

County

BOARD OF ASSESSMENT REVIEW MEETING

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

AGENDA

May 21, 2025

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

Call to Order

Approval of Agenda

Public Comments

Consent Agenda

- 1. Parcel 334-23.10-1.00 Linda Tiano
- 2. Parcel 334-25.00-5.00 Harold Dukes Jr. and Glenn Davis
- 3. Parcel 335-4.14-3.00 Carol Orr Trustee
- 4. Parcel 335-4.19-76.00 D and C Dock Rentals LLC
- 5. Parcel 335-8.07-43.00 Ronald and Alice Morris
- 6. Parcel 335-8.07-43.01 Ronald and Alice Morris
- 7. Parcel 335-8.07-48.00 Ronald and Alice Morris
- 8. Parcel 335-8.07-272.01 Seth Harris
- 9. <u>Parcel 335-11.00-59.00-T77 Robert Renauld Jr.</u>
- 10. <u>Parcel 335-11.00-73.00 Lillie Belknap</u>
- 11. Parcel 335-12.00-3.11-S-5 James and Margaret Mulvaney TTEE
- 12. Parcel 335-12.00-373.00 Joel Christensen
- 13. Parcel 430-19.00-6.00-56521 William Richards
- 14. Parcel 531-11.00-58.00 Gerald Bell Jr.
- 15. Parcel 531-12.08-29.00 Joryrsb Rd LLC
- 16. <u>Parcel 531-13.00-5.02 Thad Palmer TTEE IRR TR</u>



17. Parcel - 532-23.00-33.00 - Maurice and Ruth Tingle 18. Parcel - 533-17.00-763.00 - Jay Zappacosta REV TR 19. Parcel - 533-20.00-24.00 - Diffandbowl LLC 20. Parcel - 533-20.00-25.00 – Diffandbowl LLC 21. Parcel - 533-20.00-26.00 - Diffandbowl LLC 22. <u>Parcel - 134-13.16-122.00 – Robert and Sally Francis</u> 23. Parcel - 134-16.00-908.00 – Joseph Giorgianni TTEE 24. Parcel - 134-17.00-56.06-301 - James Dietsch 25. <u>Parcel - 134-17.08-115.03 – 118 Cedarwood LLC</u> 26. Parcel - 134-18.00-187.00 – Marc Picione 27. Parcel - 134-22.00-13.00-408 - June Landis 28. Parcel - 134-22.00-13.00-409 - June Landis 29. Parcel - 134-23.16-315.00-1 - Garrett and Janet Legates 30. Parcel - 134-23.16-315.00-2 - Brian and Cyndia Sullivan 31. Parcel - 134-23.20-97.00-2 – Patrick Crawford 32. <u>Parcel - 135-11.00-215.00 – John Shickman</u> 33. Parcel - 135-11.00-317.00 – John Stoeckel 34. Parcel - 135-14.00-197.00 – Sun Behavioral Delaware LLC 35. Parcel - 135-15.17-54.00 - C and G DE LLC 36. Parcel - 135-15.17-196.00 - Christian Grace LLC 37. Parcel - 135-19.00-81.00 - Charles Steuerwald 38. Parcel - 135-20.00-4.00 - Robert and Barbara Markelz 39. Parcel - 135-22.00-35.09 - Robert Carusi 40. <u>Parcel - 230-1.00-56.00 – Jason and Sarah Kniep</u> 41. Parcel - 230-1.00-106.00 - Sandra Duncavage 42. Parcel - 230-7.00-74.00 – Gerald and Linda Minnich 43. <u>Parcel - 230-18.00-14.04 – Eric Wharton</u> 44. Parcel - 230-24.00-42.00 - Scott and Jeannette Pauli 45. Parcel - 230-24.00-80.00 - Alexander and Cathleen Louvis 46. Parcel - 230-27.17-5.00 – Scot Randolph 47. Parcel - 231-12.00-482.00 - Charles Holderried TTEE 48. <u>Parcel - 232-12.14-38.00 – Justus James</u> 49. <u>Parcel - 234-6.00-698.00 – Kevin Moylan</u> 50. Parcel - 234-6.00-1253.00 – Maureen Witkiewicz TTEE IRR LIV TR 51. Parcel - 234-12.00-113.00 – Edward Carp 52. Parcel - 234-12.00-122.00 – Paul and Elizabeth Benson 53. Parcel - 234-16.00-709.00 - Ronald Rollmann 54. Parcel - 234-17.00-856.00 – William Irvin Jr. 55. Parcel - 234-17.08-166.01 - Carl Molter 56. Parcel - 234-18.00-712.00 - Terry Lamberth 57. Parcel - 234-24.00-34.00-50752 - Leonard and Rosemary Kulis 58. Parcel - 234-28.00-105.00 – Norwood Financial Services LLC

59. Parcel - 234-29.00-350.00-52734 – Richard Stuart Jr.

60. Parcel - 234-30.00-297.00 – Joseph Freedman TTEE REV TR

61. Parcel - 234-34.00-286.00 - Wade Heath Jr.

62. Parcel - 235-8.00-140.00 – Kenneth Lubas

63. <u>Parcel - 235-10.00-48.00 – Carolyn Merek</u>

64. Parcel - 235-22.00-528.00 - Simon Gross

65. Parcel - 235-25.00-40.00 - David and Isabelle Webb

66. Parcel - 235-25.00-40.07 – David and Isabelle Webb

67. Parcel - 235-26.00-308.00 - Rudy Raymond

68. Parcel - 235-27.00-233.00 - Stephen Katona

69. <u>Parcel - 235-27.00-361.00 – Fran Leibowitz</u>

70. <u>Parcel - 332-1.07-147.00 – SR Brick LLC</u>

71. Parcel - 332-1.07-181.00 – Mark Barnak

72. <u>Parcel - 334-6.00-163.00 – Barney Kirkpatrick</u>

73. <u>Parcel - 334-6.00-1258.00 – Roger Griffin III</u>

74. <u>Parcel - 334-11.00-249.00 – Joanne Picone</u>

75. <u>Parcel - 334-11.00-923.00 – Christopher Auth</u>

76. Parcel - 334-12.00-124.02-14 – Michael Moran

77. Parcel - 334-12.00-636.00 - James and Halina Lovett

78. <u>Parcel - 334-13.00-1138.00 – William Shively TTEE</u>

79. Parcel - 334-13.00-1710.00 – Edward Barnett TTEE

80. Parcel - 334-13.15-8.00 - Michael Vitalo

81. Parcel - 334-13.20-121.01-5 - Ross Goldberg

82. Parcel - 334-13.20-132.00 – Kathleen and Edwin Kane

83. Parcel - 334-13.20-146.00-3 - Sandra Jaso TTEE REV TR

84. Parcel - 334-14.13-301.00 – Donald Witters Jr.

85. Parcel - 334-18.00-609.00 - Robin Weems

86. Parcel - 334-18.00-697.00 - Daniel Howard Trustee

87. Parcel - 334-18.00-726.00 – Stephen Hrybyk

88. <u>Parcel - 334-19.00-7.00 – Lisa Fittipaldi</u>

89. Parcel - 334-19.00-154.01-91 - Charles McSweeney

90. Parcel - 334-19.00-283.00 - Mozelle Thompson

91. Parcel - 334-19.00-954.00 - Ronald Barrows

92. Parcel - 334-20.00-28.00 – Thomas and Patricia Sugrue

93. Parcel - 334-20.00-38.00 - Robert and Hope Pritchard

94. Parcel - 334-20.00-70.00 - Brian Murphy

95. Parcel - 334-20.06-44.00 – JCM Family Limited Partnership

96. Parcel - 334-20.09-132.03 - Edward Gross TTEE

97. Parcel - 334-20.18-100.00-3 - Marlene Tarr

98. Parcel - 334-20.18-177.00 - Steven Sylvester TTEE

99. Parcel - 334-20.18-212.00 - Harold Dukes Jr.

100. Parcel - 334-20.18-218.00 - Harold Dukes Jr.

Property Assessment Appeal Hearings:

Appellant	Parcel Number	Property
Michael Maxwell	134-8.00-153.00-234D	30138 Cedar Shores Rd.
		Ocean View, DE 19970
Paul Bilger	134-9.00-432.00	31016 Heather Ln.
		Bethany Beach, DE 19930
Anastasia Kotsiras	134-13.19-247.00	505 Candlelight Ln.
		Bethany Beach, DE 19930
Louis Kotsiras	134-13.19-248.00	507 Candlelight Ln.
		Bethany Beach, DE 19930
William Brown	234-18.00-22.02	23739 Herring Reach Ct.
		Lewes, DE 19958
John Ezell	335-8.00-1121.00	36873 Crossrail Way
		Lewes, DE 19958
Gregory Null TTEE of GKN LIV TR	335-8.00-1133.00	36858 Crossrail Way
		Lewes, DE 19958
Deborah Deubert Trustee	533-20.09-116.00	37821 Cedar Rd.
		Selbyville, DE 19975

<u>Adjourn</u>

In accordance with 29 <u>Del. C.</u> §10004(e)(2), this Agenda was posted on May 14, 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>



Re: Assessment Appeal 334-23.10-1.00

From Linda Tiano linda.tiano@yahoo.com> Date Mon 4/14/2025 3:52 PM

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

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

i accept the revised assessment 0f \$3,192,500

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

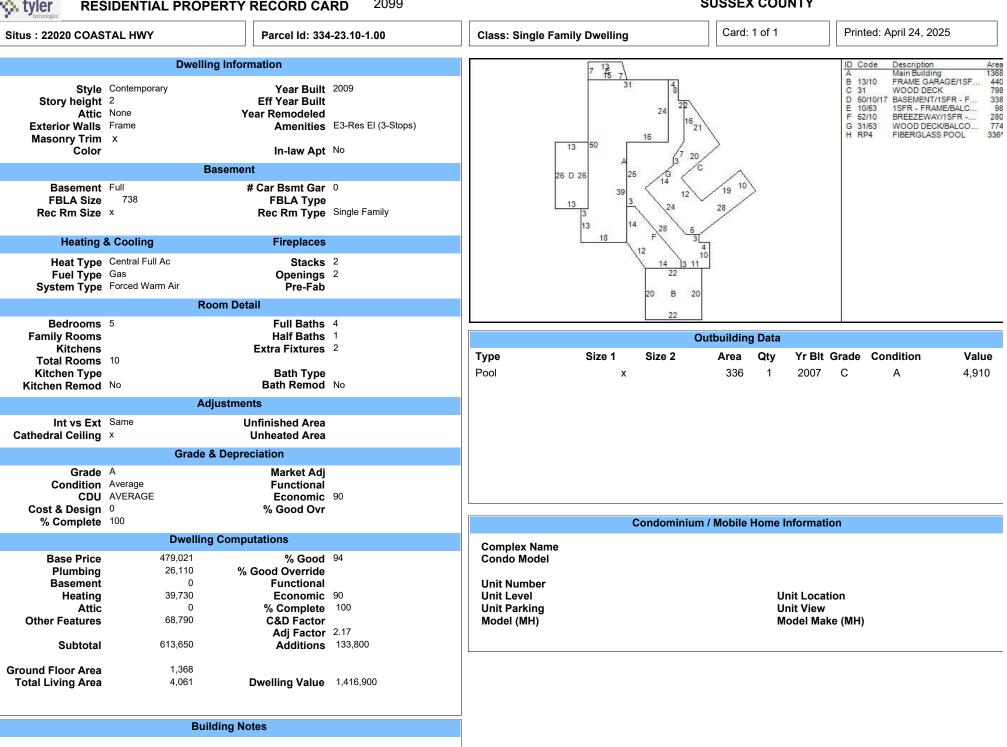
As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value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

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

Kind Regards, Dianne

<334-23.10-1.00.pdf>

Situs : 22020 COASTAL HWY	Parcel ID: 334-23.10-1.00	Class: Single Family Dwe	elling	Card: 1 c	of 1 Prin	ted: April 24, 202	25
CURRENT OWNER TIANO LINDA V 22020 COASTAL HWY REHOBOTH BEACH DE 19971 Property N	GENERAL INFORMATIONLiving Units1Neighborhood6GR004Alternate ID334231000010000000Vol / Pg4033/298DistrictZoningMEDIUM RESIDENTIALClassResidential						
Land Inform	ation	1/8/24, 10:59:30 AM	Α	334-23.10-1.00 ssessment Info	rmation		
TypeSizeInfluence FactIrimary SiteAC0.3117Waterview - BaVetland/WasteAC10.1983Waterview - Ba	Traffic - Heavy 1,647,130	Land Building Total	Assessed 0 0 0	Appraised 1,653,800 1,538,700 3,192,500	Cost 1,653,800 1,421,800 3,075,600	Income 0 0 0	Market 1,653,800 1,538,650 3,192,450
Total Acres: 10.51 Spot: L	ocation: 11 GOOD LOCATION (POS INFLU)	Value Flag Mar TD334DM1	rket Approach	В	Override Reaso ase Date of Valu tive Date of Valu	е	
Entrance Info	mation			Permit Inform	ation		
DateIDEntry Code01/29/24KFKInfo At Door	Source Owner	Date Issued Number 08/24/09 77341-1	Price 314,122	Purpose	Dwelling W/Add-\		% Complete /
	Sales/Ov	wnership History					
Transfer DatePriceType08/29/122,125,00009/07/061,787,50011/23/052,050,000	Validity	Deed Reference 4033/298	Deed Type		Grantee		





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-25.00-5.00

Sussex County Board of Assessment VS Handd Dukes & Clenn Davis

(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: \$744,400

Stipulated Value: \$6,000

Date: April 11, 2025 Signature of Owner or duly authorized agent: ard Printed Name:

Date: 4/4/25

Signature of Sussex County Government Representative:

Printed Name: Christopher S. Keeler

Title: Director of Assassment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID334-25.00-5.00. The adjustment reflects a change in land value that brings the assessed value to \$6,600.



Situs :	Parcel ID: 334-25.00-5.00	Class: Residential - Vacant Land	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION	A CONTRACT	-	
DUKES HAROLD E JR & GLENN R DAVIS PO BOX 151 GEORGETOWN DE 19947	Living Units 0 Neighborhood 6VC001 Alternate ID 334250000050000000 Vol / Pg 2216/103 District Zoning MEDIUM RESIDENTIAL Class Residential		7.	
Property N	otes	V5/24.41:24:08 PM 334-1	2500-800	
Land Inform	ation			

	Land Information						Α	ssessment Inform	nation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Wetland/Waste	AC	2.7500		-96	6,600	Land	0	6,600	6,600	0	0
						Building	0	0	0	0	0
						Total	0	6,600	6,600	0	0
									verride Reason se Date of Value		
Total Acres: 2.75 Spot:			Location: 12	VERY GD LOCATION ((POS INFL	Value Flag Cost Gross Building:	t Approach	Effectiv	ve Date of Value		

	Entrance Information					Permit Information	
Date 01/05/24	ID KFK	Entry Code Vacant Land	Source Other	Date Issued Nu	umber Price	Purpose	% Complete

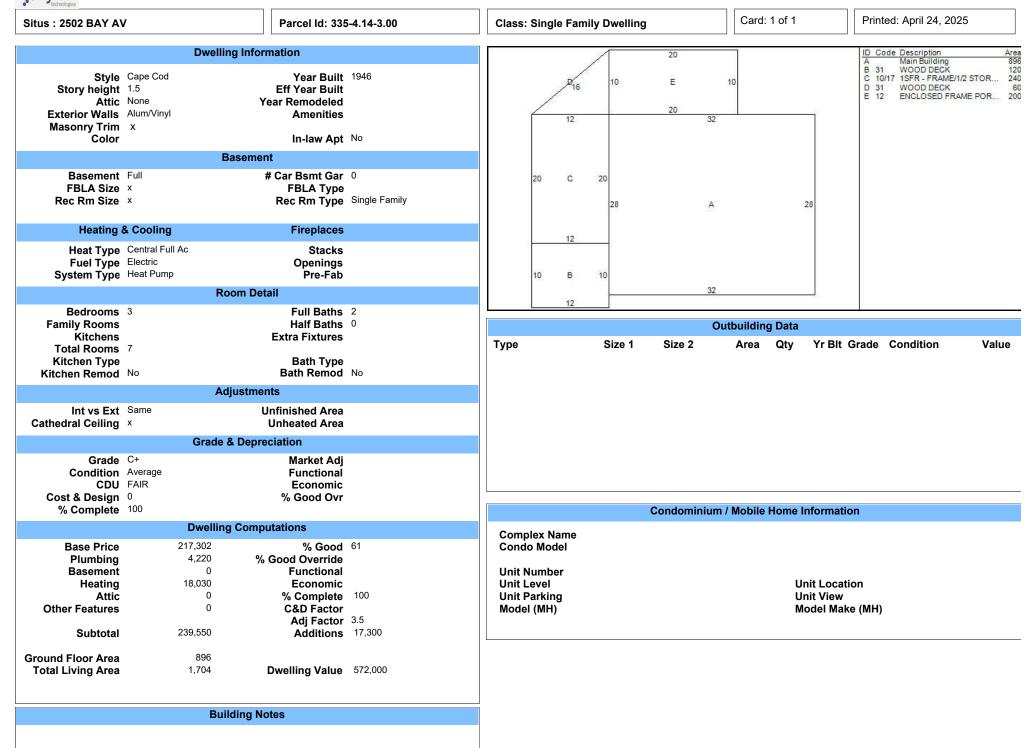
Sales/Ownership History									
Transfer Date 06/03/97	Price Type 8,900	Validity	Deed Reference Deed Type 2216/103	Grantee					

RESIDENTIAL PR	ROPERTY RECORD CARD 2099			r				
itus :	Parcel Id: 334-25.00-5.00	Class: Residential	- Vacant Land		Card: 1 of 1	Printed: April 24,	2025	
Dv	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	oms Half Baths Outbuilding Data							
Kitchens Total Rooms Kitchen Type Kitchen Remod	Extra Fixtures Bath Type Bath Remod	Туре	Size 1 Siz	ze 2	Area Qty	Yr Blt Grade Condition	Valı	
	Adjustments							
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area							
	ade & Depreciation							
Grade Condition CDU Cost & Design ⁰	Market Adj Functional Economic % Good Ovr							
% Complete			Cond	dominium / N	lobile Home Inf	formation		
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)						
Ground Floor Area Total Living Area	Dwelling Value							
	Building Notes							

335-4 14-3 00 The adjustment of including review and adjusted the valuation of Parcel ID		NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
We the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows: Original Value: \$1000000000000000000000000000000000000	in the Melter of Appeal	
Deard of Assessment Office as follows: Original Value: Same Date: Assessment of Owner or doly authorized agent: Signature of Owner or doly authorized agent: Printed Name:	Sussex County Board of Ase	ossment VS <u>care or torrea</u> (Owner Name)
Original Value: \$2.maxes Stipulated Walue: \$2.maxes Date:	We, the undersigned, agree Board of Assessment Office	to adjust the above-entitled appeal by settlement with the Sussex County as follows:
Signature of Owner or duly authorized agent:		
Signature of Sussex County Government Representative:	Signature of Owner or duly a	nu Kutash ABCITU
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. 335-4 14-3 00. The adjustment offense	Signature of Sussex County Go Printed Name: County Go	wernment Representative LSK
	Based on the appellants' at Assessment staff has cond 335-4, 14-3,00. The adjuster	incruding the review and actusted the valuation of Parcel ID

		Parcel ID: 335-4.14-3.00		Class: Singl	e Family Dwo	elling	Card: 1	of 1	Printed: April 24, 20	25
CURREN	TOWNER	GENERAL INFORMAT	ΓΙΟΝ							
ORR T CAR % CLIFF 137 LAKE	OL TRUSTEE ORD ORR EVIEW DR ICKS PA 15136	Living Units 1 Neighborhood 6PR001 Alternate ID 3350414000300 Vol / Pg 2222/39 District Zoning TOWN CODES Class Residential	000000							
	Property N	lotes								
	Land Inform	nation		3/12/24, 0-32-40AM			335-4.14-3.00			
						ł	Assessment In	formation		
Type Primary Site AC	Size Influence Fact 0.1722	tors Influence %	Value 2,137,170	E	Land Building Total	Assessed 0 0 0	Appraised 2,137,200 572,000 2,709,200	Cost 2,137,200 572,000 2,709,200	Income 0 0 0	Marke 2,137,20 884,41 3,021,61
Total Acres: .1722 Spot:	I	Location: 12 VERY GD LOCATION	N (POS INFL		lue Flag Cos 335DM1	st Approach		al Override Rea Base Date of V active Date of V	alue	
	Entrance Info	rmation					Permit Infor	mation		
	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other		Date Issued 05/16/14 10/11/94 10/11/94 09/08/94 03/30/92	Number 201404451 82381-3 82381-4 82381-2 82381-1	7,920 5,235 0 15,483	Purpose A016 D010 D010	Replace Conc Add.& Remod		% Complet
			Sales/Ov	vnership Histor	У					
Transfer Date	Price Type	Validity		Deed	d Reference	Deed Type		Grantee		

tyler



From: "Katrina M. Mears" <<u>kmears@sussexcountyde.go</u> Date: April 5, 2025 at 9:16:15 AM EDT To: <u>dapotterjr@outlook.com</u> Subject: 335-4.19-76.00.pdf Assessment Appeal

As a result of your recent appeal hearing, the value of your p according to the attached information. If you agree, please p document to me. If unable to do so, you may reply to the e-n Please restate the stipulated value if doing so. Otherwise, I 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



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2026

In the Matter of Appeal

Parcel ID 335-4.19-76.00

Sussex County Board of Assessment VS D and C Dock Rental LC

(Owner Name

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

Original Value: \$445,600

Stipulated Value: \$317,1

Date: april 6, 2025
Signature of Owner or duly authorized agent: DavidAfott
Printed Name: DAVID A. FOTTER, JR., MANAGING N
Date: 3/27/25
Signature of Sussex County Government Representative:
Printed Name: <u>Christopher S. Kceler</u>
Fitle: Director of Assessment

Summary

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Based on the appellants' application for appeal, the submitted com referees' recommendations, our Assessment staff has conducted a adjusted the valuation of Parcel ID 335-4.19-76.00. The adjustmen value that brings the assessed value to \$317,100.



* tyler RESIDENTIAL PROPERTY RECORD CARD 2099

Situs :			Parcel ID: 335-	4.19-76.00		Class: Residential - Anci	illary Use	Card: 1 of	1 Printee	d: April 23, 20)25
D AND C I	ENT OWNER DOCK RENTAL D BOX 677 ES DE 19958		Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class	RAL INFORMAT 0 d 6PR006 3350419007600 6107/98 TOWN CODES Residential		2/6/24, 11-18-01 AM		35-4 19-76.00			
Land Information							A	ssessment Infor	mation		
Type Primary Site Ar	Size C 0.5152	Influence Facto Restrictions - N V		Influence % -30	Value 299,820	Land Building Total	Assessed 0 0 0	Appraised 299,800 17,300 317,100	Cost 299,800 17,300 317,100	Income 0 0 0	Marke ((
Total Acres: .5152 Spot:		Lo	cation: 12 VERY	Y GD LOCATION	(POS INFL	Value Flag Cos Gross Building:	st Approach	Ba	Override Reason se Date of Value ive Date of Value		
		Entrance Inform	nation					Permit Informa	tion		
Date ID 02/07/24 TJJ 02/06/24 SDC	Entry Coc Occupant Vacant La	Not At Home		Source Other Other		Date Issued Number	Price	Purpose			% Complete
					Sales/Ov	vnership History					
Transfer Date 05/24/24	Price	е Туре		Validity		Deed Reference 6107/98	Deed Type Deed		Grantee D AND C DOCK R	ENTAL LLC	



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SUSSEX COUNTY

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Situs :	Parcel Id: 335-4.19-76.00	Class: Residential	- Ancillary Use	Card	: 1 of 1		Print	ted: April 23, 20	25	
Dwelling Inf	ormation									
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No									
Basem	ient									
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	Detail									
Bedrooms Family Rooms	Full Baths Half Baths	Rooms Half Baths Outbuilding Data								
Kitchens Total Rooms Kitchen Type Kitchen Remod Adjustment	Extra Fixtures Bath Type Bath Remod	Type Boat Dock Deck Lghts	Size 1 Size 2 × ×	Area 720 94	Qty 1 1	Yr Blt 2000 2000	Grade C C	Condition A A	Value 16,410 920	
Adjustm	nents									
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area									
Grade & Dep	preciation									
Grade Condition CDU Cost & Design 0	Market Adj Functional Economic % Good Ovr									
% Complete			Condomir	nium / Mobile	Home	nformati	on			
Dwelling Com	nputations	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 Locat nit View odel Mal				
Ground Floor Area Total Living Area	Dwelling Value									
Building	Notes									

	1					-
Tax Year arts						
In the Matter of Appeal						
Parcel ID magnate	_ · ·					
Sussex County Board of Assessment VS	perita (au linit					
We, the understaned, arree to adjust th	e above-entitled appeal by settlement with the Sussex County					
Original Value: \$100000	Stipulated Value: \$texas					
Dates April 7, 2025	ь <i>.</i> э					
Signalura of Owner or duly authorized : A	,					
	Morris					
Date: <u>saus</u>	PIK					
Signature of Sussex County Governmen Printed Harne: monaters uses						
Title: Nucle al Januari						
ริษณฑสส						
lased on the appellants' application elerees' recommendations, our A	n for appeal, the submitted comparable properties, and seasament staff has conducted a thorough review and 335-8.07-48.00 The adjustment neflects a change in ch thet brings the assessed value to \$996,900.	1 the				
clusted the valuation of Parcel ID conomic depreciation and approa	335-6.07-46.00 The adjustment reflects a change in ch that brings the assessed value to \$996,600.					
Tax Year <u>and</u> In the Matter of Appeal						
In the Matter of Appeal	5 produktor trak					
in the Hatler of Appeal Parcel 10 <u>parameter</u> Sussex County Board of Assessment 1	(Owner Name)					·
in the Hatler of Appeal Parcel 10 <u>parameter</u> Sussex County Board of Assessment 1	(Oxner Hame) the obore-entitled appeal by settlement with the Sussex County s:					·
In the Matter of Appeal Parcel (D <u>estances</u> Sussex County Board of Assessment We, the undersigned, agree to adjust	(Oxner Hame) the obove-entitled appeal by settlement with the Sustex County				、	·
In the Matter of Appeal Parcel ID <u>microso</u> Sussex County Board of Assessment 1 We, the undersigned, agree to adjust Board of Assessment Office as follow	(Oxner Hame) the obore-entitled appeal by settlement with the Sussex County s:					
In the Matter of Appeal Parcel 10 <u>materials</u> Sussex County Board of Assessment We, the ondersigned, agree to adjust Board of Assessment Office as follow Original Values Strates Dates <u>Appender Values</u> Signature of Owner or duly authorize	(Owner Harne) the above entitled appeal by settlements with the Sussex County 	·			,	
In the Matter of Apped Parcel 10 <u>protector</u> Susses Econtry Beard of Accessment Was the outdor/goed, acres to adjun Bound of Accessment Office or follow Original Volum: <u>Smess</u> Dates: <u>Appell 7, 2025</u> Signature of Owner or duly authorize Printed Name: <u>Alice</u>	(Oxmer Hame) the obore-entitled appeal by settlement with the Sussex County se					
In the Matter of Apped Parcel 10 <u>protects</u> Suscep Econty Econd of Assessment V We, the ondersigned, agree to adjust Bound of Assessment Office at follow Original Volves: <u>Season</u> Dates: <u>Appendix 7, 2025</u> Signature of Owner or duly authority Peinted Name: <u>Alice</u> Dates: <u>Appendix</u>	(Owner Hanne) We share entitled appeal by settlement with the Sussex County s degent: <u>Alike Alorriz</u> <u>Morriz</u> <u>Morriz</u>					
In the Matter of Apped Parcel 10 <u>protector</u> Susces Econtry Beard of Assessment V We, the ondersigned, agree to adjust Bound of Assessment Office at follow Original Volves: <u>Season</u> Dates: <u>APPENT 7, 2025</u> Signature of Owner or duly authorite Printed Name: <u>APENT 7, 2025</u> Signature of Susses County Government	(Owner Hanne) We share entitled appeal by settlement with the Sussex County s degent: <u>Alike Alorriz</u> <u>Morriz</u> <u>Morriz</u>					
In the Matter of Apped Parcel ID <u>instances</u> Suscess County Board of Assessment V We, the onderségned, agrees to adjust board of Assessment Office as follow Original Values: <u>Suscess</u> Dates: <u>App of 17, 2, 2025</u> Signature of Courses or duly authorize Printed Name: <u>App of 17, 2, 0</u> Signatorie of Suscess County Governeon Frinted Name: <u>complete new</u>	(Owner Hanne) We share entitled appeal by settlement with the Sussex County s degent: <u>Alike Alorriz</u> <u>Morriz</u> <u>Morriz</u>					
In the Matter of Apped Parcel ID <u>materics</u> Susses County Beard of Accessment M We, the undersford, game to adjust bound of Assessment Office as follow Original Wake: <u>Stream</u> Original Wake: <u>Stream</u> Date: <u>Appendix 7, 2, 02, 5</u> Signature of Owner or duly authorize Printed Name: <u>Appendix Total</u> Signature of Susses County Governme Printed Name: <u>Institute Total</u> Date: <u>Institute Journal</u>	(Owner Hama) the observe entitled apprel by settlements with the Sussex County s					
In the Matter of Apped Parcel ID <u>materics</u> Susses County Beard of Accessment M We, the undersford, game to adjust bound of Assessment Office as follow Original Wake: <u>Stream</u> Original Wake: <u>Stream</u> Date: <u>Appendix 7, 2, 02, 5</u> Signature of Owner or duly authorize Printed Name: <u>Appendix Total</u> Signature of Susses County Governme Printed Name: <u>Institute Total</u> Date: <u>Institute Journal</u>	(Owner Hama) the observe entitled apprel by settlements with the Sussex County s					
In the Matter of Apped Parcel ID <u>INTERCON</u> Suscess County Board of Assessment 1 We, the oudercipied, agree to adjust board of Assessment Office as follow Original Waters: <u>Appendix 7, 2025</u> Signature of Owner or dwy authorize Printed Name: <u>Appendix 7, 2025</u> Signature of Sussess County Goverson Printed Name: <u>Interconnection</u> Signature of Sussess County Goverson	(Owner Hanne) We share entitled appeal by settlement with the Sussex County s degent: <u>Alike Alorriz</u> <u>Morriz</u> <u>Morriz</u>					
In the Matter of Apped Parcel ID <u>instances</u> Suscess County Board of Assessment I We, the ondersigned, agree to adjust band of Assessment Office as follow Original Values: <u>Season</u> Original Value: <u>Season</u> Original Value: <u>Season</u> Date: <u>App of I 7, 2, 0, 0, 5</u> Signature of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatories of Suscess County Governant Printed Name: <u>Instances</u> Signatories of Suscess County Governant Signatories of	Convertiental Co					
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In the Matter of Apped Parcel ID <u>instances</u> Suscess County Board of Assessment I We, the ondersigned, agree to adjust band of Assessment Office as follow Original Values: <u>Season</u> Original Value: <u>Season</u> Original Value: <u>Season</u> Date: <u>App of I 7, 2, 0, 0, 5</u> Signature of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatories of Suscess County Governant Printed Name: <u>Instances</u> Signatories of Suscess County Governant Signatories of	Convertiental Co					
In the Matter of Apped Parcel ID <u>instances</u> Suscess County Board of Assessment I We, the ondersigned, agree to adjust band of Assessment Office as follow Original Values: <u>Season</u> Original Value: <u>Season</u> Original Value: <u>Season</u> Date: <u>App of I 7, 2, 0, 0, 5</u> Signature of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatories of Suscess County Governant Printed Name: <u>Instances</u> Signatories of Suscess County Governant Signatories of	Convertiental Co					
In the Matter of Apped Parcel ID <u>instances</u> Suscess County Board of Assessment I We, the ondersigned, agree to adjust band of Assessment Office as follow Original Values: <u>Season</u> Original Value: <u>Season</u> Original Value: <u>Season</u> Date: <u>App of I 7, 2, 0, 0, 5</u> Signature of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatorie of Suscess County Governan Printed Name: <u>Instances</u> Signatories of Suscess County Governant Printed Name: <u>Instances</u> Signatories of Suscess County Governant Signatories of	Convertiental Co					
In the Matter of Appeal Parcel ID <u>instances</u> Suscept County Board of Assessment II We, the outbackgoed, agree to adjust board of Assessment Office as follow Original Values: <u>Season</u> Original Values: <u>Season</u> Date: <u>App of I 7, 2, 2, 2, 2, 5</u> Signatures of Suscept County Governmon Frinted Name: <u>App of I 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, </u>	Convertiental Co					·
In the Matter of Appeal Parcel ID <u>instances</u> Suscept County Board of Assessment II We, the outbackgoed, agree to adjust board of Assessment Office as follow Original Values: <u>Season</u> Original Values: <u>Season</u> Date: <u>App of I 7, 2, 2, 2, 2, 5</u> Signatures of Suscept County Governmon Frinted Name: <u>App of I 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, </u>	Convertiental Co		· · · · · · · · · · · · · · · · · · ·			
In the Matter of Append Pricel ID <u>instances</u> Suscept County Board of Assessment 1 We, the underspeed, agree to adjuin board of Assessment Office as follow Original Value: Strakes Signature of Owner or duly authorize Printed Name: <u>All I.C.P.</u> Signature of Sussest County Governme Printed Name: <u>Signature of Sussest County Governme</u> Printed Name: <u>Signature of Sussest County Governme</u> Signature of Sussest County Governme Printed Name: <u>Signature of Sussest County Governme</u> Signature of Sussest County Governme Printed Name: <u>Signature of Sussest County Governme</u> Signature of Sussest County Governme Printed Name: <u>Signature of Sussest County Governme</u> Signature of Sussest County Governme Printed Name: <u>Signature of Sussest County Governme</u> Signature of Sussest County Governme Printed Name: <u>Signature of Sussest County Governme</u> Printed Name: <u>Signature of Sussest County Governme</u> Signature of Sussest County Governme Printed Name: <u>Signature of Sussest County Governme</u> Printed Name: <u>Signature of Sussest County Governme</u> Printed Name: <u>Signature of Sussest County Governme</u> Signature of Sussest County Governme <u>Signature of Sussest County Governme</u> <u>Signature of Sussest County Signature</u>	Consertianed Conse	nd the	· · · · · · · · · · · · · · · · · · ·	 · ·		
In the Matter of Apped Proof ID <u>materies</u> Suscess County Board of Assessment IV We, the underségned, agree to adjust board of Assessment Office as follow Original Values: <u>Status</u> Date: <u>App of I 7 2025</u> Signature of Suscess County Governme Printed Name: <u>App of I 6 CC</u> Date: <u>Status</u> Signature of Suscess County Governme Printed Name: <u>Suscess</u> Signature of Suscess County Governme Printed Name: <u>Suscess</u> Signature of Suscess County Governme Printed Name: <u>Suscess</u> Signature of Suscess County Governme Printed Name: <u>Suscess</u> Sugnates <u>County Governme</u> Sugnates <u>County Governme</u> Sugnates <u>County Governme</u> Sugnates <u>County Governme</u> Sugnates <u>Suscess</u> Sugnates <u>Suscess</u> Sugnates <u>Suscess</u> Sugnates <u>Support</u> Sugnates <u>Support</u> Sugnates <u>Support</u> Support <u>Su</u>	Consertianed Conse	nd the d		 · ·		

Morris, 421 Burton Ave, Stipulated Value \$710, 400.jpeg

I×I ■ Morris, 423 Burton Ave, Stipulated Value \$734,500.jpeg

On Sat, Apr 5, 2025 at 11:08 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.

4

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

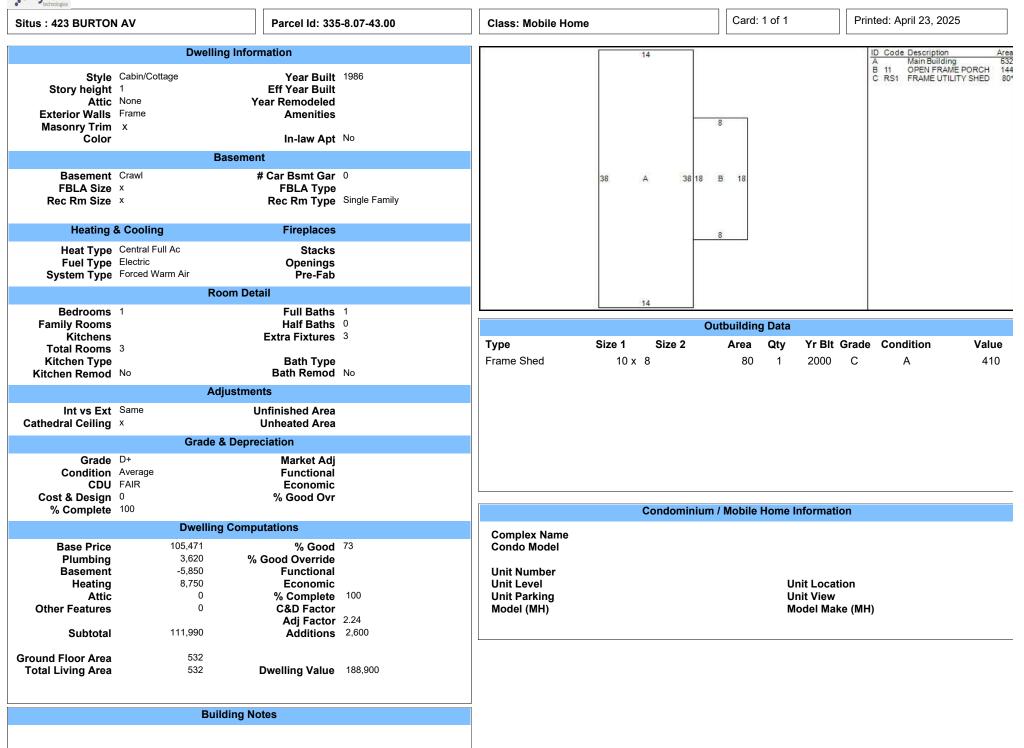
** tvler RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

RESIDENTIAL PROPERTY RECORD CARD 2099													
Situs : 423	BURTON A	v		Parcel ID: 335	-8.07-43.00		Class: Mobil	e Home		Card: 1	of 1 Pri	nted: April 23, 2025	
	CURREN	NT OWNER		GEN	ERAL INFORMATI	ON			2000				
МС		ALD G & AL RTON AVE DE 19958	ICE K	Living Units Neighborhoc Alternate ID Vol / Pg District Zoning Class	d 6PR007	00000	4						
	Property Notes							Minn					
							2/1/24, 12:39:58PM			335-807-4300			
			Land Inform	nation					Α	ssessment In	formation		
Type Primary Site	AC	Size 0.0918	Influence Fact	tors	Influence %	Value 469,910	В	A Land Building Total	ssessed 0 0 0	Appraised 469,900 264,600 734,500	Cost 469,900 189,300 659,200	Income 0 0 0	Marke 469,90 264,63 734,53
	.0918		L	_ocation:				ue Flag Marke 335DM1	t Approach		al Override Reaso Base Date of Val active Date of Val	ue	
	.0918		Entrance Info						t Approach	Effe	Base Date of Val active Date of Val	ue	
Total Acres: Spot: Date	ID	Entry Coc	Entrance Info		Source		TD:	335DM1		Effe Permit Infor	Base Date of Val active Date of Val		Complet
Spot: Date 09/09/24	ID JXL	Data Maile	Entrance Info de er Change		Owner		TD3	335DM1 Number	Price	Effe Permit Infor Purpose	Base Date of Value ective Date of Value mation	ue ue %	o Complet
Spot: Date	ID	Data Maile	Entrance Info				TD:	335DM1	Price 1,870	Effe Permit Infor Purpose A085	Base Date of Value ective Date of Value mation	ue ue % 13x16 Shed Root	o Comple
Spot: Date 09/09/24	ID JXL	Data Maile	Entrance Info de er Change		Owner		TD: Date Issued 07/25/14	335DM1 Number 201406702	Price	Permit Infor Purpose A085 D010	Base Date of Value ective Date of Value mation Replace Existing Addition-Burton	ue ue % 13x16 Shed Root	o Complet
Spot: Date 09/09/24	ID JXL	Data Maile	Entrance Info de er Change		Owner		TD: Date Issued 07/25/14 06/28/94	Number 201406702 84294-5	Price 1,870 24,576 2,600	Permit Infor Purpose A085 D010	Base Date of Value ective Date of Value mation Replace Existing Addition-Burton	ue ue 9 3 13x16 Shed Roof S Subd.Lot 25 rton'S Subd.Lot 75	o Complet

Sales/Ownership History **Price Type** 18,750 Validity Deed Type Transfer Date Deed Reference Grantee 09/24/86 0/0

tyler





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

In the Matter of Appeal	
Parcel ID 335-8.07-48.00	
Sussex County Board of Assessment VS Ronald 8	& Alice Morris
	(Owner Name)
We, the undersigned, agree to adjust the above Board of Assessment Office as follows:	ve-entitled appeal by settlement with the Sussex County
Original Value: \$1,055,600	Stipulated Value: \$_888,900
Date: April 7, 2025	
Signature of Owner or duly authorized agent:	Alia Monroz
Printed Name: Alice Mor	ris
Date: 3/31/25	Dr. 1
Signature of Sussex County Government Repr	esentative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, our Assess adjusted the valuation of Parcel ID 335-	appeal, the submitted comparable properties, ar sment staff has conducted a thorough review and -8.07-48.00 The adjustment reflects a change in nat brings the assessed value to \$996,900.

SUSSEX COUNTY

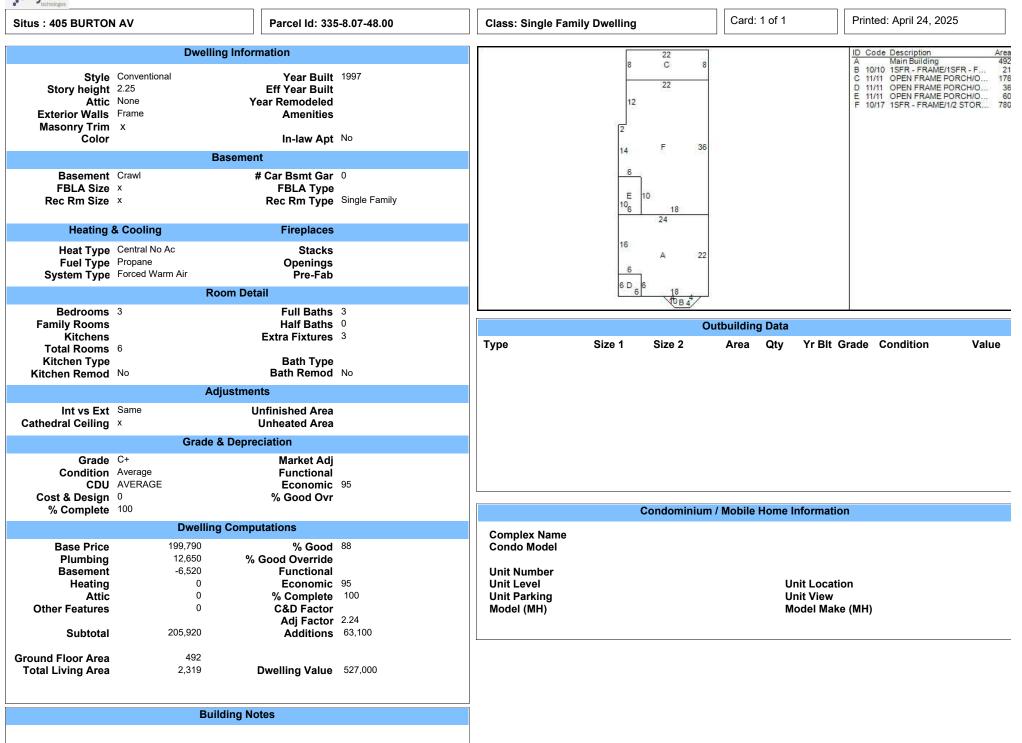
Situs : 405 BURTON AV	Parcel ID: 335-8.07-48.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION		-	
MORRIS RONALD G & ALICE K 405 BURTON AVE LEWES DE 19958	Living Units 1 Neighborhood 6PR007 Alternate ID 335080700480000000 Vol / Pg 1937/70 District Zoning TOWN CODES Class Residential		1	
Property N	otes	2/1/4, 1:09:22PM 335-	8 07-48 00	
Land Inform	ation	Asses	sment Information	

	Land information					Assessment Information					
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.0918			469,910	Land	0	469,900	469,900	0	469,900
						Building	0	527,000	527,000	0	585,740
						Total	0	996,900	996,900	0	1,055,640
						Value Flag. 0	a at A www.a.a.b	Ba	Override Reason ise Date of Value		
Total Acres: .0918 Spot: Location:			Value Flag Co TD335DM1	ost Approach	Effect	ive Date of Value					

	Entrance Information						Permit Info	- motion
Date	ID	Entry Code	Source				Permit into	ormation
02/01/24	MAE	Info At Door	Owner	Date Issued 10/23/97	Number 84302-1	Price 93,640	Purpose D010	% Complete Dwellingw/6 Porches-Burton'S Ave

Sales/Ownership History						
Transfer Date 09/27/93 08/11/93	Price Type 30,000 1	Validity	Deed Reference Deed Type 1937/70	Grantee		

tyler





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax	Year	2025

In the Matter of Appeal

Parcel ID 335-8.07-272.01

Sussex County Board of Assessment VS Seth Harris & Karen Rosen

(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: \$1,511,100	Stipulated Value: \$1,372,800
Date: 4/15/2025 Signature of Owner or duly authorized agent:	and i
Printed Name:	- Apar
Date: 4/7/25	
Signature of Sussex County Government Representation	Kind S. K-
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Based on the appellants' application for appeal referees' recommendations, our Assessment s adjusted the valuation of Parcel ID 335-8.07-27	l, the submitted comparable properties, and the taff has conducted a thorough review and 72.01. The adjustment reflects a change in

grade and approach that brings the assessed value to \$1,372,800.

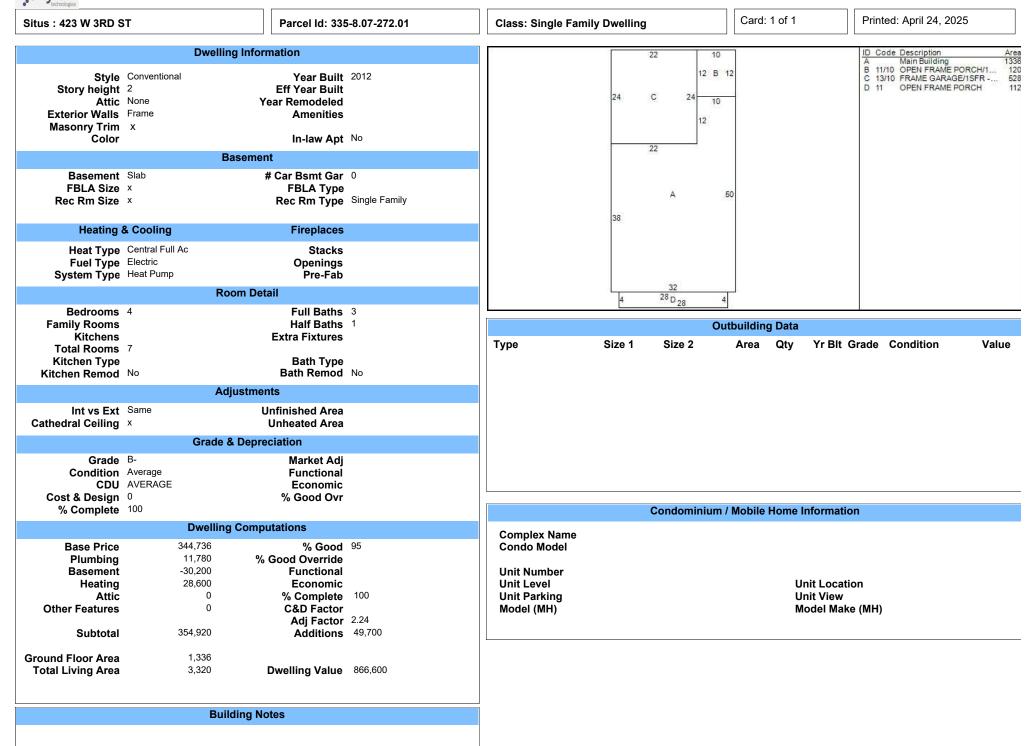
Situs : 423 W 3RD ST	Parcel ID: 335-8.07-272.01	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
HARRIS SETH D KAREN B ROSEN 6309 LANDON LN BETHESDA MD 20817	Living Units 1 Neighborhood 6PR007 Alternate ID 335080702720100000 Vol / Pg 5411/41 District Zoning TOWN CODES Class Residential			
Proper	ty Notes	2/12/24, 12:59:48FM 31	5-8.07-272.01	
Land In	ormation			

Land Information						A	Assessment Info	rmation			
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1331			506,220	Land	0	506,200	506,200	0	506,200
						Building	0	866,600	866,600	0	940,230
						Total	0	1,372,800	1,372,800	0	1,446,430
Total Acres: .133	Total Acres: 1331			Value Flag C	ost Approach	В	Override Reason ase Date of Value tive Date of Value				
Spot:			Location:			TD335DM3					

		Entrance Informatio	on]						
– .					Permit Information					
Date 02/14/24	ID SDC	Entry Code Occupant Not At Home	Source Other	Date Issued 09/21/12	Number 84212-1	Price 188,344	Purpose D010	% Comple Dwelling W/Additions-N/West 3rd ξ	te	

Sales/Ownership History						
Transfer Date 02/17/21 06/01/12	Price Type 1,000,000 Land & Improv 325,000	Validity Invalid Sale - Tyler	Deed Reference 5411/41 4005/187	Deed Type Deed	Grantee HARRIS SETH D	

tyler



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY
Tax Year <u>2025</u> In the Matter of Appeal Parcel ID <u>335-11.00-89.00-177</u>
Sussex County Board of Assessment VS <u>Robert & Carel Remark</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: \$ <u>484,200</u> Stipulated Value: \$ <u>484,200</u>
Date: <u>4/5/25</u> Signature of Owner or duly authorized agent: <u>DD</u> Printed Name: <u>RSEET RENAULD</u>
Date: 378025 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Kazler
Title: <u>Director of Assessment</u>
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 335-11.00-59.00-T77. The adjustment reflects a change in economic depreciation that brings the assessed value to \$484,200.

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Situs : 23130 WAGGONER AV	Parcel ID: 335-11.00-59.00-T77		Class: Resid	ential - Cond	0	Card: 7	l of 1	nted: April 21, 20	25
CURRENT OWNER RENAULD ROBERT RICHARD JR CAROL LU RENAULD 23130 WAGGONER AVE LEWES DE 19958	GENERAL INFORMATI Living Units 1 Neighborhood 6AR166C Alternate ID 33511005900T7 Vol / Pg 5352/77 District Zoning Class Residential								
Land Ir	formation		3/4/24, 4:36:38 PM			35-11.00-59.00-T77 ssessment In	formation		
Type Size Influence rimary Site AC 0.2776	Factors Influence %	Value 61,240	В	Land uilding Total	Assessed 0 0 0	Appraised 61,200 423,000 484,200	Cost 61,200 423,000 484,200	Income 0 0 0	Marke
otal Acres: .2776 Spot:	Location:			ue Flag Cost 335DM5	Approach		al Override Reaso Base Date of Val ective Date of Val	le	
	Information					Permit Infor	mation		
Date ID Entry Code 03/04/24 CMP Occupant Not At Hor	ne Other	· · · ·	Date Issued 10/11/21 02/18/21	Number 202114938 202102403	Price 11,900 6,707	Purpose A186	14 Roof Mount S Enclose Existing		% Complet
		Sales/Owne	ership History	/					
Transfer Date Price Type 11/17/20 345,490 11/13/20 345,490	Validity		Deed 5352 5350		Deed Type Deed Deed		Grantee RENAULD ROE US HOME COF	BERT RICHARD	JR





	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 336-11.00-73.00	
Sussex County Board of Assessme	ent VS Lillie Beiknap (Owner Name)
We, the undersigned, agree to ad Board of Assessment Office as fol	just the above-entitled appeal by settlement with the Sussex County
Original Value: \$500,900	Stipulated Value: \$403,200
Date: <u>37/25</u> Signature of Owner or duly author Printed Name: <u>Lillic</u> Date: <u>4-9-2.5</u> Signature of Sussex County Gover Printed Name: <u>Christopher S. Keeler</u> Title: <u>Director of Assessment</u>	rized agent: Fillie Belknap Belknap nment Representative:
Summary	
thorough review and adjusted	lication for appeal, our Assessment staff has conducted a I the valuation of Parcel ID 335-11.00-73.00. The adjustment cost approach to value and an economic depreciation that brings 00.

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SUSSEX COUNTY

Situs : 120 TULIP [R		Parcel ID: 33	5-11.00-73.00		Class: Single	Family Dwelling	Card: 1 of	1 Prin	ted: April 23, 202	5
	RENT OWNER		GEN Living Units		ION		and the second				
1	LKNAP LILLIE 20 TULIP DR VES DE 19958		Neighborho Alternate IE Vol / Pg District Zoning Class	od 6AR213							
		Property N	otes								
						2/16/24, 12:23:22 PM		335-11.00-73.00			
		Land Inform	ation			2/16/24, 12:23:22 PM	A		mation		
Туре	Size	Land Inform		Influence %	Value	2/16/24, 12:23:22PM		Assessment Inform		Income	Marke
	Size AC 0.5800			Influence %	Value 294,300		A Assessed Land 0		mation Cost 294,300	Income 0	Marke 294,300
				Influence %		Bu	Assessed Land 0 iilding 0	Assessment Inform Appraised 294,300 108,900	Cost 294,300 108,900	0 0	294,300 206,640
				Influence %		Bu	Assessed Land 0	Assessment Inforr Appraised 294,300	Cost 294,300	0	294,300
Primary Site		Influence Fac		Influence %		Bu	Assessed Land 0 iilding 0	Assessment Inform Appraised 294,300 108,900 403,200 Manual C Ba	Cost 294,300 108,900	0 0 0 e	294,300 206,640
Primary Site		Influence Fac	cors	Influence %		Bu	Assessed Land 0 iilding 0 Total 0 e Flag Cost Approach	Assessment Inform Appraised 294,300 108,900 403,200 Manual C Ba Effection	Cost 294,300 108,900 403,200 Override Reaso se Date of Valu ve Date of Valu	0 0 0 e	294,300 206,640
Primary Site Total Acres: .58 Spot: Date ID	AC 0.5800	Influence Fac L	cors	Source		Bu Value TD33	Assessed Land 0 iilding 0 Total 0 e Flag Cost Approach 55DM2	Assessment Inform Appraised 294,300 108,900 403,200 Manual C Ba Effection	Cost 294,300 108,900 403,200 Override Reaso se Date of Valu ve Date of Valu	0 0 0 e e	294,300 206,640 500,940
Primary Site Total Acres: .58 Spot:	AC 0.5800	Influence Factoria	cors			Bui Value TD33	Assessed Land 0 iilding 0 Total 0 e Flag Cost Approach	Assessment Inform Appraised 294,300 108,900 403,200 Manual C Ba Effecti Permit Informat Purpose	Cost 294,300 108,900 403,200 Override Reaso se Date of Valu ve Date of Valu	0 0 0 e e	294,300 206,640

2099

 Sales/Ownership History

 Transfer Date
 Price Type
 Validity
 Deed Reference
 Deed Type
 Grantee

 09/30/90
 66,500
 0/0
 0/0
 0/0

 09/25/84
 11,500
 11,500
 11,500
 11,500



Situs : 120 TULIP DR	Parcel Id: 335-11.00-73.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 23, 2025
Dwellina	Information	8	36	ID Code Description A A Main Building B 12 ENCLOSED FRAME POR
Style Cabin/Cottage Story height 1 Attic None Exterior Walls Alum/Vinyl Masonry Trim x Color	Year Built ¹⁹⁷⁰ Eff Year Built Year Remodeled Amenities In-law Apt №	20 C 20	A 25	A Main Building B 12 ENCLOSED FRAME POR C 31 WOOD DECK D RS1 FRAME UTILITY SHED
Bas	ement	20	(C) 250	
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	8		
Heating & Cooling	Fireplaces		20	
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab	8	36 20 B 8	
Roor	n Detail			
Bedrooms 2	Full Baths 1		20	
Family Rooms Kitchens Total Rooms 5	Half Baths 0 Extra Fixtures 2	Type Size 1 Size	Outbuilding Data e 2 Area Qty Yr Blt (Grade Condition Valu
Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Frame Shed 10 x 16	160 1 2000	C A 820
Adju	stments			
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area			
Grade & I	Depreciation			
Grade C- Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic ⁸⁵ % Good Ovr	Cond	ominium / Mobile Home Informatic	
•	computations			
Base Price 157,670 Plumbing 2,540 Basement -8,750 Heating 13,080 Attic 0 Other Features 0 Subtotal 164,540	% Good 74 % Good Override Functional Economic 85 % Complete 100 C&D Factor Adj Factor Additions 4,600	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Locati Unit View Model Mak	
Ground Floor Area900Total Living Area900	Dwelling Value 108,100			

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-12.00-3.11-S-5

Sussex County Board of Assessment VS Jamea & Margaret Mukvanay

(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: \$942,380	Stipulated Value: \$259,000
Date:	formst man
Printed Name: JAMES M. MULVANEY	<u> </u>
Date: 4/3/25	AD L
Signature of Sussex County Government Represen	tative:
Printed Name: Christophers. Keeler	
Title: Director of Assessment	
Summary	
eferees' recommendations, our Assessme	beal, the submitted comparable properties, and the nt staff has conducted a thorough review and 00-3.11-S-5. The adjustment reflects a change in ssed value to \$859,000.
12030 Collins RD	•
IZO30 Collins RD Lewes, DE 19958	

*3

Situs : 12030 COLLINS RD	Parcel ID: 335-12.00-3.11-S-5	Class: Residential - Condo	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
MULVANEY JAMES M MARGARET A TTEE 12030 COLLINS RD UNIT S 5 LEWES DE 19958	Living Units 1 Neighborhood 6AR168C Alternate ID 3351200000311S5000 Vol / Pg 5796/124 District Zoning AGRICULTURAL/RESIDEI Class Residential			
Property N	otes		0-3.11-5-5	
Land Inform	ation	Asses	sment Information	

			Land mormation				A	ssessment Infor	mation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.2790			109,800	Land	0	109,800	109,800	0	0
						Building	0	749,200	749,200	0	0
						Total	0	859,000	859,000	0	0
						Malua F lam Oa	- f A	Ba	Override Reason ise Date of Value		
Total Acres: .279 Spot:			Location:			Value Flag Cos TD335DM4	st Approach	Effect	ive Date of Value		
			Entrance Information								

Entrance Information		[
	-			Permi	it Information	
Date ID Entry Code 02/07/24 MEP Occupant Not At Home	Source Other	Date Issued	Number	Price Purpos	50	% Complete

		Sales/Owne	ership History		
Transfer Date 10/25/22 11/04/20	Price Type 689,393	Validity Invalid Sale - Tyler	Deed Reference 5796/124 5344/226	Deed Type Deed Deed	Grantee MULVANEY JAMES M MARGARET A TTEE MULVANEY JAMES M

tyler

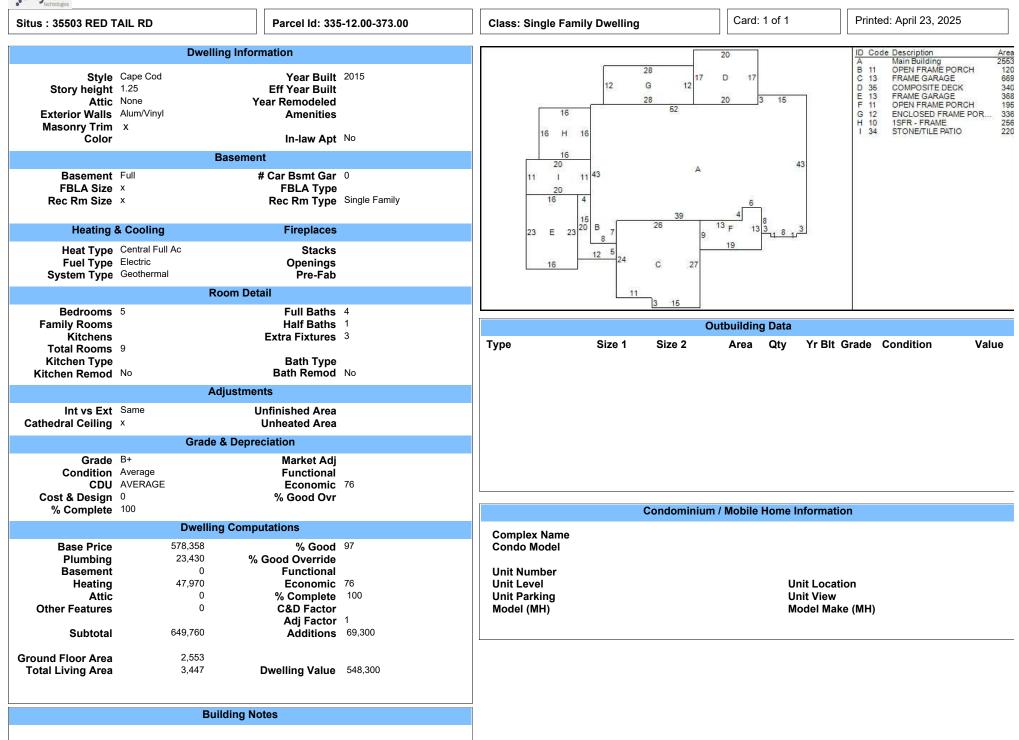
2099



NEC	GOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year <u>2025</u>	
In the Matter of Appeal Parcel ID <u>336-12.00-373.00</u>	
Sussex County Board of Assessment V	S Joel & Debra Christensen (Owner Name)
We, the undersigned, agree to adjust t Board of Assessment Office as follows	the above-entitled appeal by settlement with the Sussex County
Original Value: \$ <u>1,285,700</u>	Stipulated Value: \$ <u>997,700</u>
Date: 4 15 25 Signature of Owner or duly authorized	
Printed Name: Debra G.	Christensen
Date: 4/9/25	AD V
Signature of Sussex County Governme	nt Representative:
Printed Name: <u>Christopher S. Keeler</u>	
Title: Director of Assessment	
Summary	ian for annual, the submitted comparable properties, and the
referees' recommendations, our A adjusted the valuation of Parcel II	tion for appeal, the submitted comparable properties, and the Assessment staff has conducted a thorough review and D 335-12.00-373.00. The adjustment reflects a change in omic depreciation that brings the assessed value to \$997,700

	RESIDENT				D 2099								
Situs : 35503 R	RED TAIL RD)		Parcel ID: 335	12.00-373.00		Class: Singl	e Family Dwe	elling	Card: 1	of 1	Printed: April 23, 2	025
	CURRENT C	WNER		GENE	RAL INFORMAT	ION		-					
DE	HRISTENSEI BRA G CHRI 35503 RED 1 LEWES DE	ISTENSE TAIL RD		Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class	d 6AR219								
			Property No	otes									
			Land Inform	ation			2/20/24, 1:08:38PM			335-12:00-373:00	formation		
Туре		Size	Influence Fact	ors	Influence %	Value							
rimary Site	AC C		Waterview - La			449,350	E	Land Building Total	Assessed 0 0 0	Appraised 449,400 548,300 997,700	Cost 449,400 548,300 997,700	0 0	Marko 449,40 864,28 1,313,68
Total Acres: .49 Spot:	82		L	ocation:				ue Flag Cos 335DM3	t Approach		al Override Re Base Date of \ ective Date of \	/alue	
			Entrance Infor	mation						Permit Infor	mation		
08/07/24 K	KMB Da		e r Change Not At Home		Source Owner Other		Date Issued 07/29/15 05/09/14	Number 201506594 201313456		Purpose TEST	Wr 12802	76x63 Garage 24	% Complet
						Sales/Ov	nership Histor	у					
		Drico	Туре		Validity		Deed 4143	d Reference	Deed Type		Grantee		

tyler





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2028
In the Matter of Appeal
Parcel ID 430-18,00-6,00-56521
Sussex County Board of Assessment VS William Richards & Jannifer Brady (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: \$110,700 Stipulated Value: \$87,300
Date: 423 25
Signature of Owner or duly authorized agent: and Bruly agent
Printed Name: JAMES BRADY
Date: 4/3/25
Signature of Sussex County Government Representative:
Printed Name: Christophor S. Keeler
Title: Director of Assessment
Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 430-19.00-6.00-56521. The adjustment reflects a change in type of heat and economic depreciation that brings the assessed value to \$87,300.

tyler technologies

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs :	Parcel ID: 430-19.00-6.00-56521	Class: Mobile Home Park	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
RICHARDS WILLIAM JENNIFER BRADY 11247 SIXTH ST BRIDGEVILLE DE 19933	Living Units 1 Neighborhood 5AC004M Alternate ID 430190000060056521 Vol / Pg District Zoning Class Residential			
P	operty Notes		-1900-600-56521	
La	d Information	A	ssessment Informatio	n
Turna Dina Influe				

						-	ssessment mon	nation		
Туре	Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
					Land	0	0	0	0	0
					Building	0	87,300	87,300	0	0
					Total	0	87,300	87,300	0	0
Total Acres: Spot:		Location: 6	NEIGHBORHOOD OR S	POT	Value Flag C TD430DM2	ost Approach	Ba	Override Reasor se Date of Value ve Date of Value)	

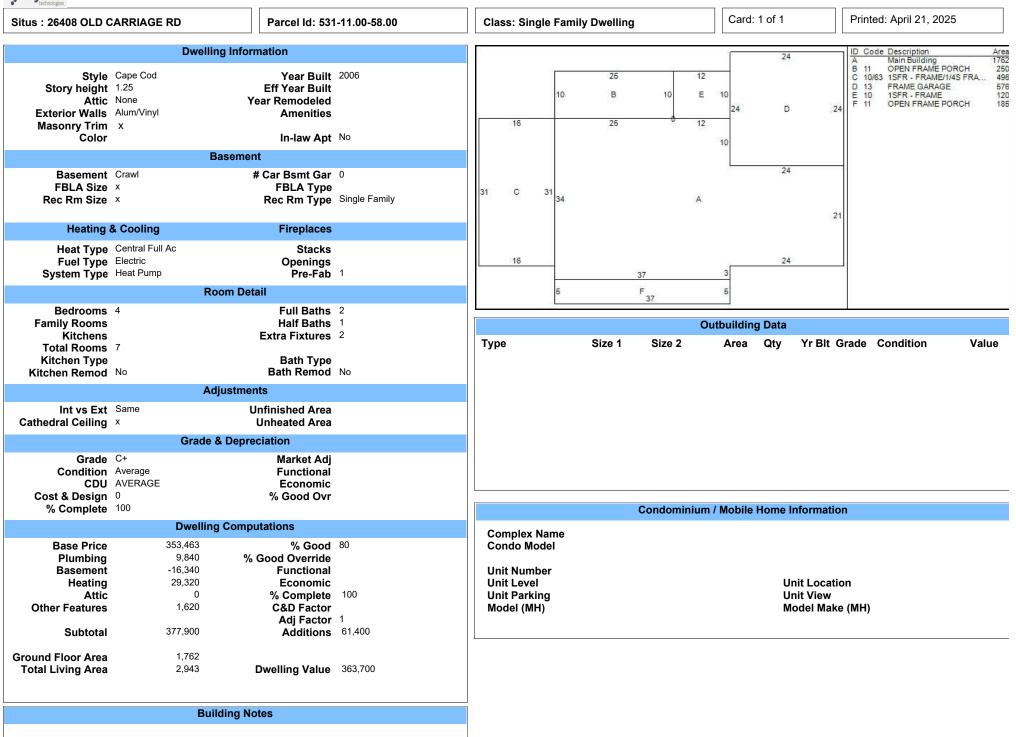
		Entrance Informatio	on			Permit I	nformation
Date 05/15/24	5/15/24 TJA Occupant Not At Home Other			Date Issued 11/08/21	Number 202116332	Price Purpose A066	
			Sales/O	wnership Histor	у		

 Transfer Date
 Price Type
 Validity
 Deed Reference
 Deed Type
 Grantee

Bitus :		Parcel Id: 430	-19.00-6.00-56521	Class: Mobile Hom	e Park			Card: 1	of 1	Print	ed: April 24,	2025
	Dwelling I	nformation					27				ID Code De	scription in Building
Story height 1 Attic None Exterior Walls Alum/ Masonry Trim X	Home - Dbl Wide /inyl	Year Built Eff Year Built Year Remodeled Amenities									B 33 MA	in Building SONRY PATIO
Color 52	Base	In-law Apt	NO									
Basement Post & FBLA Size × Rec Rm Size ×		# Car Bsmt Gar FBLA Type Rec Rm Type			52	2	A	52				
Heating & Coo Heat Type Centra Fuel Type Propa	al Full Ac	Fireplaces Stacks Openings			8 8 B 8 8							
System Type Force	d Warm Air	Pre-Fab										
Bedrooms 3	Room	Detail Full Baths	2				27					
Family Rooms Kitchens		Half Baths Extra Fixtures		Туре	Size 1	Size 2		ouilding I Area (Data Qty	Yr Blt Grade	Condition	Valu
Total Rooms 6 Kitchen Type Kitchen Remod No		Bath Type Bath Remod	No		0126 1	0126 2			ary		Condition	var
	Adjus	tments										
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area	27									
	Grade & D	epreciation										
Grade C- Condition Avera CDU FAIR	ge	Market Adj Functional Economic % Good Ovr	80									
Cost & Design 0 % Complete 100		% Good Ovr			1	Condomir	nium / I	Mobile Ho	ome lı	nformation		
	Dwelling Co	omputations		Complex Name								
Base Price Plumbing Basement Heating Attic Other Features	129,554 2,570 -13,640 9,820 0 0	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor	80 100	Condo Model Unit Number Unit Level Unit Parking Model (MH)	LEW	070076PA	AB		Ur	nit Location nit View odel Make (MH)		
Subtotal Ground Floor Area Total Living Area	128,300 1,404 1,404	Additions Dwelling Value										

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2010	
in the Matter of Appeal	
Parcel ID <u>MILLIO 8800</u>	
Sussex County Board of A	ssessment VS Grad & Kurn Rok
	(Owner Name)
We, the undersigned, agr Board of Assessment Offi	ce to adjust the above-entitled appeal by settlement with the Sussex County ice as follows:
Original Value: \$ <u>#17.000</u>	Stipulated Value: \$ <u>111.000</u>
Date: <u>4 - 8 - 25</u>	_
Signature of Owner or du	ity authorized agent: Server Miller & Kare & Bell
Printed Name: <u><u>Ger</u>e</u>	ily authorized agent: <u>Sender M. B. J. Kare 2</u> Bell ald M. Dell, Jr. + Karen L. Bell
Date: <u>3785</u>	- nort
Signature of Sussex Count	ty Government Representative:
Printed Name: Chrosophers. K	Keska
Title: Director of Assaurant	
Summary	
adjusted the valuation	nts' application for appeal, the submitted comparable properties, and the alions, our Assessment staff has conducted a thorough review and of Parcel ID 531-11.00-58.00. The adjustment reflects a change in age of the dwelling and approach that brings the assessed value to

Situs : 2640	8 OLD CAF	RRIAGE RI	כ	Parcel ID:	531-11.00-58.00		Class: Sing	le Family Dw	elling	Card: 1	of 1	Printed: April 21, 202	:5
BELL GERALD M JR KAREN L BELL 26408 OLD CARRIAGE RD SEAFORD DE 19973 Property Notes Land Information				hood 3AR029	00000	7/4/23, 313-33 FM			531-1100-6800				
			Land In	formation					Δ	ssessment Inf	formation		
Type Primary Site Residual	AC AC	Size 1.0000 9.2600		Factors	Influence %	Value 56,420 108,500		Land Building Total	Assessed 0 0 0	Appraised 164,900 306,800 471,700	Cost 164,900 363,700 528,600	0 0	Mark 164,90 306,8 ⁻ 471,7 ⁻
Total Acres: Spot:	10.26			Location:				lue Flag Mai 531DM2	rket Approach		al Override Rea Base Date of V ective Date of V	/alue	
			Entrance	Information						Permit Infor	mation		
Date 06/04/24 07/14/23	ID DMR JCL	Entry Co Data Ma Info At D	iler Change		Source Owner Owner		Date Issued 10/14/05	Number 91453-1	Price 158,512	Purpose		dditions-Old Carriage	% Comple
						Sales/Ow	vnership Histor	ry					
Transfer D 06/28/04 05/26/92 03/01/90	Date	Pri 93,5	ce Type 00 1 1		Validity			d Reference 9/85	Deed Type		Grantee		



2099

Re: Assessment Appeal 531-12.08-29.00

From BOWINS <bowinss@aol.com> Date Mon 4/14/2025 3:48 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 just corrected the accepted amount to \$101,400. Sent from my iPhone

On Apr 14, 2025, at 3:44 PM, BOWINS <bowinss@aol.com> wrote:

This will confirm I accept the stipulated value of \$101,400. Thank you. Sent from my iPhone

On Apr 14, 2025, at 3:40 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

• reuninoges										
Situs : 513 OAK RD	Parcel ID: 531-12	.08-29.00		Class: Single Family Dwelling	Card: 1 of 1	Р	Printed: April 24, 2025			
CURRENT OWNER	GENERA	L INFORMATION			pr					
JORYRSB RD LLC 5 STRATTON LN STONY BROOK NY 11790	Vol / Pg 5 District Zoning T	XR004 311208002900000 939/163 OWN CODES Residential	00							
Pr	operty Notes									
	- 1 - 6]	8/18/23, 9:13:59 AM 53	131-12.08-29.00					
Lar	d Information			Ass	essment Informa	tion				
Type Size Influe	nce Factors	nfluence %	Value	Assessed	Appraised	Cost	Income	Market		

		0.1050				Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1653		36,290	Land	0	36,300	36,300	0	36,300
					Building	0	65,100	65,100	0	113,020
					Total	0	101,400	101,400	0	149,320
Total Acres: .165 Spot:	3		Location:		Value Flag Co TD531DM2	ost Approach	Ba	Override Reason ise Date of Value ive Date of Value		

		Entrance Information			Permit Information	
Date 08/18/23	IDEntry CodeSource23SDCOccupant Not At HomeOther		Date Issued	Number	Price Purpose	% Complete

	Sales/Ownership History										
Transfer Date 07/11/23 04/28/98	Price Type 95,000 1	Validity	Deed ReferenceDeed Type5939/163Deed2283/202	Grantee JORYRSB RD LLC							



technologies												
Situs : 513 OAK RD)	Parcel Id: 531	-12.08-29.00	Class: Single Fa	mily Dwelling		Card: 1	of 1		Prin	ted: April 24, 20)25
	Dwelling Infor	mation		1.5	[22		1		1	D Code Description A Main Build	n Area ing 616
Story height	None Y Alum/Vinyl X	Year Built Eff Year Built ear Remodeled Amenities In-law Apt								8	A Main Build B RS1 FRAME UT	ILITY SHED 80*
	Basemer	nt										
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type			28	A		28				
Heating	& Cooling	Fireplaces										
Fuel Type	Central Full Ac Oil Forced Warm Air	Stacks Openings Pre-Fab										
	Room Det	tail				22						
Bedrooms Family Rooms		Full Baths Half Baths	0		<u> </u>	22 Ou	ıtbuilding	Data				
Kitchens Total Rooms		Extra Fixtures	2	Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Kitchen Type Kitchen Remod		Bath Type Bath Remod	No	Frame Shed	8 x	10	80	1	2000	С	А	410
	Adjustme	nts										
Int vs Ext Cathedral Ceiling		Infinished Area Unheated Area										
	Grade & Depre	eciation										
Grade Condition CDU Cost & Design % Complete	Poor POOR 0	Market Adj Functional Economic % Good Ovr				Condominium	/ Mobile L	lome	nformatic			
78 complete	Dwelling Comp	utations				Condominum		iome i	mormatic	ווכ		
Base Price Plumbing Basement Heating Attic Other Features	121,906 2,540 % -14,950 10,110 0	% Good Good Override Functional Economic % Complete C&D Factor	100	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)				Uı	nit Locati nit View odel Mak			
Subtotal	122,060	Adj Factor Additions	1									
Ground Floor Area Total Living Area		Dwelling Value	64,700									
	Building No	otes										



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 531-13.00-5.02

Sussex County Board of Assessment VS Thad & Charles PAlmer

(Owner Name)

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

Original Value: \$ <u>2,492,300</u>	Stipulated Value: \$959,700
Date: 4-22-25	M / E M
Signature of Owner or duly authority	orized agent:
Printed Name: THAD	PALMER
Date: 4/15/25	- ADOV
Signature of Sussex County Gove	rnment 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 531-13.00-5.02. The adjustment reflects a change in square footage of building #4, removal of duplicate pole building, grades and income and expense that brings the assessed value to \$959,700.



COMMERCIAL PROPERTY RECORD CARD 2099

Situs :	PARCEL ID: 531-13.00-5.02	Class: 708	Card: 1 of 9	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
PALMER THAD E TTEE IRR TR CHARLES E PALMER 117 NEW ST SEAFORD DE 19973 5650/242 02/24/2022	Living Units 0 Neighborhood 3XC001 Alternate ID 531130000050200000 Vol / Pg 5650/242 District Zoning TOWN CODES Class			
Property No.	otes	Tak and the second second	1) march	
		1714/25, 4-02-28 PM. 5	31-12.00-5.02	
			a a mont information	

			Land Information				A	ssessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	4.5000			165,000	Land	0	232,500	232,500	232,500	0
Residual	AC	4.5000			67,500	Building	0	727,200	2,062,100	727,200	0
						Total	0	959,700	2,294,600	959,700	0
Total Acres: 9 Spot:			Location: 8 I	NDUSTRIAL SITE		Value Flag I Gross Building:	ncome Approacl	В	Override Reason ase Date of Value tive Date of Value		

		Entrance Inf	ormation				Permit Infe	ormation
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
01/14/25	NMJ	Estimated	Estimated	02/04/25	202501431	80,000	A076	Pamler & Son: 48x80 Storage Buil
09/01/23	TJJ	Info At Door	Tenant	01/30/24	202401177	98,077	A076	48x96 Pole Building Storage
				11/01/13	201313299	58,500	A026	Pole Barn/Storage 130.9' X 70'
				02/10/97	91759-2	800	D010	Remodel.Office BldgHarrington S
				01/24/89	91759-1	1,000	D010	Office-Harrington St.
								-

Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee						
02/24/22		Invalid Sale - Tyler	5650/242	Deed	PALMER THAD E TTEE IRR TR						
11/02/21		Invalid Sale - Tyler	5582/290	Deed	PALMER CHARLES E						
11/02/21		Invalid Sale - Tyler	5582/280	Deed	PALMER RALPH B JR						

t	v 1	e	r
clt	di	visio	on.

COMMERCIAL PROPERTY RECORD CARD 2099

Situs :	Parcel Id: 531-13.00-5.02		Class: 708			Card: 1 of 9	Printed: April 24, 2025
Building Information				Building O	ther Features		
Building # 1	Type +/- Overhead Dr-Wood/Mtl	Meas1 Me	eas2 # Stops	Ident Units	Line Type	+/- Meas1	Meas2 # Stops Ident Units
Structure Type Warehouse Identical Units 1		12	12	0			
Total Units 1 Grade C							
# Covered Parking # Uncovered Parking DBA WORKS QUALITY CARPET CARE							

							Inte	rior/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	2,400	200	Warehouse/Lt N	Vlfg 12	Metal, Light	Steel	Normal	Hot Air	Central	Normal	2	3

	Interior/E	xterior Valuation I	Detail						Outbuildir	ng Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	2,400 Warehouse/Lt Mfg	40	100	69,800	1	Carport	2000	12	20	1	240	С	А	910
					2	Conc Pave	1970			1	850	С	А	3,080

<i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs :	Parcel Id: 531-13.00-5.02	Class: 708	Card: 1 of 9	Printed: April 24, 2025

40		ID Code Description Area A 045 WAREHOUSE/LT MFG 2400 B DD1 OVERHEAD DR-WOOD/MTL 144* C RC1 CARPORT 240° D CI2 CONCRETE PAVING 850*
60 A	60	
40		

Addtional Property Photos







Situs :			Parc	el ld: 531-1	3.00-5.02		Cla	ass: 708	•			Card: 1	of 9	Printeo	Printed: April 24, 2025	
Income Detail (Includes all Buildings on Parcel)																
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operating Income
06 S	002 Multi Use Office	0	1,052	16.00		16,832	5		0	15,990	25			3,998	3,998	11,992
07 S	002 Whse / Lt Mfg	0	51,534	5.50	35.4	100,337	7		0	93,313	10			9,331	9,331	83,98

		Aj	partment [Detail - Bu	ilding 1 of 9			Building Cost Detail - Bui	ling 1 of 9
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	2,400
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	69,800 100 1 200 139,600
								Value per SF	58.17

Notes - Building 1 of 9	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	95,974 0.100000 959,740
	Final Income Value	959,740
	Total Gross Rent Area Total Gross Building Area	52,586 52,586



COMMERCIAL PROPERTY RECORD CARD 2099

Situs :	PARCEL ID: 531-13.00-5.02	Class: 708	Card: 2 of 9	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
PALMER THAD E TTEE IRR TR CHARLES E PALMER 117 NEW ST SEAFORD DE 19973 5650/242 02/24/2022	Living Units 0 Neighborhood 3XC001 Alternate ID 531130000050200000 Vol / Pg 5650/242 District Zoning TOWN CODES Class			
Property No	otes			
		9/(23, 11:23:13, AM 531:	-1300-502	

			Land Information			Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market	
Primary Site	AC	4.5000			165,000	Land	0	232,500	232,500	232,500	0	
Residual	AC	4.5000			67,500	Building	0	727,200	2,062,100	727,200	0	
						Total	0	959,700	2,294,600	959,700	0	
Total Acres: 9 Spot:			Location: 8	INDUSTRIAL SITE		Value Flag I Gross Building:	ncome Approach	В	Override Reason ase Date of Value tive Date of Value			

		Entrance Info	ormation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete			
01/14/25	NMJ	Estimated	Estimated	02/04/25	202501431	80,000 A076	Pamler & Son: 48x80 Storage Buil			
09/01/23	TJJ	Info At Door	Tenant	01/30/24	202401177	98,077 A076	48x96 Pole Building Storage			
				11/01/13	201313299	58,500 A026	Pole Barn/Storage 130.9' X 70'			
				02/10/97	91759-2	800 D010	Remodel.Office BldgHarrington S			
				01/24/89	91759-1	1,000 D010	Office-Harrington St.			
							-			

Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee						
02/24/22		Invalid Sale - Tyler	5650/242	Deed	PALMER THAD E TTEE IRR TR						
11/02/21		Invalid Sale - Tyler	5582/290	Deed	PALMER CHARLES E						
11/02/21		Invalid Sale - Tyler	5582/280	Deed	PALMER RALPH B JR						



tyler *clt division* COMMERCIAL PROPERTY RECORD CARD 2099

Situs :	Parcel Id: 531-13.00-5.0	2	Class: 708			Card: 2 of 9	Printed: April 24, 2025
Building Information				Building C	ther Features		
Year Built/Eff Year 1970 / Building # 1 Structure Type Office / Warehouse Identical Units 1 Total Units Grade C- # Covered Parking # Uncovered Parking DBA CENTURY SEALS	<u>ine Type +</u> 1 Canopy Roof/Slab	/- Meas1 Me 6	e <u>as2 # Stops</u> 16	Ident Units 1	Line Type	+/- Meas1	Meas2 # Stops Ident Units

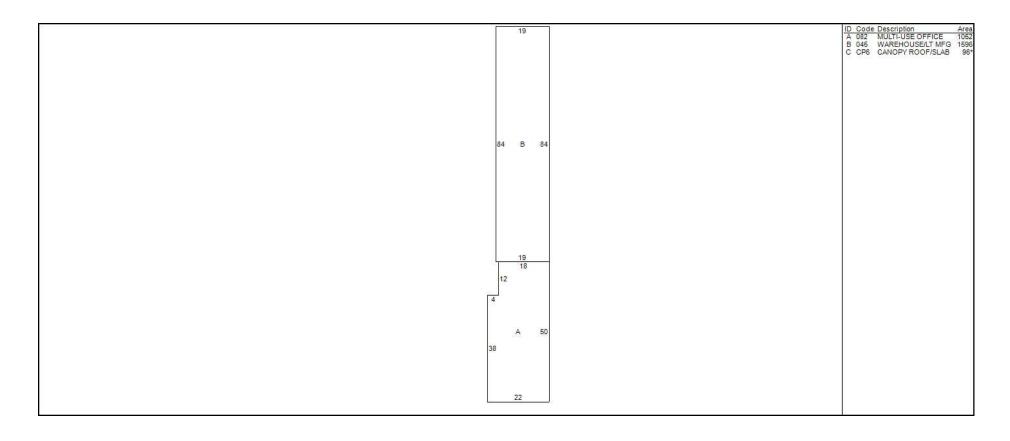
	Interior/Exterior Information														
Line	Level Fr	om - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	1,052	133	Multi-Use Office	e 8	Frame	Steel	Normal	Heat Pump	Central	Normal	3	2
2	01	01	100	1,596	195	Warehouse/Lt M	Vlfg 9	Metal, Light	Steel	Normal	None	None	Normal	3	3

	Interior/Ex	terior Valuation I	Detail						Outbuildi	ng Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	1,052 Multi-Use Office	40	100	48,820										
2	1,596 Warehouse/Lt Mfg	45	100	40,140										



SUSSEX COUNTY

|--|



Addtional Property Photos







t division		Parc	el ld: 531-1	3.00-5.02		Cla	ss: 708				Card: 2 of 9		Printed	Printed: April 24, 2025	
	come Detail	(Include:	s all Bui	ldings on Par	cel)] [
lse Mod Inc Model arp Type Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
06 S 002 Multi Use Office 07 S 002 Whse / Lt Mfg	0 0	1,052 51,534	16.00 5.50	35.4	16,832 100,337	5 7		0 0	15,990 93,313	25 10			3,998 9,331	3,998 9,331	11,99 83,98

		Ap	Building Cost Detail - Building 2 of 9						
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	2,648
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	88,960 100 1 200 177,920
								Value per SF	67.19

Notes - Building 2 of 9	Income Summary (Includes all Building on Parcel)	
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	95,974 0.100000 959,740 959,740
	Total Gross Rent Area Total Gross Building Area	52,586 52,586



Situs :	PARCEL ID: 531-13.00-5.02	Class: 708	Card: 3 of 9	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
PALMER THAD E TTEE IRR TR CHARLES E PALMER 117 NEW ST SEAFORD DE 19973 5650/242 02/24/2022	Living Units 0 Neighborhood 3XC001 Alternate ID 531130000050200000 Vol / Pg 5650/242 District Zoning TOWN CODES Class			
Property N	lotes			
		9/1/23, 11:24-06 AM 531-	1300-502	

			Land Information			Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market	
Primary Site	AC	4.5000			165,000	Land	0	232,500	232,500	232,500	0	
Residual	AC	4.5000			67,500	Building	0	727,200	2,062,100	727,200	0	
						Total	0	959,700	2,294,600	959,700	0	
Total Acres: 9 Spot:			Location: 8 I	NDUSTRIAL SITE		Value Flag ^{II} Gross Building:	ncome Approact	В	Override Reason ase Date of Value tive Date of Value			

		Entrance Info	ormation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete		
01/14/25	NMJ	Estimated	Estimated	02/04/25	202501431	80,000	A076	Pamler & Son: 48x80 Storage Buil		
09/01/23	TJJ	Info At Door	Tenant	01/30/24	202401177	98,077	A076	48x96 Pole Building Storage		
				11/01/13	201313299	58,500	A026	Pole Barn/Storage 130.9' X 70'		
				02/10/97	91759-2	800	D010	Remodel.Office BldgHarrington S		
				01/24/89	91759-1	1,000	D010	Office-Harrington St.		

Sales/Ownership History										
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee					
02/24/22		Invalid Sale - Tyler	5650/242	Deed	PALMER THAD E TTEE IRR TR					
11/02/21		Invalid Sale - Tyler	5582/290	Deed	PALMER CHARLES E					
11/02/21 Invalid Sale - Tyler 5582/280 Deed PALMER RALPH B JR										



SUSSEX COUNTY

Situs :	Parcel Id: 531-13.00-5.02	Class: 708	Card: 3 of 9	Printed: April 24, 2025	
Building Information		Building Other Features			
Year Built/Eff Year 1990 / Building # 1 Structure Type Warehouse Identical Units 1 Total Units Grade D	Line Type +/- Mea	as1 Meas2 # Stops Ident Units <u>Line Type</u>	+/- Meas1	Meas2 # Stops Ident Units	

Covered Parking # Uncovered Parking DBA CENTURY SEALS

Interior/Exterior Information														
_ine	Level From	- To Int F	in Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functiona
1	01 (01 100	5,984	360	Warehouse/Lt M	lfg 12	Metal, Light	Steel	Normal	None	None	Normal	3	3

		Interior/Exterior Valuation	Detail						Outbuildin	ig Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	5,984 Warehous	e/Lt Mfg 45	100	130,100										

division COMMERCIA					
us :	Parcel Id: 531-	3.00-5.02	Class: 708	Card: 3 of 9	Printed: April 24, 2025
1		44			ID Code Description
					ID Code Description A 045 WAREHOUSE/LT MFG
		136 A	136		





44



division COMMERCIAL	ROPER			U 20	99							COUNTY			
tus :		Parc	el ld: 531-1	3.00-5.02		Cla	Class: 708				Card: 3	of 9	Printeo	Printed: April 24, 2025	
				Inc	come Detail	(Include:	s all Bui	ildings on Par	cel)						
se Mod Inc Model rp Type Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operating Incom
6 S 002 Multi Use Office	0	1,052	16.00		16,832	5		0	15,990	25			3,998	3,998	11,992
7 S 002 Whse / Lt Mfg	0	51,534	5.50	35.4	100,337	7		0	93,313	10			9,331	9,331	83,982

		Ара		Building Cost Detail - Building	ng 3 of 9				
Line Use	se Туре	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	5,984
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	130,100 100 1 200 260,200
								Value per SF	43.48

Notes - Building 3 of 9	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	95,974 0.100000 959,740
	Total Gross Rent Area Total Gross Building Area	959,740 52,586 52,586



Situs :	PARCEL ID: 531-13.00-5.02	Class: 708	Card: 4 of 9	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
PALMER THAD E TTEE IRR TR CHARLES E PALMER 117 NEW ST SEAFORD DE 19973 5650/242 02/24/2022	Living Units 0 Neighborhood 3XC001 Alternate ID 531130000050200000 Vol / Pg 5650/242 District Zoning TOWN CODES Class			
Property N	otes		and the second second	
		9/1/23, 11:24:01 AM 5	31-13.00-5.02	
Lond Inform	-4:	A 000	esement Information	

			Land Information				A	ssessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	4.5000			165,000	Land	0	232,500	232,500	232,500	0
Residual	AC	4.5000			67,500	Building	0	727,200	2,062,100	727,200	0
						Total	0	959,700	2,294,600	959,700	0
Total Acres: 9 Spot:			Location: 8 I	NDUSTRIAL SITE		Value Flag Ir Gross Building:	ncome Approact	В	Override Reason ase Date of Value tive Date of Value		

		Entrance Inf	ormation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete			
01/14/25	NMJ	Estimated	Estimated	02/04/25	202501431	80,000 A076	Pamler & Son: 48x80 Storage Buil			
09/01/23	TJJ	Info At Door	Tenant	01/30/24	202401177	98,077 A076	48x96 Pole Building Storage			
				11/01/13	201313299	58,500 A026	Pole Barn/Storage 130.9' X 70'			
				02/10/97	91759-2	800 D010	Remodel.Office BldgHarrington S			
				01/24/89	91759-1	1,000 D010	Office-Harrington St.			
							-			

Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee						
02/24/22		Invalid Sale - Tyler	5650/242	Deed	PALMER THAD E TTEE IRR TR						
11/02/21		Invalid Sale - Tyler	5582/290	Deed	PALMER CHARLES E						
11/02/21		Invalid Sale - Tyler	5582/280	Deed	PALMER RALPH B JR						

Situs :	Parcel Id: 531-13.00-5.02	Class: 708	Card: 4 of 9	Printed: April 24, 2025	
Building Information		Building Other Features			
Year Built/Eff Year 1980 / Building # 1 Structure Type Warehouse Identical Units 1 Total Units Grade D- # Covered Parking # Uncovered Parking DBA NA	Line Type +/- N 1 Overhead Dr-Wood/Mtl	Meas1 Meas2 # Stops Ident Units Line Type 12 14 7	+/- Meas1	Meas2 # Stops Ident Units	

							Interi	or/Exterior I	nformation						
Line	Level From - To	Int Fin	Area	Perim	Use Type	Wall Heig	ght	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01 01	100	9,472	404	Warehouse/Lt	Mfg	16	Metal, Light	Steel	Normal	None	None	Normal	3	3

	Interior/E	terior Valuation I	Detail						Outbuildir	ng Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	9,472 Warehouse/Lt Mfg	45	100	203,990										

clt division COMMERCIAL PROPERTY	RECORD CARD 2099	S		
Situs :	Parcel Id: 531-13.00-5.02	Class: 708	Card: 4 of 9	Printed: April 24, 2025

.70	ID Code Description Area A 045 WAREHOUSELT MFG 9100 B OD1 OVERHEAD DR-WOOD/MTL 168*
130 A 130	
70	







Situs :			Parc	Parcel Id: 531-13.00-5.02 Class: 708				Card: 4 of 9		Printeo	rinted: April 24, 2025					
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac	Vac Adj	Additional Income	Effective	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
06 S 07 S	002 Multi Use Office 002 Whse / Lt Mfg	0	1,052 51,534	16.00 5.50	35.4	16,832 100,337	57		0 0	15,990 93,313				3,998 9,331	3,998 9,331	11,99 83,98

		Aj	Building Cost Detail - Buildi	ng 4 of 9					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	9,472
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	203,990 100 1 200 407,980
								Value per SF	43.07

Notes - Building 4 of 9	Income Summary (Includes all Build	ling on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	95,974 0.100000 959,740 959,740
	Total Gross Rent Area Total Gross Building Area	52,586 52,586



Situs :	PARCEL ID: 531-13.00-5.02	Class: 708	Card: 5 of 9	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
PALMER THAD E TTEE IRR TR CHARLES E PALMER 117 NEW ST SEAFORD DE 19973 5650/242 02/24/2022	Living Units 0 Neighborhood 3XC001 Alternate ID 531130000050200000 Vol / Pg 5650/242 District Zoning TOWN CODES Class			
Property N	lotes		10-10 T	
		9/(23, 11:23:56 АМ 55	st-1300-502	

			Land Information				А	ssessment Info	ormation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	4.5000			165,000	Land	0	232.500	232.500	232.500	0
Residual	AC	4.5000			67,500	Building	0	727,200	2,062,100	727,200	0
						Total	0	959,700	2,294,600	959,700	0
Total Acres: 9 Spot:			Location: 8 I	NDUSTRIAL SITE		Value Flag Gross Building:	ncome Approach	B	Override Reason base Date of Value tive Date of Value		

		Entrance Info	ormation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete		
01/14/25	NMJ	Estimated	Estimated	02/04/25	202501431	80,000	A076	Pamler & Son: 48x80 Storage Buil		
09/01/23	TJJ	Info At Door	Tenant	01/30/24	202401177	98,077	A076	48x96 Pole Building Storage		
				11/01/13	201313299	58,500	A026	Pole Barn/Storage 130.9' X 70'		
				02/10/97	91759-2	800	D010	Remodel.Office BldgHarrington S		
				01/24/89	91759-1	1,000	D010	Office-Harrington St.		

Sales/Ownership History											
Price Type	Validity	Deed Reference	Deed Type	Grantee							
	Invalid Sale - Tyler	5650/242	Deed	PALMER THAD E TTEE IRR TR							
	Invalid Sale - Tyler	5582/290	Deed	PALMER CHARLES E							
	Invalid Sale - Tyler	5582/280	Deed	PALMER RALPH B JR							
	Price Type	Price Type Validity Invalid Sale - Tyler Invalid Sale - Tyler	Price Type Validity Deed Reference Invalid Sale - Tyler 5650/242 Invalid Sale - Tyler 5582/290	Price Type Validity Deed Reference Deed Type Invalid Sale - Tyler 5650/242 Deed Invalid Sale - Tyler 5582/290 Deed							



tyler *clt division* COMMERCIAL PROPERTY RECORD CARD 2099

Situs :	Parcel Id: 531-13.00-5.02	Class: 708			Card: 5 of 9	Printed: April 24, 2025	
Building Information				Building C	Other Features		
Year Built/Eff Year 1980 / Building # 1 Structure Type Warehouse Identical Units 1 Total Units Grade D- # Covered Parking # Uncovered Parking DBA CENTURY SEALS	Type +/- Overhead Dr-Wood/Mtl	Meas1 11	Meas2 # Stops	Ident Units 3	Line Type	+/- Meas1	Meas2 # Stops Ident Units

	Interior/Exterior Information													
Line	Level From	- To Int Fi	in Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01 (01 100	8,400	380	Warehouse/Lt I	Mfg 10	Metal, Light	Steel	Normal	None	None	None	2	3

	Interior/Exter	ior Valuation	Detail						Outbuildin	ig Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	8,400 Warehouse/Lt Mfg	40	100	147,010										

tyler <i>clt division</i> COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs :	Parcel Id: 531-13.00-5.02	Class: 708	Card: 5 of 9	Printed: April 24, 2025

70		ID Code Description Area A 045 WAREHOUSE/LT MFG 8400 B OD1 OVERHEAD DR-WOOD/MTL 1211
		B OD1 OVERHEAD DR-WOOD/MTI 121
		B ODT OTELLED BRITTODBALLE IET
2000 IX 2000		
120 A 120		
70		
10	L	







tus : se Mod In				el ld: 531-1				ass: 708				Card: 5	010	1 1 111100	I: April 24, 20	_0
se Mod In			Income Detail (Includes all Buildings on Parcel)													
rp Type Mo	c Model od Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operatin Incom
	02 Multi Use Office 02 Whse / Lt Mfg	0 0	1,052 51,534	16.00 5.50	35.4	16,832 100,337	5 7		0 0	15,990 93,313	25 10			3,998 9,331	3,998 9,331	11,99 83,98

		A	Building Cost Detail - Buildin	g 5 of 9					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	8,400
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	147,010 100 1 200 294,020
								Value per SF	35.00

Notes - Building 5 of 9	Income Summary (Includes all Build	ling on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	95,974 0.100000 959,740 959,740
	Total Gross Rent Area Total Gross Building Area	52,586 52,586



Situs :	PARCEL ID: 531-13.00-5.02	Class: 708	Card: 6 of 9	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
PALMER THAD E TTEE IRR TR CHARLES E PALMER 117 NEW ST SEAFORD DE 19973 5650/242 02/24/2022	Living Units 0 Neighborhood 3XC001 Alternate ID 531130000050200000 Vol / Pg 5650/242 District Zoning TOWN CODES Class			
Property N	otes			
		DY1/23, 11:23:50 AM 5	31-13:00-5:02	
L and Inform	ation	٨٩٩	esement Information	

			Land Information			Assessment Information							
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market		
Primary Site	AC	4.5000			165,000	Land	0	232,500	232,500	232,500	0		
Residual	AC	4.5000			67,500	Building	0	727,200	2,062,100	727,200	0		
						Total	0	959,700	2,294,600	959,700	0		
Total Acres: 9				NDUSTRIAL SITE		Value Flag li Gross Building:	ncome Approach	В	l Override Reason Base Date of Value Stive Date of Value				
Spot:			Location: 8	NDUSTRIAL SITE									

		Entrance Info	ormation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price Pur	pose % Complete			
01/14/25	NMJ	Estimated	Estimated	02/04/25	202501431	80,000 A07	76 Pamler & Son: 48x80 Storage Build			
09/01/23	TJJ	Info At Door	Tenant	01/30/24	202401177	98,077 A07	6 48x96 Pole Building Storage			
				11/01/13	201313299	58,500 A02	Pole Barn/Storage 130.9' X 70'			
				02/10/97	91759-2	800 D01	0 Remodel.Office BldgHarrington S			
				01/24/89	91759-1	1,000 D01	0 Office-Harrington St.			
							-			

Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee						
02/24/22		Invalid Sale - Tyler	5650/242	Deed	PALMER THAD E TTEE IRR TR						
11/02/21		Invalid Sale - Tyler	5582/290	Deed	PALMER CHARLES E						
11/02/21		Invalid Sale - Tyler	5582/280	Deed	PALMER RALPH B JR						



Situs :	Parcel Id: 531-13.00	-5.02	Class: 708			Card: 6 of 9	Printed: April 24, 2025					
Building Information		Building Other Features										
Year Built/Eff Year 1980 / Building # 1 Structure Type Warehouse Identical Units 1 Total Units Grade D- # Covered Parking # Uncovered Parking DBA NA	Line Type 1 Overhead Dr-Wood/Mtl 1 Overhead Dr-Wood/Mtl	10	Meas2 # Stops 12 10	Ident Units 3 1	<u>Line Type</u>	+/- Meas1	Meas2 # Stops Ident Units					

	Interior/Exterior Information														
Line	Level Fron	n - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	3,774	250	Warehouse/Lt N	Mfg 12	Metal, Light	Steel	Normal	None	None	Normal	3	3

	Interior/Ex	terior Valuation I	Detail						Outbuildi	ng Data				
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade Ph	ny Fun	Va
1	3,774 Warehouse/Lt Mfg	45	100	82,000										

clt division COMMERCIAL PROPERTY R	ECORD CARD 2099	SUSSEX COUNTY								
Situs :	Parcel Id: 531-13.00-5.02	Class: 708	Card: 6 of 9	Printed: April 24, 2025						
	,									
				ada Description						

61	ID Code Description Area A 045 WAREHOUSE/LT MFG 3773 B 0D1 OVERHEAD DR-WOOD/MTL 120 C OD1 OVERHEAD DR-WOOD/MTL 100
74 A 74	
51	







tyler COMMERCIAL	PROPER	RTY RECO		D 20	99					S	USSEX	COUNTY			
Situs : Parcel Id: 531-13.00-5.02					Cla	ISS: 708	•			Card: 6	of 9	Printeo	d: April 24, 20	25	
				Inc	come Detail	(Includes	s all Bui	ildings on Pa	rcel)						
Use Mod Inc Model Grp Type Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operating Incom
06 S 002 Multi Use Office 07 S 002 Whse / Lt Mfg	0 0	1,052 51,534	16.00 5.50	35.4	16,832 100,337	5 7		0 0	15,990 93,313				3,998 9,331	3,998 9,331	11,99 83,98

		A	Building Cost Detail - Buildi	n g 6 of 9					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	3,774
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	82,000 100 1 200 164,000
								Value per SF	43.46

Notes - Building 6 of 9	Income Summary (Includes all Building on Parcel)			
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	95,974 0.100000 959,740 959,740		
	Total Gross Rent Area Total Gross Building Area	52,586 52,586		



Situs :	PARCEL ID: 531-13.00-5.02	Class: 708	Card: 7 of 9	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
PALMER THAD E TTEE IRR TR CHARLES E PALMER 117 NEW ST SEAFORD DE 19973 5650/242 02/24/2022	Living Units0Neighborhood3XC001Alternate ID531130000050200000Vol / Pg5650/242DistrictZoningZoningTOWN CODESClass			
Property N	otes			
		9/1/23, 11:23:41 AM 53	111300-5.02	

			Land Information			Assessment Information							
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market		
Primary Site	AC	4.5000			165,000	Land	0	232,500	232,500	232,500	0		
Residual	AC	4.5000			67,500	Building	0	727,200	2,062,100	727,200	0		
						Total	0	959,700	2,294,600	959,700	0		
Total Acres: 9 Spot:			Location: 8	INDUSTRIAL SITE		Value Flag Gross Building:	ncome Approach	В	Override Reason ase Date of Value tive Date of Value				

		Entrance Inf	ormation	Permit Information							
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete				
01/14/25	NMJ	Estimated	Estimated	02/04/25	202501431	80,000 A076	Pamler & Son: 48x80 Storage Buil				
09/01/23	TJJ	Info At Door	Tenant	01/30/24	202401177	98,077 A076	48x96 Pole Building Storage				
				11/01/13	201313299	58,500 A026	Pole Barn/Storage 130.9' X 70'				
				02/10/97	91759-2	800 D010	Remodel.Office BldgHarrington S				
				01/24/89	91759-1	1,000 D010	Office-Harrington St.				

	Sales/Ownership History												
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee								
02/24/22		Invalid Sale - Tyler	5650/242	Deed	PALMER THAD E TTEE IRR TR								
11/02/21		Invalid Sale - Tyler	5582/290	Deed	PALMER CHARLES E								
11/02/21		Invalid Sale - Tyler	5582/280	Deed	PALMER RALPH B JR								

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	y ı	C	
clt	die	visio	n

SUSSEX COUNTY

Situs :		Parcel Id: 531-13.00-5.02		Class: 708			Card: 7 of	Э	Printed: April 24, 2025	
Building Information					Building C	Other Features				
Year Built/Eff Year 1970 / Building # 1 Structure Type Warehouse Identical Units 1	Line	Type +/-	Meas1 Me	eas2 # Stops	Ident Units	Line Type	+,	- Meas1	Meas2 # Stops	Ident Units

Total Units Grade D-# Covered Parking # Uncovered Parking DBA NA

						Inte	rior/Exterior	Information						
.ine	Level From - To	o Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
	01 01	100	4,896	344	Warehouse/Lt I	Mfg 11	Metal, Light	Steel	Normal	None	None	Normal	1	2

			Interior/Ext	erior Valuation I	Detail						Outbuildin	ng Data				
Lin	е	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1		4,896	Warehouse/Lt Mfg	10	100	22,370										

vler division COMMERCI	AL PROPERTY RECORD CAR	D 2099		SUSSEX COUNTY						
IS :	Parcel Id: 531-1	3.00-5.02	Class: 708	Card: 7 of 9	Printed: April 24, 2025					
		36			ID Code Description A A 045 WAREHOUSE/LT MFG 4					
		136 A	136							







Situs :			Parc	Parcel Id: 531-13.00-5.02				Class: 708				Card: 7 of 9		Printeo	Printed: April 24, 2025		
					Inc	come Detail	(Include	s all Bui	ildings on Par	cel)							
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operating Income	
06 S	002 Multi Use Office	0	1,052	16.00		16,832	5		0	15,990	25			3,998	3,998	11,992	
07 S	002 Whse / Lt Mfg	0	51,534	5.50	35.4	100,337	7		0	93,313	10			9,331	9,331	83,98	

		Αμ	Building Cost Detail - Build	ing 7 of 9					
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	4,896
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	22,370 100 1 200 44,740
								Value per SF	9.14

Notes - Building 7 of 9	Income Summary (Includes all Build	ling on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	95,974 0.100000 959,740 959,740
	Total Gross Rent Area Total Gross Building Area	52,586 52,586



Situs :	PARCEL ID: 531-13.00-5.02	Class: 708	Card: 8 of 9	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION		8	
PALMER THAD E TTEE IRR TR CHARLES E PALMER 117 NEW ST SEAFORD DE 19973 5650/242 02/24/2022	Living Units 0 Neighborhood 3XC001 Alternate ID 531130000050200000 Vol / Pg 5650/242 District Zoning TOWN CODES Class			
Property	Notes			
		9/1/23, 11:23:31 AM	531-13.00-5.02	

			Land Information				Α	ssessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	4.5000			165,000	Land	0	232,500	232,500	232,500	0
Residual	AC	4.5000			67,500	Building	0	727,200	2,062,100	727,200	0
						Total	0	959,700	2,294,600	959,700	0
Total Acres: 9 Spot:			Location: 8	INDUSTRIAL SITE		Value Flag Gross Building:	Income Approact	В	Override Reason ase Date of Value tive Date of Value		

		Entrance In	formation	Permit Information						
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete			
01/14/25	NMJ	Estimated	Estimated	02/04/25	202501431	80,000 A076	Pamler & Son: 48x80 Storage Buil			
09/01/23	TJJ	Info At Door	Tenant	01/30/24	202401177	98,077 A076	48x96 Pole Building Storage			
				11/01/13	201313299	58,500 A026	Pole Barn/Storage 130.9' X 70'			
				02/10/97	91759-2	800 D010	Remodel.Office BldgHarrington S			
				01/24/89	91759-1	1,000 D010	Office-Harrington St.			
							-			

Sales/Ownership History												
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee							
02/24/22		Invalid Sale - Tyler	5650/242	Deed	PALMER THAD E TTEE IRR TR							
11/02/21		Invalid Sale - Tyler	5582/290	Deed	PALMER CHARLES E							
11/02/21		Invalid Sale - Tyler	5582/280	Deed	PALMER RALPH B JR							



tyler *clt division* COMMERCIAL PROPERTY RECORD CARD 2099

Situs :	Parcel Id: 531-13.00-5.0	.02	Class: 708		Card: 8 of 9	Printed: April 24, 2025
Building Information			Buil	ing Other Features		
Year Built/Eff Year 1970 /	Line Type	+/- Meas1 Me	as2 # Stops Ident	nits Line Type	+/- Meas1	Meas2 # Stops Ident Units
Building # 1 Structure Type Warehouse Identical Units 1 Total Units Grade D- # Covered Parking # Uncovered Parking DBA NA	 Overhead Dr-Wood/Mtl Overhead Dr-Wood/Mtl 	12 12	14 2 12 1			

	Interior/Exterior Information															
Line	Level Fro	m - To	Int Fin	Area	Perim	Use Type	Wall Heig	ght	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	11,340	594	Warehouse/Lt I	Mfg	14	Metal, Light	Steel	Normal	None	None	Normal	3	2

		Interior/Exterior	Valuation I	Detail						Outbuildin	g Data				
Line	Area	a Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	11,340) Warehouse/Lt Mfg	40	100	227,020										

division COMMERCIA	AL PROPERTY RECORD CARD 2099		SUSSEX COUNTY					
IS :	Parcel Id: 531-13.00-5.02	Class: 708	Card: 8 of 9	Printed: April 24, 2025				
	45			ID Code Description A 045 WAREHOUSE/LT MFG 11 B OD1 OVERHEAD DR-WOOD/MTL C C OD1 OVERHEAD DR-WOOD/MTL				
				C OD1 OVERHEAD DR-WOOD/MTL				
	252 A	252						





45

yler It division		RUPER			D 20	99							COUNTY			
Situs :			Parc	el ld: 531-1	3.00-5.02		Cla	Class: 708				Card: 8 of 9		Printed: April 24, 2025		25
	Income Detail (Includes all Buildings on Parcel)															
Jse Mod Inc Grp Type Mod		Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operating Incom
06 S 002	Multi Use Office	0	1,052	16.00		16,832	5		0	15,990	25			3,998	3,998	11,992
07 S 002	Whse / Lt Mfg	0	51,534	5.50	35.4	100,337	7		0	93,313	10			9,331	9,331	83,98

		Aj	oartment [Building Cost Detail - Build	i ng 8 of 9				
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	11,340
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	227,020 100 1 200 454,040
								Value per SF	40.04

Notes - Building 8 of 9	Income Summary (Includes all Build	ling on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	95,974 0.100000 959,740
	Final Income Value	959,740
	Total Gross Rent Area Total Gross Building Area	52,586 52,586



Situs :	PARCEL ID: 531-13.00-5.02	Class: 708	Card: 9 of 9	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
PALMER THAD E TTEE IRR TR CHARLES E PALMER 117 NEW ST SEAFORD DE 19973 5650/242 02/24/2022	Living Units 0 Neighborhood 3XC001 Alternate ID 531130000050200000 Vol / Pg 5650/242 District Zoning TOWN CODES Class			
Property N	otes		E CONTRACTOR OF	
		9/(23, 11:23:26 AM 531-	13:00-5:02	

			Land Information			Assessment Information							
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market		
Primary Site	AC	4.5000			165,000	Land	0	232.500	232.500	232,500	0		
Residual	AC	4.5000			67,500	Building	0	727,200	2,062,100	727,200	0		
						Total	0	959,700	2,294,600	959,700	0		
Total Acres: 9 Spot:			Location: 8	NDUSTRIAL SITE		Value Flag I Gross Building:	ncome Approach	В	Override Reason ase Date of Value tive Date of Value				

		Entrance Info	ormation	Permit Information							
Date	ID	Entry Code	Source	ource Date Issued Number Price Purpose							
01/14/25	NMJ	Estimated	Estimated	02/04/25	202501431	80,000	A076	Pamler & Son: 48x80 Storage Buil			
09/01/23	TJJ	Info At Door	Tenant	01/30/24	202401177	98,077	A076	48x96 Pole Building Storage			
				11/01/13	201313299	58,500	A026	Pole Barn/Storage 130.9' X 70'			
				02/10/97	91759-2	800	D010	Remodel.Office BldgHarrington S			
				01/24/89	91759-1	1,000	D010	Office-Harrington St.			
								_			

	Sales/Ownership History											
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee							
02/24/22		Invalid Sale - Tyler	5650/242	Deed	PALMER THAD E TTEE IRR TR							
11/02/21		Invalid Sale - Tyler	5582/290	Deed	PALMER CHARLES E							
11/02/21		Invalid Sale - Tyler	5582/280	Deed	PALMER RALPH B JR							



Situs :	Parcel Id: 531-13.00-5.02	Class: 708	Card: 9 of 9	Printed: April 24, 2025
Building Information		Building Other Feature	es	
Year Built/Eff Year 1970 / Building # 1 Structure Type Warehouse Identical Units 1 Total Units Grade D- # Covered Parking # Uncovered Parking DBA NA	Type +/- Overhead Dr-Wood/Mtl	<u>Meas1 Meas2 # Stops Ident Units</u> <u>Line Type</u> 9 11 9	e +/- 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	3,672	284	Warehouse/Lt M	Vlfg 10	Metal, Light	Steel	Normal	None	None	Normal	3	1

		Interior/Exterior						Outbuildin	g Data						
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	3,672	Warehouse/Lt Mfg	30	100	55,820										

yler <i>division</i> COMMERCIA	AL PROPERTY RECORD CARD 2099		SUSSEX COUNTY							
itus :	Parcel Id: 531-13.00-5.02	Class: 708	Card: 9 of 9	Printed: April 24, 2025						
		34		ID Code Description // A 045 WAREHOUSE/LT MFG 3 B OD1 OVERHEAD DR-WOOD/MTL						
		108 A 108								

34

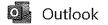
Addtional Property Photos



t division COMMERCIAL	PROPER	RTY RECO	ORD CAR	20 D	99	SUSSEX COUNTY										
Situs :		Parc	el ld: 531-1	3.00-5.02		Cla	Class: 708				Card: 9	of 9	Printee	Printed: April 24, 2025		
				Inc	come Detail	(Includes	s all Bui	ildings on Pa	rcel)							
Use Mod Inc Model Grp Type Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income		Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Ne Operating Incom	
06 S 002 Multi Use Office 07 S 002 Whse / Lt Mfg	0 0	1,052 51,534	16.00 5.50	35.4	16,832 100,337	5 7		0 0	15,990 93,313				3,998 9,331	3,998 9,331	11,99 83,98	

		Ap	partment D	etail - Bu	ilding 9 of 9			Building Cost Detail - Buildi	ng 9 of 9
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	3,672
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	55,820 100 1 200 111,640
								Value per SF	30.40

Notes - Building 9 of 9	Income Summary (Includes all Build	ling on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	95,974 0.100000 959,740 959,740
	Total Gross Rent Area Total Gross Building Area	52,586 52,586



Re: Assessment Appeal 532-23.00-33.00

From MTINGLE57@COMCAST.NET < MTINGLE57@COMCAST.NET>

Date Tue 4/22/2025 6:25 AM

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

Cc melinda.tingle@edwardjones.com <melinda.tingle@edwardjones.com>

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

Good morning! Thank you for the prompt attention to this matter. Maurice F. Tingle accepts the stipulated assessment value of \$263,300 for the above referenced parcel. Ruth Ann Tingle is deceased. The letter of acceptance will also be forwarded to your email within a week or so. Thanks again. Maurice F. Tingle

On 04/16/2025 2:24 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.

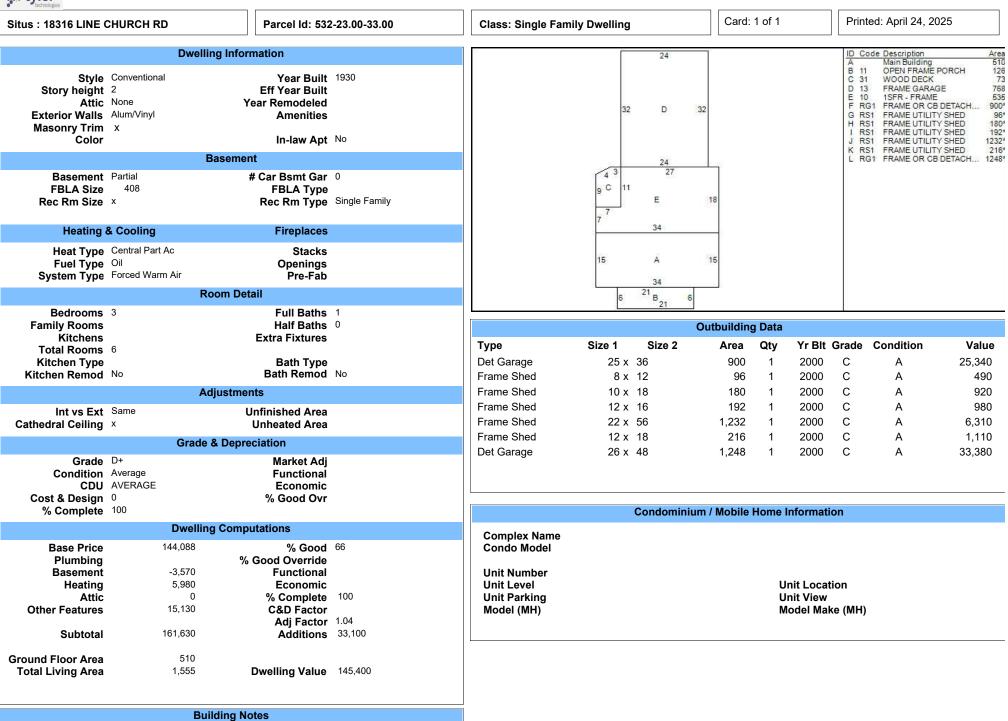
Kind Regards, Dianne

tyler RESIDENTIAL PROPERTY RECORD CARD 2099

RESIDENTIAL F	PROPERTY RECORD C	ARD 2099					SUSSEX			
Situs : 18316 LINE CHURCH RD	Parcel ID:	532-23.00-33.00		Class: Single F	amily Dwe	lling	Card: 1 c	of 1 Prin	nted: April 24, 202	5
CURRENT OWNER			N							
TINGLE MAURICE F & RU 18316 LINE CHURCH DELMAR DE 1994	RD Neighbo	rhood 7AR003 9 ID 53223000033000								
	Property Notes									
				7/15/22, 9-36-28 AM		4	532-2300-3300			
	Land Information				A	ssessment Info	rmation			
Type Size	Influence Factors	Influence %	Value			Assessed	Appraised	Cost	Income	Market
Primary Site AC 0.5645			49,380	Buil	Land Iding Total	0 0 0	49,400 213,900 263,300	49,400 213,900 263,300	0 0 0	49,400 248,680 298,080
Total Acres: .5645 Spot:	Location:			Value TD532	Flag Cost	t Approach	В	Override Reaso ase Date of Valu tive Date of Valu	Je	
	Entrance Information									
Date ID Entry Co		Source					Permit Inform	ation		
Date ID Entry Code 7/15/22 BJJ Entrance Gained		Other			umber 5028-1	Price 9,112	Purpose D010	Reloc.Bldg.Gara	ge-S/456110'W/62	% Complet
		Validity	Sales/Ov	vnership History						
Transfer Date Price		Deed R	eference	Deed Type		Grantee				



RESIDENTIAL PROPERTY RECORD CARD 2099



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 533-17.00-763.00	
Sussex County Board of Assess	ment VS Jay & Jennoler Zappacosta
	(Owner Name)
We, the undersigned, agree to Board of Assessment Office as	adjust the above-entitled appeal by settlement with the Sussex County follows:
Original Value: \$720,200	Stipulated Value: \$645,000
Date: $4 - 7 - 25$ Signature of Owner or duly aut Printed Name: $TATA.Z$	horized agent: Juy a grappice of In
Date: <u>3/28/25</u>	- ////_
Signature of Sussex County Gov	rernment Representative:
Printed Name: Christopher 5. Keeler	······································
Title: Director of Assessment	
Summary	
referees' recommendations adjusted the valuation of Pa	oplication for appeal, the submitted comparable properties, and the , our Assessment staff has conducted a thorough review and arcel ID 533-17.00-763.00. The adjustment reflects a change in e, and economic depreciation that brings the assessed value to

tyler RESIDENTIAL PROPERTY RECORD CARD 2099

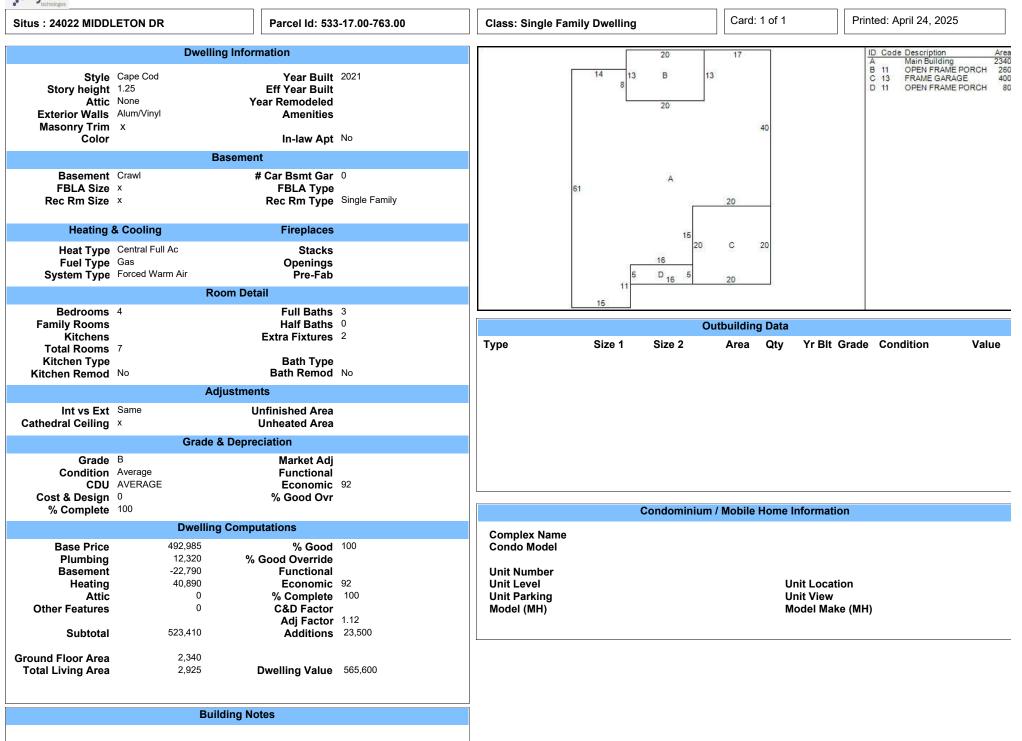
Situs : 24022 MIDDLE	TON DR		Parcel ID: 533	-17.00-763.00		Class: Single Family Dw	velling	Card: 1 of 1	Prin	ited: April 24, 202	25
CURR	ENT OWNER		GENE		ON						
JENNIFER A Z 24022 M	TA JAY A RE APPACOSTA IDDLETON D ILLE DE 1997	REV TR DR 75	Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	1 d 1ZR008 53317075800000 6239/265 Residential)						
		Property No				10/11/22, 1:21:12 PM	533-	-17.00-763.00			
		Land Informa	ation				A	Assessment Inform	ation		
Type Primary Site AC	Size 0.2102	Influence Factor Waterfront - La	ors	Influence %	Value 80,410	Land	Assessed 0	Appraised 80,400	Cost 80,400	Income 0	Market 80,400
						Building Total	0 0	565,600 646,000	565,600 646,000	0 0	481,460 561,860
Total Acres: .2102 Spot:		Lo	ocation:			Value Flag Co TD533DM5	st Approach	Bas	verride Reaso e Date of Valu e Date of Valu	le	
		Entrance Inform	mation					Permit Informati	on		

_ .				Permit Information					
Date 10/11/22	ID MAE	Entry Code Info At Door	Source Owner	Date Issued 02/04/21	Number 202101731	Price 161,706	Purpose A006	2 St Dwelling 50x61 (Savannah) A	% Complete

Sales/Ownership History									
Transfer Date 01/16/25	Price Type)	Validity	Deed Reference 6239/265	Deed Type Deed	Grantee ZAPPACOSTA JAY A REV TR			
06/25/21	482,615 Land	l & Improv	Invalid Sale - Tyler	5495/76	Deed	ZAPPACOSTA JAY ANTHONY JR			
03/01/21	95,000 Land	l Only	Unverified Sale	5418/140	Deed	NVR INC			
	00,000 20110				2004				

RESIDENTIAL PROPERTY RECORD CARD 2099

tyler



Katrina M. Mears

From:	RB Diff <rbdiff@gmail.com></rbdiff@gmail.com>
Sent:	Saturday, April 5, 2025 2:33 PM
То:	Katrina M. Mears
Subject:	Re: Assessment Appeal

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

The property owner, Diffandbowl LLC, accepts the values below:

Parcel 26 \$1,600 Parcel 25 \$30,000 Parcel 24 \$190,900 Total \$222,500

On Tue, Apr 1, 2025 at 3:29 PM Katrina M. Mears <<u>kmears@sussexcountyde.gov</u>> wrote:

As a result of your recent appeal hearing, the value of your parcels have been reduced according to the attached information. If you agree, please print, sign, scan, and return the documents 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

2000

CURCEY COUNTY

KESIDENTIAL PROPERTY R	ECORD CARD 2099		SUSSEX COUNTY					
Situs :	Parcel ID: 533-20.00-24.00		Class: Single Family D	welling	Card: 1 o	f 1 Pri	nted: April 24, 20)25
CURRENT OWNER DIFFANDBOWL LLC 11172 SIGNATURE BLVD SELBYVILLE DE 19975	GENERAL INFORMATIC Living Units 1 Neighborhood 1AR083 Alternate ID 53320000024000 Vol / Pg 5465/168 District Zoning AGRICULTURAL Class A	0000						
Property N	0165		10/26/22, 3/26 05 PM		633-20-00-24.60			
Land Inform	ation			-	Assessment Infor	rmation		
TypeSizeInfluence FactPrimary SiteAC0.1607Vetland/WasteAC6.7768	ors Influence %	Value 98,590 3,220	Land Building Total	Assessed 0 0 0	Appraised 101,800 89,100 190,900	Cost 101,800 89,100 190,900	Income 0 0 0	Mark 101,80 100,07 201,83
Total Acres: 6.9375 Spot: L	ocation:		Value Flag C TD533DM2	ost Approach	Ba	Override Rease ase Date of Val ive Date of Val	ue	
Entrance Infor	mation				Permit Informa	ation		
DateIDEntry Code10/26/22MEPOccupant Not At Home	Source Other	0	Date Issued Number 05/16/95 100650-2 03/26/93 100650-1	3,500	Purpose D010	Fence-W/54n/W Fence-S/W 541		% Complet
		Sales/Owne	ership History					
Transfer Date Price Type 05/12/21 300,000 Land & Improv 12/20/88 16,000	Validity v Invalid Sale - Ty	/ler	Deed Referenc 5465/168 4097/299	e Deed Type Deed		Grantee DIFFANDBOW	LLLC	

Situs :		Parcel Id: 533	-20.00-24.00	Class: Single F	amily Dwelling		Card: 1	of 1	Prin	ted: April 24	2025
			20.00 24.00								
		g Information				20				ID Co A	de Description / Main Building
Style Cabin Story height 1.5 Attic None Exterior Walls Alum/ Masonry Trim X Color		Year Built Eff Year Built Year Remodeled Amenities In-law Apt									
	Ba	asement									
Basement Post & FBLA Size × Rec Rm Size ×	k Piers	# Car Bsmt Gar FBLA Type Rec Rm Type			20	A			20		
Heating & Coo	ling	Fireplaces									
Heat Type Centra Fuel Type Electr System Type Heat I	ic	Stacks Openings Pre-Fab									
	Ro	om Detail				20					
Bedrooms 5 Family Rooms Kitchens		Full Baths Half Baths Extra Fixtures	0	Туре	Size 1		utbuilding [Area (Yr Blt Grade	Condition	Value
Total Rooms 8 Kitchen Type Kitchen Remod No		Bath Type Bath Remod	No	Type	0120 1	0120 2	Alca	zty		Condition	Value
		ustments									
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area									
	Grade 8	Depreciation									
Grade D+ Condition Avera CDU AVER Cost & Design 0		Market Adj Functional Economic % Good Ovr									
% Complete 100		78 GOOD OVI				Condominium	/ Mobile Ho	ome In	formation		
		Computations		Complex Nam	e						
Base Price Plumbing Basement Heating Attic Other Features Subtotal	112,028 2,410 -10,990 9,290 0 0 112,740	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100	Condo Model Unit Number Unit Level Unit Parking Model (MH)				Uni	it Location it View del Make (MH)		
	400 600	Dwelling Value	89,100								
Ground Floor Area Total Living Area	600	Dwelling Value	89,100								

Katrina M. Mears

From:RB Diff <rbdiff@gmail.com>Sent:Saturday, April 5, 2025 2:33 PMTo:Katrina M. MearsSubject:Re: Assessment Appeal

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

The property owner, Diffandbowl LLC, accepts the values below:

Parcel 26 \$1,600 Parcel 25 \$30,000 Parcel 24 \$190,900 Total \$222,500

On Tue, Apr 1, 2025 at 3:29 PM Katrina M. Mears <<u>kmears@sussexcountyde.gov</u>> wrote:

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

Kind Regards,

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

P.O. Box 589

Georgetown, DE 19947

Tel: 302.855.7859

Mobile: 302.245.7928

Situs: 38808 ROOSEVELT AV	Parcel ID: 533-20.00-25.00	Class: Resident	al - Ancillary Use	Card: 1 d	of 1 Print	ted: April 24, 202	:5
CURRENT OWNER	GENERAL INFORMATION						
DIFFANDBOWL LLC 11172 SIGNATURE BLVD SELBYVILLE DE 19975	Living Units 0 Neighborhood 1AR083 Alternate ID 533200000250000000 Vol / Pg 5465/168 District Zoning AGRICULTURAL/RES Class Residential		T				
Prope	rty Notes						
Land I	nformation			Assessment Info	ormation		
Type Size Influence		/alue	Assessed	Appraised	Cost	Income	Mark
etland/Waste AC 4.1900		Build	and 0 ling 0 otal 0	2,000 28,000 30,000	2,000 28,000 30,000	0 0 0	
		Value F	i lag Cost Approach	E	l Override Reason Base Date of Value Stive Date of Value	е	
	Location:	Gross Buildi	ng:	Enco		-	
Spot:	Location: Information	Gross Build	ng:			- 	
Date ID Entry Code		Gross Buildi Date Issued Nu 09/26/24 202 01/05/24 202 05/01/08 100 04/03/07 100	mber Price 2412888 1,000 2400159 29,533 0651-7 1,000 0651-6 300	Permit Inform e Purpose D A017 7 A146 D D010 D D010 D D010 D D010		eck W Stairs rr, 6x34 Dock An -4/19 Acres -4.19 Acres	% Comple
Date ID Entry Code	Information Source Other	Gross Buildi Date Issued Nu 09/26/24 202 01/05/24 202 05/01/08 100 04/03/07 100	mber Price 2412888 1,000 2400159 29,533 0651-7 1,000 0651-6 300	Permit Inform e Purpose) A017 7 A146) D010) D010	ation 8x10 2nd Floor Do Replace 4x23 Pie Finish Bp 250550 Finish Bp 250550	eck W Stairs rr, 6x34 Dock An -4/19 Acres -4.19 Acres	-



SUSSEX COUNTY

Situs : 38808 ROOSEVELT AV	Parcel Id: 533-20.00-25.00	Class: Residential	- Ancillary Use	Card: 1 of 1	Printed: April 24, 2025
D Style Story height Attic Exterior Walls Masonry Trim × Color Basement FBLA Size × Rec Rm Size ×	velling 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 Boat Dock Boat Dock	Size 1 Size 2 164 x 5 34 x 5	820 1 19	Bit Grade Condition Value 000 C A 18,680 000 C A 3,870
	Adjustments	Wood Deck	24 x 24		99 C A 5,430
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 / Mobile Home Inforr	mation
	velling Computations	Complex Name			
Base Price Plumbing Basement Heating Attic Other Features Subtotal	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Adj Factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit Vi	ocation iew Make (MH)
Ground Floor Area Total Living Area	Dwelling Value				
	Building Notes				

Katrina M. Mears

From: Sent: To: Subject: RB Diff <rbdiff@gmail.com> Saturday, April 5, 2025 2:33 PM Katrina M. Mears Re: Assessment Appeal

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Parcel 26 \$1,600 Parcel 25 \$30,000 Parcel 24 \$190,900 Total \$222,500

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Kind Regards,

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

P.O. Box 589

Georgetown, DE 19947

Tel: 302.855.7859

Mobile: 302.245.7928

tyler technologies

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs :	Parcel ID	: 533-20.00-26.00		Class: Residential - Va	cant Land	Card: 1 of	1 Prin	ited: April 23, 202	5
CURRENT OWNER DIFFANDBOWL LLC 11172 SIGNATURE BLVD SELBYVILLE DE 19975	Living l	g 5465/168	00000	10/26/22, 3:45:39 PM	THE STATE	633-20.08-26.09			
L	and Information				Δ	ssessment Inform	nation		
Type Size Infle Wetland/Waste AC 3.3100	ience Factors	Influence %	Value 1,570	Land Building Total	Assessed 0 0 0	Appraised 1,600 0 1,600 Manual C	Cost 1,600 0 1,600	Income 0 0 0	Market 0 0 0

 Total Acres: 3.31
 Value Flag
 Cost Approach
 Effective Date of Value

 Spot:
 Location:
 Gross Building:
 Effective Date of Value

		Entrance Ir	formation			Pormit Inf	ormation	
Date 10/26/22	ID MEP	Entry Code Vacant Land	Source Other	Date Issued 07/26/95	Number 100652-1	Permit Inf Price Purpose 100 D010	ormation Bulkhead Boardwalk-N/A	% Complete

Sales/Ownership HistoryTransfer Date
05/12/21Price TypeValidity
Invalid Sale - TylerDeed Reference
5465/168Deed Type
DeedGrantee
DIFFANDBOWL LLC03/24/93114097/299DeedDIFFANDBOWL LLC

RESIDENTIAL PR	ROPERTY RECORD CARD 2099			SUSSEX (
itus :	Parcel Id: 533-20.00-26.00	Class: Residential	- Vacant Land	Card: 1 o	of 1	Printed: April 23, 20	25
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	Full Baths Half Baths Extra Fixtures			Outbuilding D			
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	Туре	Size 1 Size	2 Area C	Qty Yr Blt (Grade Condition	Val
	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			Condor	ninium / Mobile Ho	me Informatio	on	
	elling Computations	Complex Name					
Base Price Plumbing Basement Heating Attic Other Features Subtotal	% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)			Unit Locati Unit View Model Mak		
Ground Floor Area Total Living Area	Dwelling Value						
	Building Notes						



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-13.00-122.00

Sussex County Board of Assessment VS Robert & Sally Francis 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: \$ 1,292,300

Stipulated Value: \$ 1,075,300

Date: 14 APRIL 2025

Signature of Owner or duly authorized agent: Kevin Jon Francis

Printed Name: KEVIN JON FRANCIS - TRUSTEE FOR ROBERT + SALLY FRANCIS TRUST

Date: 47/25

11

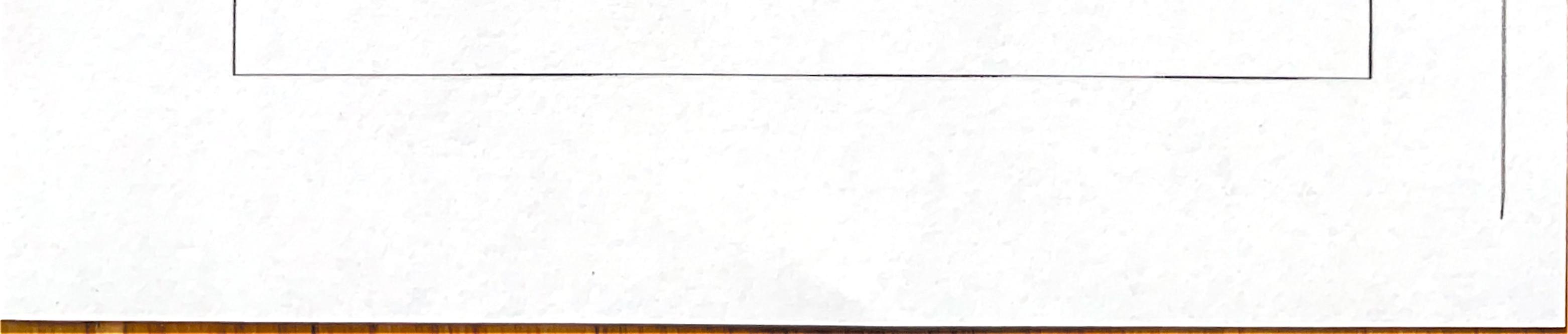
Signature of Sussex County Government Representative;

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 ID134-13.16-122.00. The adjustment reflects a change in grade, approach and economic depreciation that brings the assessed value to \$1,075,300.



tyler

RESIDENTIAL PROPERTY RECORD CARD 2099

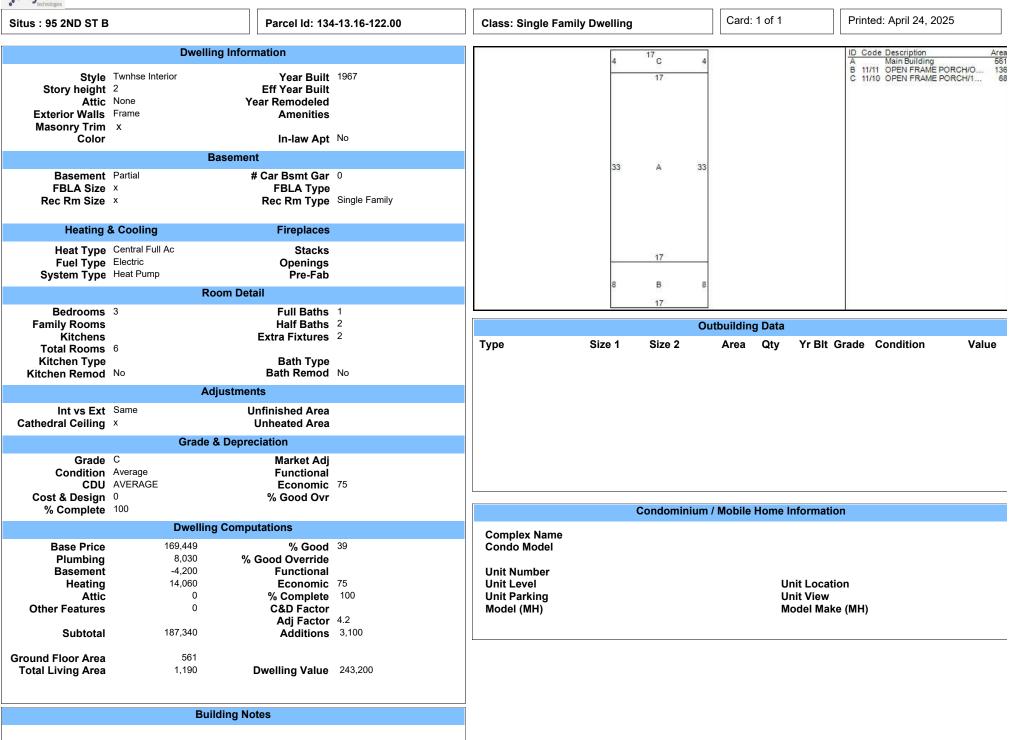
Situs : 95 2ND ST B	Parcel ID: 134-13.16-122.00	Class: Single Family Dwelling Card: 1 of 1 Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION	
FRANCIS ROBERT R SALLY D TRUSTEES 10109 BURTON GLEN DR ROCKVILLE MD 20850	Living Units 1 Neighborhood 1BR006 Alternate ID 134131601220000000 Vol / Pg 2058/48 District Zoning TOWN CODES Class Residential	
Property	Notes	
		417/28,10 56/33 AM E34131/922.00
Land Info	na sti s n	

			Land Information				A	ssessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.0423	Location	-17	832,090	Land	0	832,100	832,100	0	832,100
						Building	0	243,200	243,200	0	367,490
						Total	0	1,075,300	1,075,300	0	1,199,590
									Override Reason ase Date of Value		
Total Acres: .0423 Spot:	3		Location: 12	2 VERY GD LOCATION	(POS INFL	Value Flag C TD134DM11	Cost Approach	Effec	tive Date of Value		

			Entrance Informat	on	Permit Information	
Dat 04/1	te 17/23	ID KAC	Entry Code Occupant Not At Home	Source Other	Date Issued Number Price Purpose	% Complete

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 134-16.00-808.00
Sussex County Board of Assessment VS Joseph & Laura Glorgianni Trustaea (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: \$558,600 Stipulated Value: \$558,000
Date: <u>4/17/25</u> Signature of Owner or duly authorized agent:
Printed Name: DephGloRGIANNI LAURA Giorgianni
Date: 4/11/25
Signature of Sussex County Government Representative;
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-16.00-908.00. The adjustment reflects a change in economic depreciation that brings the assessed value to \$538,000.

k tyler RESID	DENTIAL PROPERTY R	ECORD CARD 2099			SUSSEX COUNTY					
Situs : 7 FAVATA PL		Parcel ID: 134-16.00-908.00		Class: Sing	e Family Dwe	lling	Card: 1	of 1 Pri	nted: April 24, 202	5
GIORGIAN LAURA S GIOR 7 F/	ENT OWNER NI JOSEPH TTEE GIANNI TTEE REV TR AVATA PL VIEW DE 19970 Property N	GENERAL INFORMATION Living Units 1 Neighborhood 1UR009 Alternate ID 13416000908000 Vol / Pg 6167/309 District Zoning TOWN CODES Class Residential			4					
Type Primary Site AC	Land Inform Size Influence Fac : 0.1927		Value 127,630	12/30/22, 12 56 08 PM	Land	Assessed 0	Appraised 127.600	ormation Cost 127,600	Income 0	Marke 127,60
Total Acres: .1927 Spot:		_ocation:		Va	Building Total Uue Flag Cos 34DM12	0 0	410,400 538,000 Manua	410,400 538,000 al Override Rease Base Date of Val ctive Date of Val	0 0 Dn ue	381,46 509,06
	Entrance Info	rmation					Permit Inform	nation		
Date ID 05/02/24 JXL 12/30/22 LBM	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other		Date Issued 02/24/20 12/10/19 08/07/18 07/27/18	Number 202002104 201913785 201808394 201807701	17,000 1,400	Purpose A016 A015 TEST	Paver Patio 700 5 X 20 Screen P Mc 1127	Sq Ft, Trash Enclo	
			Sales/Ov	vnership Histor	У					
Transfer Date 09/12/24 11/21/18 08/17/18 05/01/12	Price Type 372,665 97,500	Validity		616 498 493	d Reference 7/309 0/183 I/123 I/302	Deed Type Deed Deed Deed Deed		Grantee GIORGIANNI J GIORGIANNI J NVR INC SILVERSTOCK	OSEPH	

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID <u>134-17.00-56.06-301</u>
Sussex County Board of Assessment VS James & Barbara Dietsch
(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: \$1,018,700 Stipulated Value: \$879,200
Date: 4/22/2025 Signature of Owner or duly authorized agent: Jams & Dietaha Barbara a. Oetoch Printed Name: James E. Dietsch, Barbara A. Dietsch
Printed Name: James E. Dietsch, Barbara A. Dietsch
Date: 4/14/25 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-17.00-56.06-301. The adjustment reflects a change in economic depreciation that brings the assessed value to \$879,200.

,

SUSSEX COUNTY

Base Date of Value

Effective Date of Value

technologies] [
Situs : 301 HARBOUR HOUSE RD	Parcel ID: 134-17.00-56.06-301	Class: Residential - Condo	Card: 1 of	1 Prin	nted: April 23, 2025	5
CURRENT OWNER	GENERAL INFORMATION					
DIETSCH JAMES E BARBARA A DIETSCH 2 AVONDALE DR OCEAN VIEW DE 19970	Living Units 1 Neighborhood 1AR165C Alternate ID 134170000560600301 Vol / Pg 5731/336 District Zoning AGRICULTURAL/RESIDEI Class Residential					
Property No	tes					
COMMON LAND PCT - ESTIMATED		11/20/23, 11:58:24AM	134-1700-55.06-301			
Land Informa	tion		Assessment Inforr	nation		
Type Size Influence Facto		Assesse	ed Appraised	Cost	Income	Marke
Primary Site AC 0.0302 Waterfront - Oc	111,870	Lanu	0 111,900	111,900	0	(
		Building Total	0 767,300 0 879,200	767,300 879,200	0 0	(
			Manual C)verride Reaso	on	

Total Acres: .0302 Spot: Location: 12 VERY GD LOCATION (POS INFL

	Entrance Information					Permit Information	
Date 11/20/23	ID SMD	Entry Code Normal Review	Source Other	Date Issued NumberPrice Purpose% Co			

Value Flag Cost Approach TD134DM18

 Sales/Ownership History

 Transfer Date
 Price
 Type
 Validity
 Deed Reference
 Deed Type
 Grantee

 07/01/22
 855,000
 Improv Only
 Valid Sale - Tyler
 5731/336
 Deed
 DIETSCH JAMES E



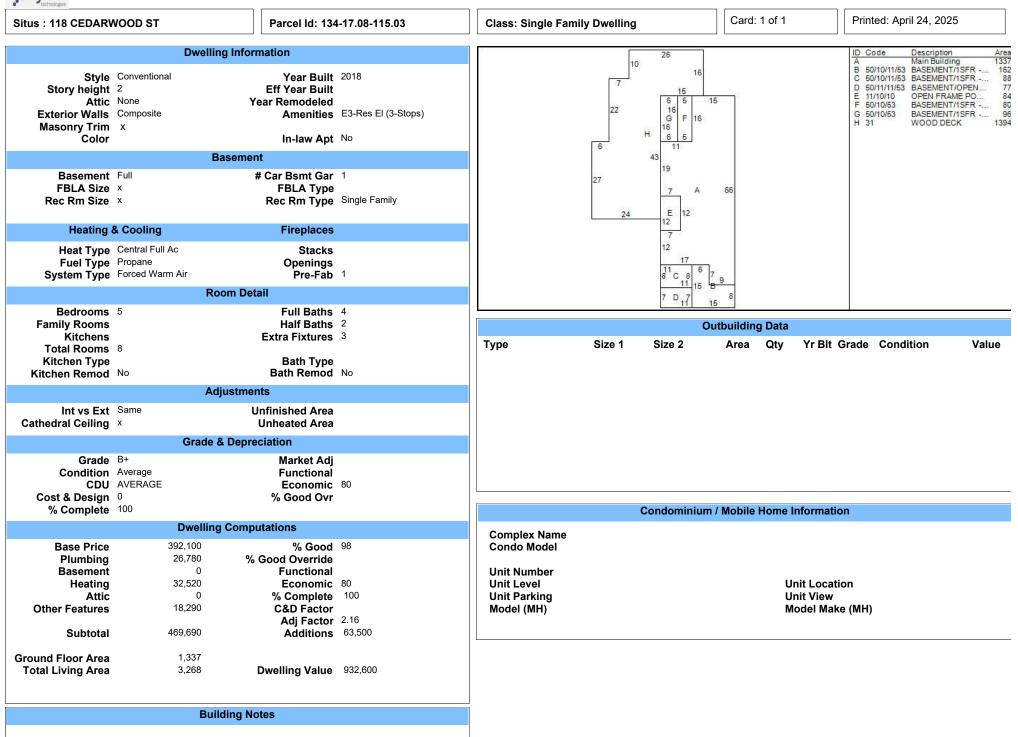


Tax Year 2025					
In the Matter of A	ppeal				
Parcel ID 134-17.08-11	5.03				
Sussex County Bo	ard of Assessment VS _11	8 Caderwood LLC			
	_		(Owner N	ame)	
	ed, agree to adjust the a ent Office as follows:	bove-entitled	l appeal by settlen	ent with the Suss	sex County
Original Value: \$ <u>2.</u>	531,800	5	Stipulated Value:	\$ <u>2,162,400</u>	
	12025 er or duly authorized age Steven Ro	nt: XA SEN	tun		
Date: 413125 Signature of Susse	x County Government R	epresentative	<u>M</u>	0 K	
Printed Name: <u>cm</u>	stopher S. Keeler	.	·····	F	
Title: Director of Assessm	ent				
Summary					
eferees' recomr idjusted the valu	pellants' application nendations, our Ass uation of Parcel ID 1 ctor and economic d	essment sta 34-17.08-11	aff has conduct 15.03. The adju	ed a thorough i stment reflects	review and a change in

.

tyler technologies RE	SIDENTIA		OPERTY R	ECORD CAR	D 2099					SUSSEX	COUNTY		
Situs : 118 CEDA	RWOOD ST			Parcel ID: 134	-17.08-115.03		Class: Sing	le Family Dwe	lling	Card: 1	of 1 Pri	nted: April 24, 202	25
118 1517	JRRENT OW CEDARWOO NEAR THICK VENSON ME)D LLC (ERT L	N }	Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	The second state The second state 1 1 1 1 1 1 1 1 1 1 1 1 1 <t< th=""><th>300000</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>	300000							
			Property N				11/23/22.11:55:52 Pt			134-17.08-115.03			
			Land Inform	nation					A	ssessment Inf	ormation		
Type Primary Site			nfluence Fact ocation	tors	Influence % -10	Value 1,229,830		Land Building Total	Assessed 0 0 0	Appraised 1,229,800 932,600 2,162,400	Cost 1,229,800 932,600 2,162,400	Income 0 0 0	Mark 1,229,80 1,510,77 2,740,57
Total Acres: .1304 Spot:	1		L	Location: 12 VER	Y GD LOCATION	N (POS INFL		lue Flag Cost 34DM12	Approach		al Override Reas Base Date of Val ctive Date of Val	ue	
		E	Entrance Info	rmation						Permit Inform	nation		
Date ID 11/23/22 AN		y Code ipant No	ot At Home		Source Other		Date Issued 01/09/19 07/31/18 10/12/17 09/01/17 01/21/04	Number 201900431 201808084 201710979 201709339 19263-3	4,981 0 265,269	Purpose A016 TEST A006 TEST	16 X 25, 6 X 6, 2 Bb 4528 3 St Dwelling 76 Bb 4412 Disc	25 X 6 Deck Unde x26, Att Garage 1 -Sea Villas Lto 13	2
						Sales/O	wnership Histo	ry					
Transfer Date 03/21/23 06/21/90		Price 5,000	Туре		Validity Invalid Sale -	Tyler	587	d Reference 4/76 9/327	Deed Type Deed		Grantee 118 CEDARW0	DOD LLC	

tyler



Katrina M. Mears

From:	Marc P Picione <mppicione@gmail.com></mppicione@gmail.com>
Sent:	Saturday, April 12, 2025 10:35 AM
To:	Katrina M. Mears
Subject:	Re: 134-18.00-187.00.pdf

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

Good morning Katrina

The assessment of \$580,600.00 for our home Parcel ID: 134-18.00-187.00 Is acceptable to Donna and Marc Picione.

Thank you all for your patience and kindness during this negotiation.

If there is another document you could send us stating that this will be the taxable value of the home for our records, please do.

If what you already sent is that document then all is good.

Thanks Marc & Donna Picione

On Fri, Apr 4, 2025 at 3:52 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 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

	ECORD CARD 2099				SUSSEX CO			
Situs : 36151 WINDSOR PARK DR	Parcel ID: 134-18.00-187.00	Class: Sing	gle Family Dwe	lling	Card: 1 of	1 Prin	ted: April 24, 2025	5
CURRENT OWNER PICIONE MARC DONNA PICIONE 36151 WINDSOR PARK DR FRANKFORD DE 19945 Property N	GENERAL INFORMATION Living Units 1 Neighborhood 1AR073 Alternate ID 1341800187000000 Vol / Pg 6131/18 District Zoning AGRICULTURAL/R Class Residential	00						
		6/20/24, 9:53:24/	M		134-18.00-18700			
Land Inforn	nation			A	ssessment Infor	mation		
Type Size Influence Fac Primary Site AC 0.1900 Corner Lot		Value 109,200	Land Building Total	Assessed 0 0 0	Appraised 109,200 471,400 580,600	Cost 109,200 471,400 580,600	Income 0 0 0	Mark 109,20 442,96 552,16
Total Acres: .19 Spot:	Location:	V RANDOM	alue Flag Cost 1 7.22.24	t Approach	Ba	Override Reaso se Date of Valu ve Date of Valu	е	
Entrance Info	rmation				Permit Informat	tion		
DateIDEntry Code05/21/24GRSOccupant Not At Home	Source Other	Date Issued 03/20/25 06/26/23	Number 202503562 202308602	Price 6,000 174,918	Purpose A108 A	dding New Gas	9 Log Insert Firepla tt Gar 20x23, Por	6 Complet
		Sales/Ownership Histo	ory					
Transfer Date Price Type 07/05/24 583,000 04/11/23 583,000	Validity Invalid Sale - Tyle	De 613	ed Reference 31/18 36/312	Deed Type Deed Deed	F	Grantee PICIONE MARC BEAZER HOME		

tyler RESIDENT

RESIDENTIAL PROPERTY RECORD CARD 2099

Situs : 36151 WINDSOR PARK DR	Parcel Id: 134-18.00-187.00	Class: Single Family Dwelling Card: 1 of 1 Printed: April 24, 2025
Dwellir	ng Information	32 18 ID Code Description
StyleCape CodStory height1.25AtticNoneExterior WallsAlum/VinylMasonry TrimxColorX	Year Built ²⁰²³ Eff Year Built Year Remodeled Amenities In-law Apt ^{No}	A Main Building B 13 FRAME GARAGE C 11 OPEN FRAME PORCH D 11 OPEN FRAME PORCH E 33 MASONRY PATIO F 10 15FR - FRAME 20 F 20 44
В	Basement	A 12
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	46 16 E 16 20 12
Heating & Cooling	Fireplaces	
Heat Type Central Full Ac Fuel Type Gas System Type Forced Warm Air	Stacks Openings Pre-Fab	23 B 23 15 6 16 G 16 12 5 6 D 6 12
Ro	oom Detail	
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	
Ad	djustments	
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area	
	& Depreciation	
Grade C Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic 90 % Good Ovr	Condominium / Mobile Home Information
Dwelling	g Computations	Complex Name
Base Price 352,904 Plumbing 10,710	% Good ¹⁰⁰ % Good Override	Condo Model Unit Number Unit Level Unit Location
Basement-16,310Heating29,270Attic0Other Features0	Functional Economic 90 % Complete 100 C&D Factor Adj Factor 1.25 Additions 38,200	Unit Parking Unit View Model (MH) Model Make (MH)
Basement-16,310Heating29,270Attic0Other Features0	Economic 90 % Complete 100 C&D Factor	Unit Parking Unit View



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-22.00-13.00-408

Sussex County Board of Assessment VS June Londis

(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: \$422,200

Stipulated Value: \$389,500

Date: 4/22/2 <u>· Jardı</u> Signature of Owner or duly authorized agent: JU Printed Name: Date: 4/10/25 Signature of Sussex County Government Representative;

Printed Name: Civisiopher S. Keeler

Title: Director of Assossment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-22.00-13.00-408. The adjustment reflects a change in economic depreciation that brings the assessed value to \$389,600.

Situs: 40126 FENWICK TOWER RD 408	Parcel ID: 134-22.00-13.00-408	Class: Res	idential - Condo	Card: 1 of 1	Print	ed: April 24, 2025	5
CURRENT OWNER	GENERAL INFORMATIO	ON NC					
LANDIS JUNE L 491 N 7TH AVE LIMERICK PA 19468	Living Units 1 Neighborhood 1AR170C Alternate ID 13422000013000 Vol / Pg 4343/282 District Zoning HIGH DENSITY F Class Residential						
Proper	ty Notes	7 1 1 1					
Land Int	ormation	12723722, 223446740		194-22 00-13:00-408			
			I	Assessment Information	ation		
Type Size Influence Primary Site AC 0.0456 Waterfront	Factors Influence % - Oc Traffic - Heavy	Value 44,020	Assessed Land 0 Building 0 Total 0	Appraised 44,000 345,500 389,500	Cost 44,000 345,500 389,500	Income 0 0 0	Mark
Total Acres: .0456 Spot:	Location: 13 EXCEL LOCATION (PC		alue Flag Cost Approach 134DM18	Base	erride Reasor Date of Value Date of Value	e	

		Entrance Information	on					
			-		Permit Information			
Date 05/30/24	ID KMB	Entry Code Data Mailer Change	Source Owner	Date Issued	Number	Price Purpose	% Complete	
06/01/23	SMD	Occupant Not At Home	Other					
12/22/22	LBM	Occupant Not At Home	Other					

Sales/Ownership History										
Transfer Date 04/29/97 08/26/91 03/03/85	Price Type 148,000 15,000 85,000	Validity	Deed Reference 4343/282	Deed Type	Grantee					



	Dwelling Information				20			52	ID Code Descrip	tion A	
StyleCondo FlatStory height1AtticNoneExterior WallsStuccoMasonry TrimXColorX	Year Built Eff Year Built Year Remodeled Amenities In-law Apt			4	B 20	4			A Main Bu B 11 OPEN F	RAME PORCH	
	Basement										
Basement Slab FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type			29	A	29					
Heating & Cooling	Fireplaces										
Heat Type Central Full Ac Fuel Type Electric System Type Forced Warm A	Openings										
	Room Detail				20						
Bedrooms 1 Family Rooms Kitchens	Half Baths	Full Baths1Half Baths0Extra Fixtures2		Outbuilding Data							
Total Rooms ³ Kitchen Type Kitchen Remod ^{Yes}	Bath Type Bath Remod	Yes	Туре	Size 1	51Ze 2	Area	QIY	Tr bit Grade	Condition	value	
	Adjustments										
Int vs Ext Same											
Cathedral Ceiling ×	Unfinished Area Unheated Area										
Cathedral Ceiling ×	Unheated Area Grade & Depreciation										
Cathedral Ceiling × Grade C Condition Good CDU GOOD Cost & Design 0	Unheated Area	105			Condominiu	um / Mobile I	Home Ir	oformation			
Cathedral Ceiling × Grade C Condition Good CDU GOOD Cost & Design 0 % Complete 100	Unheated Area Grade & Depreciation Market Adj Functional Economic	105	Complex Name		Condominiu	um / Mobile I	Home Ir	oformation			
Cathedral Ceiling × Cathedral Ceiling × Grade C Condition Good CDU GOOD Cost & Design 0 % Complete 100 Base Price 122 Plumbing 122 Basement -112 Heating 110 Attic Other Features	Unheated Area Grade & Depreciation Market Adj Functional Economic % Good Ovr Dwelling Computations 3,464 % Good 2,680 % Good Override 5,140 Functional 0,240 Economic 0 % Complete 0 C&D Factor Adj Factor	81 105 100 3.29	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	408 4	Condominiu	ım / Mobile I	Un Un	nformation hit Location hit View odel Make (MH		nt-Ocean	
Cathedral Ceiling × Cathedral Ceiling × Grade C Condition Good CDU GOOD Cost & Design 0 % Complete 100 Base Price 122 Plumbing 122 Basement -11 Heating 11 Heating 11 Attic Other Features	Unheated Area Grade & Depreciation Market Adj Functional Economic % Good Ovr Dwelling Computations 3,464 % Good 2,680 % Good Override 5,140 Functional 0,240 Economic 0 % Complete 0 C&D Factor Adj Factor	81 105 100 3.29 1,900	Condo Model Unit Number Unit Level Unit Parking	408	Condominiu	ım / Mobile I	Un Un	it Location it View	Waterfro	nt-Ocean	



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-22.00-13.00-409

Sussex County Board of Assessment VS June Lendle

(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: \$422,200

Stipulated Value: \$389,500

4/22 Date: ne L. French Signature of Owner or duly authorized agent: Printed Name: Date: 4/10/25 Signature of Sussex County Government Representative Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-22.00-13.00-409. The adjustment reflects a change in economic depreciation that brings the assessed value to \$389,500.

• technologies										
Situs : 40126 F	ENWICK TOWER	RD 409 Parcel ID: 134	4-22.00-13.00-409		Class: Residential - Con	ndo	Card: 1 of	1 F	Printed: April 24, 202	25
	CURRENT OWNER	GEN	ERAL INFORMAT	ION						
	LANDIS JUNE L 491 N 7TH AVE LIMERICK PA 1946	A 14	od 1AR170C							
		Property Notes			T T T T T T T T					
COMMON LAN	ID PCT - ESTIMATE	D			Y2/22/72. 2:44:23 PM		134-22 00-13 00-409			
		Land Information				۵۵	ssessment Infor	mation		
Type Primary Site	Size AC 0.0456	Influence Factors Waterfront - Oc Traffic - Heavy	Influence %	Value 44,020		Assessed	Appraised	Cost	Income	Market
Primary Site	AC 0.0456	watemont - OC Hallic - Heavy		44,020	Land Building	0 0	44,000 345,500	44,000 345,500	0 0	0 0

Fillinary Sile	AC	5 0.0450 Waternonit - OC Hann	C - Heavy 44,020		Land	0	44,000	44,000	0	0
				Bui	lding	0	345,500	345,500	0	0
				•	Total	0	389,500	389,500	0	0
Total Acres: Spot:	.0456	Locatio	on: 13 EXCEL LOCATION (POS INFLU)	Value TD134E	Flag Cost / DM18	Approach	Ba	Override Reason ase Date of Value ive Date of Value		
		Entrance Information	n				Permit Informa	ation		
Date	ID	Entry Code	Source			_ .				.
06/13/24	SMD	Data Mailer Change	Owner	Date Issued N	lumber	Price	Purpose		%	o Complete
06/01/23	SMD	Occupant Not At Home	Other							
12/22/22	LBM	Occupant Not At Home	Other							
,_ , _, _ _										

		Sales	/Ownership History		
Transfer Date 10/02/92	Price Type	Validity	Deed Reference Deed T 4214/127	ype Grantee	

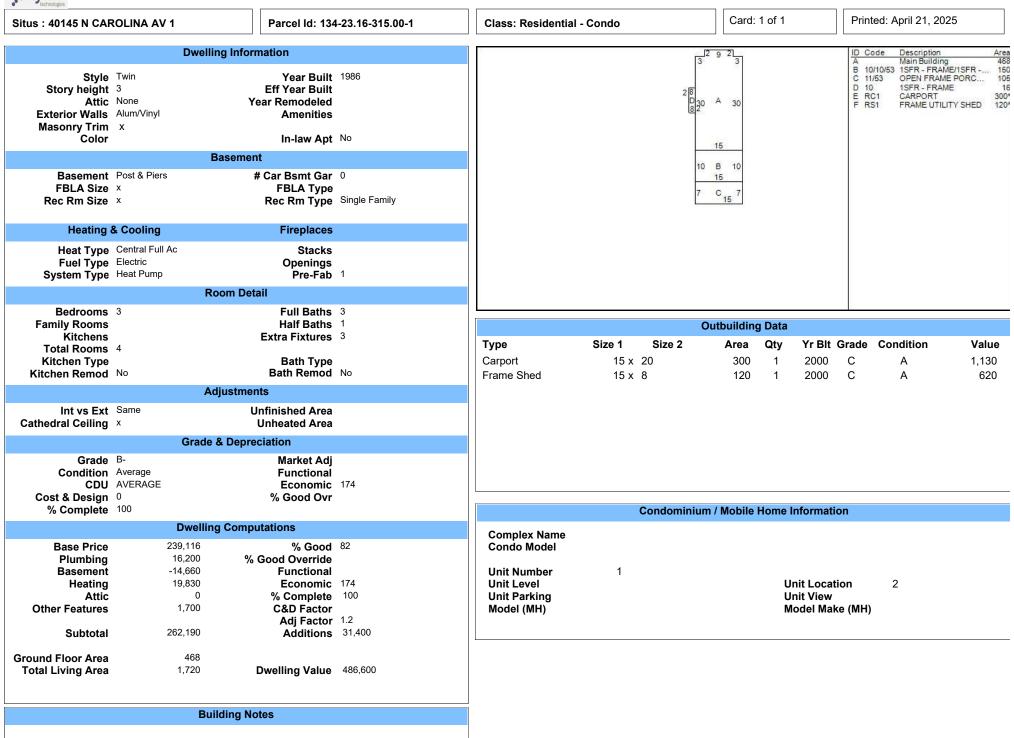


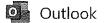
Dwe	elling Information				20	100			ID Code Descripti	on A ding I
StyleCondo FlatStory height1AtticNoneExterior WallsStuccoMasonry TrimxColor	Year Built 1 Eff Year Built Year Remodeled Amenities In-law Apt			4	B 20	4			A Main Buil B 11 OPEN FF	AME PORCH
	Basement									
Basement Slab FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type 5			29	A	29				
Heating & Cooling	Fireplaces									
Heat Type Central Full Ac Fuel Type Electric System Type Forced Warm Air	Stacks Openings Pre-Fab									
	Room Detail				20					
Bedrooms 1 Family Rooms Kitchens	Full Baths 1 Half Baths 0 Extra Fixtures 2)	Tune	Size 1		Outbuilding		Yr Blt Grade	Condition	Value
Total Rooms 3 Kitchen Type Kitchen Remod Yes	Bath Type Bath Remod	/es	Туре	Size	5126 2	Area	QLY	fr bit Grade	Condition	value
, ,	Adjustments									
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area									
Cathedral Ceiling × Grad	Unheated Area de & Depreciation									
Cathedral Ceiling × Grade Grade C Condition Good CDU GOOD Cost & Design 0	Unheated Area	105			Condominiu	um / Mobile I	Home In	formation		
Cathedral Ceiling × Grade C Condition Good CDU GOOD Cost & Design 0 % Complete 100	Unheated Area de & Depreciation Market Adj Functional Economic 1	105	Complex Name		Condominiu	um / Mobile I	Home In	formation		
Cathedral Ceiling × Cathedral Ceiling × Grad Grade C Condition Good CDU GOOD Cost & Design % Complete 100 Base Price Base Price Plumbing 2,680 Basement -15,140 Heating 10,240 Attic 0 Other Features 0	Unheated Area de & Depreciation Market Adj Functional Economic 1 % Good Ovr ling Computations % Good Override Functional Economic 1 % Complete C&D Factor Adj Factor 3	31 105 100 3.29	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	409 4	Condominiu	ım / Mobile I	Uni Uni	formation it Location it View del Make (MH	3 Waterfror	t-Ocean
Cathedral Ceiling × Cathedral Ceiling × Grad Grade C Condition Good CDU GOOD Cost & Design % Complete 100 Base Price Base Price Plumbing 2,680 Basement -15,140 Heating 10,240 Attic 0 Other Features 0	Unheated Area de & Depreciation Market Adj Functional Economic 1 % Good Ovr ling Computations % Good Override Functional Economic 1 % Complete C&D Factor Adj Factor 3 Additions	31 105 100 3.29 1,900	Condo Model Unit Number Unit Level Unit Parking	409	Condominiu	ım / Mobile I	Uni Uni	it Location it View	Waterfror	t-Ocean

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 134-23.16-315.09-1
Sussex County Board of Assessment VS Garrett & Janet Legales
(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: \$1,581,100 Stipulated Value: \$1,200,800
Date:
Signature of Owner or duly authorized agent: Samete Segure
Printed Name: GARRETT LEGATES
Date: 4/10/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-23.16-315.00-1. The adjustment reflects a change in economic depreciation that brings the assessed value to \$1,200,800.

technologies				Card: 1 of	E 1 Drinto	d: April 21, 20	125
Situs : 40145 N CAROLINA AV 1	Parcel ID: 134-23.16-315.00-1	Class: Residential - Con	do	Card: 1 o	Printe	a: April 21, 20	J25
CURRENT OWNER	GENERAL INFORMATION Living Units 1	C. C. A.	"at	19 (M)			
40145 N CAROLINA AVE UNIT 1 FENWICK ISLAND DE 19944	Neighborhood 1JR003 Alternate ID Vol / Pg 2528/337 District Zoning Class Residential						
Property No		U17/23, 2:19:32 PM		134-23 16-315 00-1			
Land Informa				Assessment Infor	mation		
Type Size Influence Factor Primary Site AC 0.0565 Location	ors Influence % Value 712,430	Land Building Total	Assessed 0 0 0	Appraised 712,400 488,400 1,200,800	Cost 712,400 488,400 1,200,800	Income 0 0 0	Market 712,400 526,350 1,238,750
Total Acres: .0565 Spot: Lo	ocation: 13 EXCEL LOCATION (POS INFLU)	Value Flag Cos TD134DM17	st Approach	Ba	Override Reason ase Date of Value ive Date of Value		
Entrance Infor	mation			Permit Informa	ition		
DateIDEntry Code05/14/24JTSData Mailer Change01/17/23ANWOccupant Not At Home	Source Owner Other	Date Issued Number	Price	Purpose			% Complete
	Salac/O	wnership History					
Transfer Date Price Type	Validity	Deed Reference	Deed Type	•	Grantee		

tyler





Re: Assessment Appeal 134-23.16-315.00-2

From Brian Sullivan <bsulli123@gmail.com> Date Fri 4/18/2025 2:40 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, Dianne. I'm having difficulty with our printer so I am confirming acceptance of the stipulated value of \$1,200,800.00 via this email reply per your suggestion. Thank you for the time and effort spent on our behalf by you and your team and please confirm that you're in receipt of this acceptance.

All the best.

Brian

On Thu, Apr 17, 2025 at 9:29 AM Dianne Ruscavage <<u>dianne.ruscavage@sussexcountyde.gov</u>> wrote: As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

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

Kind Regards, -Dianne

🐝 tyler

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs: 40145 N CAROLINA AV 2	Parcel ID: 134-23.16-315.00-2	Class: Residential - Condo		Card: 1 of	1 Print	ed: April 24, 202	25
CURRENT OWNER	GENERAL INFORMATION	Contraction of the second s					
SULLIVAN BRIAN W & CYNDIA Y SULLIVAN 13802 SUMMER HILL DR PHOENIX MD 21131	Living Units 1 Neighborhood 1JR003 Alternate ID 134231603150000002 Vol / Pg 3693/54 District Zoning GENERAL BUSINESS Class Residential						
Property	Notes						
Land Infor	mation	V17/23, 2:24:21 PM		te-31500-2	nation		
Type Size Influence Fa	ctors Influence % Value		ssessed A	oprojond	Cost	Income	Mark
Primary Site AC 0.0565 Location	712,430	Land	0	ppraised 712,400	712,400 488,400	0	712,40 526,35
							520.50
		Building Total		488,400 ,200,800	1,200,800	0	1,238,75

	Entrance Information			Permit Information				
Date 06/04/24 01/17/23	ID JTS ANW	Entry Code Desktop Review Occupant Not At Home	Source Other Other	Date Issued	Number	Permit mormation Price Purpose	% Complete	

Transfer DatePriceTypeValidityDeed ReferenceDeed TypeGr05/05/05640,000640,0003693/54	ntee

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Situs : 40145 N CAROLINA AV 2	Parcel Id: 134-23.16-	6-315.00-2	Class: Residential -	Condo	Card: 1 of	1	Printe	ed: April 24, 20	025
Dwelling Info	ormation				12 9 2L 3]		ID Co	de Description	Ar
Style Twin Story height 3	Year Built ¹⁹⁸⁶ Eff Year Built Year Remodeled Amenities In-law Apt No			3	28]		A	Main Buildin 10/53 1SFR - FRA 53 OPEN FRA 1SFR - FRA 1 CARPORT	ng 4 ME/1SFR 1 ME PORC 1 ME 30
Basem	ent			10	в 10				
Basement Post & Piers FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single F	- Family		7	15 C 15 7				
Heating & Cooling	Fireplaces								
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹								
Room D	etail								
Bedrooms ³ Family Rooms Kitchens	Full Baths 3 Half Baths 1 Extra Fixtures 3				Outbuilding Da				
Total Rooms 4 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No		Type Carport Frame Shed	Size 1 Size 2 15 x 20 15 x 8	Area Qt 300 1 120 1	2000	Grade C C	Condition A	Value 1,130 620
Adjustm			Frame Sneu	15 X O	120	2000	C	A	620
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area								
Grade & Dep	reciation								
Grade B- Condition Average CDU AVERAGE Cost & Design 0	Market Adj Functional Economic 174 % Good Ovr								
% Complete 100 Dwelling Com	nutations			Condominiu	um / Mobile Hon	ne Informati	on		
Base Price 239,116 Plumbing 16,200 9 Basement -14,660 9 Heating 19,830 19,830 Attic 0 0 Other Features 1,700 1,700 Subtotal 262,190 262,190	% Good82% Good OverrideFunctionalEconomic174% Complete100C&D FactorAdj Factor1.2Additions31,400		Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	2		Unit Locat Unit View Model Mał		2	
Total Living Area 1,720	Dwelling Value 486,60	00							
Building	Notes								

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 134-23.20-97.00-2	
Sussex County Board of Assessment VS Patrick Suzanne Crawford	
(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: \$1,656,700 Stipulated Value: \$1,118,700	
Date: $421-25$	
Signature of Owner or duly authorized agent: Superve Craubord M Printed Name: SURANDE & PATRICK CRAWFORD	
Date: 4/14/25 Signature of Sussex County Government Representative:	
Printed Name: Christopher S. Keeter	
Title: Olrector of Assessment	
Summary	
Based on the appellants' application for appeal, the submitted comparable properties, and th referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-23.20-97.00-2. The adjustment reflects a change in ocation factor, square footage and approach that brings the assessed value to \$1,119,700.	e

Situs : 40129 VIRGINIA AV 2	Parcel ID: 134-23.20-97.00-2	Class: Residential - Condo	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
CRAWFORD PATRICK SUZANNE L CRAWFORD 7899 EAGLE VIEW DR CHESAPEAKE BEACH MD 20732	Living Units 1 Neighborhood 1JR003 Alternate ID 134232000970000002 Vol / Pg 3581/20 District Zoning GENERAL BUSINESS Class Residential		A	
Property	Notes			
		V1/23, 9-47-33 AM	134-23.20-97.00-2	
Land Info	rmotion			

Land Information					Α	ssessment Info	essment Information				
Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market		
C 0.0575	Location		498,000		0	••			498,000		
					0	621.700	857.000	0	621,710		
				Total	0	1,119,700	1,355,000	0	1,119,710		
	Location: 12		(POS INFI		ket Approach	В	ase Date of Value				
		C 0.0575 Location	C 0.0575 Location		C 0.0575 Location 498,000 Land Building Total Value Flag Mark	Size Influence Factors Influence % Value C 0.0575 Location 498,000 Land 0 Building 0 0 0 0 Value Flag Market Approach Value Flag Market Approach	Size Influence Factors Influence % Value C 0.0575 Location 498,000 Land 0 498,000 Building 0 621,700 Total 0 1,119,700 Building Manual B B Value Flag Market Approach	SizeInfluence FactorsInfluence %ValueC0.0575Location498,000Location498,000498,000Building0621,700Building01,119,700Total01,119,700Base Date of ValueValue FlagMarket ApproachEffective Date of Value	SizeInfluence FactorsInfluence %ValueC0.0575Location498,000498,0000Land0498,000498,0000Building0621,700857,0000Total01,119,7001,355,0000Base Date of ValueValue FlagMarket ApproachEffective Date of Value		

	Entrance Information		Permit Information				
Date ID 05/30/24 KMB 01/11/23 ANW	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other	Date Issued	Number	Price Purpose	% Complete	
		Calas/Ou	warahin Histor				

Sales/Ownership History								
Transfer Date 06/26/98	Price Type 232,500	Validity	Deed Reference Deed Type 3581/20	Grantee				





	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
	Tax Year 2025
	In the Matter of Appeal
	Parcel ID 135-11.00-215.00
1	Sussex County Board of Assessment VS John & Jean Shickman (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: \$577,100 Stipulated Value: \$538,500
	Date: <u>4/13/2025</u> Signature of Owner or duly authorized agent: Jun De Jean & Shichman
	Printed Name: John Shick MM Gean & Shich Man
	Date: 49/25 Signature of Sussex County Government Representative:
	Printed Name: Christopher S. Keeler
	Title: Director of Assessment
	Summary
	Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 135-11.00-215.00. The adjustment reflects a change in story over garage and approach that brings the assessed value to \$538,500.

1

SUSSEX COUNTY

		RECORD CARD 2099								
Situs : 19256 ALCOT	T WAY	Parcel ID: 135-11.00-215.00		Class: Singl	e Family Dwe	lling	Card:	1 of 1	Printed: April 23, 20	25
SHICKI JEAN (19256 /	ENT OWNER MAN JOHN S G SHICKMAN ALCOTT WAY TOWN DE 19947 Property	GENERAL INFORMATION Living Units 1 Neighborhood 1AR006 Alternate ID 13511000215000 Vol / Pg 5234/178 District Zoning AGRICULTURAL Class Residential	00000							
	Land Infor					Δ	ssessment Ir	ofrmation		
Type Primary Site AC	Size Influence Fa	ctors Influence %	Value 90,300	E	Land Building Total	Assessed 0 0 0	Appraised 90,300 448,200 538,500	Cost 90,300 472,400 562,700	0 0	Marke 90,30 448,21 538,51
Total Acres: .2066 Spot:		Location:		Va Gross B	ue Flag Marl uilding:	ket Approach		ual Override Re Base Date of V ective Date of V	/alue	
	Entrance Inf	ormation					Permit Info	rmation		
Date ID 06/06/22 TT 11/23/21 KVM	Entry Code Total Refusal Occupant Not At Home	Source Owner Other		Date Issued 10/12/20 12/13/19 09/18/18	Number 202012675 201913950 201809757	Price 1,632 178,813 106,669	A007	-	: Under 30" ht 52x49,Garage 22 50(Cartwright) Att (
			Sales/Ov	/nership Histor	у					
Transfer Date 05/04/20	Price Type 424,263	Validity		-	d Reference	Deed Type Deed		Grantee SHICKMAN	JOHN S	

tyler



Katrina M. Mears

From:	John Stoeckel <jmstoeckel59@gmail.com></jmstoeckel59@gmail.com>
Sent:	Tuesday, April 8, 2025 10:09 AM
То:	Katrina M. Mears
Subject:	Re: 135-11.00-317.00.pdf Assessment Appeal

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

Dear Katrina,

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

Sincerely,

John Stoeckel

On Tue, Apr 8, 2025 at 7:20 AM Katrina M. Mears <<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.

Kind Regards,

Katrina M. Mears

Manager of Business Services, Finance

2 The Circle

P.O. Box 589

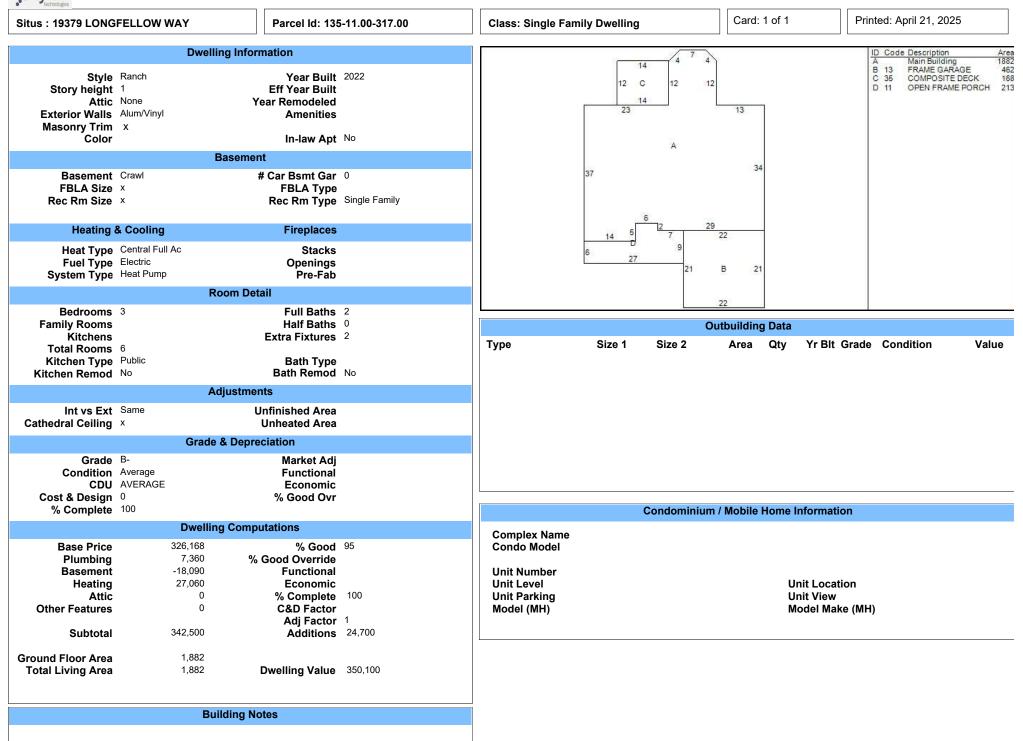
Georgetown, DE 19947

Tel: 302.855.7859

Mobile: 302.245.7928

UNUS - 19979 LUNUE	ELLOW WAY	Parcel ID: 135	-11 00-317 00		Class: Singl	e Family Dwe	lling	Card: 1	1 of 1	Printed: April 21, 2)25
			-11.00-317.00		Class: Singl	e ranniy Dwe	anny				
STOE JULIANI 19379 LON	ENT OWNER ECKEL JOHN NA STOECKEL NGFELLOW WAY TOWN DE 19947 Propert	Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	ERAL INFORMATIO 1 d 1AR006 135110003170000 5863/344 AGRICULTURAL/ Residential	0000							
					30/14/24, 8:29:46 AM			135-11.00-317.00			
Land Information Type Size Influence Factors Influence % Value							A	ssessment In	formation		
Type rimary Site AC		actors	Influence %	Value 88,970	E	Land Building Total	Assessed 0 0 0	Appraised 89,000 350,100 439,100	Cost 89,000 350,100 439,100	0 0	Mark 89,00 385,90 474,90
otal Acres: .1954 Spot:		Location:			Val Gross B	ue Flag Cos uilding:	t Approach		al Override Rea Base Date of V ective Date of V	/alue	
	Entrance Ir	nformation						Permit Infor	mation		
Date ID 10/14/24 KEK 11/02/22 TT 07/28/22 CMP	Entry Code Occupant Not At Home Total Refusal Vacant Land	3	Source Other Owner Other		Date Issued 11/20/23 05/06/22	Number 202315666 202204953		Purpose A017 A007	-	6 & 5 X 4 Deck At 0, Att Gar 23x22, F	
					nership Histor	у					
				Sales/Ow		-					

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	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 135-14.00-197.00	
Sussex County Board of Assessme	nt VS <u>Sun Behavorial Delaware LLC</u> (Owner Name)
We, the undersigned, agree to adj Board of Assessment Office as fol	ust the above-entitled appeal by settlement with the Sussex County lows:
Original Value: \$ <u>25,903,700</u>	Stipulated Value: \$ <u>24,781,400</u>
Printed Name:Tomi Gjikor	rized agent: <u>Tomi Gjikondi</u> ndi - Crowe LLP
Date: <u>4/8/25</u> Signature of Sussex County Gover	nment Representative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
referees' recommendations, c adjusted the valuation of Parc	ication for appeal, the submitted comparable properties, and the our Assessment staff has conducted a thorough review and cel ID 135-14.00-197.00. The adjustment reflects a change in assessed value to \$24,781,400.

tyler COMMERCIAL PROPERTY RECORD CARD 2099

CURRENT OWNERGENERAL INFORMATIONSUN BEHAVIORAL DELAWARE LLC % PATRICIA SMITH 21655 BIDEN AVE GEORGETOWN DE 19947Living Units 0 Neighborhood Alternate ID 0 0 / Pg0 12513/264		
% PATRICIA SMITH Neighborhood 1LC001 21655 BIDEN AVE Alternate ID 135140001970000000 GEORGETOWN DE 19947 Vol / Pg 5113/264	1. S.	
5113/264 08/30/2019 District Zoning TOWN CODES Class		
Property Notes	121-14.00-10700	

Land Information							Assessment Information				
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	1.0000	Traffic - Heavy		90,000	Land	0	209,900	209,900	0	0
Residual	AC	6.6600			119,880	Building	0	24,571,500	24,571,500	0	0
						Total	0	24,781,400	24,781,400	0	0
						Value Flag C	ost Approach	E	l Override Reason Base Date of Value ctive Date of Value		
Total Acres: 7.66 Spot:			Location: 6 I	NEIGHBORHOOD OR	R SPOT	Gross Building:		Liio			

		Entrance Inf	Permit Information					
Date	ID	Entry Code	Source	Date Issued	Number	Price	Purpose	% Complete
12/12/22	TJJ	Info At Door	Tenant	06/28/24	202312662	7,899,083	A075	Sun De Outpatient & Congregate L
				05/02/18	201700348	18,000,000	A075	Sun Behavioral Health - 2 St Bldg :

	Sales/Ownership History									
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee					
08/30/19 02/23/17	1,426,704		5113/264 4669/217	Deed	SUN BEHAVIORAL DELAWARE LLC					

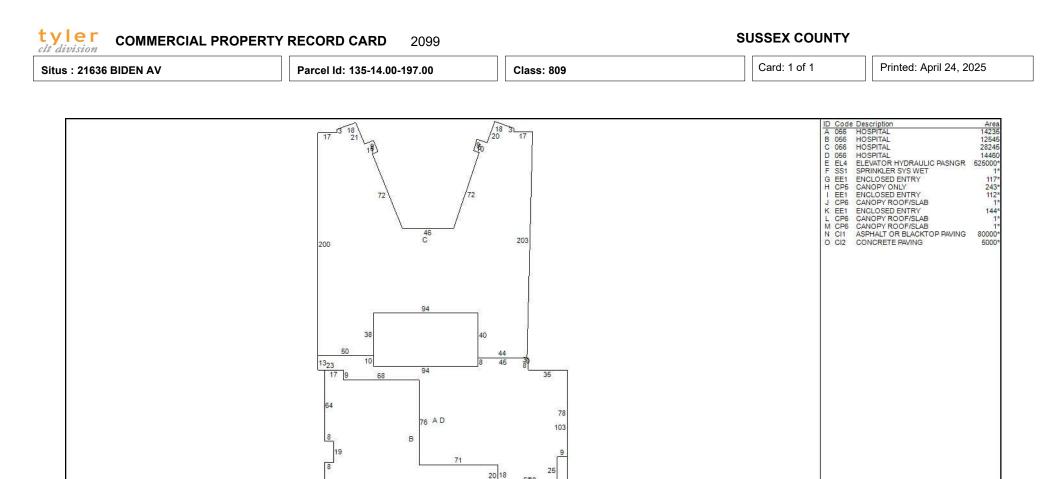


tyler *clt division* COMMERCIAL PROPERTY RECORD CARD 2099

Situs : 21636 BIDEN AV		Parcel Id: 135-14.00-197.00		Class: 809				Card: 1 of 1		Printed: Apri	24, 2025
Building Information					Building O	ther	Features				
Year Built/Eff Year 2019 /	Line	е Туре +/-	Meas1	Meas2 # Stops	Ident Units	Line	е Туре	+/-	Meas1	Meas2 # Stop	os Ident Units
Building # 1	1	Elevator Hydraulic Pasngı	3,500	150	3	1	Canopy Roof/Slat	D	1	1	1
Structure Type Hospitals Identical Units 1	1	Sprinkler Sys Wet	1	1	1	1	Canopy Roof/Slat	b	1	1	1
Total Units 1	1	Enclosed Entry	13	9	1						
Grade B-	1	Canopy Only	9	27	1						
# Covered Parking	1	Enclosed Entry	8	14	1						
# Uncovered Parking DBA SUN BEHAVIO		Canopy Roof/Slab	1	1	1						
DELAWARE		Enclosed Entry	8	18	1						

					Inte	rior/Exterior	Information						
Line	Level From - 1	o Int Fin	Area	Perim Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01 01	100	12,180	488 Hospital	12	Brick & Con	Fire Resistant	Normal	Hot Air	Unit	Normal	3	3
2	01 01	100	12,545	578 Hospital	17	Brick & Con	Fire Resistant	Normal	Hot Air	Unit	Normal	3	3
3	01 02	100	28,245	980 Hospital	15	Brick & Con	Fire Resistant	Normal	Hot Air	Unit	Normal	3	3
4	02 02	100	12,180	644 Hospital	20	Brick & Con	Fire Resistant	Normal	Unit Heat	Unit	Normal	3	3

		Interior/Exterior Valuation		Outbuilding Data								
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line Type	Yr Blt Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	12,180 Hospital	83	100	3,500,100	1 Asph Pave	2019		1	80,000	С	А	206,210
2	12,545 Hospital	83	100	3,271,490	2 Conc Pave	2019		1	5,000	С	А	29,020
3	28,245 Hospital	83	100	14,387,470								
4	12,180 Hospital	83	100	3,177,190								



Addtional Property Photos







t division	COMMERCIAL PROPERTY RECORD CARD 2099						SUSSEX COUNTY									
Situs : 216	itus : 21636 BIDEN AV Parcel Id: 135-14.00-197.00		0	Class: 809				Card: 1 of 1		Printed: April 24, 2025						
Income Detail (Includes all Buildings on Parcel)																
	Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross M Income	Vac Va odel Ac		Effective Expense Gross Model % Income		Expense Adj	Other Expenses	Total Expenses	N Operati Incor		
00 S	003 Support Area	0	93,395					0								

		A	partment I	Building Cost Detail - Build	ing 1 of 1				
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
								Total Gross Building Area	93,395
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	24,336,250 100 1 24,336,250
								Value per SF	260.57

Notes - Building 1 of 1	Income Summary (Includes all Buildi	ng on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value Final Income Value	0.000000
	Total Gross Rent Area Total Gross Building Area	93,395

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 135-15.17-54.00	
Sussex County Board of Asses	sment VS <u>Cand G DE LLC</u> (Owner Name)
We the undersigned agree to	o adjust the above-entitled appeal by settlement with the Sussex County
Board of Assessment Office as	
Original Value: \$ <u>348,400</u>	Stipulated Value: \$256,400
Date: 04/17/ Signature of Owner or duly au	LS uthorized agent: LIGE GED
Printed Name:	
Date: <u>4/14/25</u> Signature of Sussex County Go	overnment Representative
Printed Name: Christopher S. Keeler	\$
Title: Director of Assessment	
Summary	
referees' recommendation adjusted the valuation of F	application for appeal, the submitted comparable properties, and the is, our Assessment staff has conducted a thorough review and Parcel ID 135-15.17-54.00. The adjustment reflects a change in ach that brings the assessed value to \$256,400.

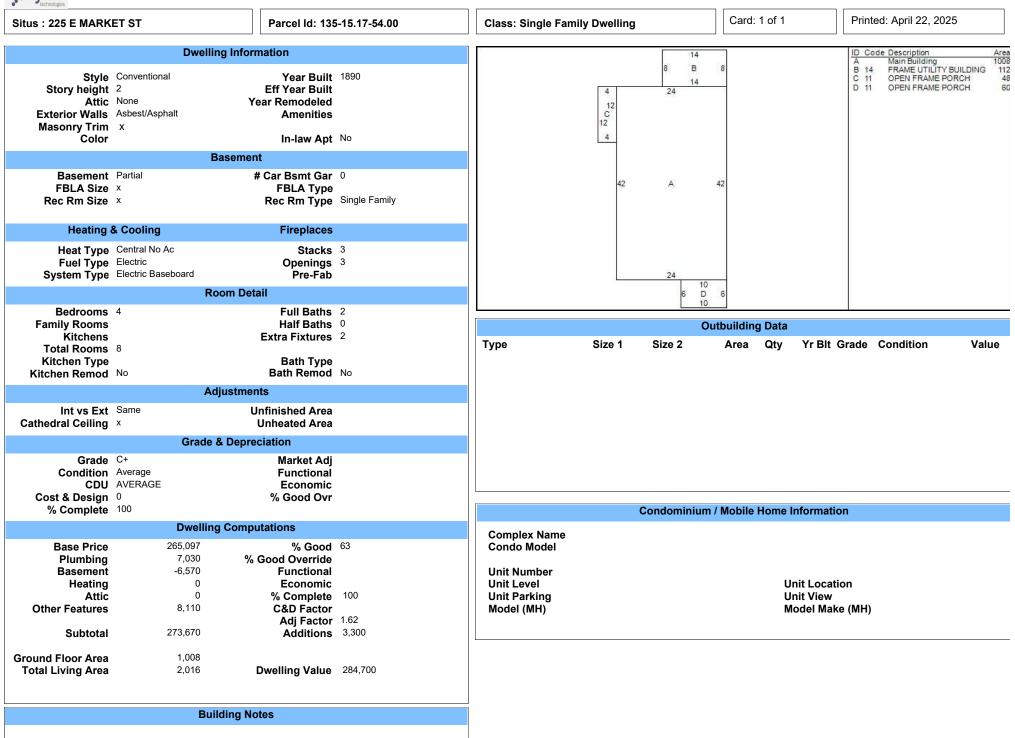
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SUSSEX COUNTY

Situs : 225 E MARKET ST	Parcel ID: 135-15.17-54.00		Class: Singl	e Family Dwe	lling	Card: 1	of 1 Printe	ed: April 22, 202	5		
CURRENT OWNER	GENERAL INFORMATI	ION									
C AND G DE LLC 10588 COUNTRY GROVE CIR DELMAR DE 19940	Living Units 1 Neighborhood 1LR005 Alternate ID 1351517005400 Vol / Pg 6078/345 District Zoning TOWN CODES Class Residential	00000	X								
Property N	otes					The search					
Land Inforn	nation		T9822, 8-23-07 AM			135-1517-5400					
					Α	ssessment In	formation				
Type Size Influence Fac	tors Influence %	Value			Assessed	Appraised	Cost	Income	Marke		
Primary Site AC 0.1283		54,290	E	Land Building Total	0 0 0	54,300 198,300 252,600	54,300 284,700 339,000	0 0 0	54,300 198,310 252,610		
Total Acres: .1283 Spot:	location:		Va Gross B	lue Flag Mark uilding:	et Approach		al Override Reason Base Date of Value ective Date of Value				
Entrance Info	rmation					Permit Infor	mation				
DateIDEntry Code12/17/21MHHOccupant Not At Home	Source Other		Date Issued 02/26/19 12/27/12	Number 201902124 201201526	Price 2,500 16,433	Purpose A106	Replace Windows Tearing Off, And F	Doors, Paint, S			
			04/10/02 04/05/01 01/22/01	27878-3 27878-2 27878-1	2,400 2,000 1,500	D010	Replace Roof-N/E Bathroom Repair-I Replace Windows	Market St. 40' S Market St 40' S			
		Sales/Ov	01/22/01 vnership Histor		1,500	D010	Replace Windows	N/Market St 40'			

Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee	
04/02/24			6078/345	Deed	C AND G DE LLC	
10/05/18 07/06/00	79,500		4959/272 3430/177	Deed	FOGGY LLC	
09/07/89	1					

tyler



Re: Assessment Appeal 135-15.17-196.00

From David <vagracellc@gmail.com>

Date Fri 4/11/2025 3:00 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.

This assessment value is accepted - For David Forman and / or Christian Grace IIc

Thanks

David Forman (302) 500-3881

Christian Grace, Llc Christian-Grace.com

On Apr 11, 2025, at 2:45 PM, David <vagracellc@gmail.com> wrote:

Christian Grace is not the owner of this property. I think it's David Forman. Christian Grace owns my other property at 1 new street. Please correct this first.

David Forman (302) 500-3881

Christian Grace, Llc Christian-Grace.com

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On Apr 11, 2025, at 1:14 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

<135-15.17-196.00.pdf>

Situs: 325 S RAILROAD AV	Parcel ID: 135-15.17-196.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION		A	
CHRISTIAN GRACE LLC 325 S RAILROAD AVE GEORGETOWN DE 19947	Living Units 1 Neighborhood 1LR005 Alternate ID 135151701960000000 Vol / Pg 5816/337 District Zoning TOWN CODES Class Residential			
Property N	lotes			

			Land Information					Δ	ssessment In	formation		
Type Primary Site	AC	Size 0.3444	Influence Factors	Influence %	Value 70,930	I	Land Building Total	Assessed 0 0 0	Appraised 70,900 255,300 326,200	Cost 70,900 316,200 387,100	Income 0 0 0	Market 70,900 255,320 326,220
Total Acres: Spot:	.3444		Location:			Va Gross B	ue Flag Mar uilding:	ket Approach		al Override Reasor Base Date of Value ective Date of Value	9	
			Entrance Information						Permit Infor	mation		
Date 08/23/23 06/09/22 12/09/21	ID MEP TT AYM	Entry Co Estimated Total Refu Info At Do	l usal	Source Other Owner Other		Date Issued 12/30/22 08/16/11 05/21/03 02/22/90 05/10/88	Number 202218162 27815-5 27815-4 27815-3 27815-2	7,500 1,000 14,300 500	D010	Frame/Add New V Deck-Harlemtown Window Replacer Pole Shed-Harlen Shed-Harlemtown	Valls To Exist Sp Lot 34 & 5 Blk (nent-Harlemtown ntownlot 3-5	2
					Sales/Ov	vnership Histor	у					
Transfer D 12/05/22	oate	Pric 220,00	e Type 0 Land & Improv	Validity Invalid Sale - T	yler		d Reference 5/337	Deed Type Deed		Grantee CHRISTIAN GRA	ACE LLC	

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RESIDENTIAL PROPERTY RECORD CARD 2099

Situs : 325 S RAILR	OAD AV	Parcel Id: 135	-15.17-196.00	Class: Single	Family Dwelling		Card	1 of 1		Prin	ted: April 24, 20	025
	Dwellin	g Information			22		30				D Code Descriptio	n Area
Style Story height Attic Exterior Walls Masonry Trim Color	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt			22 E 22	9 22 15	D 30 C 30	9			B 10 1SFR - FR C 10 1SFR - FR D 11 OPEN FR/ E 30 CARPORT F RS1 FRAME UT G RS1 FRAME UT	AME 25 AME 45 AME PORCH 27 * 48 TILITY SHED 224 TILITY SHED 120 TILITY SHED 100
	B	asement					25					
Basement FBLA Size Rec Rm Size	х	# Car Bsmt Gar FBLA Type Rec Rm Type				27	A 27					
Heating	& Cooling	Fireplaces										
Fuel Type	Central Full Ac Electric Forced Warm Air	Stacks Openings Pre-Fab				12	25 21 B 12					
	Ro	om Detail				12	21					
Bedrooms Family Rooms	4	Full Baths Half Baths					Outbuildin	g Data				
Kitchens Total Rooms	8	Extra Fixtures		Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Kitchen Type Kitchen Remod		Bath Type Bath Remod	No	Frame Shed Frame Shed	16 x 12 x		224 120	1 1	2000 1990	C C	A A	1,150 490
	Adj	justments		Frame Shed	7 x		105	1	2000	С	А	540
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area		Metal Shed	14 x	18	252	1	1988	С	A	1,000
	Grade &	& Depreciation										
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr				Condomir	nium / Mobile	Home	nformat	ion		
		Computations		Complex No								
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area Total Living Area	200,236 11,250 -7,930 16,610 0 5,410 225,580 675 2,052	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Adj Factor Additions	100 1.62 35,300	Complex Na Condo Mode Unit Numbe Unit Level Unit Parking Model (MH)	əl ,			U	nit Loca nit View lodel Ma)	
	Buil	ding Notes										

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025		x x
In the Matter of Appeal		1
Parcel ID 135-19.00-81.00	· .	
· , ·		
Sussex County Board of Assessme	ent VS Charles & Lori Steuerwald (Owner Name)	
We, the undersigned, agree to ad Board of Assessment Office as fo	ljust the above-entitled appeal by settlement with the Sussex Co llows:	ounty
Original Value: \$530,500	Stipulated Value: \$454,300	uriumur
Date: <u>4-22-25</u> Signature of Owner or duly author	prized agent: Charly Stemenald	
Printed Name: Charles	Stevenuald	
Date: 4/15/25	AP 1 P	
Signature of Sussex County Gover	rnment Representative:	
Printed Name: Christopher S. Keeler		
Title: Director of Assessment		
Summary		a
Assessment staff has conduc	plication for appeal and the referees' recommendation cted a thorough review and adjusted the valuation of tment reflects a change in approach that brings the a	Parcel ID
×		
8		
		4

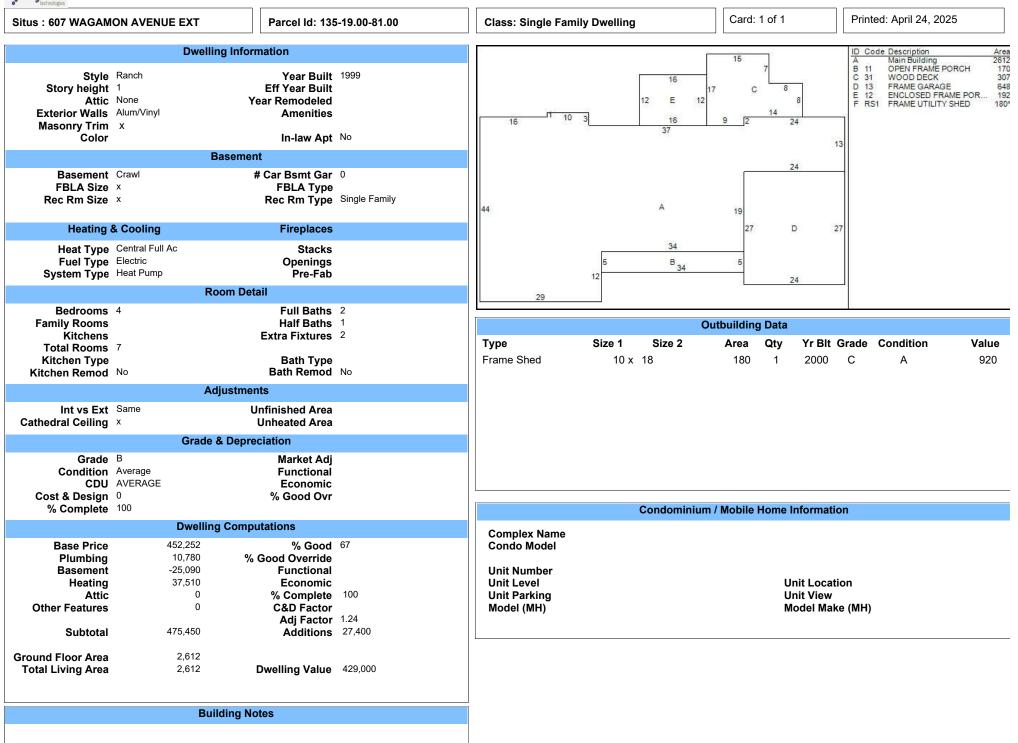
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Situs : 607 WAGAMON AVENUE EXT	Parcel ID: 135-19.00-81.00		Class: Single Family Dwellin	ng	Card: 1 of	1 Pr	inted: April 24, 202	5
CURRENT OWNER	GENERAL INFORMA	ΓΙΟΝ						
STEUERWALD CHARLES F LORI J STEUERWALD 607 WAGAMON AVE GEORGETOWN DE 19947	Living Units 1 Neighborhood 1LR006 Alternate ID 135190000810 Vol / Pg 5026/250 District Zoning TOWN CODES Class Residential		11/4/22. E33:45 FM		135-19.00-81.00			
La	nd Information			As	ssessment Infor	mation		
Type Size Influ Primary Site AC 0.4827	ence Factors Influence %	Value 100,590	As Land Building Total	ssessed 0 0 0	Appraised 100,600 353,700 454,300	Cost 100,600 429,900 530,500	Income 0 0 0	Marko 100,60 353,69 454,29

		Total	0	454,300	429,900 530,500	0	454,290
Total Acres: .4827 Spot:	Location:	 Value Flag Marke Gross Building:	et Approach	Ba	Override Reason ase Date of Value ive Date of Value		

		Entrance Ir	formation					
Dette	Data ID Entry Code Source					Permit Inf	ormation	
Date 10/25/21	ID EMW	Entry Code Info At Door	Source Owner	Date Issued 03/08/99	Number 28217-1	Price 148,408	Purpose D010	% Complete Dwellingw/Additions-Cinderberry E

	Sales/Ownership History											
Transfer Date 03/12/19 12/12/18 02/12/99	Price Type 299,900 297,500 1	Validity	Deed Reference 5026/250 4991/64 2362/139	Deed Type Deed Deed	Grantee STEUERWALD CHARLES F RAS CLOSING SERVICES LLC							



2099

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 135-20.00-4.00
Sussex County Board of Assessment VS Robert & Barbara Markelz (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: \$234,500 Stipulated Value: \$234,500
Date: <u>H15/2025</u> Signature of Owner or duly authorized agent: <u>MAR</u> <u>Failban</u> <u>Harker</u> Printed Name: <u>ficberat A. Markel 2</u> <u>Builban</u> <u>Harkel 2</u>
Date: 4/8/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 135-20.00-4.00. The adjustment reflects a change in grade and economic depreciation that brings the assessed value to \$234,500.

Situs : 344 S BEDFORD ST	Parcel ID: 135-20.00-4.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 22, 2025
CURRENT OWNER	GENERAL INFORMATION			
MARKELZ ROBERT A JR BARBARA L MARKELZ 324 ROWLAND RD FAIRFIELD CT 6824	Living Units 1 Neighborhood 1LR008 Alternate ID 13520000040000000 Vol / Pg 2968/335 District Zoning TOWN CODES Class A			
Property	Notes			
Land Infor	nation	Asso	essment Informatio	n
Town Olev Influence Fo				

								-				
Туре		Size	Influence Factors	Influence %	Value			Assessed	Appraised	Cost	Income	Market
Residual	AC	6.1501			84,260		Land	0	152,700	152,700	0	152,700
Primary Site	AC	1.0000	Traffic - Modera		68,400	F	uilding	0	81,800	81,800	0 0	111,510
						-	Total	0	234,500	234,500	0	264,210
Total Acres: 7.150 Spot:)1		Location:			Val Gross B	•	Cost Approach	E	l Override Reason Base Date of Value tive Date of Value		
			Entrance Information									
Data ID			4-	Cauraa					Permit Inform	ation		
Date ID 06/09/22 TT		Entry Coo Fotal Refu		Source Owner		Date Issued	Number	Price	Purpose			% Complete
06/06/22 TT	-	Fotal Refu	isal	Owner								
11/11/21 RL	н (Occupant	Not At Home	Other								

		Sale	s/Ownership History		
Transfer Date 11/08/02	Price Type 179,000	Validity	Deed Reference Deed T 2968/335	ype Grantee	





135-22.00-35.09

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel 10 136-22.00-35.09	
Sussex County Board of Ass	essment VS Rebat Canità Dava Auro (Owner Name)
the the malaneture of the	to adjust the above-entitled appeal by settlement with the Sussex County
Board of Assessment Office	
Original Value: \$ <u>740,088</u>	Stipulated Value: \$700.500
Date: <u>Grind 17, 7</u> Signature of Owner or duly a	authorized agent: Charles
Printed Name: <u><i>Reli E</i></u>	nt F. CANKSI
Date: <u>41125</u> Signature of Sussex County (
Printed Name: Childophore. Keeled	r:
Itle: Director of Assessment	-
unmary	
ssessment staff has cor 35-22,00-35,09, The ad Ings the assessed value	application for appeal and the referees' recommendations, our inducted a thorough review and adjusted the valuation of Parcel ID ijustment reflects a change in grade and economic depreciation that a to \$708,500.
Hand You, Ash turun	
1 A turner	

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Total Acres: 10.0001

2099 **RESIDENTIAL PROPERTY RECORD CARD**

SUSSEX COUNTY

Situs : 23052 I	Bitus : 23052 PARKER RD Parcel ID: 135-22.00-35.09					Class: Single Family D	Card: 1 of	1 P	inted: April 24, 202	5		
	CURREN			GENE	RAL INFORMAT	ION			375			
GE		A ANNE RKER RD)	Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class	1 1 AR007 1352200003509 2533/39 AGRICULTURA A							
			Property N	otes				and the second	States of the local division of the local di			
							11///27, 19:45-12 AM		115-22 00-2500			
			Land Inform	ation				A	ssessment Inforr	nation		
Type Primary Site Residual	AC AC	Size 1.0000 9.0001	Influence Fact	ors	Influence %	Value 80,000 149,530	Land Building Total	Assessed 0 0 0	Appraised 229,500 479,000 708,500	Cost 229,500 479,000 708,500	Income 0 0	Marke 229,50 540,03 769,53

Manual Override Reason Base Date of Value Effective Date of Value

Value Flag Cost Approach RANDOM 6.26.24 Location: Spot: **Entrance Information Permit Information** Entry Code Date ID Source Price Purpose % Complete **Date Issued** Number Data Mailer Change 12/28/23 KMB Owner 04/24/08 28934-3 64,020 D010 Inlaw Suite/Deck-W/Sd Rt 469 Lot 01/14/22 CMP Occupant Not At Home Other 07/31/02 28934-2 2,496 D010 Pole Building-W/Rd 469 Lot 4 02/23/01 28934-1 176,386 D010 Dwelling W/Additions-Lands Of Ch

	Sales/Ownership History								
Transfer Date 10/20/00 11/28/98	Price Type 43,500 1	Validity	Deed Reference 2533/39	Deed Type	Grantee				

tyler

Situs : 23052 PARKER RI)	Parcel Id: 135-22.00-35.09	Class: Single Family Dwelling Card: 1 of 1 Printed: April 24, 2025
	Dwellir	ng Information	B G g B 10 Code Description A Main Building 40 B 10 1SFR - FRAME
Style Ranci Story height 1 Attic Unfini Exterior Walls Alum/ Masonry Trim x Color	shed	Year Built 2001 Eff Year Built Year Remodeled Amenities In-law Apt No	28 D 28 28 D 28 28 D 28 28 D 28 28 D 28 23 U 0 15FR FRAME 40 21 28 84 14 B 14 C
	В	asement	
Basement Crawl FBLA Size × Rec Rm Size ×		# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	41 27 5 3 ⁵ 3 16 A 59 28
Heating & Coo	ling	Fireplaces	
Heat Type Centr Fuel Type Electr System Type Heat	ic	Stacks Openings Pre-Fab 1	32 46 48 3 8 3 3 28
	Ro	oom Detail	6 13 F 13
Bedrooms ³ Family Rooms		Full Baths 4 Half Baths 1	Outbuilding Data
Kitchens Total Rooms 6 Kitchen Type Kitchen Remod No		Extra Fixtures ² Bath Type Bath Remod No	TypeSize 1Size 2AreaQtyYr BltGradeConditionValueGarage Poex1,86212002CA38,74
	Ad	justments	
Int vs Ext Same Cathedral Ceiling ×		Unfinished Area Unheated Area	
	Grade a	& Depreciation	
Grade C+ Condition Fair CDU FAIR Cost & Design 0 % Complete 100		Market Adj Functional Economic 90 % Good Ovr	Condominium / Mobile Home Information
	Dwelling	g Computations	Complex Name
Base Price Plumbing Basement Heating Attic Other Features Subtotal	458,831 18,280 -25,450 38,060 24,980 1,620 516,320	% Good70% Good OverrideFunctionalEconomic90% Complete100C&D FactorAdj Factor1.05Additions94,100	Condo Model Unit Number Unit Level Unit Parking Model (MH) Model Make (MH)
Ground Floor Area Total Living Area	2,941 4,453	Dwelling Value 440,300	
	Buil	ding Notes	

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 230-1.00-56.00	
Sussex County Board of Assessme	
	(Owner Name)
We, the undersigned, agree to ad Board of Assessment Office as fo	ljust the above-entitled appeal by settlement with the Sussex County llows:
Original Value: \$ <u>626,700</u>	Stipulated Value: \$510,000
Date: 4/22/2025 Signature of Owner or duly author	prized agent:
Printed Name: Jason	Kniep
Date: 230-1.00-58.00	- n n h
Signature of Sussex County Gove	ernment Representative
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, adjusted the valuation of Par	plication for appeal, the submitted comparable properties, and the our Assessment staff has conducted a thorough review and rcel ID 230-1.00-56.00. The adjustment reflects a change in land ags the assessed value to \$510,000.

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us : 460 BAY AV	Parcel ID: 230-1.00-56.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 24, 202
CURRENT OWNER	GENERAL INFORMATION			
KNIEP JASON ADAM SARAH ASHLEY KNIEP TTEES OF THE KNIEP FAMILY TRUST PO BOX 4186 ORANGE CA 92863	Living Units 1 Neighborhood 4YR001 Alternate ID 230010000560000000 Vol / Pg 5160/154 District Zoning TOWN CODES Class Residential			
Property N	otes			
Land Inform	ation	Ass	essment Information	n

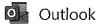
			Land mormation			Assessment Information					
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1722	Waterfront - Tic	-15	196,910	Land	0	196,900	196,900	0	196,900
						Building	0	313,100	313,100	0	360,380
						Total	0	510,000	510,000	0	557,280
Total Acres: .17	22					Value Flag C	ost Approach	Ba	Override Reason ase Date of Value ive Date of Value		
Spot:			Location: 1	2 VERY GD LOCATION	(POS INFL	TD230DM1					

		Entrance Information	on							
Date	ID	Entry Code	Source	Permit Information						
08/22/23		Entry Code		Date Issued	Number	Price	Purpose	%	Complete	
00/22/23	8/22/23 SME Occupant Not At Home Other	01/21/97	29745-2	0	D010	Renew Permit 153985-Bridgham &	-			
				12/29/95	29745-1	67,342	D010	Additions-Bridgham & Bensonlot 5		
	Sales/Ownership History									

		Sales	S/Ownership History		
Transfer Date 11/27/19 08/11/89	Price Type 260,000 1	Validity	Deed Reference 5160/154 0/0	Deed Type Deed	Grantee KNIEP JASON ADAM SARAH ASHLEY KNII

tyler





Re: Assessment Appeal 230-1.00-106.00

From Sandra Duncavage <smed1920@verizon.net>
Date Mon 4/14/2025 4:57 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 Dianne,

I am in the hospital with patients today so it will be faster to email you.

I agree to the stipulated value of \$2,600 for Parcel 230-1.00-106.00 in Slaughter Beach, DE.

Thank you very much to everyone who assisted on this appeal.

Sincerely,

Sandra Duncavage

Sent from the all new AOL app for iOS

On Monday, April 14, 2025, 12:15 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

Situs :	Parcel ID: 230-1.00-106.00	Class: Residential - Vacant Land	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
DUNCAVAGE SANDRA 911 S STREEPER ST BALTIMORE MD 21224	Living Units 0 Neighborhood 4YR001 Alternate ID 230010001060000000 Vol / Pg 3504/301 District Zoning TOWN CODES Class Residential			
Proper	y Notes			
		8/3/23, 11:04:28 AM 230-	100-106.00	
Land Inf	ormation	Asse	ssment Information	

			Land information			Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market	
Residual	AC	0.1130	Waterview - Tic	20	2,540	Land	0	2,600	2,600	0	0	
Wetland/Waste	AC	0.1130			60	Building	0	0	0	0	0	
						Total	0	2,600	2,600	0	0	
								Bas	verride Reason e Date of Value			
Total Acres: .226 Spot:			Location: 1	1 GOOD LOCATION (PC	S INFLU)	Value Flag Cos Gross Building:	t Approach	Effectiv	e Date of Value			

	Entrance Information					Permit Information	
Date 08/03/23	ID MEP	Entry Code Vacant Land	Source Other	Date Issued	Number	Price Purpose	% Complete

Sales/Ownership History								
Transfer Date 10/01/07	Price Type 25,000	Validity	Deed Reference Deed Type 3504/301	Grantee				

RESIDENTIAL PR	OPERTY RECORD CARD 2099						
itus :	Parcel Id: 230-1.00-106.00	Class: Residential	- Vacant Land	Card: 1	of 1	Printed: April 24, 202	25
Dw	elling Information						
Style Story height Attic Exterior Walls Masonry Trim × Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No						
	Basement						
Basement FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type						
Heating & Cooling	Fireplaces						
Heat Type Fuel Type System Type	Stacks Openings Pre-Fab						
	Room Detail						
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures	Туре	Size 1 Size 2	Outbuilding Area		Grade Condition	Val
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		7.100			· ci
	Adjustments						
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area						
	de & Depreciation						
Grade Condition CDU	Market Adj Functional Economic						
Cost & Design 0 % Complete	% Good Ovr		Condominiu	ım / Mobile H	lome Informatio	on	
	Iling Computations	Complex Name					
Base Price Plumbing Basement Heating Attic Other Features	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)			Unit Locati Unit View Model Mak		
Ground Floor Area Total Living Area	Dwelling Value						

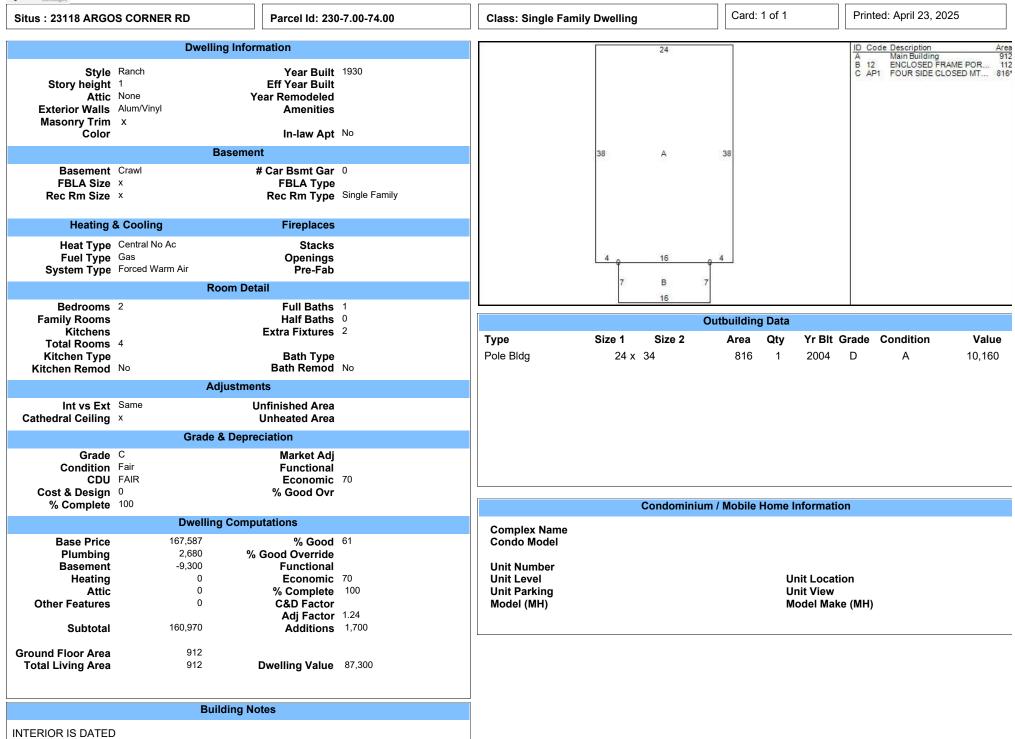
NE	GOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 230-7.00-74.00	
Sussex County Board of Assessment V	
	(Owner Name)
We, the undersigned, agree to adjust Board of Assessment Office as follows	the above-entitled appeal by settlement with the Sussex County ::
Original Value: \$ <u>246,800</u>	Stipulated Value: \$_172,700
Date: 4/11/25	
Signature of Owner or duly authorized	Jagent: Denola Mennich
Printed Name: Linda M	tinnich (
Date: 4/8/25	M& K
Signature of Sussex County Governme	nt Representative
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, our adjusted the valuation of Parcel I	tion for appeal, the submitted comparable properties, and the Assessment staff has conducted a thorough review and D 230-7.00-74.00. The adjustment reflects a change in ition that brings the assessed value to \$172,700.

Situs : 23118 ARGOS CORNER RD	Parcel ID: 230-7.00-74.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 23, 2025
CURRENT OWNER	GENERAL INFORMATION			
MINNICH GERALD R & LINDA LOU 408 RIVERVIEW DR WRIGHTSVILLE PA 17368	Living Units 1 Neighborhood 4AR009 Alternate ID 230070000740000000 Vol / Pg 2401/243 District Zoning GENERAL RESIDENTIAL Class Residential			
Property I	lotes		And the second s	
		R18/23, 9-53-39 AM 230	-7:00-74:00	
Land Inform	nation	Asses	sment Information	

						Assessment Information						
Туре	10	Size	Influence Factors	Influence %	Value			Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.4304			75,220		Land	0	75,200	75,200	0	75,200
						E	Building	0	97,500	97,500	0	136,140
							Total	0	172,700	172,700	0	211,340
Total Acres: Spot:	.4304		Location:				ue Flag C 230DM3	ost Approach		al Override Reasor Base Date of Value ective Date of Value	e	
			Entrance Information						Permit Info	rmation		
Date 08/13/24	ID SLM	Entry Co		Source		Date Issued	Number	Price	Purpose			% Complete
			ler Change	Owner		11/24/04	32995-2	4,896	D010	Det Pole Building-	W/Rd 14 1100'	S
08/18/23	SME	Occupan	t Not At Home	Other		07/07/99	32995-1	720	D010	Det. Shed-Rt 14 1		

		Sale	s/Ownership History			
Transfer Date 07/01/99	Price Type 45,000	Validity	Deed Reference 2401/243	Deed Type	Grantee	





	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2026	
In the Matter of Appeal	
Parcel ID 230-18.00-14.04	
Sussex County Board of Assessn	
	(Owner Name)
We, the undersigned, agree to a Board of Assessment Office as f	adjust the above-entitled appeal by settlement with the Sussex County follows:
Original Value: \$344,800	Stipulated Value: \$301,400
Date: <u>4/23/2025</u>	
Signature of Owner or duly auth	norized agent: Kustu Manton
Printed Name: <u>FRISTIN</u>	Wharton
Date: 4/15/25	$ \rho \nu$
Signature of Sussex County Gove	ernment Representative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Assessment staff has condu	plication for appeal and the referees' recommendations, our cted a thorough review and adjusted the valuation of Parcel ID tment reflects a change in approach that brings the assessed

Situs : 14904 STAYTONVILLE RDParcel ID: 230-18.00-14.04Class: Mobile HomeCard: 1 of 1Printed: April 24, 2025					Card: 1	of 1 Prin	ted: April 24, 202	5
CURRENT OWNER	GENERAL INFORMATION							
WHARTON ERIC M KRISTIN N BAILEY 14904 STAYTONVILLE RD LINCOLN DE 19960	Living Units 1 Neighborhood 4AR007 Alternate ID Vol / Pg 4944/103 District Zoning Class Residential							
Property N		N28/23, 9:31:31 AM 230-18:00-14:04						
Land Inform				A	ssessment Inf	ormation		
TypeSizeInfluence FacPrimary SiteAC1.0000ResidualAC4.0000	6	Value 55,000 51,200	Land Building Total	Assessed 0 0 0	Appraised 126,200 175,200 301,400	Cost 126,200 175,200 301,400	Income 0 0 0	Market 126,200 218,560 344,760
Total Acres: 5 Spot:	Location:		Value Flag Cos TD230DM2	t Approach	l	al Override Reaso Base Date of Valu ctive Date of Valu	e	
Entrance Info	rmation				Permit Inform	nation		
Date ID Entry Code 09/29/23 TJA Occupant Not At Home	Source Other	Date Is 04/14/2 07/10/1 06/14/1 10/24/1 03/20/9	2520250412592019079316201606280230931-2	Price 14,976 3,600 0 48,000 8,713	Purpose A027 A046 D010	24x48 Det Garag 20x30 Horse Rur Retain Manufactu Rep-Homeland A Arf-Homeland Ac	e (Pole Bldg) In Ired Home As Sto cres Lot 3	% Complete
	Sa	ales/Ownership	History					
Transfer Date Price Type 09/05/18 180,000 11/20/17 12/01/06 150,000 08/16/02 100,000 03/04/96 26,900	Validity		Deed Reference 4944/103 4802/149 4057/280	Deed Type Deed Deed		Grantee WHARTON ERI VANDERBILT M		

🐝 tyler

Situs : 14904 STAY	TONVILLE RD	Parcel Id: 230	-18.00-14.04	Class: Mobile Home)		Card:	1 of 1		Print	ted: April 24, 2	2025
[Dwelling Infor	mation		12						ID C	ode Description	Area
Style Story height Attic Exterior Walls Masonry Trim Color	Manufactured - Dbl Wide 1 None Y Alum/Vinyl	Year Built Eff Year Built ear Remodeled Amenities In-law Apt				72				A B 31 C AF	Main Building WOOD DECF 23 ONE SIDE OI 51 FRAME UTILI	260 PEN MTL P 600*
	Basemei	nt		28		A			2	28		
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type				72						
Heating	& Cooling	Fireplaces				26						
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab			10	В 26	10					
	Room Det	ail										
Bedrooms Family Rooms	4	Full Baths Half Baths					Outbuilding	a Data				
Kitchens Total Rooms			2	Туре	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Kitchen Remod		Bath Type Bath Remod	No	Pole Bldg Frame Shed	20 x 10 x		600 100	1 1	2020 2000	C C	F A	5,180 510
	Adjustme	nts										
Int vs Ext Cathedral Ceiling		Infinished Area Unheated Area										
	Grade & Depre											
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr				Condomini	um / Mobile	Home I	nformati	on		
-	Dwelling Comp	utations		Complex Name								
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area Total Living Area	-8,730 13,860 0 192,700 2,016	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100 .93 3,000	Condo Model Unit Number Unit Level Unit Parking Model (MH)				U	nit Locat nit View odel Mał			
	Building No	otes										

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 230-24.00-42.00	
Sussex County Board of Assessr	nent VS <u>Scott & Jeanette Pault</u> (Owner Name)
We, the undersigned, agree to a Board of Assessment Office as f	adjust the above-entitled appeal by settlement with the Sussex County ollows:
Original Value: \$228,200	Stipulated Value: \$ 694,300
Date: $\frac{4}{17}/25$ Signature of Owner or duly auth Printed Name: $R. Scott$	
Date: 41425 Signature of Sussex County Gove	ernment Representative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Assessment staff has condu	plication for appeal and the referees' recommendations, our cted a thorough review and adjusted the valuation of Parcel ID tment reflects a change in land value that brings the assessed

SUSSEX COUNTY

					Card: 1 of 1	Printed: April 24, 2025
itus : 1500 BEACH PLUM DR		Parcel ID: 230-24.00-42.00		Class: Single Family Dwelling		
CURRENT OWNER	R	GENERAL INFORMATIC	ON			
PAULI R SCOTT & JEAN 122 CONGRESSIONA STEVENSVILLE MD 2	L DR	Living Units 1 Neighborhood 6AR011 Alternate ID 23024000042000 Vol / Pg 2454/303 District Zoning MEDIUM RESIDE Class Residential			· ·	
	Property No	tes		10/23, 1:21:56 PM	24.00-42.00	
	Land Informa	tion		Asse	essment Information	1
Type Size	Influence Facto	rs Influence %	Value			

Туре		Size	Influence Fac	ctors Influence %	Value			Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1148	Location		259,710		Land	0	259.700	259,700	0	259,700
						E	Building	ů 0	434,600	438,500	ů 0	434,560
							Total	0	694,300	698,200	0	694,260
Total Acres Spot:	: .1148			Location: 12 VERY GD LOCATION	N (POS INFL		lue Flag Ma 230DM3	rket Approach		al Override Reason Base Date of Value ective Date of Value	•	
			Entrance Info	ormation								
D (15	=		2					Permit Infor	mation		
Date 09/05/23	ID MEP	Entry Co Occupant	ae : Not At Home	Source Other		Date Issued 09/17/20 06/17/13	Number 202011439 201307269	4,913	Purpose A086	144 Lin Ft Fence Front & Side Yard	Variances	% Complete

142,848 D010 Dwelling W/Additions-North Shores 08/21/06 31833-2 10/22/82 8,000 D010 31833-1 Porch & Deck-North Shores Lot 3 { Sales/Ownership History Transfer Date Price Type Validity Deed Reference Deed Type Grantee

2099

Situs : 1500 BEACH PLUM DR	Parcel Id: 230-24.00-42.00	Class: Single Family Dwelling Card: 1 of 1 Printed: April 24, 2025
Dwell	ing Information	31 8 ID Code Description A Main Building
StyleConventionalStory height2AtticNoneExterior WallsFrameMasonry TrimxColorK	Year Built 2008 Eff Year Built Year Remodeled Amenities In-law Apt No	A Main Building B 31 WOOD DECK C 11 OPEN FRAME PORCH D 31/11 WOOD DECK/OPEN FRA E WD1 WOOD DECK
1	Basement	
Basement Slab FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	42 A 40 16 C 16
Heating & Cooling	Fireplaces	8
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab	6 D 6 8
R	oom Detail	21
Bedrooms ³ Family Rooms	Full Baths 2 Half Baths 0	10 2 Outbuilding Data
Kitchens Total Rooms 6 Kitchen Type Kitchen Remod No	Extra Fixtures ² Bath Type Bath Remod №	TypeSize 1Size 2AreaQtyYr Blt GradeConditionValueWood Deck12 x1214412008CE2,51
	djustments	
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	Condominium / Mobile Home Information
•	ng Computations	
Base Price329,463Plumbing7,360Basement-28,860Heating27,330Attic0Other Features0Subtotal335,290	% Good 93 % Good Override Functional Economic % Complete 100 C&D Factor Adj Factor 1.37 Additions 6,400	Complex Name Condo Model Unit Number Unit Level Unit Location Unit Parking Unit View Model (MH) Model Make (MH)
Ground Floor Area 1,260 Total Living Area 2,520	Dwelling Value 436,000	

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 230-24.00-80.00
Sussex County Board of Assessment VS Alexanader Louvis & Calibleen Cochrane - Louvis (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: \$727,400 Stipulated Value: \$605,700
Date: <u>4116/25</u> Signature of Owner or duly authorized agent: <u>Manual Manual</u> Printed Name: <u>Alexander</u> OUV15
Date: 4///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 230-24.00-80.00. The adjustment reflects a change in location factor that brings the assessed value to \$605,700.

Location:

Total Acres: .1722

Spot:

SUSSEX COUNTY

Situs : 1605 B	EACH PLU	JM DR		Parcel ID: 230	-24.00-80.00		Class: Single Family D	welling	Card: 1 o	f1 P	Printed: April 22, 2025	
	CURREN ALEXAND COCHRAI	ER C CAT	THLEEN P S	GENE Living Units Neighborhoo Alternate ID	RAL INFORMAT 1 d 6AR011 2302400008000							
	I605 BEAC MILTON	:H PLUM I DE 19968		Vol / Pg District Zoning Class	2641/233 MEDIUM RESII Residential							
			Property No	tes			9/6/23, 9:03:12 AM		230-24.00-80.00			
			Land Informa	tion				ŀ	Assessment Info	rmation		
Type Primary Site	AC	Size 0.1722	Influence Facto Location	ors	Influence %	Value 223,320	Land Building Total	Assessed 0 0 0	Appraised 223,300 382,400 605,700	Cost 223,300 330,700 554,000	Income 0 0 0	Market 223,300 382,420 605,720

Value Flag Market Approach

Manual Override Reason Base Date of Value Effective Date of Value

Entrance Information Permit Information Entry Code Date ID Source **Price Purpose** % Complete **Date Issued** Number Data Mailer Change 08/16/24 DMR Owner 07/05/05 31858-5 3,128 D010 Decks-Back Bay Dev Lot 3 Sec 1 E MEP Info At Door 09/06/23 Owner 01/21/03 31858-4 45,024 D010 Addition/Porch/Deckr-Back Bay De 04/04/94 31858-3 19,660 D010 Enclose Exist.Porch-Back Bay Dev 11/04/87 31858-1 2,000 D010 Add.& Remodeling-Back Bay Dev. 11/04/87 31858-2 0 D010 Add.& Remodeling-Back Bay Dev.

 Sales/Ownership History

 Transfer Date 01/11/94
 Price Type 1
 Validity
 Deed Reference 2641/233
 Deed Type
 Grantee

tyler



Original Value: $\$_{413,300}$ Stipulated Value: $\$_{434,800}$ Date: $\frac{4/16/2025}{Signature of Owner or duly authorized agent: \frac{4}{1225}Drinted Name: \underline{S_{COT}} RANDOLPH/TERESA QUENDate: \frac{41225}{Signature of Sussex County Government Representative: \underline{M}$	Parcel ID 230-27.175.00 Sussex County Board of Assessment VS reantably Scot & Teresa Quenn (Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows: Original Value: \$ <u>613,000</u> Stipulated Value: \$ <u>434,000</u> Date: <u>4/14/2025</u> Signature of Owner or duly authorized agent: <u>Scott RANDOLPH</u> /TERESB_QUSAN Printed Name: <u>Scott RANDOLPH</u> /TERESB_QUSAN Date: <u>417078</u> Signature of Sussex County Government Representative: <u>Mathematical Construction</u> Title: <u>Director of Assessment</u> ummary assed on the appellants' application for appeal and the referees' recommendations, our	Tax Year 2025	
Parcel ID 230-27.174.60 Sussex County Board of Assessment VS Rendelph Scot & Teresa Quern (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: \$451,300 Date: $4/14/2025$ Signature of Owner or duly authorized agent: $4/14/2025$ Signature of Owner or duly authorized agent: $4/12025$ Signature of Sussex County Government Representative: $4/12025$ Signature of Sussex County Sussex Cou	Parcel ID 230-27.175.00 Sussex County Board of Assessment VS renotably Scot & Teresa Quenn (Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows: Original Value: \$ <u>sta.aoo</u> Stipulated Value: \$ <u>sta.aoo</u> Date: <u>4/14/2025</u> Signature of Owner or duly authorized agent: <u>Scott RANDOLPH</u> /TERESB_QUSAN Printed Name: <u>Scott RANDOLPH</u> /TERESB_QUSAN Date: <u>41208</u> Signature of Sussex County Government Representative: <u>Madda</u> Printed Name: <u>Ordetopher S. Keeler</u> Title: <u>Director of Assessment</u> aummary assed on the appellants' application for appeal and the referees' recommendations, our	In the Matter of Appeal	
(Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows: Original Value: \$ <u>513,200</u> Stipulated Value: \$ <u>434,800</u> Date: <u>4/14/2025</u> Signature of Owner or duly authorized agent: <u>AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA</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: $\$_{\$13,300}$ Stipulated Value: $\$_{\$434,800}$ Date: $4/16/2025$ Signature of Owner or duly authorized agent:		
(Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows: Original Value: \$ <u>513,200</u> Stipulated Value: \$ <u>434,800</u> Date: <u>4/14/2025</u> Signature of Owner or duly authorized agent: <u>AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA</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: \$ <u>513,300</u> Stipulated Value: \$ <u>434,800</u> Date: <u>4/14/2025</u> Signature of Owner or duly authorized agent: <u>Advance</u> Printed Name: <u>Scott RANDOLPH/TERESB</u> OUSEN Date: <u>41225</u> Signature of Sussex County Government Representative: <u>Advance</u> Printed Name: <u>Christopher S. Keeler</u> Title: <u>Director of Assessment</u> Summary ased on the appellants' application for appeal and the referees' recommendations, our	Sussex County Board of Assessment VS Board of	
Original Value: $\$_{413,300}$ Stipulated Value: $\$_{434,800}$ Date: $\frac{4/16/2025}{Signature of Owner or duly authorized agent: \frac{4}{1225}Drinted Name: \underline{S_{COT}} RANDOLPH/TERESA QUENDate: \frac{41225}{Signature of Sussex County Government Representative: \underline{M}$	Original Value: $\$_{513,300}$ Stipulated Value: $\$_{434,800}$ Date: $4/14/2025$ Signature of Owner or duly authorized agent: $4/14/2025$ Signature of Owner or duly authorized agent: $4/14/2025$ Printed Name: $5cot$ RANDOLPH TERESA QUEN Date: $4/1225$ Signature of Sussex County Government Representative: $4/1225$ Signature of Sussex County Government Representative: $4/1225$ Printed Name: <u>Christopher S. Keeler</u> Title: <u>Director of Assessment</u> Summary ased on the appellants' application for appeal and the referees' recommendations, our		
Date: $4/16/2025$ Signature of Owner or duly authorized agent: $AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA$	Date: $4/16/2025$ Signature of Owner or duly authorized agent: $AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA$	We, the undersigned, agree to adjust the abo Board of Assessment Office as follows:	ve-entitled appeal by settlement with the Sussex County
Date: <u>4/16/2025</u> Signature of Owner or duly authorized agent: <u>AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA</u>	Date: <u>4/16/2025</u> Signature of Owner or duly authorized agent: Printed Name: <u>Scot RANDOLPH</u> /TERESA QUEN Date: <u>4112/25</u> Signature of Sussex County Government Representative: Printed Name: <u>Ohristopher S. Keeler</u> Title: <u>Director of Assessment</u> Summary ased on the appellants' application for appeal and the referees' recommendations, our	Driginal Value: \$ <u>₅13,300</u>	Stipulated Value: \$434,800
Printed Name: <u>Scot RANDOLPH</u> / <u>TERESA QUEN</u> Date: <u>4/12/25</u> Signature of Sussex County Government Representative: <u>Mathematical Scotter</u> Frinted Name: <u>Christopher S. Keeler</u> itle: <u>Director of Assessment</u> <u>ummary</u> ased on the appellants' application for appeal and the referees' recommendations, our assessment staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and only it is interested by the second staff has conducted a thorough raview and	Printed Name: <u>Scot RANDOLPH</u> <u>TERESA QUEN</u> Date: <u>4/12/25</u> Signature of Sussex County Government Representative: <u>Mathematical Construction</u> Printed Name: <u>Christopher S. Keeler</u> Fitle: <u>Director of Assessment</u> Summary ased on the appellants' application for appeal and the referees' recommendations, our	Date: 4/16/2025	
Date: 4/12/25 Date: 4/12/25 Director of Sussex County Government Representative: Printed Name: Christopher S. Keeler itle: Director of Assessment ummary ased on the appellants' application for appeal and the referees' recommendations, our asessment staff has conducted a thorough raview and only it is in the open of the set of the s	Date: <u>4/12/25</u> Signature of Sussex County Government Representative: <u>June 1000000000000000000000000000000000000</u>	ignature of Owner or duly authorized agent:	At Tunden
Signature of Sussex County Government Representative:	Signature of Sussex County Government Representative:	Printed Name: SCOT RANDOL	PH/TERESA QUEEN
rinted Name: <u>Christopher S. Keeler</u> itle: <u>Director of Assessment</u> ummary ased on the appellants' application for appeal and the referees' recommendations, our asessment staff has conducted a thorough review and a line of the lin	Printed Name: <u>Christopher S. Keeler</u> Title: <u>Director of Assessment</u> Summary ased on the appellants' application for appeal and the referees' recommendations, our ssessment staff has conducted a thorough review and which it is the second staff of the second staff has conducted a thorough review and which it is the second staff has conducted a thorough review and which it is the second staff has conducted a thorough review and which it is the second staff has conducted a thorough review and which is the second staff has conducted a thorough review and which is the second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted a thorough review and be set to second staff has conducted as the second staff has conducted staff has conducted staff has c		11.12
itle: <u>Director of Assessment</u> ummary ased on the appellants' application for appeal and the referees' recommendations, our	Title: Director of Assessment Summary ased on the appellants' application for appeal and the referees' recommendations, our ssessment staff has conducted a thorough review and which it is the second state of the second state o	ignature of Sussex County Government Repre	esentative:
ummary ased on the appellants' application for appeal and the referees' recommendations, our	ased on the appellants' application for appeal and the referees' recommendations, our	rinted Name: Christopher S. Keeler	
ased on the appellants' application for appeal and the referees' recommendations, our	ased on the appellants' application for appeal and the referees' recommendations, our	tle: Director of Assessment	
ased on the appellants' application for appeal and the referees' recommendations, our sessment staff has conducted a thorough review and adjusted the valuation of Parcel i0-27.17-5.00. The adjustment reflects a change in grade that brings the assessed valu 34,800.	ased on the appellants' application for appeal and the referees' recommendations, our ssessment staff has conducted a thorough review and adjusted the valuation of Parcel 30-27.17-5.00. The adjustment reflects a change in grade that brings the assessed val 134,800.		
		ased on the appellants' application for a sessment staff has conducted a thoro 0-27.17-5.00. The adjustment reflects 34,800.	appeal and the referees' recommendations, our ough review and adjusted the valuation of Parcel s a change in grade that brings the assessed values

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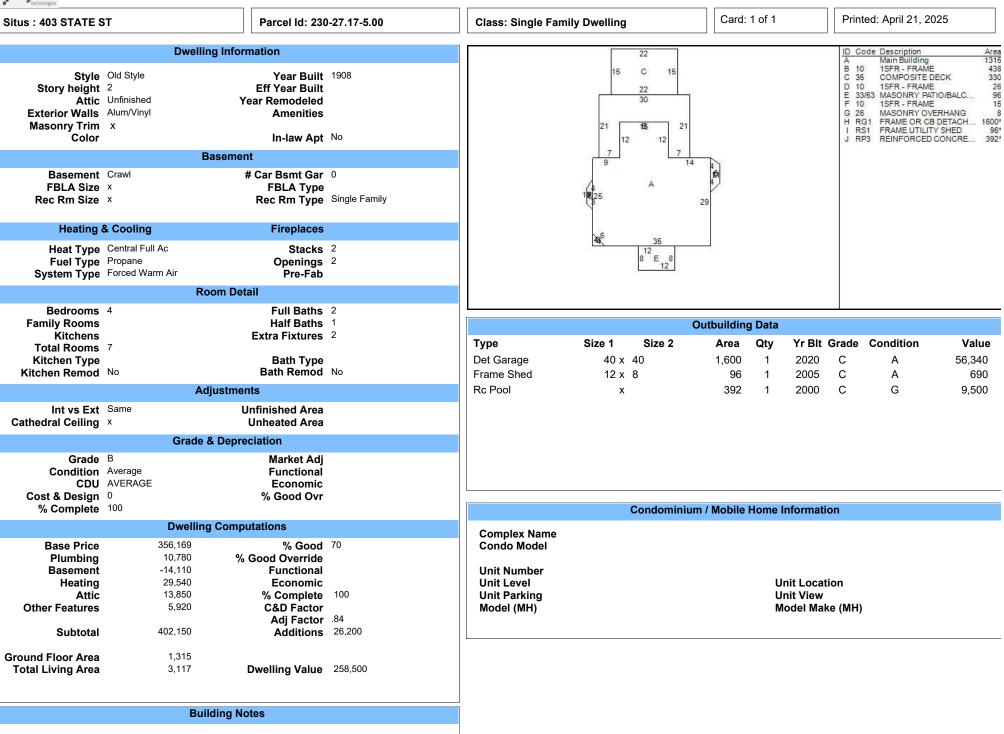
RESIDENTIAL PROPERTY RECORD CARD 2099

Situs : 403 STATE ST	Parcel ID: 230-27.17-5.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 21, 2025
CURRENT OWNER	GENERAL INFORMATION			
RANDOLPH SCOT TERESA QUEEN 403 STATE ST ELLENDALE DE 19941	Living Units 1 Neighborhood 4IR002 Alternate ID 230271700050000000 Vol / Pg 5343/52 District Zoning TOWN CODES Class Residential			
Property Not	es		clife a	
		TO/223, 16-64EPM 2		

			Land Information					Δ	ssessment Ir	nformation		
Type Primary Site Residual	AC AC	Size 1.0000 1.2900	Influence Factors Railroad Track:	Influence %	Value 97,920 11,840	E	Land Building Total	Assessed 0 0 0	Appraised 109,800 325,000 434,800	Cost 109,800 325,000 434,800	Income 0 0 0	Market 109,800 379,460 489,260
Total Acres: Spot:	2.29		Location:				ue Flag Cos 230DM3	t Approach		ual Override Reaso Base Date of Valu fective Date of Valu	e	
			Entrance Information						Permit Info	rmation		
Date 08/18/24 08/16/24 10/03/23	ID SLM SLM TRM		er Change er Change	Source Owner Owner Owner		Date Issued 04/05/21 11/19/20 05/31/05 04/30/84 03/05/84	Number 202105333 202013818 32474-4 32474-3 32474-2	20,800 15,600 6,100 13,000	A025 D010	40x40 Dett Gar (F 30x40 Detached (Shingles-State St Swimming Pool-S Open Porch-S/Sta	Pole Building) Garage (Pole Bui 5/E State St.S/Wil	
					Sales/Ov	vnership Histor	у					
Transfer D 11/04/20 03/01/02 11/04/93	ate	Pric 295,00 190,00 105,00	0	Validity		5343	d Reference 8/52 2/197	Deed Type Deed		Grantee RANDOLPH SC	от	

tyler

2099 **RESIDENTIAL PROPERTY RECORD CARD**



e	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appe	al
Parcel ID 231-12.00-482.00	
Sussex County Board (of Assessment VS <u>Charles & Jean Holderried</u> (Owner Name)
We, the undersigned, Board of Assessment (agree to adjust the above-entitled appeal by settlement with the Sussex County Office as follows:
Original Value: \$ 646,600	Stipulated Value: \$636,500
	duly authorized agent: Upphilos A. Haddensed Jan M. Holderned RLES A HOLDERRIED, JEMM M. HOLDERRIED
Date: <u>41225</u> Signature of Sussex Co	ounty Government Representative:
Printed Name:	r S. Keeler
Title: Director of Assessment	۰.
eferees' recommen djusted the valuati	lants' application for appeal, the submitted comparable properties, and the idations, our Assessment staff has conducted a thorough review and on of Parcel ID 231-12.00-482.00. The adjustment reflects a change in the g that brings the assessed value to \$536,500.

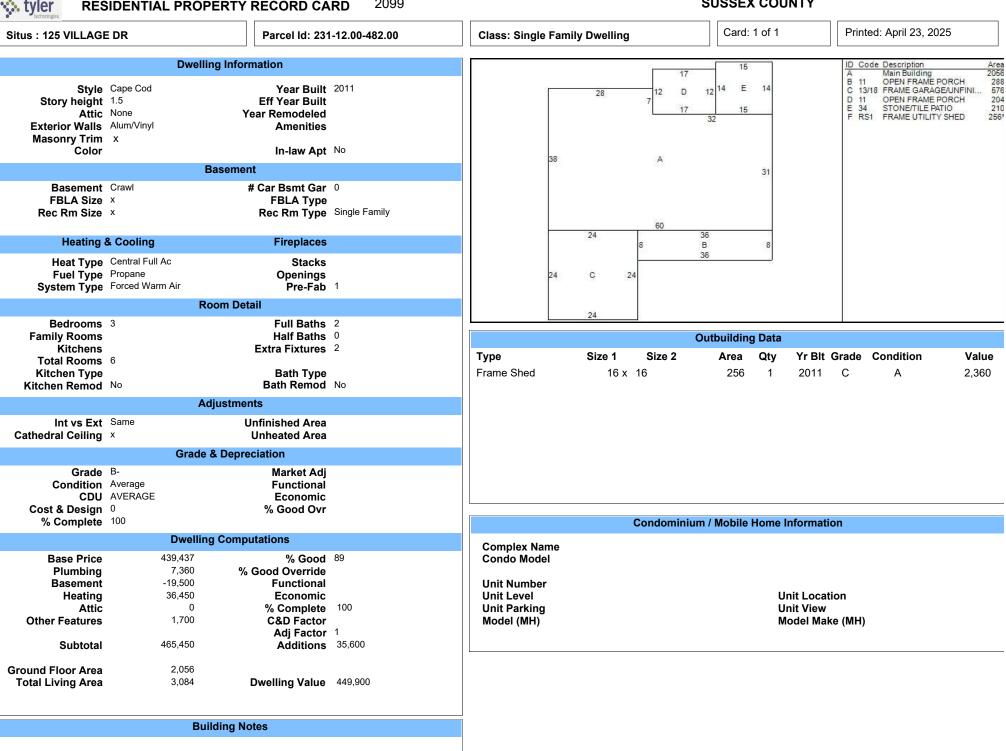
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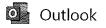
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Situs : 125 VILLAGE DR		Parcel ID: 231-12.00-482	2.00	Class: Singl	e Family Dw	elling	Card: 1 o	f 1 Prin	ted: April 23, 202	5
CURRENT HOLDERRIED CI JEAN HOLDERRIED TT 125 VILLA SEAFORD I	HARLES TTEE TEE OF JT REV TRST AGE DR	Class Residen	04820000000 3 ILTURAL/RESIDEI							
	Land Infor			6/26/23, 2:28:44 PM		P	231-12.00-482.00 Assessment Info	rmation		
Type rimary Site AC	Size Influence Fa	ctors Influenc	e % Value 81,580	E	Land Building Total	Assessed 0 0 0	Appraised 81,600 454,900 536,500	Cost 81,600 452,300 533,900	Income 0 0 0	Marke 81,60 454,91 536,51
Fotal Acres: .8143 Spot:		Location:			ue Flag Ma 231DM2	rket Approach	Ba	Override Reaso ase Date of Valu ive Date of Valu	e	
	Entrance Inf	ormation					Permit Informa	ation		
06/04/24 JXL D	Entry Code Data Mailer Change Dccupant Not At Home	Source Owner Other		Date Issued 10/25/11 06/30/11	Number 33519-2 33519-1		Purpose D010	Shed-Rivers End Dwelling W/Additi	Lot 4 Ph V	% Complet
			Sales/Ov	vnership Histor	у					
Transfer Date 05/04/11 02/03/05	Price Type 65,000 174,000	Validit	у	Deed 3969	l Reference //118	Deed Type		Grantee		





Re: Assessment Appeal 232-12.14-38.00

From Maria James <1962mlj0901@gmail.com>

Date Wed 4/23/2025 8:42 AM

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

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

Yes, I accept the value of \$148,800.

On Wed, Apr 16, 2025, 2:12 PM Dianne Ruscavage < <u>dianne.ruscavage@sussexcountyde.gov</u>> wrote: As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

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

Kind Regards, Dianne

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	ENTIAL PROPERTY F				SUSSEX	COUNTY				
Situs : 10188 WOODL	AND FERRY RD	Parcel ID: 232-12.14-38.00		Class: Sing	e Family Dwe	lling	Card: 1	of 1 Pri	nted: April 24, 202	5
JAME MAR 10188 WOOD	ENT OWNER ES JUSTUS RIA JAMES DLAND FERRY RD EL DE 19956 Property N	GENERAL INFORMATI Living Units 1 Neighborhood 2AR015 Alternate ID 2321214003800 Vol / Pg 4284/325 District Zoning AGRICULTURAI Class Residential	00000							
	Land Inform	nation		8(76)(22, 9:22:17 AM		A	ssessment Inf	ormation		
Type Primary Site AC	Size Influence Fac 0.3444	tors Influence %	Value 42,320	E	Land Building Total	Assessed 0 0 0	Appraised 42,300 106,500 148,800	Cost 42,300 106,500 148,800	Income 0 0 0	Marke 42,300 146,120 188,420
Total Acres: .3444 Spot:		Location:			l ue Flag Cos 232DM1	t Approach		al Override Rease Base Date of Val ctive Date of Val	ue	
	Entrance Info	ormation					Permit Inform	nation		
Date ID 06/10/24 JXL 08/16/22 MEP	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other		Date Issued 07/25/17 11/22/93 09/17/92 08/31/92 08/12/91	Number 201707902 35271-5 35271-4 35271-3 35271-2	1,897 225 900 132	Purpose	Replace 3 Wind Fence-Woodlan Fence-Woodlan Finish Fence-Wo	ows	
			Sales/Ov	vnership Histor	У					
Transfer Date 07/18/14 01/07/14 12/16/02 08/04/90	Price Type 10,900 128,795 45,000 35,000	Validity			d Reference 4/325	Deed Type		Grantee		

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RESIDENTIAL PROPERTY RECORD CARD 2099

Situs : 10188 WOODLAND FE	RRY RD Parcel Id: 23	2-12.14-38.00	Class: Single Fam	ily Dwelling	Card: 1 of 1	P	rinted: April 24, 20	25
	Dwelling Information			10			Code Description Main Building	A
StyleRanchStory height1AtticNoneExterior WallsAlum/VinylMasonry TrimXColorX	Year Built Eff Year Built Year Remodelec Amenities In-law Apt	t I S	12 16 C 18	8 B 8 10	34	C	Main Building 11 OPEN FRAME F 11 OPEN FRAME F RG1 FRAME OR CB	PORCH
	Basement							
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gai FBLA Type Rec Rm Type		12	27	A	27		
Heating & Cooling	Fireplaces	5						
Heat Type Central No Fuel Type Electric System Type Electric Ba	Openings	i						
	Room Detail				34			
Bedrooms 2 Family Rooms	Full Baths Half Baths	; 0		4	Outbuilding Data			
Kitchens Total Rooms 5 Kitchen Type Kitchen Remod No	Extra Fixtures Bath Type Bath Remod	9	Type Det Garage	Size 1 Size 2 20 x 20	Area Qty 400 1	Yr Blt Grac 1950 C	le Condition F	Valu 5,910
	Adjustments							
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area							
	Grade & Depreciation							
Grade C- Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Ad Functiona Economic % Good Ovi	147		Condomin	ium / Mobile Home I	nformation		
	Dwelling Computations		Commission Norma					
Base Price Plumbing Basement Heating Attic Other Features Subtotal	159,977% Good-8,870Functional0Economic0% Complete0C&D FactorAdj FactorAdj factor151,110Additions	9 1 147 100 1.17	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		U	nit Location nit View odel Make (M	H)	
Ground Floor Area Total Living Area	918 918 Dwelling Value							
	Building Notes							

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 234-6.00-698.00	
Sussex County Board of Assessment VS Kevin & Lucitle Mayicon	
(Owner Name)	
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:	
Original Value: \$638,500 Stipulated Value: \$526,800	
Date: 4/16/25	
Signature of Owner or duly authorized agent:	
Printed Name: Keuin MoyLAN	
Date: 4/10/25	
Signature of Sussex County Government Representative:	
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
Based on the appellants' application for appeal, the submitted comparable properties, and th referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 234-6.00-698.00. The adjustment reflects a change in economic depreciation that brings the assessed value to \$526,800.	e

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visite residential property record card 2099

SUSSEX COUNTY

ACORN WAY		Parcel ID: 234-6	6.00-698.00		Class: Single Family D	welling	Card: 1 of	f 1 Print	ted: April 22, 202	5
URRENT OWNER		GENE	RAL INFORMATI	ON			1000			
MOYLAN KEVIN D LUCILLE MOYLAN 2383 S ACORN WA LEWES DE 19958		Neighborhood Alternate ID	6AR228 2340600069800 4213/78							
	Property Not	tes								
							N N			
Land Information						A	ssessment Infor	rmation		
Size	Influence Factor	rs	Influence %	Value		Assessed	Appraised	Cost	Income	Marke
Size AC 0.2481	Influence Factor	rs	Influence %	Value 131,080	Land Building	Assessed 0	Appraised 131,100 395,700	Cost 131,100 395,700	Income 0	Marke 131,100 492,130
	MOYLAN KEVIN D LUCILLE MOYLAN 383 S ACORN WA	MOYLAN KEVIN D LUCILLE MOYLAN 383 S ACORN WAY LEWES DE 19958 Property Not	MOYLAN KEVIN D LUCILLE MOYLAN 383 S ACORN WAY LEWES DE 19958 Property Notes	MOYLAN KEVIN D LUCILLE MOYLAN 383 S ACORN WAY LEWES DE 19958 Property Notes LEWES DE 19958 LEWES DE 19958 LEWES DE 19958 LEWES DE 19958 LEWES DE 19958 LIVING Units 1 Neighborhood 6AR228 Alternate ID 2340600069800 Vol / Pg 4213/78 District Zoning GENERAL RES Class Residential	MOYLAN KEVIN D LUCILLE MOYLAN 383 S ACORN WAY LEWES DE 19958 Property Notes Living Units 1 Neighborhood 6AR228 Alternate ID 23406000698000000 Vol / Pg 4213/78 District Zoning GENERAL RESIDENTIAL Class Residential	URRENT OWNER MOYLAN KEVIN D Living Units 1 JUCILLE MOYLAN Neighborhood 6AR228 Alternate ID 23406000698000000 Vol / Pg 4213/78 District Zoning GENERAL RESIDENTIAL Class Property Notes Property Notes	URRENT OWNER MOYLAN KEVIN D UCILLE MOYLAN 383 S ACORN WAY LEWES DE 19958 Property Notes	URRENT OWNER MOYLAN KEVIN D. UCILLE MOYLAN 383 S ACORN WAY LEWES DE 19958 District Zoning GENERAL RESIDENTIAL Class Residential	URRENT OWNER GENERAL INFORMATION MOYLAN KEVIN D Living Units 1 Neighborhood 6AR228 Alternate ID 2340600698000000 Alternate ID 2340600698000000 Vol / P g 4213/78 District Zoning GENERAL RESIDENTIAL Class Residential Property Notes	URRENT OWNER Iving Units 1 MOYLAN KEVIN D Living Units 1 UCILLE MOYLAN Neighborhood 6AR228 Alternate ID 23406000698000000 Vol / Pg 4213/78 District Zongo GENERAL RESIDENTIAL Class Residential

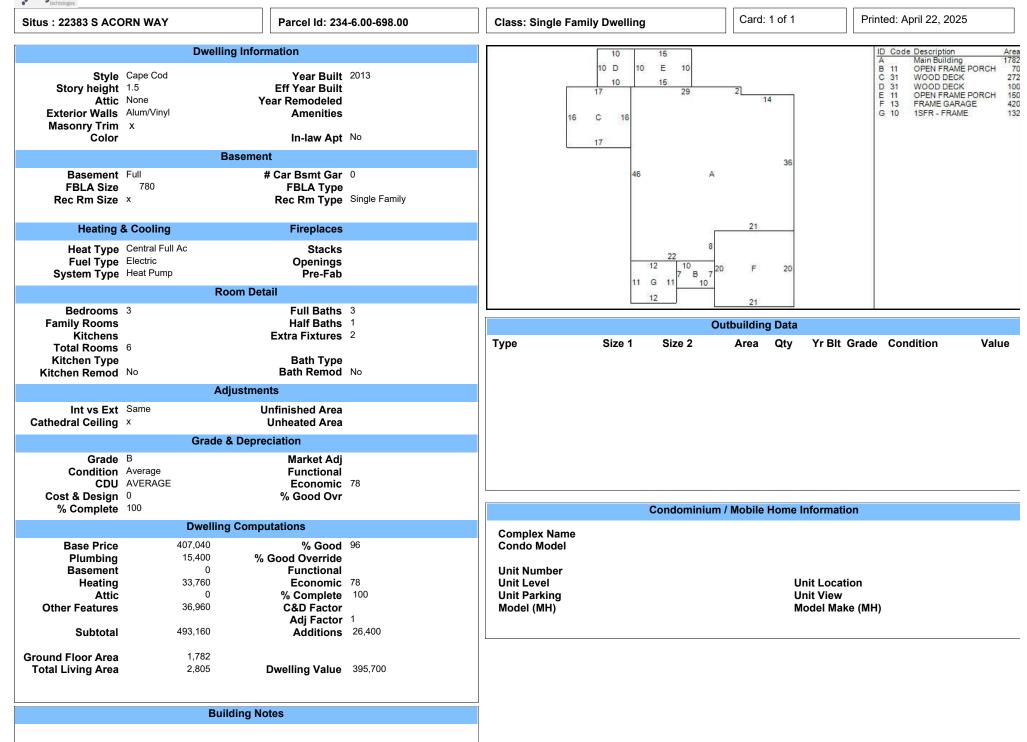
 Total Acres: .2481
 Value Flag
 Cost Approach
 Base Date of Value

 Spot:
 Location:
 TD234DM35
 Effective Date of Value

		Entrance Inform	ation				Permit Info	
Date	ID	Entry Code	Source	Data laguad	Nivushau	Prico	Permit mo	% Complete
04/19/22	MEP	Entrance Gained	Owner	Date Issued 06/06/16	Number 201606006	1,000	•	Deck 8x8 Under 30", 20' Vinyl Priv
				10/10/14	201408997	6,480	A017	16x18 Deck 12x14 Three Season I
				05/21/14	201404628	1,000	A037	Det. Shed 7' X 7'
				09/03/13	201310006	147,945	A007	2st Dw 40x50, Garage 20x22, Stoc

	Sales/Ownership History							
Transfer Date 12/30/13 09/11/13	Price Type 324,685 66,000	Validity	Deed Reference Deed Type 4213/78	Grantee				

tyler



Katrina M. Mears

From: Sent: To: Subject: MAUREEN WITKIEWICZ <socrizgr8@verizon.net> Wednesday, April 2, 2025 4:48 PM Katrina M. Mears Re: Assessment Appeal

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

Thank you for the quick response to my appeal. I agree and accept the stipulated value that you have stated at \$553,500. I appreciate and thank the appeals committee for looking into this. Sincerely Maureen Witkiewicz

On Apr 1, 2025, at 2:51 PM, Katrina M. Mears <kmears@sussexcountyde.gov> wrote:

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

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

<234-6.00-1253.00.pdf>

Situs : 22021 HEARTWOOD CIR	Parcel ID: 234-6.00-1253.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
WITKIEWICZ MAUREEN TTEE IRR LIV TR 22021 HEARTWOOD CIR LEWES DE 19958	Living Units 1 Neighborhood 6AR234 Alternate ID 234060000125300000 Vol / Pg 6238/296 District Zoning AGRICULTURAL/RESIDEI Class Residential			
Property	Notes	VT4/25, 8:25:30 AM	-6:00-12:53:00	
Land Infor	nation	Asse	essment Information	n
Turna Dira Influence Fa	tana laflaansa 0/ Malaa			

							Assessment Information						
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market		
Primary Site	AC	0.2300			250,710	Land	0	250,700	250,700	0	250,700		
						Building	0	302,800	359,200	0	302,770		
						Total	0	553,500	609,900	0	553,470		
									Override Reason ase Date of Value				
Total Acres: .23 Spot:			Location:			Value Flag M Gross Building:	larket Approach	Effect	ive Date of Value				
			Entrenes Information										

	Entrance Information			Permit Information					
Date 01/14/25 05/31/24	ID KEK WPC	Entry Code Occupant Not At Home Vacant Land	Source Other Estimated	Date Issued 07/01/24	Number 202409198	Price Purpose 110,696 A205			

Sales/Ownership History								
Transfer Date 01/14/25 08/30/23 11/07/22	Price Type 543,255	Validity Invalid Sale - Tyler	Deed Reference 6238/296 5966/34 5803/55	Deed Type Deed Deed Deed	Grantee WITKIEWICZ MAUREEN TTEE IRR LIV TR BEAZER HOMES LLC DRB GROUP EASTERN SHORE LLC			

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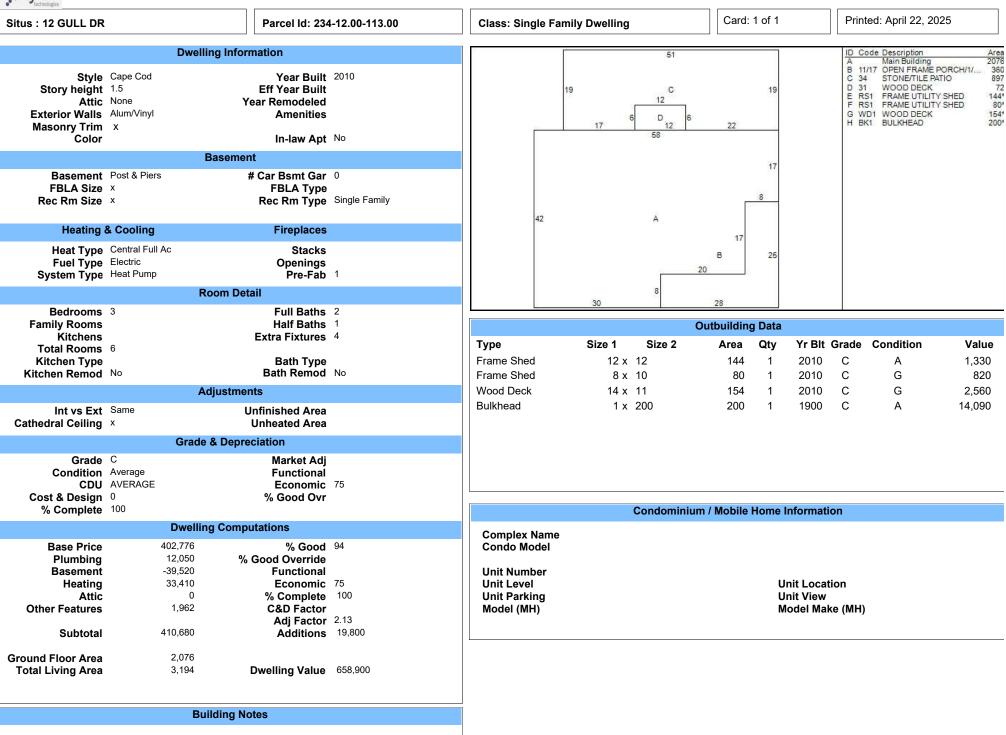
2099

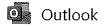


NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 234-12.00-113.00
Sussex County Board of Assessment VS Edward & Maureen Carp (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$ <u>1,487,700</u> Stipulated Value: \$ <u>1,093,300</u>
Date: <u>4/14/2025</u> Signature of Owner or duly authorized agent: <u>Manual Manual</u> Printed Name: <u>EDWARD CARP</u>
Date: 4/8/25 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 234-12.00-113.00. The adjustment reflects a change in grade, condition and approach that brings the assessed value to \$1,093,300.

Situs : 12 GULL DR	Parcel ID: 234-12.00-113.00	Class: Single Fam	ly Dwelling	Card: 1 of 1	Printed: Apr	il 22, 2025				
CURRENT OWNER CARP EDWARD J MAUREEN H CARP 529 CHARIOT CT WILMINGTON DE 19808	GENERAL INFORMATION Living Units 1 Neighborhood 6AR255 Alternate ID Vol / Pg 2885/257 District Zoning Class Residential roperty Notes			234-12.00-113 00						
La	nd Information			Assessment Informa	ation					
	ence Factors Influence % rfront - Ca	Value 415,560 Lan Buildin Tota	j 0	Appraised 415,600 677,700 1,093,300	Cost Inc 415,600 677,700 1,093,300 1	0 4	Market 415,600 995,520 411,120			
Total Acres: .2296 Spot:	Location: 12 VERY GD LOCATION (PC	Value Fla DS INFL TD234DM1	g Cost Approach 1	Base	erride Reason Date of Value Date of Value					
	ance Information		Permit Information							
Date ID Entry Code 05/02/22 JLI Entrance Gained	d Other	Date Issued Num 06/14/18 2018 05/19/16 2016 04/28/86 3979	06378 7,650 04664 191,347	 Purpose A086 900 A007 1 1,) Sq Ft 20x45 Paver F /2 St Dwelling 43x58, ck-Joy Beachlot 83 &	'atio Porch 8x₄	omplete			
		Sales/Ownership History								
Transfer Date Price Typ 09/19/03 260,000 04/23/99 158,000 02/25/94 111,000 02/24/88 20,000	be Validity	Deed Refe 2885/257	ence Deed Type	e Gr	antee					

tyler





Re: Assessment Appeal 234-12.00-122.00

From Paul Benson <dalkees@verizon.net>

Date Wed 4/23/2025 9:29 AM

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

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Yes I agree with the new assessment of 7 Mallard Drive at \$627,900.



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2023

In the Matter of Appeal

Parcel ID 201-0208-02200

Sussex County Board of Assessment VS Park Establish Banan

(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: \$ 602,000

Stipulated Value: \$ \$ \$ \$ \$ \$ \$

Paul F. Benson

Date: 4/23/2025

Signature of Owner or duly authorized agent:

Printed Name: Paul F. Benson

Date: 4/16/25

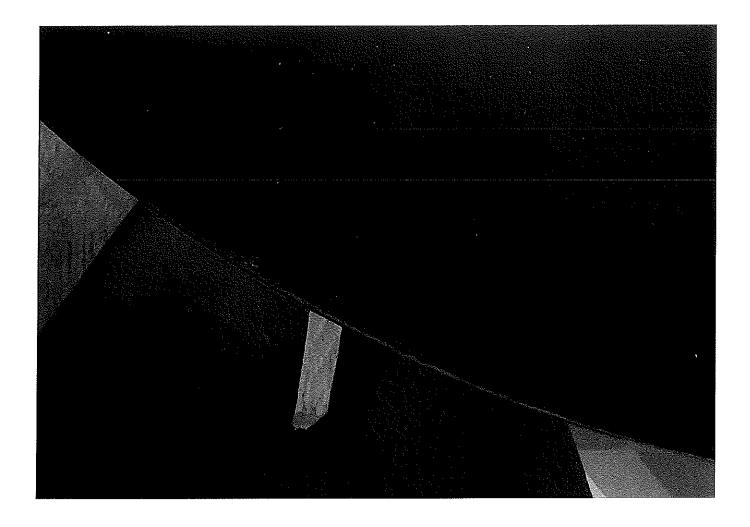
Signature of Sussex County Government Representative:

Printed Name: Cutulopuer 3. Rooter

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 234-12:00-122:00. The adjustment reflects a change in grade and approach that brings the assessed value to \$627,900.



Sent from AOL on Android

On Tue, Apr 22, 2025 at 4:01 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

Situs: 7 MALLARD DR	Parcel ID: 234-12.00-122.00	Class: Single Family Dwe	elling	Card: 1 o	of 1 Printe	ed: April 23, 2025	
CURRENT OWNER BENSON PAUL F & ELIZABETH ANN 7 MALLARD DR LEWES DE 19958 Property No	GENERAL INFORMATION Living Units 1 Neighborhood 6AR255 Alternate ID 234120001220000000 Vol / Pg 2202/182 District Zoning AGRICULTURAL/RESIDEI Class Residential tes						
Land Informa	tion	4/28/22, 4 0/447 PM	A	ssessment Info	rmation		
Type Size Influence Factor Primary Site AC 0.2296 Flood Zone	ors Influence % Value -30 290,890	Land Building Total	Assessed 0 0 0	Appraised 290,900 337,000 627,900	Cost 290,900 382,500 673,400	Income 0 0 0	Market 290,900 337,010 627,910
Total Acres: .2296 Spot: Lo	ocation: 12 VERY GD LOCATION (POS INFL	Value Flag Mar TD234DM11	ket Approach	В	Override Reason ase Date of Value tive Date of Value		
Entrance Inform	nation			Permit Inform	ation		
DateIDEntry Code04/28/22BCMEntrance Gained	Source Other	Date IssuedNumber10/03/8939806-210/03/8939806-304/11/8939806-1	3,000	Purpose D010 D010	Porchdeck & Remo Porchdeck & Remo Remodeling-N/A	odel-Joy Beachl	o Complete
	Sales/Ov	vnership History					
Transfer DatePrice Type05/09/97155,000	Validity	Deed Reference 2202/182	Deed Type		Grantee		



technologies		1 [. —								ı ———		
Situs : 7 MALLARD	DR	Pai	rcel ld: 234-	12.00-122.00	С	lass: Single	e Family D	welling		Card:	1 of 1		Prin	ited: April 23, 20	25
		Dwelling Information	n			×	22							D Code Description	Are
Story height	None Alum/Vinyl X	Eff Year Ro A	Year Built Year Built emodeled Amenities In-law Apt			15		5 C 38	16 56	10				A Main Buildi B 11 OPEN FRA C 31 WOOD DE D BK1 BULKHEAD E RS1 FRAME UT	100
		Basement							50						
Basement FBLA Size Rec Rm Size	х	F	Bsmt Gar BLA Type Rm Type			24			A			2	4		
Heating	& Cooling	F	Fireplaces			1.6.16									
Heat Type Fuel Type System Type	Central Full A Electric Heat Pump		Stacks Openings Pre-Fab						56						
		Room Detail				3	3	²⁰ B	20 3						
Bedrooms Family Rooms Kitchens		H	Full Baths Half Baths a Fixtures	0					C	Dutbuilding					
Total Rooms Kitchen Type Kitchen Remod		I	Bath Type th Remod		Вι	/pe ulkhead ame Shed	Si	i ze 1 1 x 10 x	Size 2 100 12	Area 100 120	Qty 1 1	Yr Blt 1985 1985	Grade C D	Condition P F	Value 4,900 310
		Adjustments													
Int vs Ext Cathedral Ceiling			shed Area ated Area												
		Grade & Depreciatio	on												
Cost & Design	Fair FAIR 0	F	larket Adj unctional Economic Good Ovr												
% Complete	100								Condominium	n / Mobile	Home I	nformati	on		
. . .		Dwelling Computatio		70		Complex Na									
Base Price Plumbing Basement Heating Attic Other Features Subtotal	-	-12,480 F 18,670 F 0 % 0 C	% Good I Override unctional Economic Complete &D Factor Adj Factor Additions	100 2.13	l	Condo Mod Jnit Numbe Jnit Level Jnit Parking Model (MH)	er g				U	nit Locat nit View odel Mal)	
Ground Floor Area Total Living Area		1,344	ling Value												
		Building Notes													

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
	Tak Year and	
	In the Matter of Appeal Parcel ID 2011/00/20100	
	Sussex County Board of Assessment VS <u>Ronald & Novy Rolmon</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: \$188,500 Stipulated Value: \$189,500	
	Date: <u>4/8/2025</u> Signature of Owner or duly authorized agent: <u>Marcy Courses</u>	
	Printed Name: Maxcy Koll Mann	
	Date: 32805 Signature of Sussex County Government Representative:	
	Printed Name: <u>Clinistophan B. Kentor</u>	
	Title; <u>Exector of Assessment</u>	
	Summary Based on the appellants' application for appeal, the submitted comparable properties, and th referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 234-16.00-709.00. The adjustment reflects a change in approach that brings the assessed value to \$532,600.	8
and and and a second		
		 Apr 7, 2
üle kişardiri i		

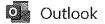
SUSSEX COUNTY

Situs: 29537 PATRICK HENRY CIR	Parcel ID: 234-16.00-709.00		Class: Singl	e Family Dwelli	ing	Card: 1	of 1 Pi	rinted: April 24, 202	5
Situs : 29537 PATRICK HENRY CIR CURRENT OWNER ROLLMANN RONALD MARCY ROLLMANN 29537 PATRICK HENRY CIR MILLSBORO DE 19966 Property N	GENERAL INFORMATLiving Units1Neighborhood6AR257Alternate ID2341600070900Vol / Pg4847/177DistrictZoningZoningAGRICULTURAClassResidential	00000	Class: Singl	e Family Dwelli	ing				
Land Inform Type Size Influence Fact Primary Site AC 0.3415		Value 123,320	E	A Land Building Total	A Assessed 0 0 0 0	Appraised 123,300 409,300 532,600	formation Cost 123,300 409,300 532,600	Income 0 0 0	Marke 123,30 460,18 583,48
	ocation:			ue Flag Cost A 234DM3	Approach		al Override Reas Base Date of Va ctive Date of Va	lue	
Entrance Info						Permit Inform	mation		
DateIDEntry Code02/12/24KMBData Mailer Change06/16/22TTTotal Refusal	Source Owner Owner Owner		Date Issued 06/06/23 12/01/22 12/30/20	Number 202307853 202217155 202016289	Price 7,000 2,789 13,440	A086	Sun Tunnel	dows On Existing 3 Solar Panels	% Complet

Sales/Ownership HistoryTransfer DatePrice TypeValidityDeed ReferenceDeed TypeGrantee03/01/18360,4084847/177DeedROLLMANN RONALD09/14/1786,0004769/58DeedSB INDEPENDENCE LLC

tyler





Re: Assessment Appeal 234-17.00-856.00

From paulirvin@icloud.com <paulirvin@icloud.com>

- Date Tue 4/22/2025 9:58 AM
- To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>
- Cc ICE-1 Wife <paul-gina@msn.com>

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 Dianne,

I am replying to let you know that I accept the new assessment value for our home, now currently listed at \$550,700. If you need any additional information, please let me know. Thank you.

William Paul Irvin Cell: 717-332-3847 Email: paulirvin@icloud.com

From: Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> Sent: Wednesday, April 16, 2025 3:20 PM To: PAULIRVIN@ICLOUD.COM <PAULIRVIN@ICLOUD.COM> Subject: Assessment Appeal 234-17.00-856.00

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

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

Kind Regards, Dianne

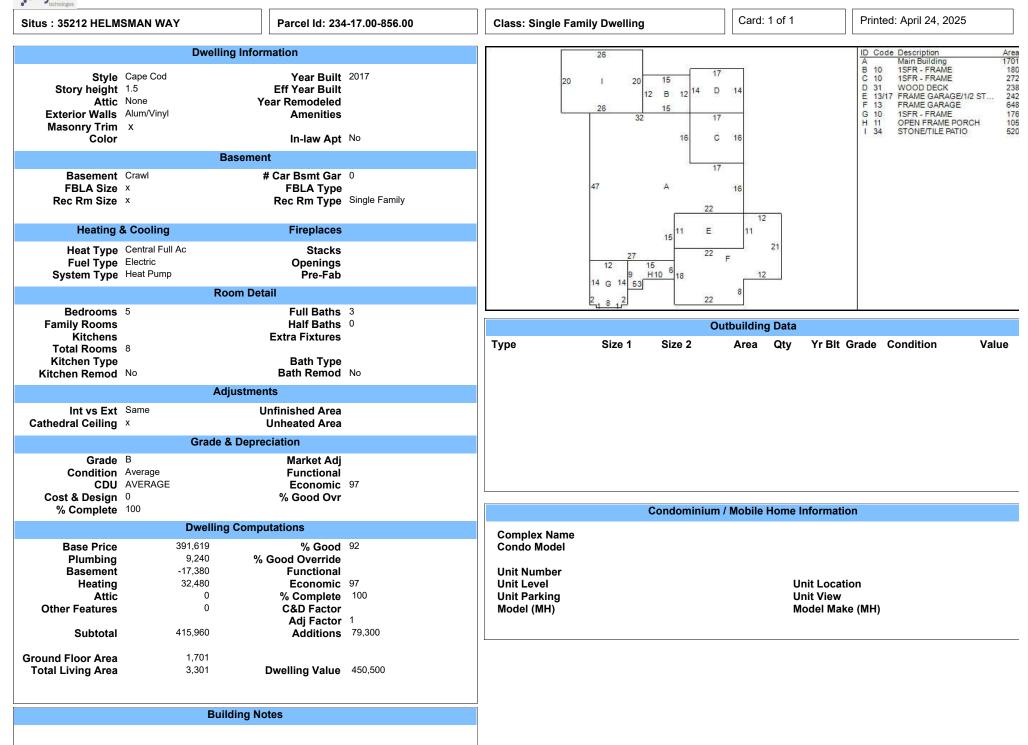
Situs : 35212 HELMSMAN WAY	Parcel ID: 234-17.00-856.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION		TYPE .	
IRVIN WILLIAM P JR REGINA M IRVIN 35212 HELMSMAN WAY MILLSBORO DE 19966	Living Units 1 Neighborhood 1AR018 Alternate ID 234170008560000000 Vol / Pg 4816/213 District Zoning AGRICULTURAL/RESIDEI Class Residential			
Property	Notes	the state of the s	No. of Concession, Name	
		1/23/24, 8:41:11AM 234	-17.00-858.00	
Land Inform	nation	aseA	essment Information	
		A330		

								l l	Assessment In	formation		
Type Primary Site	AC	Size 0.4706	Influence Factors	Influence %	Value 100,240	E	Land Building	Assessed 0 0	Appraised 100,200 450,500	Cost 100,200 450,500	Income 0 0	Market 100,200 516,400
Total Acres: Spot:	: .4706		Location:				Total lue Flag Cos 34DM41	0 st Approach		550,700 Ial Override Reasor Base Date of Value ective Date of Value	9	616,600
			Entrance Information						Permit Infor	mation		
Date 01/23/24 03/23/22	ID SLM AJR	Entry Co Estimated Info At Do	b	Source Estimated Owner		Date Issued 10/18/19 08/30/17	Number 201912092 201709213	5,510	Purpose A018	20x30 Paver Patic 2 St Dw 50-4 X 49	o 650sq Ft Fire P	

Sales/Ownership History	
-------------------------	--

Fransfer Date 2/19/17	Price Type 442,645	Validity	Deed Reference 4816/213	Deed Type Deed	Grantee IRVIN WILLIAM P JR
)8/23/17)8/23/17	87,500		4757/70 4757/36	Deed Deed	36 BUILDERS INC 36 BUILDERS INC

tyler



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NEGOTIAT	ED SETTLEMENT STIPULATIO SUSSEX COUNTY	N
Tax Year 2025		
In the Matter of Appeal		
Parcel ID 234-17.08-166.01		
Sussex County Board of Assessment VS		<u> </u>
	(Owner Name	
We, the undersigned, agree to adjust the abov Board of Assessment Office as follows:	e-entitled appeal by settlement	with the Sussex County
Original Value: \$ <u>96,500</u>	Stipulated Value: \$ <u>6,500</u>)
Date:	Carl Molter Christy Molter	dotloop verified 04/18/25 8:08 AM MDT OZGC-RHSB-X0YM-BZMA dotloop verified
Signature of Owner or duly authorized agent:		04/18/25 10:05 AM EDT TNQY-JQXK-VVIJ-6WWG
Printed Name:	nd Christina Marie Molter	
Date: 4/10/25	21 0	/
Signature of Sussex County Government Repre	esentative	
Printed Name: Christopher S. Keeler		
Title: Director of Assessment		
Summary		
Based on the appellants' application for Assessment staff has conducted a thoro 234-17.08-166.01. The adjustment refle the assessed value to \$6,500.	bugh review and adjusted the	he valuation of Parcel ID

Situs :	Parcel ID: 234-17.08-166.01	Class: Residential - Vacant Land	Card: 1 of 1	Printed: April 24, 2025
CURRENT OWNER	GENERAL INFORMATION			
MOLTER CARL CHRISTOPHER CHRISTINA MARIE MOLTER 23513 OAK ST E LEWES DE 19958	Living Units 0 Neighborhood 6AR249 Alternate ID 234170801660100000 Vol / Pg 4921/140 District Zoning AGRICULTURAL/RESIDEI Class Residential			
Property N	otes			
Lond Inform				

	Land Information						Α	ssessment Inform	nation		
Type Residual	AC	Size 0.0574	Influence Factors Shape Or Size Unimproved	Influence % 200	Value 6,460	Lond	Assessed	Appraised 6,500	Cost 6,500	Income 0	Market
						Land Building Total	0 0 0	6,500 6,500	6,500 0	0 0 0	0 0
Total Acres: .0 Spot:	574		Location: 11 GO	OD LOCATION (PC	os influ)	Value Flag C Gross Building:	ost Approach	Bas	verride Reason e Date of Value e Date of Value		

	Entrance Information				Permit Information	Permit Information		
Date 06/09/22 03/25/22	ID TT KEK	Entry Code Total Refusal Vacant Land	Source Owner Other	Date Issued Number	Permit Information Price Purpose	% Complete		

	Sales/Ownership History										
Transfer Date 07/23/18 08/17/07 08/05/88	Price Type 337,500 350,000 1	Validity		Deed Type Deed	Grantee MOLTER CARL CHRISTOPHER						

Dwelling Information						
			,			
Year Built Eff Year Built Year Remodeled Amenities In-law Apt No						
Basement						
# Car Bsmt Gar FBLA Type Rec Rm Type						
Fireplaces						
Stacks Openings Pre-Fab						
Room Detail						
BedroomsFull Bathsamily RoomsHalf BathsKitchensExtra FixturesTotal RoomsKitchen Type	Туре	Size 1 Size			t Grade Condition	Val
Bath Type Bath Remod				-		
Unfinished Area Unheated Area						
Grade & Depreciation						
Market Adj Functional Economic						
		Condor	ninium / Mobile	Home Informa	tion	
welling Computations	Complex Name					
% Good % Good Override Functional Economic % Complete 0 C&D Factor Adj Factor Addj factor	Condo Model Unit Number Unit Level Unit Parking Model (MH)			Unit View	v	
Dwelling Value						
	Amenities In-law Apt No Basement # Car Bsmt Gar FBLA Type Rec Rm Type Stacks Openings Pre-Fab Room Detail Room Detail Full Baths Half Baths Extra Fixtures Bath Type Bath Remod Adjustments Unfinished Area Unheated Area Unheated Area Unheated Area Stack & Depreciation Market Adj Functional Economic % Good Override Functional Economic % Good Override Functional Economic % Good Override Functional Economic % Good Detail	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 Half Baths Half Baths Extra Fixtures Bath Type Bath Remod Adjustments Unfinished Area Unheated Area Unheated Area Unheated Area Grade & Depreciation Market Adj Functional Economic % Good Over % Good Over % Good % Good Override Functional Economic % Good % Good Override Functional Economic % Good % Good Override Functional Economic % Good % Good Defactor Adj Factor Adj Factor Additions	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 Bath Type Bath Remod Adjustments Unfinished Area Unheated Area Unheated Area Grade & Depreciation Market Adj Functional Economic % Good Override Functional Economic % Good Override Functional Economic % Good Override Functional Conder % Good Override Functional Economic % Good Override Functional Conder Complex Name Condor Complex Name Condor Market Adj Functional Economic % Good Override Functional Conder Conder Complex Name Condor Market Adj Functional Conder Con	Amenities In-law Apt No Basement # Car Bent Gar FELA Type Rec Rm Type Rec Rm Type Rec Rm Type Stacks Openings Openings Pre-Fab Room Detail Full Baths Half Baths Half Baths Extra Fixtures Bath Type Bath Remod Adjustments Unfinished Area Grade & Depreciation Market Adj Functional Economic % Good Override Functional Economic % Good % Good	Amenities In-law Apt №0 Basement # Car Bant Gar # Car Bant Gar FBLA Type Rec Rm Type Stacks Openings Pre-Fab Room Detail Full Baths Haif Baths Haif Baths Bath Type Size 1 Size 2 Adjustments Unfinished Area Grade & Depreciation welling Computations % Good Override % Complete 0 CAlp Factor Additions Unit Number Unit Parking Unit View Model MM	Amenities In-law Apt No Basement In-law Apt No Basement In-law Apt No Image: Stack Sta

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Ta	x Year 2025
In	the Matter of Appeal
Pa	rce ID 234-18.00-712.00
Su	issex County Board of Assessment VS Teny & Lise Lemberth (Owner Name)
	e, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County bard of Assessment Office as follows:
0	riginal Value: \$661,200 Stipulated Value: \$646,300
Sij	ate: 4/2/25 gnature of Owner or duly authorized agent: 1004 Jamber A Joan Themework
Da	inted Name: <u>TERRY 3 LAWBERTH (LISA T</u> LAWBERTH)
	gnature of Sussex County Government Representative, A - A - A - A - A - A - A - A - A - A
	inmary
Ba ref adj loc	sed on the appellants' application for appeal, the submitted comparable properties, and the erees' recommendations, our Assessment staff has conducted a thorough review and lusted the valuation of Parcel ID 234-18.00-712.00. The adjustment reflects a change in ation factor, grade of the dwelling and approach that brings the assessed value to 48,300.

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Situs : 2373	0 HERRING	G REACH C	Г	Parcel ID:	234-18.00-712.00		Class: Singl	e Family Dwell	ing	Card:	1 of 1	Printed:	April 24, 202	5
	CURRE	NT OWNER		G	ENERAL INFORMAT	ION					1			
2	LISA T 23730 HERF	TH TERRY S LAMBERTH RING REACH S DE 19958	H CT	Alternate Vol / Pg District Zoning Class	rhood 6AR266 9 ID 2341800071200									
			Property	Notes										
Land Information									A	ssessment l	nformation			
Type Primary Site	AC	Size 0.2719	Influence Fa Waterview -		Influence %	Value 145,030	E	A Land Building Total	Assessed 0 0 0	Appraised 145,000 403,300 548,300	145,0 403,3	00	Income 0 0 0	Marke 145,00 434,10 579,10
Total Acres: Spot:	.2719			Location:				ue Flag Cost / 34DM42	Approach		ual Override I Base Date o fective Date o	of Value		
			Entrance In	formation						Permit Info	rmation			
Date 06/09/22 06/06/22 03/31/22	ID TT TT GTM	Entry Coo Total Refu Total Refu Entrance (isal Isal		Source Owner Owner Owner		Date Issued 11/09/17 12/07/10	Number 201711676 43580-1	Price 128,046 206,446	Purpose A007	1 St Dwelli	-	Att Garage 19 -Bay Pointe L	

		Sales/Owne	ership History		
Transfer Date 05/11/18	Price Type 438,183	Validity	Deed Reference 4885/36	Deed Type Deed	Grantee LAMBERTH TERRY S

tyler



Re: Assessment Appeal 234-24.00-34.00-50752

From Rose Kulis <rosekulis@gmail.com> Date Wed 4/16/2025 6:11 PM

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

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

Thank you, Dianne. I appreciate all you did to help me with this. I accept the stipulated value of \$143,000.

Regards, Rosemary Kulis

Sent from my iPhone

On Apr 16, 2025, at 2:54 PM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

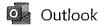
Kind Regards, Dianne

<234-24.00-34.00-50752.pdf>

	ORANGE S	т	Parcel ID: 234-24.00-34.00-50752	Class: Mobi	le Home Park		Card: 1	of 1 Pi	inted: April 21, 202	5
	CURRENT		GENERAL INFORMATION			1 - 14 -		Sessment Information Appraised Cost Income 0 0 0 143,100 143,100 0 143,100 143,100 0 Manual Override Reason 0 Base Date of Value 0 Effective Date of Value 0 Permit Information 0 Vurpose 0 0010 Scrn Por/Deck-Bay City Lot 170 C 0010 Deck-Bay City Lot 170		
	BAY 35583 OR	ROSEMARY KULIS CITY ANGE ST O DE 19966	Living Units 1 Neighborhood 1AC003M Alternate ID 234240000340050752 Vol / Pg 0/0 District Zoning Class Residential							
		Property N	lotes							
		Land Inforn		6/5/23, 10:24:14 AM		23	-24.00-34.00-50752			
_						A	ssessment In	formation		
Туре		Size Influence Fac	tors Influence % Value		Land Building Total	Assessed 0 0 0	143,100	0 143,100	0 0	Mark
Total Acres: Spot:			Location: 6 NEIGHBORHOOD OR SPOT		lue Flag Cos 234DM4	t Approach		Base Date of Va	lue	
		Entrance Info	rmation]			Permit Infor	mation		
06/05/23	DHL	Entry Code Occupant Not At Home Occupant Not At Home	Source Other Other	Date Issued 04/07/05 04/17/03 01/15/03	Number 46035-2 46035-1 46035-3	Price 2,736 1,836 35,045	Purpose D010 D010	Scrn Por/Deck- Deck-Bay City	Bay City Lot 170 O Lot 170	% Complet
			Sales/C	wnership Histor	ry					



Situs : 35583 ORAN	GE ST	Parcel Id: 234	-24.00-34.00-50752	Class: Mobi	le Home Par	k		Card:	1 of 1		Prin	ted: April 21,	2025
	Dwelling Info	rmation					557-57				10	D Code Descript	ion Area
Style Story height Attic Exterior Walls Masonry Trim Color	Mobile Home - Dbl Wide 1 None Alum/Vinyl X	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		28			66 A				A E (A Main Bui B 11 OPEN FI C 31 WOOD I	Iding 1848 RAME PORCH 216
	Baseme	ent											
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type					66	18		12			
Heating &	& Cooling	Fireplaces					12	В	12	C 12			
Fuel Type	Central Full Ac Propane Forced Warm Air	Stacks Openings Pre-Fab						18		12			
	Room De	ətail											
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	5	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	0 2	Type Frame Shed	Siz	z e 1 Size 2 12 x 18		ouilding Area 216	g Data Qty 1	Yr Blt 2021	Grade D	Condition P	Value 2,630
	Adjustm												
Int vs Ext		Unfinished Area											
Cathedral Ceiling		Unheated Area	28										
	Grade & Dep	reciation											
Grade Condition CDU Cost & Design % Complete	Average FAIR 0	Market Adj Functional Economic % Good Ovr				Condom	inium / N	Mobile I	Home Ir	nformatio	on		
	Dwelling Com	putations									-		
Base Price Plumbing Basement Heating Attic Other Features	155,681	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor	100	Complex N Condo Mod Unit Numbo Unit Level Unit Parkin Model (MH)	del er Ig	SB17202 PRL GRN			Ur	nit Locati nit View odel Mak		1	
Subtotal	164,330	Additions											
Ground Floor Area Total Living Area	1,848 1,848	Dwelling Value	140,500										
	Building Notes												
	Building r	10163											



Re: Assessment Appeal 234-28.00-105.00

From gemez.norwood@verizon.net <gemez.norwood@verizon.net>

Date Mon 4/21/2025 7:15 PM

To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>; Tyniece Norwood <tymezz@aol.com>

1 attachment (35 KB)
 234-28.00-105.00.pdf;

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

Hello Dianne,

Thanks for your response back to us. We are unable to print at this time, so please accept the email as our acceptance of the negotiated settlement stipulation with a value of \$431,100. Please let us know if there is any additional information that you need. Please confirm that this email is acceptable.

Thanks

Norwood Financial Services, LLC (Members-Gemez Norwood, Felonise Norwood and Tyniece Norwood)

On Friday, April 11, 2025 at 01:53:46 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

SUSSEX COUNTY

Manual Override Reason Base Date of Value

Effective Date of Value

Situs : 27494 STREETS RD	Parcel ID: 234-28.00-105.00	Class: Single Family Dwelling	Card: 1 of	1 Print	ed: April 24, 202	5
CURRENT OWNER	GENERAL INFORMATION	1/1//				
NORWOOD FINANCIAL SERVICES LLC 27494 STREETS RD MILLSBORO DE 19966	Living Units 1 Neighborhood 1AR033 Alternate ID 234280001050000000 Vol / Pg 3873/298 District Zoning AGRICULTURAL/RESIE Class A	EI				
Property N	otes					
Land Inform	ation		Assessment Inform	nation		
Type Size Influence Fac	ors Influence % Va	Assessed		nation Cost	Income	Marke
		000 Land 0			Income 0 0	Marke 246,50 206,95

Total Acres: 11.3 Spot: Location: 6 NEIGHBORHOOD OR SPOT

		Entrance Information	n		Permit Information						
Date 06/06/22 02/10/22	ID TT BJJ	Entry Code Total Refusal Occupant Not At Home	Source Owner Other	Date Issued 05/25/22 09/04/13 02/10/06 06/04/82	Number 202207784 201310135 48557-2 48557-1	100,000 0 60,000	Purpose A082	% Complete T Mobile: 9 Antennas, 6 Rrus, Cab Cell Tower Cell Tower-W/Rd 310 1650' N/Rd 2 Garage-Rt 310 W Side 1000' S Of			

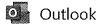
Value Flag Cost Approach TD234DM26

 Sales/Ownership History

 Transfer Date
 Price Type
 Validity
 Deed Reference
 Deed Type
 Grantee



Situs : 27494 STREETS RD	Parcel Id: 234	-28.00-105.00	Class: Single Fami	ly Dwelling	Card: 1	of 1		Prin	ted: April 24, 20)25
	Dwelling Information		10	38	1			ID C	ode Description	Ai 12
StyleRanchStory height1AtticNoneExterior WallsAlum/VinylMasonry TrimXColorX	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		18 C 18					EG	3 MASONRY PAT G1 FRAME OR CE	PORCH 10 DETACH 9 2
	Basement									
Basement Full FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type		10	A			38			
Heating & Cooling	Fireplaces			23						
Heat Type Central Full Fuel Type Electric System Type Heat Pump	Ac Stacks Openings Pre-Fab		6	В 23	6 10					
	Room Detail					15				
Bedrooms 2 Family Rooms	Full Baths Half Baths	0		(Outbuilding					
Kitchens Total Rooms 5	Extra Fixtures	2	Туре	Size 1 Size 2	Area	Qty	Yr Blt	Grade	Condition	Valu
Kitchen Type Kitchen Remod No	Bath Type Bath Remod	No	Det Garage	24 x 38	912	1	2000	С	A	25,620
	Adjustments		Gazebo Det Patio	22 x 10 10 x 40	220 400	1 1	2000 2000	C C	A A	4,390 1,450
Int vs Ext Same	Unfinished Area						2000	Ū		.,
Cathedral Ceiling ×	Unheated Area									
	Grade & Depreciation									
Grade C- Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr			Condominiur	m / Mobile H	omo Int	formati	00		
	Dwelling Computations			Condominiu		ome m	Ionnau	011		
Plumbing Basement Heating Attic Other Features Subtotal	197,279% Good2,540% Good Override0Functional16,360Economic0% Complete2,450C&D FactorAdj FactorAdj Factor218,630Additions	100	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)			Uni	t Locat t View del Mak)	
Ground Floor Area Total Living Area	1,214 Dwelling Value	153,100								
	Building Notes									



Re: Assessment Appeal 234-29.00-350.00-52734

From Richard Stuart <richardstuart1954@gmail.com> Date Tue 4/15/2025 5:17 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. \$59000.

On Mon, Apr 14, 2025, 15:28 Dianne Ruscavage <<u>dianne.ruscavage@sussexcountyde.gov</u>> wrote: As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

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

Kind Regards, Dianne

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SUSSEX COUNTY

Situs : 27446 SANDPEBBLE DR S	Parcel ID: 234-29.00-350.00-52734	Class: Mobile Home	Card: 1 of 1	Printed: April 22, 2025
CURRENT OWNER	GENERAL INFORMATION		E al	
STUARTRICHARD B JR 27446 SANDPEBBLE DR S MILLSBORO DE 19966	Living Units 1 Neighborhood 1AR038 Alternate ID 234290003500052734 Vol / Pg 0/0 District Zoning Class Residential	A CONTRACT OF A	- Al	
Property	Notes			
Land Infor	nation	Ass	essment Information	
Tuno Sizo Influenco Fa	store Influence % Value			

Туре		Size Influence Factors	Influence %	Value			Assessed	Appraised	Cost	Income	Market
						Land	0	0	0	0	0
					E	Building	0	59,000	59,000	0	106,480
						Total	0	59,000	59,000	0	106,480
Total Acres: Spot:		Locati	ion:			ue Flag Co 234DM2	ost Approach		al Override Reaso Base Date of Valu ective Date of Valu	ie	
		Entrance Informati	on					Permit Info	mation		
Date 06/06/22 03/15/22	ID TT BRW	Entry Code Total Refusal Occupant Not At Home	Source Owner Other		Date Issued 11/14/06	Number 49776-1		Purpose D010	Shed-Driftwood \	/lg Lot 44	% Complete

Sales/Ownership History

Transfer Date

Validity

Price Type

Deed Reference Deed Type

Grantee



Situs : 27446 SANDPEBBLE DR S	Parcel Id: 234-29.00-350.00-52734	Class: Mobile Home		Card: 1 of 1	Printed: April 22, 2025
Dwelling Infor	mation		40		ID Code Description Area A Main Building 960
Style Mobile Home - Dbl Wide Story height 1 Attic None Y Exterior Walls Alum/Vinyl Masonry Trim x Color 40	Year Built 2004 Eff Year Built Year Remodeled Amenities In-law Apt No nt	24	A	24	A Main Building 960 B 31 WOOD DECK 80 C RS1 FRAME UTILITY SHED 96*
Basement Post & Piers FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family				
Heating & Cooling	Fireplaces		40		
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab		40 10 8 B		8.
Room De	tail		10	o	
Bedrooms ³ Family Rooms Kitchens Total Rooms ⁵ Kitchen Type	Full Baths 2 Half Baths 0 Extra Fixtures 2 Bath Type Bath Remod No	Type Size 1 Frame Shed 12 x	Size 2	building Data Area Qty Yr Blt 96 1 2004	Grade Condition Value C P 390
Kitchen Remod No Adjustme					
	Unfinished Area				
Cathedral Ceiling ×	Unheated Area ²⁴				
Grade & Depre	eciation				
Grade C- Condition Poor CDU POOR Cost & Design 0	Market Adj Functional Economic 75 % Good Ovr				
% Complete 100			Condominium /	Mobile Home Informat	ion
Dwelling Comp Base Price 103,562 Plumbing 4,280 % Basement -10,900 ************************************	outations % Good ⁶⁰ 9 Good Override Functional	Complex Name Condo Model 5996 Unit Number	6		
Heating7,850Attic0Other Features0	Economic 75 % Complete 100 C&D Factor Adj Factor 1.2312	Unit Level	WHT	Unit Loca Unit View Model Ma	
Subtotal 104,790	Additions 400				
Ground Floor Area 960 Total Living Area 960	Dwelling Value 58,600				
Building N	otes				

Touv	
Tax Year 2025	
In the Matter Parcel ID 234-3	
Sussex Count	y Board of Assessment VS Joseph Freedman & Maria Perez-Freedman
	(Owner Name)
	rsigned, agree to adjust the above-entitled appeal by settlement with the Sussex County assment Office as follows:
Original Value	e: \$ 1,227,500 Stipulated Value: \$ 252,000
Date: <u>4/</u> Signature of C Printed Name	Dwner or duly authorized agent:
Date: <u>3/31/26</u> lignature of S	ussex County Government Representative;
	Christopher S. Kealar
itle: Director of A	
ummary	· · · · · · · · · · · · · · · · · · ·
ased on the ferees' rec djusted the	e appellants' application for appeal, the submitted comparable properties, and to ommendations, our Assessment staff has conducted a thorough review and valuation of Parcel ID 234-30.00-297.00. The adjustment reflects a change in opreclation and approach that brings the assessed value to \$952,000.

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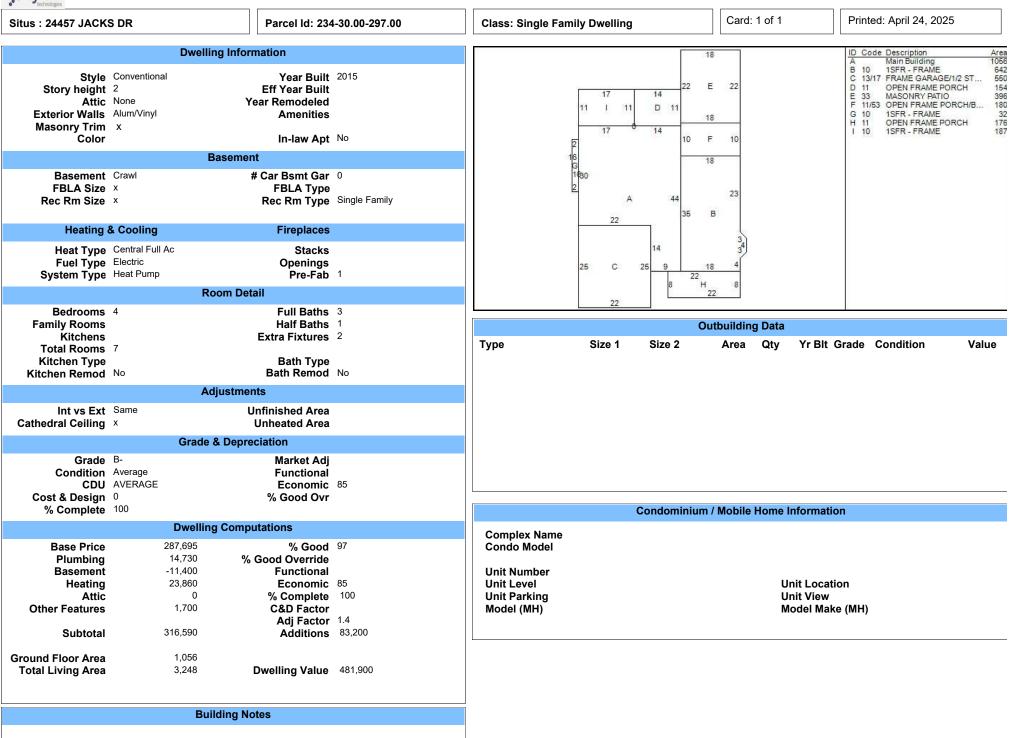
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Situs : 24457 JACK	(S DR	Parcel ID: 23	4-30.00-297.00		Class: Single Family Dwelling	Card: 1 of 1	Pri	nted: April 24, 2025				
CUR	RENT OWNER	GEN	IERAL INFORMATI	ON								
MARIA C PEREZ	JOSEPH E TTEE REV TR 2-FREEDMAN TTEE REV T 457 JACKS DR SBORO DE 19966	Living Units Neighborho Alternate IE Vol / Pg District Zoning Class	od 1AR041									
	Proper	y Notes			1//21 04436 M	34-50 00-20700						
	Land In	ormation			Asse	ssment Informat	ion					
Туре	Size Influence	actors	Influence %	Value	Δ μασσασα	nnraised	Cost	Income	Mar			

Type				innuence /u	Value			Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.2468 0	Golf Course Vie Golf Course Vie		470,110		Land	0	470,100	470,100	0	470,100
						E	Building	0	481,900	481,900	0	837,950
							Total	0	952,000	952,000	0	1,308,050
Total Acres: Spot:	2468		Location: 11 GOC	D LOCATION (POS	SINFLU)		lue Flag Cos 34DM44	st Approach		ual Override Reason Base Date of Value fective Date of Value		
			Entrance Information						-			
Data	п	Entry Code		Sauraa					Permit Info	rmation		
Date 03/11/24	id Lmp	Entry Code Data Mailer		Source Owner		Date Issued	Number		Purpose	. =000		% Complete
03/07/22	GTM	Occupant N	lot At Home	Other		12/03/13 11/05/13	201314550 201313486	0 213,972	TEST A007	Ln7093 Dwelling 51x63, At	t Garage 21x2	5,

		Sales/Ownership History									
Transfer Date 05/31/24	Price Type	Validity	6110/187	Deed Type Deed	Grantee FREEDMAN JOSEPH E TTEE REV TR						
1/05/13	215,000		4192/8								

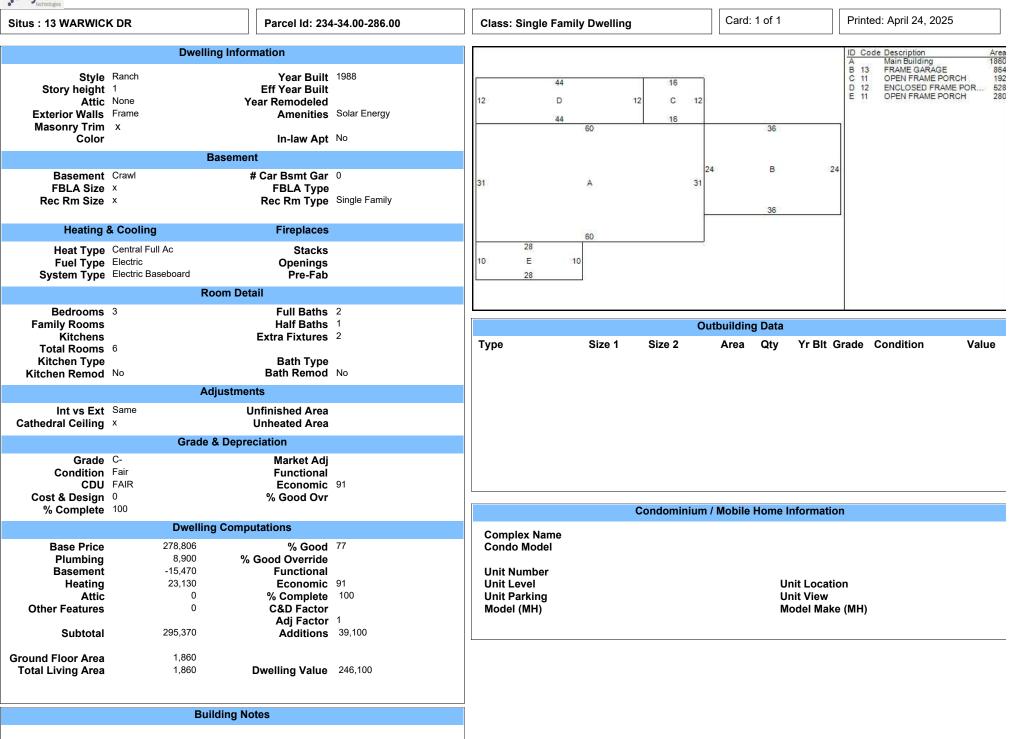
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	SUSSEX COUNTY
Тах	Year 2025
In ti	ne Matter of Appeal
Par	cel ID 234-34.00-286.00
Sus	sex County Board of Assessment VS Wade & Elizabeth Healh
	(Owner Name)
	the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County rd of Assessment Office as follows:
Orig	inal Value: \$383,600 Stipulated Value: \$316,500
Sign	ature of Owner or duly authorized agent:
Prin	ted Name:
	ature of Sussex County Government Representative:
Prin	ted Name: Christopher S. Keeler
Title	Director of Assessment
Sum	mary
refe	ed on the appellants' application for appeal, the submitted comparable properties, and the rees' recommendations, our Assessment staff has conducted a thorough review and sted the valuation of Parcel ID 234-34.00-286.00. The adjustment reflects a change in nomic depreciation that brings the assessed value to \$316,500.
	Wade Neath Jr Elizabeth A Heath

RESIDENTIAL PROPERTY RECORD CARD 2099														
Situs : 13 WARWICK DR Parcel ID: 234-34.00-286.00				Class: Singl	e Family Dwe	lling	Card: 1	l of 1	Printed: April 24, 2	2025				
CURRENT OWNER HEATH WADE JR ELIZABETH A HEATH JR 381 CAMERON ST ETTERS PA 17319			GENERAL INFORMATIONLiving Units1Neighborhood1AR043Alternate ID234340002860000000Vol / Pg5948/54District2ZoningAGRICULTURAL/RESIDEIClassResidential											
		Property N	Notes			661/22, 6 0130 AM								
		Land Inform	nation					4	ssessment In	formation				
Type Primary Site AC	Size 0.3775	Influence Fac	tors	Influence %	Value 70,380	E	Land Building Total	Assessed 0 0 0	Appraised 70,400 246,100 316,500 Manu	Cost 70,400 246,100 316,500 al Override Rea	0 0 0	Mark 70,40 323,15 393,55		
Total Acres: .3775 Spot:		I	Location:				ue Flag Cost 34DM44	t Approach	Effe	Base Date of V active Date of V				
		Entrance Info	ormation						Permit Infor	mation				
Date ID 03/18/24 KMB 05/27/22 MEP		de er Change Not At Home		Source Owner Other		Date Issued 10/14/24 05/21/15 04/12/06 07/09/01 01/05/95	Number 202413830 201504114 52939-6 52939-5 52939-3	6,720 43,139 884	A186 D010 D010	68 Roof Mour Deck-Warwick Screen Exist I	6x30 On Existing It Solar Panels K Park Lot 13 Porch-Warwick Park om-Warwick Park	ark∣		
					Sales/Ov	wnership Histor	У							
Transfer Date 07/28/23 07/14/03 07/19/84	Price 235,000 224,000 15,350	0		Validity		Deed 5948 2860		Deed Type Deed		Grantee HEATH WAD	DE JR			

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2026
In the Matter of Appeal
Parcel ID 235-8.00-140.00
Success County Board of Accorement VS - Kennelle Keller Luber
Sussex County Board of Assessment VS Kennelh & Kathy Lubas (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: \$575,000 Stipulated Value: \$306,200
Date: <u>4-5-25</u> Signature of Owner or duly authorized agent: <u>Kennett Fubas</u> (Uthy, Lubas)
Signature of Owner or duly authorized agent: <u>Kennett Subas</u> (Uthy Lubas) Printed Name: <u>Kenneth Lubas</u> Kathy Lubas
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 235-8.00-140.00. The adjustment reflects a change in style of the home that brings the assessed value to \$306,200.
A Martin Land

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technologies										r		
Situs : 27744 CROZET DR Parcel ID: 235-8.00-140.00						Class: Sing	e Family	Dwelling	Card	: 1 of 1	Printed: April 24, 2025	
CURI			GEN	ERAL INFORMATIO	ON					14		
KATHY L 4513 E	S KENNETH LUBAS TRUS DGEWOOD E DING PA 1960	TEES PR	Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class	1 d 6AR018 23508000140000 4556/103 GENERAL RESI Residential								
		Property N	lotes									
		Land Inforn	nation			3/20/24, 10-22:57 A	A.		235-8.00-140.00			
_								Α	ssessment	Information		
Туре	Size	Influence Fac	tors	Influence %	Value			Assessed	Appraise	d Co	st Income	Market
Primary Site A	C 0.2956				74,200		Land	0	74,20			74,200
						E	Building Total	0	232,00 306,20			233,480 307,680
Total Acres: .2956 Spot:			_ocation:					Cost Approach	Mai	nual Override R Base Date of ffective Date of	Reason f Value	307,000
		Entrance Info	rmation						Permit Inf	ormation		
Date ID	Entry Co	de		Source				Delas		ormation		0/ Commiste
04/02/24 MAE		Not At Home		Other		Date Issued 06/20/06	Number 60383-1		Purpose D010	Porch/Deck	-Grants Way Lot 52	% Complete

04/02/24 MAE	Occupant Not At Home	Other	06/20/06	60383-1 60383-2	2,200 D010 57,495 D010	Porch/Deck-Grants Way Lot 52 Gr -Grants Way Lot 52	
		S	ales/Ownership History	/			
Transfer Date 11/19/12 03/24/05	Price Type 192,900 98,900	Validity	Deed 4556,	Reference /103	Deed Type	Grantee	





Re: Assessment Appeal 235-10.00-48.00

From Carolyn Hannon (Merek) <channon@ementum.com>Date Mon 4/14/2025 2:21 PMTo Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance. Yes - I accept the revised assessment of 2841 s. Bayshore drive, milton de 19968 at \$802,700.

Thank you for your kind consideration, Carolyn Hannon (merek)

From: Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>
Sent: Monday, April 14, 2025 2:08 PM
To: Carolyn Hannon (Merek) <channon@ementum.com>
Subject: Assessment Appeal 235-10.00-48.00

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

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

Kind Regards, Dianne

Situs : 2841 S BAY	SHORE DR		Parcel ID: 235-	10.00-48.00		Class: Singl	e Family Dwe	elling	Card: 1	of 1 P	rinted: April 24, 202	5
CUR	RENT OWNER		GENE	RAL INFORMAT	ON							
2841 \$	MEREK CAROLYN V 2841 S BAYSHORE DR MILTON DE 19968 Property Notes MEREK CAROLYN V Living Units 1 Neighborhood 6AR012 Alternate ID Vol / Pg 2929/169 District Zoning Class Residential								<u> </u>			
		Property N	lotes									
		Land Inform	nation			3/26/24, 10	-14-28 AM		00-48.00 ssessment Inf	ormation		
Type Primary Site		Influence Fac Waterfront - Ca	tors a Waterview - Ba	Influence %	Value 345,020		Land Building Total	Assessed 0 0 0	Appraised 345,000 517,700 862,700	Cost 345,000 517,700 862,700	Income 0 0 0	Mark 345,00 567,30 912,30
Total Acres: .291 Spot:		L	Location: 12 VER	GD LOCATION	(POS INFL		l ue Flag Cos 235DM1	t Approach		al Override Rea Base Date of Va ctive Date of Va	alue	
		Entrance Info	rmation						Permit Infor	nation		
Date ID 04/09/24 NMJ	Entry Code Occupant N	e Not At Home		Source Other		Date Issued 12/06/16 04/20/09 06/17/92	Number 201315043 55356-2 55356-1	Price 60,000 8,075 93,500	D010	2 Decks-Old In	Addition W/ 33x16 R Ilet Beach Lot 42 nlet Beachlot 42sec.	
					Sales/O	wnership Histor	У					
Transfer Date 11/15/90	Price 1 35,000	Туре		Validity			d Reference 9/169	Deed Type		Grantee		



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Situs : 2841 S BAY SHORE DR	Parcel Id: 235-10.00-48.00	Class: Single Family I	Dwelling	Card: 1 of 1	Printed: April 24, 2025
Dwelling Int	formation		32]	ID Code Description
StyleConventionalStory height2AtticNoneExterior WallsFrameMasonry TrimxColorFrame	Year Built ¹⁹⁹³ Eff Year Built Year Remodeled Amenities In-law Apt No		12 B 14		A Main Building B 11/12/53 OPEN FRAME PORC C 31 WOOD DECK D 11/53 OPEN FRAME PORC E RS1 FRAME UTILITY SHED
Basen	ment		36 A 12		
Basement Post & Piers FBLA Size 704 Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family		12 D 12 20 12 8 C 8		
Heating & Cooling	Fireplaces		8 C 8 32		
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab 1				
Room	Detail				
Bedrooms ³ Family Rooms	Full Baths 2 Half Baths 0		Ou	tbuilding Data	
Kitchens Total Rooms 7 Kitchen Type Kitchen Remod No	Extra Fixtures ³ Bath Type Bath Remod No	Type Frame Shed	Size 1 Size 2 10 x 12		Blt GradeConditionValue999CF490
Adjustr	ments				
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area				
Grade & De	preciation				
Grade C+ Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr		Condominium	/ Mobile Home Info	mation
Dwelling Cor	mputations		Condominant		indion
Base Price 260,634 Plumbing 8,440 Basement -22,830 Heating 21,620 Attic 0 Other Features 33,118 Subtotal 300,980	% Good 86 % Good Override Functional Economic % Complete 100 C&D Factor Adj Factor 1.78 Additions 31,700	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit \	-ocation /iew I Make (MH)
Ground Floor Area984Total Living Area1,728	Dwelling Value 517,200				

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 235-22.00-528.00
Sussex County Board of Assessment VS Simon & Wanda Gross
(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: \$467,200 Stipulated Value: \$455,200
Date: 37/25 Signature of Owner or duly authorized agent: (MMM U Levoss) Woulde D. Secons
Printed Name: SIMON A. GROSS WANDA D. Cross
Date: <u>4/9/25</u> Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants application for appeal, the recent recorded deed and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 235-22.00-528.00 The adjustment reflects a modification to the acreage that brings the assessed value to \$455,200.

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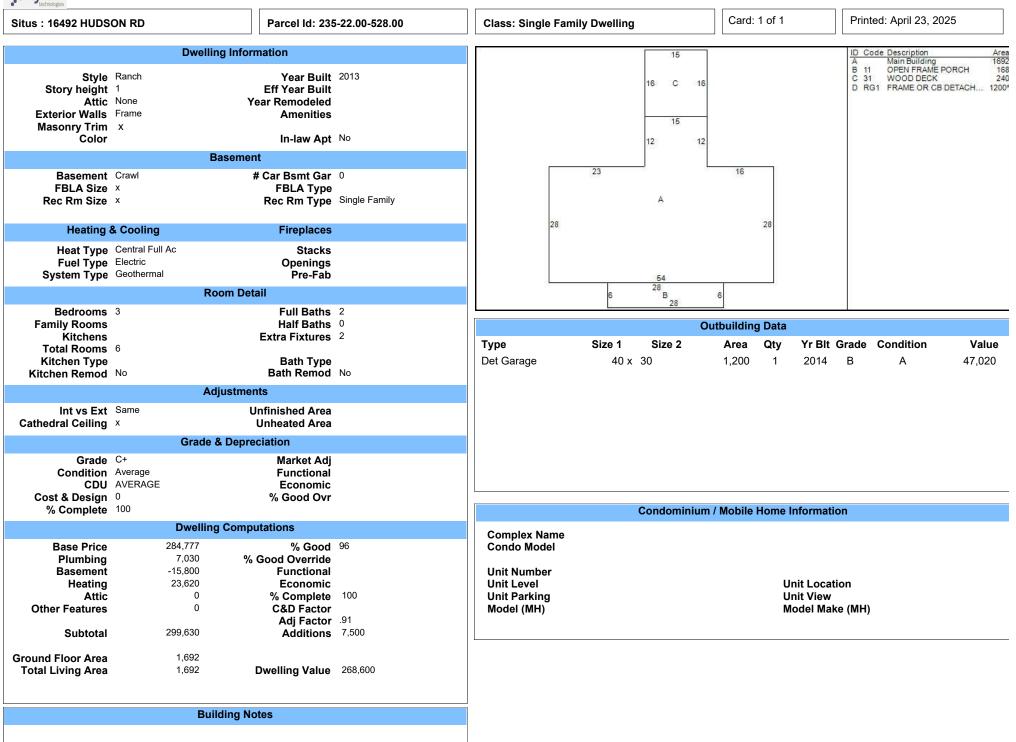
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 $\mathcal{L} = \sum_{i \in \mathcal{I}} \left[(i + i) + (i + i) \right]_{i}^{2} = \left[(i + i) \right]_{i}^{2}$

Situs : 16492 HUDSON RD	Parcel ID: 235-22.00-528.00	Class: Single Family Dwelling Card: 1 of 1 Printed: April 23, 20.					
CURRENT OWNER GROSS SIMON A WANDA D GROSS 16492 HUDSON RD MILTON DE 19968 Property	GENERAL INFORMATION Living Units 1 Neighborhood 6AR029 Alternate ID Vol / Pg Vol / Pg 4033/239 District Zoning Class Residential	ATIO24, SHESTAM	235-22:00-528.00				
Land Info	rmation		Assessment Information	L. C.			
TypeSizeInfluence FaPrimary SiteAC1.0000ResidualAC0.3100	actors Influence % Value 130,290 9,300	Asses Land Building Total	0 139,600 139 0 315,600 315	CostIncomeMarket9,6000139,6005,6000348,9605,2000488,560			
Total Acres: 1.31 Spot:	Location:	Value Flag Cost Approa TD235DM4		e of Value			
Entrance In	formation		Permit Information				
DateIDEntry Code08/07/24KMBData Mailer Change04/16/24TSAOccupant Not At Home	Source Owner Other	02/28/19 201902032 09/19/13 201311090 15	Price Purpose 1,912 A017 15x15 D 5,600 A027 Detache	% Complete Deck Over 30in ed Garage 30x40 elling 28x54 12x15 Bonus			
	Sales/O	wnership History					
Transfer Date Price Type 08/28/12 70,000	Validity	Deed Reference Deed 4033/239	Type Grante	e			

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NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2005
In the Matter of Appeal
Parcel ID 235-25 00-43-00
Sussex County Board of Assessment VS Devote batelie Webb (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: \$ 143.000 Stipulated Value: \$ 143.000
Date: <u>4-4-2025</u> Signature of Owner or duly authorized agent: <u>DavDE Wold</u> <u>Baluele</u> <u>M. Webb</u> Printed Name: <u>David E. Webb and Isabelle</u> <u>M. Webb</u> Date: <u>NUM23</u> Signature of Sussex County Government Representative: <u>1000000000000000000000000000000000000</u>
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 235-25.00-40.00. The adjustment reflects a change in the number of acres that brings the assessed value to \$148,300.

RESIDENTIAL PROPERTY RECORD CARD 2099						SUSSEX COUNTY							
Situs : 1802	5 SHINGLE	POINT RD		Parcel ID: 23	35-25.00-40.00		Class: Resid	lential - Anc	illary Use	Card	: 1 of 1	Printed: April 23, 2	025
	CURREN			GEI	NERAL INFORMAT	ION				-			
	EBB DAVID 18040 SHIN MILTON		RD	Alternate II Vol / Pg District Zoning Class	ood 6AR041		49/24, 9-31-05.AM			235-2500-40.00			
Land Information							A	Assessment I	Information				
Type Primary Site Residual	AC AC	Size 1.0000 1.6300	Influence Fact Waterview - La Waterview - La		Influence %	Value 104,500 42,580	E	Land Building Total	Assessed 0 0 0	Appraised 147,100 1,200 148,300) 147,100) 1,200	0 0 0 0	Marke (((
Total Acres: 2 Spot:	2.63		L	_ocation:			Val Gross B		st Approach		ual Override Re Base Date of ^v ffective Date of ^v	Value	
			Entrance Info	rmation						Permit Info	ormation		
Date 04/08/24	ID TJA	Entry Co Vacant La			Source Other		Date Issued 08/01/06	Number 58538-1	Price 43,600	Purpose	Rep-N/Rd 24	9	% Complete
						1							
			е Туре		Validity	Sales/Ow	nership Histor	У	Deed Type				



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Situs : 18025 SHINGLE POINT RD	Parcel Id: 235-25.00-40.00	Class: Residential	- Ancillary Use	Card: 1 of 1	Printed: April 23, 2025		
Exterior Walls Masonry Trim × Color Baseme	Year Built Eff Year Built Year Remodeled Amenities In-law Apt No						
Heating & Cooling Heat Type Fuel Type System Type	Fireplaces Stacks Openings Pre-Fab						
Room De Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod		Type Frame Shed	Ou Size 1 Size 2 12 x 20	utbuilding Data Area Qty Yr E 240 1 200	Bit Grade Condition Value		
Adjustme Int vs Ext Cathedral Ceiling ×	ents Unfinished Area Unheated Area						
Grade & Depro Grade Condition CDU Cost & Design 0 % Complete	Market Adj Functional Economic % Good Ovr		Condominium	/ Mobile Home Inform	nation		
Dwelling Comp	outations		Condominium				
Base Price	% Good & Good Override Functional Economic % Complete C&D Factor Adj Factor Additions Dwelling Value	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)	Unit Location Unit View Model Make (MH)				
Building N	lotes						

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2026 In the Matter of Appeal Parcel ID 231-29-59-40-69
Sussex County Board of Assessment VS Invita Indian West (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$ <u>356,869</u> Stipulated Value: \$ <u>156,869</u>
Date: <u>4-4-2025</u> Signature of Owner or duly authorized agent: Danh 22 off a Baluer M. Webb Printed Name: David F. Webb and Isabelle M. Webb
Date: 21823 Signature of Sussex County Government Representative:
Printed Name: Credopta/3.844/6
The: Grossic Classessino d
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 235-25.00-40.07. The adjustment reflects a change in the land value of the property that brings the assessed value to \$193,000.

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• Situs :		Parcel ID: 235-25.00-40.07		Class: Residential - Vac	cant Land	Card: 1 o	f 1 Printed	d: April 24, 20	025
WEBB DAVID 18040 SHING	IT OWNER E & ISABELLE M GLE POINT RD I DE 19968 Property N	GENERAL INFORMAT Living Units 0 Neighborhood 6AR041 Alternate ID 2352500004007 Vol / Pg 2752/170 District Zoning AGRICULTURA Class A	00000	2/26/24, 11:00-58 AM		235-25:00-40:07			
	Land Inforn	nation				Assessment Info	rmation		
Type Primary Site AC Undeveloped (<1a: AC	Size Influence Fac 1.0000 12.9300	tors Influence %	Value 104,500 88,460	Land Building Total	Assessed 0 0 0		Cost 193,000 0 193,000 Override Reason ase Date of Value	Income 0 0 0	Market 0 0 0
Total Acres: 13.93 Spot:	ļ	Location:		Value Flag Co Gross Building:	ost Approach		tive Date of Value		
	Entrance Info	rmation				Permit Informa	ation		
Date ID 02/26/24 MAE	Entry Code Vacant Land	Source Other		Date Issued Number	Price	Purpose			% Complete
			Sales/Ov	vnership History					
Transfer Date	Price Type	Validity		Deed Reference	e Deed Type	•	Grantee		

	PROPERTY RECORD CARD 2099										
Situs :	Parcel Id: 235-25.00-40.07	Class: Residential - V	acant La	Ind	Card:	1 of 1	P	rinted: April 24, 20)25		
	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 Extra Fixtures	Outbuilding Data Type Size 1 Size 2 Area Qty Yr Blt Grade Condition									
	Bath Type Bath Remod	Type	Size 1	Size 2	Area	Qty	Yr Bit Grad	e 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				Condominiu	um / Mobile	Home	Information				
l l	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)				U	nit Location Init View Iodel Make (N	IH)			
Ground Floor Area Total Living Area	Dwelling Value										
	Building Notes										

🐝 tyler

	NEGOTIATED SETTLEMENT STIPULATIO SUSSEX COUNTY	ON
Tax Year 2026		
In the Matter of Appeal		
Parcel ID 235-26.00-308.00		
Sussex County Board of Assessme		
	(Owner Nam	ie)
We, the undersigned, agree to ac Board of Assessment Office as fo	ljust the above-entitled appeal by settlemer llows:	nt with the Sussex County
Original Value: \$ <u>723,000</u>	Stipulated Value: \$_613	3,700
Date: <u>4/2/2025</u> Signature of Owner or duly author Printed Name: <u>SHIRLEY R</u>		Rud Reymond
Date: <u>3/26/25</u> Signature of Sussex County Gove	rnment Representative:	K.
Printed Name: Christopher S. Keeler	·····	
Title: Director of Assessment		
Summary		
referees' recommendations, adjusted the valuation of Par	olication for appeal, the submitted cor our Assessment staff has conducted cel ID 235-26.00-308.00. The adjustr proach that brings the assessed valu	a thorough review and ment reflects a change in

 technologies 										
Situs : 27315 W	ALKING RUN		Parcel ID: 235-26.00-308.00		Class: Single Family Dwe	lling	Card: 1 of 2	I Pri	nted: April 24, 202	5
C		R	GENERAL INFORMA	ATION						
SH 27	RAYMOND RUD HIRLEY A RAYMO 7315 WALKING F MILTON DE 1990	OND RUN	Living Units 1 Neighborhood 6AR042 Alternate ID 23526000308 Vol / Pg 4746/293 District Zoning AGRICULTUF Class Residential		JIZSIZ4, 8:50:50AM		-2600-308.00			
		Land Informa	ation			Ass	sessment Inform	nation		
Type Primary Site	Size AC 0.299		ors Influence %	Value 89,890	Land	Assessed	Appraised 89,900	Cost 89,900	Income 0	Market 89,900
					Building Total	0	523,800 613,700	523,800 613,700	0	589,880 679,780

		Entrance Informatio	n				De muit la f	
Data	ID	Entry Code	Source				Permit Inf	ormation
Date ID 03/25/24 MEF		Entry Code Occupant Not At Home	Other	Date Issu	ed Number	Price	Purpose	% Complete
		Occupant Not At Home	Otilei	11/30/21	202117311	2,880	A037	12x20 Det Gazebo
				07/07/17	201707307	2,880	A037	Det Shed 12x20
				02/21/17	201701368	244,097	A007	1 St Dwelling 54x77, Att Garage 2:

		Sales/Owner	ship History		
Transfer Date 08/02/17	Price Type 42,377	Validity	Deed Reference 4746/293	Deed Type Deed	Grantee RAYMOND RUDY



Situs : 27315 WALKING RUN	Parcel Id: 23	5-26.00-308.00	Class: Single Family Dwelling Card: 1 of 1 Printed: April 24, 2025
	Dwelling Information		40 11 ID Code Description A A Main Building 11
Style Ranch Story height 1 Attic None Exterior Walls Alum/Viny Masonry Trim x Color	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		22 E 4 10 4 C 11 0PEN FRAME PORCH 22 E 4 10 4 C 11 0PEN FRAME PORCH D 13 FRAME GARAGE 11 38 F 8 14 D 13 FRAME GARAGE 11 33 24 G RS1 FRAME UTILITY SHED 2 H GZ1 GAZEBO 2
	Basement		36 B 36
Basement Full FBLA Size 1,303 Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type	1	48 A
Heating & Cooling	Fireplaces	i	12 33
Heat Type Central Fu Fuel Type Electric System Type Forced Wa	Openings		5 ¹⁴ C ₁₄₅ 36 D 36
	Room Detail		
Bedrooms 4 Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures	1	28 Outbuilding Data
Total Rooms 7 Kitchen Type Kitchen Remod No	Bath Type Bath Remod		Type Size 1 Size 2 Area Qty Yr Blt Grade Condition Value Frame Shed 12 x 20 240 1 2017 C A 2,950 Gazebo 10 x 20 200 1 2000 C A 3,990
	Adjustments		
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area		
	Grade & Depreciation		
Grade B+ Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr		Condominium / Mobile Home Information
	Dwelling Computations		
Base Price Plumbing Basement Heating Attic Other Features Subtotal	321,058 % Good 16,740 % Good Override 0 Functional 26,630 Economic 0 % Complete 67,100 C&D Factor 431,530 Additions	100	Complex Name Condo Model Unit Number Unit Level Unit Location Unit Parking Unit View Model (MH) Model Make (MH)
Ground Floor Area Total Living Area	1,584 3,460 Dwelling Value	516,900	

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 235-27.00-233.00
Sussex County Board of Assessment VS stephen & Susan Katona (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$ <u>484,900</u> Stipulated Value: \$ <u>484,900</u>
Date: 4/16/2025
Signature of Owner or duly authorized agent: Strank Courses Super Courses
Printed Name: STEPHEN KATONA Sysan Katona
Date: 4/8/25
Signature of Sussex County Government Representative
Printed Name: Christopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 235-27.00-233.00. The adjustment reflects a change in square footage that brings the assessed value to \$484,900.

visite residential property record card 2099

SUSSEX COUNTY

Situs : 23770 F	Situs : 23770 HUGHES HIDEAWAY CT Parcel ID: 235-27.00-233.00						Class: Single Family D	welling	Card: 1 of	Card: 1 of 1 Printed: April 22, 2025						
	CURRENT OWNER GENERAL INFORMATION															
KATONA STEPHEN JAMES KATONA SUSAN ELEANOR 23770 HUGHES HIDEAWAY CT MILTON DE 19968Living Units1 NeighborhoodLiving Units1 Neighborhood1 Neighborhood1 NeighborhoodVol / Pg4349/291 District Zoning ClassNEDIUM RESIDENTIAL Residential																
			Property No	les			3/2/2/4, 12-42-09PM		235-2700-233.00							
			Land Informa	tion				A	ssessment Inforr	nation						
Туре		Size	Influence Facto	rs	Influence %	Value		Assessed	Appraised	Cost	Income	Market				
Primary Site	AC	0.1799	Waterview - La			106,470	Land	0	106,500	106,500	0	106,500				
							Building	0	378,400	302,800	0	378,440				
							Total	0	484,900	409,300	0	484,940				
										Verride Reas						

 Total Acres: .1799
 Base Date of Value

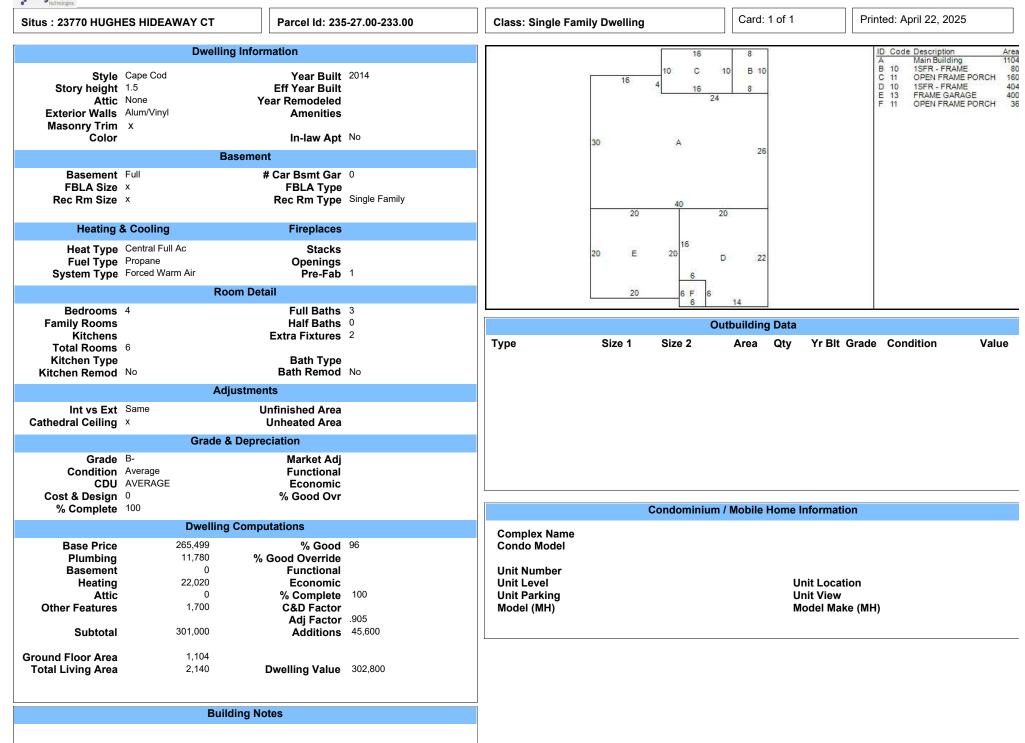
 Spot:
 Location:

 Entrance Information

	Entrance information			Permit Info	ormation		
Date ID 07/27/24 KMB 03/27/24 TJA	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other	Date Issued 09/29/14 09/26/14	Number 201408585 201408513	Purpose TEST	Wr 12385 Dwelling (Pisa Torre) 40x47, G	% Complete ara(
		Sales/Ov	wnership Histor	v			

Transfer DatePriceTypeValidityDeed ReferenceDeed TypeGrantee12/31/14371,3004349/29110/09/1450,00010/09/14<

tyler





Re: Assessment Appeal 235-27.00-361.00

From Debra Isser <debisser21@yahoo.com>

Date Fri 4/18/2025 7:50 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.

We accept \$518,000 as the value of our property. Thank you. Debra Isser

On Monday, April 14, 2025 at 02:11:06 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

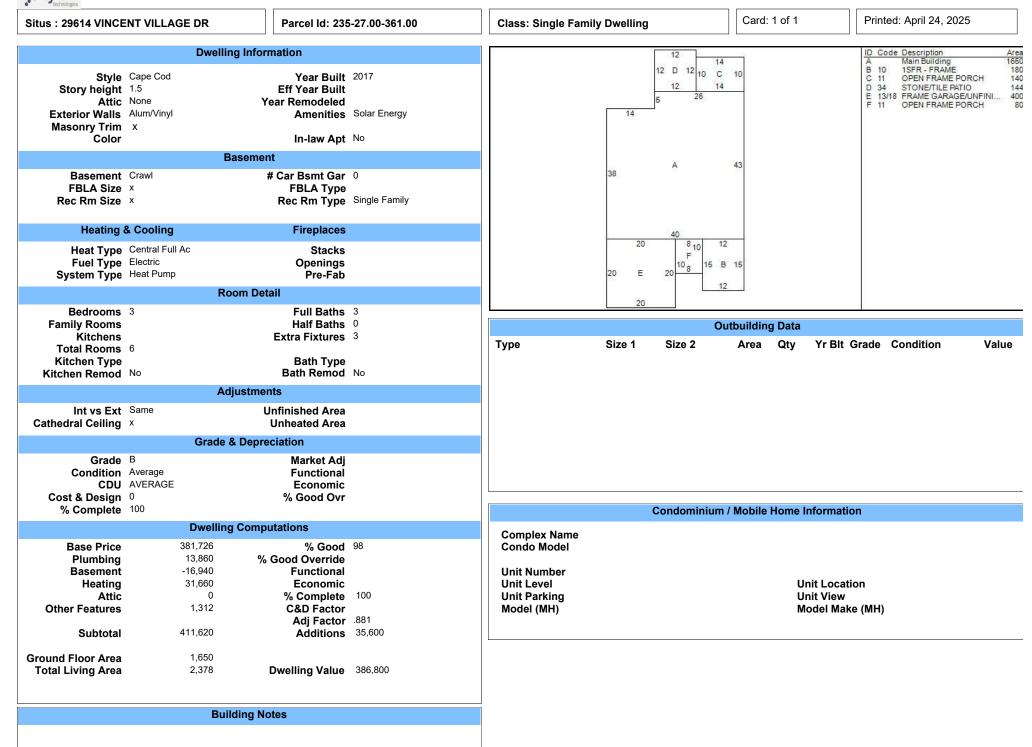
* tyler RESIDENTIAL PROPERTY RECORD CARD

SUSSEX COUNTY

Situs : 29614 VINCEN	Γ VILLAGE DR	Parcel ID: 235-27.	.00-361.00		Class: Sing	le Family Dwe	elling	Card:	1 of 1	Printed: April 24, 2	025	
LEIBO DEB 29614 VINC	INT OWNER WITZ FRAN RA ISSER ENT VILLAGE DR N DE 19968 Property I	Living Units 1 Neighborhood 6, Alternate ID Vol / Pg 4 District Zoning Class R	AR046 716/224 esidential	DN	326/24, 12-49-48PM							
	Land Inform	mation					Δ	ssessment Ir	formation			
Type Primary Site AC	Size Influence Fac 0.1768 Waterview - L		nfluence %	Value 105,600		Land Building Total	Assessed 0 0 0	Appraised 105,600 412,400 518,000	Cos 105,600 386,800 492,400	0 0 0 0	Marke 105,60 412,42 518,02	
Total Acres: .1768 Spot:		Location:			Va TD	lue Flag Mar 235DM5	ket Approach		ual Override Re Base Date of ective Date of	Value		
	Entrance Info	ormation						Permit Info	rmation			
Date ID 07/29/24 JXL 03/29/24 TJA	Entry Code Data Mailer Change Occupant Not At Home	Ov	ource vner her		Date Issued 03/09/22 02/21/17 02/02/17	Number 202203304 201701569 201700852	19,000	Purpose A186 TEST	22 Roof Mou Wr 13608	int Solar Panels St Dw 40x60, Att G	% Complet	
				Sales/Ov	vnership Histo	ry						
Transfer Date 05/23/17 02/14/17	Price Type 354,525 50,000		Validity			d Reference 6/224	Deed Type		Grantee			

2099

tyler





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 332-1.07-147.00

Sussex County Board of Assessment VS SR Brick LLC

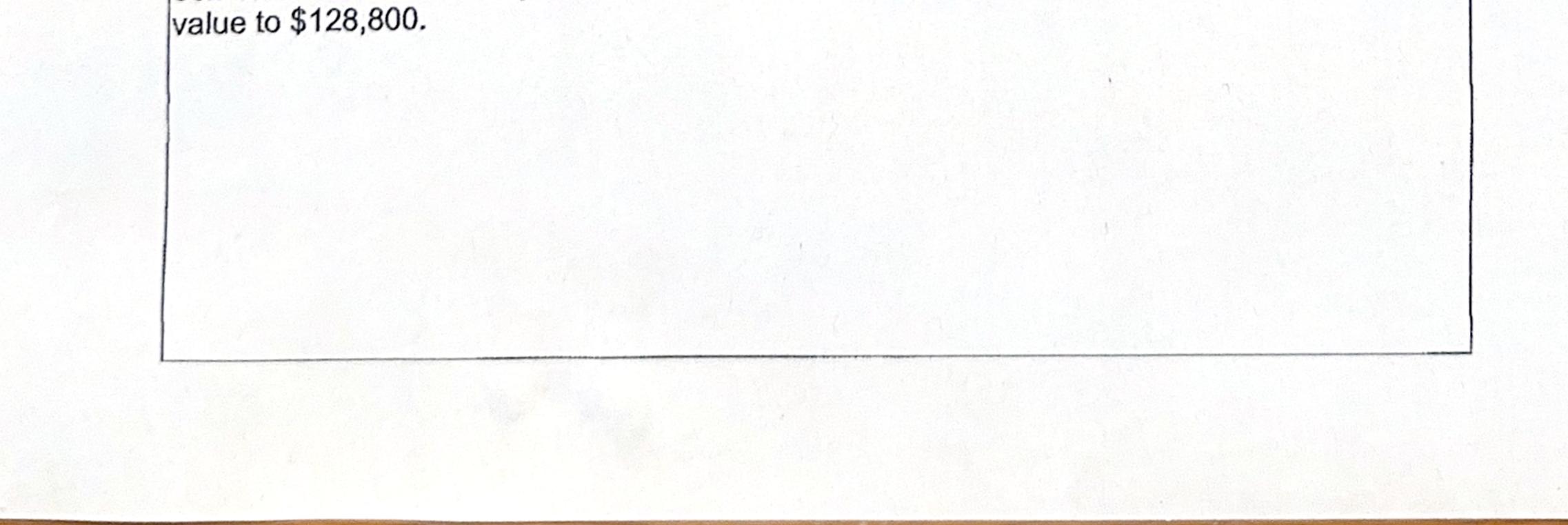
(Owner Name)

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

Original Value: \$ <u>362,800</u>	Stipulated Value: \$128,800
Date: <u>4/16/2025</u> Signature of Owner or duly authorized agent: 6 Printed Name: <u>Charity</u> Hope	Varte Age Phillips Phillips
Date: 4/9/25	100 0
Signature of Sussex County Government Representativ	ells. L
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 332-1.07-147.00. The adjustment reflects a change in approach that brings the assessed



tyler COMMERCIAL PROPERTY RECORD CARD 2099

Situs: 125 N CENTRAL AV	PARCEL ID: 332-1.07-147.00	Class: 416	Card: 1 of 1	Printed: April 22, 2025
CURRENT OWNER	GENERAL INFORMATION			
SR BRICK LLC 810 SOUTH CENTRAL AVE LAUREL DE 19956 5260/186 06/26/2020	Living Units0Neighborhood2OC001Alternate ID332010701470000000Vol / Pg5260/186DistrictZoningZoningTOWN CODESClass			
Property N	otes			
		8/31/23, 1:21:12 PM 332-1	07-147.00	

			Land Information				Α	ssessment Info	rmation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1553			111,990	Land	0	112,000	112,000	112,000	0
						Building	0	250,800	16,800	250,800	0
						Total	0	362,800	128,800	362,800	0
Total Acres: .1553 Spot:			Location: 3 F	BUSINESS CLUSTER		Value Flag Gross Building:	Income Approact	Ba	Override Reason ase Date of Value vive Date of Value		
Spot.			Location. 3 E	SUSINESS CLUSTER							

		Entrance Informatio	n			Permit Information	
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete
08/31/23	CMP	Occupant Not At Home	Other				
09/13/22	EDJ	Entrance Gained	Other				

		Sales/0	Ownership History		
Transfer Date	Price Type	Validity	Deed Reference	Deed Type	Grantee
06/26/20 06/26/20				Deed Deed	SR BRICK LLC PHILLIPS CHARITY HOPE



Situs : 125 N CENTRAL AV	Parcel Id: 332-1.07-147.00	Class: 416	Card: 1 of 1	Printed: April 22, 2025	
Building Information		Building Other Features			
Year Built/Eff Year 1980 / Building # 1 Structure Type Mixed Res/Comm – Identical Units 1 Total Units 1 Grade E- # Covered Parking # Uncovered Parking DBA UNOCCUPIED	Line Type +/-	Meas1 Meas2 # Stops Ident Units Line Type	+/- Meas1	Meas2 # Stops Ident Units	

	Interior/Exterior Information														
Line	Level Fro	m - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	2,160	192	Retail Store	9	Brick Venee	Steel	Normal	Unit Heat	None	Normal	1	0
2	02	02	100	2,160	192	Apartment	9	Brick Venee	Steel		Unit Heat	None	Below Nor	1	0
3	01	01	100	880	128	Warehouse/Lt Mf	fg 10	Brick & Con	Steel	Normal	None	None	Normal	2	1

	Interior/E	xterior Valuation I	Detail						Outbuildi	ng Data				Ī
Line	Area Use Type	% Good	% Complete	Use Value/RCNLD	Line	Туре	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	
1	2,160 Retail Store	5	100	6,080										
2	2,160 Apartment	5	100	6,870										
3	880 Warehouse/Lt Mfg	10	100	3,860										

tyler COMMERCIAL PROPERTY	RECORD CARD 2099	S	USSEX COUNTY	
Situs : 125 N CENTRAL AV	Parcel Id: 332-1.07-147.00	Class: 416	Card: 1 of 1	Printed: April 22, 2025

		36		ID Code Description Area A 034 RETAIL STORE 2160 B 011 APARTMENT 2160 C 045 WAREHOUSE/LT MFG 880
20				C 045 WAREHOUSE/LT MFG 880
44 C	44			
	60	AB 6	10	
20	_			
		1		
		36		

Addtional Property Photos



tyler clt division SUSSEX COUNTY COMMERCIAL PROPERTY RECORD CARD 2099 Card: 1 of 1 Printed: April 22, 2025 Situs: 125 N CENTRAL AV Parcel Id: 332-1.07-147.00 Class: 416 Income Detail (Includes all Buildings on Parcel) Use Mod Inc Model Units Net Area Potential Vac Vac Additional Effective Expense Expense Expense Other Income Econ Total

		Inc Model Mod Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
01	А	002 Low Rise Apartment	1	2,160			20,400	7		0	18,972	35			6,640	6,640	12,332
03	S	002 General Retail	0	2,160	12.00		25,920	7		0	24,106	25			6,027	6,027	18,079
07	S	002 Whse / Lt Mfg	0	880	5.50		4,840	7		0	4,501	10			450	450	4,051

		Building Cost Detail - Building 1 of 1	I .						
Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income		
1	011 Apartment	1	4	2 \0	1	20,400	20,400	Total Gross Building Area	5,200
								Replace, Cost New Less Depr Percent Complete Number of Identical Units Economic Condition Factor Final Building Value	16,810 100 1 16,810
								Value per SF	3.23

Notes - Building 1 of 1	Income Summary (Includes all Build	ing on Parcel)
	Total Net Income Capitalization Rate Sub total Residual Land Value	34,462 0.095000 362,760
	Final Income Value	362,760
	Total Gross Rent Area Total Gross Building Area	5,200 5,200

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 332-1.07-181.00
Sussex County Board of Assessment VS Mark & Kimberly Barnak (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$483,000 Stipulated Value: \$402,000
Date: <u>4-16-2025</u> Signature of Owner or duly authorized agent: <u>John Kn Lubgarnal</u>
Printed Name: MARK BARNAK KIMBERLY BARNAK
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 332-1.07-181.00. The adjustment reflects a change in economic depreciation that brings the assessed value to \$402,000.

SUSSEX COUNTY

33,200

368,800

402,000

0

0

0

Land

Total

Building

33,200

368,800

402,000

Manual Override Reason **Base Date of Value**

0

0

0

33,200

368,660

401,860

Situs : 107 LA	KE DR		Parcel ID: 332-	1.07-181.00		Class: Singl	e Family D	welling	Card: 1 of	1 Pr	inted: April 22, 202	5
	CURRENT OWNER		GENE	RAL INFORMATI	ON		. et		A Carp			
	BARNAK MARK KIMBERLY BARNAł 107 LAKE DR LAUREL DE 19956		Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class	1 320R002 3320107018100 5598/144 TOWN CODES Residential	00000							
		Property No	ites			7/E8/22, 10-18-27 AM			322-107-18100			
		Land Informa	ntion					Δ	ssessment Infor	mation		
Type Primary Site	Size AC 0.3857	Influence Facto	ors	Influence %	Value 33,200		Land	Assessed	Appraised 33,200	Cost 33,200	Income	Ma 33.

Total Acres: Spot:	.3857	Locatio	n:		lue Flag Cos 332DM1	t Approach	E	ffective Date of Value	
		Entrance Informatio					Permit Info	ormation	
Date 07/29/22	ID NGV	Entry Code Occupant Not At Home	Source Other	Date Issued 09/27/13 09/27/12 02/28/85 06/11/84	Number 64907-3 64907-4 64907-2 64907-1	215,000 0 3,000	Purpose D010 D010 D010 D010 D010	% C Att Gar/Addition/Rem-Lake Dr & L Att Gar/Addition/Rem-Lake Dr & L Remodeling-Lake Drivelot 1 & 2 Remodeling Bathroom-N/A	omplete

Sales/Ownership History

Transfer Date 11/23/21 10/29/09 08/02/06 09/28/88	Price Type 400,000 Land & Improv 225,000 225,000 1 1	Validity Valid Sale - Tyler	Deed Reference Deed Type 5598/144 Deed 3728/136	Grantee BARNAK MARK	



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-5.00-163.00	
Sussex County Board of Assessmer	nt VS Barney Kirkpatrick (Owner Name)
We, the undersigned, agree to adju Board of Assessment Office as folk	ust the above-entitled appeal by settlement with the Sussex County ows:
Original Value: \$ <u>397,900</u>	Stipulated Value: \$356,100
Date: <u>April 16, 20</u> Signature of Owner or duly authori	ized agent: <u>Barray Deputint</u> KIRK PATRICK
Printed Name: NARNey	KIRK PATRICK
Date: 4/10/25	NO VL
Signature of Sussex County Govern	ment Representative:
Printed Name: Christopher S. Keeler	
Fitle: 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 334-6.00-163.00. The adjustment reflects a change in economic depreciation that brings assessed value to \$356,100.

tyler

RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 33 BRYAN DR	Parcel ID: 334-6.00-163.00	Class: Single Family Dwelling	Card: 1 of 1	Printed: April 22, 2025
CURRENT OWNER	GENERAL INFORMATION		State of Concession, Name	
KIRKPATRICK BARNEY A 33 BRYAN DR REHOBOTH BEACH DE 19971 Propert	Living Units 1 Neighborhood 6AR064 Alternate ID 334060001630000000 Vol / Pg 0/0 District Zoning MEDIUM RESIDENTIAL Class Residential			
Land Info	mation	11/30/23, 11:25:51AM	334-6:00-163:00	tion
Type Size Influence F	ictors Influence % Value	Assessed	Appraised	Cost Income Market

Duine and Otto Ar	0.0470	404.040		ASSESSE	Applaisea	0001	moonie	Market
Primary Site AC	0.2479	164,040	Land	0	164,000	164,000	0	164,000
			Building	0	233,900	192,100	0	233,920
			Total	0	397,900	356,100	0	397,920
Total Acres: .2479 Spot:	Location	1:	Value Flag M TD334DM18	larket Approach	Ba	Override Reason ase Date of Value ive Date of Value		
	Entrance Information	n						
Date ID	Entry Code	Source			Permit Informa	ation		
07/15/24 JXL 12/01/23 MEP	Data Mailer Change Occupant Not At Home	Owner Other	Date Issued Number	Price	Purpose			% Complete
		Sales/Ow	vnership 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 334-6.00-1258.00
	Sussex County Board of Assessment VS Roger & Belh Griffin
	(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: \$405,500 Stipulated Value: \$351,900
	Date: <u>15 APRIL 2025</u> Signature of Owner or duly authorized agent: <u>Rogh Mulh BG</u> Printed Name: <u>ROGER & BETTH GRIFFIN</u>
	Date: 47/25
	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, an referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-6.00-1258.00. The adjustment reflects a change i approach that brings the assessed value to \$361,900.
1	

nd the in

Situs : 114 LAKESIDE	DR		Parcel ID: 334	-6.00-1258.00		Class: Single Family I	Dwelling	Card: 1 of 1	Prir	nted: April 24, 202	5
CURRE	NT OWNER		GENE	ERAL INFORMAT	ION		Contract of the local division of the local				
BEL AIR MD 21014 Vol / Pg 5158/17 District Zoning MEDIUI		d 6AR059									
		Property N	L								
		Land Inform	ation			1/31/24, 9:19:54AM		334-6.00-1258.00			
Tune	Size	Land Inform		Influence 9/	Value	1/31/24, 8:19:54 AM	A	334-6.00-1258.00	ation		
Type	Size	Land Inform		Influence %	Value	¥31/24, 9:19:54 AM	A	ssessment Inform Appraised	Cost	Income	Market
				Influence %	Value 136,550	Land	Assessed 0	ssessment Inform Appraised 136,600	Cost 136,600	Income 0	136,600
				Influence %			Assessed	ssessment Inform Appraised 136,600 225,300	Cost 136,600 225,300		
		Influence Fact		Influence %		Land Building Total	Assessed 0 0	SSESSMENT Inform Appraised 136,600 225,300 361,900 Manual O Bas	Cost 136,600	0 0 0 0	136,600 269,920
Primary Site AC		Influence Fact	tors	Influence %		Land Building Total Value Flag	Assessed 0 0 0	SSESSMENT Inform Appraised 136,600 225,300 361,900 Manual O Bas	Cost 136,600 225,300 361,900 verride Reasc e Date of Valu e Date of Valu	0 0 0 0	136,600 269,920

		Sales	/Ownership History		
Transfer Date 11/25/19 12/01/16 12/06/97 11/10/93	Price Type 255,000 230,000 75,000 1	Validity	Deed Reference 5158/177 4631/16	Deed Type Deed	Grantee GRIFFIN ROGER L III

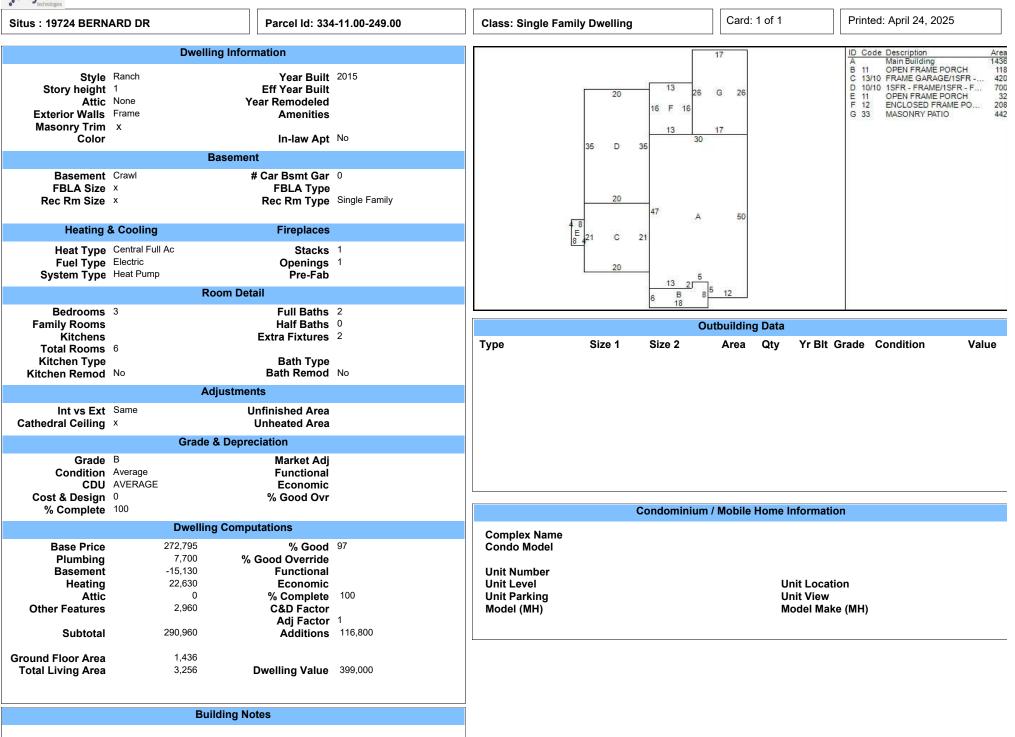


	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tay	x Year 2006
in t	the Matter of Appeal
Par	rcel10 >>++++++>+>++++++++++++++++++++++++++
Sus	ssex County Board of Assessment VS(Owner Name)
	e, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County ard of Assessment Office as follows:
Ori	ginal Value: \$765,100
	$\frac{4}{10(25)}$
	ited Name: Joanne Picone
Dat	e: 3223
	nted Name: CircustarE.Kista
Talo	D: Director of Anzasimpust
Surr	ıməry
refe adju	ed on the appellants' application for appeal, the submitted comparable properties, and the rees' recommendations, our Assessment staff has conducted a thorough review and isted the valuation of Parcel ID 334-11.00-249.00. The adjustment reflects a change in le to the dwelling that brings the assessed value to \$765,100.

and the last 2000

CURCEY COUNTY

	DENTIAL PROPERTY F									
Situs : 19724 BERNA	ARD DR	Parcel ID: 334-11.00-249.00		Class: Singl	e Family Dwe	lling	Card:	1 of 1 Pr	inted: April 24, 202	5
CURR	ENT OWNER	GENERAL INFORMATI	ION							
KATHLE 19724	DNE JOANNE EN M BOSTEDO BERNARD DRI ES DE 19958 Property I	Living Units 1 Neighborhood 6AR073 Alternate ID 3341100024900 Vol / Pg 4436/187 District Zoning MEDIUM RESID Class Residential				F.				
				HINY23, 856 56AM			534-1120-249-00			
	Land Inform	nation				Α	ssessment In	formation		
Type Primary Site A(Size Influence Fac C 0.3094 Waterview - L		Value 181,130	E	Land Building Total	Assessed 0 0 0	Appraised 181,100 584,000 765,100	Cost 181,100 399,000 580,100	Income 0 0 0	Marko 181,10 583,95 765,05
Total Acres: .3094 Spot:		Location:			ue Flag Marl 334DM3	ket Approach		al Override Reas Base Date of Val ective Date of Val	lue	
	Entrance Info	ormation					Permit Infor	mation		
Date ID 07/15/24 KMB 11/10/23 TRM	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other		ate Issued 8/05/22 2/21/17 2/13/17 1/03/15	Number 202211337 201701559 201701282 201510745	Price 31,997 11,168 2,481 186,588	A108 A086	13' X 16' Enclos 83' Of Aluminun	g Por W/ Windows se Existing Porch W n Fence & 2-Gates The Josie) 50.11x71	
			Sales/Owner	rship Histor	У					
Transfer Date 08/21/15 12/10/08 09/08/06	Price Type 143,000 92,000 152,900	Validity			d Reference 6/187	Deed Type		Grantee		





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-11.00-923.00

Sussex County Board of Assessment VS Chrisopher & Hope Auth

(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: \$629,000	Stipulated Value: \$608,200
Date: 04.16.25	CM
Signature of Owner or duly authorize	
Printed Name: CHRISTA	2112 M. AVH
Date: 4/4/25	ADD V
Signature of Sussex County Governm	nent Representative: X - 4
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 334-11.00-923.00. The adjustment reflects a change in economic depreciation that brings the assessed value to \$608,200.



Situs : 34226 CHELSE	YCT		Parcel ID: 334-11.00-9	23.00	Class: Sing	e Family Dwe	lling	Card: 1	of 1 Pri	nted: April 21, 2025	5
AUTH CHRIS HOPE I 1500 M	INT OWNER TOPHER MIC YNNE AUTH IOHICAN CT ICK MD 2170	l	Vol / Pg 5983/3 District Zoning AGRIC Class Reside	2 00009230000000 2 CULTURAL/RESIDEI							
		Land Inform	nation		9/24/24, 8:43:28 AM		Δ	334-11.00-923.00 ssessment Inf	ormation		
Type Primary Site AC	Size 0.3841	Influence Fact	tors Influe	nce % Value 211,420		Land Building Total	Assessed 0 0 0	Appraised 211,400 396,800 608,200	Cost 211,400 396,800 608,200	Income 0 0 0	Marke 211,400 455,670 667,070
Total Acres: .3841 Spot:		I	Location:		Va Gross E	l ue Flag Cost uilding:	t Approach		al Override Reaso Base Date of Valı ctive Date of Valı	le	
		Entrance Info	rmation					Permit Inform	mation		
Date ID 09/24/24 TSA 02/03/23 KLC	Entry Cod Occupant Vacant Lar	Not At Home	Source Estimat Other		Date Issued 03/10/25 06/26/23 02/07/23	Number 202502351 202307960 202300780	Price 33,185 1,360 202,050	Purpose A017 A017	10x16 Deck Exte "Adding 10 X 16	9 ention (Over 30"), ⁻ Deck Above 30"" ⁻ Sfd 50x60; Att Ga	% Complete
				Sales/O	wnership Histo	У					
Transfer Date	Price 630,011	Туре	Valio	lity		d Reference	Deed Type Deed		Grantee	OPHER MICHAEL	



Katrina M. Mears

From: Sent: To: Subject: Michael Moran <mmoran@shpa.com> Saturday, April 5, 2025 10:02 AM Katrina M. Mears Re: 334-12.00-124.02-14.pdf Assessment Appeal

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

I understand your reassessment and will agree to the stipulated value of \$371,800.

Michael Moran

Get Outlook for iOS

From: Katrina M. Mears <kmears@sussexcountyde.gov> Sent: Saturday, April 5, 2025 9:24:04 AM To: Michael Moran <mmoran@shpa.com> Subject: 334-12.00-124.02-14.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 Georgetown, DE 19947 Tel: 302.855.7859 Mobile: 302.245.7928

SUSSEX COUNTY

	DENTIAL F	ROPERTY RE	CORD CAR	D 2099				SUSSEX C	OUNTY		
Situs : 2 LAURAS W	AY		Parcel ID: 334-	12.00-124.02-14		Class: Residential - Co	ondo	Card: 1 of	1 Prir	nted: April 24, 202	5
CURR		2	GENEI	RAL INFORMAT	ION	E.	14 ²	(
2 LA	AN MICHAEL URA'S WAY I BEACH DE		Living Units Neighborhood Alternate ID Vol / Pg District Zoning Class								
		Property No	otes								
						9/18/24, 12:52:03 PM	and the second	334-12.00-124.02-14			
		Land Informa	ition					Second Infor	mation		
Туре	Size	Land Informa		Influence %	Value			Assessment Infor			
Type Primary Site A(Influence %	Value 53,160	Land	Assessed	Appraised	Cost	Income	Marke
				Influence %		Land Building Total				Income 0 0 0	Marke (((
		Influence Facto		Influence %		Building	Assessed 0 0 0	Appraised 53,200 318,600 371,800 Manual (Ba	Cost 53,200 318,600	0 0 0	(
Primary Site AC		Influence Facto	ors ocation:	Influence %		Building Total Value Flag	Assessed 0 0 0	Appraised 53,200 318,600 371,800 Manual 6 Ba Effecti	Cost 53,200 318,600 371,800 Override Reaso ise Date of Valu	0 0 0	(
Primary Site AC	: 0.1579 Entry Co	Influence Facto	ors ocation: nation	Influence % Source Other		Building Total Value Flag	Assessed 0 0 0	Appraised 53,200 318,600 371,800 Manual (Ba	Cost 53,200 318,600 371,800 Override Reaso ise Date of Valu	0 0 0 ue ue	Mark % Comple

Sales/Ownership History Price Type 260,000 Improv Only 210,000 **Validity** Invalid Sale - Tyler **Deed Type** Deed Transfer Date Deed Reference Grantee 07/20/21 11/30/15 5510/339 4476/198 MORAN MICHAEL 05/30/14 169,900 07/15/04 225,000 02/12/99 1





	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-12.00-636.00	·
Sussex County Board of Assessmen	it VS James & Ifalina Lovelt
	(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: \$569,800	Stipulated Value: \$635,300
Date:	LOVETT
Title: Director of Assessment	<u></u>
referees' recommendations, ou adjusted the valuation of Parce	cation for appeal, the submitted comparable properties, and ir Assessment staff has conducted a thorough review and I ID 334-12.00-636.00. The adjustment reflects a change in hat brings the assessed value to \$635,300.

d the in .

SUSSEX COUNTY

	DLN	F	Parcel ID: 334-12.00-	-636.00	Class: Single Family	Dwelling	Card: 1 of	1 Printe	ed: April 23, 202	5
CURF	RENT OWNER		GENERAL I	NFORMATION		7	-03000/32			
	S M & HALINA ERFIELD LN H BEACH DE 1	-	Vol / Pg 3361 District Zoning AGR Class Resid	120006360000000						
					12/11/23, 1:53:36 PM		334-12.00-636.00			
		Land Informat	ion			Δ	ssessment Infor	mation		
Туре	Size	Land Informat Influence Factor		ience % Val	lue		ssessment Infor		Income	Marko
Type Primary Site A				ience % Val 211,9	200	Assessed	Appraised	Cost	Income	Marke 211 900
					200 Land		Appraised 211,900	Cost 211,900	Income 0 0	211,900
					200	Assessed	Appraised	Cost	0	
		Influence Factor			900 Land Building Total	Assessed 0 0	Appraised 211,900 423,400 635,300 Manual (Ba	Cost 211,900 347,700	0 0 0	211,90 423,43
Primary Site A		Influence Factor	s Influ ation:		2000 Land Building Total Value Flag	Assessed 0 0 0	Appraised 211,900 423,400 635,300 Manual (Ba	Cost 211,900 347,700 559,600 Override Reason se Date of Value ve Date of Value	0 0 0	211,90 423,43

		Entrance Informa	ation				Permit Info	ormation	
Date 07/12/24 12/11/23	ID JTS MCS	Entry Code Data Mailer Change Total Refusal	Source Owner Owner	Date Issued 07/25/05	Number 68145-1	Price 163,000	Purpose		Complete

Sales/Ownership HistoryTransfer DatePrice TypeValidityDeed ReferenceDeed TypeGrantee10/15/8862,80062,8003361/15662,80062,80062,80062,800

						Card: 1 of 1	Printod: April 22, 2025
Situs : 7 DEERFIELD LN		Parcel Id: 334	-12.00-636.00	Class: Single Family Dwelling	3		Printed: April 23, 2025
	Dwelling	g Information		8 16	28		ID Code Description A Main Building
Style Cape Story height 1.5 Attic None Exterior Walls Alum Masonry Trim X Color	e	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		9 F 24 8 0 16 20	10 D	14 18 12	A Main Building B 11 OPEN FRAME PORCH C 13/17 FRAME GARAGE/1/2 ST D 31 WOOD DECK E 10 1SFR - FRAME F 10 1SFR - FRAME
		sement					
Basement Parti FBLA Size × Rec Rm Size ×	ial	# Car Bsmt Gar FBLA Type Rec Rm Type				40 E 40	
Heating & Co	oling	Fireplaces					
Heat Type Cent Fuel Type Elec System Type Heat	tric	Stacks Openings Pre-Fab	1	23 C	23 24		
	Roo	om Detail		22	11 ⁴ 5 8 5	12	
Bedrooms 4 Family Rooms Kitchens Total Rooms 7 Kitchen Type		Full Baths Half Baths Extra Fixtures Bath Type	1	Type Size 1		uilding Data Area Qty	Yr Blt Grade Condition Va
Kitchen Remod No		Bath Remod	No				
	-	ustments					
Int vs Ext Sam Cathedral Ceiling ×	16	Unfinished Area Unheated Area					
	Grade &	Depreciation					
Grade B Condition Aver CDU AVE Cost & Design 0 % Complete 100		Market Adj Functional Economic % Good Ovr					
% Complete 100	Dwelling	Computations			Condominium / M	ODIIE HOME INT	ormation
Base Price Plumbing Basement Heating Attic Other Features Subtotal	292,115 12,320 -8,110 24,230 0 1,780 322,340	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100 .94	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit	t Location t View del Make (MH)
	1,180 2,735	Dwelling Value	347,700				
Ground Floor Area Total Living Area							



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-13.00-1138.00

Sussex County Board of Assessment VS William Shively & Tom Stanger Trustees

(Owner Name)

Shire, Trustee T.D. Stangere Trustee

Stipulated Value: \$,1,050,900

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

Original Value: \$1,239,200

Date: 4-15-2025

Signature of Owner or duly authorized agent:

Printed Name: ____

Date: 4/8/25

Signature of Sussex County Government Representative:

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-13.00-1138.00. The adjustment reflects a change in location factor and approach that brings the assessed value to \$1,050,900.

visite residential property record card 2099

SUSSEX COUNTY

Situs : 8 QUEENS CT	Parcel ID: 334-13.00-1138.00		Class: Single Family D	welling	Card: 1 d	of 1 Pr	inted: April 23, 20	25
CURRENT OWNER	GENERAL INFORMAT	ION		1,000	and the second			
SHIVELY WILLIAM DANIEL TTEE TOM DALE STANGER TTEE REV TR 8 QUEENS COURT REHOBOTH BEACH DE 19971	Living Units 1 Neighborhood 6AR092 Alternate ID 3341300113800 Vol / Pg 5490/288 District Zoning AGRICULTURA Class Residential				T			
Property			12/19/23, 3-05-33PM		334-13.00-1138.00			
Land Infor	nation			Α	ssessment Info	ormation		
Type Size Influence Fa	tors Influence %	Value		Assessed	Appraised	Cost	Income	Market
rimary Site AC 0.6616 Abuts Comme	r -25	303,420	Land	A3363360 0	303,400	303,400	ncome	303,400
			Building	0	747,500	1,119,700	0	747,500
			Total	0	1,050,900	1,423,100	0	1,050,900
						l Override Reas Base Date of Va		

 Total Acres: .6616
 Value Flag
 Market Approach
 Effective Date of Value

 Spot:
 Location:
 TD334DM5
 Effective Date of Value

		Entrance Info	Simation				Permit Info	ormation	
Date 12/19/23	ID KEK	Entry Code Info At Door	Source Owner	Date Issued 02/21/22 07/01/21	Number 202202387 202107966	Price 33,222 258,379	Purpose A186	74 Roof Mount Solar Panels 1 St Dw 39x68, Att Gar 28x45, F	% Complete

Sales/Ownership History

	Transfer Date 06/21/21 09/14/20 07/24/18 05/30/14 11/17/06 08/14/97	Price Type 300,000 253,000 307,500 1	Validity Invalid Sale - Tyler	Deed Reference 5490/288 5310/53 4922/159 4267/100	Deed Type Deed Deed Deed	Grantee SHIVELY WILLIAM DANIEL TTEE SHIVELY WILLIAM DANIEL SHIVELY WILLIAM D
--	---	---	---	--	--	--

🐝 tyler

	Dwelling	Information		14 TO A Main Building
Story height	None Frame X	Year Built Eff Year Built Year Remodeled Amenities	Solar Energy	14 FTO 14 F14 FTO 14 F14 FTO 14 Main Building 14 14 14 B1 OPEN FRAME PORCH 14 14 B1 OPEN FRAME GARAGE 234 234 E 33 MASONRY PATIO 39 50 44 F6
	Bas	sement		
Basement FBLA Size Rec Rm Size	Х	# Car Bsmt Gar FBLA Type Rec Rm Type		9 69 460 51 28
Heating	& Cooling	Fireplaces		47
Heat Type Fuel Type System Type	Central Full Ac Electric Geothermal	Stacks Openings Pre-Fab		9 45 D 45
	Roor	m Detail		
Bedrooms Family Rooms Kitchens Total Rooms		Full Baths Half Baths Extra Fixtures		Outbuilding Data Type Size 1 Size 2 Area Qty Yr Blt Grade Condition V
Kitchen Type Kitchen Remod		Bath Type Bath Remod	No	
	Adju	Istments		
Int vs Ext Cathedral Ceiling	Same			
		Unfinished Area Unheated Area		
	х			
Grade Condition CDU Cost & Design	x Grade & I B+ Average AVERAGE 0	Unheated Area		Condominium / Mobile Home Information
Grade Condition CDU	x Grade & I B+ Average AVERAGE 0 100	Unheated Area Depreciation Market Adj Functional Economic		Condominium / Mobile Home Information
Grade Condition CDU Cost & Design % Complete Base Price Plumbing Basement Heating Attic Other Features Subtotal	x Grade & I B+ Average AVERAGE 0 100 Bwelling C 800,998 16,740 -44,430 66,440 0 0 0 839,750	Unheated Area Depreciation Market Adj Functional Economic % Good Ovr	100 1.25	Condominium / Mobile Home Information Complex Name Condo Model Unit Number Unit Level Unit Location Unit Parking Unit View Model (MH) Model Make (MH)
Grade Condition CDU Cost & Design % Complete Base Price Plumbing Basement Heating Attic Other Features	x B+ Average AVERAGE 0 100 Bwelling C 800,998 16,740 -44,430 66,440 0 0 839,750 4,476	Unheated Area Depreciation Market Adj Functional Economic % Good Ovr Computations % Good % Good Override Functional Economic % Complete C&D Factor Adj Factor	100 1.25 56,000	Complex Name Condo Model Unit Number Unit Level Unit Location Unit Parking Unit View



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-13.00-1710.00

Sussex County Board of Assessment VS Edward & Janice Barnett Trustee

(Owner Name)

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

Original Value: \$1,031,700

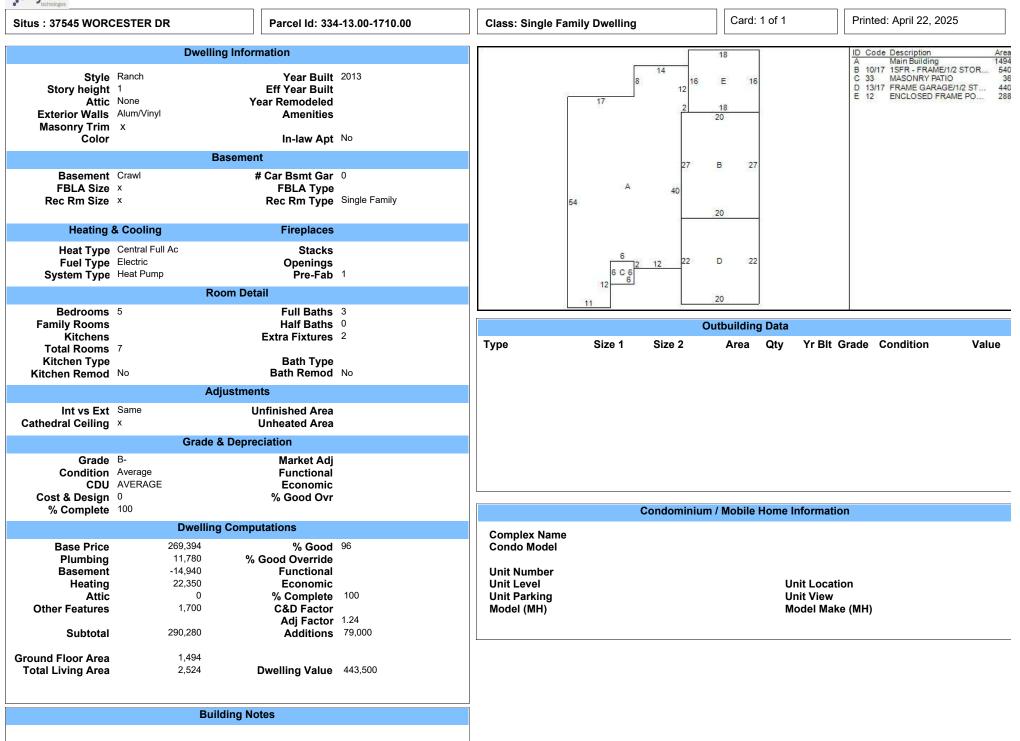
Stipulated Value: \$983,099

Date: 4/16/2025
Signature of Owner or duly authorized agent: Church Barnett & Janin Barnett
Printed Name: Edward Barnett & Janice Barnett
Date: 4/14/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-13.00-1710.00. The adjustment reflects a change in grade that brings the assessed value to \$983,900.

Situs : 37545 WORCESTER DR		Parcel ID: 334-13.00-1710.00		Class: Single	e Family Dwe	elling	Card: 1	of 1 Pri	nted: April 22, 2025		
BARNETT E JANICE S BAR 21702 BC	NT OWNER DWARD H TTEE INETT TTEE LIV TR DNESET WAY OWN MD 20876 Property	GENERAL INFORMA Living Units 1 Neighborhood 6AR090 Alternate ID 334130017100 Vol / Pg 6182/253 District Zoning MEDIUM RES Class Residential Notes	000000		ADD						
Land Information					10/19/23, 1:44:10 PM 334-13.00-1710.00 Assessment Information						
Type Primary Site AC	Size Influence Fa 0.1911	ctors Influence %	Value 417,990	B	Land Building Total	Assessed 0 0 0	Appraised 418,000 565,900 983,900	Cost 418,000 443,500 861,500	Income 0 0 0	Marko 418,00 565,93 983,93	
Total Acres: .1911 Spot:		Location:			ue Flag Mar 334DM5	ket Approach		al Override Reas Base Date of Val ective Date of Val	ue		
Entrance Information					Permit Information						
Date ID 06/25/24 JTS 10/20/23 MEP	Entry Code Data Mailer Change Occupant Not At Home	Source Owner Other		Date Issued 12/21/20 11/26/12 11/19/12	Number 202015395 201200543 201200351	8,632	Purpose A017 A125	3 Seasons Rm ² 11551 Wr	% 16x18, Trash Enclo ringbrook, 476 Att.	6 Complet	
			Sales/Ov	vnership Histor	у						
Transfer Date 10/08/24 03/05/13	Price Type 478,515 125,000	Validity		Deec 6182 4101		Deed Type Deed		Grantee BARNETT EDV	WARD H TTEE		



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-13.15-8.00	
Sussex County Board of Assessment	
	(Owner Name)
We, the undersigned, agree to adjust Board of Assessment Office as follo	st the above-entitled appeal by settlement with the Sussex County ws:
Original Value: \$ <u>1,664,200</u>	Stipulated Value: \$1,511,900
Date: 15 April 2025	He ha Titary
Signature of Owner or duly authoriz	red agent:
Printed Name:	
Date: 4/1/25	N V
Signature of Sussex County Governr	nent Representative
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, ou adjusted the valuation of Parce	cation for appeal, the submitted comparable properties, and the ir Assessment staff has conducted a thorough review and el ID 334-13.15-8.00. The adjustment reflects a change in ngs the assessed value to \$1,511,900.

MATION	e Constant Section Assessed Appraised Cost Income M
	Assessment Information Assessed Appraised Cost Income M
	Assessed Appraised Cost Income Mi
394,760	Land 0 394,800 394,800 0 394 Building 0 1,117,100 1,117,100 0 523 Total 0 1,511,900 1,511,900 0 916
	Manual Override Reason Base Date of Value Value Flag Cost Approach Effective Date of Value TD334DM1
	Permit Information
	Date Issued Number Price Purpose % Com 11/16/22 202216554 74,500 A096 Inground Pool 10x7, 75 Pavers, 07/26/22 202208894 149,900 A007 2 St Dw 58x40, Bsmt 45x20, Porch 06/03/87 70491-1 8,574 D010 Remodeling-West Rehobothlot 90
Sales/C	Ownership History
- Tuler	Deed ReferenceDeed TypeGrantee5819/213DeedVITALO MICHAEL V5485/255DeedNASSAR MELISSA
y .	y ale - Tyler Sale - Tyler

🐝 tyler

RESIDENTIAL PROPERTY RECORD CARD 2099





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-13.20-121.01-5

Sussex County Board of Assessment VS Ross Goldborg Tuntee

(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: \$344,000

Stipulated Value: \$301,500

Date: 4/17/2025
Signature of Owner or duly authorized agent:
Printed Name: Ross foldberg
Date; 4/14/25
Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-13.20-121.01-5. The adjustment reflects a change in land value that brings the assessed value to \$301,500.

Situs : 158 HENLOPEN AV 5	Parcel ID: 334-13.20-121.01-5		Class: Residential - Condo		Card: 1 of	f 1 P	rinted: April 24, 202	5
CURRENT OWNER	GENERAL INFORMATION		XA					
GOLDBERG ROSS ASHER TTEE LIVING TR 250 10TH ST NE WASHINGTON DC 20002 Property	Living Units 1 Neighborhood 6VR102C Alternate ID 334132001210100005 Vol / Pg 4829/262 District Zoning TOWN CODES Class Residential	5	Market		S14-13-20-127-01-5			
Land Infor	nation			Ass	essment Infor	mation		
Type Size Influence Fac		Value	Asse	essed	Appraised	Cost	Income	Market
Primary Site AC 0.0313	8	80,710	Land	0	80,700	80,700	0	0
			Building	0	220,800	220,800	0	0
			Total	0	301,500	301,500	0	0
					Manual	Override Rea	son	

Total Acres: .0313 Spot:	Location:	Base Date of Value Value Flag Cost Approach Effective Date of Value TD334DM7

Date ID Entry Code Source			Entrance Informa	ation			Permit Information	
	07/01/24	KMB	Data Mailer Change	Owner	Date Issued	Number		% Complete

Sales/Ownership History							
Transfer Date 01/19/18 10/23/17 08/08/97 01/31/86	Price 318,125 1 1	Туре	Validity	Deed Reference 4829/262 4787/174 4430/228	Deed Type Deed Deed	Grantee GOLDBERG ROSS ASHER TTEE GOLDBERG ROSS A	







NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parce ID 334-13.20-132.00

Sussex County Board of Assessment VS Kathieen Kane & Edwin Parker Jr.

(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: \$1,187,900

Stipulated Value: \$ 1,094,900

Date: <u>April</u> 22, 2025

Signature of Owner or duly authorized agent: Kathleen E. Kane

Printed Name: Kathleen E. Kane

Date: 4/9/25

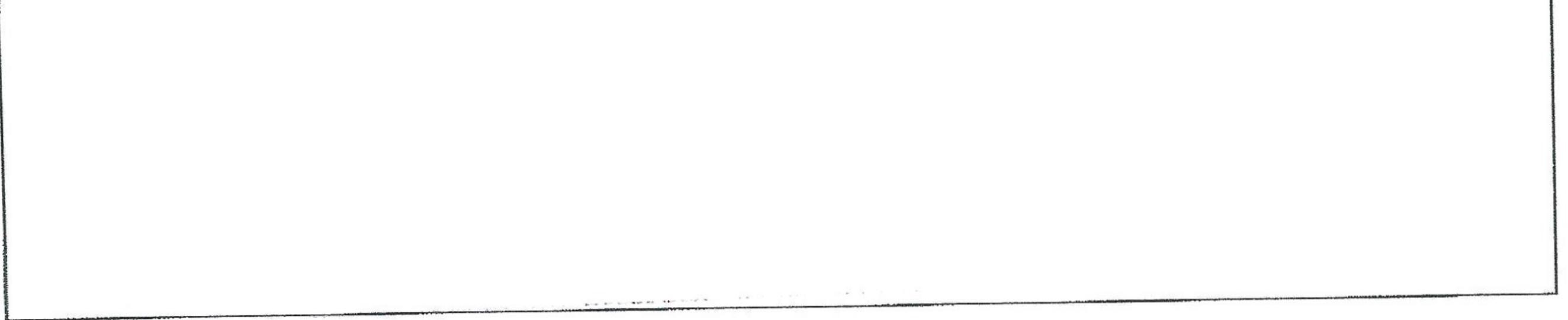
Signature of Sussex County Government Representative/_____

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-13.20-132.00. The adjustment reflects a change in land influence factor and square footage of dwelling that brings the assessed value to \$1,094,900.



the a contract and adjacent contract

SUSSEX COUNTY

Situs: 155 COLUMBIA AV	Parcel ID: 334-13.20-132.00		Class: Single Family Dwelling Card: 1 of 1 Printed: April 24, 2025
CURRENT OWNER KANE KATHLEEN E & EDWIN J PARKER JR 2707 COVERED WAGON WAY ONLEY MD 20832	GENERAL INFORMA Living Units 1 Neighborhood 6VR003 Alternate ID 334132001320 Vol / Pg 2329/281 District Zoning TOWN CODE: Class Residential	000000	
La	d Information		Assessment Information
Type Size Influe Primary Site AC 0.0723	nce Factors Influence % -6	Value 971,770	Assessed Appraised Cost Income Market
Total Acres: .0723 Spot:	Location:		Base Date of Value Value Flag Market Approach Effective Date of Value TD334DM7 Effective Date of Value
Entr	nce Information		Permit Information
DateIDEntry Code12/11/23TRMOccupant Not At	Home Other		Date IssuedNumberPricePurpose% Complete05/23/172017048916,552A085Replace 10 Windows, Same Size 1

Sales/Ownership History Transfer Date 10/14/98 **Price Type** 149,500 Deed Reference 2329/281 Validity Deed Type Grantee

🐝 tyler

RESIDENTIAL PROPERTY RECORD CARD 2099



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-13.20-146.00-3	
Sussex County Board of Assessment VS <u>Sandra Jaso 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: \$ 1,404,600 Stipulated Value: \$ 1,222,900	
Date: <u>4-16-25</u> Signature of Owner or duly authorized agent: <u>SANDRA P</u> Jaso	
Date: 4/9/25	
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, referees' recommendations, our Assessment staff has conducted a thorough review all adjusted the valuation of Parcel ID 334-13.20-146.00-3. The adjustment reflects a chabathrooms and approach that brings the assessed value to \$1,222,900.	nd



SUSSEX COUNTY

	Parcel ID: 334-13.20-146.00-3		Class: Residential - Condo		Card: 1 of	1 Prin	nted: April 22, 202	25
CURRENT OWNER	GENERAL INFORMAT	ION						
JASO SANDRA P TTEE REV TR 2424 SOPHIA CHASE DR MARRIOTTSVILLE MD 21104	Living Units 1 Neighborhood 6VR004 Alternate ID 3341320014600 Vol / Pg 6193/147 District Zoning TOWN CODES Class Residential							
Property I	lotes							
Land Inform	nation		12/18/23_341:28FM	As	sessment Infor	mation		
Land Inform Type Size Influence Fac		Value			sessment Infor		Income	Marke
		Value 614,520		As essed 0 0 0		mation Cost 614,500 802,100 1,416,600	Income 0 0 0	Marke 614,500 608,370 1,222,870

	Entrance Information					Permit Info	rmation
Date	ID	Entry Code	Source	Date Issued	Number	Price Purpose	% Complete
12/18/23	TRM	Occupant Not At Home	Other	01/02/15	201500032	48,951 A085	Interior Remod Kitchen And Baths

Sales/Ownership History

Transfer Date 10/28/24 05/16/14 04/01/02 03/03/00	Price Type 750,000 570,000 299,500	Validity	Deed ReferenceDeed Type6193/147Deed4262/54	Grantee JASO SANDRA P TTEE REV TR

us :		Parcel Id: 334	-13.20-146.00-3	Class: Residential - Condo	Card: 1 of 1	Printed: April 22, 2025
	Dwell	ing Information		6	10	ID Code Description
Story height	None Alum/Vinyl	Year Built Eff Year Built Year Remodeled Amenities In-law Apt	Solar Energy	8 F 8 6 18	8 E 8 10 16 D 16	A Main Building B 11/11 OPEN FRAME PORCH/O C 10/11 ISFR - FRAME/OPEN FR D 11/11 OPEN FRAME PORCH/O E 31 WOOD DECK F 14 FRAME UTILITY BUILDING
		Basement			10	
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type		47 _A	49 25 C 25	
Heating	& Cooling	Fireplaces				
Heat Type Fuel Type System Type	Central Full Ac Electric Heat Pump	Stacks Openings Pre-Fab			10 6 B 6	
	R	Room Detail		3 15	10	
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	6	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	02	Type Size 1 Size	Outbuilding Data e 2 Area Qty Yr	Blt Grade Condition Valu
		djustments				
Int vs Ext Cathedral Ceiling		Unfinished Area Unheated Area				
	Grade	& Depreciation				
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr		Condo	ominium / Mobile Home Infori	nation
	Dwellir	ng Computations		Complex Name		
Base Price Plumbing Basement Heating Attic Other Features Subtotal	262,321 12,320 -22,980 21,760 0 0 273,420	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Adj Factor	100 2.94	Condo Model Unit Number 3 Unit Level Unit Parking Model (MH)	Unit V	ocation 2 iew Make (MH)
Subiolai						

Building Notes

	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-14.13-301.00	· · · · · · · · · · · · · · · · · · ·
Sussex County Board of Asses	ssment VS Donald Wilters Jr Trustee (Owner Name)
We, the undersigned, agree t Board of Assessment Office a	to adjust the above-entitled appeal by settlement with the Sussex County as follows:
Original Value: \$ <u>2,015,700</u>	Stipulated Value: \$1,766,800
Date: $4/15/2025$ Signature of Owner or duly a	
Printed Name: Donald	d Witters Jr. Trustee
Date: <u>4/9/25</u> Signature of Sussex County G	overnment Representative
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendation adjusted the valuation of I	application for appeal, the submitted comparable properties, ans, our Assessment staff has conducted a thorough review an Parcel ID 334-14.132-301.00. The adjustment reflects a char and approach that brings the assessed value to \$1,766,800.

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RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Manual Override Reason Base Date of Value

Effective Date of Value

Situs : 43 LAKE AV	Parcel ID: 334	-14.13-301.00	Class: Single Family Dwelling	Card: 1	of 1 Pr	rinted: April 22, 20	25
CURRENT OWNER WITTERS DONALD M JR TRUSTE	Listing Linite	RAL INFORMATION					
13536 CEDAR CREEK LN SILVER SPRING MD 20904	Alternate ID Vol / Pg District Zoning Class	334141303010000000 2535/61 TOWN CODES Residential					
Pr	operty Notes						
Lan	d Information		\/1)/24, 11:19:54.AM	334-14,13-301.00			
	nce Factors	Influence % Valu		Assessment Inf	ormation		
Primary Site AC 0.1330 Location		1,487,52	Assessed	••	Cost	Income	Market
		1,407,02	Lallu 0	1,487,500	1,487,500	0	1,487,500
			Building0Total0	279,300 1,766,800	279,300 1,766,800	0	528,220 2,015,720

Total Acres: .133 Spot: Location: 11 GOOD LOCATION (POS INFLU)

	Entrance Information		Permit Information		
Date 06/27/24 01/11/24	ID JTS MCS	Entry Code Data Mailer Change Estimated	Source Owner Other	Date Issued Number Price Purpose	% Complete

Value Flag Cost Approach TD334DM8

 Sales/Ownership History

 Transfer Date
 Price Type
 Validity
 Deed Reference
 Deed Type
 Grantee

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Situs : 43 LAKE AV	,	Parcel Id: 334	-14.13-301.00	Class: Single Fan	nily Dwellin	g	Card	: 1 of 1		Printed: April 22, 2025		
	Dwelling Infor	mation				32		6		ID Code Descri A Main E	huilding	A
Story height	None Y Frame X	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		15						B 12 ENCLO	SED FRAME P	OR 23
	Baseme	nt			16	A	31					
Basement FBLA Size Rec Rm Size	x	# Car Bsmt Gar FBLA Type Rec Rm Type		16	в	16	С	37				
Heating	& Cooling	Fireplaces										
Fuel Type	Central No Ac Electric Electric Baseboard	Stacks Openings Pre-Fab			16	16	8					
	Room De	tail				6	22					
Bedrooms Family Rooms Kitchens		Full Baths Half Baths Extra Fixtures	0				Outbuildir	ng Data]			
Total Rooms Kitchen Type Kitchen Remod	6	Bath Type Bath Remod		Туре	Size 1	Size 2	Area	Qty	Yr Blt Gra	ade Condif	ion	Value
	Adjustme	nts										
Int vs Ext Cathedral Ceiling		Jnfinished Area Unheated Area										
	Grade & Depre	eciation										
Grade Condition CDU Cost & Design % Complete	Average AVERAGE 0	Market Adj Functional Economic % Good Ovr	60			Condominiu	m / Mobile	e Home li	nformation			
	Dwelling Comp	utations		Complex Name								
Base Price Plumbing Basement Heating Attic	-8,000 0 0	% Good Good Override Functional Economic % Complete C&D Factor Adj Factor	60 100 2.94	Condo Model Unit Number Unit Level Unit Parking Model (MH)				Ur	nit Location nit View odel Make (l			
Other Features Subtotal	200,740	Additions	10,700									
Other Features	736	Additions Dwelling Value										

18 60 **NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY** Tex Year 2016 In the Matter of Appeal Parcel ID 514-0.00-40800 Sussex County Board of Assessment VS _ Pron Warms 6 Auto Gress 6 (Owner Name) We, the undersigned, agree to adjust the above-entitled appeal by sottlement with the Sussex County Board of Assessment Office as follows: Original Value: \$20.69 Stipulated Value: \$631,000 Date: 7 Signature of Owner or duly authorized agent: Printed Names 2001-1-ೆ ೇಕಿಷಿಂ Date: 2000s Signature of Sussex County Government Representative; Printed Name: Compare Some Title: Propos 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 334-18.00-609.00. The adjustment reflects a change in grade and square footage of the dwelling that brings the assessed value to \$631,000.

SUSSEX COUNTY

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Situs : 20564	ANNONDE	LL DR		Parcel ID: 33	4-18.00-609.00		Class: Singl	e Family Dwe	elling	Card	l: 1 of 1	Printed: April 24,	2025
	CURREN	T OWNER		GEN	IERAL INFORMAT	ION				4.590	24.		
2	JUDITH 0564 ANN	8 ROBIN GREENE ONDELL E DE 19958	DR	Living Units Neighborho Alternate IE Vol / Pg District Zoning Class	5 1 od 6AR096) 3341800060900 5084/122 AGRICULTURA Residential								
			Property N	otes									
							11/7/23, 9:29:00 AM			334-18.00-609.00			
			Land Inform	ation					ł	Assessment	Information		
Type Primary Site	AC	Size 0.3281	Influence Fact	ors	Influence %	Value 174,810	E	Land Building Total	Assessed 0 0 0	Appraise 174,80 456,20 631,00	0 174,800 0 416,500	0 0	Marke 174,80 456,23 631,03
Total Acres: .3 Spot:	281		L	ocation:				l ue Flag Mar 34DM10	ket Approach		nual Override Re Base Date of \ ffective Date of \	/alue	
			Entrance Info	rmation						Permit Inf	io resolti o n		
	ID GRS	Entry Coo Occupant	de Not At Home		Source Other		Date Issued 09/25/23 06/27/07	Number 202312816 72958-1		Purpose A017	Scrn Por 18x	20 .dd-Harts Landing	% Complet

Sales/Ownership History

Transfer Date 07/02/19 05/30/17 11/13/07	Price Type 445,000 410,000 492,539	Validity	Deed Reference 5084/122 4714/308	Deed Type Deed	Grantee WEEMS ROBIN	





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year <u>2026</u>
In the Matter of Appeal
Parcel ID 334-18.00-697.00
Sussex County Board of Assessment VS Daniel & Miki Howard 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: \$724,800 Stipulated Value: \$651,200
Date: $\frac{4/8/25}{2}$
Signature of Owner or duly authorized agent: K and Owo
Printed Name: R. DAWIEL HOUMD
Date: 3/24/26
Signature of Sussex County Government Representative:
Printed Name: Childopher B. Keelor
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-18.00-697.00. The adjustment reflects a change in approach & economic depreciation that brings the assessed value to \$651,200.

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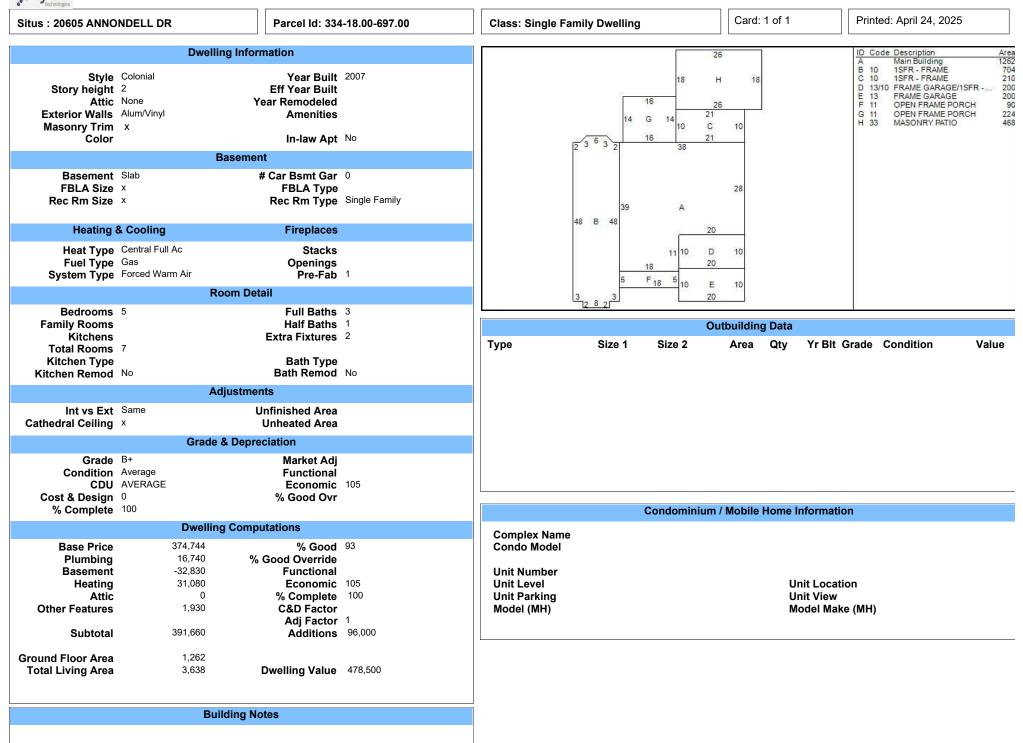
SUSSEX COUNTY

• technologies								
Situs: 20605 ANNONDELL DR	Parcel ID: 334-18.00-697.00		Class: Single Family Dwell	ing	Card: 1 of 1	Print	ed: April 24, 202	5
CURRENT OWNER	GENERAL INFORMATI	ION		State of the second				
HOWARD R DANIEL TRUSTEE MITZI R HOWARD TRUSTEE 20605 ANNONDELL DR LEWES DE 19958	Living Units 1 Neighborhood 6AR096 Alternate ID 3341800069700 Vol / Pg 3560/78 District Zoning AGRICULTURA Class Residential			T				
Proper	y Notes			a se say la la	3			
Land Inf	ormation		11/7/23, 10:11:33 AM		800-60700 ssment Inform	ation		
Type Size Influence I	Factors Influence %	Value	Δ	Assessed A	ppraised	Cost	Income	Marke
Primary Site AC 0.3094		172,680	Land Building Total	0 0 0	172,700 478,500 651,200	172,700 478,500 651,200	0 0 0	172,70 558,68 731,38

Entrance Information				Permit Info	armation			
Date 11/07/23	ID GRS	Entry Code Occupant Not At Home	Source Other	Date Issued 04/09/08 07/03/07	Number 73051-2 73051-1	Purpose D010	Screen Porch-Harts Landing Lot Dwelling W/Add-Harts Landing Lo	

		Sale	s/Ownership History	
Transfer Date 03/20/08	Price Type 439,990	Validity	Deed ReferenceDeed TypeGrantee3560/78	

tyler



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY	
Tax Year 2025		
In the Matter of Appeal		
Parcel ID 334-18.00-726.00		
Sussex County Board of Assessm		
	(Owner Name)	
We, the undersigned, agree to a Board of Assessment Office as fe	djust the above-entitled appeal by settlement with the Sussex County bllows:	
Original Value: \$ <u>674,500</u>	Stipulated Value: \$627,300	
Date:		
Signature of Owner or duly auth	orized agent:	
Printed Name:		
Date: 6/12/25 Signature of Sussex County Gove	-	
-		
Printed Name: Christopher S. Keeler		
Title: Director of Assessment		
Summary		
referees' recommendations,	plication for appeal, the submitted comparable properties, and th our Assessment staff has conducted a thorough review and rcel ID 334-18.00-726.00. The adjustment reflects a change in sessed value to \$627,300.	Ie

RESIDENTIAL PROPERTY RECORD CARD 2099					SUSSEX COUNTY								
Situs : 20457 OLD MEADOW LN Parcel ID: 334-18.00-726.00					Class: Sing	le Family Dwe	lling	Card: 1 of 1 Printed: April 22, 2025					
HRYBY ELIZABI 20457 OI	ENT OWNER /K STEPHEN ETH A HRYBY LD MEADOW ES DE 19958	J /K	Living Units Neighborhod Alternate ID Vol / Pg District Zoning Class	od 6AR096	00000	TIP/73, 8-43-24 AM			334-18.00-728.00				
		Land Inform	ation					A	ssessment In	formation			
Type Primary Site AC	Size 0.3122	Influence Fact	ors	Influence %	Value 173,000	I	Land Building Total	Assessed 0 0 0	Appraised 173,000 454,300 627,300	Cost 173,000 454,300 627,300	Income 0 0 0	Marke 173,00 501,52 674,52	
Total Acres: .3122 Spot: Location:					Manual Override Reason Base Date of Value Value Flag Cost Approach Effective Date of Value TD334DM10								
		Entrance Infor	mation						Permit Infor	mation			
Date ID 07/08/24 JXL 11/09/23 GRS	Entry Co Data Mail Info At Do	er Change		Source Owner Owner		Date Issued 05/15/24 11/30/22 07/17/17 12/08/05	Number 202407190 202217063 201707580 73086-1	Price 10,400 2,600 6,528 160,871	Purpose A108 A018 A017	Replacement W 4 X 8 Trash En 16 X 17 Sunroc	closure	% Complet	
					Sales/Ov	vnership Histo	ry						
Transfer Date 06/03/22 01/25/17 06/01/06 01/05/06	Pric 585,00 367,50 423,00 550,00	0	v	Validity Valid Sale - Ty	ler	571	d Reference 2/193 6/36	Deed Type Deed		Grantee HRYBYK STE	PHEN J		

tyler



Katrina M. Mears

From:	Lisa Fittipal
Sent:	Friday, Apri
То:	Katrina M. I
Subject:	Re: 334-19.

sa Fittipaldi <lisa.fittipaldi@gmail.com> riday, April 11, 2025 9:30 AM atrina M. Mears; Lori Zimmaro e: 334-19.00-7.00.pdf Assessment Appeal

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

Katrina,

I agree with the reduced property assessment of \$830,500. Please update the records accordingly. Thank you for the time you spent on this matter.

Lisa Fittipaldi (267) 975-7173

and

Lori Zimmaro (215) 588-7290

On Tue, Apr 8, 2025 at 7:14 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.

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

2099 **RESIDENTIAL PROPERTY RECORD CARD** tyler

SUSSEX COUNTY

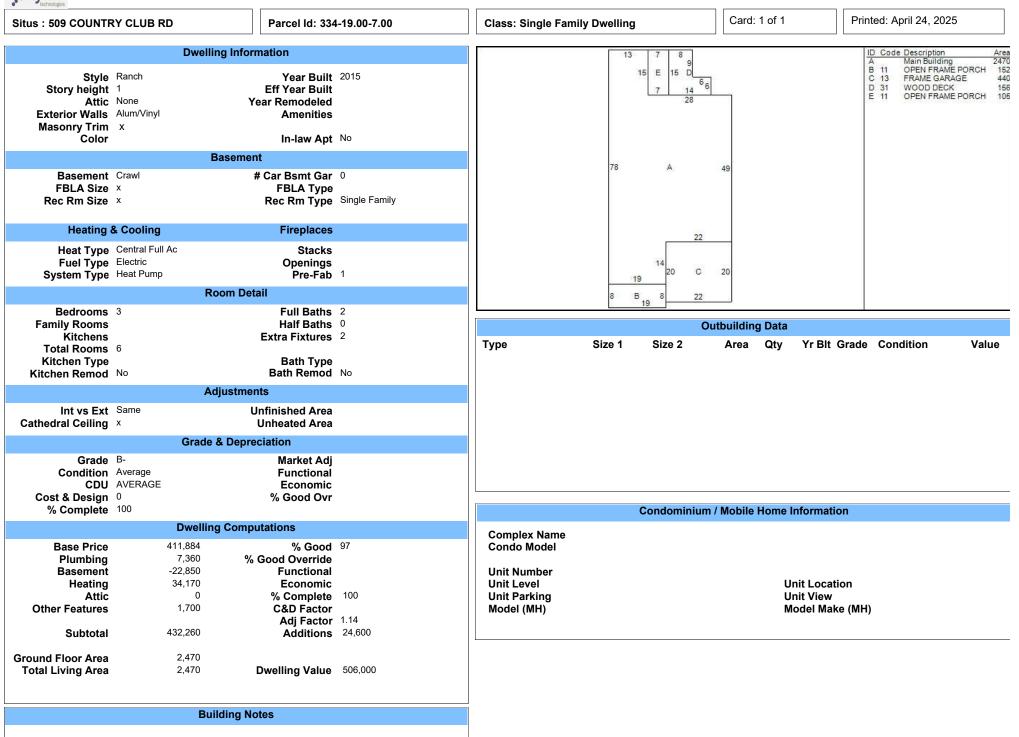
• technologies								
Situs : 509 COUNTRY CLUB RD	Parcel ID: 334-19.00-7.00	Class: Single Family	Dwelling	nted: April 24, 2025	5			
CURRENT OWNER	GENERAL INFORMATIO							
FITTIPALDI LISA LORI ZIMMARO 770 N 26TH ST PHILADELPHIA PA 19130	Living Units 1 Neighborhood 6AR206 Alternate ID 334190000070000000 Vol / Pg 5416/334 District Zoning AGRICULTURAL/RESIDEI Class Residential							
Property No	otes			S & TONY SI IT				
			12/29/23, 9:15:04 AM		334-19.00-7.00			
Land Informa	Assessment Information							
TypeSizeInfluence FactorPrimary SiteAC0.3301	ors Influence %	Value 357,020	Land Building Total	Assessed 0 0 0	Appraised 357,000 473,500 830,500	Cost 357,000 506,000 863,000	Income 0 0 0	Market 357,000 473,500 830,500
Total Acres: .3301 Spot: Lo	ocation:		Value Flag TD334DM1	Market Approach	Bas	verride Reaso e Date of Valu e Date of Valu	ie	

Entrance Information						Permit Info	ormation	
Date ID 12/28/23 TJ,		Entry Code Occupant Not At Home	Source Other	Date Issued 08/19/15 05/04/15 04/23/15	Number 201507298 201502460 201503000	0 145,573	Purpose TEST	% Complete Wr 12831 1.5 St Dwelling 40x84 Garage 21x; Wr 12652

Sales/Ownership History

Price Type 17,475 Land & Improv 170,000 Validity Deed Correction/Duplicate Sale **Deed Type** Deed Transfer Date Deed Reference Grantee 5416/334 FITTIPALDI LISA 02/26/21 05/30/14 4267/93

tyler





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Sussex County Board of Assessment VS Charles McSweeney & Michael Clay

(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: \$830,200

Stipulated Value: \$715,600

Date: Signature of Owner or duly authorized agent: Printed Name:

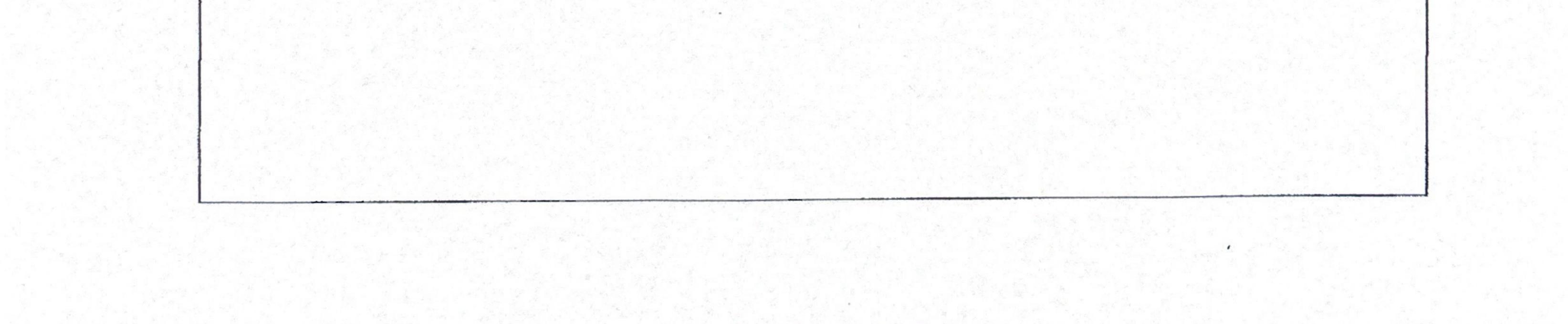
Signature of Sussex County Government Representative

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-19.00-154.01-91. The adjustment reflects a change in economic depreciation that brings the assessed value to \$715,600.



Situs : 20262 FLEMING CIR	Parcel ID: 334-19.00-154.01-91	Class: Residential - Condo	Card: 1 of 1	Printed: April 22, 2025
CURRENT OWNER	GENERAL INFORMATION			
MCSWEENEY CHARLES T MICHAEL P CLAY 20262 FLEMING CIR REHOBOTH BEACH DE 19971	Living Units 1 Neighborhood 6AR150C Alternate ID 334190001540100091 Vol / Pg 3601/150 District Zoning Class Residential			
Property	Notes	1/24/24, 9-19-39AM	334-19:00-154:01-91	
Land Infor	mation		Assassment Informatio	n

							A	Assessment Infor	mation		
Туре		Size	Influence Factors	Influence %	Value		Assessed	Appraised	Cost	Income	Market
Primary Site	AC	0.1967			66,760	Land	0	66,800	66,800	0	0
						Building	0	648,800	648,800	0	0
						Total	0	715,600	715,600	0	0
Total Acres: .196	7					Value Flag Cos	st Approach	Ba	Override Reason ase Date of Value ive Date of Value		
Spot:			Location:			TD334DM11					
			Entrance Information								

	Entrance Information			Permit Information					
Date 01/23/24	ID TSA	Entry Code Occupant Not At Home	Source Other	Date Issued 05/07/12	Number 74263-1	Price Purpose 3,060 D010	Deck-Marsh Harbor Unit 91	% Complete	

		Sale	Ownership History		
Transfer Date 07/29/08 11/01/05	Price Type 375,000 484,375	Validity	Deed Reference Deed Type 3601/150	Grantee	

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 334-19.00-283.00
Sussex County Board of Assessment VS Mozelle Thompson (Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex Count Board of Assessment Office as follows:
Original Value: \$ <u>3,775,600</u> Stipulated Value: \$ <u>2,929,800</u>
Date:
Printed Name: MOZEUE W. THOMPSON
Date: 4/10/25 Signature of Sussex County Government Representative:
Printed Name: Christopher S. Keeler
Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-19.00-283.00. The adjustment reflects a change in land value, correction to bedrooms and baths, heating, basement and garage that brings the assessed value to \$2,929,800.

Situs : 147 EAST SIDE DR			Parcel ID: 334	4-19.00-283.00		Class: Singl	e Family Dwe	lling	Card: 1	of 1 Pr	inted: April 24, 202	5
CURRENT OV	VNER		GEN	ERAL INFORMAT	ION							
THOMPSON MO 710 1/2 6TH S WASHINGTON E	ST SE		Living Units Neighborhoo Alternate ID Vol / Pg District Zoning Class otes	od 6AR205								
						11/16/23, 1:24:50 PM			334-19:00-283.00			
_		Land Informa						A	ssessment In	ormation		
rimary Site AC 0.3		Influence Facto Waterfront - Riv		Influence %	Value 721,440 200	E	Land Building Total	Assessed 0 0 0	Appraised 721,600 2,208,200 2,929,800	Cost 721,600 2,208,200 2,929,800	Income 0 0 0	Market 721,600 3,160,960 3,882,560
Fotal Acres: .7908 Spot:		L	ocation: 11 GO	OD LOCATION (PO	OS INFLU)		ue Flag Cos 34DM12	t Approach		al Override Reas Base Date of Val octive Date of Val	ue	
		Entrance Infor	mation						Permit Infor	mation		
	ry Code upant N	e lot At Home		Source Other		Date Issued 12/10/20 02/23/16 09/05/01	Number 202015106 201601753 74430-1	Price 105,000 294,000 364,139	A107	Encls Exstng Er	sting 4 Bthrms In H nclave On 1st Lvl O itions-Rehoboth Bc	
					Sales/Ov	nership Histor	у					
Transfer Date 05/30/14 1,7 04/30/98 2	Price 70,000 39,000	Туре		Validity		Dee e 4267	l Reference /75	Deed Type		Grantee		

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SUSSEX COUNTY

Situs : 147 EAST SIDE I	DR	Parcel Id: 334	-19.00-283.00	Class: Single Fan	nily Dwelling	Card: 1 of 1		Printed:	April 24, 202	25
	Dwelling	Information						ID Code	Description	Ai 1 35
Style Cor Story height 2 Attic Nor Exterior Walls Stur Masonry Trim x Color	ne	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		8	²⁰ D ₂₀ 8 12 50 8 ¹⁴ E 8 ²	E 8	16 G 22	A B 50/10 C 11 D 50/10 E 50/10/53 F 50/33 G 50 H BD1 J BD1 J BD1	Main Building BASEMENT/1 OPEN FRAM BASEMENT/1 BASEMENT/1 BASEMENT/1 BASEMENT/1 BOAT DOCK BOAT DOCK BOAT DOCK	SFR - F E PORCH SFR - F SFR - F MASONR 1 (WOOD 6 (WOOD 1
Basement Par FBLA Size × Rec Rm Size ×		sement # Car Bsmt Gar FBLA Type Rec Rm Type		38		21	16 34	3		
Heating & Co	ooling	Fireplaces			<u>e</u> .					
Heat Type Cer Fuel Type Pro System Type For	pane	Stacks Openings Pre-Fab	2	6 5 15 4	21 22 6 C ₂₁ 6	152.65	B 24 34	e E		
	Roo	m Detail								
5 Bedrooms Family Rooms Kitchens		Full Baths Half Baths Extra Fixtures				Outbuilding Data		1		
Total Rooms 11 Kitchen Type Kitchen Remod No		Bath Type Bath Remod	No	TypeBoat DockBoat Dock	Size 1 Size 2 6 x 107 6 x 27	Area Qty 642 1 162 1		rade Co C C	ndition A A	Value 14,630 3,690
	Adju	ustments		Boat Dock	8 x 36	288 1	2000	С	А	6,560
Int vs Ext Sar Cathedral Ceiling X	ne	Unfinished Area Unheated Area								
	Grade &	Depreciation								
Grade X Condition Ave CDU AVE Cost & Design 0 % Complete 100	ERAGE	Market Adj Functional Economic % Good Ovr			Condominiu	n / Mobile Home	Informatior	1		
•		Computations		Complex Name						
Base Price Plumbing Basement Heating Attic Other Features Subtotal	1,503,707 33,740 -37,280 124,730 0 15,140 1,640,040	% Good % Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	100 1.325	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Ŭ	Init Locatio Init View Iodel Make			
Ground Floor Area Total Living Area	3,502 8,092	Dwelling Value	2,183,300							
	Build	ing Notes								



Re: Assessment Appeal 334-19.00-954.00

From RONALD BARROWS <r.barrows@verizon.net>

Date Thu 4/17/2025 10:46 AM

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

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

l accept the offer of \$780,000

Thank you

Ron Barrows Sent from my iPhone

On Apr 17, 2025, at 8:38 AM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

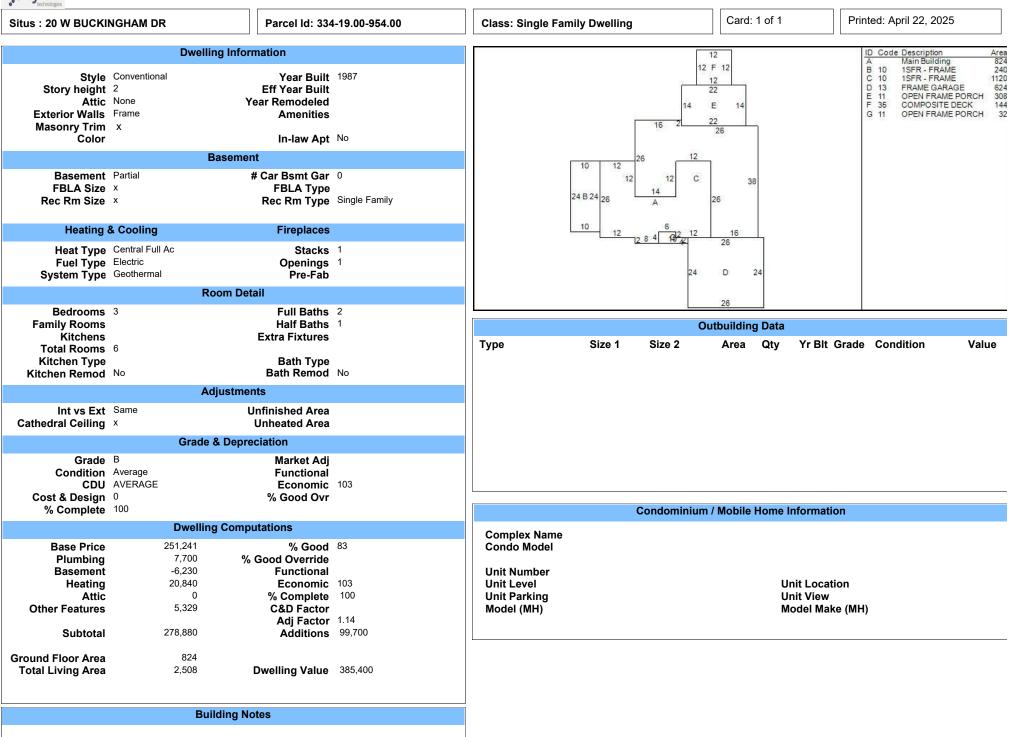
<334-19.00-954.00.pdf>

SUSSEX COUNTY

Situs : 20 W BUCKINGHAM DR	Parcel ID: 334-19.00-954.00		Class: Singl	e Family Dwe	elling	Card: 1	of 1	Printed: April 22, 20	25
CURRENT OWNERGENERAL INFORMATIONBARROWS RONALD L JOANNA JLiving Units 120 W BUCKINGHAM DR REHOBOTH BEACH DE 19971Alternate ID O33419000954000000 Vol / Pg0/0District Zoning ResidentialZoning MEDIUM RESIDENTIAL Class									
Property No	otes		12/27/23, 1:05:57PM			334-19:00-954.00			
Land Informa	ation				ŀ	ssessment In	formation		
Type Size Influence Factor Primary Site AC 0.4911	ors Influence %	Value 394,590	E	Land Suilding Total	Assessed 0 0 0	Appraised 394,600 385,400 780,000	Cost 394,600 385,400 780,000) 0) 0	Marke 394,600 473,940 868,540
Total Acres: .4911 Spot: Lo	ocation:			ue Flag Cos 34DM12	st Approach		al Override Re Base Date of V ective Date of V	Value	
Entrance Infor	mation					Permit Infor	mation		
DateIDEntry Code06/27/24JXLData Mailer Change12/27/23SDCOccupant Not At Home	Source Owner Other		Date Issued 05/23/05 11/28/94 11/18/86	Number 74858-3 74858-2 74858-1	4,716	Purpose D010 D010	Scrn Porch /[Deck-Reh.Bc	Deck-Reh Bch Yacht h.Yacht & C.Clublot arage-Reh.Bch.Yach	3
		Sales/Ow	nership Histor	у					
Transfer DatePriceType02/14/8638,000	Validity		Deed 0/0	l Reference	Deed Type		Grantee		

2099

tyler



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-20.00-28.00	
Sussex County Board of Assessm	nent VS Thomas & Patricia Sugrue (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 ollows:
Original Value: \$ <u>1,725,400</u>	Stipulated Value: \$ <u>1,512,100</u>
Date: Signature of Owner or duly auth	orized agent:
Printed Name:	
Date: 4/11/25 Signature of Sussex County Gove	
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, adjusted the valuation of Pa	plication for appeal, the submitted comparable properties, and the our Assessment staff has conducted a thorough review and rcel ID 334-20.00-28.00. The adjustment reflects a change in s that brings the assessed value to \$1,512,100.

SUSSEX COUNTY

Situs : 9 HOLLY RDG	Parcel ID: 334-20.00-28.00	Class: Single Family Dwel	ling	Card: 1 of 1	Printed: April 24, 2	2025
CURRENT OWNER SUGRUE THOMAS PATRICIA SUGRUE 5010 JOHN TICER DR ALEXANDRIA VA 22304 Property	GENERAL INFORMATION Living Units 1 Neighborhood 6GR001 Alternate ID Vol / Pg 3636/151 District Zoning Class Residential Notes					
Land Info	mation	1/16/24, 8:57:28 AM	Assess	ment Information	1	
Type Size Influence Fa Primary Site AC 0.2870	ctors Influence % Val 498,6		0 4 0 1,0	98,700 49 013,400 1,01	Cost Income 8,700 0 3,400 0 2,100 0	Market 498,700 873,570 1,372,270
Total Acres: .287 Spot:	Location:	Value Flag Cost TD334DM2	Approach	Manual Overric Base Dat Effective Dat	e of Value	
Entrance Inf	ormation		Peri	nit Information		
DateIDEntry Code06/20/24SLMData Mailer Change01/16/24MEPOccupant Not At Home	Source Owner Other	Date IssuedNumber11/27/1920191376402/02/1620160105112/02/0875335-208/25/9775335-1	Price Purp 28,200 A186 2,280 A018 12,000 D010 164,784 D010	ose 28 Roof Deck 24 Finish A	Mount Solar Panels x19 Under 30" ttic-Country Manor Lot 2 gw/Additions-Country Ma	
	Sales	Ownership History				
Transfer DatePriceType11/19/08755,00006/07/02713,50003/16/02465,00008/16/961	Validity	Deed Reference 3636/151	Deed Type	Grante	e	

2099

🐝 tyler

Situs : 9 HOLLY RDG	Parcel Id: 334-20.00-28.00	Class: Single Family Dwelling Card: 1 of 1 Printed: April 24, 2025
Dwelli	ing Information	26 38 ID Code Description 20 A Main Building 1
StyleRanchStory height1AtticNoneExterior WallsStuccoMasonry TrimXColorX	Year Built 1998 Eff Year Built Year Remodeled Amenities Solar Energy In-law Apt No	17 E 14 17 E 14 12 3 14 18 45 A 52 B 13 FRAME GARAGE C 10/10 1SFR - FRAME/ISFR - F D 13/10 FRAME GARAGE/ISFR E 31 WOOD DECK F 11 OPEN FRAME PORCH
E	Basement	14 C 38
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family	20 8 7 3 28 7 F 7 30
Heating & Cooling	Fireplaces	
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab ¹	32 24 B D 24
Re	oom Detail	27 16 5
Bedrooms 5 Family Rooms Kitchens	Full Baths 4 Half Baths 1 Extra Fixtures	Outbuilding Data
Total Rooms 10 Kitchen Type Kitchen Remod No	Bath Type Bath Remod №	Type Size 1 Size 2 Area Qty Yr Blt Grade Condition Value
	djustments	
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	Condominium / Mobile Home Information
Dwellin	g Computations	Complex Name
Base Price 376,970 Plumbing 18,410 Basement -20,910 Heating 31,270 Attic 0 Other Features 1,930 Subtotal 407,670	% Good 88 % Good Override Functional Economic % Complete 100 C&D Factor Adj Factor 2.07 Additions 130,800	Condo Model Unit Number Unit Level Unit Location Unit Parking Unit View Model (MH) Model Make (MH)
Ground Floor Area1,920Total Living Area3,928	Dwelling Value 1,013,400	

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shell (Children)		2.2.2	
		NEGOTIATED S	ETTLEME
		SU	SSEX COL
e de la companya de la			
·* • •	· · ·		
	Tax Year 2005		
	In the Matter of Appea	1	
	Parcel ID 334 20.00-30.00		
n na series R	Succov County Roard o	f Assessment VS Robert & Lope Pr	Inhard Youteast
	ansany county county o	Trascasticity va hostinicest	NUMBER FOR THE
	· · · · ·		
	Me the understaned :	igree to adjust the above-en	titlari anni
	Board of Assessment C		ուշեւ օրբ
	build of researchered		
	Original Value: \$1.079,500		Stipu
	with the contract of the second		oupe
	ň	the second second	
en de la composition de la composition En este de la composition de la composit	Date:/ TPR 10	1077	
			IX
	Signature of Owner or	duly authorized agent	171
	and the second second second second	-m	- <u>2</u> Y[{(-

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

(Owner Name)

to adjust the above-entitled appeal by settlement with the Sussex County as follows:

Original Value:	\$ 1,079,E00
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Stipulated Value: \$ 122,500

Nope N. Aherkhard uthorized agents Ho Printed Name: Alber Date: 4nns Signature of Sussex County Government Representative;

Printed Name: Christopher 6, Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.00-38.00. The adjustment reflects a change in economic depreciation and approach that brings the assessed value to \$922,500.

SUSSEX COUNTY

Situs : 9 BAY REACH	Parcel ID: 334-20.00-38.00		Class: Single	e Family Dw	elling	Card:	: 1 of 1	Printed: April 24, 2	025	
CURRENT OWNER	GENERAL INFORMATIO	N				adilitati				
PRITCHARD ROBERT H & HOPE H PRITCHARD TRUSTEES 9 BAY REACH REHOBOTH BEACH DE 19971	Living Units 1 Neighborhood 6GR001 Alternate ID 334200000380000 Vol / Pg 3289/226 District Zoning MEDIUM RESIDE Class Residential									
Property N	otes						4			
			1/18/24, 9:34:57 AM			334-20.00-38.00				
Land Inform	ation		Assessment Information							
Type Size Influence Fact Primary Site AC 0.3461	ors Influence %	Value 512,810	В	Land uilding Total	Assessed 0 0 0	Appraised 512,800 409,700 922,500) 512,800) 516,800	0 0 0 0	Marke 512,80 409,66 922,46	
Total Acres: .3461 Spot: L	ocation:			u e Flag Ma 34DM2	rket Approach		ual Override Re Base Date of V ffective Date of V	Value		
Entrance Info	rmation						<i></i>			
DateIDEntry Code06/20/24JTSData Mailer Change01/18/24MEPOccupant Not At Home	Source Owner Other			Number 75346-1	Price 112,815	Permit Info Purpose D010		ditions-Country Ma	% Complet	

 Sales/Ownership History

 Transfer Date
 Price
 Type
 Validity
 Deed Reference
 Deed Type
 Grantee

 11/19/97
 1
 3289/226
 3289/226
 3289/226
 3289/226

tyler

Situs : 9 BAY REACH	Parcel Id: 334	-20.00-38.00	Class: Single Famil	y Dwelling	Card:	1 of 1	Printed: April 24, 2025		
	Dwelling Information			34	24		ID Code Description Ar A Main Building 11 B 11 OPEN FRAME PORCH 1		
StyleCape CodStory height1AtticUnfinishedExterior WallsAlum/VinylMasonry TrimXColorX	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		6	34 E	16 23 G 6	23	A Main Building 11 B 11 OPEN FRAME PORCH C 31 WOOD DECK 5 D 13/18 FRAME GARAGE/UNFINI 6 E 11 OPEN FRAME PORCH 2 F 10 1SFR - FRAME 5 G 10 1SFR - FRAME 5		
	Basement		6	34	24	Î			
Basement Crawl FBLA Size × Rec Rm Size ×	# Car Bsmt Gar FBLA Type Rec Rm Type		26 26 33	A	²⁶ 25 D	25			
Heating & Cooling	Fireplaces								
Heat Type Central Full Ac Fuel Type Propane System Type Forced Warm Ai	Stacks Openings ir Pre-Fab	1	6	7 32	2 24				
	Room Detail		6	в 6 32					
Bedrooms ³ Family Rooms	Full Baths Half Baths			32	Outhuilding	Dete			
Kitchens Total Rooms 6 Kitchen Type	Extra Fixtures Bath Type		Туре	Size 1 Size 2	Outbuilding Area		It Grade Condition Value		
Kitchen Remod No	Bath Remod	No							
	Adjustments								
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area								
	Grade & Depreciation								
Grade C+ Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr	92		Condomi	nium / Mobile I	Home Inform	ation		
•	welling Computations		Complex Name						
Plumbing4Basement-11Heating16Attic11Other Features1	382% Good,220% Good Override,280Functional,870Economic,070% Complete,620C&D Factor,880Additions	92 100 2.07	Condo Model Unit Number Unit Level Unit Parking Model (MH)			Unit Loc Unit Vie Model N			
	,108 ,816 Dwelling Value	516,800							

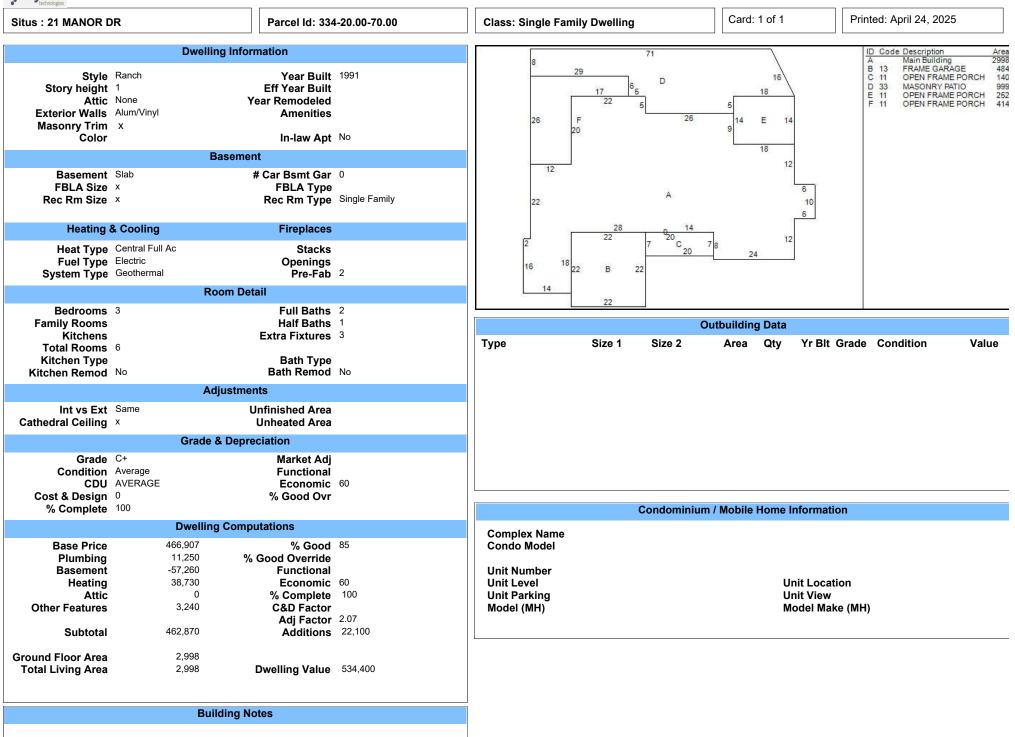
NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 334-20.00-70.00
Sussex County Board of Assessment VS Brian Murphy & Paidda Rhubottom
(Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$1,786,800 Stipulated Value: \$1,036,800
Date: <u>4/7/2025</u> Signature of Owner or duly authorized agent: <u>Brown PRhubottom</u> Printed Name: <u>Brich Gruphy</u> PRhubottom
Date: 4/2/25 Signature of Sussex County Government Representative:
Printed Name: Ctutstopher S. Keeler
Title: Director of Assessment
Summary
Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.00-70.00. The adjustment reflects a change in square footage, grade and economic depreciation that brings the assessed value to \$1,036,900.

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	TY RECORD CARD 2099								
Situs : 21 MANOR DR	Parcel ID: 334-20.00-70.00	Class: Single Family Dw	velling	Card: 1 o	of 1 Prin	ted: April 24, 202	25		
CURRENT OWNER MURPHY BRIAN G PATRICIA A RHUBOTTOM 1104 JAMES LN BERWYN PA 19312 Prope	GENERAL INFORMATION Living Units 1 Neighborhood 6GR001 Alternate ID Alternate ID 33420000700000000 Vol / Pg 2527/15 District Zoning Zoning MEDIUM RESIDENTIAL Class Residential	W8/24, 913-30 AM		34-20.02-70.00					
Land Ir	ofrmation			Assessment Info	rmation				
Type Size Influence Primary Site AC 0.3030	Factors Influence % Valu 502,57		Assessed 0 0 0	Appraised 502,500 534,400 1,036,900	Cost 502,500 534,400 1,036,900	Income 0 0 0	Marke 502,50 594,41 1,096,91		
Total Acres: .303 Spot:	Location:	Value Flag Co TD334DM2	st Approach	В	Override Reason ase Date of Valu tive Date of Valu	e			
	Information			Permit Inform	ation				
Date ID Entry Code 01/10/24 MEP Occupant Not At Hor	Source ne Other	Date IssuedNumber03/08/1720170219908/26/1320130980708/25/1175380-208/09/9075380-1	25,000	A108 D010	Replacing Floorin Renovations To E Bed/Bath/Porch-0 Dwelling-Country	g In Dwelling All Existing Home-El Country Manor Lo	e		
	Sales/	Ownership History							
Transfer Date Price Type 10/04/00 359,000 06/12/91 1	Validity	Deed Reference 2527/15	Deed Type		Grantee				

tyler



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 334-20.08-44.00
Sussex County Board of Assessment VS JCM Family Limited Partnership (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: \$2,464.700 Stipulated Value: \$2,126,800
Date: <u>4/17/25</u> Signature of Owner or duly authorized agent: <u>Jupan M. Haggerty</u> , ben/ PHRN Printed Name: <u>SUSAN M. Haggerty</u> , <u>General</u> Partner
Printed Name: <u>OUSAN 19 Haggerty, General</u> Pantner
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 334-20.06-44.00. The adjustment reflects a change in economic depreciation and approach that brings the assessed value to \$2,126,800.

Situs : 802 KING	G CHARL	ES AV		Parcel ID	: 334-20.06-44.00		Class: Singl	e Family Dw	elling	Card:	1 of 1	Printed: April 22, 20	25	
C JCM FAMIL	URREN LY LIMIT 36 S SH	TOWNER	NERSHIP	Living L Neighbo Alternat Vol / Po District Zoning Class	GENERAL INFORMAT Inits 1 orhood 6VR006 e ID 3342006004400	000000	12/28/23, 1-15-62 PM			34-20 06-44.02				
			Land Info	ormation					A	ssessment Ir	formation			
Type Primary Site	AC	Size 0.1148	Influence F Location	actors	Influence %	Value 1,684,570	E	Land Building Total	Assessed 0 0 0	Appraised 1,684,600 442,200 2,126,800	Cos 1,684,600 442,200 2,126,800	0 0 0 0	Marko 1,684,60 779,58 2,464,18	
Fotal Acres: .114 Spot:	8			Location: 12	VERY GD LOCATION	(POS INFL		ue Flag Cos 334DM2	st Approach		ual Override Re Base Date of ective Date of	Value		
			Entrance Ir	formation			Permit Information							
Date ID 06/17/24 SL 12/28/23 MG	M	Entry Coc Data Maile Occupant			Source Owner Other		Date Issued 06/13/11 05/02/03 11/10/93	Number 75762-3 75762-2 75762-1	Price 1,000 40,175 37,392	D010	Enclose Por	bards-King Chas Ave ch-King Chas Lot 5 & g Chas.Ave.Lot 5 & 6	. (
						Sales/Ov	vnership Histor							
Transfer Date 07/07/17		Price	е Туре		Validity			d Reference //214	Deed Type Deed		Grantee JCM FAMIL	Y LIMITIED PARTNI	ERSHIP	

tyler

	us : 802 KING CHARLES AV Parcel		I Id: 334-20.06-44.00 Class: Single Family Dwelling						Printed: April 22, 2025		
	Dwelling	Information			20	3 15	3	ID Coo	de Description Main Building	۵ 1	
Style C Story height 1 Attic M Exterior Walls C Masonry Trim Color	None Composite	Year Built Eff Year Built Year Remodeled Amenities In-law Apt		17		C 100 9 45 36	4 14	B 12 C 31 D 10	ENCLOSED FRAM	E POR	
	Bas	sement									
Basement FBLA Size Rec Rm Size >	x	# Car Bsmt Gar FBLA Type Rec Rm Type			28	A	28				
Heating &	Cooling	Fireplaces									
Heat Type Fuel Type System Type	Oil	Stacks Openings Pre-Fab			12	36 B	12				
	Rooi	m Detail									
Bedrooms 3 Family Rooms Kitchens	3	Full Baths Half Baths Extra Fixtures				36	Outbuilding Data				
Total Rooms Kitchen Type Kitchen Remod		Bath Type Bath Remod	No	Туре	Size 1	Size 2	Area Qty	Yr Blt Grade	Condition	Valu	
	Adju	Istments									
Int vs Ext S Cathedral Ceiling	Same	istments Unfinished Area Unheated Area									
Cathedral Ceiling	Same x Grade &	Unfinished Area Unheated Area Depreciation									
Cathedral Ceiling	Same x C+ Average AVERAGE 0	Unfinished Area Unheated Area	125			Condominiu	m / Mobile Home I	nformation			
Cathedral Ceiling Grade Condition CDU Cost & Design	Same x C+ Average AVERAGE 0 100	Unfinished Area Unheated Area Depreciation Market Adj Functional Economic	125	Complex Name		Condominiu	m / Mobile Home I	nformation			
Cathedral Ceiling Grade Condition CDU Cost & Design	Same x C+ Average AVERAGE 0 100	Unfinished Area Unheated Area Depreciation Market Adj Functional Economic % Good Ovr	70 125 100 1.725	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Condominiu	Ui	nformation nit Location nit View odel Make (MH)			
Cathedral Ceiling ×	Same x Grade & C+ Average AVERAGE 0 100 Dwelling (236,694 7,030 -10,500 9,820 0 0 0	Unfinished Area Unheated Area Depreciation Market Adj Functional Economic % Good Ovr Computations % Good % Good Override Functional Economic % Complete C&D Factor Adj Factor	70 125 100 1.725 43,700	Condo Model Unit Number Unit Level Unit Parking		Condominiu	Ui	nit Location nit View			

NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025
In the Matter of Appeal
Parcel ID 334-20.09-132.03
Sussex County Board of Assessment VS Edward Gross Trustee
(Owner Name)
We, the undersigned, agree to adjust the above-entitled appeal by settlement with the Sussex County Board of Assessment Office as follows:
Original Value: \$1,329,700 Stipulated Value: \$1,189,200
Date: 4-/16/25
Signature of Owner or duly authorized agent: Edward own
Printed Name: Edward OF055, Irustee
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 334-20.09-132.03. The adjustment reflects a change in economic depreciation that brings the assessed value to \$1,189,200.

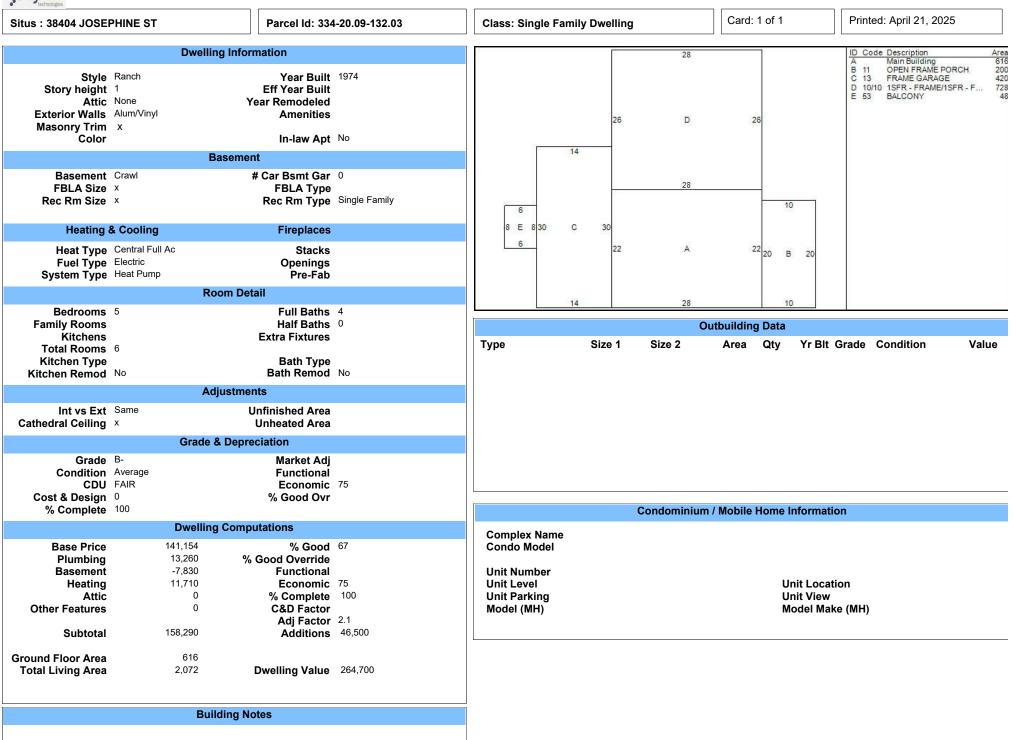
Situs : 38404 JOSEPHINE ST	Parcel ID: 33	4-20.09-132.03		Class: Single Family Dwelling	Card: 1 of 1	Print	ed: April 21, 2025	
CURRENT OWNER	GEN	IERAL INFORMA	ΓΙΟΝ					
GROSS EDWARD TTEE LIVING TR 38404 JOSEPHINE ST REHOBOTH BEACH DE 199	71 Living Units Neighborho Alternate ID Vol / Pg District Zoning Class	od 6AR211						
	Property Notes							
				2/1/24, 45/8-43/2M 334	4-2009-132.03			
	Land Information			Ass	essment Informatio	n		
Type Size In	fluence Factors	Influence %	Value	Assessed	Appraised	Cost	Income	Market

		004 470		Assesseu	Applaiseu	COSL	mcome	Warket
Primary Site AC	0.2141	924,470	Land	0	924,500	924,500	0	924,500
			Building	0	264,700	264,700	0	312,650
			Total	0	1,189,200	1,189,200	0	1,237,150
Total Acres: .2141 Spot:	Location:		/alue Flag Cos 0334DM13	st Approach	Ba	Override Reason ase Date of Value tive Date of Value		
	Entrance Information							

	Entrance Information				Permit Information					
Date 02/01/24	ID EDJ	Entry Code Occupant Not At Home	Source Other	Date Issued 08/30/04	Number 75865-1	Price 37,152	Purpose		% Complete L	

			Sa	ales/Ownership I	listory			
Transfer Date 02/05/19 03/09/15	Price	Туре	Validity		Deed Reference 5012/141 4370/113	Deed Type Deed	Grantee GROSS EDWARD TTEE	
04/04/90	153,500							

tyler



	NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY
Tax Year 2025	
In the Matter of Appeal	
Parcel ID 334-20.18-100.00-3	
Sussex County Board of Assessme	nt VS Marlene Tarr & James Deegan
,	(Owner Name)
We, the undersigned, agree to ad Board of Assessment Office as fol	just the above-entitled appeal by settlement with the Sussex County lows:
Original Value: \$ <u>939,400</u>	Stipulated Value: \$206,600
Date: Signature of Owner or duly autho	rized agent:
Printed Name:	
Date: 49/25 Signature of Sussex County Gover	nment Representative:
Printed Name: Christopher S. Keeler	
Title: Director of Assessment	
Summary	
referees' recommendations, or adjusted the valuation of Parc	lication for appeal, the submitted comparable properties, and the our Assessment staff has conducted a thorough review and cel ID 334-20.18-100.00-3. The adjustment reflects a change in rings the assessed value to \$906,600.

SUSSEX COUNTY

tyler RE	SIDENTIAL PROPERTY I	RECORD CARD 2099					SUSSEX	COUNTY			
Situs : 103 HAYD	EN RD 3	Parcel ID: 334-20.18-100.00-3	Class: Resid	lential - Cond	do	Card: 1	of 2 Pi	rinted: April 22, 2025			
TA JAN 103 I	IRRENT OWNER ARR MARLENE A IES G DEEGAN JR HAYDEN RD UNIT 3 EY BEACH DE 19971 Property	GENERAL INFORMAT Living Units 1 Neighborhood 6GR101C Alternate ID 3342018010000 Vol / Pg 6272/196 District Zoning TOWN CODES Class Residential Notes	000003	2/2/24, 19 08-50 AM			134-20.18-100.00-3				
	Land Inform	mation		Assessment Information							
Type rimary Site	Size Influence Fac AC 0.0760 Waterview - E		Value 115,900	E	Land Building Total	Assessed 0 0 0	Appraised 115,900 823,500 939,400	Cost 115,900 823,500 939,400	Income 0 0 0	Marke	
Total Acres: .076 Spot:		Location: 11 GOOD LOCATION (P	POS INFLU)		ue Flag Cos 34DM14	t Approach		al Override Reas Base Date of Va ctive Date of Va	lue		
	Entrance Info	ormation					Permit Inform	mation			
Date ID 02/02/24 SM 01/12/24 AJF	•	Source Other Other		Date Issued 11/25/14 06/20/13	Number 201410340 201307398	Price 1,350 1,836	Purpose A085	Replacing Ext [Door, Changing Ext iangle Shap) On 2r		
			Sales/Ov	wnership Histor	у						
Transfer Date 03/25/25 12/08/01 12/07/99	Price Type 367,500 225,000	Validity		6272	l Reference 2/196 0/259	Deed Type Deed		Grantee TARR MARLE	NE A &		

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04/30/99

🐝 tyler

Situs : 103 HAYDEN RD 3	3	Parcel Id: 334	-20.18-100.00-3	Class: Residential	- Condo	Са	rd: 1 of 2	Pri	nted: April 22, 20)25
	Dwelling Inform	mation			/				ID Code Descriptio	n Ar
Story height 2 Attic None Exterior Walls Alum/ Masonry Trim X Color	e Y	Year Built Eff Year Built ear Remodeled Amenities In-law Apt			12 26 C	2			A Main Build B 31 WOOD DE C 31 WOOD DE D RS1 FRAME U	CK 1
	Basemen	ıt								
Basement Post a FBLA Size × Rec Rm Size ×	& Piers 😫	[#] Car Bsmt Gar FBLA Type Rec Rm Type			36 A	36				
Heating & Coo	oling	Fireplaces								
Heat Type Centr Fuel Type Electr System Type Heat	tric	Stacks Openings Pre-Fab			24	12				
	Room Det	ail			6	6 B 6 12				
Bedrooms ³ Family Rooms Kitchens		Full Baths 3 Half Baths 0 Extra Fixtures 3			Outbuild	ling Data				
Total Rooms 6 Kitchen Type Kitchen Remod No		Bath Type Bath Remod		Type Frame Shed	Size 1 Size 10 x 21	2 Are	a Qty 10 1	Yr Blt Grade 1999 C	e Condition A	Value 1,080
	Adjustmer	nts								
Int vs Ext Same Cathedral Ceiling ×		nfinished Area Unheated Area								
	Grade & Depre	ciation								
Grade B- Condition Fair CDU FAIR Cost & Design 0	2	Market Adj Functional Economic % Good Ovr								
% Complete 100					Condo	minium / Mob	ile Home I	nformation		
	Dwelling Comp			Complex Name						
Base Price Plumbing Basement Heating Attic Other Features	248,422 13,260 % -21,760 20,610 0 0	% Good Good Override Functional Economic % Complete C&D Factor	100	Condo Model Unit Number Unit Level Unit Parking Model (MH)	3		U	nit Location nit View odel Make (Mł	2 1)	
Subtotal	260,530	Adj Factor Additions	2,500							
Ground Floor Area Total Living Area	864 1,728	Dwelling Value								
	Ruilding No	tes								
	Building No	otes								

RESIDENTIAL PROPERTY RECORD CARD 2099											
Situs : 103 HAYDEN RD 3 Parcel ID: 334-20.18-100.00-3				Class: Resid	ential - Cond	0	Card:	2 of 2	Printed: April 22, 2	025	
TARR I JAMES O 103 HAYD	NT OWNER MARLENE A DEEGAN JR DEN RD UNIT 3 EACH DE 19971 Property I	GENERAL INFORMATION Living Units 1 Neighborhood 6GR101C Alternate ID 33420180100000 Vol / Pg 6272/196 District Zoning TOWN CODES Class Residential Notes		27274, 9-09-08 AM			334-2018-10000-3				
	Land Inform	nation				A	ssessment Ir	nformation			
Type Primary Site AC	Size Influence Fac 0.0760 Waterview - E		Value 115,900	В	Land uilding Total	Assessed 0 0 0	Appraised 115,900 823,500 939,400	Co 115,90 823,50 939,40	00 0 00 0	Marko	
Total Acres: .076 Spot:		Location: 11 GOOD LOCATION (PC	OS INFLU)		ue Flag Cost 34DM14	t Approach		ual Override R Base Date of ective Date of	Value		
	Entrance Info						Permit Info	rmation			
Date ID 02/02/24 SMD 01/12/24 AJR	Entry Code Occupant Not At Home Occupant Not At Home	Source Other Other		Date Issued 11/25/14 06/20/13	Number 201410340 201307398	Price 1,350 1,836	Purpose A085	Replacing E	xt Door, Changing E (Triangle Shap) On		
			Sales/Ow	nership History	/						
Transfer Date 03/25/25 12/08/01 12/07/99 04/30/99	Price Type 367,500 225,000 1	Validity		Deed 6272 2659		Deed Type Deed		Grantee TARR MAR	RLENE A &		



SUSSEX COUNTY

Situs : 103 HAYDEN RD 3	Pa	cel ld: 334-20.18-100.00-3	Class: Residential	- Condo	Card: 2 of 2	Printed	: April 22, 2025	
Style Story height Attic Exterior Walls Masonry Trim X	Eff Year R	Year Built Year Built emodeled Amenities						
Color	Basement	n-law Apt No						
Basement FBLA Size × Rec Rm Size ×	# Car F	Bsmt Gar BLA Type Rm Type						
Heating & Cooling	F	ireplaces						
Heat Type Fuel Type System Type		Stacks Openings Pre-Fab						
	Room Detail							
Bedrooms Family Rooms		Full Baths Ialf Baths			Outbuilding Data			
Kitchens Total Rooms Kitchen Type Kitchen Remod	I	a Fixtures Bath Type th Remod	Type Carport	Size 1 Size 2 12 x 36	Area Qty Y	fr Bit Grade C 1999 B	ondition A	Value 1,960
	Adjustments							
Int vs Ext Cathedral Ceiling ×		shed Area ated Area						
	Grade & Depreciatio	n						
Grade Condition CDU Cost & Design 0	F	larket Adj unctional Economic Good Ovr						
% Complete				Condominiu	m / Mobile Home Info	ormation		
Base Price Plumbing Basement Heating Attic Other Features Subtotal Ground Floor Area Total Living Area	F F 0 Cł	% Good Override unctional Economic Complete &D Factor Adj Factor Additions	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit	Location View el Make (MH)		
	Building Notes							
	Building Notes							

Sylvester Trustee (Owner Name)
(Owner Name)
(Owner Name)
(Owner Name)
(Owner Name)
ntitled appeal by settlement with the Sussex County
Stipulated Value: \$1,228,600
Heven Sylvester, Trustee
rske
ntative:
peal and the referees' recommendations, ou
h review and adjusted the valuation of Parce
h review and adjusted the valuation of Parce
h review and adjusted the valuation of Parces a change in approach that brings the asses
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tyler RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 1 MCKINLEY AV	6		Parcel ID: 33	34-20.18-177.00		Class: Singl	e Family Dwe	elling	Card: 1 d	of 1 Pri	nted: April 21, 202	25
CURPEN	IT OWNER		GEI		ON							
SYLVESTER S MARY K SYLVEST 9519 BLAG	STEVEN R	TTEE AMILY TR	Living Units	s 1 ood 6GR003	00000							
		Property N	lotes			E -						
						12/21/23, 11-14-39 AM		ude a	324-20.18-177.00			
		Land Inform	nation					A	ssessment Info	ormation		
Type Primary Site AC	Size 0.0275	Influence Fac Waterfront - O		Influence %	Value 876,230	E	Land Building Total	Assessed 0 0 0	Appraised 876,200 353,400 1,229,600	Cost 876,200 590,900 1,467,100	Income 0 0 0	Marke 876,20 353,44 1,229,64
Total Acres: .0275 Spot:			Location: 13 EX	(CEL LOCATION (P	OS INFLU)	Va TD3	lue Flag Marl 34DM14	ket Approach	B	l Override Reas Base Date of Val Stive Date of Val	ue	
		Entrance Info	rmation						Permit Inform	ation		
Date ID 07/08/24 SMD 12/21/23 AJR	Entry Coo Data Maile Occupant			Source Owner Other		Date Issued 03/24/92	Number 76941-1	Price 44,000	Purpose D010	Rebuild Townho	use-Surfside Plaz	% Complet
Transfer Date	Pric	е Туре		Validity	Sales/Ow	nership Histor	у d Reference	Deed Type		Grantee		
03/11/20	FIL	е туре		validity			3/177	Deed		Granitee		



Situs : 1 MCKINLEY AV 6	Parcel Id: 334-20.18-177.00	Class: Single Fami	ily Dwelling	Card: 1 of 1	Printed: April 21, 2025
Dwellir	ng Information	2	3 13		ID Code Description Area A Main Building 512
StyleTwnhse InteriorStory height2AtticNoneExterior WallsAlum/VinylMasonry TrimxColorX	Year Built ¹⁹⁶⁸ Eff Year Built Year Remodeled Amenities In-law Apt ^{No}		C 8 D 8 83 13 16		B 11/11 OPEN FRAME PORCH/O 112 C 14 FRAME UTILITY BUILDING 24 D 31 WOOD DECK 104 E 31 WOOD DECK 64
B	Basement				
Basement Post & Piers FBLA Size × Rec Rm Size ×	# Car Bsmt Gar 0 FBLA Type Rec Rm Type Single Family		32 A 32		
Heating & Cooling	Fireplaces				
Heat Type Central Full Ac Fuel Type Electric System Type Heat Pump	Stacks Openings Pre-Fab		16 7 B 7 16		
Ro	oom Detail		4 E ₁₆ 4		
Bedrooms 2 Family Rooms Kitchens	Full Baths 1 Half Baths 1 Extra Fixtures		0	utbuilding Data	
Total Rooms 5 Kitchen Type Kitchen Remod No	Bath Type Bath Remod No	Туре	Size 1 Size 2	Area Qty Yr	Blt Grade Condition Value
Ad	ljustments				
Int vs Ext Same Cathedral Ceiling ×	Unfinished Area Unheated Area				
Grade	& Depreciation				
Grade C- Condition Average CDU AVERAGE Cost & Design 0 % Complete 100	Market Adj Functional Economic % Good Ovr		Condominium	n / Mobile Home Inform	mation
-	g Computations		Condominan		indion
Base Price 152,362 Plumbing 2,540 Basement -13,350 Heating 12,640 Attic 0 Other Features 0 Subtotal 154,190	% Good 73 % Good Override Functional Economic % Complete 100 C&D Factor Adj Factor 5.022 Additions 5,100	Complex Name Condo Model Unit Number Unit Level Unit Parking Model (MH)		Unit V	ocation iew Make (MH)
Ground Floor Area512Total Living Area1,024	Dwelling Value 590,900				
Bui	Iding Notes				

Scan and email to:

dianne ruscavage 6 sussexcounty de gov



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parce ID 334-20.18-212.00

Sussex County Board of Assessment VS Harold Dukes Jr.

(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: \$3,051,500

Stipulated Value: \$2,869,500

Date: April 11, 2025 Signature of Owner or duly authorized agent: _____ Printed Name:

Date: 4/4/25

Signature of Sussex County Government Representative:

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.18-212.00. The adjustment reflects a change in in approach that brings the assessed value to \$2,869,500.

* tyler RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 2 READ AV	Parce	I ID: 334-20.18-212.00		Class: Singl	e Family Dwe	lling	Card: 1	of 1 Pri	nted: April 24, 202	25
CURRENT OWNER		GENERAL INFORMATI	ON							
DUKES HAROLD E JR 4 READ ST REHOBOTH BEACH DE 19971	Neig Alter	ing TOWN CODES	00000		F					
Pro	perty Notes			1/2/24, 3-37-23 PM			334-2018-21200			
Lan	Information					A	ssessment In	formation		
3 1	ce Factors ont - Oc	Influence %	Value 1,521,790	E	Land Building Total	Assessed 0 0 0	Appraised 1,521,800 1,347,700 2,869,500	Cost 1,521,800 1,347,700 2,869,500	Income 0 0 0	Marke 1,521,80 1,529,65 3,051,45
Total Acres: .1067 Spot:	Location	: 13 EXCEL LOCATION (P	OS INFLU)		l ue Flag Cos 34DM14	t Approach		al Override Rease Base Date of Val active Date of Val	Je	
Entra	ce Information						Permit Infor	mation		
Date ID Entry Code 01/02/24 AJR Occupant Not At H	ome	Source Other		Date Issued 02/12/18 01/20/17 11/10/15 01/24/07 12/18/06	Number 201801181 201700564 201511045 77005-5 77005-4	Price 5,561 12,500 5,000 40,000 25,000	Purpose A106 A106 A085 D010	Replace Windov Kitchen Remode Interior Remod B	/s I - Cabinets, Cou Bathroom I-Indian Bch Lot 2	
			Sales/Ov	vnership Histor	У					
					d Reference	Deed Type		Grantee		

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RESIDENTIAL PROPERTY RECORD CARD 2099





NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20.10-218.00

Sussex County Board of Assessment VS Haudd Duken Jr.

(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: \$_606,000

Stipulated Value: \$_____

Date: April 11, 2025 Signature of Owner or duly authorized agent: That Hardd E Printed Name: Date: 4/4/05 Signature of Sussex County Government Representative:

Printed Name: Chulstophus S. Keelar

Title: Diractor of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.18-218.00. The adjustment reflects a change in land class to exempt that brings the taxable assessed value to \$0.

tyler RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs: 15 RODNEY AV A	Parcel ID: 334-20.18-218.00	Class: Condo Amenities		Card: 1 of	f 1 Printe	ed: April 24, 2025	
CURRENT OWNER DUKES HAROLD E JR 4 READ ST REHOBOTH BEACH DE 19971 Property	GENERAL INFORMATION Living Units 0 Neighborhood 6GR003 Alternate ID 334201802180000000 Vol / Pg 2284/274 District Zoning TOWN CODES Class E / Notes	YNQ24, 11:18-33AM		344-20.18-218.00			
Land Info	rmation		A	ssessment Infor	mation		
TypeSizeInfluence FaPrimary SiteAC0.1435Location	actors Influence % Value Waterview - O ¹ 895,890	Land Building Total	Assessed 0 0 0	Appraised 895,900 0 895,900	Cost 895,900 0 895,900	Income 0 0 0	Market 0 0 0
Total Acres: .1435 Spot:	Location: 12 VERY GD LOCATION (POS INFL	Value Flag Cos Gross Building:	st Approach	Ba	Override Reason ase Date of Value ive Date of Value		
Entrance In	formation			Permit Informa	ition		
DateIDEntry Code01/10/24AJROccupant Not At Home	Source Other	Date Issued Number 11/17/98 77008-1	Price 213,310	Purpose	Duplexw/Additions		o Complete
	Sales/O	wnership History					
Transfer DatePrice Type05/06/98200,000	Validity	Deed Reference 2284/274	Deed Type		Grantee		

RESIDENTIAL PROPERTY	RECORD CARD 2099				SUSSE	EX COL	JNTY			
Situs : 15 RODNEY AV A	Parcel Id: 334-20.18-218.00	Class: Condo Ame	nities		Car	d: 1 of 1		Print	ted: April 24, 2025	
Dwelling Info	rmation									
Style Story height Attic Exterior Walls Masonry Trim X Color	Year Built Eff Year Built Year Remodeled 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										
Bedrooms Family Rooms Kitchens	Full Baths Half Baths Extra Fixtures	Туре	Size 1	Size 2	Outbuildi Area		Yr Blt	Grade	Condition	Value
Total Rooms Kitchen Type Kitchen Remod	Bath Type Bath Remod					,				
Adjustmo										
Int vs Ext Cathedral Ceiling ×	Unfinished Area Unheated Area									
Grade & Depi	reciation									
Grade Condition CDU Cost & Design ⁰	Market Adj Functional Economic % Good Ovr									
% Complete			(Condominiu	m / Mobil	e Home	Informati	ion		
Dwelling Com		Complex Name								
Base Price Plumbing % Basement Heating Attic Other Features 0 Subtotal	% Good 6 Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	Condo Model Unit Number Unit Level Unit Parking Model (MH)				U	nit Loca nit View lodel Ma			
Ground Floor Area Total Living Area	Dwelling Value									
Building N	lotes									



NEGOTIATED SETTLEMENT STIPULATION SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal Parcel ID 134 - 8.00 - 153,00 - 0340 Millar

Sussex County Board of Assessment VS Matwell

(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: \$ 294, (70)

294,570 Stipulated Value: \$

Date: _____

Signature of Owner or duly authorized agent: _____

Printed Name: _____

Date:

Signature of Sussex County Government Representative: _____

Printed Name: _____

Title:

				-								•		-				_		
294,500	334,66 LiCost Approach	0.12 B	•		-								100	B80	AV	4:Average	C 4:A	4		134-8.00-153.00-3330
311,700	354.20 1:Cost Approach									Land - commenter at			100	88Ó	AV	4:Average	C 4:A			134-8,00-153,00-3320
294,500	334,56 LCost Approach	_											100	380	AV	4:Average	C 45) 114	134-8.00-153.00-3310
295,100	335.34 L:Cost Approach				analoguetariotechicado attación								100	880	AV	4:Average	C 4:A		134	134-8.00-153.00-256F
295,100	335.34 L:Cost Approach	ļ								A management of a set of the	i .		100	880	AV	4:Average				134-8.00-153.00-255
295,100	335.34 L:Cost Approach	-	0.94	357.95	315,000	16 1 6.0	357.95 0	315,000 35	d -	3:Improv Only	06/30/23	6443012	100	880	AV	4:Average	C 4:A		134	134-8.00-153.00-254F
295,200		0.12 3	<u>.</u>	· ·			:	:				-	100	880	AV	A:Average		·	194	L34-8.00-153.00-253F
295,100	335.34 LCost Approach	<u>.</u>	*****	···· · · · · · · · · · · · · · · · · ·								-	100	880	AV	.	-	: 	LI A	34-8.00-153.00-2528
295,100	335.34 I:Cost Approach	ļ											100	880	AV	4:Average	с 4;А		JEI	34-8.00-153.00-2517
295,000	335.23 1:Cost Approach	<u> </u>	0.94	355.34	312,700 :	1.07 33	312.50 1	275,000 33		3:Improv Only	311/24/21	6411264	100	880	AV	4:Average	1		134	134-8.00-153.00-2476
295,000	335.23 I:Cost Approach	ļ											190	880	AV	4:Average	C A:A		134	134-8.00-153.00-246E
295,000	335,23 1:Cost Approach	1											100	880	AV	4:Average			134	34-8.00-153.00-245E
295,000	335.23 L:Cost Approach						· · · · · · · · · · · · · · · · · · ·		·····				100	880	AV	4:Average	C 4:A	-		134-8.00-153.00-244E
295,000	335.23 1:Cost Approach	<u>.</u>	-	:				-		-			100	880	× V	4:Average				134-8.00-153.00-243E
295,000	335.23 LiCost Approach	<u>.</u>	:				-						100	880	AV	4:Average			134	134-8.00-153.00-2426
295,000	335.23 LiCost Approach	E 210		 				-					100	880	AV V	4:Average	C 4:A		. 134	34-8,00-153.00-2416
294,500	334.66 L:Cost Approach	5T0											100	088	AV	4:Average			134	134-8.00-153-00-2350
294,500	334.66 L:Cost Approach							terretarianes Desembranes					100	880	AV	4:Average	c AS			134-8.00-153.00-2340
294,500	334.66 L:Cost Approach	0-12 3		tori estato de ori	religitados parasero		and a state of the		urvisio (vincia)	nan managanan ara			100	1985	AV	4:Average	C 4:A			134-8,00-153.00-2330
294,500	334.66 LiCost Approach	0.12 3	· ·		•			-			· · ·		100	880	AV	4:Average	C 4:A	Ŧ	_	134-8.00-159.00-2320
234,500	334.66 LiCost Approach	0.12 3	0,86	387,16	340,700 2	76 <u>56</u> 0	352.27 0	310,000 35		04/13/22 3:Improv Only	04/13/22	6419178	100	880	AV	4:Average	C 4:A		194	134-8.00-153.00-2310
295,100	335.34 1:Cost Approach	0.12 3	-	: 	:				· ·				100	880	AV	4:Average	C 4:A		134	134-8.00-153.00-156F
295,100	335.34 1:Cost Approach	0.12 3											150	880	AV	4:Average	C 4:A		LEI	(34-8,00-153,00-155F
295,100	335.34 1:Cost Approach	0.12 3		-									100	088	AV	4:Average	C 4:A		134	134-8,00-153.00-154F
295,100	335.34 1:Cost Approach												100	088	AV	4:Average	C 4:A		134	134-8,00-153.00-153F
295,100	335.34 1:Cost Approach	0.12 3								A rest of the second			100	880	AV	4:Average				134-8,00-153.00-152F
295,100	335.34 1:Cost Approach	_		! : 	1						and a second sec		100	880	۸۷	4:Average				134-8.00-153.00-151F
. 295,000	335.23 1:Cost Approach	;	!	:	-	- - -	•	:		*			160	980	AV	4:Average	C AXA			134-8.00-153.00-1476
295,000	335.23 LiCost Approach	1			• • • • •								100	890	AV	4:Average				134-8.00-153.00-1466
295,000	335.23 L:Cost Approach	5170 E		·	·			-					100	880	Ş	4:Average	C 4:A		134	134-8,00-153.00-1456
295,000	335.23 1:Cost Approach	6.12 3											100	880	AV	4:Average			: 134	134-8.00-153.00-1446
295,000	335.29 L:Cost Approach	6.12 3											100	08B	AV	4:Average			•	134-8.00-153.00-143E
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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.

Street Address of Parcel: 30138 Cedar Shores Rd. Unit D234 Ovean View, DE. 19970 Current Assessment: \$ 194,500.00 Purchase Price (Total of Land and Improvement): \$ 245,000.00 Date of Purchase: August 8, 2023 Special Conditions of Sale: none How was property acquired Private Sale Auction Open Market Family Inherited	Property Identification
Current Assessment: \$ 194,500	Owner(s): Michael D. Maxwell Parcel ID: 134-8.00-153.00-234D
Purchase Price (Total of Land and Improvement): \$245,000.00 Date of Purchase: August 8, 2023 Special Conditions of Sale: none How was property acquired Private Sale Auction Open Market Family Inherited Other Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.) Year Cost Change Bescription of Property Lot size/Land Area 800 sq.ft. Finished Area 800 sq.ft. Finished Basement Finished Attic Central Air Porches and Additions: none Descripte outbuildings or accessory structures other than main dwelling:	Street Address of Parcel: 30138 Cedar Shores Rd. Unit D234 Ovean View, DE. 19970
Special Conditions of Sale: none How was property acquired in Private Sale in Auction in Open Market in Family in Inherited Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.) Vear Cost Change Description of Property Lot size/Land Area 800 sq. ft. Style of Home Style of Home Style Of Styl	Current Assessment: \$ 194,500.00 \$2.94,500
How was property acquired ☑ Private Sale ☐ Auction ☐ Open Market ☐ Family ☐ Inherited ☐ Other	Purchase Price (Total of Land and Improvement): \$245,000.00 Date of Purchase: August 8, 2023
□ Other	Special Conditions of Sale: none
Year Cost Change Year Cost Change Description of Property Image: I	How was property acquired 🗹 Private Sale 🔲 Auction 🔲 Open Market 🔲 Family 🔲 Inherited
Description of Property Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Lot size/Land Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Number of: Bedrooms: 2 Bathrooms: 2 Fireplaces: 0 Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Number of: Bedrooms: 2 Bathrooms: 2 Fireplaces: 0 Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq. ft. Image: Area 800 sq	Major Renovations or structural changes to property since purchase (i.e., Demolition, Construction, Additions, Major Repairs, etc.)
Lot size/Land Area 800 sq. ft Style of Home Without Style of Mome Without Style of MomeWithout Style of Mome	
Lot size/Land Area 800 sq. ft Style of Home Without Style of Mome Without Style of MomeWithout Style of Mome	
□ Finished Basement □ Finished Attic □ Central Air Porches and Additions: none Describe outbuildings or accessory structures other than main dwelling:	Description of Property
□ Finished Basement □ Finished Attic □ Central Air Porches and Additions: none Describe outbuildings or accessory structures other than main dwelling:	Lot size/Land Area 800 sq. ft. Style of Home On do
Porches and Additions: <u>none</u> Describe outbuildings or accessory structures other than main dwelling:	Number of: Bedrooms: 2 Bathrooms: 2 Fireplaces: 0 Stort 4.
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 245,000.00	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? \$245,000.00	
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 245,000.00	
	What do you consider to be the fair market value of the property as of July 1, 2023? \$ 245,000.00

Parcel Number	Owner	
Address		im
Sales Price \$	Date of Sale	
Lot Size/Land Area	Style of House	
Number of: Bedrooms:	Bathrooms: Fireplaces:	
□ Finished Basement □Fi	inished Attic 🛛 Central Air	
Porches and Additions:		
Describe Garage or Other Im	nprovements:	
Additional Comments:		
Deve al Maria have	Quinar	
	Owner	
	Date of Sale	
	Style of House	
Number of: Bedrooms:	Bathrooms: Fireplaces:	
Number of: Bedrooms: □ Finished Basement □ Fi	Bathrooms: Fireplaces:	
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Number of: Bedrooms: □ Finished Basement □Fi Porches and Additions	Bathrooms: Fireplaces:	
Number of: Bedrooms: □ Finished Basement □Fi Porches and Additions	Bathrooms: Fireplaces:	
Number of: Bedrooms: ☐ Finished Basement ☐Fi Porches and Additions Describe Garage or Other Im	Bathrooms: Fireplaces:	
Number of: Bedrooms: ☐ Finished Basement ☐Fi Porches and Additions Describe Garage or Other Im	Bathrooms: Fireplaces:	

CONTRACT OF PURCHASE AND SALE

1. <u>SELLER: Michael David Maxwell, Successor Trustee of the Michael Drake Maxwell Revocable Trust dated</u> January 2, 2020

of 4 Garden Way, Apt. C., Greenbelt, MD 20770Telephone No. 240-619-6913Email mdmaxwellsr@gmail.comhereby agrees to sell and convey unto

2. PURCHASER: Michael David Maxwell

of 4 Garden Way, Apt. C., Greenbelt, MD 20770Telephone No. 240-619-6913Emailmdmaxwellsr@gmail.com

3. DESCRIPTION:

The property described as 30138 Cedar Shores Rd., #234, Ocean View, DE 19970 TMP: 134-8.00-153.00-234D (the "Property") upon the following terms and conditions:

- 4. <u>PURCHASE PRICE:</u> Michael David Maxwell ("Purchaser"), Sherry L. Maxwell, and Kathy L. Maxwell Ziese are equal beneficiaries of the Michael Drake Maxwell Revocable Trust dated January 2, 2020, which is the Seller herein. As such, Purchaser has a 1/3 interest in the Property described above. The Property appraised at a value of \$245,000.00. Purchase shall pay Sherry L. Maxwell and Kathy L. Maxwell Ziese the sum of \$81,666.67 each for their respective interests in the Property. Purchaser may use his share of the trust assets to purchase the Property. Sherry L. Maxwell and Kathy L. Maxwell Ziese are signing this Contract to memorialize their agreement with the terms of this Contract.
- 5. **SETTLEMENT:** Final settlement shall be completed within 30 days after the property known as 105 Seawinds Dr., Dagsboro, DE 19939, which is also an asset of Seller/trust, is sold. Seller intends to list the Property for sale in the immediate future. In the event that additional time is necessary to prepare the necessary legal and financial settlement documents, then the date of settlement shall be extended for a reasonable time to effect these conditions.
- 6. <u>TRANSFER TAX & COSTS</u>: There will be no transfer taxes due on the transfer. Purchaser shall pay the cost of preparing the deed.

7. WOOD DESTROYING INSECT INSPECTION: Waived.

- 8. **FORFEITURES:** Intentionally omitted.
- 9. **PRORATIONS:** Intentionally omitted.
- 10. **FURNITURE AND FIXTURES:** All window screens, awnings, storm windows and doors, landscaping, TV antenna, appliances, fixtures and all fixed installations belonging to Seller and upon the premises shall remain and be included in this sale.
- 11. <u>TITLE:</u> Purchaser is purchasing the property without the benefit of a title search. Purchaser acknowledges that Parsons & Robinson, P.A. will be preparing a No Lien or Title Search Deed to convey the Property to Purchaser.

IN WITNESS WHEREOF, the Purchaser and Sellers have hereunto set their hands and seals.

Michael David Maxwell Michael David Maxwell, Purchaser 12/14/2022

Date

Michael David Maxwell Michael David Maxwell, Successor Trustee

Of the Michael Drake Maxwell Revocable Trust dated January 2, 2020, Seller

12/14/2022 Date

ACCEPTED BY:

Sherry Maxwell Sherry I. Maxwell 1/18/2023 Date Kathy L. Maxwell Ziese 12/16/2022 Kathy L. Maxwell Ziese Date

AS BENEFICIARIES OF THE MICHAEL DRAKE MAXWELL REVOCABLE TRUST DATED 1/2/2020

APPRAISAL OF REAL PROPERTY



LOCATED AT

D-234 CEDAR SHORE CONDO OCEAN VIEW, DE 19970 CEDAR SHORES UNIT 234D

FOR

ESTATE OF MICHAEL D. MAXWELL C/O PARSONS & ROBINSON P A 118 ATLANTIC AVENUE, SUITE 401 OCEAN VIEW, DE 19970





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pwr.nased 8/2023 245K.

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TAL APPRAISAL SUMMARY REPORT

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File No.: 21-025

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-	rice:		INSP	ECTION.									
5	Source(s): 2nd Prior Subject S	ala/Transfer											
Ē	Dale; N/A												
	Prices												
ç	Source(s);				The S	ales Comparison Appr	pach was	not devel	oped for this	appraisa).			
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	OCEAN VIE	W, DE 19970		Ocean Vie	w, DE 199	70	Ocear	View	, DE 199	970	Ocean	an 0.01 mile	787 G
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E	Net Adjustment (Total) Adjusted Sale Price												\$ 227.
	of Comparables				\$	249,802	<u>2</u>	<u></u>		<u>\$ 247,10</u>		IN CITE F	
	Summary of Sales Comparison					- 14/40 & 0.41	C AC	A 2 BI	EDECTU	S FOR DIFFE	COUNT		100,00112
ŝ	CEDAR SHORES	RD # E-142 SOL	D FC	R \$291,00	U AND SE	TILED JUNE	T11A7		TOTAL		TUST	ED FOR \$3 ES AND I F	19,900. ALL
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Subject Photo Page

Client	ESTATE OF MICHAEL D. MAXWELL						
Property Address	D-234 CEDAR SHORE CONDO						
City	OCEAN VIEW	County	SUSSEX	State	DE	Zip Code	19970
Appraiser	Robert Kauffman						



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Subject Front D-234 CEDAR SHORE CONDO

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Subject Rear

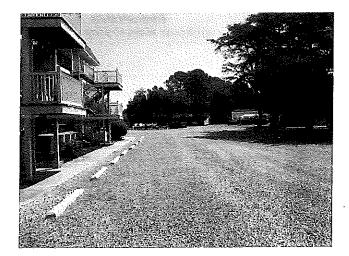
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Subject Street

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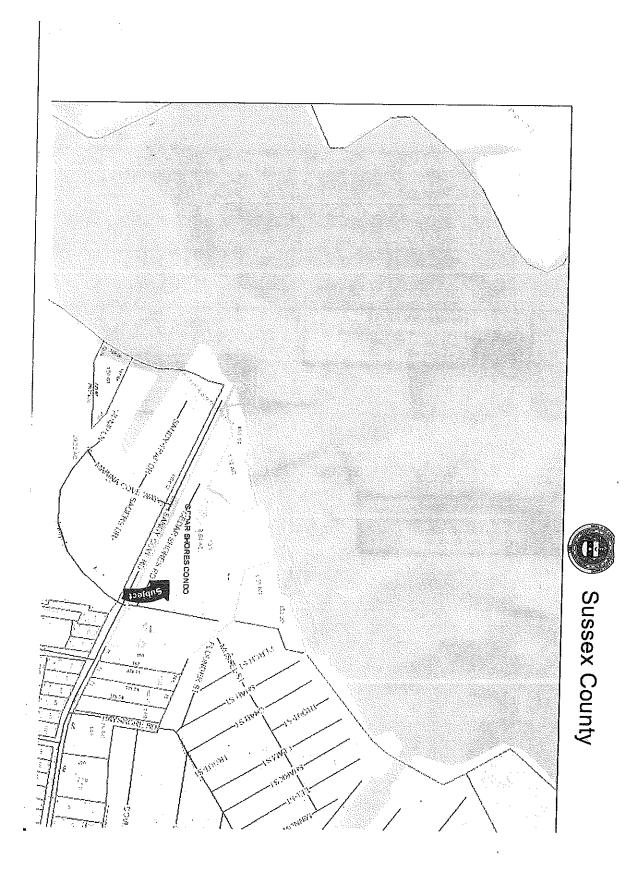




Location Map

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Client	ESTATE OF MICHAEL D. MAXWELL				****		
Property Address	D-234 CEDAR SHORE CONDO		· · · · · · · · · · · · · · · · · · ·				
City	OCEAN VIEW	County	SUSSEX	State	DE	Zio Code	19970
Appraiser	Robert Kauffman		······································			••••••••••	10010

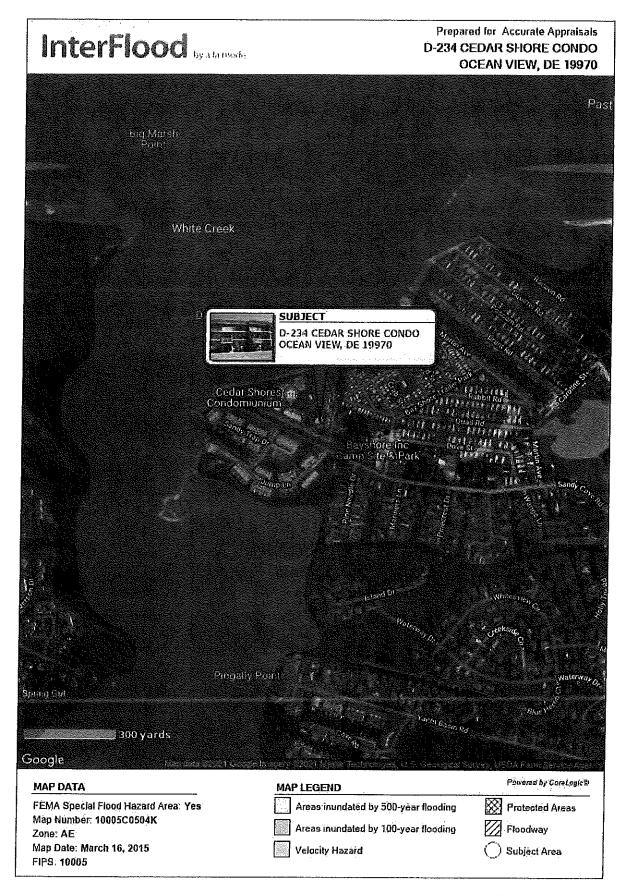
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Flood Map

Client	ESTATE OF MICHAEL D. MAXWELL		-					
Property Address	D-234 CEDAR SHORE CONDO							
City	OCEAN VIEW	County	SUSSEX	Slate	DE	Zip Code	19970	
Appraiser	Robert Kauffman							



PARDAT	PARDAT PARDAT	PARDAT	PARDAT	PAR	DAT PA	ARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDA	DWELDAT	DWELDAT	DWELDAT	DWELDA	T DWELDAT	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT
PARID	St# Street	Suffix	Town	NB	ę.	Class	LUC	Calc'd Acres	Story Heigh		Yrbit	Rm Tot	Bedrm	Full Bath	Half Bati	n Bsmt	Grade	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSE	Adjusted Price	ADJ PSF	PSF	Legal 1
134-8.00-153.00-234D	30138 CEDAR SHORES	RD	00:None	1AR	300	R	105	0.118	1	10:CONDO FLAT	1973	5	2	2	0	2:SLAB	с	AV	880							334.66	CEDAR SHORES
134-8.00-153.00-142E	30142 CEDAR SHORES	RD	00:None	1AR		R	105	0.118	1	10:CONDO FLAT	1973	5	2	2	0	2:SLAB	с	AV	880	06/30/21	3:Improv Only	291,000	330.68	342,200	388.86		CEDAR SHORES
134-8.00-153.00-231D	30138 CEDAR SHORES	RD	00:None	1AR	30C	R	105	0.118	1	10:CONDO FLAT	1973	5	2	2	0	2:SLAB	с	AV	880	04/13/22	3:Improv Only	310,000	352.27	340,700	387.16		CEDAR SHORES
134-8.00-153.00-247E	30142 CEDAR SHORES	RD	00:None	1AR	30C	R	105	0.118	1	10:CONDO FLAT	1973	5	2	2	0	2:SLAB	с	AV	880	11/24/21	3:Improv Only	275,000	312.50	312,700	355.34		CEDAR SHORES
134-8.00-153.00-254F	30148 CEDAR SHORES	RD	00:None	1AR	30C	R	105	0.118	1	10:CONDO FLAT	1973	5	2	2	0	2:SLAB	с	AV	880	06/30/23	3:Improv Only	315,000	357.95	315,000	357.95		CEDAR SHORES
134-8.00-153.00-335D	30138 CEDAR SHORES	RD	00:None	1AR	30C	R	105	0.118	1	10:CONDO FLAT	1973	5	2	2	0	2:SLAB	с	AV	880	03/30/21	3:Improv Only	259,900	295.34	311,900	354.43		CEDAR SHORES
134-8.00-153.00-351F	30148 CEDAR SHORES	RD	00:None	1AR	30C	R	105	0.118	1	10:CONDO FLAT	1973	5	2	2	0	2:SLAB	с	AV	880	01/04/21	3:Improv Only	248,000	281.82	301,600	342.73		CEDAR SHORES
134-8.00-153.00-123C	30124 CEDAR SHORES	RD	00:None	1AR	30C	R	105	0.126	1	10:CONDO FLAT	2007	5	2	2	0	2:SLAB	с	AV	928	07/30/21	3:Improv Only	315,000	339.44	367,900	396.44		CEDAR SHORES
134-8.00-153.00-124C	30124 CEDAR SHORES	RD	00:None	1AR	30C	R	105	0.126	1	10:CONDO FLAT	2007	5	2	2	0	2:SLAB	с	AV	928	02/21/22	3:Improv Only	339,900	366.27	378,600	407.97		CEDAR SHORES
134-8.00-153.00-221C	30124 CEDAR SHORES	RD	00:None	1AR	30C	R	105	0.126	1	10:CONDO FLAT	2007	5	2	2	0	2:SLAB	с	AV	928	01/05/21	3:Improv Only	260,000	280.17	316,200	340.73		CEDAR SHORES
134-8.00-153.00-323C	30124 CEDAR SHORES	RD	00:None	1AR	30C	R	105	0.126	1	10:CONDO FLAT	2007	5	2	2	0	2:SLAB	с	AV	928	12/03/21	3:Improv Only	315,000	339.44	355,600	383.19		CEDAR SHORES

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Identification

Owner(s): Michael D. Maxwell Parcel ID: 134-8.00-153.00-234D									
Street Address of Parcel: 30138 Cedar Shores Rd. Unit D234 Ovean View, DE. 19970									
Current Assessment: \$_194,500.00									
Purchase Price (Total of Land and Improvement): \$245,000.00 Date of Purchase: August 8, 2023									
Special Conditions of Sale: none									
How was property acquired I Private Sale I 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 800 sq. ft. Style of Home									
Number of: Bedrooms: <u>2</u> Bathrooms: <u>2</u> Fireplaces: <u>0</u>									
□ Finished Basement □ Finished Attic □ Central Air Porches and Additions: none									
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? \$ 245,000.00									

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:

March 31, 2021 Appraised Value \$245,000.00. Property Purchased August 8, 2023 for Appraised price of \$245,000.00. Both the appraisal and pruchase price were in the paramiters for this assessment and purchase guidlines.

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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.

P	arcel Number	Owner
A	ddress	
S	ales Price \$ Date	of Sale
L	ot Size/Land Area St	yle of House
N	lumber of: Bedrooms: Bathrooms:	Fireplaces:
٢] Finished Basement 🛛 Finished Attic 🖾 Central	Air
P	orches and Additions:	
C	escribe Garage or Other Improvements:	
Γ		
ļ	Additional Comments:	
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		Owner	
Sales Price \$			
Lot Size/Land Area	Style	e of House	
Number of: Bedrooms:	Bathrooms:	Fireplaces:	
Finished Basement DFi	inished Attic 🛛 🛛 Central Ai	r	
Porches and Additions:		· ·	
Describe Garage or Other Im	provements:		
Additional Comments:			
			· · ·
Parcel Number		Owner	
Sales Price \$			
		e of House	<u>-</u>
		Fireplaces:	
□ Finished Basement □Fi			
Porches and Additions			
Describe Garage or Other Im			
			·····
Additional Comments:			
Additional Comments:			
Additional Comments:			

Witnesses or Agents	
Identify any witness or attorney/agent who will appear additional witnesses.	on your behalf at the hearing. If necessary, attach a list of
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
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 Michael t	5. Maxwell
Print Name and Title: <u>Michael D. Maxwell/Owner</u>	
Mailing Address: <u>4C Gardenway</u>	
Greenbelt, MD. 20770	
E Mail Address: mdmaxwellweb@gmail.com	Telephone: (240) 619-6913
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 \square 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

Re: Assessment Appeal 134-9.00-432.00

From Bill Bilger <bbilger@comcast.net>
Date Tue 4/15/2025 10:48 AM

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

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

X.

Good morning, and thank you for the opportunity to state our case. Although we fully agree with the improvement value as we deem it fair, albeit higher than our net improvement outlay, we do believe the land value is a bit elevated for what our relative market value for our community would have been at July 2023. Unfortunately, Our community is not as desired as others...but with no sales info, and our purchase price of \$1.075M, the reassessment is now at a 60.5% increase in a relatively short period. We do appreciate the adjustment you did make lowering the assessment. Can you help us understand why the land is assessed at \$1.7258M vs the comparable land sales we provided? We know we were not permitted to use other property assessments, but we do scratch our heads on our comparable neighbor (Parcel #134-9.00-434.00 31026 Heather Ln) with an exact lot size having a land value of \$1.4099M. We share the same flood zone risk plan, view of the Huge Sussex County water tower and route 1 highway, non lifeguarded beach community, and distant proximity to town. We am certainly open to waiving a board review should we be able to reach a compromise in advance. Thanks again for all the time invested. Honestly, the Sussex County staff has been understanding in the wake of this ominous task handed off by Tyler Technologies.

Paul & Barbara Bilger

On Apr 15, 2025, at 9:57 AM, Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

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

Kind Regards, Dianne

PARDAT		PARDAT	PARDAT		PARDAT		PARDAT								AT OWELDAT	DWELDAT		DWELDAT	DWELDAT		BEACH	SALES		SALES	SALES	SALES	SALES			
PARID		Street	Suffix	NIND	Class	LUC	Calc'd Act	visi Story Hel		Yrbit	Rm Tot	Eedrm	Full Bath	Half Dat		Sant Car	FOLA	Grade	CDU	SFLA	LOC	Sale Da	te Sales Type	Sale Price	PSF	Adjusted Price	ADJ PSF		Legal 1	
134-9.00-432.00		HEATHER	LN	LAROSS	R	101	0.251	2	14:CONTEMPORARY	2019	3	6	4	2	6:FULL	3	200	A+	AV	4,602	3							644.18	BETHANY DUNES	
134-13.00-1295.00	39675	TERN	RD	1AR055	R	101	0.148														1	09/26/2	12 2:Land & Improv	1,925,000		2,046,300			OCEAN VILLAGE	DEMO'D AFTER SAL
134-9.00-454.00	39716	SEASIDE	DR	1AR055	R	101	0.23	2	14:CONTEMPORARY	2015	10	6	6	1	5-PARTIAL	1		A+	AV	4,728	2	05/16/2	12 2:Land & Improv	5,000,000	1,057.53	5,460,000	1,154.82		BETHANY VILLAGE	
134-13.00-1280.00	39650	HERON	RD	1AR055	R	101	0.155	2	21:CONVENTIONAL	2020	10	6	4	0	6:FULL	2		х-	AV	4,662	5	06/28/2	1 2:Land & Improv	3,010,000	645.65	3,539,800	759.29		OCEAN VILLAGE	
134-9.00-494.00	39659	BAYBERRY DUNES	LN	1AR055	R	101	0.23	2	21:CONVENTIONAL	2000	8	6	6	2	5-PARTIAL	0	835	A-	AV	3,854	2	09/29/2	1 2:Land & Improv	3,000,000	772.40	3,456,000	889.80		BAYBERRY DUNES	
134-9.00-628.00	30041	SEAGULL	WAY	1AR055	R	101	0.241	3	21:CONVENTIONAL	1988	8	4	4	2	1-POST & PERS	0		B+	AV	3,654	3	05/10/2	12 2:Land & Improv	2,550,000	692.18	2,784,600	755.85		GULLS NEST	
134-9.00-544.00	39731	WINDSWEPT	CIR	1AR055	R	101	0.248	2	21:CONVENTIONAL	1999	8	4	3	2	5-PARTIAL	2		B+	AV	3,602	4	05/13/2	12 2:Land & Improv	3,800,000	1,054.97	4,349,600	1,152.03		OCEAN BREEZES	
134-9.00-988.00	39703	HAMPTONS	LN	1AR055	R	101	0.18	2	14:CONTEMPORARY	1992	8	6	5	0	1-POST & PERS	0		B+	AV	3,188	1	09/27/2	12 2:Land & Improv	3,505,000	1,099.44	3,725,800	1,168.70		THE PRESERVE	
134-9.00-922.00	20	PELICANS	WAY	1AR055	R	101	0.239	3	14:CONTEMPORARY	1995	7	4	3	1	1-POST & PERS	0		B+	AV	3,096	1	08/05/2	1 2:Land & Improv	2,950,000	952.84	3,422,000	1,105.30		PELICANS POUCH	
134-13.00-1320.00	39582	KITTIWAKE	DR	1AR055	R	101	0.148	2	21:CONVENTIONAL	1969	8	4	3	0	6:FULL	0		5-	AV	2,700	3	05/24/2	12 2:Land & Improv	3,000,000	1,111.11	3,276,000	1,213.33		OCEAN VILLAGE	
134-13.00-1271.00	39665	SKIMMER	RD .	1AR055	R	101	0.148	1.5	05:CAPE COD	1985	6	3	2	0	1-POST & PERS	0		C+	AV	2,089	2	11/10/2	1 2:Land & Improv	1,950,000	933.46	2,217,200	1,061.37		OCEAN VILLAGE	
134-9.00-506.00	39674	SANDPIPER	LN	1AR055	R	101	0.23	1.5	05:CAPE COD	1987	6	3	2	0	1-POST & PERS	0		C+	AV	1,955	4	04/25/2	13 2:Land & Improv	1,750,000	895.14	1,774,500	907.67		BAYBERRY DUNES	
134-9.00-493.00	39569	BAYBERRY DUNES	LN	1AR055	R	101	0.231	2	21:CONVENTIONAL	1983	6	3	2	0	1-POST & PERS	0		C+	AV	1,928	1	07/13/2	1 2:Land & Improv	2,400,000	1,244.81	2,803,200	1,453.94		BAYBERRY DUNES	
134-13.00-1319.00	39690	KITTIWAKE	DR	1AR055	R	101	0.148	2	21:CONVENTIONAL	1965	6	3	2	0	1-POST & PERS	0		с	AV	1,552	4	09/20/2	12 2:Land & Improv	1,610,000	1,037.37	1,711,400	1,102.71		OCEAN VILLAGE	
134-9.00-960.00	39668	HAMPTONS	LN	1AR055	R.	101	0.202	1.75	GE:CAPE COD	1994	8	5	4	1	6:FULL	2		5-	AV	2,773	3	PENDIN	G 2:Land & Improv	4,250,000					THE PRESERVE	

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): Paul Bilger III & Barbara K Bilger	Parcel ID: 134-9.00-432.00									
Street Address of Parcel: 31016 Heather Lane, Bethany Beach, DE 19930										
Current Assessment: \$ 3,260,300	· · · · · · · · · · · · · · · · · · ·									
Purchase Price (Total of Land and	Improvement): \$ 1.075,000 Date of Purchase: 11/7/18									
Special Conditions of Sale: Extended	time on Market - Purchase Property 4 off of Highway in Flood Zone AE6. View of Sussex County Water Tower									
How was property acquired D P	rivate Sale Auction Open Market Family Inherited									
Repairs, etc.)	hanges to property since purchase (i.e., Demolition, Construction, Additions, Major									
Year Cost 2019 \$1,133,279	Change Net Improvement costs through Certificate of Ocupancy Date									
2019 \$1,133,279	Net improvement costs through Certificate of Ocupancy Date									
Description of Property	-									
Lot size/Land Area 0.2508	Style of Home Contemporary									
Number of: Bedrooms: <u>6</u>	Bathrooms: <u>4-2</u> Fireplaces: <u>1</u>									
□ Finished Basement □ Finish Porches and Additions:										
Describe outbuildings or accessor	y structures other than main dwelling:									
Outdoor shower Patio										
What do you consider to be the fa	air market value of the property as of July 1, 2023? \$_2,700,000									

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

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

My All-in net cost for Original Land Purchase (\$1,075,000) + Construction (\$1,133,279) through 7/4/2020 was \$2,208,279. The Assessed Lot Value does not seem realistic for the Bethany Dunes Community compared to other communities closer to Bethany Beach Township. I looked for a home for 5 years and consistently found that 'lear down' properties in Sussex Shores and Ocean Breezes (walkable to town) commanded premium prices of \$500K to \$800K for tike-kind properties on the market. Bethany Dunes is located 1.25 miles north of Bethany Beach Township. The community did not have any sales through July, 2023 after the purchase of my home in 2018 at \$1,075M. It sat on the market due to the proximity to town (unwalkable), absence of a life-guarded beach, and ongoing site flooding due to its DNREC AE 6 Flood Zone Designation (attachment #4). I am also 4 lots off Route 1 with noise and visibility of the High Speed Traffic. The Proximity of Lots to the Beach and Highway also do not reflect graduated values as they do when homes closer to the beach command higher premiums than those further away. I consider the Total Fair Market Value at July 1, 2023 to be \$2,70M. This is based upon an approximate appreciated land value of \$1.400M (supported by the 3 comparables below) and appreciated cost to rebuild at \$1.300M (based upon my 2019 Construction Costs of \$1,133,279). Please note: more documents can be provided upon request, but for now, I included only 3 Comps and 1 Flood Risk Plan attachments. I am also attaching a prior email (Attachment #5) I sent to Tyler

Comparable Sales

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

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

Parcel Number 134-5.00-428.00	Owner Brad Somma	
Address 39619 MICHELANE CIR Lot 16		
Sales Price \$ 1,350,000	Date of Sale _10/14/21	
Lot Size/Land Area .23	Style of House Lot Only	
Number of: Bedrooms: <u>NA</u>	Bathrooms: <u>4-2</u> Fireplaces: <u>NA</u>	
□ Finished Basement □Finished	Attic 🛛 Central Air	
Porches and Additions: <u>NA</u>		··· · · · · · · · · · · · · · · · · ·
Describe Garage or Other Improven	nents:	
Includes Improved road acce	ess	

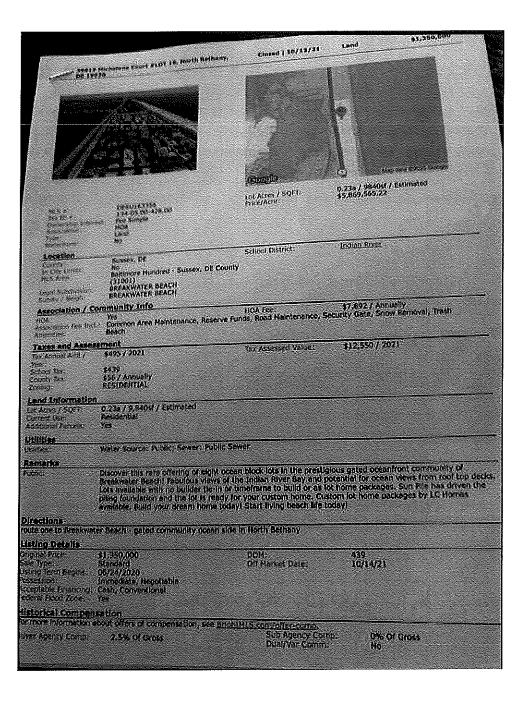
Additional Comments:

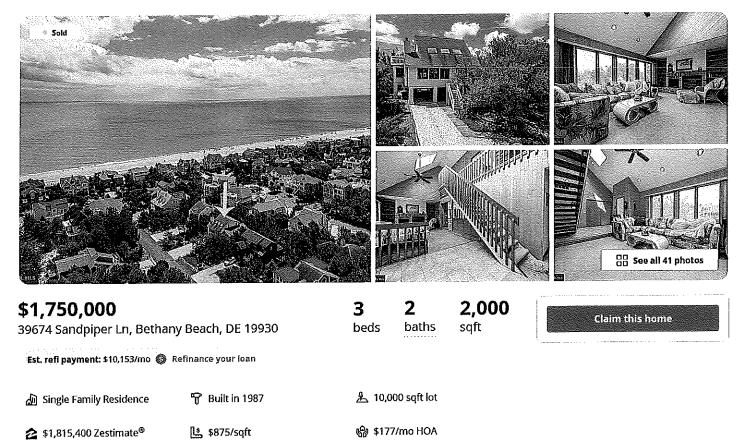
This property is similar in lot size to our property and proximity to Route 1. The price also included the pre-installation of Pilings for the future build. The Breakwater Beach community has a desirable life-guarded beach, however Bethany Dunes does not. As a result, this 10/21 lot purchase of \$1,350,000 is above my 11/2018 Purchase price of \$1,075,000 and far below my current assessed Land value of \$1,917,500. Note: The Bethany Dunes roads are not new and in need of repair. I am using this as support of a \$1.4M Land Value Fair Market Value as of 7/1/23 for my Bethany Dunes property. See Attachment #1.

Address 3814 Standapper Lane Sales Price \$ 1.750.000 Date of Sale 47503 Lot Size/Land Area 0.2286 Style of House Centergenry Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1 I Finished Basement IFinished Attic Central Air Porches and Additions: Multic Car under home Image: Control of Care Control of	Parcel	Number 134-9.00-506.00		
Lot Size/Land Area azzas Style of House Contemponenty Number of: Bedrooms: a Bathrooms: 2 Fireplaces: 1 I Finished Basement IFinished Attic I Central Air Porches and Additions: Multiple Decks Describe Garage or Other Improvements: Multi Car under home Additional Comments: Image: Carter of this property is to use the Land Value as a comparable property sold 4/25/23. This property is similar in lot size to our property and proximity to Route 1. The price also includes a home currently in place tod The Bayberry Dunes community has a desirable life-guarded beach, however Bethany Dunes does not. As a result, this April, 2023 Lot & Home purchase of \$1,917,500. I am using this a support of a \$1,407,000 and far below my current assessed Land value of \$1,917,500. I am using this as support of a \$1,404 Land Value Fair Market Value as of 71/123 for my Bethany Dunes property. See Attachment #2. Parcel Number 134-500-08.00 Owner Device Rather Sr. Address Lat Adminet Read Sales Price \$ 1126,000 Sales Price \$ 1126,000 Date of Sale 102822 Lot Size/Land Area 0.1788 Style of House Lot Oxiv Number of: Bedrooms: MA Bathrooms: MA Fireplaces: MA I Finished Basement IFinished Attic Central Air Porches and Additions MA Bathrooms: MA Fireplaces: MA Describe Garage or Other	Addres	S 39674 Sandpiper Lane		
Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1 □ Finished Basement □ Finished Attic □ Central Air Porches and Additions: Multiple Dacks Describe Garage or Other Improvements:	Sales P	rice \$ <u>1,750,000</u>	Date of Sa	ale 4/25/23
□ Finished Basement □ Finished Attic □ Central Air Porches and Additions: ▲ Multiple Dacks Describe Garage or Other Improvements:	Lot Size	e/Land Area <u>0.2296</u>	Style o	of House Contemporary
Porches and Additions: Matter Decks Describe Garage or Other Improvements: Multi Car under home Additional Comments: The purpose of this property is to use the Land Value as a comparable property sold 4/25/23. This property is similar in lot size to our property and proximity to Route 1. The price also includes a home currently in place too The Bayberry Dunes community has a desirable life-guarded beach, however Bethany Dunes does not. As a result, this April, 2023 Lot & Home purchase of \$1,750,000 is above my Nov, 2018 Purchase price of \$1,075,000 and far below my current assessed Land value of \$1,917,500. I am using this as support of a \$1.4M Land Value Fair Market Value as of 7/1/23 for my Bethany Dunes property. See Attachment #2. Parcel Number <u>134-6.00-108.00</u> Date of Sale <u>1026/22</u> Lot Size/Land Area <u>0.1766</u> Date of Sale <u>1026/22</u> Lot Size/Land Area <u>0.1766</u> Bathrooms: <u>NA</u> Fireplaces: <u>MA</u> Porches and Additions <u>MA</u> Describe Garage or Other Improvements:	Numbe	er of: Bedrooms: <u>3</u> Bathr	ooms: <u>2</u>	Fireplaces: 1
Describe Garage or Other Improvements: Multi Car under home Additional Comments: The purpose of this property is to use the Land Value as a comparable property sold 4/25/23. This property is similar in lot size to our property and proximity to Route 1. The price also includes a home currently in place tod The Bayberry Dunes community has a desirable life-guarded beach, however Bethany Dunes does not. As a result, this April, 2023 Lot & Home purchase of \$1,750,000 is above my Nov, 2018 Purchase price of \$1,075,000 and far below my current assessed Land value of \$1,917,500. I am using this as support of a \$1.4M Land Value Fair Market Value as of 7/1/23 for my Bethany Dunes property. See Attachment #2. Parcel Number 134.500-109.00 Owner Devid C Rober Sr Address Lot 1 Admired Road	🗆 Finis	hed Basement	🖸 Central Air	
Multi Car under home Additional Comments: The purpose of this property is to use the Land Value as a comparable property sold 4/25/23. This property is similar in lot size to our property and proximity to Route 1. The price also includes a home currently in place tod. The Bayberry Dunes community has a desirable life-guarded beach, however Bethany Dunes does not. As a result, this April, 2023 Lot & Home purchase of \$1,750,000 is above my Nov, 2018 Purchase price of \$1,075,000 and far below my current assessed Land value of \$1,917,500. I am using this as support of a \$1.4M Land Value Fair Market Value as of 7/1/23 for my Bethany Dunes property. See Attachment #2. Parcel Number 134-5.00-109.00 Owner David C Rather Sr Address Lot 1 Admiral Road Date of Sale 10028122 Lot Size/Land Area 0.1768 Style of House Lotonly Number of: Bedrooms: MA Bathrooms: MA Fireplaces: MA I Finished Basement IFinished Attic Central Air Porches and Additions MA Describe Garage or Other Improvements:	Porche	s and Additions: <u>Multiple Decks</u>		
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Sales Price \$ 1,125,000 Date of Sale 10/26/22 Lot Size/Land Area 0.1768 Style of House Lot Only Number of: Bedrooms: NA Bathrooms: NA Fireplaces: NA □ Finished Basement □ Finished Attic □ Central Air Porches and Additions NA □ Escribe Garage or Other Improvements:	result, I and far	his April, 2023 Lot & Home purchase below my current assessed Land va	e of \$1,750,000 is lue of \$1,917,500	d beach, however Bethany Dunes does not. As a above my Nov, 2018 Purchase price of \$1,075,00 . I am using this as support of a \$1.4M Land Valu
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The Tower Shores community does not have a life-guarded beach, just like Bethany Dunes, and as a result shows a lower price point for land values. As a result, this 10/22 lot purchase of \$1,125,000 is slightly above my 11/2018 Purchase price of \$1,075,000 and far below my current assessed Land value of \$1,917,500. I am using this as support of a \$1.4M Land Value Fair Market Value as of 7/1/23 for my Bethany Dunes property not as close to Route 1 as this property. See Attachment #3.

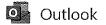
FAGE 4/4 heendry and with eac or attorney, each which, if appear on your behalf at the hearing. If necessary attach a list of additional with state France Company Name Service Elektronation (phone and/or a mail) Address Owner Certification The understand rooterents that have as it to owner or authorized agent of the owner for the described property, and afferes that an ensembles herein are true to the best of humer grandings and belief, and assis the Board of Assessment prover that the assistantial of a property for fiscal year and belief, and assis the Board of Assessment Sensitive as Guined or agent that Assessment of a property for fiscal year and belief to Same A. Too good here as Guined or agent that Assessment of the many sense are as the Branch of Too as the sense Burstone and Tote many sense are as the bar of the sense of t An Briger HE & BARADEAK BUCH Net Name and File Paid provide states Manage Actions and Menander Store Henrice Laws BETHNY DUNES BETHANY BECH, DE 19930 661 gene compartment respinences 443-640-5641 E Mail Act Contraction Please use Tames or address the mail for Notice of Hearing and Notice of Decision Note: if you no not wish to appreciate or the Board for a formal nearing, please check here II and the Board will consider your special on, the basis of the information contained in this form. frequest that associant disclose sucreases and exhibits. (I) FUTORMATION WRITTEN IN FUR DUE TO THOR PRIMER QUILITY his form is spread by an appended to concrete the agent must eitlach a statement from the owner authorizing the agent to present this appear Appendent the resents of the owner many ac





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Re: Assessment Appeal 234-18.00-22.02

From William Brown <wdbrown320@gmail.com> Date Mon 5/5/2025 4:11 PM To Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

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

Dianne,

We do not agree with your latest assessed value.

Please provide us with the calculation that was used to calculate that value.

We shared our calculations and in all fairness, you should share your calculations.

Regards, William & Cathy Brown

On Mon, May 5, 2025 at 3:31 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

PARDAT	PARDAT	PARDAT	BABDAT.	DIRDIT	DIROLT	DARGAT	DIROLT	DWELDAT	OWFIDAT	DWELDAT	CHATLOAT	OWNER	PRANEL PAT	man nat n	WELDAT DWELDAT	DIMES DAT	POARL DAT	DWELDAT	CONT. DO	T MATI DAT	DHUE DAT	DWELDAT	DWELDA	CARL DAT	SALES	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT
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234-18.00-22.02		HERRING REACH	cr	6AR266	R	101	0.282	1	03:RANCH	2011	7	4	4	0	6:FULL	•		750	8-	4:Average	AV	2,485	100									228.93	BAY POINTE
234-18.00-668.00		HERRING REACH	CT	6AR265	R	101	0.181	1	03:RANCH	2010	6	4	3	0	6:FULL	0	1,556		C+	4:Average	AV	1,946	100				2:Land & Improv	553,000	284.17	620,500	318.85		BAY POINTE
234-18.00-654.00	34017	INLET BREEZE	DR	6AR265	R	101	0.185	1	03:RANCH	2013	6	3	2	0	3:CRAWL	0			C+	4:Average	AV	1,539	100		6425760	08/03/22	2:Land & Improv	447,500	290.77	478,800	311.11		BAY POINTE
234-18.00-622.00	23391	BOATMANS	CT	6AR265	R	101	0.181	1	03:RANCH	2012	6	3	2	0	3:CRAWL	0			C+	4:Average	AV	1,613	100		6442062	05/14/23	2:Land & Improv	465,000	288.28	465,000	288.28		BAY POINTE
234-18.00-734.00	34006	INLET BREEZE	DR.	6A8265	R	101	0.181	1	03:RANCH	2009	6	3	2	0	3:CRAWL	0			8-	4:Average	AV	1.875	100		6401206	05/15/21	2:Land & Improv	440.000	234.54	517,400	275.80		BAY POINTE
234-18.00-764.00	33594	HERRING VIEW	DR.	6A8265	B	101	0.181	1	03.RANCH	2011	6	3	2	0	3:CRAWL				B-	4:Average	AV	2.081	100		6426308	08/11/22	2:Land & Improv	490.000	235.46	524,300	251.95		BAY POINTE
234-18.00-763.00	11596	HERRING VIEW	DB.	6A8265		101	0.185	1	03.RANCH	2012	6		2		3:CRAWL					4:Average	AV	2.132	100		6425963	08/09/22	2:Land & Improv	505.000	236.87	540,400	253.47		BAY POINTE
234-18.00-670.00		HERRING REACH		648265		101	0.223		03 RANCH	2010	6		2	2	3:CRAWL					4:Average	av	2,205	100				2:Land & Improv		231.19	584,000	264.73		BAY POINTE
234-18.00-693.00	116.04	HERRING REACH		648265		101	0.181		03-94NCH	2012		-	-	-	3:CRAWL	-			-	4:Average	AV	2,429	100				2:Land & Improv	490.000	200.90	564,500	231.45		BAY POINTE
234-18.00-673.00		HERRING REACH	~	6AR265	2	101	0.251		03 RANCH	2009	-	- 1		0	3:CRAWL					4:Average	AV	2 738	100				2:Land & Improv		157.01	512,400	187.14		BAY POINTE
234-18.00-648.00	23563		ä	6AR265	2	101	0.336		03.94NCH	2013					3:CRAWL	, in the second s			54	4:Average	41	3,275	100				2:Land & Improv	484.500	147.89	573,600	175.09		BAY POINTE
234-18.00-648.00		HERRING REACH	CI.			101		1				- 1		-							AV										250.78		BAY POINTE
				6AR265	R	101	0.231	1.5	OB-CAPE COD	2012	0			÷	6:FULL				B-	4:Average		2,440	100				2:Land & Improv	599,900	245.86	611,900			
234-18.00-633.00		BOATMANS	cr	6AR265	R	101	0.263	1.5	OB:CAPE COD	2008		5	4	0	6:FULL	0			8	4:Average	AV	3,528	100				2:Land & Improv		173.47	668,300	189.43		BAY POINTE
234-18.00-634.00		HERRING VIEW	DR	6AR265	R	101	0.204	1.5	OB:CAPE COD	2011	6	3	3	0	3:CRAWL	0			A-	4:Average	AV	3,905	100				2:Land & Improv		142.65	572,600	146.52		BAY POINTE
234-18.00-637.00		HERRING VIEW	DR	6AR265	R	101	0.2	1.5	OB:CAPE COD	2014	7	4	3	0	3:CRAWL	0				4:Average	AV	2,978	100				2:Land & Improv		191.40	613,900	206.15		BAY POINTE
234-18.00-638.00	33583	HERRING VIEW	DR	6AR265	R	101	0.212	1.5	OB:CAPE COD	2014	7	4	3	0	3:CRAWL	0				4:Average	AV	3,363	100		6428568	10/03/22	2:Land & Improv	605,000	179.90	638,900	189.95		BAY POINTE
234-18.00-731.00	34014	INLET BREEZE	DR	6AR265	R	101	0.204	1.5	OB-CAPE COD	2013	7	4	2	1	3:CRAWL	0			C+	4:Average	AV	2,300	100		6433749	01/13/23	2:Land & Improv	495,000	215.22	511,800	222.52		BAY POINTE
234-18.00-749.00	33619	HERRING VIEW	DR.	6A8265	R	101	0.183	1.75	OB-CAPE COD	2013	7	4	3	1	3:CRAWL	0				4:Average	AV	3.407	100		6413353	01/05/22	2:Land & Improv	640.000	187.85	718.100	210.77		BAY POINTE
234-18.00-752.00	33622	HERRING VIEW	DR.	6A8265	B	101	0.421	1.5	OB-CAPE COD	2021	6	3		0	3:CRAWL					4:Average	AV	2,803	100		6412715	12/21/21	2:Land & Improv	741.756	264.63	837,456	296.77		BAY POINTE
234-18.00-758.00	33608	HERRING VIEW	DR.	6A8265	B	101	0.205	1.5	OB-CAPE COD	2012	7	4		0	3:CRAWL					4:Average	AV	2.785	100		6428201	09/23/22	2:Land & Improv	585,000	210.05	621,900	223.30		BAY POINTE
214-18.00-700.00		HERRING REACH	CT	6A8265		101	0.235	1	03:RANCH	2018	6	1	2	0	3.CRAWL				B.	4:Average	AV	2.135	100				2:Land & Improv						BAY POINTE
			-				- 4.99			2010	-		-	-					u-		~~	-,	100				and a subject						

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Identification
Owner(s): William & Catherine BrownParcel ID: 234-18.00-22.02
Street Address of Parcel: 23739 Herring Reach Court, Lewes DE 19958
Current Assessment: \$ 648,000
Purchase Price (Total of Land and Improvement): $\frac{433}{500}$ Date of Purchase: $\frac{3112016}{112016}$
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 レロンビー
Description of Property
Lot size/Land Area 12,947 SF Style of Home Contemporary
Number of: Bedrooms: 4 Bathrooms: 4 Fireplaces: 1
Finished Basement Finished Attic Central Air Porches and Additions: 75% Finished Basement.
Describe outbuildings or accessory structures other than main dwelling:
See attached list. Built 2011
What do you consider to be the fair market value of the property as of July 1, 2023? $534,130$

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 a Hached letter with comparable sales.

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.
L.	Parcel Number 234-18,00-733.00 Owner Lorraine Ward
	Address 34010 Inlet Breeze, Drive, Lewis DE 19958
	Sales Price S $440,000$ Date of Sale $7/31/21$
	Lot Size/Land Area 7841 SF Style of House Coastal
	Lot Size/Land Area 7841 SF Style of House Coastal Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces: 1
	Finished Basement Grinished Attic Central Air
	Porches and Additions: Wood Deck
	Describe Garage or Other Improvements:
	2 car Garage
	Additional Comments:
	See a Hached letter. Built in 2013

2. Parcel Number 234-18.00-648.00 Owner Phillips Shapon De Bernardis Address 23563 Canoe Court, Lewis DE 19958 Sales Price \$ 484,500 Date of Sale 5/10/21Lot Size/Land Area 14,375 SF Style of House <u>Coustal</u> Number of: Bedrooms: <u>4</u> Bethrooms <u>4</u> Fireplaces: <u>1</u> 🗆 Finished Basement 🛛 Finished Attic 🖬 Central Air Porches and Additions: Describe Garage or Other Improvements: 2 car Garage. and a second Additional Comments: Built 2010. see attached letter. 3. Parcel Number 234-18.00-749.00 Owner Gary & Ging Bradburg Address 33619 Herring View Dr., Lewes DE 19958 Sales Price \$ 510,000 Date of Sale 12/29/21 Lot Size/Land Area 7841 SF Style of House Contemporary Number of: Bedrooms: 5 Bedrooms: 4 Fireplaces: 🗆 Finished Basement 🛛 Finished Attic 🎜 Central Air Porches and Additions Describe Garage or Other Improvements: 2 Car, See attached letter. Additional Comments: Built 2013, see attached letter:

Witnesses or Agents
Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.
Name Firm or Company
Address Contact Information (phone and/or e mail)
Owner Certification
The undersigned represents that he/she is the owner or authorized agent of the owner of the described property, affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2023 be reduced to: $534,130$ Signature of Owner or agent ¹ $Oor Or Or$
Print Name and Title: William Brown Catherine Brown
Mailing Address: 23739 Herring Reach Court Lewis DE 19958
E Mail Address: WDBrown 320 EGMAIL-COM Telephone (609) 937-9200
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 \Box and the Board will consider your appeal on, the basis of the information contained in this form.
I request that Assessment disclose witnesses and exhibits.
the second this appear
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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DATE: February 28, 2025

TO: Sussex County West Complex, PO Box 589 Georgetown, DE 19947

FROM: William & Catherine Brown

PROPERTY: 23739 Herring Reach Court Lewes DE 19958

SUBJECT: ASSESSED VALUE APPEAL

CONTROL #: 9N39

PARCEL ID: 234-18.00-22.02

We are appealing our home's 2025 Assessed Value of \$648,000. This amount is unreasonably high based on comparable house sales.

Reference is made to the information provided to us during a November 7,2024 meeting held with Tylor Adams, Data Collector for Tyler Technologies.

Mr. Adams confirmed the corrections we made to the building information listed in a Tyer letter dated February 27, 2024, as noted on the schedule below:

ITEM	ORIGINAL	CORRECTION
Approx. Year Built	2017	2011
Heating System	Electric/Heat	Propane
	Pump	
Total Full Bathrooms	3	4
Total Half Bathrooms	2	0
Finished Basement Area	0	750

Listed below are the five (5) comparable house sales that Mr. Adams provided during our meeting with the specific reasons why we find that each of those house sales are non-comparable to our home and should not be used in your assessment computation. We also found it discomforting that Mr. Adams was unable to provide us with the basis for Tyler's selection of the comparable home sales or the formula that was used to compute our home's assessed value. Please provide the selection process and assessment computation.

33622 Herring View Drive, Lewes

This property has a total living space of 3,428 sq ft, 877 sq ft more or 34% more living space than our home. This home is in the waterfront to Herring Creek and was built in 2021 whereas our home does not front-up to a creek and was built in 2011.

19101 J J Williams Hwy, Rehoboth Beach

This property has a lot size of 68,825 square feet (SF) whereas and has great commercial value because of its location on the corner of J Wiliams Highway and Warrington Road. This property recently sold for \$2,446,000. Our lot's size is 1,947 sq ft and has little commercial value. I was unable to locate the "Living Space." This property is not located near our home and there is other home sales located in our community that are much more comparable.

220 Waterford Drive, Lewes

This property has a lot size of 50,094 sq ft or 1.15 areas and is waterfront to Love Creek whereas our lot size is 1,947 and does not front up to a creek. This property is not located near our home and there is better home sales located in our community that are more comparable.

220 Salt Forest Lane, Rehoboth Beach

This property is located seven (7) miles from our home and there is better comparable home sales located in our community.

139 Whisperwood Lane, Rehoboth Beach

This property is located seven (7) miles outside our development and there is better comparable home sales located in our development.

Our Comparable House Sales

We are submitting as evidence the following house sales that are more comparable to our home than the sales provided by Mr. Adams. All the sales are located within our Bay Pointe development and have similar attributes to uur home and should be considered in your reassessment calculation.

34010 Inlet Breeze Drive, Lewes

On July13, 2021, a comparable house located at 34010 Inlet Breeze Dr, was purchased for \$440,000 with a "sales dollar per square foot" (\$SF) of \$133 and .3 miles from our home.

23563 Canoe Court, Lewes

On June 10, 2021, a comparable house located at 23563 Canoe Court, Lewes, was purchased for \$484,000 with a sales dollar \$SF of \$145 and is located .5 miles from our home.

33619 Herring View Drive, Lewes

On December 29, 2021, a comparable house located at 33619 Herring View Drive, Lewes, was purchased for \$510,000 with \$SF of \$154 and is located .7 miles from our home.

Listed below is a chart that identifies the comparable attributes of the above comparable house sales.

. 1

ADDRESS	DATE SOLD	SAI		LIVING AREA	\$SF	YR BUILT	BEDS	BATH ROOMS	FIRE PLACE
34010 Inlet Breeze Dr.	7/13/2021	\$	440,000	3,298	133	?	4	3	1
23563 Canoe Ct.	5/10/2021	\$	484,500	3,332	145	2010	4	3	1
33619 Herring View Dr.	12/29/2021	\$	510,000	3,309	154	2,013	5	4	1

We computed the average \$SF for the above three (3) Comparable Home Sales to be \$144 \$SF. As a feasible way to estimate the assessment value of our home, we multiplied the Living Area of our home of 2,551 square feet by the average \$SF, computing a value of \$368,187 which was below our 2016 purchase price of \$433,500.

We believe the best way to calculate our home's assessed value would be to add the improvement cost of our home of \$100,630 (see attached schedule) to the purchase price of \$433,500, computing an assessment value of \$534,130.

For your consideration, we have enclosed a signed Residential Assessment Appeal Form and a Schedule of Improvements.

Thank you for your consideration, we can be reached by calling (609) 937-9200 or email WDBrown320@gmail.com.

Sincerely,

1°_202.k

William Brown

Catherine Brown

IMPROVEMENTS MADE TO 23739 HERRING REACH COURT HOME FROM THE PURCHASE DATE OF MARCH 11, 2016 TO JUNE 20, 2023

DATE	DESCRIPTION		AMOUNT
11/7/2016	Out-Door Shower, Trash Can Enclosure &, Door	\$	8,952
3/23/2017	Fire Place	<u>,</u> \$	10,000
4/17/2017	Solar Panels	\$	16,020
8/24/2017	Bathroom	\$	6,496
3/3/2018	Bathroom	\$	10,865
11/1/2018	Basement	\$	22,757
3/15/2022	Porch & Patio	\$	11,561
2	Total	\$	100,630

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- DATE: March 1, 2025 January 29,2025
- TO: Sussex County Tax Assessment C/O Tyler Technologies P.O. Box 589 Georgetown, DE 19947

FROM: William & Catherine Brown

PROPERTY: 23739 Herring Reach Court Lewes DE 19958

SUBJECT: ASSESSED VALUE APPEAL

CONTROL #: 9N39

PARCEL ID: 234-18.00-22.02

We are appealing our home's 2025 Assessed Value of \$780,000. This amount is unreasonably high based on comparable house sales. Reference is made to the information provided to us during a November 7,2024 meeting held with Tylor Adams, Data Collector for Tyler Technologies.

Mr. Adams confirmed the corrections we made to the building information listed in a Tyer letter dated February 27, 2024, as noted on the schedule below:

ORIGINAL	CORRECTION
2017	2011
Electric/Heat Pump	Propane
3	4
2	0
0	750
-	2017

Listed below are the five (5) comparable house sales that Mr. Adams provided during our meeting with the specific reasons why we find that each of those house sales are non-comparable to our home and should not be used in your assessment computation. We also found it discomforting that Mr. Adams was unable to provide us with the basis for Tyler's selection of the comparable home sales or the formula that was used to compute our home's assessed value. Please provide the selection process and assessment computation.

C. . y

33622 Herring View Drive, Lewes

This property has a total living space of 3,428 sq ft, 877 sq ft more or 34% more living space than our home. This home is in the waterfront to Herring Creek and was built in 2021 whereas our home does not front-up to a creek and was built in 2011.

19101 J J Williams Hwy, Rehoboth Beach

This property has a lot size of 68,825 square feet (SF) whereas and has great commercial value because of its location on the corner of J Wiliams Highway and Warrington Road. This property recently sold for \$2,446,000. Our lot's size is 1,947 sq ft and has little commercial value. I was unable to locate the "Living Space." This property is not located near our home and there is other home sales located in our community that are much more comparable.

220 Waterford Drive, Lewes

This property has a lot size of 50,094 sq ft or 1.15 areas and is waterfront to Love Creek whereas our lot size is 1,947 and does not front up to a creek. This property is not located near our home and there is better home sales located in our community that are more comparable.

220 Salt Forest Lane, Rehoboth Beach

This property is located seven (7) miles from our home and there is better comparable home sales located in our community.

139 Whisperwood Lane, Rehoboth Beach

This property is located seven (7) miles outside our development and there is better comparable home sales located in our development.

Our Comparable House Sales

We are submitting as evidence the following house sales that are more comparable to our home than the sales provided by Mr. Adams. All the sales are located within our Bay Pointe development and have similar attributes to our home and should be considered in your reassessment calculation.

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34010 Inlet Breeze Drive, Lewes

On July13, 2021, a comparable house located at 34010 Inlet Breeze Dr, was purchased for \$440,000 with a "sales dollar per square foot" (\$SF) of \$133 and .3 miles from our home.

23563 Canoe Court, Lewes

On June 10, 2021, a comparable house located at 23563 Canoe Court, Lewes, was purchased for \$484,000 with a sales dollar \$SF of \$145 and is located .5 miles from our home.

33619 Herring View Drive, Lewes

On December 29, 2021, a comparable house located at 33619 Herring View Drive, Lewes, was purchased for \$510,000 with \$SF of \$154 and is located .7 miles from our home.

Listed below is a chart that identifies the comparable attributes of the above comparable house sales.

ADDRESS	DATE SOLD	SAL	ES PRICE	LIVING AREA	\$SF	YR BUILT	BEDS	BATH ROOMS	FIRE PLACE
34010 Inlet Breeze Dr.	7/13/2021	\$	440,000	3,298	133	?	4	3	1
23563 Canoe Ct.	5/10/2021	\$	484,500	3,332	145	2010	4	3	1
33619 Herring View Dr.	12/29/2021	\$	510,000	3,309	154	2,013	5	4	1

We computed the average \$SF for the above three (3) Comparable Home Sales to be \$144 \$SF. As a feasible way to estimate the assessment value of our home, we multiplied the Living Area of our home of 2,551 square feet by the average \$SF, computing a value of \$368,187 which was below our 2016 purchase price of \$433,500.

We believe the best way to calculate our home's assessed value would be to add the improvement cost of our home of \$100,630 (see attached schedule) to the purchase price of \$433,500, computing an assessment value of \$534,130.

For your consideration, we have enclosed a signed Residential Assessment Appeal Form and a Schedule of Improvements. Thank you for your consideration, we can be reached by calling (609) 937-9200 or email WDBrown320@gmail.com.

Sincerely,

William Brown

Catherine Brown

IMPROVEMENTS MADE TO 23739 HERRING REACH COURT HOME FROM THE PURCHASE DATE OF MARCH 11, 2016 TO JUNE 20, 2023

<u>DATE</u>	DESCRIPTION	AMOUNT					
11/7/2016	Out-Door Shower, Trash Can Enclosure &, Door	\$	8,952				
3/23/2017	Fire Place	\$	10,000				
4/17/2017	Solar Panels	\$	16,020				
8/24/2017	Bathroom	\$	6,496				
3/3/2018	Bathroom	\$	10,865				
11/1/2018	Basement	\$	22,757				
3/15/2022	Porch & Patio	\$	11,561				
	Total	\$	100,630				

Docket Number:
□ Annual □ Supplemental
RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY
This form may be submitted by mail or electronically to the Director of Assessment. If every question is not clearly and completely answered, the Board may deny your appeal without further hearing. Submit a separate appeal form for every tax parcel.
 REMEMBER: 1. Hearsay rules apply: expert testimony must be presented by the expert, and copies of contracts, appraisals, etc., must be presented by the author him/herself. 2. Assessment is based on 100% of the fair market value of your property as of July 1, 2023.
Property Identification
Owner(s): William + Catherine Brown Parcel 10: 234-18.00-22.02
Street Address of Parcel: 23739 Herring Reach Court, Lewes DE 19958
Current Assessment:
Purchase Price (Total of Land and Improvement) $\frac{433,500}{500}$
Date of Purchase 3/11/2016
Special Conditions of Sale NOVE
How was property acquired I Private Sale I Auction Proper 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 12,947 SF Style of Home Contemporary
Number of: Bedrooms: 4 Bathrooms: 4 Fireplaces:
Drinished Basement Drinished Attic Dentral Air Porches and Additions: 75% Basement, Porch
Describe Garage or Other Improvements:
à car Garage; see attached List of Improvements,
Built 2011

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er og sen et,

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 534, 130

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:

4

see letter attached or date 1/29/25 which references Comparable Sales.

Comparable Sales

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

You must submit 3 comparable sales. 1. Parcel Number 234-18.00-733.00 Owner Lorraine Ward Address 34010 Inlet Breeze Dr., Lowes DE 19958

 Sales Price \$_______
 440,000
 Date of Sale _______

 Lot Size/Land Area _______
 7841 SF
 Style of House _______

 Number of: Bedrooms: _______
 Bath Backsons _______
 Fireplaces: _______

 🖾 Finished Basement 🛛 🖾 🖾 🖾 🖾 🖾 🖾 🖾 Porches and Additions: Wood DEck Describe Garage or Other Improvements: 2-CAR Garage Additional Comments: See a Hached letter, "Built 2013"

Witnesses or Age				
Lidentify any witness	or attorney/ag	gent who will app	pear on your behalf at the hearing. If necessary,	attach a list of
additional witnesses	3.	· ·		
-				
		· · · · · · · · · · · · · · · · · · ·	Firm or Company	
Name		÷ ć.	Firm of Company	
Address	· · · · · · · · · · · · · · · · · · · ·		Contact Information (phone and/or e mail)	
-	an a	a 2°		
Owner Certificatio	<u>n</u>			
The undersigned reg	presents that he	e/she is the own	er or authorized agent of the owner of the descr	ibed property,
affirms that all state	ments herein ar	re true to the be	st of his/her knowledge and belief, and asks the	Board of Asses
1			cal year $\frac{2023}{2}$ be reduced to: $\frac{534}{13}$	i s
Signature of Owner of	or agent ¹	alien D/8	tod (the p	n č.
Print Name and Title		<u>~</u>	Catherine Brown	,
1				
Mailing Address:	23.730	9 Herri	ny Reach Court	
		DEI		
E Mail Address:	JDBrow	n320 eg	MAIL-COM_Telephone(609) 937-	9200
	• .			
Pie	ase use 🕍 mail	ling address 🖵 e	e mail for Notice of Hearing and Notice of Decisi	011
Note: If you do not w	vish to appear b	pefore the Board	for a formal hearing, please check here \Box and t	he Board will
consider your appeal	on, the basis of	f the informatior	n contained in this form.	
I request that Assessr	nent disclose w	/itnesses and exh	nibits. 🖉	
I request that Assessn	kiter en en etter		genergi Statenti i seni en	
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1 reuto e un tactore 1 ta		or the priorit must a	Ittach a statement from the owner authorizing the agent to	present this appo

c

2. Parcel Number 234-18.00-648.00 Owner Phillips Shapon DeBernardis Address 13563 Canoe Court, Lewis DE 19958 Sales Price \$ 484,500 Date of Sale 5/10/21Lot Size/Land Area 14,375 SF Style of House Co45tal Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 🗆 Finished Basement 🛛 Finished Attic 📓 Central Air Porches and Additions: Describe Garage or Other Improvements: 2 car Garage. ______ Additional Comments: Built 2010, see attached letter. 3. Parcel Number 234-18.00-749.00 Owner Gary + Gina Bradbury Address 33619 Hearing View Dr., Lewis DE 19958 Sales Price \$ 510,000 Date of Sale 12 29 21 Lot Size/Land Area 7841 SF Style of House <u>Contemporary</u> Einished Basement Einished Attic Porches and Additions Describe Garage or Other Improvements: 2 Car, See attached letter. Additional Comments: Built 2013, see attached letter.

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): John Thomas Ezell III / Eve E. Ezell Parcel ID: 335-800-1121.00											
Street Address of Parcel: _36873 Crossrail Way, Lewes, DE 19958											
Current Assessment: \$ <u>1,844,200</u>											
Purchase Prie	ce (Total of Land and	Improvement): \$_1,200,833 Date of Purchase: 01/11/2019									
Special Cond	litions of Sale: <u>Non</u>	Э									
-		Private Sale 🛛 Auction 🖾 Open Market 🖓 Family 🖓 Inherited									
Major Renov Repairs, etc.)		changes to property since purchase (i.e., Demolition, Construction, Additions, Major									
Year	Cost	Change									
2022	\$24,609	Finished 2 framed but unfinished areas of second floor to create an office rather than									
		a 5th bedroom and a media room. The remainder of the unfinished area of the									
		second floor remains unfinished and without HVAC.									
		s Style of Home <u>Cape Cod</u>									
Number of:	Bedrooms: <u>4</u>	Bathrooms: <u>4</u> Fireplaces: <u>1</u>									
□ Finished Basement □ Finished Attic ⊠ Central Air Porches and Additions: 390 Square foot patio											
Describe outbuildings or accessory structures other than main dwelling:											
None											

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:

We believe our assessment is inconsistent with sales of comparable homes in our neighborhood. That conclusion is based on our home is having lower square footage and no basement. Our total finished square footage is 3757.

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: 335-8.00-1045.00

Parcel Number 335-8.00-1045.00 Owner Mark Gerard Mulvihill
Address 33347 Horseshoe Court, Lewes, DE 19958
Sales Price \$ 1,625,000 Date of Sale 12/15/2022
Lot Size/Land Area .3523 acre Style of House
Number of: Bedrooms: Bedrooms: Fireplaces:
Finished Basement IFinished Attic I Central Air
Porches and Additions:
Describe Garage or Other Improvements:

Additional Comments:

This home has approximately the same square footage (3783) as ours, but it also has an unfinished basement unlike our home which has no basement.

and the second second	
2.	Parcel Number <u>335-8.00-1062.00</u> Owner <u>Sualp Mustafa</u>
	Address <u>16128 Derby Drive</u> , Lewes, DE 19958
	Sales Price \$ 1,900,000 Date of Sale 12/02/2021
	Lot Size/Land Area Style of House Modern Coastal
	Number of: Bedrooms: 4 Bedrooms: 3.5 Fireplaces:
	🛛 Finished Basement 口Finished Attic 🖾 Central Air
	Porches and Additions:
	Describe Garage or Other Improvements:
	3 car garage
	Additional Comments:
	This home has over 1,000 more square feet (4835) than our home and a much larger lot.
	It also has an unfinished basement.
3.	Parcel Number <u>335-8.00-1150.00</u> Owner <u>Wise, David</u>
	Address 18393 Show Jumper Lane, Lewes, DE 19958
	Sales Price \$_1,695,000 Date of Sale 2/16/2022
	Lot Size/Land Area5587 acre Style of House <u>Coastal</u>
	Number of: Bedrooms: 5 Bedrooms: 5.5 Fireplaces: 1 Indoor & 1 Outdoor
	□ Finished Basement □Finished Attic ☑ Central Air
	Porches and Additions Outdoor fireplace and large patio
	Describe Garage or Other Improvements:
	3 car garage
	Additional Comments:

This home has considerably more square footage (5064), a larger lot, and a full unfinished basement.

<u>Witnesses or Agents</u> Identify any witness or attorney/agent who will appear additional witnesses.	r on your behalf at the hearing. If necessary, attach a list of
Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Review that the assessment of said property for fiscal y Signature of Owner or agent ¹	/
Print Name and Title: <u>John Thomas Ezell III / Ev</u> Mailing Address: 36873 Crossrail Way	/e E. Ezell Owners
Lewes, DE 19958	
E Mail Address: _jteiii@verizon.net	Telephone:703-622-2301
	ail for Notice of Hearing and Notice of Decision r a formal hearing, please check here 🗆 and the Board will ontained in this form.
l 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

PARDAT	PARDA	PARD	AT PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDA	T DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	VALUE	LEGDAT
PARID	Note Cor	e1 Sta	Street	Suffix	NBHD	Class	Calc'd Acres	Story Heigh	Style	Yrbit	Rm Tot	Bedrm	Full Bath	Half Bat	h Bsmt	Bsmt Car	FBLA	Grade	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSF	Adjusted Price	ADJ PSF	PSF	Legal 1
335-8.00-1121.00		3687	3 CROSSRAIL	WAY	6AR218	R	0.3472	1.25	08:CAPE COD	2019	10	4	4	0	3:CRAWL	0	Ö	B+	AV	3,731							359.05	SHOWFIELD
335-8.00-1010.00			9 STALLION	LN	6AR218	R	0.37															1:Land Only	475,000		566,200			SHOWFIELD
335-8.00-1025.00			3 BATTLEMIXER	DR	6AR218	R	0.369															1:Land Only	799,000		902,100			SHOWFIELD
335-8.00-1031.00	IH		7 BATTLEMIXER	DR	6AR218	R	0.369															1:Land Only	660,000		765,600			SHOWFIELD
335-8.00-1033.00			5 BATTLEMIXER	DR	6AR218	R	0.369															1:Land Only	489,900		595,700			SHOWFIELD
335-8.00-1071.00			3 STALLION	LN	6AR218	R	0.362															1:Land Only	460,000		548,300			SHOWFIELD
335-8.00-1072.00			1 STALLION	LN	6AR218	R	0.403															1:Land Only	499,000		574,800			SHOWFIELD
335-8.00-1103.00			5 JODHPUR	CT	6AR218	R	0.415															1:Land Only	600,000		637,800			SHOWFIELD
335-8.00-1117.00			1 CROSSRAIL	WAY	6AR218	R	0.344															1:Land Only	495,000		570,200			SHOWFIELD
335-8.00-1128.00		1831	5 SHOW JUMPER	LN	6AR218	R	0.436															1:Land Only	625,000		710,600			SHOWFIELD
335-8.00-1136.00	IH	3688	6 CROSSRAIL	WAY	6AR218	R	0.378														04/05/21	1:Land Only	475,000		566,200			SHOWFIELD
335-8.00-1146.00		3519	2 BATTLEMIXER	DR	6AR218	R	0.344														08/08/22	1:Land Only	645,905		691,105			SHOWFIELD
335-8.00-1147.00		3516	2 BATTLEMIXER	DR	6AR218	R	0.344														03/28/22	1:Land Only	679,900		752,600			SHOWFIELD
335-8.00-1157.00		3327	8 HORSESHOE	CT	6AR218	R	0.466														02/27/23	1:Land Only	780,000		801,100			SHOWFIELD
335-8.00-1164.00		1604	4 DERBY	DR	6AR218	R	0.448														10/08/21	1:Land Only	625,000		715,600			SHOWFIELD
335-8.00-1099.00		3082	3 STALLION	LN	6AR218	R	0.411	1.5	08:CAPE COD	2018	6	3	2	0	3:CRAWL	0		B+	AV	3.147	05/18/22	2:Land & Improv	1.275.000	405.15	1.392.300	442.42		SHOWFIELD
335-8.00-1062.00		1613	8 DERBY	DR	6AR218	R	0.54	2	07:COLONIAL	2019	7	4	2	2	6:FULL	0		B+	AV	3,576	12/02/21	2:Land & Improv	1,900,000	531.32	2,145,100	599.86		SHOWFIELD
335-8.00-1021.00		3533	1 BATTLEMIKER	DR	6AR218	R	0.349	2	21:CONVENTIONAL	2020	7	4	3	0	3:CRAWL	0		B+	AV	3,617	05/27/21	2:Land & Improv	1,328,970	367.42	1,573,470	435.02		SHOWFIELD
335-8.00-1117.00		3691	1 CROSSRAIL	WAY	6AR218	R	0.344	2	21:CONVENTIONAL	2023	9	6	4	1	6:FULL	0	1,708	A-	AV	3,641	02/28/23	2:Land & Improv	1,822,670	500.60	1,871,870	514.11		SHOWFIELD
335-8.00-1018.00		3204	0 JODHPUR	CT	6AR218	R	0.499	1.75	08:CAPE COD	2020	6	3	5	1	6:FULL	0	1,684	A-	AV	4,134	10/31/22	2:Land & Improv	2,150,000	520.08	2,253,200	545.04		SHOWFIELD
335-8.00-1045.00		3334	7 HORSESHOE	CT	6AR218	R	0.352	2	21:CONVENTIONAL	2023	7	4	3	0	3:CRAWL	0		A-	AV	4,182	12/15/22	2:Land & Improv	1,625,000	388.57	1,691,600	404.50		SHOWFIELD
335-8.00-1150.00	IH	1839	3 SHOW JUMPER	LN	6AR218	R	0.559	2	21:CONVENTIONAL	2019	7	5	5	1	6:FULL	0		B+	AV	4,736	02/16/22	2:Land & Improv	1,695,000	357.90	1,888,200	398.69		SHOWFIELD
335-8.00-1100.00		3081	1 STALLION	LN	6AR218	R	0.489	2	07:COLONIAL	2019	10	7	4	1	6:FULL	0	1,912	A	AV	4,778	01/05/22	2:Land & Improv	2,200,000	460.44	2,468,400	516.62		SHOWFIELD
																						MEDIAN	1,758,835	432.80	1,880,035	478.27		
																						AVERAGE	1,749,580	441.43	1,910,518	482.03		
335-9.00-5.01		1618	9 GILLS NECK	RD	6AR218	R	1.26	1.75	14:CONTEMPORARY	1999	19	5	4	1	3:CRAWL	0		B+	GD	3.604	01/18/22	2:Land & Improv	1.625.000	450.89	1.823.300	505.91		N/S RD 267
335-9.00-282.00			8 WAHOO	LN	6AR219	R	0.466	1.5	08:CAPE COD	2006	7	4	3	1	3:CRAWL	0		B+	GD	3,891				295.55	1,197,100	307.66		WOLFE POINTE
335-9.00-278.00			6 BLACK MARLIN	DR	6AR219	R	0.49	2	21:CONVENTIONAL	2005	7	Á.	-	1	6/FULL	0		Δ.	AV	4,289		2:Land & Improv		291.44	1.346.200	313.87		WOLFE POINTE
335-9.00-214.00			7 BLACK MARLIN	DR	6AR219	R	0.477	2	21:CONVENTIONAL	2009	7	Á.	4	1	6:FULL	0	1.752	Δ.	AV	4 318	04/20/23			318.43	1,394,300	322.90		WOLFE POINTE
								-						-		-				.,	,,	MEDIAN		306.99	1.370.250	318.39		
																						AVERAGE		339.08	1,440,225	362.59		
																							-/					

Re: Assessment Appeal 335-8.00-1121.00

From JOHN EZELL <iteiii@verizon.net>

Date Tue 4/22/2025 10:31 AM

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

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

Dear Ms. Ruscavage,

Thank you for this information. I have one question: If we were to appeal this decision, would we be able to address the current appraisals of homes as compared to ours? Our previous submittal wanted sales comps, but we note that even on those homes, the current assessments are less than ours.

Thank you for your time and help.

Eve Ezell

On Wednesday, April 16, 2025, 10:55:39 AM 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 335-8-00-1121.00

Martha Shaw

From:	JOHN EZELL <jteiii@verizon.net></jteiii@verizon.net>
Sent:	Tuesday, March 4, 2025 2:57 PM
То:	Martha Shaw
Subject:	Re: Sussex County 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.

Dear Ms. Shaw,

Thank you for your email confirming receipt of our formal reassessment appeal. I do have one question. On the application form there was a block to check if we did not plan to appear and to have the the Board consider the appeal on the information provided on the form. We had checked that option and so did not expect to schedule a hearing. Please advise if the option to have the appeal decided on the information provided is no longer available.

if you have any questions or require further information, I can be reached at 703-622-2301.

Thank you for your assistance.

John T. Ezell

On Tuesday, March 4, 2025 at 01:40:36 PM EST, Martha Shaw <mshaw@sussexcountyde.gov> wrote:

Our office has received your formal appeal application. You may now schedule your formal appeal if you have not done so already. You have the following options available:

- 1. **Online**: Please visit the Board of Assessment Review | Sussex County here at this link: <u>Board of Assessment</u> <u>Review | Sussex County</u> and locate the scheduling link at the bottom of the page.
- 2. Telephone: You may also schedule your appeal by calling 1-866-548-2578.

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

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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): Jo	ohn Thomas Ezell II	/ Eve E. Ezell Parcel ID: 335-8.00-1121.00
Street Addre	ess of Parcel: <u>3687</u>	3 Crossrail Way, Lewes, DE 19958
Current Asse	essment: \$ <u>1,959,00</u>	0
Purchase Pri	ice (Total of Land an	d Improvement): \$ 1,200,833 Date of Purchase: 01/11/2019
Special Cond	litions of Sale: <u>None</u>	
Other	vations or structural	Private Sale 🗆 Auction 🕱 Open Market 🗀 Family 🗆 Inherited
Year	Cost	Change
2022	\$24,609	Finished 2 framed but unfinished areas of the second floor to create an office rather
		than a 5th bedroom and a media room. The remainder of the unfinished area of the
		second floor remains unfinished and without HVAC.
	of Property	Style of Home _cape cod
		Bathrooms: <u>4</u> Fireplaces: <u>1</u>
Porches and	Additions: <u>390 sq.</u>	
Describe out	buildings or accesso	ry structures other than main dwelling:
None		· · ·
What do you	consider to be the	fair market value of the property as of July 1, 2023? \$ 1,850,000

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)

Cother (provide detail below or in a separate attachment

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

We believe our assessment is inconsistent with sales of comparable homes in our neighborhood. That conclusion is based on our home having lower square footage and no basement.

Comparable Sales

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

You must submit 3 comparable sales.

. Parcel Number	Parcel Number 335-8.00-1159.00 Owner Guthrie, Stephen				
Address <u>33316</u>	Horseshoe Court, Lewes,	DE 19958			
Sales Price \$_1	,850,000	Date of Sale			
Lot Size/Land A	rea <u>4671 sq. ft.</u>	Style of House Coastal			
		ooms: <u>4.5 Baths</u> Fireplaces: <u>1</u>			
	ement DFinished Attic				
Porches and Ad	ditions:				
Describe Garage	e or Other Improvements:				
2 car garage.	Patio				

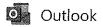
Additional Comments:

This home has a pond view, a finished basement with a movie theater, solar panels, an extra half bath and it sold for less than our assessed value. It also has 5,500 sq. ft. vs. our 3757 sq. ft., and it is on a larger lot than ours.

 Parcel Number335-8.00-1039.0	Owner_Parvin, Scott					
Address 35141 Battlemixer Drive, Lewes, DE 19958						
Sales Price \$ 1,600,000 Date of S	ale					
Lot Size/Land Area 3753 sq. ft. Style of House						
Number of: Bedrooms: 4 Baths						
Finished Basement IFinished Attic Central Air						
Porches and Additions:						
Describe Garage or Other Improvements:						
2 car garage. Patio						
Additional Comments:						
	but it also has a finished basement. Passuos					
This home has many of the same attributes as our home						
This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value sho						
This home has many of the same attributes as our home						
This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value sho lot is smallerand our square footage is less.						
This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value sho lot is smallerand our square footage is less.	uld be between \$1,800,000 and \$1,850,000. Ou					
This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value sho lot is smallerand our square footage is less. Parcel Number 335-8.00-1134.0 Address 36868 Crossrail Way, Lewes, DE 19958	uld be between \$1,800,000 and \$1,850,000. Our					
This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value should be it is smallerand our square footage is less. Parcel Number 335-8.00-1134.0 Address 36868 Crossrail Way, Lewes, DE 19958 Sales Price \$ 1,950,000 Date of Sales	uld be between \$1,800,000 and \$1,850,000. Our wner McMahon, Eugene e _7/23/2024					
This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value should be it is smallerand our square footage is less. Parcel Number 335-8.00-1134.0 Address 36868 Crossrail Way, Lewes, DE 19958 Sales Price \$ 1,950,000 Date of Sales Lot Size/Land Area 3753 sq. ft. Style of	uld be between \$1,800,000 and \$1,850,000. Our wner <u>McMahon, Eugene</u> e <u>7/23/2024</u> House					
 This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value should be it is smallerand our square footage is less. Parcel Number 335-8.00-1134.0 Parcel Number 335-8.00-1134.0 Address 36868 Crossrail Way, Lewes, DE 19958 Sales Price \$ 1,950,000 Date of Sales Lot Size/Land Area 3753 sq. ft. Style of Number of: Bedrooms: 4 Bedrooms: 5 Baths	uld be between \$1,800,000 and \$1,850,000. Our wner <u>McMahon, Eugene</u> e <u>7/23/2024</u> House					
This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value should be it is smallerand our square footage is less. Parcel Number 335-8.00-1134.0 Parcel Number 335-8.00-1134.0 Address 36868 Crossrail Way, Lewes, DE 19958 Sales Price \$ 1,950,000 Date of Sales Lot Size/Land Area 3753 sq. ft. Number of: Bedrooms: 4 Bedrooms: 5 Baths Finished Basement DFinished Attic	uld be between \$1,800,000 and \$1,850,000. Our wner <u>McMahon, Eugene</u> e <u>7/23/2024</u> House Fireplaces: <u>1</u>					
This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value should be is smallerand our square footage is less. Parcel Number 335-8.00-1134.0 Parcel Number 335-8.00-1134.0 Address 36868 Crossrail Way, Lewes, DE 19958 Sales Price \$ 1,950,000 Date of Sale of	uld be between \$1,800,000 and \$1,850,000. Our wner <u>McMahon, Eugene</u> e <u>7/23/2024</u> House Fireplaces: <u>1</u>					
This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value should be is smallerand our square footage is less. Parcel Number 335-8.00-1134.0 Parcel Number 335-8.00-1134.0 Address 36868 Crossrail Way, Lewes, DE 19958 Sales Price \$ 1,950,000 Date of Sales of Sales Price \$ 1,950,000 Lot Size/Land Area 3753 sq. ft. Style of Number of: Bedrooms: 4 Bedrooms: 5 Baths Finished Basement DFinished Attic Porches and Additions 12 x 22 Unconditioned 3-Seasons Describe Garage or Other Improvements:	uld be between \$1,800,000 and \$1,850,000. Our wner <u>McMahon, Eugene</u> e <u>7/23/2024</u> House Fireplaces: <u>1</u>					
This home has many of the same attributes as our home it is built on a less desirable lot, our assessed value should be is smallerand our square footage is less. Parcel Number 335-8.00-1134.0 Parcel Number 335-8.00-1134.0 Address 36868 Crossrail Way, Lewes, DE 19958 Sales Price \$ 1,950,000 Date of Sale of	uld be between \$1,800,000 and \$1,850,000. Our wner <u>McMahon, Eugene</u> e <u>7/23/2024</u> House Fireplaces: <u>1</u>					

This home has a pond view, a finished basement with a movie theater, and a whole-house generator. Our home, therefore, should be assessed at a lower value due to our home not having as much square footage, a smaller lot, and not basement.

Name	Firm or Company
Address	Contact Information (phone and/or e mail)
Owner Certification	
Review that the assessment of said property for Signature of Owner or agent ¹	ME Toe 9. Engl
Aailing Address: 36873 Crossrail Way	
Lewes, DE 19958	
Mail Address: jteiii@verizon.net	Telephone: 703-622-2301
	s 🗶 e mail for Notice of Hearing and Notice of Decision
Flease use a mailing address	
ote: If you do not wish to appear before the B onsider your appeal on, the basis of the inform	ation contained in this form.
ote: If you do not wish to appear before the B	nation contained in this form.
ote: If you do not wish to appear before the B Insider your appeal on, the basis of the inform	nation contained in this form.



Re: Assessment Appeal 533-20.09-116.00 .current assessed value \$949, 600.

From Deborah Deubert <outonalimbtoday@gmail.com>

Date Fri 4/18/2025 12:29 PM

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

Cc Deborah Deubert <outonalimbtoday@gmail.com>

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 Dianne,

Please provide me with a hearing date. I ask consideration be given to scheduling a time no earlier than 9:30 a.m. Additionally i must leave an appointment no later than 12:50. Thank you.

Deborah Deubert 37821 Cedar Rd, Selbyville, DE 19975

On Wed, Apr 16, 2025, 3:15 PM Dianne Ruscavage <<u>dianne.ruscavage@sussexcountyde.gov</u>> wrote: As a result of your recent appeal hearing, the value of your property has been reduced according to the attached information. If you agree, please print, sign, scan, and return the document to me. If unable to do so, you may reply to the e-mail with your acceptance. Please restate the stipulated value if doing so. Otherwise, I can provide you with a board hearing date to further pursue the value.

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

Kind Regards, Dianne

PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	PARDAT
PARID	St#	Street	Suffix	Town	NBHD	Calc'd Acres
533-20.09-116.00	37821	CEDAR	RD	00:None	1AR092	0.2
533-19.12-41.00	37558	PINE	RD	00:None	1AR092	0.369
533-19.16-18.00	38378	WALNUT	LN	00:None	1AR092	0.247
533-19.16-22.00	38414	WALNUT	LN	00:None	1AR092	0.27
533-19.12-15.00	37878	CEDAR	RD	00:None	1AR092	0.31
533-20.09-80.00	37829	CEDAR	RD	00:None	1AR092	0.261
533-19.12-34.00	37651	OAK	RD	00:None	1AR092	0.293
533-20.09-89.00	38244	BAYBERRY	LN	00:None	1AR092	0.115
533-20.13-31.00	38222	KEENWIK	RD	00:None	1AR092	0.115
533-20.09-97.00	38290	BAYBERRY	LN	00:None	1AR092	0.115
533-20.09-114.00	38219	BAYBERRY	LN	00:None	1AR092	0.115
533-20.09-86.00	38230	BAYBERRY	LN	00:None	1AR092	0.113
533-20.09-88.00	38238	BAYBERRY	LN	00:None	1AR092	0.115
533-20.09-102.00	38285	BAYBERRY	LN	00:None	1AR092	0.115

DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT
Card	Story Height	Style	Yrblt	Rm Tot	Bedrm	Full Bath
1	1.75	08:CAPE COD	1996	6	3	3
1	2	21:CONVENTIONAL	1975	7	4	2
1	1.75	18:SALT BOX	1991	7	4	2
1	1.5	06:BUNGALOW	1973	5	2	2
1	1.5	18:SALT BOX	1988	7	4	2
1	1.5	18:SALT BOX	1996	6	3	2
1	1	03:RANCH	2012	7	4	2
1	1.5	14:CONTEMPORARY	1981	7	4	3
1	1.5	21:CONVENTIONAL	1989	6	3	2
1	1	03:RANCH	1974	6	3	2
1	1	04:RAISED RANCH	1976	7	4	3
1	1	03:RANCH	1983	6	3	2

DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	SALES
Half Bath	Bsmt	Bsmt Car	FBLA	Grade	CDU	SFLA	Sale Date
0	3:CRAWL	0		C+	AV	2,690	
1	3:CRAWL	0		В	AV	3,226	01/31/22
1	3:CRAWL	0		В	GD	3,008	05/26/23
0	3:CRAWL	0		В	AV	2,600	09/21/21
1	3:CRAWL	0		В	AV	2,472	04/19/23
0	3:CRAWL	0		C+	AV	2,318	08/04/21
2	3:CRAWL	0		B-	AV	2,271	08/31/21
0	3:CRAWL	0		C+	AV	1,827	09/16/22
0	6:FULL	2		С	AV	1,652	09/26/22
0	3:CRAWL	0		C+	AV	1,452	10/10/22
0	6:FULL	1	608	С	AV	1,220	08/06/21
0	2:SLAB	0		C-	AV	1,137	02/03/22

08/22/22 01/18/22

SALES	SALES	SALES	SALES	SALES	VALUE
Sales Type	Sale Price	PSF	Adjusted Price	ADJ PSF	PSF
					350.19
2:Land & Improv	775,000	240.24	863,400	267.64	
2:Land & Improv	1,110,000	369.02	1,117,800	371.61	
2:Land & Improv	979,900	376.88	1,128,800	434.15	
2:Land & Improv	835,000	337.78	846,700	342.52	
2:Land & Improv	760,000	327.87	881,600	380.33	
2:Land & Improv	949,900	418.27	1,094,300	481.86	
2:Land & Improv	710,000	388.62	754,700	413.08	
2:Land & Improv	1,087,500	658.29	1,156,000	699.76	
2:Land & Improv	635,000	437.33	670,600	461.85	
2:Land & Improv	662,500	543.03	768,500	629.92	
2:Land & Improv	875,000	769.57	974,800	857.34	_
MEDIAN	835,000	388.62	881,600	434.15	
AVERAGE	852,709	442.45	932,473	485.46	
1:Land Only	525,000		561,800		
1:Land Only	570,000		639,500		

SALES	LEGDAT
SaleVal	Legal 1
	KEEN-WIK
INVALID	KEEN-WIK
00:VALID SALE - TYLER	KEEN-WIK

00:VALID SALE - TYLER	KEEN-WIK
00:VALID SALE - TYLER	KEEN-WIK

RESIDENTIAL ASSESSMENT APPEAL FORM BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

302-545=2999

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): Deborg M Deubert Parcel ID: 533-20.09-16.00 Street Address of Parcel: 37821 Cedar Rd. Serby UILE, De. 19975
Street Address of Parcel: 37821 Cedar Rd. Selby UILE De. 19975
Current Assessment: \$ 1.027,300
Purchase Price (Total of Land and Improvement): \$
Special Conditions of Sale:
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 20043 2500 Screenel porch 20043 750 Ack on South Side of hease
Description of Property Lot size/Land Area <u>, 2001</u> Style of Home <u>(Ape (ac)</u>
Number of: Bedrooms: <u>3</u> Bathrooms: <u>3</u> Fireplaces: <u>0</u>
□ Finished Basement □ Finished Attic □ Central Air Porches and Additions: <u>Screewed porch (as worked plove)</u> deck on 50am Stille
Describe outbuildings or accessory structures other than main dwelling:
NORE
What do you consider to be the fair market value of the property as of July 1, 2023? \$ 877.K
Tease Note I AM NUT AVAILABLE for an appt cureek of 4/21/25 to 4/25 nor 4/15/25 Also due to

work schedale I request an in person appt weekdays between 10 AM ANCE I must leave by 1:00 pt Thank you Deborah Denbert 302 5452999

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

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 Comparable Sales (identify below)

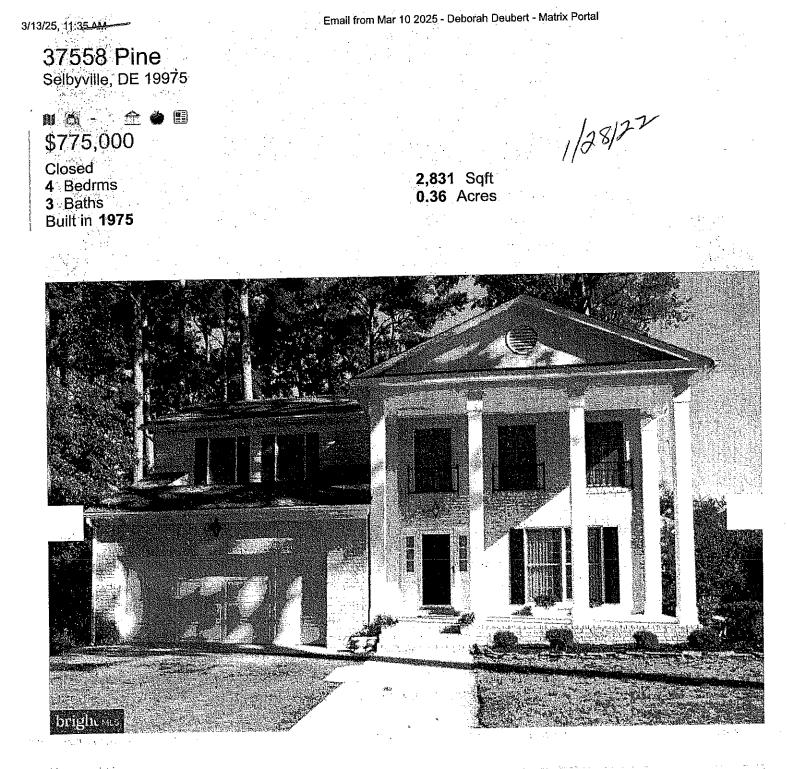
 Other (provide detail below or in a separate attachment

Briefly discuss the reason for your appeal and for your conclusion of value: I think comps presented desine review Although None are evact duplicates of 37521 Cretor themaee many Similarities as far as stille, location of the comps presented. Aswell what 37821 Cedar does not have ecuateriored merit as sersement consistent. Braditionally 37821 Credar is an end property on Canal, with obvious excessive prosion (photos phone anex shots Alailable), this serious Situation lends itself to rendering the property undescreable OUPPall

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.
F	Parcel Number <u>533.19.12-41-00</u> Owner
ļ	Address 37.558 Pine Selby Uille ID 19975
c	Sales Price \$ 775 K Date of Sale $1/33/22$
1	Sales Price \$ 775K Date of Sale <u>1/23/2</u> Lot Size/Land Area <u>1/36</u> Style of House <u>Fraditional ?</u>
í	Number of: Bedrooms:
I	Z Finished Basement Elinished Attic El Central Air
ł	Porches and Additions: <u>5Crepheel porch</u>
	Describe Garage or Other Improvements:
	2 Car
	Additional Comments:
	Nas pier, Day Alless, scheened porch, All BR- rooms ARE BAY view, Attic



1/62

Wonderful, custom built, multi-story water front home on beautiful huge lot with private pier located on highly desirable and rarely available, Pine Rd in Keen-Wik community. Situated close to the beaches with quick bay access. Well-designed 2,800 sq ft split level home that captures water views from every room, featuring 4 bedrooms, large water front family room with fireplace that leads to a spacious screened in porch, a separate water front living room, eat-in kitchen and formal dining room. Lots of extra storage space with large 2 car garage, basement and attic. Design your own water front oasis with very private huge back yard to create wonderful outdoor entertainment area. The upper level offers a private master suite with a deck overlooking the water, den or office and 3 bay view bedrooms at the front of the home. This is a gem so act quickly.

About 37558 Pine, Selbyville, DE 19975

Directions: Route 54/Lighthouse Rd to Keenwik Rd, right on Cedar Rd, left on Pine Rd, house on the right.

https://matrix.brightmls.com/Matrix/Public/Portal.aspx?p=DE-93206418-859&k=14373879XQ4W1&eml=b3V0b25hbGltYnRvZGF5QGdtYWIsLmNvbQ=... 2/7

2. Parcel Number _ 533 19 12 1500 Owner Address 37878 Cedar Selbyuille U 19975 _____ Date of Sale _____ 4/7 Sales Price \$_____ \$35 h ____ Style of House ____ 3 Story Coastal Lot Size/Land Area _____ 28 Number of: Bedrooms: <u>4</u> Bedroom hrong Fireplaces: G Finished Basement Finished Attic Central Air Porches and Additions: ______ Describe Garage or Other Improvements: 1 CAF Additional Comments: ckyard shed in canal, large backyard t dock. This house is about 400 A Mar Than 37821; Cedar. 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:

Closed

4 Bedrms

2 Baths Built in 1988

37878 Cedar Rd

Selbyville, DE 19975

🐠 - - 自 . 金 🌢 \$835,000

Closed 4/1/33

2.550 Sqft 0.28 Acres



1/41

Waterfront Home located an extra-large canal front lot overlooking waterway and small island. This unique setting and location offers room to expand or add a pool for your backyard enjoyment. Home features 4 bedrooms, 2 bath, (2 bedrooms on first floor and 2 bedrooms on second floor), living room with wood stove, large working kitchen with adjoining dining room which opens to the all-season sunroom that overlooks waterway, nature setting and private boat dock. Ton of storage in attic areas, garage and backyard shed. Enjoy boating, fishing and cruising the bay to area restaurants.

About 37878 Cedar Rd, Selbyville, DE 19975

Directions: From Fenwick Island on Coastal HWY, head west on Route 54 about 2 mile. Make left into Keen-wik On The Bay, make a right on Cedar Road, house down on the right.

General Description

vPortal aspx2p=DE-93206418-859&k=14373879XO4W1&eml=b3V0b25hbGltYnRvZGF5QGdtYWisLmNvbQ=...

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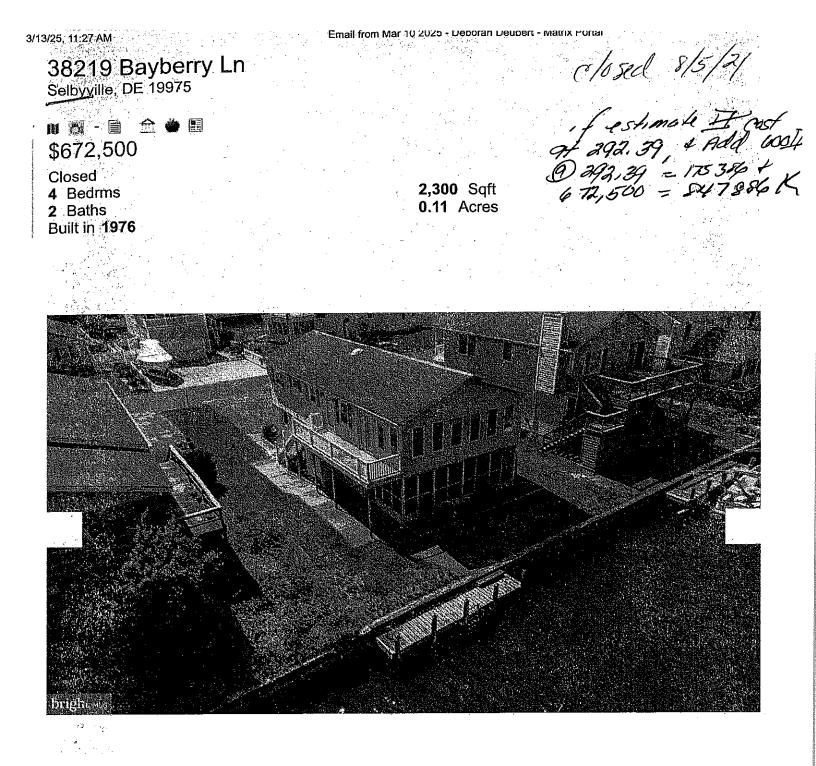
2. Parcel Number 5331912 3400 Parcel Number 53319123400 Owner _____ Address 37651 Oak Rd Selby Uille De, 19975 949900 ____ Date of Sale ____ 8/20/2 Sales Price \$_ Lot Size/Land Area 1029 Style of House -+ baditional Number of: Bedrooms: 4 Bedrooms: 3 Fireplaces: 1(945)□ Finished Basement □ Finished Attic □ Central Air Porches and Additions: _____ Describe Garage or Other Improvements: 2 Car, circular drivenay Additional Comments: IN Kitchen Saprom MCA Mana/ Note house 15 Than, 37821 Carlar (my toase) er als/e in 15 about Newe Owner 3. Parcel Number _____ Address _____ ____ Date of Sale Sales Price \$ ____ Style of House ______ Lot Size/Land Area / Fireplaces: _____ Number of: Bedrooms: _____ Bedrooms: ____ □ Finished Basement □Finished Attic □+Central Air Porches and Additions Describe Garage or Other Improvements: Additional Comments:



1/72

Spacious 4BR/3BA waterfront home in Keen-wik on the Bay hits the market. From the minute you pull in the driveway you will fall in love with the private setting. As you walk up the steps to you will admire the covered front porch, perfect for relaxing. Upon entry through the front door you will fall in love with the open floor plan and beautiful flooring throughout. The home has a bright airy feel. The family room has a gas fireplace for year-round enjoyment to gather with family and friends. The kitchen is sure to satisfy the chef in your family as there is plenty of cabinet space and a large center island. There are many upgrades including white subway tile backsplash, stainless steel appliances and beautiful white cabinets. The kitchen flows to the dining area making it the perfect spot to enjoy home cooked meals. Off the dining area is a large sunroom where you can spend your mornings relaxing enjoying your coffee whilst overlooking the water. Off the kitchen you will find large glass sliders leading to a screened-in porch area. If you love dining outside or enjoying a cold drink this is the perfect spot. There is a first-floor master suite that has a large sitting area that can also be used as a home office. The master closet is spacious, and the master bath will be sure to please. There are two additional bedrooms on the first floor as well as a large bath with a custom tiled.

2. Parcel Number _____533206911400 Owner Selbyulle. Address 38-219 BAY DRINY -0-_____ Date of Sale _____ 8/5/2 Sales Price \$______6_72_500 ____ Style of House ____ 2 5tory trad tonal Lot Size/Land Area ______ / // Bedrooms: 2 Number of: Bedrooms: \mathcal{H} Fireplaces: □ Finished Basement □ Finished Attic -□ Central Air Porches and Additions: _____ Describe Garage or Other Improvements: 1 Car Additional Comments: hower estmate I Cost @ porch , outg 000 SMAH 197 W per IT & add additional ages to appr 197 W per IT & add additional ages to appr 821 Coder puts 189 mile to pring camparas, Adds 189 mits to 3. Parcel Number ______ Owner _____ Address _____ Sales Price \$_____ Date of Sale _____ Lot Size/Land Area 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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Waterfront! Beautiful 4 bedroom, 2 bathroom coastal home with private dock. Enjoy this open living with stunning views of waterway featuring a first floor master suite, second level kitchen with granite counter tops, living room and all season sun room, plus 3 guest bedrooms and full bath, screened porch and one car garage with ample storage, plus an outside shower. Sold furnished and ready for your boat! Excellent boating, crabbing and fishing, and enjoy dining by boat. Located about 2 miles to Fenwick Island and Ocean City beaches.

About 38219 Bayberry Ln, Selbyville, DE 19975

Directions: From Rt 1 Fenwick: Route 54 West about 2 miles make a left into Keen-Wik On The Bay, left onto Cedar Road, Right On Bayberry Lane, home is on the left.

General Description

List Price

\$695,000.00

https://matrix.brightmls.com/Matrix/Public/Portal.aspx?p=DE-93206418-859&k=14373879XQ4W1&eml=b3V0b25hbGltYnRvZGF5QGdtYWlsLmNvbQ=... 2/7

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Witnesses or Agents				
	Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.			
	Name	Firm or Company		
	Address	Contact Information (phone and/or e mail)		
	Owner Certification			
	The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year be reduced to: $\${ggg}$			
	E Mail Address:			
	Please use \Box mailing address \Box e mail for Notice of Hearing and Notice of Decision A W = CA// Note: If you do not wish to appear before the Board for a formal hearing, please check here \Box and the Board will consider your appeal on, the basis of the information contained in this form.			
	I request that Assessment disclose witnesses and exhibits. I if this means that I request to see Coant into used to render fit assessment yes I do request this but if it means something else I have no witnesses. I will bring my sapporting documents re comps.			
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	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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