's very limited updates, mid range site area, mid range GLA and upper range amenities.

<u>URAR</u>: Additional Comments

The intended user of this report is the client and-or affiliates. No additional intended users were identified,

The intended use of this report is to provIde an opinion of market value as of 07/01/2023 for tax re-assessment appeal purposes.

Personal property and furnishings were given no consideration in this appraisal report.

Typical seller concessions within the subject's market range from 0-6% of the sale price. No adjustments were warranted for seller concessions within the typical range as they are not considered to have impacted the final sale price.

Certain information regarding the comparable sales, such as, GLA, age, total room count, porches, basements, etc., is obtained from the MLS, county tax records, appraiser files, or physical observation when possible. If the information is not available, extraordinary assumptions are made based on what is typical for the market area and the appraiser's experiences, MLS data is typically limited in scope and frequently found to be in error or vary substantially for physical property characteristics.

information sources utilized include the Bright MLS system, Sussex County Tax Records, Synapse by Spark, Spark for Appraisers, and office files. Adjustment support was produced by Synapse by Spark which utilizes depreciated cost, least absolute deviation regression, least median of square regression, modified quantile regression, ordinary least square regression, robust squares regression, sensitivity analysis, true paired sales data and Theil-Sen regression. The appraiser reconciled the data derived from these methods with experiences within the market,

The appraiser made an interior and exterior inspection of all readily accessible areas of the subject property improvements. Appraiser did not make entry into attic scuttle or crawl space and did not move any personal property or furniture. Appraiser has noted all readily observable condition of the subject property, that is, conditions that are immediately noticeable and discernible during a typical site visit. Appraiser is not responsible for determining the functionality of appliances or mechanical systems.

The appraiser is not a home inspector, and this appraisal report is not a home inspection; the appraiser only performed a visual observation of accessible areas and the appraisal report cannot be relied upon to disclose conditions and/or defects in the property.

I have performed no services, as an appraiser or in any other capacity, regarding the subject property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.

This appraisal report was completed in accordance/compliance with Title XI of FIRREA of 1989, as amended (12 USC 331 St. seq.).

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

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Property Address	29535 N Cotton Way		.		
City	Bethany Beach	County Sussex	State DE	Zip Code 19930	
Lender/Client	David Cox				

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 the 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.

All comparables were viewed by the appraiser from the street. However, due to the duration of time since the sale dates, MLS photographs were utilized to best represent the properties appearance at the time of the sale. This has no impact on the value or marketability of the subject.

The subject was measured in accordance with the Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®). As the ANSI® Z765-2021 standard should not be used if the architectural design is an apartment-style or multifamily building, condominiums that are a part of an apartment-style or multifamily building are measured utilizing Fannie Mae's policy of using interior perimeter measurements. The sketch program utilized within the report is Total Sketch by a la mode. The subject was measured by Corrine Bayline, on the inspection/effective date, utilizing the Square Footage-Method for Calculating: ANSI® Z765-2021 (American National Standards Institute®). Corrine Bayline successfully completed the 7-hour course, offered by Appraiser eLearning.com, "ANSI, Home Measurements, & the Power of Price-Per-Square Foot" on March 31st, 2022.

• GP Residential Certifications Addendum: Statement of Assumptions and Limiting Conditions STATEMENT OF ASSUMPTIONS & LIMITING CONDITIONS

- The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.

- The appraiser may have provided a sketch in the appraisal report to show approximate dimensions of the improvements, and any such sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size. Unless otherwise indicated, a Land Survey was not performed.

- If so indicated, the appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.

- The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.

- If the cost approach is included in this appraisal, the appraiser has estimated the value of the land in the cost approach at its highest and best use, and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used. Unless otherwise specifically indicated, the cost approach value is not an insurance value, and should not be used as such.

- The appraiser has noted in the appraisal report any adverse conditions (including, but not limited to, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property, or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property, or adverse environmental conditions (including, but not limited to, the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

- The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

- The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.

- If this appraisal is indicated as subject to satisfactory completion, repairs, or alterations, the appraiser has based his or her appraisal report and valuation conclusion on the assumption that completion of the improvements will be performed in a workmanlike manner.

- An appraiser's client is the party (or parties) who engage an appraiser in a specific assignment. Any other party acquiring this report from the client does not become a party to the appraiser-client relationship. Any persons receiving this appraisal report because of disclosure requirements applicable to the appraiser's client do not become intended users of this report unless specifically identified by the client at the time of the assignment.

The appraiser's written consent and approval must be obtained before this appraisal report can be conveyed by anyone to the
public, through advertising, public relations, news, sales, or by means of any other media, or by its inclusion in a private or
public database.

- An appraisal of real property is not a 'home inspection' and should not be construed as such. As part of the valuation process, the appraiser performs a non-invasive visual inventory that is not intended to reveal defects or detrimental conditions that are not readily apparent. The presence of such conditions or defects could adversely affect the appraiser's opinion of value. Clients with concerns about such potential negative factors are encouraged to engage the appropriate type of expert to investigate.

The Scope of Work is the type and extent of research and analyses performed in an appraisal assignment that is required to produce credible assignment results, given the nature of the appralsal problem, the specific requirements of the intended user(s) and the intended use of the appraisal report. Reliance upon this report, regardless of how acquired, by any party or for any use, other than those specified in this report by the Appraiser, is prohibited. The Opinion of Value that is the conclusion of this report is credible only within the context of the Scope of Work, Effective Date, the Date of Report, the Intended User(s), the

Supplemental Addendum

Flie No. DESU24147

Borrower	N/A							
Property Address	29535 N Cotton Way							
City	Bethany Beach	County	Sussex	State	DE	Zip Cade	19930	
Lender/Client	David Cox							

Intended Use, the stated Assumptions and Limiting Conditions, any Hypothetical Conditions and/or Extraordinary Assumptions, and the Type of Value, as defined herein. The appraiser, appraisal firm, and related parties assume no obligation, liability, or accountability, and will not be responsible for any unauthorized use of this report or its conclusions.

APPRAISER'S CERTIFICATION

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.

- The credibility of this report, for the stated use by the stated user(s), of the reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions,

- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.

- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment,
 My engagement in this assignment was not contingent upon developing or reporting predetermined results.

- My 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.

- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.

- I did not base, either partially or completely, my analysis and/or the opinion of value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property, or of the present owners or occupants of the properties in the vicinity of the subject property.

- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.

- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification.

Additional Certifications: NONE

DEFINITION OF MARKET VALUE (As Provided By Sussex County For Reassessment Purposes):

Market value means the most probable price which a property should bring in a competitive and open market. This definition requires an arm's length transaction with each of the parties acting in their own best interests. Additionally, it requires that the buyer and seller are not acting out of undue haste or duress and that the real property has been exposed on the market for a reasonable period of time.

Borrower N/A					File No. DESU24147
Property Address 29535 N	Cotton Way	Country O		State D	E Zip Code 19930
City Bethany Lender/Client David Co		County Sus	sex	Januar Da	— тр ооде 19990
	ID REPORT IDENTIFI	CATION			
This Report is one of t	he following types:				
🗙 Appraisal Report	(A written report prepared under S	tandards Rule 2-	2(a) , pursuant to	the Scope of Work, as dis	closed elsewhere in this report.)
Restricted Appraisal Report	(A written report prepared under S restricted to the stated intended us	tandards Rule 2- e only by the specif	2(b) , pursuant to ied client and any	the Scope of Work, as di other named intended use	isclosed elsawhere in this report, er(s).)
I certify that, to the best of m - The statements of fact con - The reported analyses, opin analyses, opinions, and conc - Unless otherwise indicated, - Unless otherwise indicated, period immediately preceding - I have no bias with respect - My engagement in this ass - My compensation for comp client, the amount of the valu - My analyses, opinions, and were in effect at the time this - Unless otherwise indicated - Unless indicated	tained in this report are true and correct. nions, and conclusions are limited only b slusions. , I have no present or prospective interes , I have performed no services, as an app g acceptance of this assignment. to the property that is the subject of this ignment was not contingent upon developed pleting this assignment is not contingent te opinion, the attainment of a stipulated r d conclusions were developed, and this n	y the reported assump to the property that is vraiser or in any other report or the parties i upon the development esuit, or the occurrent eport has been prepare eport has been prepare a property that is the : a appraisal assistance	the subject of this r capacity, regarding t nvolved with this as: letermined results, or reporting of a pro- e of a subsequent e ed, in conformity with subject of this report to the person(s) sig	eport and no personal intere he property that is the subjec signment. determined value or direction rent directly related to the inte i the Uniform Standards of Pr	st with respect to the parties involved. t of this report within the three-year h in value that favors the cause of the ended use of this appraisal. refessional Appraisal Practice that
My Opinion of Reasona Reasonable expos∪re market area.	n offered on the market prior to the hy able Exposure Time for the subjec time is consistent with typical ma	pothetical consumn t property at the m arketing times. Tir	nation of a sale at r Jarket value state ning may exceed	d in this report is:	e date of the appraisal.) 60 days or less
Note any USPAP-rel The appraiser perform utilized that the subject USPAP defines extrao	Appraisal and Repo lated issues requiring disclose ed a full interior and exterior insp t was in the same overall conditi rdinary assumption as, "an assis hich, if found to be false, could al	ure and any stat pection of the subj on on the effective prment-specific as	e mandated re ect property on e date, 07/01/20 ssumption as of	12/11/2024. The extrao 23, as it was on the dat the effective date regar	e of inspection, 12/11/2024.
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					un
APPRAISER:			SUPERVISO	RY or CO-APPRAISER	l (if applicable):
Cas	rine a. Bayli	n 0			
algaature.			31		
Name: Corrine Bayline			Name:		
Certified Reside State Certification #: DE	CERT RES X2-0000672		State Certification		······
or State License #:			or State License	#: Expiration Date of Certification	or licenser
State: <u>DE</u> Expiration D Date of Signature and Report:	-	2025	State: Date of Signature		I VI LIGGIDE,
Effective Date of Appraisal:	07/01/2023		-		today and Education Color
Inspection of Subject:	None X Interior and Exterior (j Exterior-Only	Inspection of Sub Date of Inspection	-	terior and Exterior Day Exterior-Only

Form ID20E - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

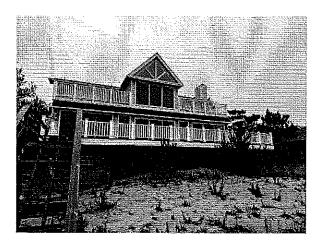
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Subject Photo Page

Borrower	N/A			
Property Address	29535 N Cotton Way			
City	Bethany Beach	County Sussex	State DE	Zip Code 19930
Lender/Client	David Cox			



Subject Front 29535 N Cotton Way Sales Price Gross Living Area 5,21 5,217 Total Rooms 12 Total Bedrooms 7 Total Bathrooms 5.2 Oceanfront Direct Ocean 12,040 sf Location View Site Quality Good Age 28

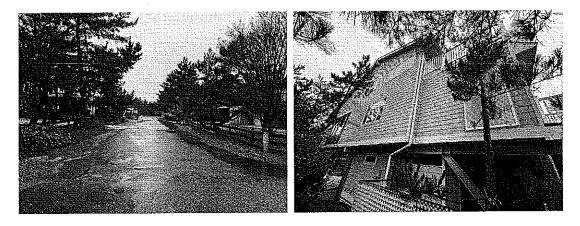




Subject Rear

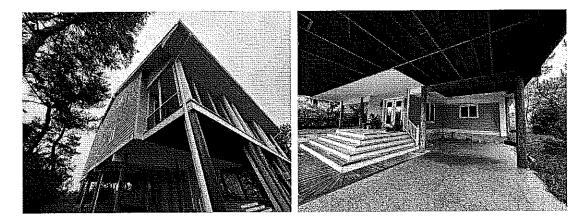
Subject Street

Borrower	N/A			
Property Address	29535 N Cotton Way			
City	Bethany Beach	County Sussex	State DE	Zip Code 19930
Lender/Client	David Cox			



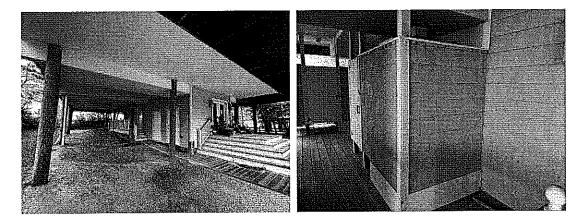
Alternate Street View

Side View



Side View

Under Home Parking



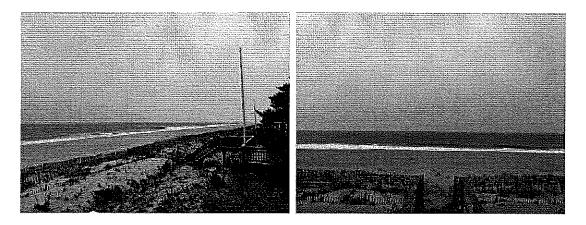
Under Home Parking

Borrower	N/A				
Property Address	29535 N Cotton Way				
City	Bethany Beach	County Sussex	State DE	Zip Code 19930	
Lender/Client	David Cox				



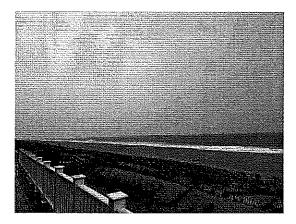
Outdoor Shower #2

HVAC

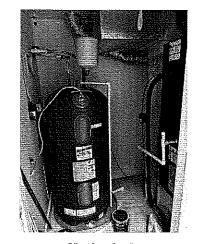


Ocean Views From Rear of Dwelling

Ocean Views From Rear of Dwelling

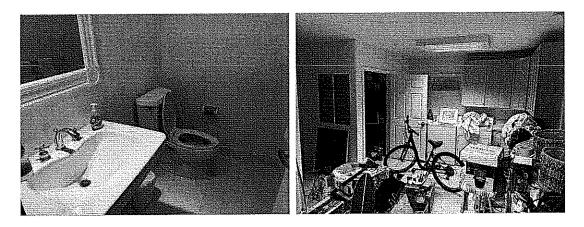


Ocean Views From Rear of Dwelling



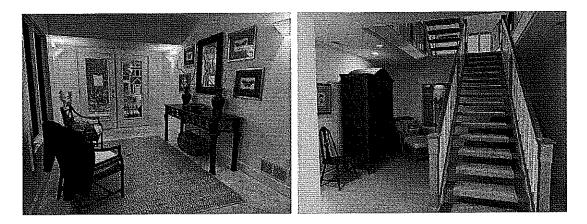
Mechanicals

Borrower	N/A							
Property Address	29535 N Cotton Way							
City	Bethany Beach	County S	Sussex	State	DE	Zip Code	19930	
Lender/Client	David Cox			······				



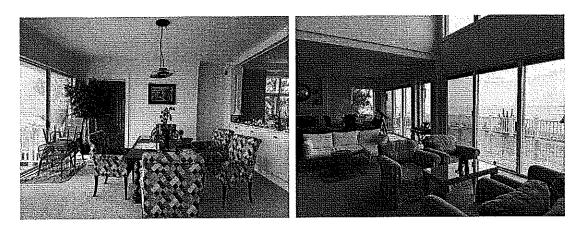
Half Bathroom #1

Laundry / Utility Room



Foyer

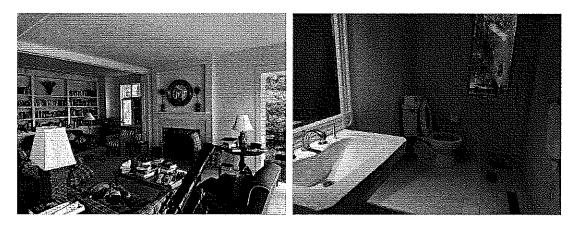
Sitting Area



Dining Area

Great Room

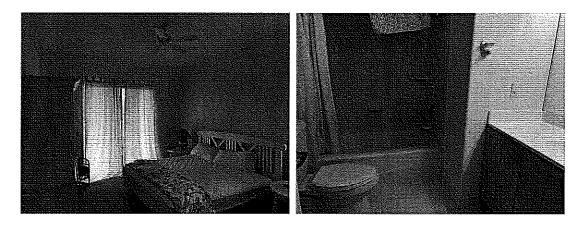
		Photograph Addendum				
Borrower	N/A	•				
Property Address	29535 N Cotton Way					
City	Bethany Beach	County Sussex	State	DE	Zip Code	19930
Lender/Client	David Cox					



Great Room Alternate View

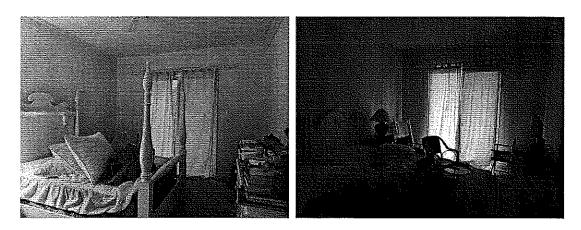
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Bedroom #1

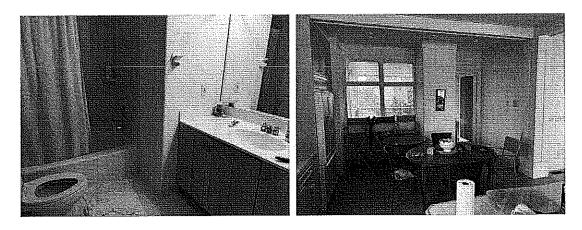




Bedroom #2

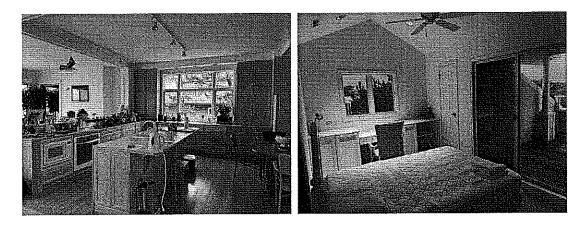


Borrower	N/A			· · · · · · · · · · · · · · · · · · ·
Property Address	29535 N Cotton Way			
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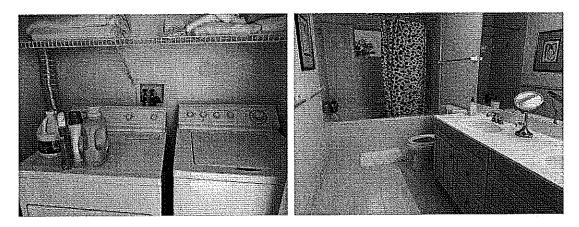
Full Bathroom #2

Breakfast Nook



Kitchen

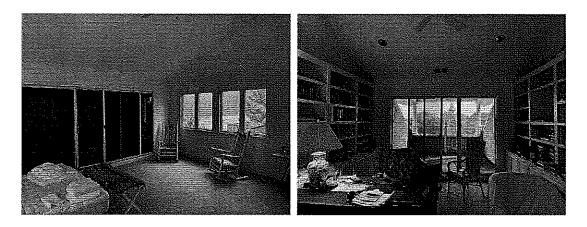
Bedroom #4



Laundry

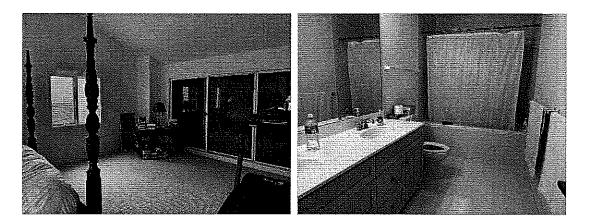
Full Bathroom #3

Borrower	N/A				
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City	Bethany Beach	County Sussex	State DE	Zip Code 19930	
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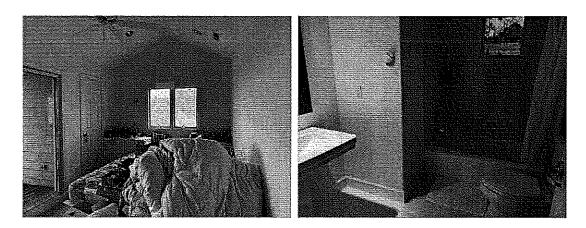
Bedroom #5





Bedroom #6

Full Bathroom #4



Bedroom #7

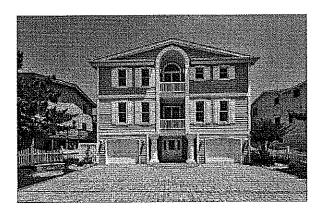
Comparable Photo Page

Borrower	N/A			
Property Address	29535 N Cotton Way			
City	Bethany Beach	County Sussex	State DE	Zip Code 19930
Lender/Client	David Cox			



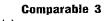
Comparable 1

39616 N Cotton Patch	HIS
Prox. to Subject 0.06	miles N
Sale Price 6,17	5,000
Gross Living Area 4,00	0
Total Rooms 12	
Total Bedrooms 6	
Total Bathrooms 5	
Location Oce	anfront
View Dire	ct Ocean
Site 2280	00 sf (Dbl Lot)
Quality Goo	d
Age 25	

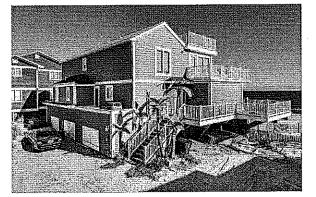


Comparable 2

52 Dune Rd	
Prox. to Subject	4.02 miles S
Sale Price	4,850,000
Gross Living Area	6,180
Total Rooms	12
Total Bedrooms	7
Total Bathrooms	7.1
Location	Oceanfront;InfLoc*
View	Direct Ocean
Site	9000 sf
Quality	Good
Age	17

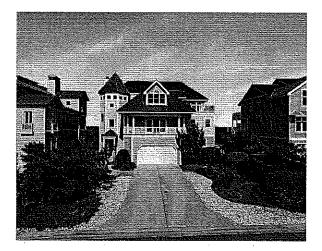


1 Beach Ave	
Prox. to Subject	7,32 miles N
Sale Price	4,100,000
Gross Living Area	3,500
Total Rooms	12
Total Bedrooms	6
Total Bathrooms	5.1
Location	Oceanfront
View	Direct Ocean
Site	20,300 sf*
Quality	Good
Age	42



Comparable Photo Page

Borrower	N/A				
Property Address	29535 N Cotton Way				
City	Bethany Beach	County Sussex	State DE	Zip Code	19930
Lender/Client	David Cox				



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Comparable 4

39713 Windswe	pt Way
Prox. to Subject	1.41 miles S
Sale Price	5,600,000
Gross Living Area	6,500
Total Rooms	10
Total Bedrooms	5
Total Bathrooms	5.1
Location	Oceanfront
View	Direct Ocean
Site	12632 sf
Quality	Good
Age	25



Comparable 5

31649 N Ocean \	Nay
Prox. to Subject	2.02 miles S
Sale Price	5,850,000
Gross Living Area	5,000
Total Rooms	12
Total Bedrooms	7
Total Bathrooms	6.2
Location	Oceanfront;SupLoc
View	Direct Ocean
Site	9361 sf
Quality	Good
Age	36

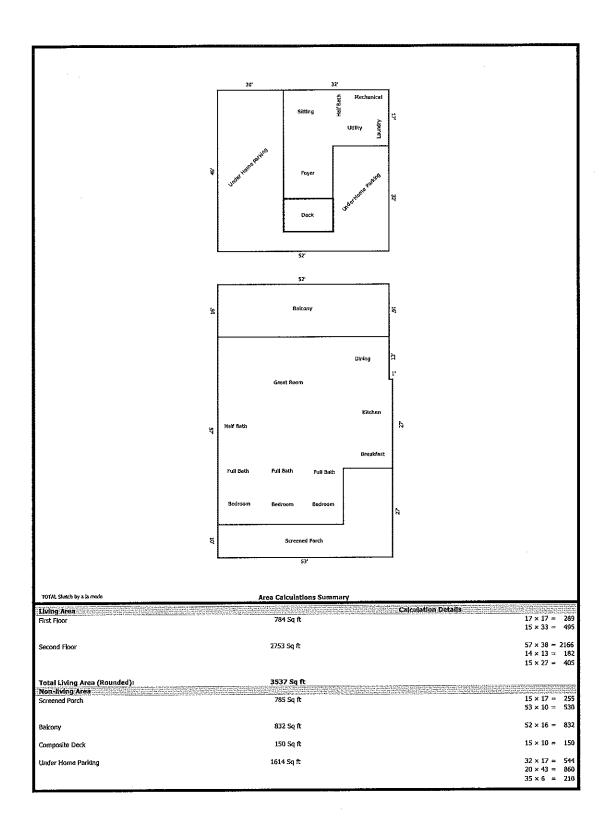


Comparable 6

30073 Surfside E)r
Prox. to Subject	0,56 miles S
Sale Price	6,200,000
Gross Living Area	7,000
Total Rooms	13
Total Bedrooms	8
Total Bathrooms	7.1
Location	Oceanfront
View	Direct Ocean
Site	16469 sf
Quality	Good-Very Good
Age	36

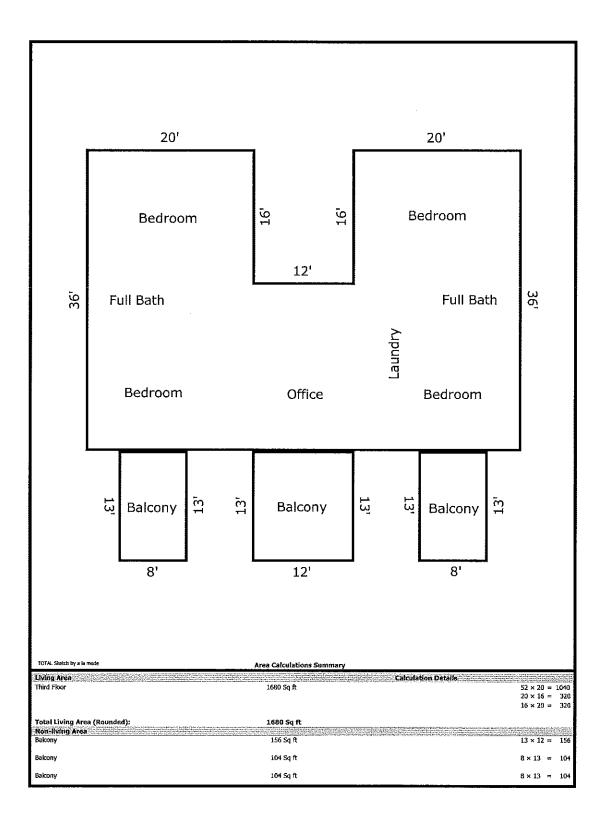
Building Sketch (Page - 1)

Borrower	N/A			
Property Address	29535 N Cotton Way			
City	Bethany Beach	County Sussex	State DE	Zip Code 19930
Lender/Cliant	David Cox			



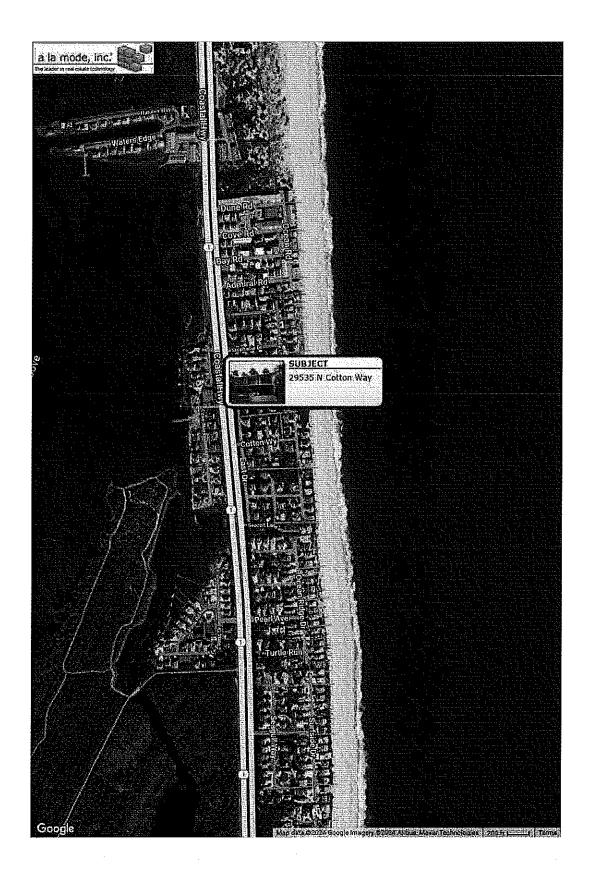
Building Sketch (Page - 2)

Barrower	N/A							
Property Address	29535 N Cotton Way							
City	Bethany Beach	County	Sussex	State	DE	Zip Code	19930	
Lender/Client	David Cox							



Location Map

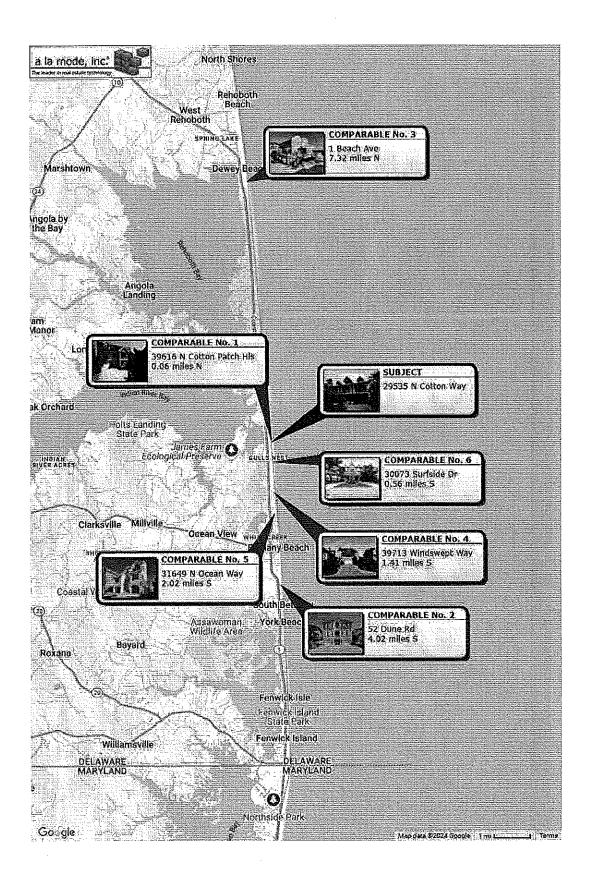
Berrower	N/A							
Property Address	29535 N Cotton Way							
City	Bethany Beach	County	Sussex	State	DE	Zlp Code	19930	
Lender/Client	David Cox							



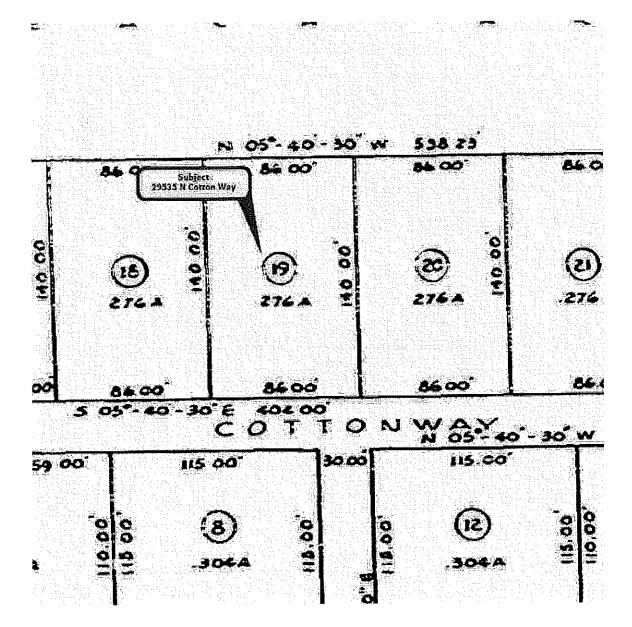
Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Location Map

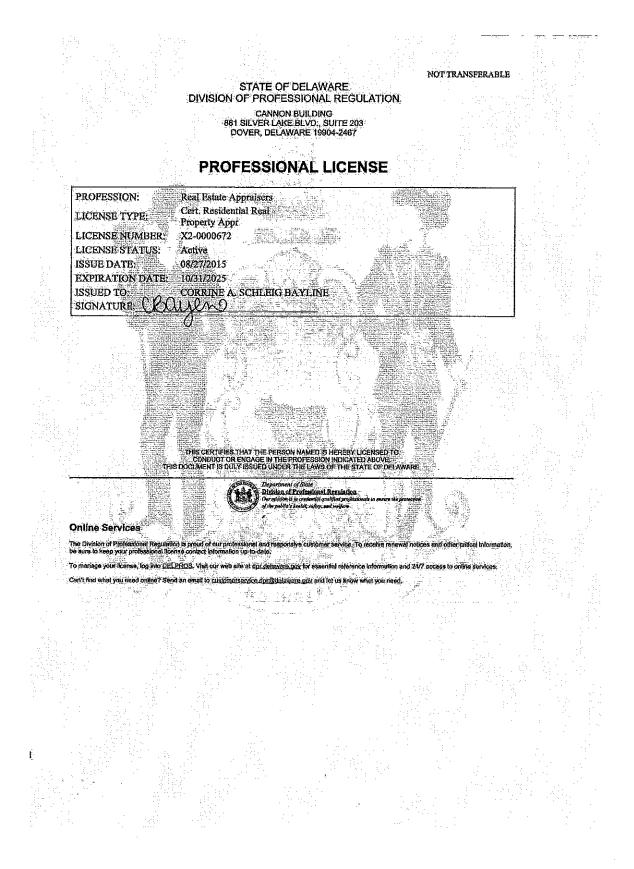
Borrower	N/A				
Property Address	29535 N Cotton Way				
City	Bethany Beach	County Sussex	State DE	Zip Code 19930	
Lender/Client	David Cox				



Form MAP.LOC - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



Form SCNLGL - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE



E&O Insurance

Accelerant National Insurance Company (A Stock Company) 400 Northridge Road, Suite 800 Sandy Springs, GA 30350

REAL ESTATE PROFESSIONAL ERRORS AND OMISSIONS INSURANCE POLICY DECLARATIONS

NOTICE: THIS IS A "CLAIMS MADE AND REPORTED" POLICY. THIS POLICY REQUIRES THAT A CLAIM BE MADE AGAINST THE INSURED DURING THE POLICY PERIOD AND REPORTED TO THE INSURER, IN WRITING, DURING THE POLICY PERIOD OR EXTENDED REPORTING PERIOD.

PLEASE READ YOUR POLICY CAREFULLY.

Policy Number: NRE40PL100069-01

Renewal of: NRE40PL100069-00

- 1. Named Insured: CBay Appraisals LLC
- 2. Address: 37924 Bayview Cir E Salbyville
- From: March 16, 2024 To: March 16, 2025 3. Policy Period: 12:01 A.M. Standard Time at the address of the Named Insured as stated in Item 2. Above.

, DE 19975

- 4. Limit of Liability: A. Each Claim Limit of Liability \$ 1,000,000
- B. Policy Aggregate Limit of Liability \$ 1,000,000
- 5. Deductible: \$ 5,000 Each Claim
- 6. Policy Premium: \$832
- 7. Retroactive Date: May 2, 2020
- 8. Notice to Company: Notice of a Claim or Potential Claim should be sent to: Accelerant National Insurance Company 400 Northridge Rd, Suite 800 Sandy Springs, GA 30350
- 9. Program Administrator: OREP Insurance Services, LLC info@orep.org
- 10. Forms and Endorsements Attached at Policy Inception: See Schedule of Forms
- If required by state law, this policy will be countersigned by an authorized representative of the Company.

By:

Date: March 1, 2024

Asaac Peck Authorized Representative

Page 1 of 1

NDEC 40001 04 22

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RESIDENTIAL PROPERTY RECORD CARD 2099 🐝 tyler

Spot:

SUSSEX COUNTY

Manual Override Reason Base Date of Value

Effective Date of Value

Situs : 30311 PINE NEEDLE DR	Parcel ID: 134-9.00-113.00	Class: Mobile Home	Card: 1 of	f 1 Pri	inted: April 17, 202	5
CURRENT OWNER BRESSI RUTH ANN JAMES W MONTGOMERY AUDREY JEANNE SAUNDERS 285 MISTY PATCH RD E FALLOWFIELD T PA 19320 Property N	GENERAL INFORMATION Living Units 1 Neighborhood 1AR057 Alternate ID 134090001130000000 Vol / Pg 1975/225 District Zoning GENERAL RESIDENTIAL Class					
Land Inforr Type Size Influence Fac Primary Site AC 0.1492 Location		Assessed Land 0 Building 0 Total 0	134-900-113.00 Assessment Infor Appraised 293,300 23,000 316,300	mation Cost 293,300 23,000 316,300	Income 0 0 0	Market 293,300 171,060 464,360

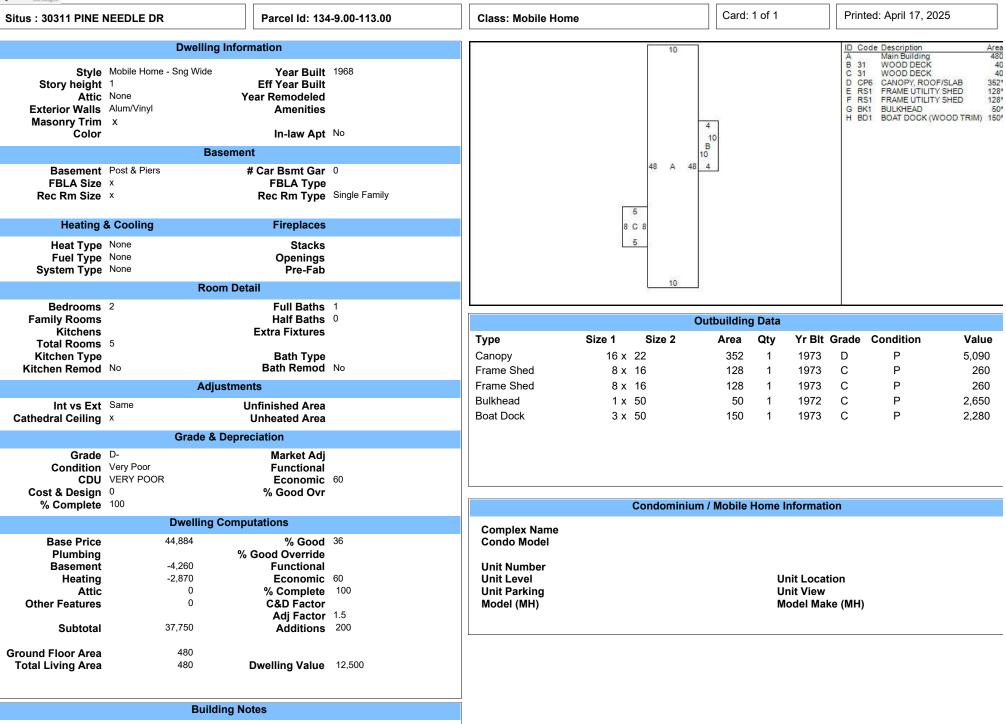
Value Flag Cost Approach TD134DM10 Total Acres: .1492 Location: 12 VERY GD LOCATION (POS INFL

		Entrance Informatio	n		Permit Information						
Date 05/08/24	ID JXL	Entry Code Data Mailer Change	Source Owner	Date Issu	ed	Number	Price Purpose	% Complete			
05/01/23	RSD	Occupant Not At Home	Other								

	Sales/Ownership History												
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee								
02/22/94	10		1975/225	Deed	BRESSI RUTH ANN JAMES W MONTGOMI								



RESIDENTIAL PROPERTY RECORD CARD 2099



PARDAT	PARDAT	PARDAT	PARDAT	PARDAT			DWELDAT		DWELDAT	DWELDAT					DWELDA'	DWELDAT	DWELDAT	DWELDAT		SALES	SALES	SALES	SALES	LAND	LEGDAT
PARID	St#	Street	Suffix	NBHD	LUC	Calc'd Acres	Story Height	Style	Yrblt	Rm Tot	Bedrm	Full Bath	Half Bath	Bsmt	Grade	Cond	CDU	SFLA	LOCATION	Sale Date	Sales Type	Sale Price	Adjusted Price	PER/AC	Legal 1
	30311	PINE NEEDLE	DR	1AR057	103	0.149	1	27:MOBILE/SGL	1968	5	2	1	0	1:POST & PIERS	D	7:Very Poor	VP	480	CANAL FRONT					2,122,819	PINE CREST TERRACE
134-9.00-226.00	38237	PINEY POINT	RD	1AR057	101	0.16													CANAL FRONT	05/31/22	1:Land Only	425,000	464,100	2,900,625	CEDAR NECK
134-9.00-227.00				1AR057	101	0.161													CANAL FRONT	05/31/22	1:Land Only	425,000	464,100	2,882,609	CEDAR NECK RD
134-9.00-101.00	38295	SANDY COVE	RD	1AR057	101	0.386													CANAL FRONT	08/03/21	1:Land Only	365,000	423,400	1,096,891	PINE CREST TERRACE
134-9.00-119.00	38279	SANDY COVE	RD	1AR057	100	0.143													NONE	09/08/23	1:Land Only	140,000	140,000	979,021	PINE CREST TERRACE
134-9.00-731.00	38099	WHITESVIEW	CIR	1AR057	101	0.383													NONE	06/25/21	1:Land Only	175,000	205,800	537,337	CEDAR LANDING
134-9.00-80.07	38086	SANDY COVE	RD	1AR054	100	0.33													NONE	08/30/22	1:Land Only	180,000	192,600	583,636	NE/RT 358

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): James W Montgomery Parcel ID: 134-9,00-113.00
Street Address of Parcel: 30311 Pine Needle DR OCean View Del
Street Address of Parcel: 30311 Pine Needle DR OCean View Del Current Assessment: \$_337.100 5/9/73 0 1/32/94 0rg por 01930 100 94 Purchase Price (Total of Land and Improvement): \$_3,000 0 100 Date of Purchase:
Purchase Price (Total of Land and Improvement): \$ 3,000 . Date of Purchase:
Special Conditions of Sale: Mother Sold to her Childwein
How was property acquired Private Sale Auction Open Market Family Inherited
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.) Year Cost
Tubt mantoning the property.
Description of Property
Lot size/Land Area . 1492 Style of Home <u>Single Moblie</u> Home
Number of: Bedrooms: Bathrooms: Fireplaces:
ロ Finished Basement ロ Finished Attic ロ Central Air Porches and Additions: <u>み SMall Porchs to Enderthe Home</u>
Describe outbuildings or accessory structures other than main dwelling:
Just one utility building W16X140
What do you consider to be the fair market value of the property as of July 1, 2023? $\frac{150.000.000}{50.000}$

On what basis do you reach that Opinion? (Select One) Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form). Comparable Sales (identify below)

Other (provide detail below or in a separate attachment

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

This property has Remained the same Sirce the purchase
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To keep it live able for Summer. nothing more
<u>Comparable Sales</u> then a sommer addate Stay.

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.

	You must submit <u>3</u> comparable sales.
1.	Parcel Number 1 10001134-9,00-115,00, owner Randolph Eisner
	Address Mill 200000 Olympic Pecan View Del
	Sales Price \$ 49,000.00 Date of Sale 6000000 - 07/24/08
	Lot Size/Land Area Constant - 2094 Style of House Mobile Home
	Number of: Bedrooms: 3 Bedrooms: 3 Fireplaces:
	Finished Basement Finished Attic Central Air
	Porches and Additions: 31-Wood Deck - A - Frame Lot 22 Sec. 1
	Describe Garage or Other Improvements:
	new Deck
	Additional Comments:
	Has Heat pump & Central Air Conditions. Has Done 80.000.00 in upgrades & Additions.
	Nor an ano, on in upgrades & Additions.
	Has vone so. 00010 TU

2. Parcel Number 134-9,00-103,00 Owner Shavon Wisqo Address 30300 Pine Niddle DR Ocean View Del Sales Price \$ 170,000.00 Date of Sale 03/21/2007 Lot Size/Land Area <u>01 Lot 3.1470</u> Style of House mobile Home Number of: Bedrooms: <u>B</u>Bedrooms: <u>Fireplaces</u>: <u>O</u> □ Finished Basement □ Finished Attic □ Central Air Porches and Additions: not to my knowlage Describe Garage or Other Improvements: none Additional Comments: people They Have not Done improvements or Added any new addions, no Improvement vaule. 3. Parcel Number 134-9.00-116.00 Owner Michael R. Garrison Address 38287 Sandy Cove, RD, OCEAN VIEW Del. Sales Price \$ 85,000.00 Date of Sale 03 21 2014 Lot Size/Land Area N +1730 Style of House bBL Wide Number of: Bedrooms: <u>3</u> Bedrooms: <u>Fireplaces: h0</u> Finished Basement Finished Attic Central Air Porches and Additions 11 - OPen Fram Porch Describe Garage or Other Improvements: Heat pomp, centeral Air Additional Comments: they have Done improvement vaule also added to the propterly.

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.

____ Duralbe P. O. H. Agen-Firm or Company nington 2n, Coatesuille Pinky 343730 gmail. Com 484-408-PA, 19370 ContactInformation (phone and/or e mail) 4253 54 Address **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 3034 be reduced to: $\frac{150-000 \times 000}{100}$ Signature of Owner or agent¹ James W. Mantony Print Name and Title: James W Montgomery Diwner Mish, Patch Mailing Address: 185 Fallow FielD PA 19322 (Coatesville E Mail Address: Kinky 34373 eqmail. Com Telephone: 484-883-1100 Please use mailing address I 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. ¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear

and represent the interest of the owner herein.

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		· · · · · · · · · · · · · · · · · · ·		6.7.N	<u> </u>	(42			Stan							30		880	-	
game-	Virgin	1am	ľ-	970	121	74		<u>v n. /</u>	mar							<u> </u>	<u> </u>	860		
																			-1	
		· · · · · · · · · · · · · · · · · · ·				·· · ·	L		k					I	L	Ł÷	OTAL IN	ARERS VAL		3880
					_			· - 1						<u>1</u>	OT	CESSORY				9-100
	7E 5	lelaz							PPROVED				,		UTAL AC			S VALU		1778
				CKED BY																

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· · ·

ACKNOWLEDGMENT OF AGENTS

The following are specimen signatures of the persons to whom this power is given:

ROMNEWLEDGMENT EXECUTED BY AGENT:

I, Shelly Montgomery, have read the attached Power of Attorney and am the person identified as the agent for the principal. I hereby acknowledge that I shall keep the assets of the Principal separate from my assets to the extent that they were at the time that I commence acting as the Principal's Agent.

In the absence of a specific provision, to the contrary in the Power of Attorney, in 20 Pa.C.S.A., where I act as Agent. I shall exercise reasonable caution and prudence. I shall keep full and accurate records.

I shall act in accordance with the principal's reasonable expectations to the extent actually known by me and, otherwise, in the principal's best interest, act in good faith and act only within the scope of authority granted to me by the principal in the power of attorney.

Date: 3/10/2025

Shelly Montgomery

Date:

AFFIDAVIT AND ACKNOWLEDGEMENT

I, James William Montgomery, sign my name to this

10:26 day of _ Mare instrument this , 2025, being first duly sworn, do hereby declare to the authority that I sign and execute this instrument as my Power of Attorney and that I sign it willingly, therein expressed, and that I am eighteen (18) years of age or older, of sound mind, and under no constraint or undue influence.

Ĵames William Montgomery 🗠

We, Kimberly M. Turner and Jennifer J. Turner, the witnesses, sign our names to this instrument, being first duly sworn, and do hereby declare to the undersigned authority that the Principal signed and executed this instrument as his Power of Attorney and that he signs it willingly, and that each of us, in the presence of hearing of the Principal, hereby signs this Power of Attorney as witness to the Principal's signing and that to the best of our knowledge the Principal is eighteen years or older, of sound mind, and under no constraint or undue influence.

Kimberly M. Turner

ifer J. Turner ifer

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF CHESTER

10. 2025

This record was acknowledged before me on March James William Montgomery, Kimberly M. Turner and Jennifer by: J. Turner, known to me, or satisfactorily proven, to be the persons. whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

SS

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Public Nota

Commonwealth of Penosylvania - Notary Seal Jonis M. Smith, Notary Public Chester County My commission expires July 19, 2025 Commission number 1155064 Member, Pennsylvarila Association of Notaries

KNOW ALL PERSONS BY THESE PRESENTS, that I, James William Montgomery, of Chester County, Pennsylvania, have made, constituted, and appointed, and by these presents do make, constitute and appoint my daughter, Shelly Montgomery, as my true and lawful attorney.

I authorize my attorney for me and in my name, on my behalf, and in my place and stead, to manage all my estate present and future, and to conduct all my affairs, and for that purpose, and for my use and benefit, and the use and benefit of my family, and as my act and deed, to do and execute all or any of the following acts, deeds, and things, that is to say:

- (1) To create, amend or revoke a trust for my benefit (Inter-vivos Trust).
- (2) To make additions to an existing trust for my benefit.
- (3) To claim an elective share of the estate of my deceased spouse.
- (4) To renounce fiduciary positions.
- (5) To withdraw and receive the income or corpus of a trust.
- (6) To engage in real property transactions.
- (7) To engage in tangible personal property transactions.
- (8) To engage in stock, bond and other securities transactions.
- (9) To engage in commodity and option transactions.
- (10) To engage in banking and financial transactions.
- (11) To borrow money.
- (12) To enter safe deposit boxes.
- (13) To engage in insurance and annuity transactions (except change beneficiaries, unless authorized herein).
- (14) To engage in retirement plan transactions (except change beneficiaries, unless authorized herein).
- (15) To handle interests in estates and trusts.
- (16) To pursue claims and litigation, including bankruptcy proceedings.
- (17) To receive government benefits.
- (18) To pursue tax matters.
- (19) To create or change a right of survivorship,
- (20) To delegate authority granted herein.
- (21) To waive the right to be a beneficiary of a joint and/or survivor annuity, including survivor benefit under a retirement plan.
- (22) To disclaim property, including a power of appointment.
- (23) To access the electronic communications and digital assets of the principal.
- (24) To operate a business or entity.
- (25) To provide for personal and family maintenance.

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 951 LAKE VIEW DR	Parcel ID: 134-13.00-831.00	Class: Residential - Vacant Land	Card: 1 of 1	Printed: April 16, 2025
CURRENT OWNER	GENERAL INFORMATION		. E	
GUTHORN LESTER B SANDRA M GUTHORN 2302 VELVET VALLEY WAY OWINGS MILLS MD 21117	Living Units 0 Neighborhood 1BR002 Alternate ID 134130008310000000 Vol / Pg 4954/304 District Zoning TOWN CODES Class Residential			
Proper	y Notes	3/2//23, 1018-21 AM	134-13.00-831.00	
Land Inf	ormation	As	sessment Information	n

			Land information				Α	ssessment Infor	mation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1612	Waterfront - Ca		411,050	Land	0	411,100	411,100	0	0
						Building	0	0	0	0	0
						Total	0	411,100	411,100	0	0
								Ba	Override Reason se Date of Value		
Total Acres: .16 Spot:	12		Location: 1	2 VERY GD LOCATION	(POS INFL	Value Flag Co Gross Building:	ost Approach	Effecti	ve Date of Value		

		Entrance Info	rmation	Permit Information						
Date 03/21/23	ID RSD	Entry Code Vacant Land	Source Other	Date Issued Numb		% Complete				

		Sales	/Ownership History		
Transfer Date 09/26/18	Price Type 225,000	Validity	Deed ReferenceDeed Type4954/304Deed	Grantee GUTHORN LESTER B	

tyl	er
tec	hnologies

SUSSEX COUNTY

Situs : 951 LAKE VIEW DR	Parcel Id: 134-13.00-831.00	Class: Residential -	Vacant Land	Card: 1 of 1	Printed: April 16, 2025	
	Dwelling Information					
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No					
	Basement					
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type					
Heating & Cooling	Fireplaces					
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab					
	Room Detail					
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures			Outbuilding Data		
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Туре	Size 1 Size 2	Area Qty Yr E	Blt Grade Condition	Valı
	Adjustments					
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area					
(Grade & Depreciation					
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr					
% Complete	welling Computations		Condominiur	m / Mobile Home Inform	hation	
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Adj Factor	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Lo Unit Vie Model I		
Total Living Area	Dwelling Value					
	Building Notes					

PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT		SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT
PARID	St#	Street	Suffix	Town	NBHD	Class	LUC	Calc'd Acres		Sale Date	Sales Type	Sale Price	PSF	Adjusted Price	ADJ PSF	PSF	Legal 1
134-13.00-831.00	951	LAKE VIEW	DR	BB:Bethany Beach	1BR002	R	100	0.161								397.65	LAKE BETHANY
134-13.00-819.00	975	SANDBAR	CT	BB:Bethany Beach	1BR002	R	101	0.161	WF	02/08/21	1:Land Only	375,000		453,000			LAKE BETHANY
134-13.00-86.00	31619	CHARLEYS	RUN	00:None	1AR054	R	101	1.82	WF	04/12/22	1:Land Only	370,000		406,600			E/CHARLEYS RUN
134-13.00-87.00				00:None	1AR054	R	100	1.535	WF	04/14/22	1:Land Only	370,000		406,600			E/MCCOYS WAY
134-13.00-86.01	31621	CHARLEYS	RUN	00:None	1AR054	R	101	0.73		06/16/23	1:Land Only	375,000		375,000			E/CHARLEYS RUN
134-13.00-87.01	31623	CHARLEYS	RUN	00:None	1AR054	R	101	0.58		06/14/23	1:Land Only	349,000		349,000			E/MCCOYS WAY
134-13.00-87.02	31627	CHARLEYS	RUN	00:None	1AR054	R	101	0.39		06/05/23	1:Land Only	385,000		385,000			E/MCCOYS WAY
134-13.00-872.00	408	SALT POND	RD	00:None	1AR054	R	100	0.343		04/07/22	1:Land Only	295,000		324,200			POND ACRES
134-13.00-874.00	404	SALT POND	RD	00:None	1AR054	R	101	0.363		04/11/22	1:Land Only	200,000		219,800			POND ACRES
134-13.00-822.00	969	LAKE VIEW	DR	BB:Bethany Beach	1BR002	R	101	0.4		09/23/23	1:Land Only	430,000		430,000			

🗖 Annual 🛙 Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Id	entification
-------------	--------------

	1
Owner(s): <u>Laster Sand</u> Guthorn Parcel ID: <u>1.34-13.00-231.00</u> Street Address of Parcel: <u>951</u> Laterlie W Thive, Bethan Beach & 1988	
Switches Rother Bergh A. 19980	I
Street Address of Parcel:	
Current Assessment: \$ 4/1, 100	
Purchase Price (Total of Land and Improvement): \$ 285 MM Date of Purchase:	•
Special Conditions of Sale: Non R	
How was property acquired Private Sale 🛛 Auction 🗂 Open Market 🗂 Family 🗖 Inherited	·
Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Majo	or
Repairs, etc.) Change	
Year Cost Nunc	
Description of Property	
Lot size/Land Area Kila Style of Home N//A	
Number of: Bedrooms: Bathrooms: Fireplaces:	
Finished Basement Finished Attic Central Air Porches and Additions:	
Describe outbuildings or accessory structures other than main dwelling:	
N/A - r	
What do you consider to be the fair market value of the property as of July 1, 2023? 5 OUP	
assist who have seen and seen and seen and seen and seen and seen and seen and seen and seen and seen and seen	

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 appear on the

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:

Meny discuss the reason for your appear and for your conclusion of value. Messess ment of with account of the calculation of Myhause at 949 fuite or as reflects 2976. growth since Zpuich used propents i-2014 or 3 as 1/1 paramam - construction a mounted to 2343,000 - 1 and - 1100 para I bought 951 hot - 2014 particles con mplying 3 2368 couth comp. Cauch car, 10t-should price at 6221,005 Would seem all label nort 1000 have as common pines full con - can can the

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 require one spectate with nonconsider them. You will not be permitted to testify of introduce evidence concercity whom while win should up to the discovery the assessed value of other properties, or the taxes paid by other beine overse is an unsernable as exultance or vernalization. Do not cite the assessed values of other properties in your suman

Youngustation 1. Parcel Number. 134-13 - 912. Address 949 Lake New Derne Commencements in the Number of: Bedrooms ------- Bathrounce -------E Finished Basement ElFinished Attice E contribute Porches and Additions:

Describe Garage or Other Improvements:

Additional Comments Lot 512. more and service

A	Parcel Number Owner	
	Address 935 Pine Tree Lane, Bethan, Beach, Je 19930 (Lalle Bethan)	Į
	Address <u>935</u> Pine Tiee Lane, Bethan, Beach, Je 19930 (Lalle Bethan) Sales Price \$ 163,500 Date of Sale <u>9113/19</u>	
	Lot Size/Land Area Style of House	
	Number of: Bedrooms; Bathrooms: Fireplaces:	
	ロ Finished Basement ロFinished Attic ロ Central Alr	
	Porches and Additions:	ļ
	Describe Garage or Other Improvements:	
	л.	İ
		ļ
	Additional Comments:	
	Lot size i dentical tim own and sides plice is \$61,000 less. assuming whater view is more = price poind in charing) cana. USIS, o rawth fraction applied in physical structure oriesment lat price would be no greater than \$261, 2.25 -	
		×
З.	Parcel Number Öwner	
	Address	
	Sales Price \$ Date of Sale	
	Lot Size/Land Area Style of House	:
	Number of: Bedrooms: Bathrooms: Fireplaces:	
	Finished Basement Finished Attic Central Air	1
	Porches and Additions	
	Describe Garage or Other Improvements:	
		·
	L	
	Additional Comments:	
		1

<u>Witnesses or Agents</u> Identify any witness or attorney/agent who will appear additional witnesses.	on your behalf at the hearing. If necessary, attach a list of
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
<u>Úwner Certification</u>	
affirms that all statements herein are true to the best of Review that the assessment of said property for fiscal y Signature of Owner or agent ¹ $P_{1} = P_{2} = P$	or authorized agent of the owner for the described property, and of his/her knowledge and bellef, and asks the Board of Assessment rear be reduced to: \$
Mailing Address: 2302 Velvet V. Owings Mills, Md. 7	alley kay 3//17
	Telephone: <u>410-971-2099</u> Telephone: <u>410-971-2099</u>
Note: If you do not wish to appear before the Board fo consider your appeal on, the basis of the information c	r a formal hearing, please check here 🗖 and the Board will so that the board will and the board will so that the board will so
i request that Assessment disclose witnesses and exhib	its. Z
	۲ ۲۹ ۲
¹ If this form Is signed by an agent of the owner, the agent must atta and represent the interest of the owner herein.	ach a statement from the owner authorizing the agent to present this appear

tyler RESIDENTIAL PROPERTY RECORD CARD 2099

Total Acres: .1612

Spot:

SUSSEX COUNTY

Manual Override Reason Base Date of Value

Effective Date of Value

Situs : 949 LA	KE VIEW DR	Р	arcel ID: 134-13.00-832.00		Class: Single Family Dw	elling	Card: 1 of	1 Pi	inted: April 16, 202	5
	CURRENT OWNER		GENERAL INFORMAT	ION						
S 230	GUTHORN LESTER GANDRA M GUTHOF 2 VELVET VALLEY VINGS MILLS MD 21	RN WAY 117	Living Units 1 Neighborhood 1BR002 Alternate ID 134130008320 Vol / Pg 4144/4 District Zoning TOWN CODES Class Residential							
		Property Note			3/21/23, 11-12-11 AM		134-1300-832.00			
		Land Information	on			A	ssessment Inform	nation		
Type Primary Site	Size AC 0.1612	Influence Factors Waterfront - Ca	s Influence %	Value 411,050	Land Building	Assessed 0 0	Appraised 411,100 420,800	Cost 411,100 420,800	Income 0 0	Market 411,100 506,930

Location: 12 VERY GD LOCATION (POS INFL Value Flag Cost Approach TD134DM7

		Entrance Information	on				Permit Info	ormation
Date 07/11/24 03/21/23	ID JXL RSD	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other	Date Issued 06/03/10	Number 14811-1	Price 328,000	Purpose	% Complete Dwelling W/Add-Lake Bethany Lot

 Sales/Ownership History

 Transfer Date 07/02/13
 Price 601,000
 Type 601,000
 Validity 4144/4
 Deed Reference 4144/4
 Deed Type 4144/4
 Grantee

2099 **RESIDENTIAL PROPERTY RECORD CARD**

SUSSEX COUNTY

itus : 949 LAKE VI	EW DR	Parcel Id: 134	-13.00-832 00	Class: Single Far	nily Dwelling	Car	d: 1 of 1		Printe	ed: April 16, 2	025
					, Dwoning					• •	
		g Information			30	16 2 B 12	15		A B 10	de Description Main Building 1SFR - FRAME	
Style Story height	Cape Cod 1.25	Year Built Eff Year Built	2010			2 B 12			C 13 D 11	FRAME GARA OPEN FRAME	
Attic	None	Year Remodeled			26 2	16	5 ² 10	3443	E 31 F 10	WOOD DECK 1SFR - FRAME	2
Exterior Walls		Amenities					9 F	11		BOAT DOCK (
Masonry Trim Color	х	In-law Apt	No				15				
	В	asement			46 34 D A	32					
Basement	Crawl	# Car Bsmt Gar	0								
FBLA Size		FBLA Type					29 C	29			
Rec Rm Size	x	Rec Rm Type	Single Family		42						
Heating &	& Cooling	Fireplaces			46	6	15				
	Central Full Ac	Stacks			40		15				
Fuel Type System Type	Propane Forced Warm Air	Openings Pre-Fab	1								
		om Detail									
Bedrooms	4	Full Baths									
Family Rooms		Half Baths				Outbuildi	ng Data				
Kitchens Total Rooms	7	Extra Fixtures	2	Туре	Size 1 Size 2	Area	Qty	Yr Blt	Grade	Condition	Va
Kitchen Type		Bath Type		Boat Dock	5 x 20	100) 1	2010	С	А	2,8
Kitchen Remod	No	Bath Remod	No								
		justments									
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area									
		& Depreciation									
Grade		Market Adj									
Condition	Average AVERAGE	Functional Economic	70								
Cost & Design		% Good Ovr	10								
% Complete		/0 COOU CV1			Condomini	ium / Mobil	e Home	Informati	on		
	Dwelling	Computations		Complex Name							
Base Price	278,340	% Good	94	Condo Model							
Plumbing	9,370	% Good Override									
Basement	-12,870	Functional Economic	70	Unit Number				nit t	lon		
Heating Attic	23,090 0	% Complete		Unit Level Unit Parking				nit Locat nit View	1011		
Other Features	1,550	C&D Factor		Model (MH)				lodel Mal	(MH)		
		Adj Factor									
Subtotal	299,480	Additions	32,600								
round Floor Area	1,396										
Total Living Area	2,092	Dwelling Value	418,000								
	Buil	ding Notes									

ARDAT		AT PARDAT	PARDA	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDA'	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA1	DWELDA	AT DWELDAT	DWELDAT		DWELDAT	DWELDAT	DWELDAT		SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT
ARID	Still	Street	Suffix	Town	NBHD	Class	LUC	Calc'd Acres	Story Heigh	nt Style	Yrbit	Rm Tot	Bedrm	Full Bath	Half Bat	h Bsmt	Birmt Car	FBLA	Grade	CDU	SFLA		Sale Date	Sales Type	Sale Price	PSF	Adjusted Price	ADJ PSF	PSF	Legal 1
4-13.00-832.00	949	LAKE VIEW	DR	88:Bethany Beach	188002	R	101	0.161	1.25	08:CAPE COD	2010	7	4	2	1	3:CRAWL	0		B-	AV	2,092								397.65	LAKE BETHANY
4-13.00-819.00	975	SANDBAR	CT	88:Bethany Beach	1BR002	R	101	0.161														WF	02/08/21	1:Land Only	375,000		453,000			LAKE BETHANY
4-13.00-86.00	3161	9 CHARLEYS	RUN	00:None	1AR054	R	101	1.82														WF	04/12/22	1:Land Only	370,000		406,600			E/CHARLEYS RI
4-13.00-87.00				00:None	1AR054	R	100	1.535														WF	04/14/22	1:Land Only	370,000		406,600			E/MCCOYS WA
4-13.00-86.01	3162	1 CHARLEYS	RUN	00:None	1AR054	R	101	0.73															06/16/23	1:Land Only	375,000		375,000			E/CHARLEYS R
4-13.00-87.01	3162	3 CHARLEYS	RUN	00:None	1AR054	R	101	0.58															06/14/23	1:Land Only	349,000		349,000			E/MCCOYS W/
4-13.00-87.02	3162	7 CHARLEYS	RUN	00:None	1AR054	R	101	0.39															06/05/23	1:Land Only	385,000		385,000			E/MCCOYS W/
4-13.00-872.00	408	SALT POND	RD	00:None	1AR054	8	100	0.343															04/07/22	1:Land Only	295.000		324,200			POND ACRES
4-13.00-874.00	404	SALT POND	RD	00:None	1AR054	R	101	0.363															04/11/22	1:Land Only	200,000		219,800			POND ACRES
4-13.00-1374.00	418	CANAL	WAY	00:None	148066		101	0.231	2	21:CONVENTIONAL	1994	8	4	4	0	3:CRAWL	0		C+	GD	2.900	WF	12/10/21	2:Land & Improv	750.000	258.62	846.800	292.00		THE SALT PONI
4-13.00-1378.00	410	CANAL	WAY	00:None	1AR066		101	0.244	1.5	OB-CAPE COD	1998	2	4	4	0	3:CRAWL	0		C+	AV	2.136	WE	10/04/21	2:Land & Improv	900.000	421.35	1.030.500	482.44		THE SALT PON
4-13.00-1379.00		CANAL	WAY	00.None	1AR066	8	101	0.244	1	04:RAISED RANCH	1999	7	4	3	ō	6:FULL	2	1000	B+	AV	2.856	WE		2:Land & Improv	999.900	350.11	1.084.300	379.66		THE SALT PON
4-13.00-1420.00	433	CANAL	WAY	00:None	1AR066	R	101	0.2	1.5	OB:CAPE COD	1999	7	4	3	1	3:CRAWL	0		8-	AV	2,716		05/26/23	2:Land & Improv	725,000	266.94	730,100	268.81		THE SALT POR
-13.00-1425.00		BETHANY	LOOP	00:None	1AR066	R	101	0.22	1	03:RANCH	2001	6	3	2	1	3:CRAWL	0		B-	AV	2,517			2:Land & Improv	731,000	290.43	792,400	314.82		THE SALT POI
4-13.00-1429.00	483	BETHANY	LOOP	00:None	1AR066	R	101	0.248	1	03:RANCH	1992	6	3	2	0	3:CRAWL	0		B-	AV	2,050		05/17/22	2:Land & Improv	654,000	319.02	714,200	348.39		THE SALT PO
4-13.00-1415.00	407	CANAL	WAY	00:None	1AR066	R	101	0.178	1	03:RANCH	2004	6	3	2	0	3:CRAWL	0		C+	AV	1,584		04/26/22	2:Land & Improv	649,900	410.29	714,200	450.88		THE SALT PO
4-13.00-1408.00	14	DUCK	WALK	00:None	1AR066	R	101	0.333	1.5	08:CAPE COD	1996	8	5	4	1	3:CRAWL	0		в	AV	2,850		03/21/22	2:Land & Improv	800,000	280.70	885,600	310.74		THE SALT PO
4-13.00-959.00		PINE TREE	LN	88:Bethany Beach		R	101	0.148	1	03:RANCH	1999	6	3	2	1	1:POST & PIERS	0		в	AV	2,584			2:Land & Improv	849,900	328.91	959,500	371.32		LAKE BETHAM
4-13.00-1433.00	491	BETHANY	LOOP	00:None	1AR066	R	101	0.303	2	21:CONVENTIONAL	1994	7	4	3	1	6:FULL	3	614	C+	AV	1,908		12/10/21	2:Land & Improv	950,000	497.90	1,072,600	562.16		THE SALT POI
4-13.00-939.00	930	HERON	DR	88:Bethany Beach	1BR002	R	101	0.248	2	21:CONVENTIONAL	1991	7	5	2	2	1:POST & PIERS	0		в	AV	3,208		10/20/21	2:Land & Improv	925,000	288.34	1,059,100	330.14		LAKE BETHAN
4-13.00-1393.00	420	CANAL	WAY	00:None	1AR066	R	101	0.249	2	21:CONVENTIONAL	1995	8	4	3	1	6:FULL	1	320	C+	GD	2,772		09/07/21	2:Land & Improv	901,000	325.04	1,038,000	374.46		THE SALT POI
4-13.00-1432.00	489	BETHANY	LOOP	00:None	1AR066	R	101	0.303	1.5	08:CAPE COD	1993	6	4	2	1	3:CRAWL	0		C+	GD	2,191		07/14/21	2:Land & Improv	624,900	285.21	729,900	333.14		THE SALT POR
4-13.00-805.00	992	LAKE VIEW	DR	88:Bethany Beach	1BR002	R	101	0.161	2	21:CONVENTIONAL	1987	6	3	2	1	3:CRAWL	0		с	AV	1,912		03/29/21	2:Land & Improv	700,000	366.11	840,000	439.33		LAKE BETHAN
4-13.00-1410.00		DUCK	WALK	00:None	1AR066	R	101	0.405	2	21:CONVENTIONAL	1994	8	4	3	0	1:POST & PIERS	0		с	AV	1,590	WF		2:Land & Improv	790,000	495.86				THE SALT POP
4-13.00-816.00		SANDBAR	CT	88:Betharry Beach		R	101	0.161	1	03:RANCH	1987	6	3	2	0	3:CRAWL	0		C+	AV	1,648	WF		2:Land & Improv	799,999	485.44				LAKE BETHAM
4-13.00-922.00	943	PINE TREE	LN	88:Bethany Beach	1BR002	R	101	0.146	1	22:CHALET	1992	6	4	2	1	1:POST & PIERS	0		С	AV	1,654		02/28/25	2:Land & Improv	917,400	554.66				LAKE BETHAM
4-13.00-963.00	931	HERON	DR	88:Bethany Beach	1BR002	R	101	0.321	1.5	14:CONTEMPORARY	1982	6	3	2	1	1:POST & PIERS	0		C+	AV	1,782		11/22/24	2:Land & Improv	895,000	502.24				LAKE BETHAM
4-13.00-1427.00	479	BETHANY	LOOP	00:None	1AR066	R	101	0.22	1	03:RANCH	1992	7	3	2	0	3:CRAWL	0		B-	AV	2,278			2:Land & Improv	797,500	350.09				THE SALT PO
4-13.00-846.00		LAKE VIEW	DR	88:Bethany Beach	1BR002	R	101	0.191	1.5	08:CAPE COD	1985	7	4	2	0	3:CRAWL	0		С	AV	1,680			2:Land & Improv	795,000	473.21				LAKE BETHA
-13.00-821.00	971	SANDBAR	CT	88:Bethany Beach	1BR002	R	101	0.161	2	21:CONVENTIONAL	2001	6	3	2	1	3:CRAWL	0		C+	AV	2,289		04/03/24	2:Land & Improv	869,000	379.64				LAKE BETHA
13.00-806.00	994	LAKE VIEW	DR	88:Betharry Beach	1BR002	R	101	0.191	1	03:RANCH	1982	6	3	2	0	3:CRAWL	0		B-	AV	1,802		01/29/24	2:Land & Improv	663,000	367.92				LAKE BETHA
-13.00-923.00		LAKE VIEW	DR	88:Betharry Beach		8	101	0.172	1	03-RANCH	1988	6	ä	2	1	1:POST & PIERS			Č.	AV	1.768			2:Land & Improv	869,000	491.52				LAKE BETHA

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): hoster + Sand, 6 worker Parcel ID: 134-13.00-932					
Owner(s): hoster + Sand, Gubtuaru Parcel ID: 134-13.00-932 Street Address of Parcel: 949 Lakerien Drive (Lake Bethan) Bethon, Beach, De 19990					
Current Assessment: \$ <u>831, 500</u>					
Purchase Price (Total of Land and Improvement): $(25, 000)$ Date of Purchase: $\frac{9/3}{2014}$					
Special Conditions of Sale: None					
How was property acquired Private Sale Auction Private Company Private Comp					
Major Renovations or structural changes to property since purchase (i.e., Demolition) Construction: Additions, Major Repairs, etc.)					
Vear Cost Change					
2014 9,000 Pack. 1 feren					
Description of Property					
Lot size/Land Area Style of Home o Ce					
Number of: Bedrooms: $\frac{1}{2}$ Bathrooms: $\frac{1}{2}$, integlaces: $\frac{1}{2}$					
□ Finished Basement □ Finished Attic □ Central Air Porches and Additions: <u>Vo œlditions</u> House to House to the the possible					
Describe outbuildings or accessory structures other than main dwalling:					
Nonz					
What do you consider to be the fair market value of the property as of July 1, 2023? S $C + L_1 + S$					

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: Growth is value become if to County 7, for cale what iong show 27% Perphasical structure

Briefly discuss the reason for your appeal and for your conclusion of value: Growth is value accord to to count 17, for calculations show 29% parphysical structure which was built in 2011 part 330, was - back up to those cake at any own 12 years 36 pars pry 7 em = 95 800 to equal an eso mont of 420, 200 postha structure and a land cost of 225, was in Rout a 45, 000 - land should aqual \$ 261, 2205 - briging total accessment to \$672,225

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.

Sec. Parage

	You must submit <u>3 comparable sales</u> .
. Pa	rcel Number
Ad	Idress 930 Herondr
Sa	les Price \$ 925,000 Date of Sale 10/12/21
Lo	t Size/Land Area , 24 / 3207 Style of House Cant . In
Nu	umber of: Bedrooms: <u>5</u> Bathrooms: <u>2/2/2</u> Fireplaces:
	Finished Basement DFinished Attic D Central Air
Рс	rches and Additions:
De	escribe Garage or Other Improvements:
/	Squate
L	

Additional Comments:

Square Footage is 3,500 - Highest price

Sales Price \$_700,000	Date of Sale 2/22/2/
	Style of House
Number of: Bedrooms:	Bathrooms: <u>3</u> Fireplaces:
Finished Basement DFinishe	d Attic 🛛 Central Air
Porches and Additions:	
Describe Garage or Other Improve	ements:
L	
Additional Comments:	
2,113 59Ft	~ same siz-house 'ay ours -
	and the second second second second second second second second second second second second second second second
	-159 Owner Thee LA.
•	Date of Sale C/2.3/2 /
	Style of House
	Bathrooms: Fireplaces:
□ Finished Basement □ Finish	
Porches and Additions	
Describe Garage or Other Improv	vements:
	<u></u>
Additional Comments:	
Additional Comments: 2, 5 [°] 21 sq Ff.	

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.					
Lester Blowthorn Benjani- Gathern	Firm or Company				
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: \$					
E Mail Address: <u>Lgutharn</u> <u>Jgmail</u> . <u>Com</u> Telephone: <u>HIU-971-2079</u> Please use <u>H</u> mailing address <u>D</u> 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 <u>D</u> and the Board will					
consider your appeal on, the basis of the information contained in this form.					
Twish to appear					
I request that Assessment disclose witnesses and exhibits.					
	in the second second second second second second second second second second second second second second second				
¹ If this form is signed by an agent of the owner, the agent must as and represent the interest of the owner herein.	ttach a statement from the owner authorizing the agent to present this appear				

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🗖 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.

Current Assessment: \$4/1, 1vo Purchase Price (Total of Land and Improvement Special Conditions of Sale:	Athorn Parcel ID: <u>134-13.00-831.00</u> Keview Thire, Bethan Beach 1980 1:5 285 m Date of Purchase: <u>2018</u> Auction Open Market Family Inherited				
Major Renovations or structural changes to pro- Repairs, etc.)					
	Change				
	<u>'n</u> ,				
Description of Property					
	Style of Home NIA				
Lot size/Land Area Style of Home N/A					
Number of: Bedrooms: Bathrooms: Fireplaces:					
Finished Basement Finished Attic Central Air Porches and Additions:					
Describe outbuildings or accessory structures other than main dwelling:					
N/A ~5					
	where of the property at of July 1 20222 \$ 22 5				
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 2.2.5, our					

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:

Mensess ment growth according to calculations of minause at 949 Luteriais reflets 296 growth since I purchased propent i-2014 of 3.22% preasant - construction a mounted to 2325,000 + 1 and = \$100 or I bought 951 hot i= 2018 post220 der grading 3.22% clowth comp.) Each car, 10t should price at 6.261, 225 -Would seem all lahetront luts have an common price full, 100 - can can't be 1

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 rachis form, or the doard will not consider them. You will not be permitted to testify or introduce evidence concercing, and provide showing and the assessed value of other properties, or the taxes paid by other inomenous sets in success planate of the second set alustion. Do not cite the assessed values of other properties in your enperied

You must submit a scontained when 1. Parcel Number 134-13-0-92.2, 0 Address 949 Late Ired Drive Control de Marine Control de Marine Sales Price \$ 430, --- Sales Price \$ 57,007/20 Lot Size/Land Area Number of: Bedrooms: ______Bathrooms _____Fileurecos E Finished Basement ElFinished Attic: In Central All Porches and Additions: Describe Garage or Other Improvements: NA

Additional Comments:

Lot size more down and alle mon auma

Parcel Number	Owner
Address	935 PincTiee Lane, Bethan, Beach, 7 e 19930 (Lalle Bethan)
Sales Price \$	163,500 Date of Sale 9/13/19
Lot Size/Land Are	eaStyle of House
Number of: Bed	rooms: Bathrooms: Fireplaces:
Finished Base	ment 🛛 Finished Attic 🖓 Central Air
Porches and Add	litions: <u> </u>
Describe Garage	or Other Improvements:
x*	
Additional Comm	
Lotsi	Ze identical to m, own and sules price is \$61,000 less. in water view is more = price powed in charis ; cain. No with fraction applied is physicial structure or comes on that price enogreater than \$261, 225 -
assum;	in whater view is made = price parted in charis) cara.
Would b	and creater than \$26/225 -
Danaal Museebar	Owner
Parcel Number _	
	Owner
Address	
Address Sales Price \$	
Address Sales Price \$ Lot Size/Land Are	Date of Sale
Address Sales Price \$ Lot Size/Land Are	Date of Sale ea Style of House irooms: Bathrooms: Fireplaces:
Address Sales Price \$ Lot Size/Land Arr Number of: Bed □ Finished Base	Date of Sale ea Style of House irooms: Bathrooms: Fireplaces:
Address Sales Price \$ Lot Size/Land Arc Number of: Bed I Finished Base Porches and Add	Date of Sale
Address Sales Price \$ Lot Size/Land Arc Number of: Bed I Finished Base Porches and Add	Date of Sale eaStyle of House Irooms:Bathrooms:Fireplaces: ment IFinished Attic II Central Air litions
Address Sales Price \$ Lot Size/Land Arc Number of: Bed I Finished Base Porches and Add	Date of Sale eaStyle of House Irooms:Bathrooms:Fireplaces: ment IFinished Attic II Central Air litions
Address Sales Price \$ Lot Size/Land Arc Number of: Bed I Finished Base Porches and Add	Date of Sale eaStyle of House Irooms:Bathrooms:Fireplaces: ment IFinished Attic II Central Air litions
Address Sales Price \$ Lot Size/Land Arc Number of: Bed I Finished Base Porches and Add	Date of Sale
Address Sales Price \$ Lot Size/Land Ard Number of: Bed I Finished Base Porches and Add Describe Garage	Date of Sale
Address Sales Price \$ Lot Size/Land Ard Number of: Bed I Finished Base Porches and Add Describe Garage	Date of Sale
Address Sales Price \$ Lot Size/Land Ard Number of: Bed I Finished Base Porches and Add Describe Garage	Date of Sale

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)				
<u>Úwner Certification</u>					
The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year be reduced to: \$ Signature of Owner or agent ¹ $D_{abc} = D_{abc}					
	nail for Notice of Hearing and Notice of Decision				
I request that Assessment disclose witnesses and exhib					
	1. 1.				
	ach a statement from the owner authorizing the agent to present this appear				
and represent the interest of the owner herein.					



Re: Assessment Appeal 235-22.00-232.00

From Brian Fresh <brianfresh@yahoo.com>

Date Tue 4/29/2025 6:20 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.

Hello,

I request another hearing as stated in the previous email. This is the second message. Has a date been set?

Thank You, Brian Fresh

On Monday, April 14, 2025 at 12:59:18 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

PARDAT	PARDA	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA	T DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT
PARID	St#	Street	Suffix	NBHD	Class	LUC	Calc'd Acres	Story Heigh	t Style	Yrbit	Rm Tot	Bedrm	Full Bath	Half Bat	h Bsmt	Bsmt Car	FBLA	REC RM	Grade	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSF	Adjusted Price	ADJ PSF	PSF	Legal 1
235-22.00-232.00	29974	OVERBROOK	DR	6AR032	R	101	0.423	1	03:RANCH	2004	7	3	2	0	3:CRAWL	0	•		c	AV	2,016							227.08	OVERBROOK SHORES
235-22.00-182.00	29996	RANDOR	DR	6AR032	R	101	0.68															05/12/22	1:Land Only	160,000		174,700			OVERBROOK SHORES
235-22.00-168.00	29935	RANDOR	DR	6AR032	R	101	0.347															11/04/21	1:Land Only	122,500		139,300			OVERBROOK SHORES
235-22.00-260.00	17134	JAYS	WAY	6AR032	R	101	0.743															07/07/21	1:Land Only	100,000		116,800			OVERBROOK SHORES
235-22.00-81.00	30379	MILL	RUN	6AR032	R	101	0.478															03/07/22	1:Land Only	139,500		154,400			OVERBROOK SHORES
235-22.00-252.00	17042	JAYS	WAY	6AR032	R	101	0.371	1	03:RANCH	2006	7	3	2	0	3:CRAWL	0			в	GD	2,520	06/28/21	2:Land & Improv	485,000	192.46	570,400	226.35		OVERBROOK SHORES
235-22.00-173.00		RANDOR	DR	6AR032	R	101	0.444	1	03:RANCH	1999	7	3	2	0	3:CRAWL	0			B-	AV	2,416		2:Land & Improv	440,000	182.12	458,000	189.57		OVERBROOK SHORES
235-22.00-157.00	29898	MILL	RUN	6AR032	R	101	0.408	1	03:RANCH	1989	8	4	2	0	3:CRAWL	0			B-	GD	2,240	12/16/21	2:Land & Improv	349,000	155.80	394,000	175.89		OVERBROOK SHORES
235-22.00-145.00		OLE GRIST	RUN	6AR032	R	101	0.357	1	03:RAN CH	1997	7	3	3	0	3:CRAWL	0			C+	AV	2,156		2:Land & Improv	455,000	211.04	490,000	227.27		OVERBROOK SHORES
235-22.00-301.00		HOLLY	DR	6AR032	R	101	0.353	1	03:RAN CH	2000	7	3	2	0	3:CRAWL	0			C+	AV	2,148		2:Land & Improv	473,000	220.20	512,700	238.69		OVERBROOK SHORES
235-22.00-228.00		ORCHARDS	WAY	6AR032	R	101	0.418	1	03:RAN CH	2005	7	3	2	0	3:CRAWL	0			C+	AV	2,106		2:Land & Improv	450,000	213.68	465,300	220.94		OVERBROOK SHORES
235-22.00-375.00		LILLY PAD	DR	6AR032	R	101	0.34	1	03:RANCH	1992	8	4	3	0	3:CRAWL	0			B-	AV	2,096		2:Land & Improv	490,500	234.02	531,700	253.67		OVERBROOK SHORES
235-22.00-326.00	30303	GREEN VALLEY	RUN	6AR032	R	101	0.439	1	03:RAN CH	1999	7	3	2	0	3:CRAWL	0			B-	GD	1,980		2:Land & Improv	432,000	218.18	491,200	248.08		OVERBROOK SHORES
235-22.00-207.00		JAYS	WAY	6AR032	R	101	0.395	1	03:RAN CH	2001	7	3	2	0	3:CRAWL	0			B-	GD	1,972		2:Land & Improv	364,000	184.58	431,000	218.56		OVERBROOK SHORES
235-22.00-372.00		LILLY PAD	DR	6AR032	R	101	0.376	1	03:RAN CH	1987	10	6	3	0	6:FULL	2	1,210		C	AV	1,872		2:Land & Improv	475,000	253.74	529,200	282.69		OVERBROOK SHORES
235-22.00-373.00	16994	LILLY PAD	DR	6AR032	R	101	0.492	1	03:RAN CH	1985	8	4	2	0	3:CRAWL	0			B-	GD	1,842		2:Land & Improv	395,000	214.44	446,000	242.13		OVERBROOK SHORES
235-22.00-325.00	30313	GREEN VALLEY	RUN	6AR032	R	101	0.361	1	03:RAN CH	2001	5	3	2	0	3:CRAWL	0			C	AV	1,835		2:Land & Improv	401,000	218.53	414,600	225.94		OVERBROOK SHORES
235-22.00-188.00	17147	JAYS	WAY	6AR032	R	101	0.413	1	03:RAN CH	2000	6	2	2	0	3:CRAWL	0			B-	GD	1,808		2:Land & Improv	353,500	195.52	399,100	220.74		OVERBROOK SHORES
235-22.00-328.00	30285	GREEN VALLEY	RUN	6AR032	R	101	0.372	1	03:RANCH	1998	7	3	2	0	3:CRAWL	0			C	AV	1,762	06/29/22	2:Land & Improv	400,000	227.01	433,600	246.08		OVERBROOK SHORES
235-22.00-267.00	30046	MILL	RUN	6AR032	R	101	0.344	1	03:RANCH	2004	7	3	2	0	3:CRAWL	0			C+	AV	1,760	11/23/21	2:Land & Improv	375,000	213.07	426,400	242.27		OVERBROOK SHORES
235-22.00-358.00	16813	RANDOR	DR	6AR032	R	101	0.342	1	03:RANCH	2000	6	3	2	0	3:CRAWL	0			C+	AV	1,628	02/23/21	2:Land & Improv	340,000	208.85	410,700	252.27		OVERBROOK SHORES
235-22.00-258.00	17114	JAYS	WAY	6AR032	R	101	0.399	1	03:RANCH	2010	7	3	2	0	3:CRAWL	0			C-	AV	1,624	03/08/22	2:Land & Improv	350,000	215.52	387,500	238.61		OVERBROOK SHORES
235-22.00-151.00	29949	MILL	RUN	6AR032	R	101	0.344	1	03:RANCH	2000	7	3	2	0	3:CRAWL	0			C	AV	1,584	06/28/23	2:Land & Improv	425,000	268.31	425,000	268.31		OVERBROOK SHORES
235-22.00-300.00	17063	HOLLY	DR	6AR032	R	101	0.402	1	03:RANCH	1989	7	3	2	0	3:CRAWL	0			C+	AV	1,568	05/07/21	2:Land & Improv	330,000	210.46	390,700	249.17		OVERBROOK SHORES
235-22.00-168.00	29935	RANDOR	DR	6AR032	R	101	0.347	1	03:RANCH	2022	7	3	2	1	3:CRAWL	0			C	AV	1,556		2:Land & Improv	419,900	269.86	461,500	296.59		OVERBROOK SHORES
235-22.00-135.00	30057	OVERBROOK	DR	6AR032	R	101	0.37	1	03:RANCH	2001	6	3	2	0	3:CRAWL	0			C+	AV	1,536		2:Land & Improv	357,500	232.75	403,600	262.76		OVERBROOK SHORES
235-22.00-357.00	16825	RANDOR	DR	6AR032	R	101	0.352	1	03:RANCH	2001	6	3	2	0	3:CRAWL	0			C+	AV	1,520	08/19/21	2:Land & Improv	315,000	207.24	365,400	240.39		OVERBROOK SHORES
235-22.00-194.00	17065	JAYS	WAY	6AR032	R	101	0.426	1	03:RANCH	2003	7	3	2	0	3:CRAWL	0			C	AV	1,484	05/03/22	2:Land & Improv	431,050	290.46	470,750	317.22		OVERBROOK SHORES
235-22.00-260.00	17134	JAYS	WAY	6AR032	R	101	0.743	1	03:RANCH	2022	7	3	2	0	3:CRAWL	0			в	AV	1,460	01/18/22	2:Land & Improv	379,900	260.21	426,200	291.92		OVERBROOK SHORES
235-22.00-114.00	30366	MILL	RUN	6AR032	R	101	0.353	1	03:RANCH	1987	7	3	2	0	3:CRAWL	0			C	AV	1,456	06/30/23	2:Land & Improv	430,000	295.33	430,000	295.33		OVERBROOK SHORES
235-22.00-307.00	17079	APPLE	WAY	6AR032	R	101	0.36	1	03:RANCH	2001	7	3	2	0	3:CRAWL	0			C	AV	1,456	01/26/22	2:Land & Improv	375,000	257.55	420,800	289.01		OVERBROOK SHORES
235-22.00-150.00	29961	MILL	RUN	6AR032	R	101	0.344	1	03:RAN CH	1998	5	3	2	0	3:CRAWL	0			с	AV	1,416	08/10/22	2:Land & Improv	350,000	247.18	374,500	264.48		OVERBROOK SHORES
235-22.00-81.00	30379	MILL	RUN	6AR032	R	101	0.478	1	03:RAN CH	2022	7	3	2	0	3:CRAWL	0			в	AV	1,412	11/04/22	2:Land & Improv	450,000	318.70	471,600	333.99		OVERBROOK SHORES
235-22.00-298.00	30099	MILL	RUN	6AR032	R	101	0.344	1	03:RAN CH	1992	7	3	2	0	3:CRAWL	0			с	AV	1,288	04/12/21	2:Land & Improv	270,000	209.63	321,800	249.84		OVERBROOK SHORES

Docket Number:

□ Annual □ Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Identification Owner(s): Brian Fresh Parcel ID: 235-22.00-232.00 Street Address of Parcel: 28874 OVER brock Drive Milton, De. 18968 Current Assessment: \$ 463.400 - Per Tyler Purchase Price (Total of Land and Improvement): \$ 260,000 Date of Purchase: 8-28-2014 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.) Cost Change Year -N/A-**Description of Property** Lot size/Land Area Number of: Bedrooms: 3 Bathrooms: 3 Fireplaces: □ Finished Basement □ Finished Attic □ Central Air Porches and Additions: ______ 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, 2023? \$______

On what basis do you reach that Opinion? (Select One) Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
 ✗ Comparable Sales (identify below)
 Other (provide detail below or in a separate attachment

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

See Attached Documents.

Comparable Sales

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. Do not cite the assessed values of other properties in your appeal.

You must submit <u>3</u> comparable sales.

1.	Parcel Number Owner		
	Address 30056 W. Mill Run Milton, De 19868		
	Sales Price \$ Y15,000 Date of Sale 7-11.2023		
	Lot Size/Land Area 100' × 150' Style of House Raweh		
	Number of: Bedrooms: Bedrooms: Fireplaces:		
	Finished Basement Finished Attic Kentral Air		
	Porches and Additions: 2 Additions on back, 1 3 30000	SUD R	3
	Describe Garage or Other Improvements:		
	2 Additions on back of house.		
	1 3 Season SUN ROOM.		
	Additional Comments:		
	MAA		

2. Parcel Number ______ Owner _____

Address 300 89 W. Mill RUN Milton De 18868 Sales Price \$ 300,000, 000 Date of Sale 1-11-2024 Lot Size/Land Area 120 × 1251 Style of House Ranch Number of: Bedrooms: 3 Bedrooms: A Fireplaces: Finished Basement
 Finished Attic
 Central Air Porches and Additions: _____ 12/A Describe Garage or Other Improvements: NIA Additional Comments: This is similar to my house. 29874 over brook br-Milton, De. 19960 3. Parcel Number Owner Address 30212 E. Mill RON Milton, De 19968 Sales Price \$______ Date of Sale______ Date of Sale______ Lot Size/Land Area 1001 × 1501 Style of House Ranch Number of: Bedrooms: <u>2</u> Fireplaces: _____ □ Finished Basement □ Finished Attic ☎ Central Air Porches and Additions Screen Porch Describe Garage or Other Improvements: · FAT IN Kitchen. " Separate Diving Room. · Scieen Porch.

Additional Comments:

NA

Identify any witness or attorney/agent who will app additional witnesses.	pear on your behalf at the hearing. If necessary, attach a list of
NJA	
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
Review that the assessment of said property for fisc Signature of Owner or agent ¹ Print Name and Title: Bright Over Mailing Address: 2904 Over Mi 1400, Dee Mi 1400, Dee Please use I mailing address I end Note: If you do not wish to appear before the Board	$\frac{1966}{1966}$ $\frac{1966}{100}$ Telephone: $302 - 893 - 1661$ Telephone: $302 - 893 - 1661$ Telephone: $302 - 893 - 1661$ Telephone: $302 - 893 - 1661$ Telephone: $302 - 893 - 1661$ Telephone: $302 - 893 - 1661$ Telephone: $302 - 893 - 1661$ Telephone: $302 - 893 - 1661$ Telephone: $302 - 893 - 1661$ Telephone: $302 - 893 - 1661$ Telephone: $302 - 893 - 16601$
consider your appeal on, the basis of the information	
l request that Assessment disclose witnesses and exh	hibits. 🗖
	· · ·

Inadmissible forms of evidence

- 1. Previous assessed value, established as 1974 base year.
- 2. Closed Sales which are not considered to be "arms-length". Examples of typical invalid sales are distressed properties, bank owned, sheriff sales, foreclosures, short sales, family transactions, court order, change after sale.
- 3. Comparing properties which have <u>not sold</u> as an "arms-length" transaction. Comparison of neighboring property values and/or building characteristics.
- 4. Tax Impact / Exemptions / Abatements These are not taken into consideration when establishing market value. Exemptions & Abatements will be applied to each property if proper application has been approved by Sussex County.
- 5. Estimated Values from online search, such as "Redfin, Zillow Zestimate, HomeLight, Realtor.com, etc."

Step 3 – Schedule an Appeal Hearing

Once you have completed and filed the application for Appeal, please contact us to schedule a hearing.

Schedule online at: <u>https://sussexcountyde.gov/board-assessment-review</u> or Schedule via phone at: 1-866-548-2578

*Scheduling open through March 31, 2025

You will receive an email confirmation regarding your scheduled appointment. The e-mail confirmation will provide specific instructions based on the type of appointment you request. Please be sure to review it thoroughly before your scheduled appointment.





Residential Stats - Analysis Detail Report

Jan 2022 - Jan 2024

12-Dec-2024 6:15:09AM Page 1 of 1

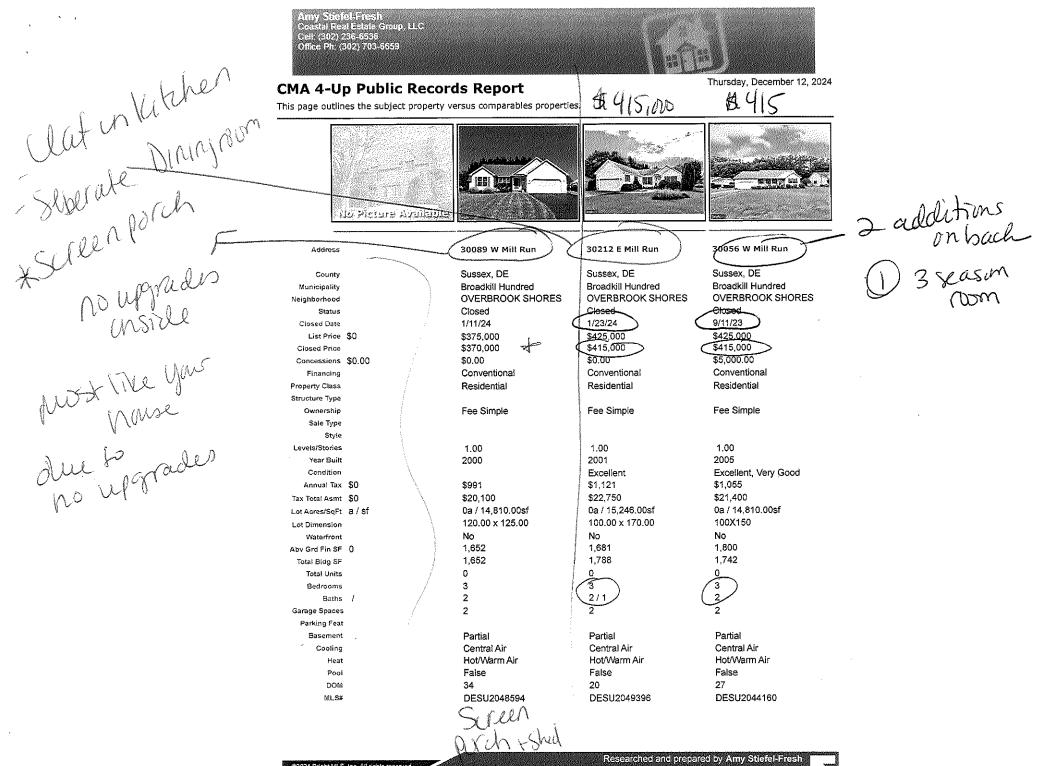
Closed

10 LISTINGS

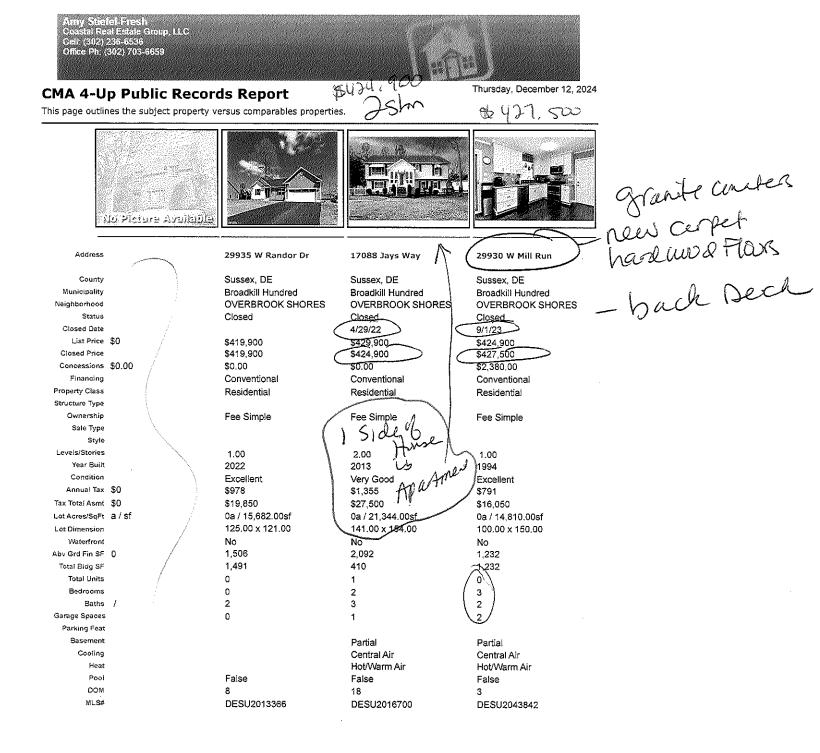
[Price at time of sale											
	\sim	Closed Price Co	ncession	= Net Price	/ Orig. Price =	= % Of	Closed Price -	Concession	= Net Price /	List Price =	% Of	DOM	CDOM	Age
	30089 W Mill Run	\$370,000	,	\$370,000	\$375,000.00	98.67	\$370,000		\$370,000	\$375,000	98.67	34	34	24
	30212 E Mill Run	\$415,000	V.	\$415,000	\$425,000.00	97.65	\$415,000		\$415,000	\$425,000	97.65	20	20	23
	30056 W Mill Run	\$415,000	\$5,000.00	\$410,000	\$429,000.00	95.57	\$415,000	\$5,000	\$410,000	\$425,000	96.47	27	27	18
	29930 W Mill Run	\$427,500	\$2,380.00	\$425,120	\$424,900.00	100.05	\$427,500	\$2,380	\$425,120	\$424,900	100.05	3	3	30
	30020 W Randor Dr	\$445,000		\$445,000	\$479,000.00	92.90	\$445,000		\$445,000	\$459,000	96.95	39	39	32
	29874 W Randor Dr	\$440,000		\$440,000	\$459,900.00	95.67	\$440,000		\$440,000	\$459,900	95.67	25	25	25
	17065 Jay's Way	\$431,050		\$431,050	\$414,900.00	103.89	\$431,050		\$431,050	\$414,900	103.89	5	5	21
	17088 Jays Way	\$424,900		\$424,900	\$429,900.00	98.84	\$424,900		\$424,900	\$429,900	98.84	18	18	11
	29935 W Randor Dr	\$420,600		\$420,600	\$419,900.00	100.17	\$420,600		\$420,600	\$419,900	100.17	8	8	2
	16868 Ole Grist Run	\$455,000		\$455,000	\$499,900.00	91.02	\$455,000		\$455,000	\$462,000	98.48	172	172	27
•	Low	\$370,000	\$0	\$370,000	\$375,000	91.02	\$370,000	\$2,380	\$370,000	\$375,000	95.67	3	3	2
~	€ V High	\$455, <u>00</u> 0	\$5,000	\$455,000	\$499,900	103.89	\$455,000	\$5,000	\$455,000	\$462,000	103.89	172	3	32
<u> </u>	Average	\$426,200 \$424,405	\$0 \$738	\$425,010 \$423,667	\$427,000 \$435,740	98.16 97.44	\$426,200 \$424,405	\$3,690 \$3,690	\$425,010 \$423,667	\$425,000 \$429,550	98.58 98.68	23 35	23 35	24 21

Report To	tals	Properties:	10							
		List Price:	Orig. List Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:
	Low	\$375,000	\$375,000	91.02	\$370,000	\$2,380	\$370,000	3	3	2
	High	\$462,000	\$499,900	103.89	\$455,000	\$5,000	\$455,000	172	172	32
20	Median	\$425,000	\$427,000	98.16	\$426,200	\$3,690	\$425,010	23	23	24
-*	Average	\$429,550	\$435,740	97.44	\$424,405	\$3,690	\$423,667	35	35	21

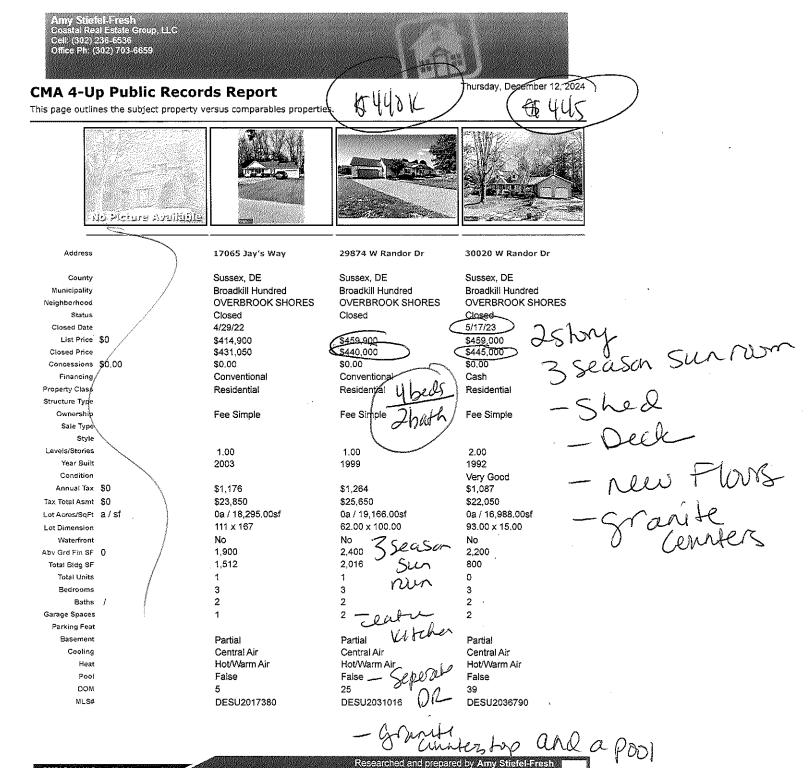
price Beds buth extras Dadditual nums 1800 SEFT \$ 415 K 312 (RND 3/2/1(12) Scheen porch, leater Kortchen \$,415K 11 Seperate Diringrum grante Coutes 32 427,500 ₿ New Flars buch Deck 20 no \$ 370,000 additunal 3 season room upgnides dait is 3/2 Jan / 2024 the [800 WA Shed 2,092 \$ 424K back 25 Jong House W/a poot 3/2/1 SLET Iside of a is an Apartment) G \$ 445K 2 short Frase 2/2 3 season sur noom 2 JUN SG PT Shed Bech grante "conter tops New Plours All stanite odd on family room & 455K y bed 280ther of



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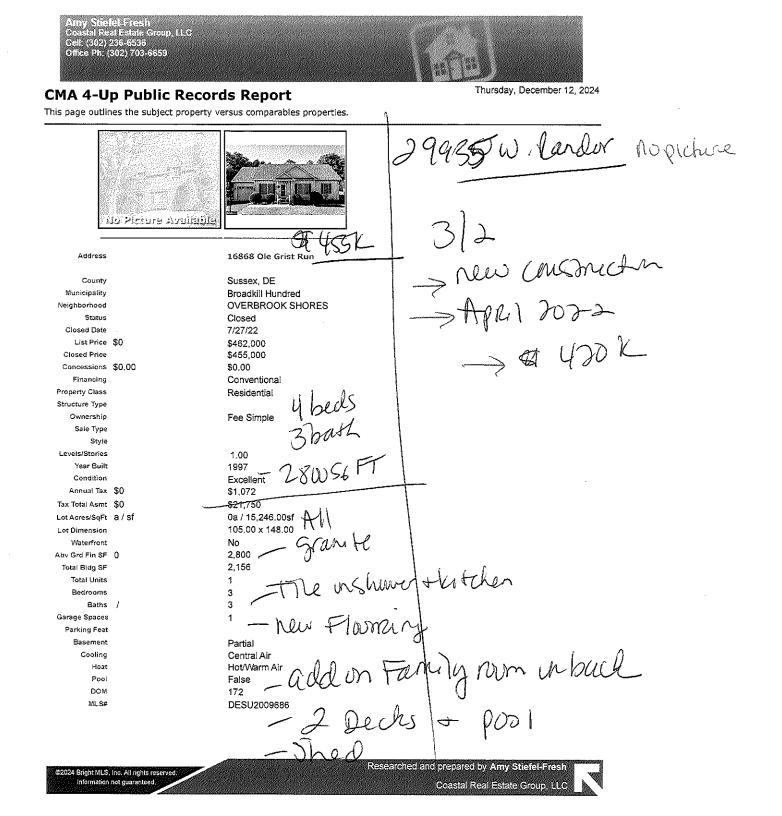


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Coastal Real Estate Group, LLC



SUSSEX COUNTY INFORMAL HEARINGS FREQUENTLY ASKED QUESTIONS

1. Why is this Property Reassessment being completed?

Reassessment was court ordered by Chancery Court, ruling on May 8, 2020

2. How was the tentative value established?

Market Value as of July 1, 2023.

- o Residential Comparable sales between January 1, 2021 June 30, 2023.
- o Commercial Income & Expense forms for tax years 2021-2022.

3. How do I provide Documentation to Tyler?

Acceptable forms of documentation can be found on the back on the notice your received. Documentation can be provided directly to Tyler by:

- During the scheduled informal hearing
- Email <u>SussexCountyDE@tylertech.com</u>
- Mail Sussex County Tax Assessment: C/O Tyler Technologies P.O. Box 589 Georgetown, DE 19947

When providing documentation via email, the subject line <u>must</u> be noted as: Example below

Informal: 135-19.00-73.02 (Parcel ID from your notice)

4. What is the impact of my taxes?

Property tax rate will <u>NOT</u> be established until the summer of 2025. Each taxing entity (County, School & Municipality) will adjust their tax rates accordingly.

5. Will I be notified of my results of the Informal Hearing?

Yes, Property owners who participate in the informal hearings will be notified by mail before the end of February 2025.

6. What if I am not satisfied with the results of the informal hearing?

Formal Appeals can be filed directly with Sussex County Assessment Office. Formal Appeal scheduling will begin in February 2025 and can be done online or by phone. Appeals must be filed and scheduled by March 31, 2025. Formal Appeals will be heard through the end of May 2025.

30078 W. Mill Run - Same Flore plan as My house but 3 More Rooms off the back of the house - Additional family Room, Screen porch" and SUN Room. Residential Stats - Analysis Detail Report The 2024 -> present 12-Dec-2024 5:59:58AM Closed Page 1 of 1 **6 LISTINGS** 主动者的形式 化精能的过去式和过去分词 Prince an investor contents Closed Price - Concession = Net Price Orig. Price = % Of 1 **Closed Price - Concession** 16918 Jays Way = Net Price / List Price = \$456,000 % Of \$6,840.00 DOM \$449,160 \$456,000.00 CDOM Age 16838 Orchards Way 98.50 \$456,000 \$6,840 \$449,160 \$450,000 \$456,000 98.50 \$450,000 0 \$450,000.00 0 23 30217 Green Valley Run 100.00 \$450.000 \$450,000 \$453,000 \$450,000 100.00 \$453,000 \$445,000.00 4 30078 W Mill Run 4 19 101.80 \$453,000 \$453,000 \$460,000 \$445,000 101.80 \$460,000 3 \$469,900.00 З 18 17064 Jays Way 97.89 \$460,000 \$460.000 \$425,000 \$469,900 97.89 \$425,000 \$439,900.00 18 18 38 96.61 16884 Jays Way \$425,000 \$425,000 \$439,000 \$439,900 96.61 \$439,000 39 \$459,000.00 39 22 95.64 \$439.000 \$439,000 \$439,000 Low \$425,000 100.00 20 \$0 20 \$425,000 24 \$439,900 95.64 High \$425,000 \$460,000 \$6,840 \$6.840 \$425.000 \$460.000 \$439,000 \$469,900 96.61 101.80 0 0 Median \$460.000 18 Ľ \$451,500 \$6,840 \$460,000 \$0 \$449,580 \$469,900 \$453,000 101.80 98.20 39 Average \$451,500 0 \$447,167 38 \$6.840 \$1,140 \$449,580 \$446,027 \$447,500 \$453,300 99.25 98.41 11 11 \$447,167 23 \$6,840 \$446,027 \$449,967 99.13 14 14 24 **Report Totals** Properties: 6

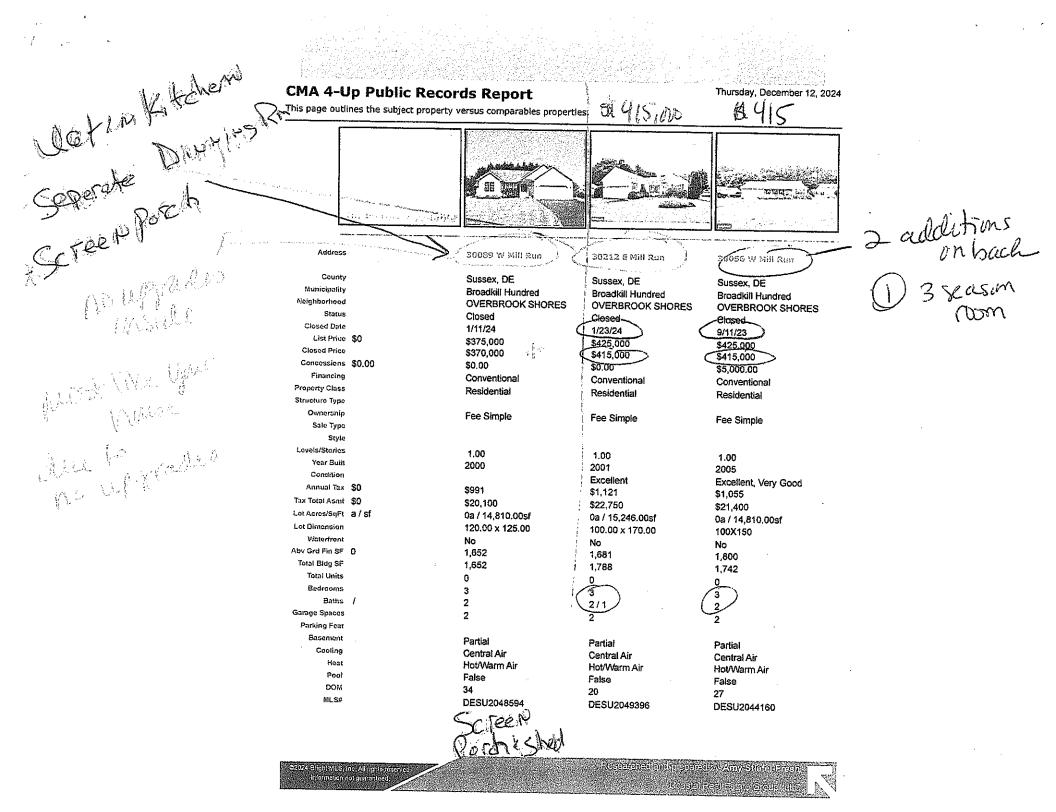
	List Price:	Orig. List Price:	% of:							
Low	\$439,000	\$439,900	95.64	Closed Price: \$425.000		Net Price:	DOM:	CDOM:	Age;	
<u>High</u>	\$469,900	\$469,900	101.80	\$460.000	\$6,840	\$425,000	0	0	18	
Median Average	\$447,500	\$453,000	98.20	\$451,500	\$6,840 \$6,840	\$460,000	39	39	38	
average	\$449,967	\$453,300	98.41	\$447,167	\$6,840	\$449,580 \$446,027	11	11	23	

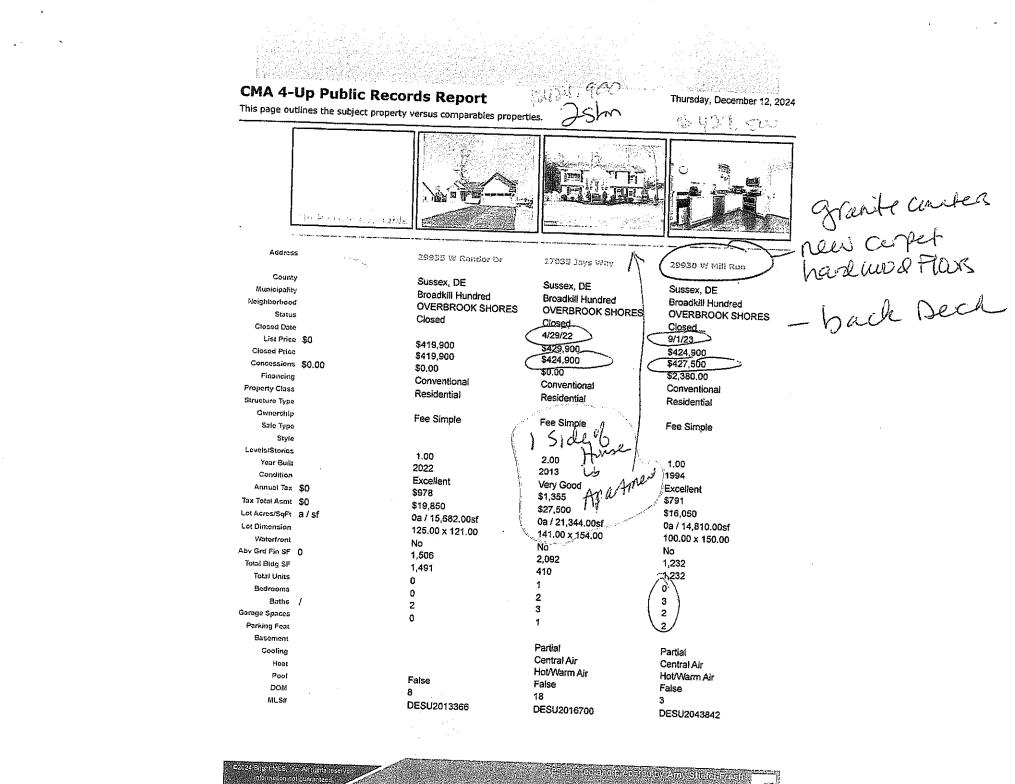
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	ager	30304 E Mill Run	с -	5/157		31068 BURGRACH 14
		114111011, DE 19968	8			i ili L
Sale Price	\$			0.25 miles SW		1.29 miles E
Sale Price/Gross Liv, Area	\$ sq.ft.	ft. \$ 153.33 su.ft.	<u>* z30,000</u>		232.000	
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Salae or Einanoing	DESCRIPTION	DESCRIPTION	+ (-) \$ Adjustment		+ (-) S Adinetment	Assessment / Inspection
Concessions		ArmLth			1.0	
Date of Sale/Time		Conv;1200	-1,200	Conv;0		Conv:D
Location	N:Res:	N'Pae		s07/14;c06/14		s01/14;c12/13
Leasehold/Fea Simple	Fee Simple	Fee Simple		N:Res:		N;Res;
Site		15000 sf		ree Simple		Fee Simple
View	N;Res;	N.Res:	5	12354 St	0	16779 sf
Uesign (Style)	DT1;Ranch	DT1:Ranch		N,KeS, DT4-Danah		
Addingt of Construction	03	03		03		DT1.5;Cape C
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	Average	Averado				
	' FWA/CAC	FWA/CAC		Average	A	Average
	None	None		FWA/CAC	<u>لا</u> ،	FWA/CAC
Garage/Carport	3ga4dw	2ga4dw'	47 E00	Profile		None
Porch/Patio/Deck	Open Porch	Open Porch		Cuch Dareh	+7,500 1(1 <u>gbi4dw</u> 4
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of Comparables		Roce Adi 11.0 %	Nei Oco Coo Oco	11.9%	Net	Net Adj. 5.4 %
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	not reveal any prior sales	t or transfers of the comp	parable sales for the ye	any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale	of the comparable	8.52(a)
Report the results of the research	and analysis of the priv	r onlo as transferrate				
	SUBJECT	FCT	Of the subject property	and comparable sales (rep	ort additional pric	DY SERS OF DECE 3
Date of Prior Sale/Trancfor			VUIVITANADLE OALE #1	FI COMPARAB	COMPARABLE SALE #2	The Party Co
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Indicated Value by: Sales Comparison Approach \$	arison Approach \$	260,000 Cost A	Cost Approach (if developed) \$	ed)\$ 264,595 In	ncome Approac	Income Approach (if developed) \$
Most Consideration is given to the	- m	Iparison Approach,	as it has proven t	o be the most accurat	te method of	Sales Comparison Approach, as it has proven to be the most accurate method of estimating market values in
ALC: NOT THE OWNER OF	a. The Cost Approa	ach is also given les	ss consideration	<u>COST Approach is also given less consideration, due to the subject being a townhome. The Income</u>	ng a townhon	ne. The Income Approach is
This appraisal is made X "as is", subject to completion per plans and specifications on the second the completed,		mpletion per plans and ations on the basis of a	specifications on the hvoothetical condition	subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have epairs or alterations on the basis of a hypothetical condition that the renairs or alterations have here here completed or C	ndition that the ninne have been	been oubiout to
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Based on a complete visual in conditions, and annalser's on	ispection of the inter	lor and exterior areas	of the subject pro	perty, defined scope of	work, statemen	it of assumptions and limiting
2 260,000 , ay of 08/28/2014 , which is the date of inspection and the effective date of this appraisal.	08/28/2014	purrout of the market / , which is the dat	value, as defined, te of inspection an	of the real property that d the effective date of	t is the subjec this appraisal.	ď
Freddie Mac Form 20 March 2005	205	ÚAD Version 9/2011	Page 2 of 6		Fann	Fannie Mae Form 1004 March 202

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* 30089 W. Mill Would be a comparable house. No additions No upgrades has a 3-seeson sur room on the back of bose. 12-Dec-2024 6:15:09AM Jan 2022 - Jan 2024 **Residential Stats - Analysis Detail Report** Page 1 of 1 Closed **10 LISTINGS** Price when infidely cases of Niko si fine ei ede Closed Price - Concession = Net Price Orig. Price = Closed Price - Concession % Of 1 = Net Price / List Price = % Of DOM CDOM Age 30089 W Mill Run \$370,000 \$370,000 \$375,000.00 98.67 \$370,000 ٦ \$370.000 \$375.000 98.67 34 34 24 30212 E Mill Run \$415,000 Ú. \$415.000 \$425.000.00 97.65 \$415,000 \$415,000 \$425,000 97.65 20 20 23 30056 W Mill Run \$415,000 \$5,000.00 \$410.000 \$429,000.00 95.57 \$415,000 \$5,000 \$410,000 \$425,000 96.47 27 27 18 29930 W Mill Run \$427,500 \$2.380.00 \$425,120 \$424,900.00 100.05 \$427,500 \$2,380 \$425,120 \$424,900 100.05 3 3 30 30020 W Randor Dr \$445.000 \$445.000 \$479,000.00 92.90 \$445.000 \$445,000 \$459.000 96.95 39. 39 32 29874 W Randor Dr \$440.000 \$440,000 \$459,900.00 95.67 \$440,000 \$440,000 \$459,900 95.67 25 25 25 17065 Jay's Way \$431,050 \$431,050 \$414,900.00 103.89 \$431.050 \$431,050 \$414,900 103.89 5 5 21 17088 Javs Wav \$424,900 \$424,900 \$429,900.00 98.84 \$424.900 \$424,900 \$429,900 98.84 18 18 11 29935 W Randor Dr \$420,600 \$420,600 \$419,900.00 100.17 \$420,600 \$420,600 \$419.900 100.17 8 8 2 16868 Ole Grist Run \$455.000 \$455,000 \$499,900.00 91.02 \$455,000 \$455,000 \$462,000 98.48 172 172 27 Low \$370,000 \$0 \$370.000 \$375.000 91.02 \$370,000 \$370,000 \$2,380 \$375,000 95.67 3 3 2 High \$455,000 \$5.000 \$455,000 \$499,900 103.89 \$455.000 \$5,000 \$455,000 \$462,000 103.89 172 3 32 Median \$426,200 \$0 \$425,010 \$427.000 98.16 \$426,200 \$3,690 \$425.010 \$425,000 98.58 23 23 24 Average \$424,405 \$738 \$423,667 \$435,740 97.44 \$424,405 \$3,690 \$423,667 \$429,550 98.68 35 35 21 Naxt page for more Dotails on listed properties. See **Report Totals** Properties: 10 List Price: Orig. List Price: % of: **Closed Price: Concession:** Net Price: DOM: CDOM: Age: Low \$375,000 \$375.000 91.02 \$370,000 \$2,380 \$370,000 3 3 2 High \$462,000 \$499,900 103.89 \$455,000 \$5,000 \$455,000 172 172 32 Median \$425.000 \$427.000 98.16 \$426.200 \$3,690 \$425,010 23 23 24 Average \$429,550 \$435,740 97.44 \$424.405 \$3.690 \$423.667 35 35 21





CMA 4-Up Public Records Report Thursday, December 12, 2024 This page outlines the subject property versus comparables properties Ķī. 442 K 44 6 66.67 da Storice 100.000 Address 17065 Jay's War 29874 W Randor Dr 30820 W Randor Dr County Sussex, DE Sussex, DE Municipality Sussex, DE Broadkill Hundred Broadkill Hundred Neighborhood **Broadkill Hundred** OVERBROOK SHORES OVERBROOK SHORES OVERBROOK SHORES Status Closed Closed Closed-Closed Date 4/29/22 2shry 3 season sun rum - Shed - Deck - New Flows - granite Centers List Price \$0 5/17/23 \$414,900 \$459,900 \$459,000 Closed Price \$431,050 \$440,000 Concessions \$0.00 \$445,000 \$0.00 \$0.00 \$0.00 Financing Conventional Conventional Cash Property Class Residential Residentiál Residential Structure Type Ownership Fee Simple Fee Simple Sale Type Fee Simple Style Levels/Stories 1.00 1.00 Year Built 2.00 2003 1999 Condition 1992 Annual Tax \$0 Very Good \$1,176 \$1,264 \$1,087 Tax Total Asmt \$0 \$23,850 \$25,650 Lot Acres/SqFt a / sf \$22.050 0a / 18,295,00sf 0a / 19,166.00sf 0a / 16,988.00sf Lot Dimension 111 x 167 62.00 x 100.00 93.00 x 15.00 Waterfront No No Aby Grd Fin SF 0 No 1,900 Secisor 2.400 2,200 Total Bldg SF 1.512 2,016 800 Total Units 1 1 nin 0 Bedrooms З 3 3 Baths 2 2 2 Garage Spaces 1 2 2 Parking Feat Basement Partial Partial Cooling Partial Central Air Central Air Heat Central Air Hot/Warm Air Hot/Warm Air Hot/Warm Air Pool Faise False DOM False 5 25 39 MLS# DESU2017380 DESU2031016 DESU2036790 - Grantites top and a PODI

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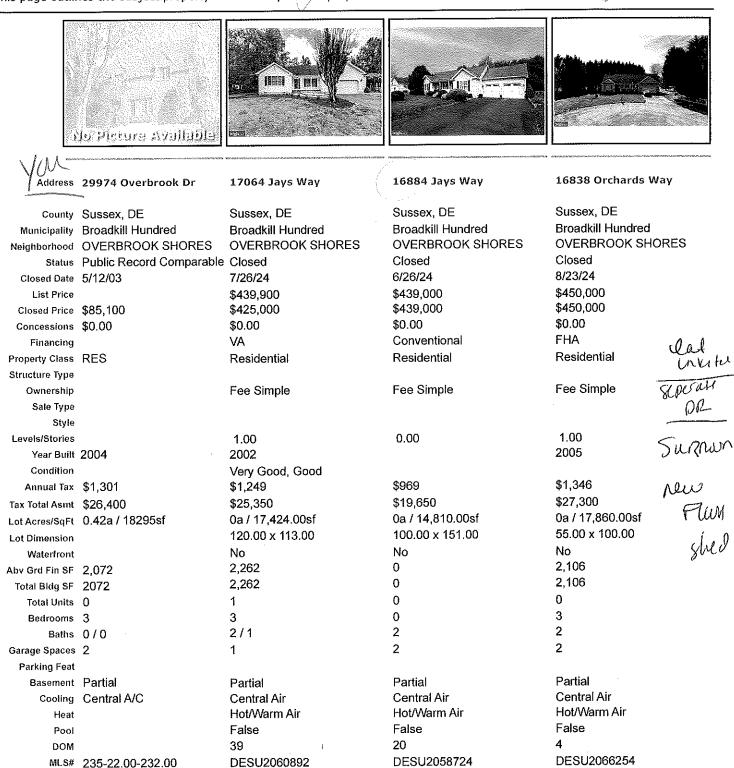
CMA 4-Up Public Records Report Thursday, December 12, 2024 This page outlines the subject property versus comparables properties. 29935 W. Lander Negletica 化基本化化学 人名德格 Ĵ U Address 1686S Ole Grist Run APRI 2072 County Sussex, DE Municipality Broadkill Hundred Neighborhood OVERBROOK SHORES Status Closed Closed Date 7/27/22 List Price \$0 \$462,000 **Closed Price** \$455,000 Concessions \$0.00 \$0.00 Financing Conventional Property Class Residential Structure Type 4 beals 3 bash Ownership Fee Simple Sale Type Style Lavels/Stories 280056 FT 1.00 Year Built 1997 Condition Excellent Annual Tax \$0 \$1,072 Tax Total Asmt \$0 -\$21,750 Lot Acros/SqFt a/sf 0a / 15,246.00sf A Lot Dimension 105.00 x 148.00 Waterfront No grain fl Aby Grd Fin SF 0 2,800 Total Bidg SF 2,156 - New Flooming Total Units 1 Bedrooms з Baths 3 Garage Spaces 1 Parking Feat Basement Partial Cooling Central Air Heat Hot/Warm Air - add on Fankily run in buch - 2 Decks + pool Pool False DOM 172 MLS# DESU2009686 - Shed Respected and one of the low Aug MLS, Inc. Altrights reserve elandlenenoesumente S. ISIER REFIREMENT OF THE

Amy Stiefel-Fresh Coastal Real Estate Group, LLC Cell: (302) 236-6536 Office Ph: (302) 703-6659

CMA 4-Up Public Records Report

This page outlines the subject property versus comparables properties.

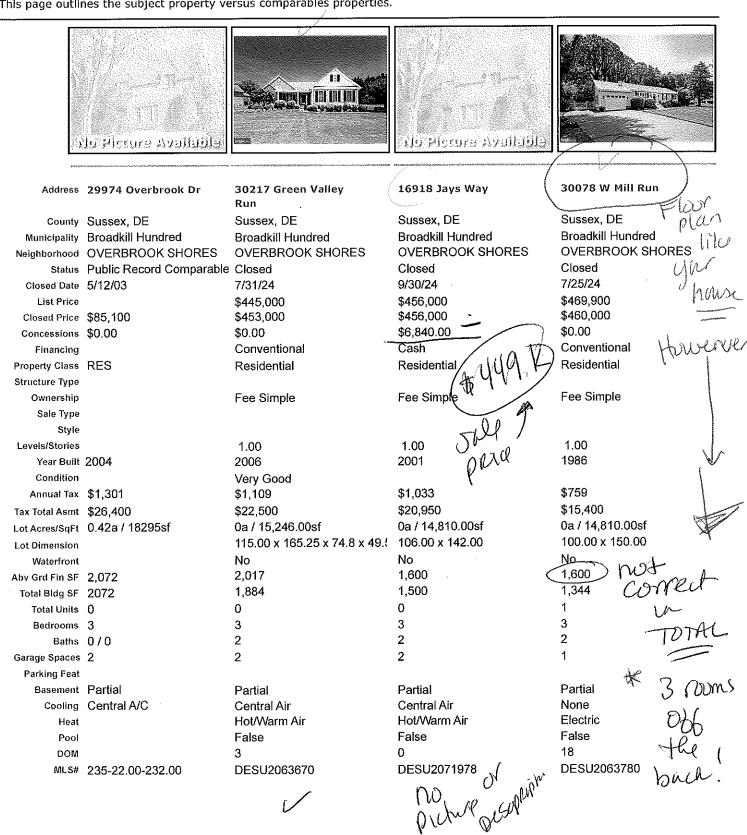
Thursday, December 12, 2024



CMA 4-Up Public Records Report

Thursday, December 12, 2024

This page outlines the subject property versus comparables properties.



Researched and prepared by Amy Stiefel-Fresh



Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Closed

MLS#	Address	Bds	Bth	SqFt Tot	Acres	DOM	List Price	Closed	Conc	Closed Dt
DESU2071978	16918 Jays Way	3	2	1,600	0.34	0	\$456,000	\$456,000	\$6,840	09/30/2024
DESU2066254	16838 Orchards Way	3	2	2,106	0.41	4	\$450,000	\$450,000		08/23/2024
DESU2063670	30217 Green Valley Run	3	2	2,017	0.35	3	\$445,000	\$453,000		08/08/2024
DESU2063780	30078 W Mill Run	3	2	1,600	0.34	18	\$469,900	\$460,000		07/30/2024
DESU2060892	17064 Jays Way	3	2/1	2,262	0.31	39	\$439,900	\$425,000		07/25/2024
DESU2058724	16884 Jays Way	3	2	0	0.34	20	\$439,000	\$439,000		06/27/2024
Averages: \$	447,167	3	2/1	1,598	0.35	14	\$449,967	\$447,167	6,840.00	

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High A	vg GDOM
Closed	6	\$447,167	\$239.73	\$451,500	\$425,000	\$460,000	14
Total	6	\$447,167	\$239.73	\$451,500	\$425,000	\$460,000	14



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12-Dec-2024 5:59:58AM Page 1 of 1

The 2024 -> present

Residential Stats - Analysis Detail Report

Closed

6 LISTINGS

	Price when initia		Price at time of sale									
	Closed Price - Concessio	n = Net Price	/ Orig. Price =	= % Of	Closed Price	- Concession	= Net Price /	List Price =	% Of	DOM	CDOM	Age
16918 Jays Way	\$456,000 \$6,840	.00 \$449,160	\$456,000.00	98.50	\$456,000	\$6,840	\$449,160	\$456,000	98.50	0	0	23
16838 Orchards Way	\$450,000	\$450,000	\$450,000.00	100.00	\$450,000		\$450,000	\$450,000	100.00	4	4	19
30217 Green Valley Run	\$453,000	\$453,000	\$445,000.00	101.80	\$453,000		\$453,000	\$445,000	101.80	3	3	18
30078 W Mill Run	\$460,000	\$460,000	\$469,900.00	97.89	\$460,000		\$460,000	\$469,900	97.89	18	18	38
17064 Jays Way	\$425,000	\$425,000	\$439,900.00	96.61	\$425,000		\$425,000	\$439,900	96.61	39	39	22
16884 Jays Way	\$439,000	\$439,000	\$459,000.00	95.64	\$439,000		\$439,000	\$439,000	100.00	20	20	24
Low	\$425,000 \$	\$425,000	\$439,900	95.64	\$425,000	\$6,840	\$425,000	\$439,000	96.61	0	0	18
High	\$460,000 \$6,84	\$460,000	\$469,900	101.80	\$460,000	\$6,840	\$460,000	\$469,900	101.80	39	0	38
Hedian	\$451,500 \$	\$449,580	\$453,000	98.20	\$451,500	\$6,840	\$449,580	\$447,500	99.25	11	11	23
Average	\$447,167 \$1,14	\$446,027	\$453,300	98.41	\$447,167	\$6,840	\$446,027	\$449,967	99.13	14	14	24

Report Totals	Properties	: 6									
	List Pric	: Orig. L	ist Price:	% of:	Closed Price:	Concession:	Net Price:	DOM:	CDOM:	Age:	
Low	\$439,0	0	\$439,900	95.64	\$425,000	\$6,840	\$425,000	0	0	18	
High	\$469,9	0	\$469,900	101.80	\$460,000	\$6,840	\$460,000	39	39	38	
Medi		0	\$453,000	98.20	\$451,500	\$6,840	\$449,580	11	11	23	
Aver	age \$449,9	7	\$453,300	98.41	\$447,167	\$6,840	\$446,027	14	14	24	

beds price SE FI addums ØR Wat in Kitches 2100 ·3/2 \$450 K 8/20/24 Slovan DR al reus Jul 1341 Shed Unhands wary Flavs addelin in buch \$453, Greek vally 2012 3)2 Dech - brick patie gravite + new Flan 41ed mill Reen quarte ¢new Flark leos addetin on back 3 a Not w Wreet Screen park and a seperate Sur rorm MULI Taysway Wap and Deck 425 うっしううう 3/2/1 additual or back Separate or least · 16886 Jay Way Dech addetinal 3 3 poon on Wheeh ×439> A A. -

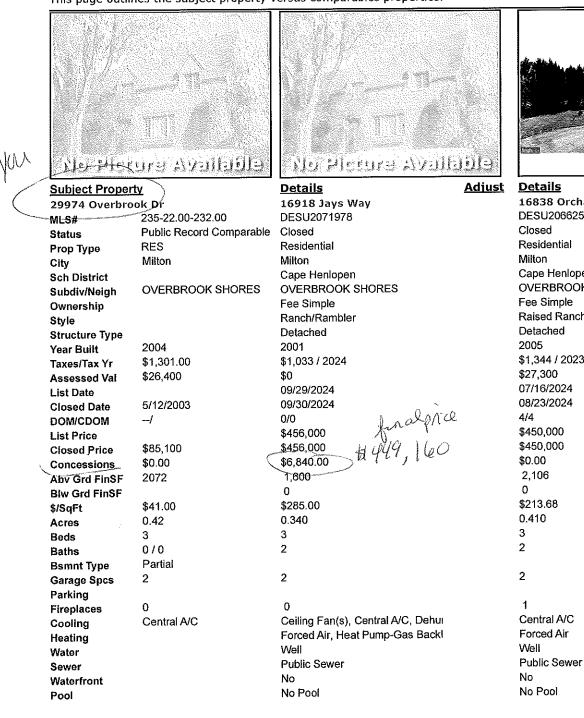
Amy Stiefel-Fresh Coastal Real Estate Group, LLC Cell: (302) 236-6536 Office Ph: (302) 703-6659

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CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Thursday, December 12, 2024



<u>etails</u>	Adjust
6838 Orchards Way	,
ESU2066254	
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VERBROOK SHORES	3
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1,344 / 2023	Superate Diring
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7/16/2024	IL CONC
3/23/2024	- all new FIDUR
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orced Air	

Price	\$456,000	\$450,000
Total Adjustments	\$0	\$0
Adjusted Price	\$456,000	\$450,000
	Researched and prepared	by Amy Stiefel-Fresh
2024 Bright MLS, Inc. All rights reserved.	Coastal B	Real Estate Groun LLC



CMA Price Adjustments

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MLS#

Status

City

Style

\$/SqFt

Acres

Beds

Baths

Parking

Cooling

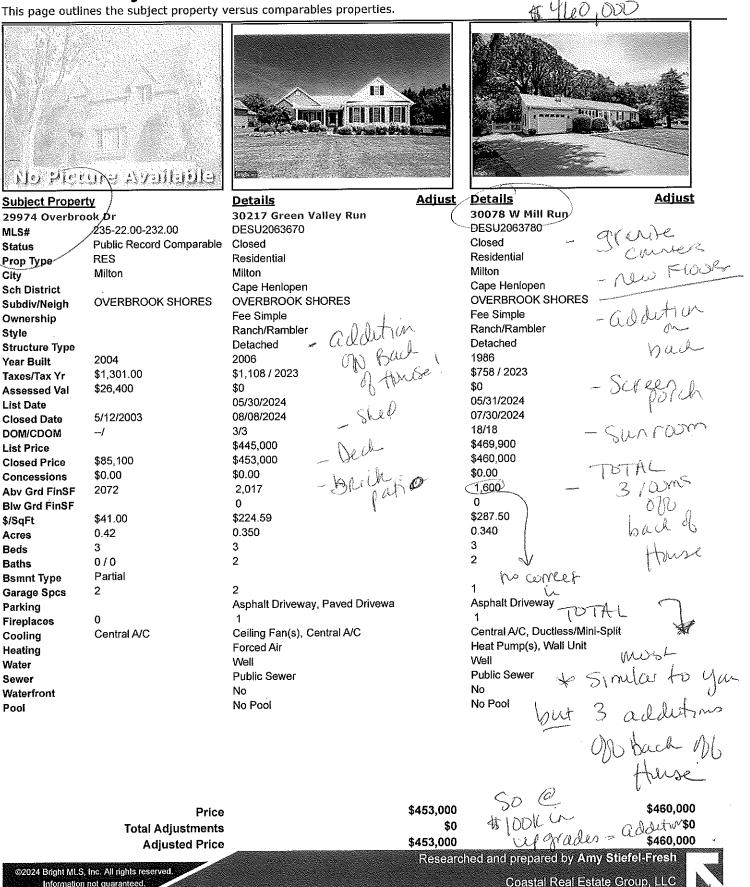
Heating

Water

Sewer

Pool

Thursday, December 12, 2024



Information not guaranteed.

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CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Thursday, December 12, 2024



Subject Property

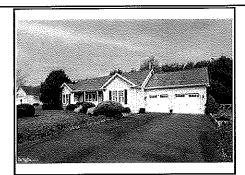
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29974 Overbroo	ok Dr
MLS#	235-22.00-232.00
Status	Public Record Comparable
Prop Type	RES
City	Milton
Sch District	
Subdiv/Neigh	OVERBROOK SHORES
Ownership	
Style	
Structure Type	
Year Built	2004
Taxes/Tax Yr	\$1,301.00
Assessed Val	\$26,400
List Date	
Closed Date	5/12/2003
DOM/CDOM	/
List Price	
Closed Price	\$85,100
Concessions	\$0.00
Abv Grd FinSF	2072
Blw Grd FinSF	
\$/SqFt	\$41.00
Acres	0.42
Beds	3
Baths	0/0
Bsmnt Type	Partial
Garage Spcs	2
Parking	_
Fireplaces	0
Cooling	Central A/C
Heating	
Water	
Sewer	
Waterfront	



Details Adjust 17064 Jays Way DESU2060892 Closed Residential Milton Cape Henlopen RES Den additional Romon back - Seperate D.L - Lation - Lation - Lation - Lation OVERBROOK SHORES Fee Simple Ranch/Rambler Detached 2002 \$1,248 / 2023 \$0 04/25/2024 07/25/2024 39/39 \$439.900 \$425,000 \$0.00 2.262 0 \$187.89 0.310 3 2/1 2 Paved Driveway

1 Central A/C Forced Air Well Public Sewer No No Pool



Adjust **Details** 16884 Jays Way DESU2058724 Closed Residential Milton Cape Henlopen OVERBROOK SHORES Fee Simple addition on back - new Floors Ranch/Rambler Detached 2000 \$968 / 2023 \$0 03/21/2024 06/27/2024 20/20 \$439,000 \$439,000 \$0.00 0 0 \$0.00 0.340 3 2

Price\$425,000\$439,000Total Adjustments\$0\$0Adjusted Price\$425,000\$439,000Researched and prepared by Amy Stiefel-Fresh

2

1

Well

No

No Pool

Central A/C

Heat Pump(s)

Public Sewer

Pool



RE-NOTICE OF PROPERTY REASSESSMENT VALUATION



Date of Issue: February 14, 2025

FRESH BRIAN L 29974 OVERBROOK DR MILTON, DE 19968 **Control Number: 53VW**

Property Class: R Parcel ID: 235-22.00-232.00 Property Location: 29974 OVERBROOK DR

TOTAL 2025 ASSESSED VALUE

- --

\$463,400

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

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

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

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

Tyler Technologies recently completed Informal Reviews with property owners who sought information or wished to challenge their 2025 Assessed Value. You may or may not have participated in the Informal Review process. Based upon new information provided by you or which we became aware of from other sources, the 2025 Assessed Value shown will become the basis for your property tax assessment for the 2025 tax year. This may or may not reflect a difference in the 2025 Assessed Value which was sent to you earlier in the process.

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

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

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



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Amy s <keepingitfresh4822@gmail.com>

INFORMAL: 235-22.00-232.00 (PARCEL ID)

2 messages and a low low address of the relation of the relation of the set the set there are the relation of

Amys <keepingitfresh4822@gmail.com> To: SussexCountyDE@tylertech.com Sun, Dec 15, 2024 at 8:03 PM

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To whom it may concern

Follow up to my hearing on Friday Dec 13th.

The clerk instructed me to send documentation via hard copy, as I did not bring 2 copies. I have mailed copies and sending via e-mail as well.

Attached are (5 files):

- · 2 comparative market analysis done by a realtor
- 2 spreadsheets to view the information and interior upgrades easier
- Appraisal completed in 2014 (included as no upgrades have been made on house, interior or exterior)

TO summarize reports:

- Report Jan 2022 Jan 2024, Average sale price was \$425,000. Highest sale price was \$460,000 (CMA titled CMA 2)
- Report June 2024 present (last 180 days) Average sale price was \$450,000, High sale price was \$460-469,000 (CMA titled OVERBROOK)
- The highest sale price had held the same since Jan 2022. (height of the market, after COVID) Average sale price has only gone up \$25,000

My house, 29974 Overbrook Drive is 21 years old, with NO interior/exterior upgrades. All original carpet, floors, bath and kitchen. Roof is 20 years old. MY house has no additional rooms on the back - only a deck. I do not even have a shed.

All sold comps on CMA reports have interior upgrades & additional rooms added onto the back of house, screen-in porches and sunrooms.

1.) CMA dated Jan 2022- Jan 2024, the comp most comparable to my house (no upgrades) would be 30089 W Mill. It has no upgrades and NO additions on the back (like mine), but it does have a 3-season sunroom and shed, both of which I do not have. This house sold in Jan 2024 for \$370,000

2.) CMA dated June 2024 – Dec 2024 (last 180 days), the comp most comparable to my house (Floor Plan) is 30078 W Mill Run. Same floor plan, however it has three additions built off the back of the house: AN additional family room, a sunroom, and a screen porch. I would estimate \$100,000 in upgrades. <u>Sold July 2024, for \$460,000</u>. Makes sense as it is \$100,000 more than 30089 W Mill (above) due to upgrades.

Side note: Tyler Technologies valued my next-door neighbor's house (who has a deck & screen in-porch at \$100,000 less than my house! Makes no sense....

It also makes no sense that Tyler Technologies valued my house at \$478,400, which is:

• \$53,400 higher than the average sale price since 2022

- \$108,400 higher than my next-door neighbors AND the Comparable on the reports (since 2022)
- a price that is comparable to NEW construction (in the area) not a 21 year old house, with no upgrades

The clerk I met with recorded my request for a formal appeal. I am seeking an explanation on how Tyler Technology came up with their number and which appraisal company was used to assist them. Market Value is only what a Buyer is willing to pay for a property. Thank you

Brian Fresh	
29974 Overbrook Drive Milton DE 19968	التواهيد المالية المركب بعين المائين بالمائين أن المحمد المحمد المحمد المحمد المحمد المحمد والمحمد والمحمد والم المحمد المحمد المحمد المحمد المحمد المحمد المحمد والمحمد محمد والمحمد والمحمد والمحمد والمحمد والمحمد والمحمد و المحمد المحمد المحمد المحمد المحمد المحمد المحمد والمحمد المحمد والمحمد والمحمد والمحمد والمحمد والمحمد والمحمد
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Amys <keepingitfresh4822@gmail.com>Fri, Mar 28, 2025 at 7:20 AMTo: Brian Fresh <brianfresh@yahoo.com>Fri, Mar 28, 2025 at 7:20 AM

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5 attachments CMA 2.pdf 3068K

CMA OVERBROOK.pdf 3290K appraisal.pdf 1619K

COMPS 2024.pdf 115K

Comps 2022 thru Jan 2024.pdf

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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): CAROLYN NESTE, MAURGEN DAVIS Parcel ID: 334-18.00-645.00
Owner(s): CAROLYN NESTE, MAUREEN DAVIS Parcel ID: 334-18,00-645.00 Street Address of Parcel: 34126 CAITLINES COR. LEWES, DE. 19958
Current Assessment: \$_592,500_
Purchase Price (Total of Land and Improvement): $\frac{345,000}{1000}$ Date of Purchase: $\frac{4 30 2018}{2018}$
Special Conditions of Sale: None
How was property acquired A Private Sale 🗆 Auction 🗖 Open Market 🗇 Family 🗇 Inherited

Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)

Year	Cost	Change
2021	\$97,200	28×20 Addinion, 11×8 BATH 2×TEVISION - \$ 150/59FT FOOZ
		Conspección

Description of Property

Lot size/Land Area 31 Acre Style of Home RANCH
Number of: Bedrooms: <u>3</u> Bathrooms: <u>2</u> Fireplaces: <u>1</u>
□ Finished Basement □ Finished Attic © Central Air Porches and Additions: <u>Open FRAME PORCH</u> , <u>Masonay</u> <u>Parloy</u> <u>FRAME</u> <u>PARAge</u>
Describe outbuildings or accessory structures other than main dwelling:
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 458,551
what do you consider to be the fair market value of the property as of July 1, 2025 $5 - \frac{1 - 3}{7}$

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)

Cother (provide detail below or in a separate attachment

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

THE SQUARE FOOTAGE IS INCOFFECT. SUSSEX CONTY TYLET HAS 2460 SQ FT in your documents. This Home was originally 1892 57 FT in 20/8. In 2021 An Additional 648 59 was Added - The total should be 2440 59 FT. In Addition THE Comparable Sails (BR/BATH/SMFT) INTHAT TIME FAME SOLD FOR A Lower Amt (1) per square FT THAT YOU ARE Assigning TO US WHICH is \$290.44/59 FT AFT THE CORRECT SQUARE FT THAT YOU ARE Assigning TO US WHICH is \$290.44/59 FT AFT THE CORRECT SQUARE FT THAT YOU ARE Assigning TO US WHICH IS \$290.44/59 FT AFT THE CORRECT SQUARE FT THAT YOU ARE ASSIGNING TO US WHICH IS \$290.44/59 FT AFT THE CORRECT SQUARE FT THAT YOU ARE ASSIGNING TO US WHICH IS \$290.44/59 FT AFT THE CORRECT SQUARE FT THAT YOU ARE ASSIGNING TO US WHICH IS \$290.44/59 FT AFT THE CORRECT SQUARE FT THAT YOU ARE ASSIGNING TO US WHICH IS \$290.44/59 FT AFT THE CORRECT SQUARE FT THAT YOU ARE ASSIGNING TO US WHICH IS \$290.44/59 FT AFT THE CORRECT SQUARE FT THAT YOU ARE ASSIGNING TO US WHICH IS \$290.551.

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. <u>Do</u> not cite the assessed values of other properties in your appeal.

	You must submit <u>3</u> comparable sales.
1.	Parcel Number 334-18-00-677.00 Owner HAZEL LA NASA
	Address 20695 Annondare Dr Lewes, De. 19958
	Sales Price \$ 425,000 Date of Sale 2/19/2021
	Lot Size/Land Area . 38 Acres Style of House Contempor PARy
	Number of: Bedrooms: <u>3</u> Bathrooms: <u>2</u> Fireplaces:
	Finished Basement Finished Attic Kentral Air
	Porches and Additions:
	Describe Garage or Other Improvements:
	Attached 2 CAR GARAGE; SUNTROOM, MANSORY PATIO
	Additional Comments:
2	SOLD FOR \$ 194.78 price per 59/Fr. AT 2182 59FT TOTAL PER MLS LISTING.

2. Parcel Number 334-18.00-640.00 Owner MARguenie Mckelvey, B. Hipes Address 34106 CAITLINS CON. Lewes, De 19958 Sales Price \$ 538,000 Date of Sale 10/28/2022 Lot Size/Land Area -33 Acres Style of House - ----Number of: Bedrooms: <u>3</u> Bathrooms: <u>2</u> Fireplaces: <u>Ø</u> Finished Basement
 Finished Attic
 Central Air Porches and Additions: MASONIZM FORCH Describe Garage or Other Improvements: ATTACHED 2 COR GARAGE, SUR ROOM, LARGE TREX SUNDERCE PARTIALLY COVERED, FOREPIT, POND WITH FOUNTAIN, MASON BY PATIO Additional Comments: PER THE MLS LISTING ON 2022 THE Home SOLD AT \$ 233.91 price/sy Fr. 3. Parcel Number 334-18.00-683.00 Owner 141 MORAN, CHARLES MORAN Address 34075 TREAdwell CIR. LEWES De 19958 Sales Price \$ 565,000 Date of Sale 2/1/2023 Lot Size/Land Area ____ 35 Acres___ Style of House RAnch Rambler___ Number of: Bedrooms: <u>4</u> Bathrooms: <u>2</u> Fireplaces: <u>1</u> Finished Basement
 DFinished Attic
 Central Air Porches and Additions 1-AUER PARIO WITH FISHDOND Describe Garage or Other Improvements: ATTACHED 2 Car grange, Four SEASONS 1200M ADDING TO LIVING SPACE, UPDATED KITCHEN.

Additional Comments:

Pertite MLSLISTING on 2023 THE HOME SOLD AT \$ 245,65 Price / SUFT.

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. Firm or Company Name Contact Information (phone and/or e mail) Address **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 2015 be reduced to: \$ 458,551 Au lim aiolin Signature of Owner or agent¹ Print Name and Title: (AROLYN M. NESTZ, OWNER MAUREEN DAVIS, OWNER Mailing Address: 7505 IRAVERTINE Dr UMIT 401 BALAMORE Hd 21209 E Mail Address: <u>cheste@yzhoo, com</u> Telephone: <u>410 446 9633</u> 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 appear and represent the interest of the owner herein.

PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT						AT DWELDAT	DWELDA	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT	
PARID	St#	Street	Suffix	NBHD	Class	Calc'd Acres	Story Height	Style	Yrblt	Rm Tot	Bedrm	Full Bath	Half Bat	:h Bsmt	Grade	Cond	CDU	SFLA	Sale Date	Sale Price	PSF	Adjusted Price	ADJ PSF	PSF	Legal 1	
334-20.09-46.00-4		ROBINSONS	DR	6AR159C	R	0.059	2	11:TWHS INTERIOR	1980	4	2	2	1	3:CRAWL	В	4:Average	AV	1,120						449.73		LOCATED EAST OF ROUTE 1
334-20.09-46.00-10	38172	ROBINSONS	DR	6AR159C	R	0.059	2	12:TWHS END	1980	6	3	2	0	3:CRAWL	в	4:Average	AV	1,120	06/17/22	520,000	464.29	563,700	503.30		ROBINSON SQUARE CONDO	LOCATED EAST OF ROUTE 1
334-19.08-146.00-8	20332	STATE	RD	6AR159C	R	0.074	2	12:TWHS END	1980	6	3	2	1	2:SLAB	B+	4:Average	AV	1,296	01/03/23	535,000	412.81	553,200	426.85		LEEWARD CREST CONDO	LOCATED EAST OF ROUTE 1
334-19.08-152.00-10	20294	STATE	RD	6AR160C	R	0.062	2	11:TWHS INTERIOR	1980	5	2	2	1	2.SLAB	C-	4:Average	AV	1,088	02/18/22	522,000	479.78	581,500	534.47		VICTORIA SQUARE	LOCATED EAST OF ROUTE 1
334-20.00-1.00-433 334-12.00-124.02-27 334-13.00-126.00-12 APPELLANT COMPS	25	SPRING LAKE LAURAS STONEWOOD	DR WAY LN	6AR164C 6AR127C 6AR126C	R R R	0.156 0.158 0.107	1.25 1.5 1.5	11:TWHS INTERIOR 09:TWIN 11:TWHS INTERIOR	1987 1999 2003	5 6	2 3 3	2 2 2	0 1 1	2.5LAB 3:CRAWL 2.5LAB	C+	4:Average 4:Average 4:Average	AV AV AV	764 1,422 1,397	03/17/22 10/04/22 05/01/23	439,900 449,000 370,000	575.79 315.75 264.85	487,000 474,100 372,600	637.43 333.40 266.71		SPRING LAKE CONDO SEA CHASE CONDO STONEWOOD CHASE	LOCATED WEST OF ROUTE 1 LOCATED WEST OF ROUTE 1 LOCATED WEST OF ROUTE 1

Rita A. Pistorio 25 Janwall Ct Annapolis, Maryland 21403 410-693-2272 ritapistorio@gmail.com

March 25, 2025

Sussex County Government Administrative Assessment Office Tax Assessor Appeals Representative P.O. Box 589 Georgetown, Delaware, 19947

Re: Property Tax Appeal for Assessment Reduction Owner Name: Rita A. Pistorio Parcel ID: 334-20.09-46.00-4 Property Location: 38170 Robinsons Dr. Unit 4 Rehoboth Beach, Delaware 19971

Dear Tax Assessor Appeals Representative,

I respectfully request a reassessment of my property's value based on the attached recent sales of comparable properties in my neighborhood. I believe the assessed value of my home is higher than its current market value. Attached are sales records of properties similar in size and condition to mine, which sold for significantly less. I am open to further discussion and am willing to provide any additional information necessary to facilitate a fair review.

Thank you for reviewing my appeal.

Kind regards,

Rita Pistorio 410-693-2272 Email: ritapistorio@gmail.com

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): Pistorio Rita A
 Parcel ID: <u>334-20.09-46.00-4</u>

 Street Address of Parcel: <u>38170 Robinsons DR. Unit 4, Rehoboth Beach, Delaware 19971</u>

 Current Assessment: \$ <u>503,700.00</u>

 Purchase Price (Total of Land and Improvement): \$ <u>100,000.00</u>

 Date of Purchase: <u>11/12/1993</u>

 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 Deeded Acres: 0590 Style of Home Twnhse Interior

Number of: Bedrooms: <u>2</u> Bathrooms: <u>2</u> Fireplaces: <u>0</u>

□ Finished Basement □ Finished Attic □ Central Air Porches and Additions:

Describe outbuildings or accessory structures other than main dwelling:

Wood Deck

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 400,000.00

On what basis do you reach that Opinion? (Select One) Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form). Comparable Sales (identify below)

Other (provide detail below or in a separate attachment

Briefly discuss the reason for your appeal and for your conclusion of value: Please see attached letter.

χ

Comparable Sales

Comparable sales must reasonably relate to sales as of July 1, 2023. Any comparable sales you intend to discuss at the hearing (up to a maximum of six) must be listed in or attached to this form, or the Board will not consider them. You will not be permitted to testify or introduce evidence concerning comparable sales not set forth in this form. The assessed value of other properties, or the taxes paid by other homeowners, is not acceptable as evidence of overvaluation. <u>Do</u> not cite the assessed values of other properties in your appeal.

You must submit $\underline{3}$ comparable sales.

1.	Parcel Number 334-20.00-1.00-433 Owner Michelotti Graciela
	Address 20776 Spring Lake Drive Unit 433, Rehoboth Beach, Delaware 19971
	Sales Price \$_439,900.00 Date of Sale _3/17/2022
	Lot Size/Land Area Deeded Acres: .1562 Style of House residential - condo / twnhse interior
	Number of: Bedrooms: <u>2</u> Bathrooms: <u>2</u> Fireplaces: <u>1</u>
	□ Finished Basement □Finished Attic ⊡ Central Air
	Porches and Additions:
	Describe Garage or Other Improvements:
	Window Features: Skylights

Additional Comments:

This townhouse community also offers a community pool. My townhouse community does not offer this amenity.

A	ddress 19110 Stonewood LN UNIT 24, Rehoboth Beach, Delaware 19971
	ales Price \$ 370,000.00 Date of Sale 5/01/2023
	ot Size/Land Area Deeded Acres: .1073 Style of House TWNHSE INTERIOR
	iumber of: Bedrooms: <u>3</u> Bathrooms: <u>3</u> Fireplaces: <u>1</u>
E] Finished Basement 🛛 Finished Attic 🖾 Central Air
Ρ	orches and Additions:
D	Describe Garage or Other Improvements:
ſ	Built- In Garage
L	
A	Additional Comments:
E	This townhouse has a built- in 1 car garage and has 3 bedrooms and 3 full bathrooms.
ſ	My townhouse does not have a garage and has only 2 bedrooms and 2 full bathrooms.
Ι,	My townhouse was valued much higher than this townhouse which sold at a significantly
H	Wy townhouse was valued much higher than this townhouse which sold at a significantly
ĥ	lower price and has a garage and an additional bedroom and bathroom
	ower price and has a garage and an additional bedroom and bathroom.
	lower price and has a garage and an additional bedroom and bathroom.
 Pi	ower price and has a garage and an additional bedroom and bathroom.
Pi A	arcel Number <u>334-12.00-124.02-27</u> Owner <u>Cruz Marilda G Garcia</u>
Pi A Si	arcel Number <u>334-12.00-124.02-27</u> Owner <u>Cruz Marilda G García</u> ddress <u>25 Lauras Way Unit # 27, Rehoboth Beach, Delaware 19971</u>
Pi A Si Lo	Iower price and has a garage and an additional bedroom and bathroom. arcel Number _334-12.00-124.02-27 Owner _Cruz Marilda G Garcia address _25 Lauras Way Unit # 27, Rehoboth Beach, Delaware 19971 ales Price \$_449,000.00 Date of Sale _10/04/2022
Pi A Si Lo N	Iower price and has a garage and an additional bedroom and bathroom. arcel Number 334-12.00-124.02-27 Owner Cruz Marilda G Garcia address 25 Lauras Way Unit # 27, Rehoboth Beach, Delaware 19971 ales Price \$ 449,000.00 Date of Sale 10/04/2022 ot Size/Land Area Deeded Acres: .1579 Style of House Townhouse
	Iower price and has a garage and an additional bedroom and bathroom. arcel Number 334-12.00-124.02-27 Owner Cruz Marilda G Garcia address 25 Lauras Way Unit # 27, Rehoboth Beach, Delaware 19971 Oute of Sale 10/04/2022 ales Price \$ 449,000.00 Date of Sale 10/04/2022 ot Size/Land Area Deeded Acres: .1579 Style of House Townhouse lumber of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 0
	Iower price and has a garage and an additional bedroom and bathroom. arcel Number 334-12.00-124.02-27 Owner Cruz Marilda G Garcia address 25 Lauras Way Unit # 27, Rehoboth Beach, Delaware 19971 Owner Sale 10/04/2022 ales Price \$ 449,000.00 Date of Sale 10/04/2022 ot Size/Land Area Deeded Acres: .1579 Style of House Townhouse lumber of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 0 1 Finished Basement Finished Attic I Central Air
	Iower price and has a garage and an additional bedroom and bathroom. arcel Number 334-12.00-124.02-27 Owner Cruz Marilda G Garcia address 25 Lauras Way Unit # 27, Rehoboth Beach, Delaware 19971 Owner Cruz Marilda G Garcia ales Price \$ 449,000.00 Date of Sale 10/04/2022 ot Size/Land Area Deeded Acres: .1579 Style of House Townhouse Iumber of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 0 I Finished Basement IFinished Attic I Central Air orches and Additions
	Iower price and has a garage and an additional bedroom and bathroom. arcel Number <u>334-12.00-124.02-27</u> Owner <u>Cruz Marilda G Garcia</u> address <u>25 Lauras Way Unit # 27, Rehoboth Beach, Delaware 19971</u> ales Price \$ <u>449,000.00</u> Date of Sale <u>10/04/2022</u> ot Size/Land Area <u>Deeded Acres: .1579</u> Style of House <u>Townhouse</u> lumber of: Bedrooms: <u>3</u> Bathrooms: <u>2</u> Fireplaces: <u>0</u> I Finished Basement IFinished Attic IC Central Air orches and Additions escribe Garage or Other Improvements: Attached garage 1 space Uncovered space 1
	Iower price and has a garage and an additional bedroom and bathroom. arcel Number 334-12.00-124.02-27 Owner Cruz Marilda G Garcia address 25 Lauras Way Unit # 27, Rehoboth Beach, Delaware 19971 Owner Cruz Marilda G Garcia ales Price \$ 449,000.00 Date of Sale 10/04/2022 ot Size/Land Area Deeded Acres: .1579 Style of House Townhouse Iumber of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 0 I Finished Basement IFinished Attic I Central Air orches and Additions
	In the second secon
	Iower price and has a garage and an additional bedroom and bathroom. arcel Number 334-12:00-124:02:27 Owner Cruz Marilda G Garcia address 25 Lauras Way Unit # 27, Rehoboth Beach, Delaware 19971 Owner Cruz Marilda G Garcia ales Price \$ 449,000.00 Date of Sale 10/04/2022 ot Size/Land Area Deeded Acres: .1579 Style of House Townhouse Iumber of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 0 I Finished Basement Finished Attic I Central Air orches and Additions
	In the second secon
	Iower price and has a garage and an additional bedroom and bathroom. arcel Number 334-12:00-124:02:27 Owner Cruz Marilda G Garcia address 25 Lauras Way Unit # 27, Rehoboth Beach, Delaware 19971 Owner Cruz Marilda G Garcia ales Price \$ 449,000.00 Date of Sale 10/04/2022 ot Size/Land Area Deeded Acres: .1579 Style of House Townhouse Iumber of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 0 I Finished Basement Finished Attic I Central Air orches and Additions

Witnesses or Agents	
Identify any witness or attorney/agent who will appear additional witnesses.	on your behalf at the hearing. If necessary, attach a list of
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
	or authorized agent of the owner for the described property, and of his/her knowledge and belief, and asks the Board of Assessment year <u>2025</u> be reduced to: \$ <u>400,000.00</u>
Annapolis, Maryland 21403	
<u></u>	
E Mail Address: <u>ritapistorio@gmail.com</u>	Telephone: 410-693-2272
Please use 🗹 mailing address 🗖 e m	ail for Notice of Hearing and Notice of Decision
Note: If you do not wish to appear before the Board fo consider your appeal on, the basis of the information of	r a formal hearing, please check here 🗹 and the Board will ontained in this form.
I request that Assessment disclose witnesses and exhib	its. 🗹
¹ If this form is signed by an agent of the owner, the agent must atta and represent the interest of the owner herein.	ach a statement from the owner authorizing the agent to present this appear



Rita Pistorio Property 38170 Robinson Drive, Unit #4, Rehoboth Beach, Delaware 19971

1 message

Rita Pistorio <ritapistorio@gmail.com> To: SussexCountyDE@tylertech.com Mon, Jul 22, 2024 at 5:56 PM

Attention: Sussex County Tax Assessment C/O Tyler Technologies

I am attaching a list of corrections to the discrepancies that were listed on the reassessment of my property located at: 38170 Robinson Drive Unit #4 Rehoboth Beach, Delaware 19971

If you have any questions, I can be reached at 410-693-2272

Kind regards,

Rita Pistorio 410-693-2272

Sussex County Tax Assessment.pdf

Emailed + mailed on July 22, 2024

Sussex County Tax Assessment C/O Tyler Technologies

Attached are the corrections to my property located at: 38170 Robinson Drive

Unit #4 Rehoboth Beach, Delaware 19971

The following discrepancies were found on the reassessment of my property.

- 1. My property is listed as Building #1 which is incorrect. My building is Building #4.
- 2. The photo listed is building #1. That is not the photo of my unit.
- 3. Total rooms listed is 6 which is incorrect. My unit has a total of 4 rooms. Kitchen, living room and two bedrooms.
- 4. Total bedrooms listed is 3 which is incorrect. My unit has 2 bedrooms.
- 5. Total Half Bathrooms listed is 0 which is incorrect. My unit has 1.
- 6. Total living area is listed as 1120. This figure should be calculated lower since the total number of bedrooms and total rooms were less.

If you should have any questions, I can be reached at 410-693-2272.

Kind regards,

AUT

Rita Pistorio Mailing address: 25 Janwall Court Annapolis, Maryland 21403 410-693-2272

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



Date of Issue: June 28, 2024 Parcel ID No. 334-20 09-46.00-4 Property Location 38170 ROBINSONS DR

Bullding # 1 -4 Building

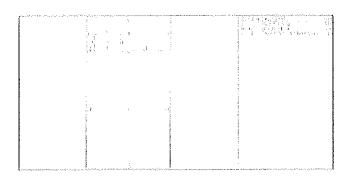
PISTORIO RITA A 25 JANWAL COURT ANNAPOLIS MD 21403

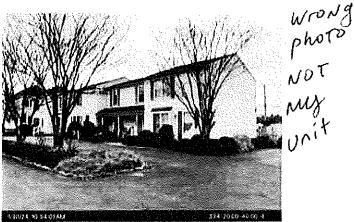
Tyle: Technologies [P&R Division has been retained by Sussex County Detaware, to assist in the reassessment of all real property withit Sussex County for the 2025 tax year, in accordance with the Detaware Chancery court ruling in 2020. Please correct any inaccurate information and return it to the address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

Questions? Please call Tyler Technologies: (302) 864-5274 or visit the project website. https://empower.tylertectr.com/Sussex-County-Delaware.html

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

	and seat the seat Building	Information such that the test second states in	
Occupation	Single Family	Total Rooms	× \$ 4
Land Use	Résulantial - Condo	Total Bedrooms	X 2 '
Style		Total Full Báthrooms	**
Approximate Year Built	1990	Total Hall Bathrooms	2
Story Hoight	2	Basement	Crawl
Attic	None	Basemont Garage Spaces	Û
Heating System	Electric - Heat Pump	Finistica Basemont Area	Ø
Air Conditioning	Yas	Finished Rec Room Area	0
Firoplaces	0	Total Living Area	1740
Sales Informati Sale Date	on Sale Price	Dotached Structures	





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

may nood to contact you for clarifications. Name: RITA PISTORIO Daylinue Phone Number 410 693 - 2272

Signature: 1/22/2024



Rita Pistorio Property 38170 Robinson Drive, Unit #4, Rehoboth Beach, Delaware 19971

SussexCountyDE <SussexCountyDE@tylertech.com> To: Rita Pistorio <ritapistorio@gmail.com> Thu, Aug 1, 2024 at 10:37 AM

Thank you for your email. Your documents have been received and will be reviewed for the Sussex County countywide reassessment. If we have any questions, we will contact you.

For updates on the reassessment project, please visit our website.

https://empower.tylertech.com/Sussex-County-Delaware.html

[Quoted text hidden]



NOTICE OF TENTATIVE PROPERTY REASSESSMENT VALUE



Date of Issue: November 13, 2024

PISTORIO RITA A 25 JANWAL COURT ANNAPOLIS, MD 21403 Control Number: 2X5C Parcel ID: 334-20.09-46.00-4 Property Class: R Property Location: 38170 ROBINSONS DR

TOTAL 2025 ASSESSED VALUE \$503,700

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

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

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

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

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

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

1-833-703-4016

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

Tyler Technologies, Inc., P&R Division, 22215 Dupont Blvd, Georgetown, DE 19947



PARID: 334-20.09-46.00-4

Property Information

54 . .

Property Location:		38170 ROBINSONS DR								
Unit:		4								
City:		REHOBOTH BEACH								
State:		DE								
Zip:		19971								
Class:		R-Residential								
Use Code (LUC):		105-Residential - Condo								
Town		00-None								
Tax District:		334 – LEWES REHOBOT	ſH							
School District:		6 - CAPE HENLOPEN								
Fire District:		86-Rehoboth								
Deeded Acres:		.0590	.0590							
Frontage:		0	0							
Depth:		.000								
Irr Lot:										
Plot Book Page:		/PB								
100% Land Value:		\$54,700								
100% Improvement Value		\$449,000								
100% Total Value		\$503,700								
Legal										
Legal Description	y , ananya tanya na ana ang akarang akarang akarang akarang akarang akarang akarang akarang akarang akarang ak	ROBINSON SQUARE CO	ONDO	оте у Лен с на от ото суде у то с от о сулото на о						
		UNIT 4								
÷										
Owners										
Owner	Co-owner	Address	City	State	Zip					
PISTORIO RITAA		25 JANWAL COURT	ANNAPOLIS	MD	21403					

Sales

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38170 ROBINSONS DR

			······	nye, ya maaaanaa ahaa ahaa ahaanaa madaanaa yaanaa		
Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer	
11/12/1993	1945/260	\$100,000.00	\$2,000.00	0		
08/28/1992	1	\$1.00	\$2,160.00	0		
04/04/1990	1	\$105,000.00	\$2,100.00	0		
03/25/1985	1	\$79,500.00	\$1,590.00	0		

Owner History

38170 ROBINSONS DR

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2024	PISTORIO RITA A		25 JANWAL COURT	ANNAPOLIS	MD	21403	1945/260
2023	PISTORIO RITA A		25 JANWAL COURT	ANNAPOLIS	MD	21403	1945/260
2022	PISTORIO RITA A		25 JANWAL COURT	ANNAPOLIS	MD	21403	1945/260
2021	PISTORIO RITA A		25 JANWAL COURT	ANNAPOLIS	MD	21403	1945/260
2020	PISTORIO RITA A		25 JANWAL COURT	ANNAPOLIS	MD	21403	1945/260
2019	PISTORIO RITA A		25 JANWAL COURT	ANNAPOLIS	MD	21403	1945/260
2018	PISTORIO RITA A		25 JANWAL COURT	ANNAPOLIS	MD	21403	1945/260
2017	PISTORIO RITA A		25 JANWAL COURT	ANNAPOLIS	MD	21403	1945/260

38170 ROBINSONS DR

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1		01	0	0	.0590	Ν
Lan	d Sumi	marv				
Line			1			

100% Land Value 54,650

38170 ROBINSONS DR

Residential

الاستعادية والمعالم والمستعارية والمستعادية	
Card	1
Class	
Style	TWNHSE INTERIOR
Year Built	1980
Occupancy	1
Stories	2.00
Basement	3-CRAWL
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

	الا بقارات المرابع ولا العارية بالمرابع								
Card # Addition #		Addition #	Area						
	1	0	560						
	1	1	136						
	1	2	24						

Addition Details

Alon	of	3	
	~~ •		

S. STOPS CONSCIENCE STOP CONTRACTION	
Astronomical and a stronomical and an and an and an and a stronomical and a stronomical and a stronomical and a	
Card #	1
Addition #	0
Lower	-
First	-
Second	
Third	-
Area	560

38170 ROBINSONS DR

Residential

gere war de granten oanten en oar en en ander allen en ander en an an en allen de state de state ander de state	
Card	1
Class	
Style	TWNHSE INTERIOR
Year Built	1980
Occupancy	1
Stories	2.00
Basement	3-CRAWL
Heating	6 - HEAT PUMP
HeatAC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	· · · · · · · · · · · · · · · · · · ·
Color	
Description	
MH Permit #	
MH Serial #	

Additions

Card #	Addition #	Area					
1	0	560					
1	1	136					
1	2	24					

Addition Details

2	of	3	

Card #	1
Addition #	1
Lower	-
First	31-WOOD DECK
Second	-
Third	-
Area	136

38170 ROBINSONS DR

3 of 3

Residential

Card	1
Class	
Style	TWNHSE INTERIOR
Year Built	1980
Occupancy	1
Stories	2.00
Basement	3-CRAWL
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

Card #	Addition #	Area					
1	0	560					
1	1	136					
1	2	24					

Addition Details

Card #	1
Addition #	2
Lower	-
First	14-FRAME UTILITY BUILDING
Second	-
Third	-
Area	24

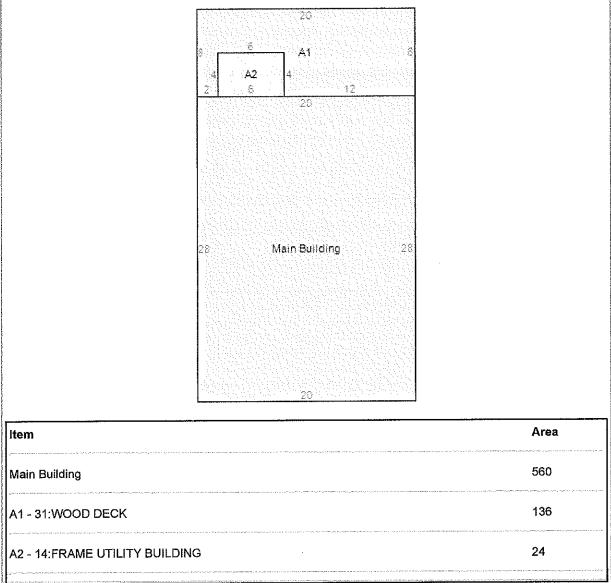
38170 ROBINSONS DR

100% Values

100% Land Value \$54,700 100% Improv Value \$449,000 100% Total Value \$503,700

50% Values

38170 ROBINSONS DR



Printed on Friday, March 14, 2025, at 6:54:41 PM EST

38170 ROBINSONS DR

Documents

File Name

334-20.09-46.00-4.pdf

Date Uploaded Link July 18, 2024 Download Category Property Card

PROPERTY	RECORD	CARD

RESIDENTIAL/TRLR.

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DIST. 3-C	34 M	IAP 20.6	29	PARCE	L 41	0		CONTROL NO.					
ADDRESS					lini	74		OWNERSHI	P RECORD	<u>, , , , , , , , , , , , , , , , , , , </u>			
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REASSESSMENT DIVISION 7/07/83 WORKED BY 57 ACTION CODE:/ DISTRICT: 3-34 MAP: 20.09 PARCEL: 46 TEL/UNIT: 4 NAME: DUKES, Harold E., Jr. 4 Wallace, Boyce W. ADDRESS: PO BOX 151 George town, De 19947 PROPERTY DESCRIPTION: Robinson Square Condo Unit # 4 ACREACE: TRANSFER: 197210 LAND CLASS: RC OLD VALUE: LAND VALUE: 3,600 IMP. VALUE: 34 700 TOTAL VALUE: 38, 300 ACTION REASON BP# 71857 + 71858 THEW CONCO BILLING: OB For Omponly

Comparable Sale #1

A PARID: 334-20.00-1.00-433 MICHELOTTI GRACIELA

20776 SPRING LAKE DR

Property	Information
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Owner	Co-owner	Address	City	State	Zip
Owners					
Legal Description		ING LAKE CONDO T 433			
Legal		enterre extension en contra e contra contra contra contra e contra e contra e contra e contra e contra e contra		1,	المردر والمستعمر ويردهم
100% Total Value		9,700			
100% Land Value: 100% Improvement Value),200			
100% Land Value	\$69,	500			
Plot Book Page:	/PB				
Irr Lot:					
Depth:	.000				
Frontage:	0				
Deeded Acres: .1562					
Fire District:					
Tax District: 334 – LEWES REHOBOTH School District: 6 - CAPE HENLOPEN					
Town					
Use Code (LUC):	105- 00-N	Residential - Condo			
Class:		esidential			
Zip:	1997	1			
State:	DE				
City:	REH	OBOTH BEACH			
Jnit:	433				
Property Location:	2077	6 SPRING LAKE DR			

PARID: 334-20.00-1.00-433 MICHELOTTI GRACIELA

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Sales

Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
03/17/2022	5664/51	\$439,900.00		1	MICHELOTTI GRACIELA
06/19/1998	3333/91	\$132,000.00	\$2,640.00	0	
09/07/1988	1	\$136,500.00	\$2,730.00	0	
03/13/1987	1	\$119,000.00	\$2,380.00	0	,

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Owner History

Tax Owner: Year:	Co-owner	Address:	City:	State:		Deed Book/Page:
2024 MICHELOTTI GRACIEL	A ENRIQUE MICHELOTTI	300 WEST ELM ST #2316	CONSHOHOCKEN	Pa	19428	5664/51
2023 MICHELOTTI GRACIEL	A ENRIQUE MICHELOTTI	300 WEST ELM ST #2316	CONSHOHOCKEN	PA .	19428	5664/51
2023 MICHELOTTI GRACIEL	A ENRIQUE MICHELOTTI	9 COLLEGE LN APT B	HAVERFORD	PA	19041	5664/51
2022 MICHELOTTI GRACIEL	A ENRIQUE MICHELOTTI	9 COLLEGE LN APT B	HAVERFORD	Pa	19041	5664/51
2021 MICHELOTTI GRACIEL	A ENRIQUE MICHELOTTI	9 COLLEGE LN APT B	HAVERFORD	PA	19041	5664/51
2021 HANNA NANCY B		36233 FARM LN #214	REHOBOTH BEACH	DE	19971	3333/91
2020 HANNA NANCY B		36233 FARM LN #214	REHOBOTH BEACH	DE 🚊	19971	3333/91
2020 HANNA NANCY B		112 VICTORIA FALLS LN	WILMINGTON	DE	19808	3333/91
2020 HANNA NANCY B		36233 FARM LN #214	REHOBOTH BEACH	DE	19971	3333/91
2019 HANNA NANCY B		112 VICTORIA FALLS LN	WILMINGTON	DE	19808	3333/91
2018 HANNA NANCY B		112 VICTORIA FALLS LN	WILMINGTON	DE	19808	3333/91
2017 HANNA NANCY B		112 VICTORIA FALLS LN	WILMINGTON	DE	19808	3333/91
2007 HANNA NANCY B		433 SPRINGLAKE DR SPRINGL	REHOBOTH BEACH	DE	19808	3333/91
2007 HANNA NANCY B		433 SPRINGLAKE DR SPRINGL	REHOBOTH BEACH	DE	19971	3333/91

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A PARID: 334-20.00-1.00-433 MICHELOTTI GRACIELA

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag	
1		01	0	0	.1562	Ν	

Land Summary

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Line	1
100% Land Value	69,500

· PARID: 334-20.00-1.00-433 MICHELOTTI GRACIELA

20776 SPRING LAKE DR

Residential

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Card	1
Class	
Style	CONDO FLAT
Year Built	1987
Occupancy	1
Stories	1.25
Basement	2-SLAB
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	01-FRAME
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

,		
Card #	Addition #	Area
1	0	611
1	1	102
1	2	160
1	3	27

Addition Details

1 of 4

Card #	1	
Addition #	0	
Lower	-	
First	-	
Second	-	
Third	-	
Area	611	

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PARID: 334-20.00-1.00-433 MICHELOTTI GRACIELA

20776 SPRING LAKE DR

Residential

Residential	
Card	1
Class	
Style	CONDO FLAT
Year Built	1987
Occupancy	1
Stories	1.25
Basement	2-SLAB
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	01-FRAME
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

Card #	Addition #	Area		
1	0	611		
1	1	102		
1	2	160		
1	3	27		

Addition Details

-

2 of 4

Card #	1
Addition #	1
Lower	-
First	-
Second	31-WOOD DECK
Third	-
Area	102

, PARÌD: 334-20.00-1.00-433 MICHELOTTI GRACIELA

Residential

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Card	1
Class	
Style	CONDO FLAT
Year Built	1987
Occupancy	1
Stories	1.25
Basement	2-SLAB
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	01-FRAME
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

Card #	Addition #	Area
1	0	611
1	1	102
1	2	160
1	3	27

Addition Details

3 of 4

Card #	1
Addition #	2
Lower	-
First	-
Second	53-BALCONY
Third	-
Area	160

PARID: 334-20.00-1.00-433 MICHELOTTI GRACIELA

Residential

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NESIUCILIAI	
Card	1
Class	
Style	CONDO FLAT
Year Built	1987
Occupancy	1
Stories	1.25
Basement	2-SLAB
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRALAIR CONDITIONING
Exterior Wall	01-FRAME
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

	Card #	Addition #	Area
	1	0	611
	1	1	102
	1	2	160
	1	3	27

Addition Details

4 of 4

Card #	1
Addition #	3
Lower	-
First	14-FRAME UTILITY BUILDING
Second	-
Third	-
Area	27

PARID: 334-20.00-1.00-433 MICHELOTTI GRACIELA

20776 SPRING LAKE DR

100% Values

100% Land Value \$69,500

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100% Improv Value \$360,200 100% Total Value \$429,700

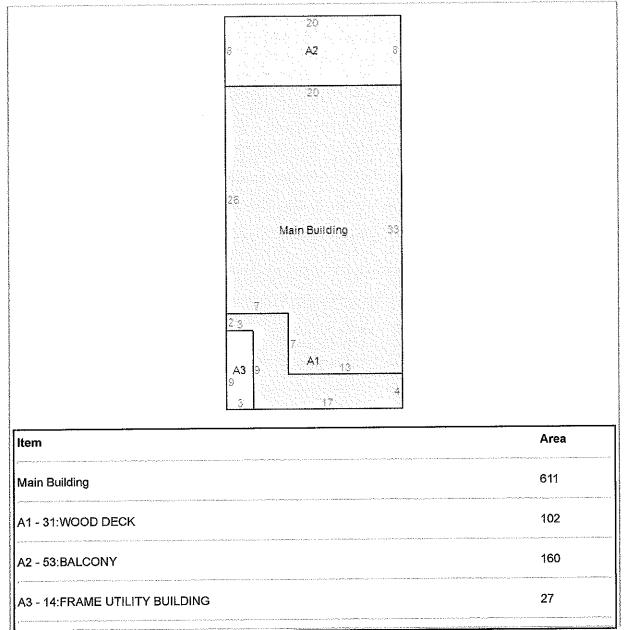
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50% Values

PARID: 334-20.00-1.00-433 MICHELOTTI GRACIELA

20776 SPRING LAKE DR



Printed on Thursday, March 27, 2025, at 8:38:28 PM EST

PARID: 334-20.00-1.00-433 MICHELOTTI GRACIELA

20776 SPRING LAKE DR

Documents

File NameDate Uploaded LinkCategory334-20.00-1.00-433.pdfJuly 12, 2024 DownloadProperty Card

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AJJEJJMENT DIVISION

ACTION COUR

<u>DISTRICT</u> :	3-34 M : 30	PARCEL	TRLR/UNIT: 1/33
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NAME	Morth		

ADDRESS :

PROPERTY DESCRIPTION :

TRANSFER:

2.24401

4/15270

1100

41360

11 86:00

OLD VALUE :

LAND VALUE :

IMP VALUE:

TOTAL VALUE:

ACTION REASON :

(12

ACREAGE :

7111

LAND CLASS:



add arm. the fact amendment. ? 3/24

ASSESSMENT DIVISION 02-6-87 ACTION COUS MJ. DISTRICT: 3-34 MAP: 20 PARCEL: / TRLR/UNIT: 4/33 North Shores and Stanley L. Thompson <u>NAME</u> : David Blake Shompon TIA Marine assoc ADDRESS : P.O. Box 625 Republich De. 19971 PROPERTY DESCRIPTION : Apring Lake Condo Unit 433 ACREAGE : TRANSFER: 224401 LAND CLASS: R.C. OLD VALUE: LAND VALUE: 41500 IMP VALUE: TOTAL VALUE: ACTION REASON: B.P.# 82619 add units

an'



LAST SOLD ON MAR 11, 2022 FOR \$439,900

20776 Spring Lake Dr #433, Rehoboth Beach, DE 19971



\$499,589 Redfin Estimate

2 Beds

Z Baths

hs Sq Ft

1,200

I'm the owner

Is this your home?

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Rates have dropped

Lower mortgage rates could mean more buyers and higher sale prices.

Learn more

About this home

LOCATION. ... LOCATION. ... LOCATION! Enjoy all that Rehoboth Beach has to offer from this wonderful condo in Spring Lake located next to the pool. This unit offers beautiful water views, high ceilings, newly installed LVP flooring, new carpet, and fresh paint. Looking for your 2022 place at the beach where you can sit on your porch and enjoy a water view and be close to all the beach activities? Look no further then this unit, which is just a short bike ride or car ride to the boardwalk and beaches. Schedule your appointment today!

Show less ~

J 1980

in-unit laundry (washer and dryer)

\$416 Redfin Estimate per sq ft

SPRING LAKE

🔒 1 space

Listed by Julie Gritton • Coldwell Banker Resort Realty - Lewes • 302-645-2881 (broker) Bought with Debbie Reed • RE/MAX Realty Group Rehoboth • 302-227-4800 (broker)

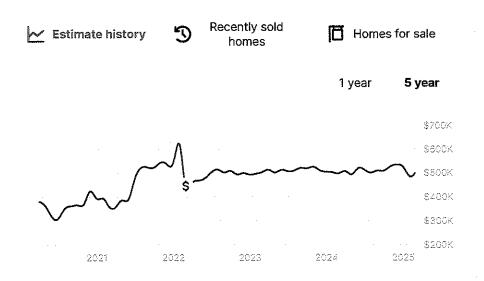
- dolores@rehobothre.com (broker)
- Bought with TIFFANY CARVER-OMALLEY RE/MAX Realty Group Rehoboth
- 302-227-4800 (broker) dolores@rehobothre.com (broker)

Redfin checked: **5 minutes ago** (Mar 27, 2025 at 7:23pm) • Source: BRIGHT MLS #DESU2013920

Redfin Estimate

\$499,589

▲ \$60K since sold in March 2022 ▲ \$14K since January



Get started for free

Sale and tax history for 20776 Spring Lake Dr #433

Sale History	Tax History		
Today			
Mar 17, 202 2 Date		Sold (Public Records) Public Records	\$439,900 Price
Mar, 2022			
Mar 11, 202 2 Date		Sold (MLS) (Closed) BRIGHT MLS #DESU2013920	\$439,900 Price
Feb 6, 2022 Date		Contingent (Active Under Contract) BRIGHT MLS #DESU2013920	 Price
Jan 26, 202 _{Date}	2	Listed (Active) BRIGHT MLS #DESU2013920	\$439,900 Price

Push your creative boundaries.

Property details for 20776 Spring Lake Dr #433

Parking

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Parking Information

- Paved ParkingParking Lot
- # of Total Garage and Parking Spaces: 1
- Parking Lot # of Spaces: 1

Q: Interior

Bedroom Information

- # of Bedrooms On 1st Upper Level: 1
- # of Bedrooms On Main Level: 1

Bathroom Information

- # of Bathrooms (Full) On 1st Upper Level: 1
- # of Bathrooms (Full) On Main Level: 1
- # of Bathrooms (Full) On All Upper Levels: 1
- # of Bathrooms (Full): 2

Interior Information

- Appliances: Dishwasher, Disposal, Dryer, Range Hood, Oven/Range - Electric, Refrigerator, Washer, Water Heater
- Flooring Type: Carpet, Luxury Vinyl Plank
- Not Furnished

- Interior Features: Dining Area, CeilngFan(s), Carpet, Floor Plan
 Traditional, Kitchen - Galley, Kitchen - Efficiency, Skylight(s), Tub Shower
- Living Area Sq.Ft. Source: Estimated
- Wall & Ceiling Types: High, Vaulted Ceilings, Dry Wall

Room Information

- Living Room, Dining Room, Master Bedroom, Kitchen, Foyer, Bedroom 1, Laundry, Bathroom 1, Master Bathroom
- Laundry Type: Dryer In Unit, Washer In Unit

Fireplace Information

- Has Fireplace
- # of Fireplaces: 1

Basement Information

Basement: No

Property Information

- Not Federal Flood Zone
- Property Manager Present
- Total Below Grade Sq. Ft.: 0
- Accessibility Features: Doors Swing In, 2+ Access Exits
- Horse: No
- Ownership Interest: Condominium
- Year Built Source: Estimated

Building Information

- Building Name: NONE
 AVAILABLE
- Construction Materials: Stick
 Built, Wood Siding
- Foundation Details: Permanent
- Other Structures: Above Grade, Below Grade
- Outdoor Living Structures: Balcony
- Pets Allowed: Yes
- Pet Restrictions: Cats OK, Dogs
 OK, Number Limit
- Roof: Unknown
- Structure Type: Interior Townhouse/Rowhouse
- Window Features: Skylights

Exterior Information

Sidewalks, Exterior Lighting

Pool Information

- Community Pool Features: In Ground
- Community Pool

Lot Information

- Lot Features: Pond, Trees/Wooded
- Lot Size Dimensions: 0.00 x
 0.00
- Lot Dimensions Source: Assessor
- Has Water View
- Tidal Water: No

Above Grade Information

- Finished Sq.Ft.: 1,200
- Finished Sq.Ft. Source: Estimated

Below Grade Information

- Unfinished Sq.Ft. Source: Assessor
- Finished Sq.Ft. Source: Assessor

S Financial

Tax Information

- Agricultural Tax Due: No
- County Tax: \$92
- School Tax: \$885
- School Tax Payment Frequency: Annually
- Tax Year: 2021

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• Tax Annual Amount: \$977

Assessments Information

Year Assessed: 2021

Lease Information

• Lease Considered: No

Ö Utilities

Utilities Information

- Central Air
- Cooling Type: Central A/C, Ceiling Fan(s)
- Cooling Fuel: Electric
- Heat Pump(s)
- Heating Fuel: Electric

- Hot Water: Electric
- Sewer Septic: Public Sewer

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- Cable TV Available, Electric
- Available, Sewer Available, Water Available, Phone Available
- Water Source: Public
- Municipal Trash: No

O Location

Homeowners Association Information

- Condo/Coop Fee: \$1,300
- Condo/Coop Fee Frequency: Quarterly
- HOA/Condo/Coop Fee Includes: Common Area Maintenance, Ext Bldg Maint, Lawn Maintenance, Management, Road Maintenance, Pool(s), Snow Removal, Trash
- HOA/Condo/Coop Amenities: Pool - Outdoor, Common Grounds, Swimming Pool, Reserved/Assigned Parking

School Information

- School District Name: CAPE
 HENLOPEN
- School District Source: Listing
 Agent

Location Information

- Outside City Limits
- Sussex DE Quadrants: Between Rt 1 & 113
- Directions: Take Route 1 South to Spring Lake Dr. and make right. Complex is on right
- Entry Floor Number: 2
- Location Type: Lake
- Road Surface Type: Paved

Waterfrontage Information

- Water Oriented
- · Water Body Type: Lake

Public facts

- Beds: —
- Baths: —
- Sq. Ft.: ---
- Stories: —

Style: Condo/Co-op

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- Year Built: —
- Year Renovated: --
- County: Sussex County

- HOA/Condo/Coop Amenities: Pool - Outdoor, Common Grounds, Swimming Pool, Reserved/Assigned Parking
- right. Complex is on right
- Entry Floor Number: 2
- Location Type: Lake
- Road Surface Type: Paved

Waterfrontage Information

- Water Oriented
- Water Body Type: Lake

Public facts

^

- Beds: ---
- Baths: —
- Sq. Ft.: ---
- Stories: —
- Lot Size: —

- Style: Condo/Co-op
- Year Built: —
- Year Renovated: —
- County: Sussex County
- APN: 334-20.00-1.00-433

Home facts updated by county records on Feb 13, 2025

Details provided by BRIGHT MLS and may not match the public record. Learn more.

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Cost of home ownership

\$2,112 per month

30-year fixed, 3.5% interest	0	Customize calculations

ý.	Mortgage payment	\$1,580
۵	Property taxes	\$407
ŵ	HOA dues	Add
2	Homeowners insurance	\$125

Compourable #2

19110 STONEWOOD LN

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Property Information

Property Location: Unit:	19110 STONEWOOD LN 24		
City:	REHOBOTH BEACH		
State:	DE		
Zip:	19971		
Class:	R-Residential		
Use Code (LUC):	105-Residential - Condo		
Town	00-None		
Tax District:	334 – LEWES REHOBOTH		
School District:	6 - CAPE HENLOPEN		
Fire District:	86-Rehoboth		
Deeded Acres:	.1073		
Frontage:	0		
Depth:	.000		
Irr Lot:			
Plot Book Page:	/PB		
100% Land Value:	\$39,800		
100% Improvement Value	\$307,500		
100% Total Value	\$347,300		
Legal			
Legal Description	STONEWOOD CHASE		
	UNIT 12		
Owners			
Owner Co-owner	Address	City	State Zip

BAGNATORI ERIN JANA LYNNE BAGNATORI 19110 STONEWOOD LN 24 REHOBOTH BEACH DE 19971

19110 STONEWOOD LN

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Sales

1

Owner History

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Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2024	BAGNATORI ERIN	JANA LYNNE BAGNATORI	19110 STONEWOOD LN 24	REHOBOTH BEACH	DE	19971	5898/239
2023	BAGNATORI ERIN	JANA LYNNE BAGNATORI	19110 STONEWOOD LN 24	REHOBOTH BEACH	DE	19971	5898/239
2022	BAGNATORI ERIN	JANA LYNNE BAGNATORI	19110 STONEWOOD LN 24	REHOBOTH BEACH	DE	19971	5898/239
2022	DAVAGNE JOY ANN		202 COLONIAL AVE	SADDLE BROOK	ŊЈ	07663	4262/198
202 1	DAVAGNE JOY ANN		202 COLONIAL AVE	SADDLE BROOK	NJ	07663	4262/198
2020	DAVAGNE JOY ANN		202 COLONIAL AVE	SADDLE BROOK	NJ	07663	4262/198
2019	DAVAGNE JOY ANN		202 COLONIAL AVE	SADDLE BROOK	NJ	07663	4262/198
2018	DAVAGNE JOY ANN		202 COLONIAL AVE	SADDLE BROOK	NJ	07663	4262/198
2018	DAVAGNE JOY ANN		395 LANZA AVENUE #5	GARFIELD	NJ	7026	4262/198
2017	DAVAGNE JOY ANN		395 LANZA AVENUE #5	GARFIELD	NJ	7026	4262/198
2014	DAVAGNE JOY ANN		395 LANZA AVENUE #5	GARFIELD	NJ	7026	4262/198
2013	WOOD KENNETH M MARILYN V		WOOD 6 DOVELAND CT	LANCASTER	PA	17602	3764/268
2010	WOOD KENNETH M MARILYN V		WOOD 6 DOVELAND CT	LANCASTER	PA	17602	3764/268
2005	SALVO FRANCESCO JUDITH F		43808 LEES MILL SQ	LEESBURG	VA	20176	2716/158
2003	SALVO FRANCESCO JUDITH F		12311 CLIVEDEN ST	HERNDON	VA	20170	2716/158
2003	SALVO FRANCESCO JUDITH F		12311 CLIVEDEN ST	HERNDON	VA	20170	2716/158
2003	SALVO FRANCESCO JUDITH F		12311 CLIVEDEN ST	HERNDON	VA	20170	2716/158
2002	SALVO FRANCESCO JUDITH F		12311 CLIVEDEN ST	HERNDON	VA	20170) 2716/158

19110 STONEWOOD LN

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
1		01	0	0	.1073	N

Land Summary

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Line	1
100% Land Value	39,770

Residential

1	
Card	1
Class	
Style	TWNHSE INTERIOR
Year Built	2003
Occupancy	1
Stories	1.50
Basement	2-SLAB
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

Card #	Addition #	Area
1	0	770
1	1	176
1	2	44
1	3	108
1	4	66
1	5	48

Addition Details

Card #	1
Addition #	0
Lower	-
First	-
Second	-
Third	-
Area	770

1 of 6

19110 STONEWOOD LN

Residential

Card	1
Class	
Style	TWNHSE INTERIOR
Year Built	2003
Occupancy	1
Stories	1.50
Basement	2-SLAB
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	

MH Serial #

Additions

Card #	Addition #	Area
1	0	770
1	1	176
1	2	44
1	3	108
1	4	66
1	5	48

Addition Details

2 of 6

Card #	1
Addition #	1
Lower	-
First	13-FRAME GARAGE
Second	10-1SFR - FRAME
Third	-
Area	176

19110 STONEWOOD LN

Residential

1
TWNHSE INTERIOR
2003
1
1.50
2-SLAB
6 - HEAT PUMP
5 - CENTRAL AIR CONDITIONING
06-ALUM/VINYL

Additions

Card #	Addition #	Агеа
1	0	770
1	1	176
1	2	44
1	3	108
1	4	66
1	5	48

Addition Details

3 of 6	
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Card #	1
Addition #	2
Lower	-
First	13-FRAME GARAGE
Second	-
Third	-
Area	44

Residential

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Card	1
Class	
Style	TWNHSE INTERIOR
Year Built	2003
Occupancy	1
Stories	1.50
Basement	2-SLAB
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	

MH Serial #

Additions

Card #	Addition #	Area
1	0	770
1	1	176
1	2	44
1	3	108
1	4	66
1	5	48

Addition Details

4 of 6

REFERENCES PROFILED	
Card #	1
Addition #	3
Lower	-
First	33-MASONRY PATIO
Second	-
Third	-
Area	108

.

19110 STONEWOOD LN

Residential

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Card	1
Class	
Style	TWNHSE INTERIOR
Year Built	2003
Occupancy	1
Stories	1.50
Basement	2-SLAB
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	

Additions

MH Serial #

P		
Card #	Addition #	Area
1	0	770
1	1	176
1	2	44
1	3	108
1	4	66
1	5	48

Addition Details

5 of 6

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Card #	1
Addition #	4
Lower	-
First	10-1SFR - FRAME
Second	-
Third	-
Area	66

19110 STONEWOOD LN

Residential

5 1 2 4 2 5 5 5 5 5 5 5 5 5 6 5 5 4 9 4 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	
Card	1
Class	
Style	TWNHSE INTERIOR
Year Built	2003
Occupancy	1
Stories	1.50
Basement	2-SLAB
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	s
Depth/Length	
Color	
Description	
MH Permit #	

MH Serial #

Additions

Card #	Addition #	Area
1	0	770
1	1	176
1	2	44
1	3	108
1	4	66
1	5	48

Addition Details

6 of 6

Card #	1
Addition #	5
Lower	-
First	11-OPEN FRAME PORCH
Second	-
Third	-
Area	48

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19110 STONEWOOD LN

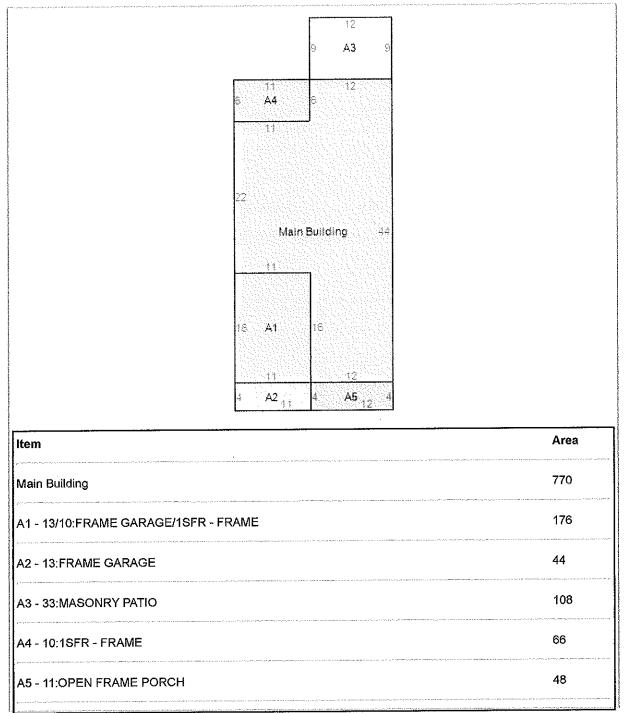
100% Values

 100% Land Value
 100% Improv Value
 100% Total Value

 \$39,800
 \$307,500
 \$347,300

50% Values

19110 STONEWOOD LN



Printed on Thursday, March 20, 2025, at 2:52:04 AM EST

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Documents

File Name	Date Uploaded Link	Category
334-13.00-163.00-12.pdf	April 16, 2021 Download	Property Card

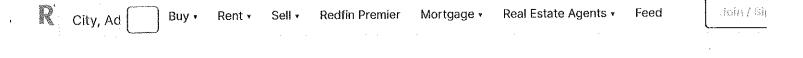
PROPERTY RECORD CARD

RESIDENTIAL/TRLR.

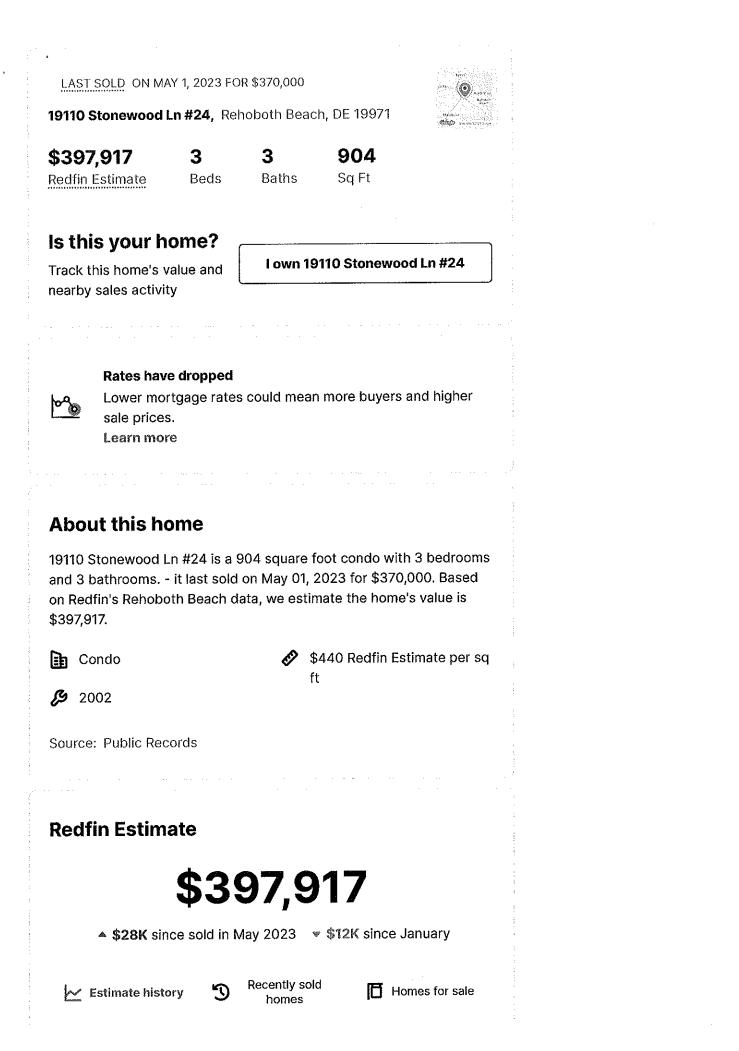
CARD____OF

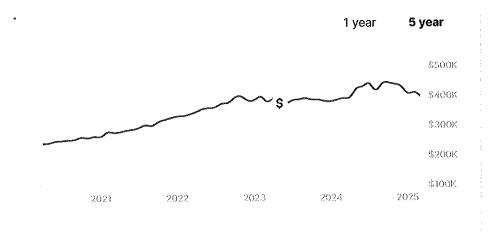
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Claim this home to receive a free report every month with insights on the changing estimate.

1 own 19110 Stonewood I.n #24

Homeowner tools

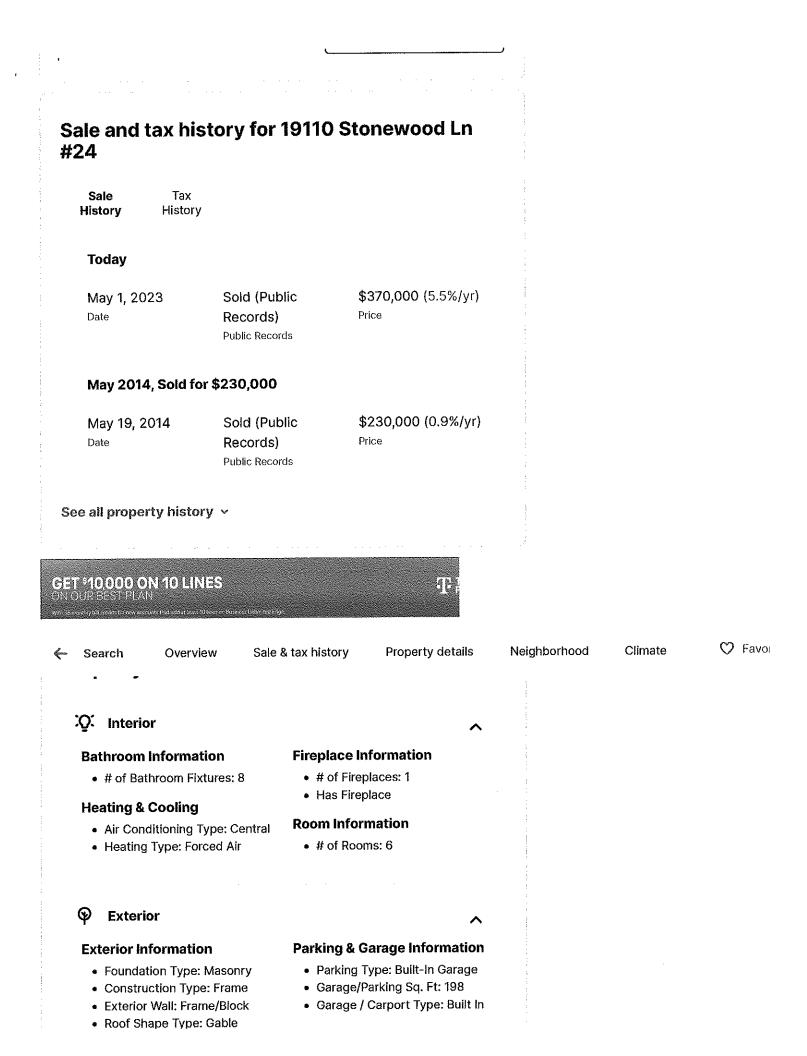
⊵	View owner dashboard Track your estimate and nearby sale activity	>
Ø	Edit home facts Review property details and add renovations	>
Ø	Manage photos Update home photos or make them private	>
6	Home sale earnings Est. \$89K when you sell with Redfin	>
ጥ	Local market trends Homes go pending in 71 days	>
ß	Rental estimate Est. \$2,157 per month, based on comparable rentals	>

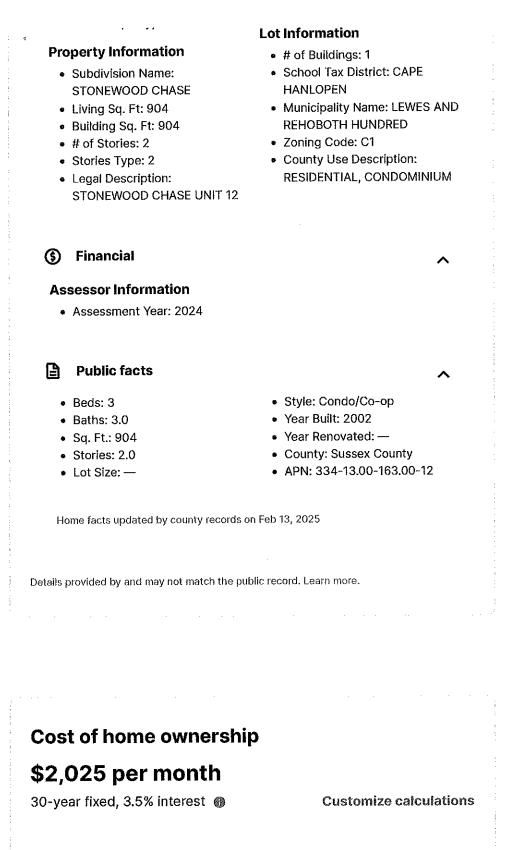
List your home for Frent on Redfin for free

Rental estimate \$2,157 /mo

Based on similar rentals

Get started for free





Mortgage payment
 Property taxes
 HOA dues
 Homeowners insurance

Utilities & maintenance

\$1,578

\$342

Add

\$105

Add

Comparable # 3

PARID: 334-12.00-124.02-27 CRUZ MARILDA G GARCIA

25 LAURAS WAY

Property Information

Property Location:	25 LAURAS WAY
Unit:	
City:	REHOBOTH BEACH
State:	DE
Zíp:	19971
Class:	R-Residential
Use Code (LUC):	105-Residential - Condo
Town	00-None
Tax District:	334 – LEWES REHOBOTH
School District:	6 - CAPE HENLOPEN
Fire District:	86-Rehoboth
Deeded Acres:	.1579
Frontage:	0
Depth:	.000
Irr Lot:	
Plot Book Page:	/PB
100% Land Value:	\$53,200
100% Improvement Value	\$365,600
100% Total Value	\$418,800
Legal	
Legal Description	SEA CHASE CONDO
	UNIT 27
Owners	

Owner	Co-owner	Address City State Zip
CRUZ MARILDA G	FRANCISCO E QUINTANA	25 LAURAS WAY UNIT REHOBOTH BEACH DE 19971
GARCIA	REYNOSA	27

• PARID: 334-12.00-124.02-27 CRUZ MARILDA G GARCIA

25 LAURAS WAY

.

Sales

2					
Sale Date	Book/Page	Sale Price	Stamp Value	Parcels Sold	Grantee/Buyer
10/04/2022	5785/158	\$449,000.00		1	CRUZ MARILDA G GARCIA
03/04/2005	3109/96	\$260,000.00	\$3,900.00	0	
02/12/1999	1	\$1.00	\$1,919.00	0	

Owner History

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	Гах Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/Page:
2	2024	CRUZ MARILDA G GARCIA	FRANCISCO E QUINTANA REYNOSA	25 LAURAS WAY UNIT 27	REHOBOTH BEACH	DE	19971	5785/158
4	2023	CRUZ MARILDA G GARCIA	FRANCISCO E QUINTANA REYNOSA	25 LAURAS WAY UNIT 27	REHOBOTH BEACH	DE	19971	5785/158
:	2022	CRUZ MARILDA G GARCIA	FRANCISCO E QUINTANA REYNOSA	25 LAURAS WAY UNIT 27	REHOBOTH BEACH	DE	19971	5785/158
í	2022	CRUZ MAEILDA G GARCIA	FRANCISCO E QUINTANA REYNOSA	25 LAURAS WAY UNIT 27	REHOBOTH BEACH	DE	19971	5785/158
	2022	CRUZ MARILDA G GARCIA	FRANCISCO E QUINTANA REYNOSA	25 LAURAS WAY UNIT 27	REHOBOTH BEACH	DE	1997 1	5785/158
	2022	BUSHONG KENNETH J II		2356 MARLBOROUGH DR	YORK	PA	17403	3109/96
:	2021	BUSHONG KENNETH J II		2356 MARLBOROUGH DR	YORK	PA	17403	3109/96
:	2020	BUSHONG KENNETH J II		2356 MARLBOROUGH DR	YORK	PA	17403	3109/96
:	2019	BUSHONG KENNETH J II		2356 MARLBOROUGH DR	YORK	PA	17403	3109/96
	2018	BUSHONG KENNETH J II		2356 MARLBOROUGH DR	YORK	PA	17403	3109/96
	2017	BUSHONG KENNETH J II		2356 MARLBOROUGH DR	YORK	PA	17403	3109/96
	2016	BUSHONG KENNETH J II		2356 MARLBOROUGH DR	YORK	PA	17403	3109/96
:	2006	BUSHONG KENNETH J II		2314 MARLBOROUGH DR	YORK	PA	17403	3109/96
:	2005	BUSHONG KENNETH J II		2314 MARLBOROUGH DR	YORK	PA	17403	3109/96
	2005	BUSHONG KENNETH J II		2314 MARLBOROUGH DR	YORK	PA	17403	3109/96
:	2001	HOUSEMAN RUTH L LINDA K HELFRICH		2291 JONQUIL RD	YORK	PA	1 7403	2362/198
:	2000	HOUSEMAN RUTH L LINDA K HELFRICH		2291 JONQUIL RD	YORK	PA	17403	2362/198

Land

Line	Class	Land Use Code	Act Front	Depth	Calculated Acres	Ag
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100% Land Value	53,160

Residential

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Card	1
Class	
Style	TWIN
Year Built	1999
Occupancy	1
Stories	1.50
Basement	3-CRAWL
Heating	6 - HEAT PUMP
HeatAC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

Card #	Addition #	Area	
1	0	870	
1	1	234	
1	2	26	
1	3	56	
1	4	91	

Addition Details

•	
Card #	1
Addition #	0
Lower	-
First	-
Second	-
Third	-
Area	870

1 of 5

Residential

Card	1
Class	
Style	TWIN
Year Built	1999
Occupancy	1
Stories	1.50
Basement	3-CRAWL
Heating	6 - HEAT PUMP
HeatAC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

Card #	Addition #	Area	
1	0	870	
1	1	234	
1 ,	2	26	
1	3	56	
1	4	91	

Addition Details

2 of 5

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Card #	1
Addition #	1
Lower	-
First	13-FRAME GARAGE
Second	17-1/2 STORY FRAME
Third	-
Area	234

Residential

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Card	1
Class	
Style	TWIN
Year Built	1999
Occupancy	1
Stories	1.50
Basement	3-CRAWL
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

Card #	Addition #	Area	
1	0	870	
1	1	234	
1	2	26	
1	3	56	
1	4	91	

Addition Details

3	of	3

Card #	1
Addition #	2
Lower	-
First	13-FRAME GARAGE
Second	-
Third	-
Area	26

Residential

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\$ 2 M P 2 P P 2 P P 2 P 2 P 2 P 2 P 2 P 2	
Card	1
Class	
Style	TWIN
Year Built	1999
Occupancy	1
Stories	1.50
Basement	3-CRAWL
Heating	6 - HEAT PUMP
Heat AC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

		a na manana ka mata ang ang ang ang ang ang ang ang ang an
Card #	Addition #	Area
1	0	870
1	1	234
1	2	26
1	3	56
1	4	91

Addition Details

â,	of	10
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Card #	1
Addition #	3
Lower	-
First	11-OPEN FRAME PORCH
Second	-
Third	-
Area	56

Residential

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Card	1
Class	
Style	TWIN
Year Built	1999
Occupancy	1
Stories	1.50
Basement	3-CRAWL
Heating	6 - HEAT PUMP
HeatAC	5 - CENTRAL AIR CONDITIONING
Exterior Wall	06-ALUM/VINYL
Width	
Depth/Length	
Color	
Description	
MH Permit #	
MH Serial #	

Additions

Card #	Addition #	Area					
1	0	870					
1	1	234					
1	2	26					
1	3	56					
1	4	91					

Addition Details

5 of 5

Non-transferration of the state	
Card #	1
Addition #	4
Lower	-
First	12-ENCLOSED FRAME PORCH
Second	53-BALCONY
Third	-
Area	91

25 LAURAS WAY

100% Values

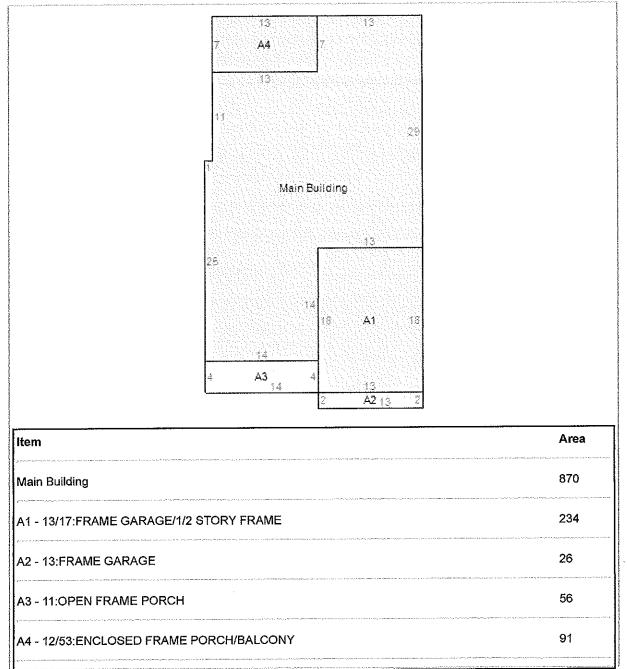
100% Land Value \$53,200

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100% Improv Value \$365,600

100% Total Value \$418,800

50% Values



Printed on Thursday, March 27, 2025, at 10:23:17 PM EST

25 LAURAS WAY

Documents

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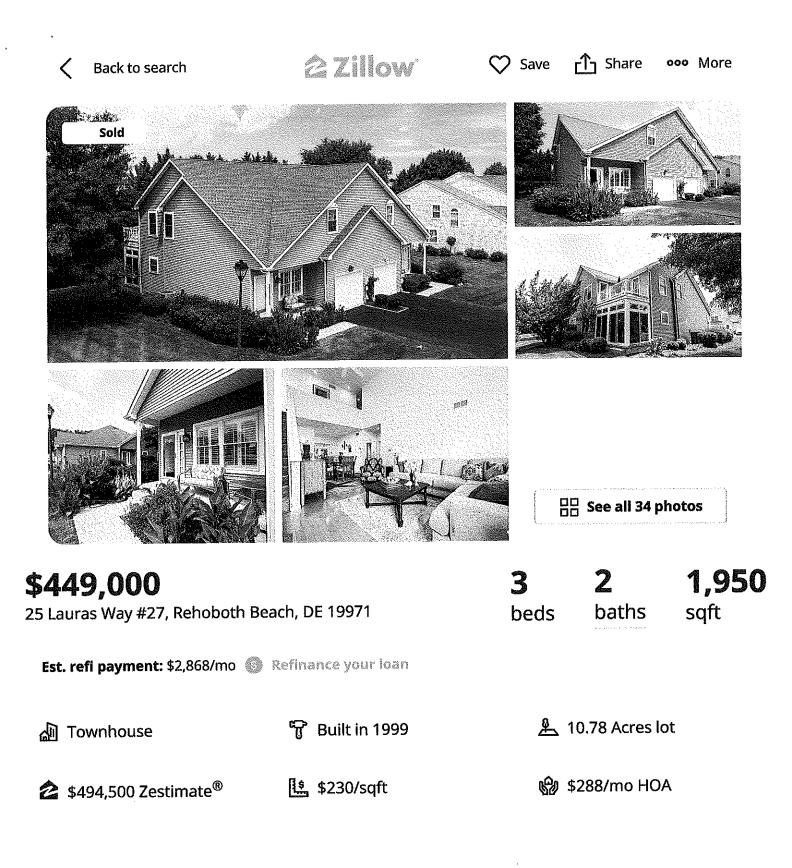
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April 12, 2021 Download

Category Property Card

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Home value



Facts & features

Interior

Bedrooms & bathrooms

- Bedrooms: 3
- Bathrooms: 2
- Full bathrooms: 2
- Main level bathrooms: 1
- Main level bedrooms: 1

Basement

Area: 0

Heating

Heat Pump, Forced Air, Propane - Metered

Cooling

Central A/C, Electric

Appliances

• Included: Electric Water Heater

Features

- Other, Ceiling Fan(s), Combination Dining/Living, Dining Area, Entry Level Bedroom, Eat-in Kitchen, Upgraded Countertops, Walk-In Closet(s)
- Flooring: Carpet
- Has basement: No
- Has fireplace: No

Interior area



Appliances

Included: Electric Water Heater

Features

- Other, Ceiling Fan(s), Combination Dining/Living, Dining Area, Entry Level Bedroom, Eat-in Kitchen, Upgraded Countertops, Walk-In Closet(s)
- Flooring: Carpet
- Has basement: No
- Has fireplace: No

Interior area

- Total interior livable area: 1,950 sqft
- Finished area above ground: 1,950
- Finished area below ground: 0

Property

Parking

- Total spaces: 2
- Parking features: Inside Entrance, Garage Door Opener, Garage Faces Front, Concrete Driveway, Attached Garage, Driveway, On Street
- Attached garage spaces: 1
- Uncovered spaces: 1

Accessibility

Accessibility features: None

Features

- Levels: Two
- Stories: 2
- Pool features: Community

2 Zillow

Interior area

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- Total interior livable area: 1,950 sqft
- Finished area above ground: 1,950
- Finished area below ground: 0

Property

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- Total spaces: 2
- Parking features: Inside Entrance, Garage Door Opener, Garage Faces Front, Concrete Driveway, Attached Garage, Driveway, On Street
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- Uncovered spaces: 1

Accessibility

Accessibility features: None

Features

- Levels: Two
- Stories: 2
- Pool features: Community

Lot

• Size: 10.78 Acres

Details

- Additional structures: Above Grade, Below Grade
- Parcel number: 33412.00124.0227
- Zoning: HR-2
- Special conditions: Standard



Interior area

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- Total interior livable area: 1,950 sqft
- Finished area above ground: 1,950
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Property

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Accessibility features: None

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- Stories: 2
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Back to search

2 Zillow

ooo More

Owner options Home details Neighborhood Home value Cost calculator

Features

- Levels: Two
- Stories: 2
- Pool features: Community

Lot

Size: 10.78 Acres

Details

- Additional structures: Above Grade, Below Grade
- Parcel number: 33412.00124.0227
- Zoning: HR-2
- Special conditions: Standard

Construction

Type & style

- Home type: Townhouse
- Architectural style: Traditional
- Property subtype: Townhouse

Materials

- Frame, Aluminum Siding
- Foundation: Slab

Condition

- New construction: No
- Year built: 1999

Utilities & green energy



Type & style

- Home type: Townhouse
- Architectural style: Traditional
- Property subtype: Townhouse

Materials

- Frame, Aluminum Siding
- Foundation: Slab

Condition

- New construction: No
- Year built: 1999

Utilities & green energy

- Sewer: Public Sewer
- Water: Public

Community & neighborhood

Location

- Region: Rehoboth Beach
- Subdivision: Sea Chase

HOA & financial

HOA

- Has HOA: Yes
- HOA fee: \$288 monthly

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Save 🔂 Share 👓 More

Services availability

Price history

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Date	Event	Price
8/21/2024	Listing removed	
Source: Bright MLS #DESU2066662		
7/17/2024	Listed for rent	\$2,600 \$1/sqft
Source: Bright MLS #DESU2066662		
9/30/2022	Sold	\$449,000 +3.2% \$230/sqft
Source: bright MLS #DESU2026480		
8/9/2022	Contingent	\$434,900 \$223/sqft
Source: ^{htight} Bright MLS #DESU2026480	0	
8/5/2022	Listed for sale	\$434,900 \$223/sqft
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Source: beight Bright MLS #DESU2026480

Public tax history

Tax history is unavailable.

Neighborhood: 19971