

Sussex



County

BOARD OF ASSESSMENT REVIEW MEETING

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

AGENDA

June 6, 2025

10:00 A.M.

Call to Order

Approval of Agenda

Public Comments

Consent Agenda

1. Parcel 130-8.00-31.01 – Spyro Stamat
2. Parcel 134-2.00-3.01 – The Point At Indian River Homeowners
3. Parcel 134-2.00-4.00-PARK – The Point At Indian River Homeowners
4. Parcel 134-13.15-196.00 – Terence & Aletha Gilbert
5. Parcel 135-14.00-35.03 – Wal-Mart Real Est Business Trust
6. Parcel 234-28.00-44.00 – Sylvia Treadwell
7. Parcel 331-6.00-4.01 – BC Investments – Seaford LLC
8. Parcel 334-5.00-518.00 – William & Jane McGann
9. Parcels 334-20.10-15.00 – 334-20.10-45.00 – Rehoboth By The Sea Realty Co.
10. Parcels 334-20.10-53.00 – 334-20.10-62.00 – Rehoboth By The Sea Realty Co.
11. Parcels 334-20.18-194.00-101 – 334-20.18-194.00-116 – Dewey Beach Inc.
12. Parcels 334-20.18-194.00-201 – 334-20.18-194.00-216 – Dewey Beach Inc.
13. Parcels 334-20.18-194.00-301 – 334-20.18-194.00-316 – Dewey Beach Inc.
14. Parcels 335-8.08-11.01-1 – 335-8.08-11.01-10 – Harborside Development I LLC
15. Parcel 335-8.08-12 – Harborside Development II LLC
16. Parcel 431-1.00-17.00 – Sharon Rubino
17. Parcel 431-4.00-60.00 – Tammy Lecates LLC



Property Assessment Appeal Hearings:

Appellant	Parcel Number	Property
Sarah Boling	134-2.00-3.00-A-8	15 Marina View Ct. Bethany Beach, DE 19930
18 Ocean Village Partnership	134-13.00-1347.00	31245 Sandpiper Road Ocean Village Bethany Beach, DE 19930
Brian Sullivan	334-8.17-30.00-107	21 Ocean Drive #107 Rehoboth Beach, DE 19971

Adjourn

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 30, 2025, at 4:15 p.m. and at least seven (7) days in advance of the meeting.

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

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



Outlook

Re: Assessment Appeal 130-8.00-31.01

From Spyro Stamat <spyrostamat@gmail.com>

Date Wed 4/23/2025 3:21 PM

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

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

Yes thanks you I'll follow the instructions

I still need the remaining 5 properties under Design Advantage LLC

On Wed, Apr 23, 2025 at 3:17 PM Dianne Ruscavage <dianne.ruscavage@sussexcountye.gov> wrote:

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

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

Kind Regards,
Dianne



Outlook

Re: Assessment Appeal 130-8.00-31.01

From Spyro Stamat <spyrostamat@gmail.com>

Date Wed 4/23/2025 3:35 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.

Here are the other Property ID's

330-7.17-199.00

330-7.17-202.00

330-7.17-179.00

330-7.17-178.00

330-7.17-176.00

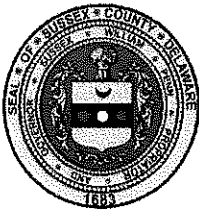
Thank you

On Wed, Apr 23, 2025 at 3:17 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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 130-8.00-31.01

Sussex County Board of Assessment VS Spyro Stamati
(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: \$ 590,500 Stipulated Value: \$ 435,000

Date: _____

Signature of Owner or duly authorized agent: _____

Printed Name: _____

Date: 4/16/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 130-8.00-31.01. The adjustment reflects a change in grade and economic depreciation that brings the assessed value to \$435,000.



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs :

Parcel ID: 130-8.00-31.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

CURRENT OWNER

STAMAT SPYRO T
10284 WEBB FARM RD
LINCOLN DE 19960

GENERAL INFORMATION

Living Units 1
Neighborhood 4AR005
Alternate ID 130080000310100000
Vol / Pg 6206/288
District
Zoning
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.0000			75,000
Residual	AC 2.9700			53,880

Total Acres: 3.97
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	128,900	128,900	0	128,900
Building	0	306,100	306,100	0	502,890
Total	0	435,000	435,000	0	631,790

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

Entrance Information

Date	ID	Entry Code	Source
10/25/24	MEP	Vacant Land	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/21/24				6206/288	Deed	STAMAT SPYRO T



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs :

Parcel Id: 130-8.00-31.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 2, 2025

Dwelling Information

Style	Conventional	Year Built	1991
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

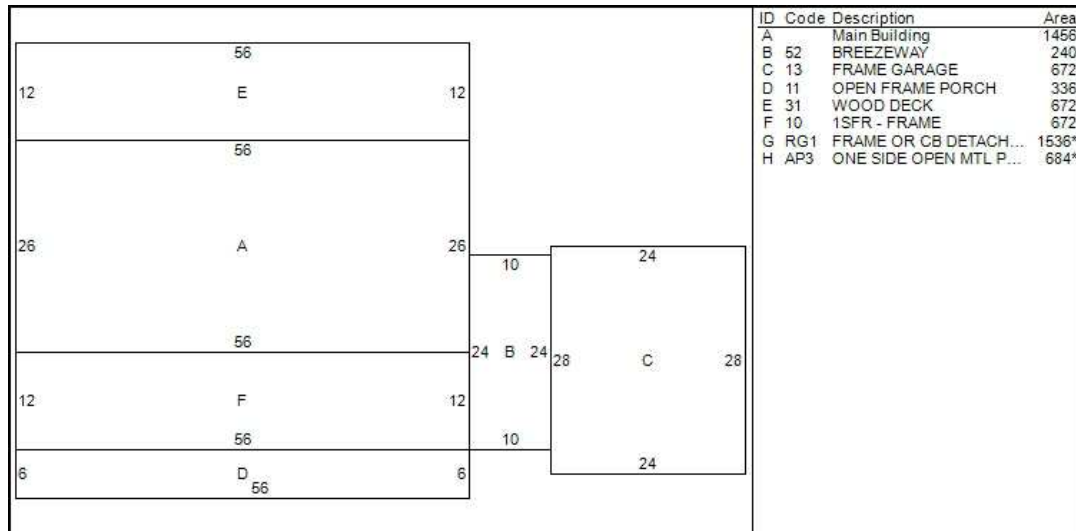
Grade & Depreciation

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

Dwelling Computations

Base Price	369,360	% Good	85
Plumbing	11,780	% Good Override	
Basement	-32,360	Functional	
Heating	30,640	Economic	80
Attic	0	% Complete	100
Other Features	4,643	C&D Factor	
		Adj Factor	.82
Subtotal	384,060	Additions	56,200
Ground Floor Area	1,456		
Total Living Area	3,184	Dwelling Value	260,200

Building Notes



ID	Code	Description	Area
A		Main Building	1456
B	52	BREEZEWAY	240
C	13	FRAME GARAGE	672
D	11	OPEN FRAME PORCH	336
E	31	WOOD DECK	672
F	10	1SFR - FRAME	672
G	RG1	FRAME OR CB DETACH...	1536*
H	AP3	ONE SIDE OPEN MTL P...	684*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	32 x 48		1,536	1	2000	C	A	40,030
Pole Bldg	38 x 18		684	1	2021	C	A	5,910

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-2.00-3.01

Sussex County Board of Assessment VS The Point at Indian River Homeowners Association
(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: \$ 1,360,100 Stipulated Value: \$ 506,100

Date: _____

Signature of Owner or duly authorized agent: Bill J Martin

Printed Name: Bill J Martin

Date: 5/29/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Koeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-2.00-3.01. The adjustment reflects a change in the location factor that brings the assessed value to \$506,100.



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situation:

Parcel ID: 134-2.00-3.01

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 30, 2025

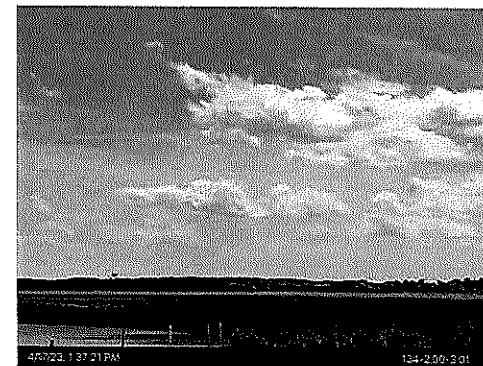
CURRENT OWNER

THE POINT AT INDIAN RIVER HOMEOWNERS
ASSOCIATION
PO BOX 1314
BETHANY BEACH DE 19930

GENERAL INFORMATION

Living Units 0
Neighborhood 1AR056
Alternate ID 134020000030100000
Vol / Pg 5059/161
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value	
Primary Site	AC	0.5613	Waterfront - Ba	-53	506,070

Total Acres: .5613
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	506,100	506,100	0	0
Building	0	0	0	0	0
Total	0	506,100	506,100	0	0

Manual Override Reason

Value Flag Cost Approach
Gross Building:

Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
04/17/23	HMC	Vacant Land	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/14/19				5059/161	Deed	THE POINT AT INDIAN RIVER HOMEOWNERS



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs :

Parcel Id: 134-2.00-3.01

Class: Residential - Vacant Land

Card: 1 of 1

Printed: May 30, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

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

Building Notes

Outbuilding Data

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

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-2.00-4.00-Park

Sussex County Board of Assessment VS The Point at Indian River Homeowners Association
(Owner Name)

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

Original Value: \$ 4,447,900

Stipulated Value: \$ 1,696,300

Date: _____

Signature of Owner or duly authorized agent: Bill J Martin

Printed Name: Bill J Martin

Date: 5/15/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-2.00-3.01. The adjustment reflects a change in the location factor that brings the assessed value to \$1,696,300.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs :

Parcel ID: 134-2.00-4.00-PARK

Class: MOBILE HOME PARK

Card: 1 of 1

Printed: May 30, 2025

CURRENT OWNER

THE POINT AT INDIAN RIVER HOMEOWNERS
ASSOCIATION
PO BOX 1314
BETHANY BEACH DE 19930

GENERAL INFORMATION

Living Units 10
Neighborhood 1AR056
Alternate ID 13402000004000PARK
Vol / Pg 5059/161
District
Zoning MEDIUM RESIDENTIAL
Class Commercial

Property Notes

MOBILE HOME PARK

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 1.8700	Waterfront - Ba		1,673,520
Wetland/Waste	AC 16.9700			9,670

Total Acres: 18.84
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	1,683,200	1,683,200	0	0
Building	0	13,100	13,100	0	0
Total	0	1,696,300	1,696,300	0	0

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

Entrance Information

Date	ID	Entry Code	Source
02/03/23	EDJ	Estimated	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/18/18	201805275	0	Nb 1167	
04/24/15	201503054	0	Nb 1128	
03/05/14	201401658	0	Modular Dwelling In A Mhp	
06/07/13	201306795	0	TEST Nb 1070	
11/27/12	201200591	0	UP60 Special Use To Build Dwlg In A Mhp	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/14/19				5059/161	Deed	THE POINT AT INDIAN RIVER HOMEOWNI



Situs :

Parcel Id: 134-2.00-4.00-PARK

Class: MOBILE HOME PARK

Card: 1 of 1

Printed: May 30, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

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

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Boat Dock	x		80	4	2021	C	A	13,120

Condominium / Mobile Home Information

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

Re: Assessment Appeal 134-13.15-196.00



Aletha and Terry Gilbert <gilberttc@hotmail.com>
To: Katrina M. Mears

Reply Reply All Forward

Tue 5/27/2025 11:41

Phish Alert

Get more add-

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

Ms. Mears,

Yes, we agree with and accept the assessed value of \$866,800. We will NOT be in attendance tomorrow. Thank you very much for your consideration.
Terence and Aletha Gilbert

On 5/27/2025 11:04 AM, Katrina M. Mears wrote:

Mr. Gilbert,

In preparing for your assessment appeal hearing tomorrow, the assessment team did make another change to acreage, location factor, land influence factor, grade, and economic depreciation that brings the assessed value to \$866,800.00. If in agreement with that value, please respond to this email, otherwise, I'll keep you on the agenda for tomorrow.

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



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 328 CANAL CT

Parcel ID: 134-13.15-196.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: June 3, 2025

CURRENT OWNER

GILBERT TERENCE C ALETHA L
PO BOX 1246
BETHANY BEACH DE 19930

GENERAL INFORMATION

Living Units 1
Neighborhood 1BR007
Alternate ID 13413150196000000
Vol / Pg 2157/244
District
Zoning TOWN CODES
Class Residential

Property Notes



Land Information

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2247	Waterfront - Ca	-20	470,310

Total Acres: .2247
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	470,300	470,300	0	470,300
Building	0	396,500	396,500	0	475,350
Total	0	866,800	866,800	0	945,650

Value Flag Cost Approach
TD134DM11

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
05/02/24	JXL	Data Mailer Change	Owner
03/30/23	RSD	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/21/04	15131-6	2,040	D010 Deck-The Canal Lot 33	
02/27/95	15131-5	15,000	D010 Raising House-The Canallot 33	
07/23/91	15131-4	100	D010 Enclose Shower-The Canallot 33	
01/17/90	15131-3	700	D010 Fence-The Canallot 33	
02/22/88	15131-2	850	D010 Deck-The Canallot 33	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/26/84	46,500			2157/244		
10/24/84	27,500					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 328 CANAL CT

Parcel Id: 134-13.15-196.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: June 3, 2025

Dwelling Information

Style	Cape Cod	Year Built	1986
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

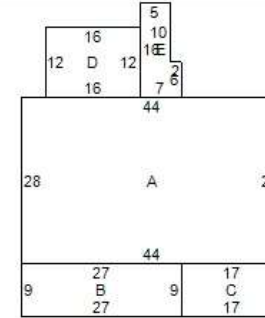
Grade & Depreciation

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

Dwelling Computations

Base Price	262,614	% Good	82
Plumbing	10,710	% Good Override	
Basement	0	Functional	
Heating	0	Economic	80
Attic	0	% Complete	100
Other Features	2,780	C&D Factor	
		Adj Factor	2
Subtotal	276,100	Additions	15,600
Ground Floor Area	1,232		
Total Living Area	1,848	Dwelling Value	393,400

Building Notes



ID	Code	Description	Area
A	31	Main Building	1232
B	31	WOOD DECK	243
C	13/31	FRAME GARAGE/WO...	153
D	11/12/53	OPEN FRAME PORC...	192
E	31	WOOD DECK	92
F	BK1	BULKHEAD	37

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x	37	37	1	1986	C	A	3,090

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 135-14.00-35.03

Sussex County Board of Assessment VS Wal-Mart Real Estate Business Trust
(Owner Name)

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

Original Value: \$ 13,285,500

Stipulated Value: \$ 10,160,000

Date: 5/29/25

Signature of Owner or duly authorized agent: Bruce Stavitsky

Printed Name: Bruce Stavitsky

Date: 5/28/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Koeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 135-14.00-35.03. The adjustment reflects a change in income and expense that brings the assessed value to \$10,160,000.

Situs : 4 COLLEGE PARK LN

PARCEL ID: 135-14.00-35.03

Class: 411

Card: 1 of 1

Printed: May 30, 2025

CURRENT OWNER

WAL-MART REAL EST BUSINESS TRUST
PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE AR 72716-0555
2569/144

GENERAL INFORMATION

Living Units 0
Neighborhood 1LC001
Alternate ID 135140000350300000
Vol / Pg 2569/144
District
Zoning TOWN CODES
Class



Property Notes

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 12.3800	Traffic - Heavy		2,676,000
Total Acres: 12.38 Spot: Location: 4 MAJOR STRIP				

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	2,676,000	2,676,000	2,676,000	0
Building	0	7,484,000	10,017,700	7,543,600	0
Total	0	10,160,000	12,693,700	10,219,600	0
Manual Override Reason Base Date of Value Effective Date of Value					
Value Flag	Override				
Gross Building:					

Entrance Information

Date	ID	Entry Code	Source
06/17/22	RAP	Entrance Gained	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/20/21	202101316	520,000	A091 Walmart - Georgetown	
08/20/21	202111272	750,000	A075 Walmart - Georgetown Expansion	
02/27/19	201812311	1,500,000	A091 Walmart: Ramps, Stoops, Stairs, B	
03/05/10	26891-12	927,652	D010 Interior Remodel-Sw/Rt 113 625'N	
09/17/09	26891-11	145,000	D010 Tenant Fit Out-Sw/Rt 113 625' Nw	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/03/01 12/09/99	6,000,000 1			2569/144		

Inspection Witnessed By _____

Situs : 4 COLLEGE PARK LN

Parcel Id: 135-14.00-35.03

Class: 411

Card: 1 of 1

Printed: May 30, 2025

Building Information

Year Built/Eff Year 2001 /
Building # 1
Structure Type Discount Dept Store
Identical Units 1
Total Units
Grade B-
Covered Parking
Uncovered Parking
DBA GEORGETOWN
WALMART

Building Other Features

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

Interior/Exterior Information

Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	109,632	1,339	Discount Store/Ma	24	Concrete Bl	Fire Resistant		Hot Air	Central	Normal	4	4
2	01	01	100	3,255	256	Discount Store/Ma	20	Concrete Bl	Fire Resistant		Hot Air	Central	Normal	3	4

Interior/Exterior Valuation Detail

Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	109,632	Discount Store/Market	77	100	8,922,750
2	3,255	Discount Store/Market	74	100	324,920

Outbuilding Data

Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Pole Bldg	2000	60	106	1	6,360	A	G	119,410
2	Tk/ Tr Wel	2000	32	80	1	2,560	C	A	24,120
3	Asph Pave	2000			1	350,000	C	G	626,500

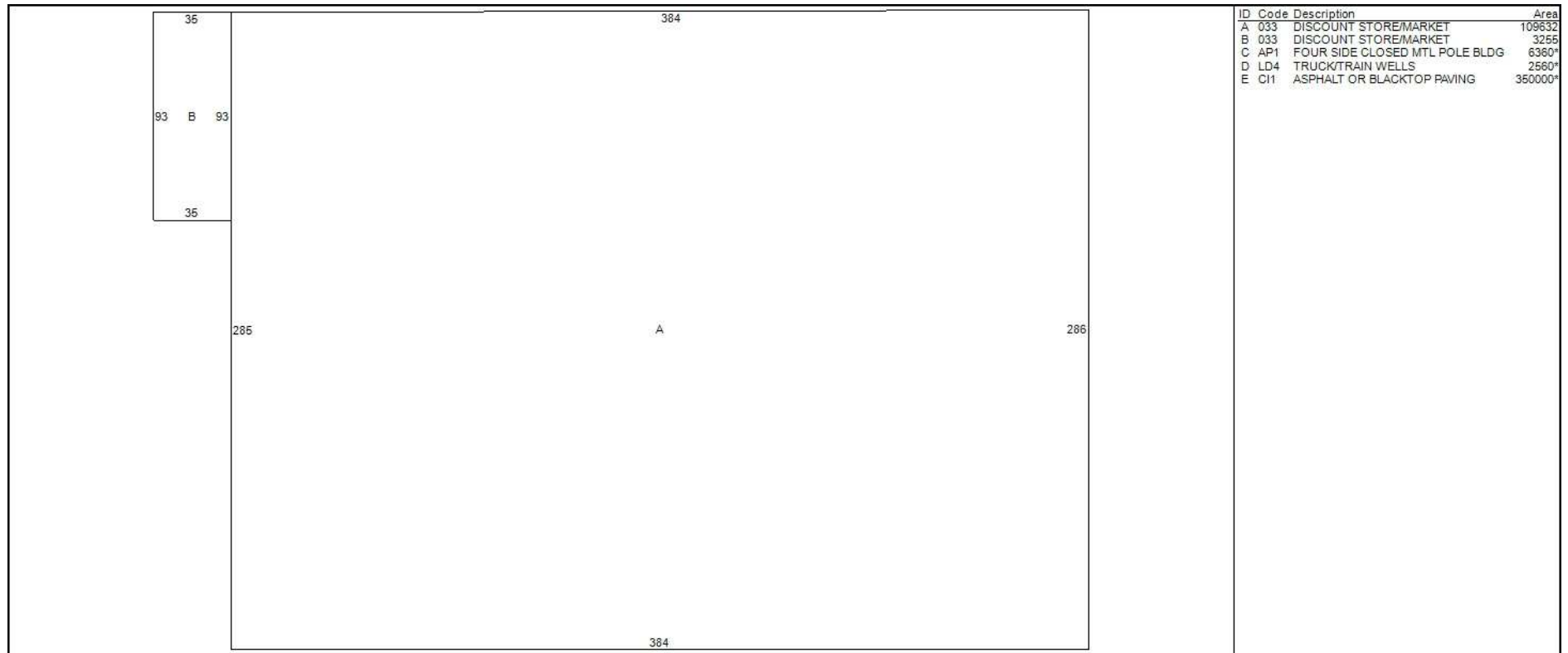
Situs : 4 COLLEGE PARK LN

Parcel Id: 135-14.00-35.03

Class: 411

Card: 1 of 1

Printed: May 30, 2025



Additional Property Photos

Situs : 4 COLLEGE PARK LN

Parcel Id: 135-14.00-35.03

Class: 411

Card: 1 of 1

Printed: May 30, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
19	S	003 Discnt Stores-Super Mri	0	112,887	15.00	60	1,015,983	5		0	965,184	10			96,518	96,518	868,666

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	112,887
Replace, Cost New Less Depr	9,247,670
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	9,247,670
Value per SF	81.92

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	868,666
Capitalization Rate	0.085000
Sub total	10,219,600
Residual Land Value	
Final Income Value	10,219,600
Total Gross Rent Area	112,887
Total Gross Building Area	112,887

From: Dianne Ruscavage dianne.ruscavage@sussexcountyde.gov
Subject: Revised Assessment Appeal 234-28.00-44.00
Date: May 13, 2025 at 10:08:27 AM
To: streadwell67@gmail.com

In preparing for the review by the Board of Assessment Review, an additional adjustment was made to your property value as identified in the attached. Please review and if in agreement, sign and return. If not, please let me know as soon as possible so I can get you scheduled for the next hearing date. I need to hear back from you by the end of business day **May 15, 2025**.

Kind Regards,
Dianne



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 234-28.00-44.00

Sussex County Board of Assessment VS Sylvia Treadwell
(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: \$ 184,700

Stipulated Value: \$ 82,700

Date: 5/29/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Sylvia Cannon Treadwell

Date: 5/9/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 26937 WILLIAM STREET RD

Parcel ID: 234-28.00-44.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 30, 2025

CURRENT OWNER

TREADWELL SYLVIA J
19 LEANDER DR
DOVER DE 19904

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR033
Alternate ID 234280000440000000
Vol / Pg 376/39
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1653		53,290

Total Acres: .1653
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	53,300	53,300	0	53,300
Building	0	29,400	29,400	0	96,430
Total	0	82,700	82,700	0	149,730

Value Flag Cost Approach
TD234DM33

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
03/18/24	JXL	Data Mailer Change	Owner
06/09/22	TT	Total Refusal	Owner
06/06/22	TT	Total Refusal	Owner
02/07/22	KEK	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/20/85	48750-2	700	D010 Repairs-N/A	
06/02/82	48750-1	400	D010 Shed-Levi W Street Lots Lot 3	

Sales/Ownership History

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

2099

SUSSEX COUNTY

Situs : 26937 WILLIAM STREET RD

Parcel Id: 234-28.00-44.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 30, 2025

Dwelling Information

Style	Ranch	Year Built	1960
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Central No Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Forced Warm Air	Pre-Fab	

Room Detail

Bedrooms	3	Full Baths	1
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	2
Total Rooms	5		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

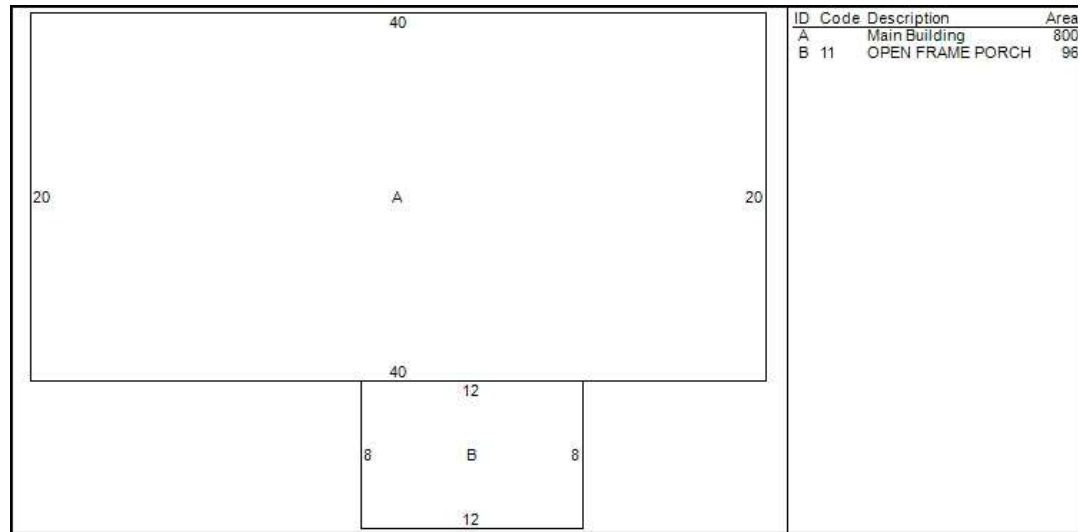
Grade & Depreciation

Grade	D+	Market Adj	
Condition	Very Poor	Functional	
CDU	VERY POOR	Economic	80
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	137,531	% Good	25
Plumbing	2,410	% Good Override	
Basement	-7,630	Functional	
Heating	0	Economic	80
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.09
		Additions	500
Subtotal	132,310		
Ground Floor Area	800		
Total Living Area	800	Dwelling Value	29,400

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 331-6.00-4.01

Sussex County Board of Assessment VS BC Investments-Seaford LLC

(Owner Name)

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

Original Value: \$ 14,680,100

Stipulated Value: \$ 12,128,000

Date: 5/29/25

Signature of Owner or duly authorized agent: Bruce Stavitsky

Printed Name: Bruce Stavitsky

Date: 5/28/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keefor

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 331-6.00-4.01. The adjustment reflects a change in income and expense that brings the assessed value to \$12,128,000.

Situs : 22899 SUSSEX HWY

PARCEL ID: 331-6.00-4.01

Class: 411

Card: 1 of 1

Printed: May 30, 2025

CURRENT OWNER

BC INVESTMENTS- SEAFORD LLC
% WALMART INC PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE AR 72716-0555
2316/300

GENERAL INFORMATION

Living Units 0
Neighborhood 3XC001
Alternate ID 331060000040100000
Vol / Pg 2316/300
District
Zoning TOWN CODES
Class

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 17.6200			3,258,500
Residual	AC 1.0000			75,000

Total Acres: 18.62
Spot:

Location: 4 MAJOR STRIP

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	3,333,500	3,333,500	3,333,500	0
Building	0	8,794,500	10,328,300	9,007,600	0
Total	0	12,128,000	13,661,800	12,341,100	0

Manual Override Reason
Base Date of Value
Effective Date of Value
Value Flag Override
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
07/06/23	TJJ	Info At Door	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
09/21/09	64553-9	481,599	D010	Tenant Fit Out-E/Rt 13 200'N/Rd 5
06/29/06	64553-8	25,000	D010	Remodel Interior-E/Rd 13 200' N/R
11/21/05	64553-7	15,000	D010	Remodel Interior-E/Rd 13 200' N/R
08/02/02	64553-6	565,500	D010	Remodel Addition-E/Rt 13 200' N/F
10/06/98	64553-5	8,000	D010	Snack Bar-E/13200'From Rt.534

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/20/98	12,675,000			2316/300		
08/25/97	1					
02/13/96	1					

Inspection Witnessed By _____

Situs : 22899 SUSSEX HWY

Parcel Id: 331-6.00-4.01

Class: 411

Card: 1 of 1

Printed: May 30, 2025

Building Information	
Year Built/Eff Year	1997 /
Building #	1
Structure Type	Discount Dept Store
Identical Units	1
Total Units	1
Grade	B
# Covered Parking	
# Uncovered Parking	
DBA	WALMART

Building Other Features															
Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident	Units
1	Overhead Dr-Wood/Mtl		10	12			6								
1	Overhead Dr-Wood/Mtl		8	8			1								
1	Truck & Train Wells		46	82			1								
1	Overhead Dr-Wood/Mtl		8	9			4								
1	Sprinkler Sys Wet		1	1			1								

Interior/Exterior Information															
Line	Level From - To		Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	01	01	100	3,135	191	Kwik Lube	16	Concrete Bl	Steel	Normal	Unit Heat	Unit	Normal	3	3
2	01	01	100	145,032	1,836	Department Store	26	Concrete Bl	Steel	Normal	Unit Heat	Unit	Normal	3	3
3	01	01	100	3,600	400	Retail Store	18	Concrete Bl	Steel	Normal	Heat Pump	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	3,135	Kwik Lube	48	100	343,880
2	145,032	Department Store	48	100	9,144,190
3	3,600	Retail Store	48	100	284,370

Outbuilding Data									
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade	Phy Fun	Value
1	Asph Pave	1997			1	300,000	C	A	483,300
2	Conc Pave	1997			1	20,000	C	A	72,540

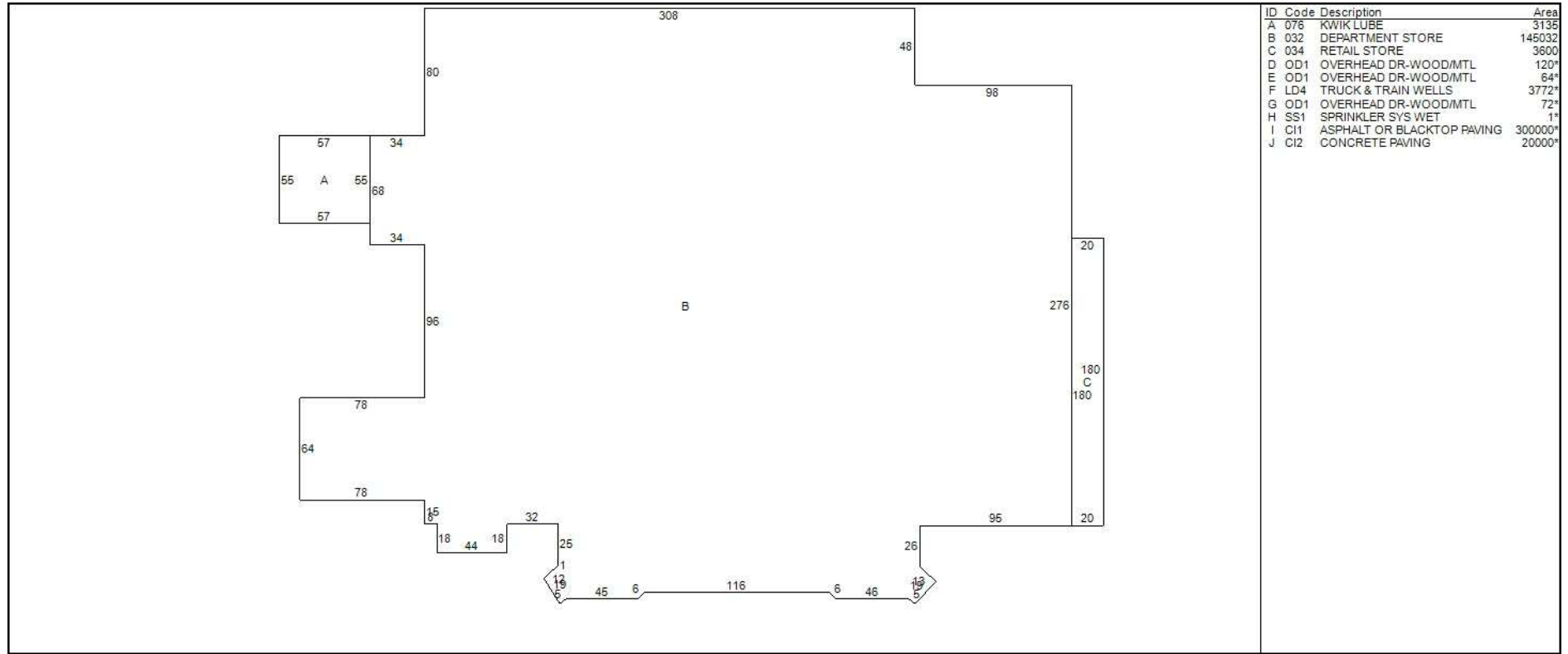
Situs : 22899 SUSSEX HWY

Parcel Id: 331-6.00-4.01

Class: 411

Card: 1 of 1

Printed: May 30, 2025



Additional Property Photos



7/6/23, 2:07:37 PM

331-6.00-4.01

Situs : 22899 SUSSEX HWY

Parcel Id: 331-6.00-4.01

Class: 411

Card: 1 of 1

Printed: May 30, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp	Inc Type	Model Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
03	S	003 General Retail	0	3,600	18.00	50	32,400	7		0	30,132	25			7,533	7,533	22,599
09	S	003 Dept Store-Anchors Rel	0	145,032	10.00	85	1,232,772	10		0	1,109,495	10			110,950	110,950	998,545
11	S	003 Auto Service	0	3,135	11.00		34,485	5		0	32,761	15			4,914	4,914	27,847

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income

Building Cost Detail - Building 1 of 1

Total Gross Building Area	151,767
Replace, Cost New Less Depr	9,772,440
Percent Complete	100
Number of Identical Units	1
Economic Condition Factor	
Final Building Value	9,772,440
Value per SF	64.39

Notes - Building 1 of 1

--

Income Summary (Includes all Building on Parcel)

Total Net Income	1,048,991
Capitalization Rate	0.085000
Sub total	12,341,070
Residual Land Value	
Final Income Value	12,341,070
Total Gross Rent Area	151,767
Total Gross Building Area	151,767



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-5.00-518.00

Sussex County Board of Assessment VS William McGann

(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: \$ 882,300

Stipulated Value: \$ 719,900

Date: 5-27-2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: William McGann

Date: 5/8/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-5.00-518.00. The adjustment reflects a change in square footage and economic depreciation that brings the assessed value to \$719,900.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 30955 EDGEWOOD DR****Parcel ID: 334-5.00-518.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: May 30, 2025

CURRENT OWNERMCGANN WILLIAM B JANE E MCGANN
30955 EDGEWOOD DR
LEWES DE 19958**GENERAL INFORMATION**Living Units 1
Neighborhood 6AR050
Alternate ID 334050005180000000
Vol / Pg 3373/25
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes**

10/31/23, 3:41:36 PM

334-5.00-518.00

Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.5593		173,420

Total Acres: .5593
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	173,400	173,400	0	173,400
Building	0	546,500	546,500	0	550,890
Total	0	719,900	719,900	0	724,290

Value Flag Cost Approach
TD334DM16**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
10/31/23	EDJ	Info At Door	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/13/22	202208589	1,080	A018	18x12 Deck Under 30"
06/14/11	79087-1	187,170	D010	Dwelling W/Additions-Edgewater E

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/17/06	168,000			3373/25		
05/31/02	87,000					
07/03/85	1					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30955 EDGEWOOD DR

Parcel Id: 334-5.00-518.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: May 30, 2025

Dwelling Information

Style	Cape Cod	Year Built	2011
Story height	1	Eff Year Built	
Attic	Unfinished	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	3	Full Baths	3
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	0
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

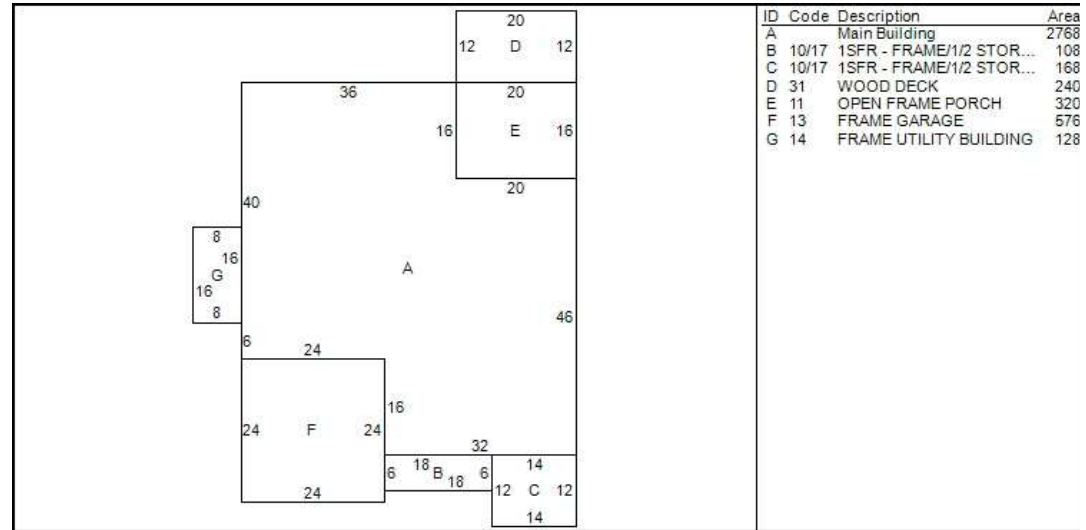
Grade & Depreciation

Grade	B+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	90
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	517,638	% Good	95
Plumbing	13,390	% Good Override	
Basement	-28,710	Functional	
Heating	42,940	Economic	90
Attic	28,190	% Complete	100
Other Features	21	C&D Factor	
		Adj Factor	1
Subtotal	573,470	Additions	56,200
Ground Floor Area	2,768		
Total Living Area	3,178	Dwelling Value	546,500

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20.10- multiple parcels (see spreadsheet)

Sussex County Board of Assessment VS Rehoboth by the Sea Realty Co
(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: \$(see spreadsheet) Stipulated Value: \$(see spreadsheet)

Date: 05/28/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Glenn C. Mandalas, Esquire

Date: 5/15/26

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.10-(see spreadsheet). The adjustment reflects a change in land value that brings the assessed value to \$(see spreadsheet).

PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	ORIGINAL	OFFER	CHANGE
PARID	ADRNO	ADRSTR	ADRSUF	Calc'd Acres	VALUE	STIP	
334-20.10-15.00				0.331	71,300	71,300	0
334-20.10-16.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-17.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-18.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-19.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-20.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-21.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-22.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-23.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-24.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-25.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-26.00				0.321	130,900	130,900	0
334-20.10-27.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-28.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-29.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-30.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-31.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-32.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-33.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-34.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-35.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-36.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-37.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-38.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-39.00				0.346	140,800	140,800	0
334-20.10-40.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-41.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-42.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-43.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-44.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-45.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-53.00				0.129	52,400	52,400	0
334-20.10-54.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-55.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-56.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-57.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-58.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-59.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-60.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-61.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-62.00				0.197	80,500	80,500	0



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20.10- multiple parcels (see spreadsheet)

Sussex County Board of Assessment VS Rehoboth by the Sea Realty Co
(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: \$(see spreadsheet) Stipulated Value: \$(see spreadsheet)

Date: 05/28/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Glenn C. Mandalas, Esquire

Date: 5/15/26

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.10-(see spreadsheet). The adjustment reflects a change in land value that brings the assessed value to \$(see spreadsheet).

PARDAT	PARDAT	PARDAT	PARDAT	PARDAT	ORIGINAL	OFFER	CHANGE
PARID	ADRNO	ADRSTR	ADRSUF	Calc'd Acres	VALUE	STIP	
334-20.10-15.00				0.331	71,300	71,300	0
334-20.10-16.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-17.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-18.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-19.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-20.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-21.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-22.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-23.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-24.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-25.00	3	SEASTRAND	CT	0.071	652,200	423,900	-228,300
334-20.10-26.00				0.321	130,900	130,900	0
334-20.10-27.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-28.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-29.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-30.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-31.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-32.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-33.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-34.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-35.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-36.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-37.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-38.00	4	SEASTRAND	CT	0.068	1,206,400	422,200	-784,200
334-20.10-39.00				0.346	140,800	140,800	0
334-20.10-40.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-41.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-42.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-43.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-44.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-45.00	2	SEASTRAND	CT	0.079	685,400	424,900	-260,500
334-20.10-53.00				0.129	52,400	52,400	0
334-20.10-54.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-55.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-56.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-57.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-58.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-59.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-60.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-61.00	2	CHESAPEAKE	ST	0.074	1,251,200	425,400	-825,800
334-20.10-62.00				0.197	80,500	80,500	0



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20.18-194.00 (48 Units)

Sussex County Board of Assessment VS Dewey Beach Inc.

(Owner Name)

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

Original Value: \$ See Spreadsheet

Stipulated Value: \$ See Spreadsheet

Date: 5-7-25

Signature of Owner or duly authorized agent: Frank Hudzinski (TREASURER)

Printed Name: FRANK HUDZINSKI

Date: 4/30/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.18-194.00 (48 Units). The adjustment reflects a change in economic depreciation that brings the assessed value to (see spreadsheet).

No	PARDAT	LEGDAT	LEGDAT	Original Value		Stipulated Value	
#	PARID	LEGAL1	LEGAL2				
1	334-20.18-194.00-101	ROYAL SURF MOTEL	CONDO UNIT 101	\$	325,100.00	\$	285,100.00
2	334-20.18-194.00-102	ROYAL SURF MOTEL	CONDO UNIT 102	\$	325,100.00	\$	285,100.00
3	334-20.18-194.00-103	ROYAL SURF MOTEL	CONDO UNIT 103	\$	325,100.00	\$	285,100.00
4	334-20.18-194.00-104	ROYAL SURF MOTEL	CONDO UNIT 104	\$	325,100.00	\$	285,100.00
5	334-20.18-194.00-105	ROYAL SURF MOTEL	CONDO UNIT 105	\$	325,100.00	\$	285,100.00
6	334-20.18-194.00-106	ROYAL SURF MOTEL	CONDO UNIT 106	\$	300,300.00	\$	216,500.00
7	334-20.18-194.00-107	ROYAL SURF MOTEL	CONDO UNIT 107	\$	298,000.00	\$	216,600.00
8	334-20.18-194.00-108	ROYAL SURF MOTEL	CONDO UNIT 108	\$	334,200.00	\$	289,800.00
9	334-20.18-194.00-109	ROYAL SURF MOTEL	CONDO UNIT 109	\$	335,800.00	\$	293,900.00
10	334-20.18-194.00-110	ROYAL SURF MOTEL	CONDO UNIT 110	\$	335,800.00	\$	293,900.00
11	334-20.18-194.00-111	ROYAL SURF MOTEL	CONDO UNIT 111	\$	335,800.00	\$	293,900.00
12	334-20.18-194.00-112	ROYAL SURF MOTEL	CONDO UNIT 112	\$	335,800.00	\$	293,900.00
13	334-20.18-194.00-113	ROYAL SURF MOTEL	CONDO UNIT 113	\$	347,800.00	\$	346,200.00
14	334-20.18-194.00-114	ROYAL SURF MOTEL	CONDO UNIT 114	\$	322,400.00	\$	282,700.00
15	334-20.18-194.00-115	ROYAL SURF MOTEL	CONDO UNIT 115	\$	322,400.00	\$	282,700.00
16	334-20.18-194.00-116	ROYAL SURF MOTEL	CONDO UNIT 116	\$	322,400.00	\$	282,700.00
17	334-20.18-194.00-201	ROYAL SURF MOTEL	CONDO UNIT 201	\$	325,000.00	\$	285,100.00
18	334-20.18-194.00-202	ROYAL SURF MOTEL	CONDO UNIT 202	\$	325,000.00	\$	285,100.00
19	334-20.18-194.00-203	ROYAL SURF MOTEL	CONDO UNIT 203	\$	325,000.00	\$	285,100.00
20	334-20.18-194.00-204	ROYAL SURF MOTEL	CONDO UNIT 204	\$	325,000.00	\$	285,100.00
21	334-20.18-194.00-205	ROYAL SURF MOTEL	CONDO UNIT 205	\$	325,000.00	\$	285,100.00
22	334-20.18-194.00-206	ROYAL SURF MOTEL	CONDO UNIT 206	\$	300,300.00	\$	216,500.00
23	334-20.18-194.00-207	ROYAL SURF MOTEL	CONDO UNIT 207	\$	298,000.00	\$	298,000.00
24	334-20.18-194.00-208	ROYAL SURF MOTEL	CONDO UNIT 208	\$	334,200.00	\$	289,800.00
25	334-20.18-194.00-209	ROYAL SURF MOTEL	CONDO UNIT 209	\$	335,800.00	\$	293,900.00
26	334-20.18-194.00-210	ROYAL SURF MOTEL	CONDO UNIT 210	\$	335,800.00	\$	293,900.00
27	334-20.18-194.00-211	ROYAL SURF MOTEL	CONDO UNIT 211	\$	335,800.00	\$	293,900.00
28	334-20.18-194.00-212	ROYAL SURF MOTEL	CONDO UNIT 212	\$	335,800.00	\$	293,900.00
29	334-20.18-194.00-213	ROYAL SURF MOTEL	CONDO UNIT 213	\$	322,400.00	\$	346,200.00
30	334-20.18-194.00-214	ROYAL SURF MOTEL	CONDO UNIT 214	\$	322,400.00	\$	282,700.00
31	334-20.18-194.00-215	ROYAL SURF MOTEL	CONDO UNIT 215	\$	322,400.00	\$	282,700.00
32	334-20.18-194.00-216	ROYAL SURF MOTEL	CONDO UNIT 216	\$	347,800.00	\$	282,700.00
33	334-20.18-194.00-301	ROYAL SURF MOTEL	CONDO UNIT 301	\$	325,000.00	\$	285,100.00
34	334-20.18-194.00-302	ROYAL SURF MOTEL	CONDO UNIT 302	\$	325,000.00	\$	285,100.00
35	334-20.18-194.00-303	ROYAL SURF MOTEL	CONDO UNIT 303	\$	325,000.00	\$	285,100.00
36	334-20.18-194.00-304	ROYAL SURF MOTEL	CONDO UNIT 304	\$	325,000.00	\$	285,100.00
37	334-20.18-194.00-305	ROYAL SURF MOTEL	CONDO UNIT 305	\$	325,000.00	\$	285,100.00
38	334-20.18-194.00-306	ROYAL SURF MOTEL	CONDO UNIT 306	\$	300,300.00	\$	300,300.00
39	334-20.18-194.00-307	ROYAL SURF MOTEL	CONDO UNIT 307	\$	298,000.00	\$	216,600.00
40	334-20.18-194.00-308	ROYAL SURF MOTEL	CONDO UNIT 308	\$	334,200.00	\$	289,800.00
41	334-20.18-194.00-309	ROYAL SURF MOTEL	CONDO UNIT 309	\$	335,800.00	\$	293,900.00
42	334-20.18-194.00-310	ROYAL SURF MOTEL	CONDO UNIT 310	\$	335,800.00	\$	293,900.00
43	334-20.18-194.00-311	ROYAL SURF MOTEL	CONDO UNIT 311	\$	335,800.00	\$	293,900.00
44	334-20.18-194.00-312	ROYAL SURF MOTEL	CONDO UNIT 312	\$	335,800.00	\$	293,900.00
45	334-20.18-194.00-313	ROYAL SURF MOTEL	CONDO UNIT 313	\$	347,800.00	\$	346,200.00
46	334-20.18-194.00-314	ROYAL SURF MOTEL	CONDO UNIT 314	\$	322,400.00	\$	282,700.00
47	334-20.18-194.00-315	ROYAL SURF MOTEL	CONDO UNIT 315	\$	322,400.00	\$	322,400.00
48	334-20.18-194.00-316	ROYAL SURF MOTEL	CONDO UNIT 316	\$	322,400.00	\$	302,800.00



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20.18-194.00 (48 Units)

Sussex County Board of Assessment VS Dewey Beach Inc.

(Owner Name)

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

Original Value: \$ See Spreadsheet

Stipulated Value: \$ See Spreadsheet

Date: 5-7-25

Signature of Owner or duly authorized agent: Frank Hudzinski (TREASURER)

Printed Name: FRANK HUDZINSKI

Date: 4/30/25

Signature of Sussex County Government Representative: [Signature]

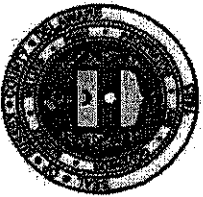
Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.18-194.00 (48 Units). The adjustment reflects a change in economic depreciation that brings the assessed value to (see spreadsheet).

No	PARDAT	LEGDAT	LEGDAT	Original Value	Stipulated Value
#	PARID	LEGAL1	LEGAL2		
1	334-20-18-194.00-101	ROYAL SURF MOTEL	CONDO UNIT 101	\$ 325,100.00	\$ 285,100.00
2	334-20-18-194.00-102	ROYAL SURF MOTEL	CONDO UNIT 102	\$ 325,100.00	\$ 285,100.00
3	334-20-18-194.00-103	ROYAL SURF MOTEL	CONDO UNIT 103	\$ 325,100.00	\$ 285,100.00
4	334-20-18-194.00-104	ROYAL SURF MOTEL	CONDO UNIT 104	\$ 325,100.00	\$ 285,100.00
5	334-20-18-194.00-105	ROYAL SURF MOTEL	CONDO UNIT 105	\$ 325,100.00	\$ 285,100.00
6	334-20-18-194.00-106	ROYAL SURF MOTEL	CONDO UNIT 106	\$ 300,300.00	\$ 216,500.00
7	334-20-18-194.00-107	ROYAL SURF MOTEL	CONDO UNIT 107	\$ 298,000.00	\$ 216,600.00
8	334-20-18-194.00-108	ROYAL SURF MOTEL	CONDO UNIT 108	\$ 334,200.00	\$ 289,800.00
9	334-20-18-194.00-109	ROYAL SURF MOTEL	CONDO UNIT 109	\$ 335,800.00	\$ 293,900.00
10	334-20-18-194.00-110	ROYAL SURF MOTEL	CONDO UNIT 110	\$ 335,800.00	\$ 293,900.00
11	334-20-18-194.00-111	ROYAL SURF MOTEL	CONDO UNIT 111	\$ 335,800.00	\$ 293,900.00
12	334-20-18-194.00-112	ROYAL SURF MOTEL	CONDO UNIT 112	\$ 335,800.00	\$ 293,900.00
13	334-20-18-194.00-113	ROYAL SURF MOTEL	CONDO UNIT 113	\$ 347,800.00	\$ 346,200.00
14	334-20-18-194.00-114	ROYAL SURF MOTEL	CONDO UNIT 114	\$ 322,400.00	\$ 282,700.00
15	334-20-18-194.00-115	ROYAL SURF MOTEL	CONDO UNIT 115	\$ 322,400.00	\$ 282,700.00
16	334-20-18-194.00-116	ROYAL SURF MOTEL	CONDO UNIT 116	\$ 322,400.00	\$ 282,700.00
17	334-20-18-194.00-201	ROYAL SURF MOTEL	CONDO UNIT 201	\$ 325,000.00	\$ 285,100.00
18	334-20-18-194.00-202	ROYAL SURF MOTEL	CONDO UNIT 202	\$ 325,000.00	\$ 285,100.00
19	334-20-18-194.00-203	ROYAL SURF MOTEL	CONDO UNIT 203	\$ 325,000.00	\$ 285,100.00
20	334-20-18-194.00-204	ROYAL SURF MOTEL	CONDO UNIT 204	\$ 325,000.00	\$ 285,100.00
21	334-20-18-194.00-205	ROYAL SURF MOTEL	CONDO UNIT 205	\$ 325,000.00	\$ 285,100.00
22	334-20-18-194.00-206	ROYAL SURF MOTEL	CONDO UNIT 206	\$ 300,300.00	\$ 216,500.00
23	334-20-18-194.00-207	ROYAL SURF MOTEL	CONDO UNIT 207	\$ 298,000.00	\$ 298,000.00
24	334-20-18-194.00-208	ROYAL SURF MOTEL	CONDO UNIT 208	\$ 334,200.00	\$ 289,800.00
25	334-20-18-194.00-209	ROYAL SURF MOTEL	CONDO UNIT 209	\$ 335,800.00	\$ 293,900.00
26	334-20-18-194.00-210	ROYAL SURF MOTEL	CONDO UNIT 210	\$ 335,800.00	\$ 293,900.00
27	334-20-18-194.00-211	ROYAL SURF MOTEL	CONDO UNIT 211	\$ 335,800.00	\$ 293,900.00
28	334-20-18-194.00-212	ROYAL SURF MOTEL	CONDO UNIT 212	\$ 335,800.00	\$ 293,900.00
29	334-20-18-194.00-213	ROYAL SURF MOTEL	CONDO UNIT 213	\$ 322,400.00	\$ 346,200.00
30	334-20-18-194.00-214	ROYAL SURF MOTEL	CONDO UNIT 214	\$ 322,400.00	\$ 282,700.00
31	334-20-18-194.00-215	ROYAL SURF MOTEL	CONDO UNIT 215	\$ 322,400.00	\$ 282,700.00
32	334-20-18-194.00-216	ROYAL SURF MOTEL	CONDO UNIT 216	\$ 347,800.00	\$ 282,700.00
33	334-20-18-194.00-301	ROYAL SURF MOTEL	CONDO UNIT 301	\$ 325,000.00	\$ 285,100.00
34	334-20-18-194.00-302	ROYAL SURF MOTEL	CONDO UNIT 302	\$ 325,000.00	\$ 285,100.00
35	334-20-18-194.00-303	ROYAL SURF MOTEL	CONDO UNIT 303	\$ 325,000.00	\$ 285,100.00
36	334-20-18-194.00-304	ROYAL SURF MOTEL	CONDO UNIT 304	\$ 325,000.00	\$ 285,100.00
37	334-20-18-194.00-305	ROYAL SURF MOTEL	CONDO UNIT 305	\$ 325,000.00	\$ 285,100.00
38	334-20-18-194.00-306	ROYAL SURF MOTEL	CONDO UNIT 306	\$ 300,300.00	\$ 300,300.00
39	334-20-18-194.00-307	ROYAL SURF MOTEL	CONDO UNIT 307	\$ 298,000.00	\$ 216,600.00
40	334-20-18-194.00-308	ROYAL SURF MOTEL	CONDO UNIT 308	\$ 334,200.00	\$ 289,800.00
41	334-20-18-194.00-309	ROYAL SURF MOTEL	CONDO UNIT 309	\$ 335,800.00	\$ 293,900.00
42	334-20-18-194.00-310	ROYAL SURF MOTEL	CONDO UNIT 310	\$ 335,800.00	\$ 293,900.00
43	334-20-18-194.00-311	ROYAL SURF MOTEL	CONDO UNIT 311	\$ 335,800.00	\$ 293,900.00
44	334-20-18-194.00-312	ROYAL SURF MOTEL	CONDO UNIT 312	\$ 335,800.00	\$ 293,900.00
45	334-20-18-194.00-313	ROYAL SURF MOTEL	CONDO UNIT 313	\$ 347,800.00	\$ 346,200.00
46	334-20-18-194.00-314	ROYAL SURF MOTEL	CONDO UNIT 314	\$ 322,400.00	\$ 282,700.00
47	334-20-18-194.00-315	ROYAL SURF MOTEL	CONDO UNIT 315	\$ 322,400.00	\$ 322,400.00
48	334-20-18-194.00-316	ROYAL SURF MOTEL	CONDO UNIT 316	\$ 322,400.00	\$ 302,800.00



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20-18-194.00 (48 Units)

Sussex County Board of Assessment VS Delwey Beach, Inc.
(Owner Name)

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

Original Value: \$ See Spreadsheet Stipulated Value: \$ See Spreadsheet

Date: 5-7-25
Signature of Owner or duly authorized agent: Frank Hvalby (Transmittal)

Printed Name: FRANK HVALBY

Date: 4/30/25
Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20-18-194.00 (48 Units). The adjustment reflects a change in economic depreciation that brings the assessed value to (see spreadsheet).

No	PARDAT	LEGDAT	LEGDAT	Original Value	Stipulated Value
#	PARID	LEGAL1	LEGAL2		
1	334-20-18-194.00-101	ROYAL SURF MOTEL	CONDO UNIT 101	\$ 325,100.00	\$ 285,100.00
2	334-20-18-194.00-102	ROYAL SURF MOTEL	CONDO UNIT 102	\$ 325,100.00	\$ 285,100.00
3	334-20-18-194.00-103	ROYAL SURF MOTEL	CONDO UNIT 103	\$ 325,100.00	\$ 285,100.00
4	334-20-18-194.00-104	ROYAL SURF MOTEL	CONDO UNIT 104	\$ 325,100.00	\$ 285,100.00
5	334-20-18-194.00-105	ROYAL SURF MOTEL	CONDO UNIT 105	\$ 325,100.00	\$ 285,100.00
6	334-20-18-194.00-106	ROYAL SURF MOTEL	CONDO UNIT 106	\$ 300,300.00	\$ 216,500.00
7	334-20-18-194.00-107	ROYAL SURF MOTEL	CONDO UNIT 107	\$ 298,000.00	\$ 216,600.00
8	334-20-18-194.00-108	ROYAL SURF MOTEL	CONDO UNIT 108	\$ 334,200.00	\$ 289,800.00
9	334-20-18-194.00-109	ROYAL SURF MOTEL	CONDO UNIT 109	\$ 335,800.00	\$ 293,900.00
10	334-20-18-194.00-110	ROYAL SURF MOTEL	CONDO UNIT 110	\$ 335,800.00	\$ 293,900.00
11	334-20-18-194.00-111	ROYAL SURF MOTEL	CONDO UNIT 111	\$ 335,800.00	\$ 293,900.00
12	334-20-18-194.00-112	ROYAL SURF MOTEL	CONDO UNIT 112	\$ 335,800.00	\$ 293,900.00
13	334-20-18-194.00-113	ROYAL SURF MOTEL	CONDO UNIT 113	\$ 347,800.00	\$ 346,200.00
14	334-20-18-194.00-114	ROYAL SURF MOTEL	CONDO UNIT 114	\$ 322,400.00	\$ 282,700.00
15	334-20-18-194.00-115	ROYAL SURF MOTEL	CONDO UNIT 115	\$ 322,400.00	\$ 282,700.00
16	334-20-18-194.00-116	ROYAL SURF MOTEL	CONDO UNIT 116	\$ 322,400.00	\$ 282,700.00
17	334-20-18-194.00-201	ROYAL SURF MOTEL	CONDO UNIT 201	\$ 325,000.00	\$ 285,100.00
18	334-20-18-194.00-202	ROYAL SURF MOTEL	CONDO UNIT 202	\$ 325,000.00	\$ 285,100.00
19	334-20-18-194.00-203	ROYAL SURF MOTEL	CONDO UNIT 203	\$ 325,000.00	\$ 285,100.00
20	334-20-18-194.00-204	ROYAL SURF MOTEL	CONDO UNIT 204	\$ 325,000.00	\$ 285,100.00
21	334-20-18-194.00-205	ROYAL SURF MOTEL	CONDO UNIT 205	\$ 325,000.00	\$ 285,100.00
22	334-20-18-194.00-206	ROYAL SURF MOTEL	CONDO UNIT 206	\$ 300,300.00	\$ 216,500.00
23	334-20-18-194.00-207	ROYAL SURF MOTEL	CONDO UNIT 207	\$ 298,000.00	\$ 298,000.00
24	334-20-18-194.00-208	ROYAL SURF MOTEL	CONDO UNIT 208	\$ 334,200.00	\$ 289,800.00
25	334-20-18-194.00-209	ROYAL SURF MOTEL	CONDO UNIT 209	\$ 335,800.00	\$ 293,900.00
26	334-20-18-194.00-210	ROYAL SURF MOTEL	CONDO UNIT 210	\$ 335,800.00	\$ 293,900.00
27	334-20-18-194.00-211	ROYAL SURF MOTEL	CONDO UNIT 211	\$ 335,800.00	\$ 293,900.00
28	334-20-18-194.00-212	ROYAL SURF MOTEL	CONDO UNIT 212	\$ 335,800.00	\$ 293,900.00
29	334-20-18-194.00-213	ROYAL SURF MOTEL	CONDO UNIT 213	\$ 322,400.00	\$ 346,200.00
30	334-20-18-194.00-214	ROYAL SURF MOTEL	CONDO UNIT 214	\$ 322,400.00	\$ 282,700.00
31	334-20-18-194.00-215	ROYAL SURF MOTEL	CONDO UNIT 215	\$ 322,400.00	\$ 282,700.00
32	334-20-18-194.00-216	ROYAL SURF MOTEL	CONDO UNIT 216	\$ 347,800.00	\$ 282,700.00
33	334-20-18-194.00-301	ROYAL SURF MOTEL	CONDO UNIT 301	\$ 325,000.00	\$ 285,100.00
34	334-20-18-194.00-302	ROYAL SURF MOTEL	CONDO UNIT 302	\$ 325,000.00	\$ 285,100.00
35	334-20-18-194.00-303	ROYAL SURF MOTEL	CONDO UNIT 303	\$ 325,000.00	\$ 285,100.00
36	334-20-18-194.00-304	ROYAL SURF MOTEL	CONDO UNIT 304	\$ 325,000.00	\$ 285,100.00
37	334-20-18-194.00-305	ROYAL SURF MOTEL	CONDO UNIT 305	\$ 325,000.00	\$ 285,100.00
38	334-20-18-194.00-306	ROYAL SURF MOTEL	CONDO UNIT 306	\$ 300,300.00	\$ 300,300.00
39	334-20-18-194.00-307	ROYAL SURF MOTEL	CONDO UNIT 307	\$ 298,000.00	\$ 216,600.00
40	334-20-18-194.00-308	ROYAL SURF MOTEL	CONDO UNIT 308	\$ 334,200.00	\$ 289,800.00
41	334-20-18-194.00-309	ROYAL SURF MOTEL	CONDO UNIT 309	\$ 335,800.00	\$ 293,900.00
42	334-20-18-194.00-310	ROYAL SURF MOTEL	CONDO UNIT 310	\$ 335,800.00	\$ 293,900.00
43	334-20-18-194.00-311	ROYAL SURF MOTEL	CONDO UNIT 311	\$ 335,800.00	\$ 293,900.00
44	334-20-18-194.00-312	ROYAL SURF MOTEL	CONDO UNIT 312	\$ 335,800.00	\$ 293,900.00
45	334-20-18-194.00-313	ROYAL SURF MOTEL	CONDO UNIT 313	\$ 347,800.00	\$ 346,200.00
46	334-20-18-194.00-314	ROYAL SURF MOTEL	CONDO UNIT 314	\$ 322,400.00	\$ 282,700.00
47	334-20-18-194.00-315	ROYAL SURF MOTEL	CONDO UNIT 315	\$ 322,400.00	\$ 322,400.00
48	334-20-18-194.00-316	ROYAL SURF MOTEL	CONDO UNIT 316	\$ 322,400.00	\$ 302,800.00



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-8-08-11.01 units 1-10

Sussex County Board of Assessment VS Herbostite Development 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: \$ see spreadsheet Stipulated Value: \$ see spreadsheet

Date: 14 May 2025

Signature of Owner or duly authorized agent: Wally Steat - OWNER RESPONSIBLE

Printed Name: WALTER J. STEWART

Date: 8/13/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID's 335-8-08-11.01 and 335-8-08-12.00. The adjustment reflects a change in gross income that brings the assessed value to (see spreadsheet).

I ACCEPT THE ABOVE REPERCENT STIPULATED AMOUNT
AS DETAILED ON THE SPREAD SHEET.

Parect Number	Old Value	Stipulated value
335-8.08-11.01-1	\$ 479,300.00	\$ 441,000.00
335-8.08-11.01-2	\$ 70,600.00	\$ 67,600.00
335-8.08-11.01-3	\$ 400,500.00	\$ 363,300.00
335-8.08-11.01-4	\$ 365,800.00	\$ 335,400.00
335-8.08-11.01-5	\$ 341,400.00	\$ 310,700.00
335-8.08-11.01-6	\$ 548,800.00	\$ 501,000.00
335-8.08-11.01-7	\$ 682,000.00	\$ 627,400.00
335-8.08-11.01-8	\$ 684,800.00	\$ 617,200.00
335-8.08-11.01-9	\$ 691,200.00	\$ 622,800.00
335-8.08-11.01-10	\$ -	\$ 303,300.00
	\$ 4,264,400.00	\$ 4,189,700.00



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-8.08-12.00

Sussex County Board of Assessment VS Harborside Development, II
(Owner Name)

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

Original Value: \$7,748,400 Stipulated Value: \$2,810,500

Date: 14 May 2025

Signature of Owner or duly authorized agent: Walter J. Stewart - Harborside Dev. ^{owner}

Printed Name: WALTER J. STEWART

Date: 3/13/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 335-8.08-12.00. The adjustment reflects a change in approach that brings the assessed value to \$2,810,500.

I accept the above stipulated amount



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-8.08-12.00

Sussex County Board of Assessment VS HARBOR Side Development II LLC
(Owner Name)

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

Original Value: \$ 2,810,500

Stipulated Value: \$ 2,810,500

Date: 4/11

Signature of Owner or duly authorized agent: _____

Printed Name: _____

Date: _____

Signature of Sussex County Government Representative: _____

Printed Name: _____

Title: _____

NO Change From MAY 02, 2025

Situs :

CURRENT OWNER

HARBORSIDE DEVELOPMENT II LLC
221 2ND ST
LEWES DE 19958
2092/314

PARCEL ID: 335-8.08-12.00

GENERAL INFORMATION

Living Units 0
Neighborhood 6PC001
Alternate ID 335080800120000000
Vol / Pg 2092/314
District
Zoning TOWN CODES
Class

Property Notes

Class: 415

Card: 1 of 1

Printed: May 28, 2025

Land Information			
Type	Size	Influence Factors	Influence % Value
Primary Site	AC 0.1209	Waterview - C;	589,020
Total Acres: .1209 Spot: Location: 11 GOOD LOCATION (POS INFLU)			

Assessment Information				
Assessed	Appraised	Cost	Income	Market
Land	0	589,000	589,000	0
Building	0	2,221,500	2,221,500	0
Total	0	2,810,500	2,810,500	0
Manual Override Reason Base Date of Value Effective Date of Value				
Value Flag	Income Approach			
Gross Building:				

Entrance Information		
Date	ID	Entry Code Source
02/05/24	TJJ	Vacant Land Other

Permit Information			
Date Issued	Number	Price	Purpose % Complete
06/21/93	84384-3	5,000	D010 Shops Into Apts.-Inn At Canal Squ.
06/23/87	84384-2	563,000	D010 Hotel-Front & Market St.
04/21/83	84384-1	150,000	D010 Remodelrestaurant-122 Market St.

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

Situs :

Parcel Id: 335-8.08-12.00

Class: 415

Card: 1 of 1

Printed: May 28, 2025

Building Information	
Year Built/Eff Year	1988 /
Building #	1
Structure Type	Hotel
Identical Units	1
Total Units	19
Grade	C
# Covered Parking	
# Uncovered Parking	DBA

Building Other Features												
Line	Type	Meas1	Meas2	# Stops	Ident Units	Line	Type	+/-	Meas1	Meas2	# Stops	Ident Units
1	Open Porch - Wd	1	2,008		3							
1	Open Porch - Wd	1	120		3							

Interior/Exterior Information															
Line	Level	From - To	Int Fin	Area	Perim	Use Type	Wall Height	Ext Walls	Construction	Partitions	Heating	Cooling	Plumbing	Physical	Functional
1	B1	B1		4,402		Hotel	8	None	Steel	Normal	Hot Air	Central	Normal	3	3
2	1	2		4,402		Hotel	24	Frame	Steel	Normal	Hot Air	Central	Normal	3	3
3	3	3		2,201		Hotel	8	Frame	Steel	Normal	Hot Air	Central	Normal	3	3

Interior/Exterior Valuation Detail					
Line	Area	Use Type	% Good	% Complete	Use Value/RCNLD
1	4,402	Hotel	98	100	1,003,090
2	4,402	Hotel	98	100	1,351,570
3	2,201	Hotel	98	100	334,420

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

Situs :

Parcel Id: 335-8.08-12.00

Class: 415

Card: 1 of 1

Printed: May 28, 2025

Additional Property Photos





Situs :

Parcel Id: 335-8.08-12.00

Class: 415

Card: 1 of 1

Printed: May 28, 2025

Income Detail (Includes all Buildings on Parcel)

Use Mod Grp Type	Inc Mod	Description	Units	Net Area	Income Rate	Econ Adjust	Potential Gross Income	Vac Model	Vac Adj	Additional Income	Effective Gross Income	Expense Model %	Expense Adj %	Expense Adj	Other Expenses	Total Expenses	Net Operating Income
---------------------	------------	-------------	-------	----------	----------------	----------------	------------------------------	--------------	------------	----------------------	------------------------------	--------------------	------------------	----------------	-------------------	-------------------	----------------------------

13	H	004 Hotel	19	15,407	200.00		1,387,000	45		0	762,850	65			495,853	495,853	266,997
----	---	-----------	----	--------	--------	--	-----------	----	--	---	---------	----	--	--	---------	---------	---------

Apartment Detail - Building 1 of 1

Line	Use Type	Per Bldg	Beds	Baths	Units	Rent	Income
------	----------	----------	------	-------	-------	------	--------

Building Cost Detail - Building 1 of 1

Total Gross Building Area	15,407
Replace, Cost New Less Depr Percent Complete	2,689,080 100
Number of Identical Units	1
Economic Condition Factor Final Building Value	2,689,080
Value per SF	174.54

Notes - Building 1 of 1

Income Summary (Includes all Building on Parcel)	
Total Net Income	266,997
Capitalization Rate	0.095000
Sub total	2,810,500
Residual Land Value	
Final Income Value	2,810,500
Total Gross Rent Area	15,407
Total Gross Building Area	15,407



Situs : 316 5TH ST

Parcel ID: 431-1.00-17.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: June 3, 2025

CURRENT OWNER

RUBINO SHARON A
316 5TH ST
SEAFORD DE 19973

GENERAL INFORMATION

Living Units 1
Neighborhood 3XR005
Alternate ID 431010000170000000
Vol / Pg 0/0
District
Zoning Class
TOWN CODES
Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1860			28,610

Total Acres: .186
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
12/12/24	JXL	Data Mailer Change	Owner
04/25/23	SDC	Occupant Not At Home	Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	28,600	28,600	0	28,600
Building	0	81,800	81,800	0	145,060
Total	0	110,400	110,400	0	173,660

Value Flag TD431DM1
Cost Approach
Manual Override Reason
Base Date of Value
Effective Date of Value

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/01/16	201601038	8,125	A085 18 Windows Smoke Alarms Storm	

Sales/Ownership History

Transfer Date	Price	Type	Validity
07/11/89	1		

Deed Reference	Deed Type	Grantee
0/0		

Situs : 316 5TH ST

Parcel Id: 431-1.00-17.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: June 3, 2025

Dwelling Information				
Style Story height Exterior Walls Masonry Trim Color	Bungalow 1 Unfinished Asbest/Asphalt x	Year Built Year Remodeled Amenities In-law Apt	1940	
Basement				
Basement FBLA Size Rec Rm Size	Full x x	# Car Bsmt Gar FBLA Type Rec Rm Type	0 Single Family	
Heating & Cooling				
Heat Type Fuel Type System Type	Central Full Ac Oil Forced Warm Air	Fireplaces Stacks Openings Pre-Fab		
Room Detail				
Bedrooms Family Rooms Kitchens Total Rooms Kitchen Type Kitchen Remod	2 5 No	Full Baths Half Baths Extra Fixtures Bath Type Bath Remod	1 0 No	
Adjustments				
Int vs Ext Cathedral Ceiling	Same x	Unfinished Area Unheated Area		
Grade & Depreciation				
Grade Condition CDU Cost & Design % Complete	C- Average AVERAGE 0 100	Market Adj Functional Economic % Good Ovr	70	
Dwelling Computations				
Base Price Plumbing Basement Heating Attic Other Features Subtotal	167,284 0 13,880 9,110 0 190,270	% Good Override Functional Economic % Complete C&D Factor Adj Factor Additions	57 70 100 1.05 2,000	
Ground Floor Area Total Living Area	976 976	Dwelling Value	81,800	

ID	Code	Description	Area
A		Main Building	978
B	11	OPEN FRAME PORCH	192

The diagram shows a building layout with the following dimensions and area calculations:

- Main Building (A):** A large rectangle with a width of 15 and a height of 36. The area is calculated as 15 x 36 = 540.
- Open Frame Porch (B):** A rectangular extension on the right side with a width of 8 and a height of 24. The area is calculated as 8 x 24 = 192.
- Other Dimensions:**
 - Top horizontal segment: 6
 - Top vertical segment: 8
 - Left vertical segment: 8
 - Bottom-left horizontal segment: 1
 - Bottom-left vertical segment: 10
 - Bottom horizontal segment: 2
 - Bottom-right vertical segment: 12
 - Right vertical segment: 2

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

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

Building Notes



Situs : 321 5TH ST

Parcel ID: 431-4.00-60.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: June 3, 2025

CURRENT OWNER

LECATES TAMMY WARD TTEE
CHARLES M ANDERSON GST EXEMPT TR
2043 ANDERSON RD
GREENWOOD DE 19950

GENERAL INFORMATION

Living Units 1
Neighborhood 3XR005
Alternate ID 43104000060000000000
Vol / Pg 0/0
District
Zoning Class TOWN CODES
Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1791			28,360

Total Acres: .1791
Spot:

Location:

Entrance Information

Date	ID	Entry Code	Source
06/14/24	JXL	Data Mailer Change	Owner
04/25/23	SDC	Estimated	Other

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	28,400	28,400	0	28,400
Building	0	19,400	19,400	0	86,390
Total	0	47,800	47,800	0	114,790

Value Flag TD431DM1
Cost Approach
Manual Override Reason
Base Date of Value
Effective Date of Value

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/10/84	1			0/0		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 321 5TH ST

Parcel Id: 431-4.00-60.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: June 3, 2025

Style

Cabin/Cottage

Story height

1

Attic

None

Exterior Walls

Asbest/Asphalt

Masonry Trim

X

Color

Year Built

1880

Eff Year Built

Year Remodeled

Amenities

In-law Apt

No

Basement

Basement

Slab

FBLA Size

X

Rec Rm Size

X

Car Bsmt Gar

0

FBLA Type

Rec Rm Type

Single Family

Heating & Cooling

Heat Type

Central No Ac

Fuel Type

Gas

System Type

Forced Warm Air

Fireplaces

Stacks

Openings

Pre-Fab

Room Detail

Bedrooms

1

Family Rooms

Kitchens

3

Total Rooms

Kitchen Type

Kitchen Remod

No

Full Baths

1

Half Baths

0

Extra Fixtures

2

Bath Type

Bath Remod

No

Adjustments

Int vs Ext

Same

Cathedral Ceiling

X

Unfinished Area

Unheated Area

Grade & Depreciation

Grade

E

Condition

Poor

CDU

POOR

Cost & Design

0

% Complete

100

Market Adj

Functional

Economic

% Good Ovr

Dwelling Computations

Base Price

59,749

Plumbing

1,610

Basement

-7,330

Heating

0

Attic

0

Other Features

0

Subtotal

54,030

% Good

33

% Good Override

Functional

Economic

% Complete

100

C&D Factor

1.05

Adj Factor

600

Additions

Ground Floor Area

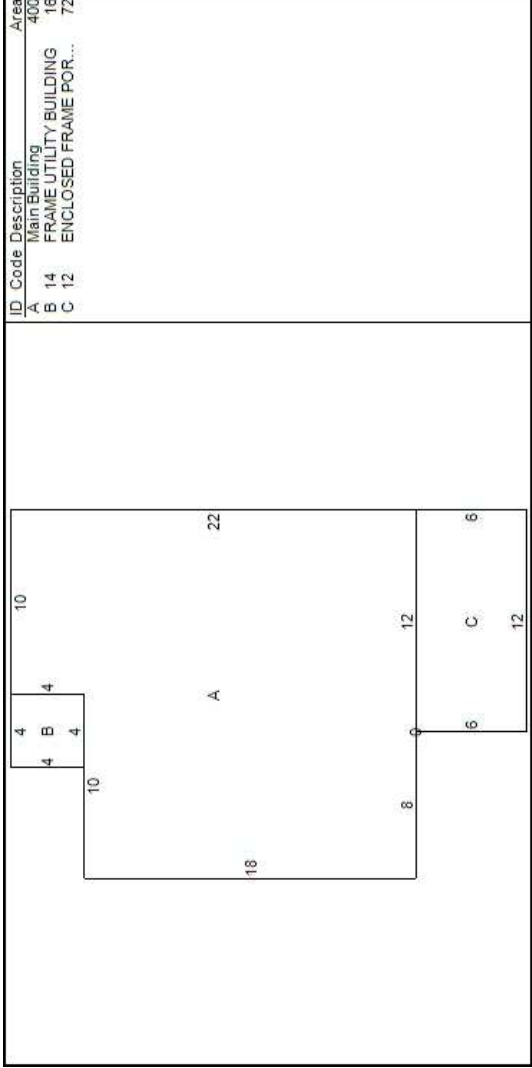
400

Total Living Area

400

Dwelling Value

19,400



ID	Code	Description	Area
A		Main Building	400
B	14	FRAME UTILITY BUILDING	16
C	12	ENCLOSED FRAME POR...	72

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

Condominium / Mobile Home Information

Complex Name

Condo Model

Unit Number

Unit Level

Unit Parking

Model (MH)

Unit Location

Unit View

Model Make (MH)

Building Notes