

BOARD OF ASSESSMENT REVIEW MEETING

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

AGENDA

April 7, 2025

10:00 A.M.

Call to Order

Approval of Agenda

Approval of Minutes

1. **March 21, 2025**
2. **March 24, 2025**

Public Comments

Consent Agenda

1. **Parcel – 134-11.00-4.00; appellants Gary & Jessica Case**
2. **Parcel – 134-12.00-3417.00; appellant Sharon Macuci TTEE**
3. **Parcel - 134-13.20-177.00-7; appellant Joshua & Alison Broder**
4. **Parcel - 134-18.00-210.00; appellant Kathleen Prior TTEE REV LIV TR**
5. **Parcel – 134-22.00-5.01-58; appellants Craig & Denise Pernick TTEE REV TR**



6. Parcel - 134-8.00-571.00; appellants James & Dranoel Hynes
7. Parcel – 134-9.00-265.00; appellants Kenneth & Carol Niehaus
8. Parcel – 135-19.08-135.00; appellant Susannah Griffin
9. Parcel – 230-8.00-14.00; appellants Jeffrey & Patricia Miele
10. Parcel – 230-8.00-42.02; appellants Bernardo & Lauren Fioravanti
11. Parcel – 234-29.00-29.00; appellants Sterling & Tara Doughty REV TR
12. Parcel – 234-30.00-284.00; appellants Dick Yui-Kwan Ho & Maryanne Yingst
13. Parcel – 234-34.00-451.00; appellants Robin & Jasper Haldeman
14. Parcel – 234-6.00-725.00; appellants Henry & Margaret Benaquista
15. Parcel – 330-16.00-43.00; appellant Brandon & Elizabeth Stombaugh
16. Parcel – 334-12.00-996.00; appellant Charles Breyer
17. Parcel – 334-13.00-1575.00; appellants Alan & Rocchine Gardner
18. Parcel – 334-13.00-933.00; appellant Andrew Chamberlin
19. Parcel – 334-18.00-699.00; appellants Kimberly Scott & Nancy Bodmer
20. Parcel – 334-20.14-179.00-20B; appellant Barbara Ann Maguschak TTEE
21. Parcel – 335-8.00-1083.00; appellants David J. Bott & Patricia Fitzpatrick
22. Parcel - 335-12.00-588.00; appellants Gerard & Mary Jo Warwick
23. Parcel – 430-19.00-6.00-46513; appellant Jeffrey Osterhout
24. Parcel – 532-12.00-36.09; appellant Mary Beth Smith
25. Parcel – 533-12.00-375.00; appellants Michael & Eileen Babcock
26. Parcel – 533-20.18-170.01; appellants James & Shannon Valentine

Property Assessment Appeal Hearings:

Appellant	Parcel Number	Property
Robert and Jennifer Corsini	533-6.00-146.00	34078 Beachwood Drive Frankford, DE 19945
John and Carolyn Banks	134-17.07-166.00-D-303	312C Daylily Court Bethany Beach, DE 19930
Robert and Kimberly Lerman	234-6.00-1267.00	22053 Heartwood Circle Lewes, DE 19958
Equity Trust Co. Custodian FBO) Robert Hurst	134-6.00-128.00	30883 East Lagoon Road Dagsboro, DE 19939
James M Rallo TTEE	134-13.00-1346.00	31251 Sandpiper Road Bethany Beach, DE 19930
Robert and Patricia Sigler	331-6.00-234.00	24177 Jamore Drive Seaford, DE 19973
Steven and Louisa Vain	133-16.00-2098.00	33417 Hickory Street Millsboro, DE 19966

Adjourn

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 31, 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](#)

Board of Assessment Review Meeting - GEORGETOWN, DELAWARE, MARCH 21, 2025

A scheduled meeting of the Board of Assessment Committee was held on Friday, March 21, 2025, at 10:00 a.m., in Council Chambers, with the following present:

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

**Call to
Order**

Mr. Roth called the meeting to order.

Mr. Keeler presented amendments to the agenda for the Board's consideration. Mr. Keeler removed Property Assessment Appeal Hearing 134-22.00-5.01-58 – Denise and Craig Pernick TTEE REV TR.

**M25-23
Approve
Agenda**

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

Motion Adopted: 5 Yeas

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

**M25-24
Approve
Minutes**

A Motion was made by Mr. Davis, seconded by Ms. Wahner, to approve the March 14, 2025, and March 17, 2025, minutes.

Motion Adopted: 5 Yeas

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

Mr. DeMott presented amendments to the Rules of Procedure for the Board's consideration. Mr. DeMott reported that the amendments included changes to Article VI [Section 7] and [Section 9].

M25-25 **A Motion was made by Ms. Wahner, seconded by Ms. Godwin, to approve changes to the Rules of Procedure Article VI [Section 7].**

**Adopt Rules
of Procedure
Article VI
[Section 7]**

Motion Adopted: 5 Yeas

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

M25-26 **A Motion was made by Mr. Davis, seconded by Ms. Angel, to approve changes to the Rules of Procedure Article VI [Section 9].**

**Adopt Rules
of Procedure
Article VI
[Section 9]**

Motion Adopted: 5 Yeas

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

M25-27 **A Motion was made by Ms. Angel, seconded by Ms. Wahner, to approve the Rules of Procedure as adopted on March 10, 2025, with amendments to Article VI Section 7 and Section 9.**

**Adopt Rules
of Procedure**

Motion Adopted: 5 Yeas

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

Public **Public comments were heard, and the following people spoke:**
Comments

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

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

M25-28 **A Motion was made by Ms. Wahner, seconded by Ms. Godwin to approve the following items under the Consent Agenda:**

**Approve
Consent
Agenda**

- 1. Parcel – 335-8.11-190.03; appellant Christopher and Aida Timm**

**M25-28
Approve
Consent
Agenda
(cont)**

2. **Parcel - 134-8.00-478.00; appellant Patrick Glenn**
3. **Parcel – 130-6.00-527.00; appellant Kathleen DiDonato**
4. **Parcel – 134-13.15-42.00; appellant Jane B. McGuire TTEE REV TR**
5. **Parcel – 134-23.16-307.00-2; appellant George McKenzie**
6. **Parcel – 232-9.00-23.00; appellant Rhonda Becker**
7. **Parcel – 334-20.09-212.00-2; appellant Joshua Schuster**
8. **Parcel – 335-5.00-153.00; appellant Franciscus van Lint**
9. **Parcel – 335-8.07-10.03; appellant Lawrence Franz**
10. **Parcel – 335-8.15-23.00; appellant Michael Deldeo**
11. **Parcel – 432-7.00-8.05; appellant Deborah Walker**

Motion Adopted: 5 Yeas

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

**Property
Hearing
Daniel Small**

**Mr. Keeler introduced Property Assessment Appeal Hearing 330-9.00-44.00
– Daniel Small – 583 Bay Ave. Milford, DE 19963**

Mr. Roth swore in Mr. Small, Mr. Keeler and Mr. Zuck.

Mr. Small discussed that there is evidence that the assessment for his property is inaccurate, and the assessed value should be set at \$600,000. Mr. Small explained that the comparable sales used by Tyler Technologies are not comparable to his home. Mr. Small discussed when his appeal was filed, he spoke with referee Michael Moyer, who agreed that there were no sufficient comparable sales based on the unique features and conditions to the subject property. Mr. Small discussed the property record provided by Tyler Technologies was inaccurate based on the number of rooms in the subject property, stating that the living room, dining room and kitchen are all open space. Mr. Small explained that Tyler Technologies' data shows the subject property has three bedrooms but that building line conditions on

**Property
Hearing
Daniel Small
(continued)**

the property based on a two-pod septic system does not allow more than two bedrooms. Mr. Small also explained that the subject property has external depreciation based on the unique property lines between neighboring homes prior to enforcement of building code regulations. Mr. Small distributed exhibits to the Board and further explained the exhibits of the subject property that he provided.

Ms. Angel addressed the appellant about the notes he listed on Tyler Technologies building information to which Mr. Small explained that some notes were written in error as he was not familiar with which rooms were to be accounted for.

Mr. Davis explained to the appellant that although there is belief that the living room, dining room and kitchen are not separated by walls this space is still considered three individual rooms according to the MLS.

Mr. Keeler addressed the board with the determination that the assessment staff did not believe the evidence provided by the appellant was sufficient to overturn the proposed assessment value set by Tyler Technologies for the appeal of 330-9.00-44.00 – Daniel Small – 583 Bay Ave. Milford, DE 19963.

Mr. Zuck discussed the land sales used by Tyler Technologies. Mr. Zuck explained that all land sales are from 2021, ranging from \$315,000 up to \$465,000 with a per acre basis of \$980,825 up to \$1,480,769. Mr. Zuck discussed comparable sales used by Tyler Technologies ranging from a sale price of \$500,000 at 928 square feet up to \$1.2 million at 2900 square feet. Mr. Zuck explained that the subject property is currently valued at \$350.00 per square foot and the average of comparable sales is \$452.13. Mr. Zuck stated based on this information that Tyler Technologies feels the subject property is in line with the comparable sales data.

Mr. Small addressed Mr. Zuck regarding whether he has done home appraisals himself and whether he believes that the comparable sales ranging toward the 2900 square feet are using similar material to build compared to the material used to build the subject property. Mr. Small also addressed Mr. Zuck whether the other comparable sales have a similar external depreciation as that of the subject property.

Ms. Wahner addressed Mr. Zuck regarding the comparable sales square footage.

Mr. Zuck reiterated that the comparable sales range from 928 square feet to 2900 square feet.

Ms. Godwin addressed Mr. Zuck regarding the square footage on the Tyler Technologies' tax card showing square footage on the subject property larger than the 936 square feet determined for the subject property to be true.

**Property
Hearing
Daniel Small
(continued)**

Mr. Zuck stated that this number was given by the appellant and that Tyler Technologies cannot attest to how this number was determined but that the subject property has a first floor on pilings with a three-quarter story above the first story and it is possible that those measurements did not include all levels of the subject property.

Ms. Godwin addressed Mr. Zuck to clarify whether the data provided by Tyler Technologies included decking and porch areas.

Mr. Zuck explained that that was inaccurate, that the property record card, Section A, shows the main body of the subject property and that the second story would be seventy-five percent of that figure, adding them together, resulting in the total square footage of the subject property.

Mr. Small explained that his measurement of the subject property was based off the internal rooms of the subject property and not the entire subject property.

Mr. Small reiterated that referee Michael Moyer, agreed that there were no true comparable sales to the subject property based on the layout and specs of the property. And that the referee made this statement before the external depreciation and septic limitations were made known.

Mr. Keeler addressed the Board that referee Michael Moyer, marked his opinion of value at \$680,000 on the subject property.

Mr. DeMott allowed the appellant a closing statement.

Mr. Small closed by stating that referee Michael Moyer, made his opinion of value to the subject property without the knowledge of any external depreciation of the property or the septic limitations. Mr. Small stated that the homes being built surrounding the subject property are 3,000 or more square feet with more superior material and that his home was not comparable in this manner and does not believe the assessment of his home given by Tyler Technologies based on comparable sales is accurate.

Mr. DeMott allowed Mr. Keeler a closing statement to which Mr. Keeler called on Mr. Zuck to share any additional closing remarks.

Mr. Zuck closed by stating that Tyler Technologies uses comparable sales and if the perfect comparable sale is not found, Tyler Technologies does make adjustments based off quality, condition, and location. Mr. Zuck explained when any assessment is done, comparable sales are used and the best approach to value is the market approach even if the comparable sales are superior. Mr. Zuck stated that the value for the subject property in this case is appropriate based on the comparable sales used by Tyler Technologies.

M25-29
Close
Property
Hearing
330-9.00-
44.00
Record

A Motion was made by Ms. Angel, seconded by Ms. Wahner, to close the record on Property Hearing 330-9.00-44.00 – Daniel Small – 583 Bay Ave. Milford, DE 19963.

Motion Adopted: 5 Yeas

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

M25-30
Deny
Property
Hearing
330-9.00-
44.00
DENIED

A Motion was made by Mr. Davis, seconded by Ms. Angel to deny Property Hearing 330-9.00-44.00 – Daniel Small – 583 Bay Ave. Milford, DE 19963.

Motion DENIED: 2 Yeas; 3 Nays

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

Mr. Roth swore in Mr. McLhinney, Mr. Keeler and Mr. Zuck.

Property
Hearing
Gary
McLhinney

Mr. Keeler introduced Property Assessment Appeal Hearing 334-20.14-235.00-1 – Gary McLhinney – 16 Swedes St. Dewey Beach, DE 19971.

Mr. McLhinney discussed that it is his belief that the assessment value on the subject property given by Tyler Technologies was inaccurate. Mr. McLhinney stated that the subject property is located on leased land and that when speaking with Tyler Technologies staff, the employee was unaware that the land was leased land and spoke with a county assessor who was also unaware the land was leased. Mr. McLhinney stated the property lease was sent for review, but the value of the subject property provided was not adjusted. Mr. McLhinney explained that he is already paying \$10,000 a year to have his home on that parceled property. Mr. McLhinney expressed his concern that the comparable sales used by Tyler Technologies were not all leased land property and only one comparable sale was relevant to the subject property which was assessed at a lower value. Mr. McLhinney stated that the front of his home is considered non-conforming so no improvements can be made to that section of the property per Dewey Beach's re-established property lines.

Ms. Godwin addressed the appellant to explain any stipulations of the lease that explains who is responsible for the property taxes since there is more than one home located on that portion of leased land.

Mr. McLhinney explained there are three homes on that portion of leased land and the total value is then divided by three and that division is then spread over the term of the lease.

Ms. Godwin addressed the appellant regarding the length of the appellants'

**Property
Hearing
Gary
McLhinney
(continued)**

property lease agreement.

Mr. McLhinney explained that the lease was first approved for 20 years and has since been reapproved for an additional 55 years.

Mr. Roth questioned who pays the property taxes.

Mr. McLhinney states he pays the property taxes, about 15 years ago it was \$400 a year and it was assumed it was based only on the value of the home and not on the leased land.

Ms. Wahner addressed Mr. McLhinney regarding the build of the subject property and whether it is considered a mobile home.

Mr. McLhinney explained all three homes on the property are stick built and in its entirety is considered a condo association.

Mr. Davis addressed Mr. McLhinney regarding rental income on the subject property

Mr. McLhinney explained that the subject property takes in about \$12,000 a year in rental income. That the amount charged is to cover the costs of utilities and the land lease.

Mr. Roth gives the floor over to Assessment.

Mr. Keeler discussed that the property is not being taxed any differently than it has been in the past and that each unit holder is paying their appropriate portion of the land's value. Mr. Keeler stated it was determined that the assessment staff did not believe the evidence provided by the appellant was sufficient to overturn the proposed assessment value set by Tyler Technologies for the appeal of 334-20.14-235.00-1 – Gary McLhinney – 16 Swedes St. Dewey Beach, DE 19971

Mr. Zuck discussed the deed records on the subject property and that the deed does have the subject property classified as a condominium. Mr. Zuck stated that as long as the deed is classified as a condominium the subject property will have land values associated with that classification. Mr. Zuck explained the comparable sales that were used by Tyler Technologies and that the comparable sales used range from 384 square feet up to 750 square feet selling between 2021 and 2022. Time adjusted to 2023, the average square foot being 992. Based on the comparable data, Tyler Technologies feels that the values provided are accurate.

Mr. McLhinney addressed Mr. Zuck to which properties are leased land.

Mr. Zuck rebutted that the comparable sales are verified as condominiums and that the information on whether those properties are leased land is unknown.

**Property
Hearing
Gary
McLhinney
(continued)**

Ms. Angel addressed Mr. Zuck to further explain that the classification as a condominium and leased land are not the same.

Mr. Zuck explained that the subject property deed shows the land classified as a condominium and the appellant has a land lease agreement which stipulates responsibility for thirty-three and one third percent of the property tax.

Ms. Wahner questioned whether the property owner leasing the land is also paying property taxes.

Mr. Zuck explained the property tax costs are allocated to each individual unit.

Mr. Roth addressed Mr. Keeler to whether the appellant is paying property tax and addressed Mr. Zuck to whether the comparable sales classified as condominiums are paying property tax. To which both Mr. Keeler and Mr. Zuck stated yes.

Mr. McLhinney agrees the subject property is classified as a condominium but stated his argument is because the land is leased it is not comparable to the homes around the subject property that own their land other than 8 Swedes Street, which was assessed at \$440,000.

Mr. Roth addressed the appellant to explain his remark on his land being non-conforming.

Mr. McLhinney clarified that Dewey Beach re-enforced property lines about two years prior, which lie seven feet into the subject property's front yard. This is now defined as the property of Dewey Beach.

Mr. Roth clarified that this was previously Dewey Beach land prior to the re-enforced property lines to which Mr. McLhinney agreed.

Mr. DeMott gave each side an opportunity for a closing statement.

Mr. McLhinney stated in closing that his belief is that there is value into owning the land and that because his land is leased it should be valued less than the current assessed value; however, if the Board finds this statement to be incorrect, he believes the only comparable property is 8 Swedes Street, assessed at \$440,000.

Mr. Keeler stated in closing that Assessment is required to allocate thirty-three and one-third percent of the subject property land value to each unit holder.

M25-31
Close
Property
Hearing
334-20.14-
235.00-1
Record

A Motion was made by Ms. Wahner, seconded by Ms. Godwin, to close the record on Property Hearing 334-20.14-235.00-1 – Gary McLhinney – 16 Swedes St. Dewey Beach, DE 19971.

Motion Adopted: 5 Yeas

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

M25-32
Approve
Property
Hearing
334-20.14-
235.00-1

A Motion was made by Ms. Wahner to approve Property Hearing 334-20.14-235.00-1 – Gary McLhinney – 16 Swedes St. Dewey Beach, DE 19971. The motion failed due to no second.

M25-33
Deny
Property
Hearing
334-20.14-
235.00-1

A Motion was made by Mr. Davis, seconded by Ms. Angel to deny Property Hearing 334-20.14-235.00-1 – Gary McLhinney – 16 Swedes St. Dewey Beach, DE 19971.

Motion Adopted: 4 Yeas; 1 Nay

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

M25-34
Adjourn

A Motion was made by Ms. Wahner, seconded by Ms. Angel to adjourn at 11:21 a.m.

Motion Adopted: 5 Yeas

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

Respectfully submitted,

**Casey Hall
Recording Secretary**

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

Board of Assessment Review Meeting - GEORGETOWN, DELAWARE, MARCH 24, 2025

A scheduled meeting of the Board of Assessment Committee was held on Monday, March 24, 2025, at 10:00 a.m., in Council Chambers, with the following present:

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

**Call to
Order**

Mr. Roth called the meeting to order.

**M25-35
Approve
Agenda**

A Motion was made by Ms. Wahner, seconded by Ms. Angel, to remove the Minutes for March 21, 2025, from the Agenda. The Agenda was approved as amended.

Motion Adopted: 5 Yeas

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

**Public
Comments**

Public comments were heard, and the following people spoke:

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

**Consent
Agenda**

Mr. Keeler introduced the Consent agenda items.

A Motion was made by Mr. Wahner, seconded by Ms. Angel to approve the following items under the Consent Agenda:

- 1. Parcel – 134-13.00-1844.00; appellant Smith LLC**
- 2. Parcel – 135-19.00-129.00; appellant Leo Clark**

3. Parcel – 234-10.00-338.00; appellant Joseph and Leslie Sterba
4. Parcel – 533-11.00-428.00; appellant Thomas and Donna Sites
5. Parcel – 135-14.15-54.00; appellant Sussex Suites LLC
6. Parcel – 334-12.00-98.01; appellant MICO LLC

**M25-36
Approve
Consent
Agenda**

Motion Adopted: 5 Yeas

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

**Property
Hearing
Jamie Sykut**

Mr. Roth introduced Property Assessment Appeal Hearing 133-17.00-16.00-706A7 – Jamie Sykut – 10102 Saw Mill Way Millsboro, DE 19966.

Mr. Roth addressed the absence of the appellant, Jamie Sykut. Mr. Roth provided the board with an opportunity for questions or thoughts they may have regarding the applicant's evidence provided in the appeal record.

Mr. Keeler discussed that based on the appellants' application and the referee hearing, the Assessment office offered the appellant a stipulation agreement that brought the assessed value of their parcel down to \$331,000, which the appellant did not accept. Mr. Keeler believes the Assessment office has the correct assessed value based on the information collected by Tyler Technologies.

**M25-37
Deny
Hearing
133-17.00-
16.00-706A7**

A Motion was made by Ms. Godwin, seconded by Ms. Angel to deny Property Hearing 133-17.00-16.00-706A7 – Jamie Sykut – 10102 Saw Mill Way Millsboro, DE 19966.

Motion Adopted: 5 Yeas

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

**Property
Hearing
David and
Pauline
Williams**

Mr. Roth introduced Property Assessment Appeal Hearing 234-5.00-654.00 – David and Pauline Williams – 30839 Park Terrace Lewes, DE 19958.

Mr. Roth swore in David Williams, Pauline Williams, Mr. Keeler and Mr. Zuck.

**Property
Hearing
David and
Pauline
Williams
(continued)**

Mr. Williams addressed the Board with concerns that the assessed value on the subject property was too high. Mr. Williams provided comparable sales, which the appellants felt were more coinciding to the subject property than the comparable sales provided by Tyler Technologies. Mr. Williams explained that the subject property has various unfavorable characteristics including weather damage, no pond view, deteriorating windows and flooding to the surrounding yard space. Mr. Williams stated that measurements provided by Tyler Technologies were inaccurate including the square foot measurement of the garage and the size of the front porch.

Mr. Keeler discussed that, based on the appellants' application and the referee hearing, the Assessment office offered the appellants a stipulation of \$525,600, which the appellants did not accept.

Ms. Godwin addressed the appellants to explain that "DW" on the property card was not their driveway but represented the dwelling.

Mr. Keeler stated that driveways are not assessed.

Ms. Godwin addressed the flooding of the subject property and whether the flooding had been addressed or rectified by the HOA to which the appellants stated it had not.

Ms. Angel addressed the appellants to discuss that their statement regarding the lot evaluation was irrelevant based on the time frame in which the current assessed value was evaluated.

Mr. Davis asked the appellants to explain the difference in square feet on the subject property.

Mr. Williams stated there is a 103.5-foot difference in their measurements compared to Tyler Technologies measurements.

Mr. Keeler reiterated the Assessment office offered the appellants a stipulation of \$525,600, which the appellants did not accept. Mr. Keeler turned the floor over to Tyler Technologies' witness, Mr. Zuck, to explain the evaluation on the subject property.

Mr. Zuck explained that the appellants provided six comparable sales from within the time frame, of which four of the six were outside of the subject property subdivision. Tyler Technologies provided nine comparable sales which all sold within the subject property's subdivision. Mr. Zuck explained out of the nine comparable sales provided by Tyler Technologies the average square foot was \$264.71 and that the subject property was assessed at \$237.95 per square foot. Based on the information provided Mr. Zuck believed that the assessed value given to the subject property was accurate.

**Property
Hearing
David and
Pauline
Williams
(continued)**

Mr. Williams addressed Mr. Zuck regarding the methods in which Tyler Technologies uses to take measurements when assessing property and whether Tyler Technologies used the incorrect information on the property card.

Mr. Zuck responded that both methods, tape measure and/or laser measurements could have been used, and that Tyler Technologies went out to the properties in person to collect their own data in real time.

Mr. Williams explained that the subject property took two years and nine months to sell and whether Mr. Zuck believed this to be an unusually long-time frame for a home in Lewes to sell.

Mr. Zuck agreed this was unusual for a home in Lewes, Delaware.

Mr. Williams explained that according to real estate professionals the top reason for slow sales is overpricing and specific problems.

Mr. Zuck stated this could be true.

Mr. Williams asked Mr. Zuck how long he had been in the appraisal profession, to which Mr. Zuck answered 22 years.

Mr. Williams asked Mr. Zuck if he was familiar with the understanding that specific problems such as missing shingles, lying water and inaccurate square footage would have an impact on the sale of a particular property and that market value is the amount of money a person is willing to pay for a particular property but not obligated.

Mr. Zuck stated he was familiar with market value and Mr. Williams' statement could be possible.

Ms. Godwin addressed Mr. Zuck whether there was a baseline percentage for the time adjustment to the comparable sales.

Mr. Zuck stated that there is a schedule for the time adjustments on the comparable sales.

Mr. Roth allowed the appellants to have a final rebuttal to the findings provided by Tyler Technologies' witness, Mr. Zuck.

Mr. Williams stated that he had already rebutted most of the comparable sales provided by Tyler Technologies but there was a premium lot, 33750 Reservoir Drive, with a pond view and full basement that sold for \$450,000 in June of 2021.

Mr. Zuck commented that Tyler Technologies tries to use comparable sales within the subject property's subdivision, most of the comparable sales provided by the appellants came from Heron Bay. Mr. Zuck stated those

Property Hearing David and Pauline Williams (continued) comparable sales are valued less than the properties selling in The Ridings at Rehoboth, which is where the subject property resides. Mr. Zuck continued that the property mentioned by the appellants, 33750 Reservoir, sold for \$450,000 on June 14, 2021. Tyler Technologies time adjusted that valuation to a total of \$253 per square foot \$23 higher than the subject property which was valued by Tyler Technologies at \$237 per square foot.

Mr. Roth opened the floor for closing comments.

Mr. Williams closed by stating that when the subject property was purchased it was the only property for sale in the subdivision and was on the market for two years and nine months. Mr. Williams stated that the selling price of the subject property was similar in price to the comparable sales he provided in his presentation. Mr. Williams continued that there were significant measurement discrepancies in the assessment given by Tyler Technologies and that the property has various unfavorable characteristics providing more reason to lower the assessed value. Mr. Williams believed that the value of comparable sales provided by Tyler Technologies were significantly higher than the comparable sales he was able to find himself. Mr. Williams ended his closing by stating recent sales do not show a rise in market value and based on the information presented the value of the subject property should be reduced.

Mr. Keeler closed by stating that assessment staff have valued the subject property at \$525,600 and the average price per square foot on the subject property is below average. Mr. Keeler ended his closing by stating based on those reasons provided it is believed that the current assessed value is correct.

M25-38 Close Property Hearing 234-5.00-564.00 Record **A Motion was made by Ms. Wahner, seconded by Ms. Angel to close the record on Property Hearing 234-5.00-654.00 – David and Pauline Williams – 30839 Park Terrace Lewes, DE 19958.**

Motion Adopted: 5 Yeas

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

M25-39 Deny Property Hearing 334-20.00-18.00 **A Motion was made by Ms. Angel, seconded by Mr. Davis to deny Property Hearing 234-5.00-654.00 – David and Pauline Williams – 30839 Park Terrace Lewes, DE 19958.**

Motion Adopted: 5 Yeas

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

**M25-40
Adjourn**

A Motion was made by Ms. Wahner, seconded by Mr. Davis to adjourn at 10:42 a.m.

Motion Adopted: 5 Yeas

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

Respectfully submitted,

**Casey Hall
Recording Secretary**

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



Outlook

Re: Negotiated Settlement Stipulation

From Jessica Case <jessicacase2003@gmail.com>

Date Thu 3/27/2025 8:41 AM

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

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

Good morning,

I can't seem to get my scanner to connect, so I'm not able to scan in the signed form. In lieu of that, I'm writing to confirm my acceptance of the assessed value of \$352,200 for my property at 32889 Vines Creek Road in Dagsboro.

Thanks

Jess Case

On Wed, Mar 26, 2025 at 2:38 PM Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov> wrote:

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

Dianne

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 32889 VINES CREEK RD****Parcel ID: 134-11.00-4.00****Class: Single Family Dwelling**

Card: 1 of 5

Printed: March 28, 2025

CURRENT OWNER

CASE GARY
JESSICA CASE
32889 VINES CREEK RD
DAGSBORO DE 19939-4020

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR058
Alternate ID 134110000040000000
Vol / Pg 5173/50
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes**Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Traffic - Moderate	-10	99,000
Residual	AC	1.0600			17,490

Total Acres: 2.06
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	116,500	116,500	0	116,500
Building	0	260,300	208,300	0	260,340
Total	0	376,800	324,800	0	376,840

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag Market Approach
TD134DM1

Entrance Information

Date	ID	Entry Code	Source
03/20/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/08/22	202201674	6,360	A037 10x12 Shed 12x41 Carport Open C	
02/12/14	201401054	12,480	A027 24x40 Detached Garage	
05/29/03	10572-1	2,300	D010 A-Roof-Clarksville Rt 26	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/19	195,000			5173/50	Deed	CASE GARY

Situs : 32889 VINES CREEK RD

Parcel Id: 134-11.00-4.00

Class: Single Family Dwelling

Card: 1 of 5

Printed: March 28, 2025

Dwelling Information

Style	Cape Cod	Year Built	1948
Story height	1	Eff Year Built	
Attic	Unfinished	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x		
Color		In-law Apt	No

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

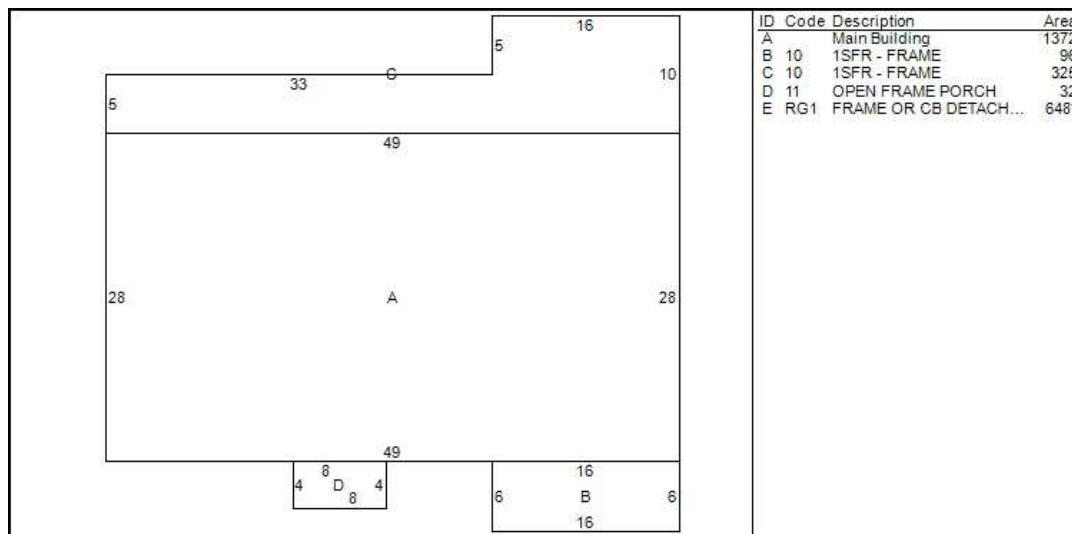
Grade & Depreciation

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

Dwelling Computations

Base Price	251,583	% Good	69
Plumbing	7,360	% Good Override	
Basement	-13,960	Functional	
Heating	20,870	Economic	
Attic	13,700	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	.85
Subtotal	279,550	Additions	17,000
Ground Floor Area	1,372		
Total Living Area	1,793	Dwelling Value	178,400

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	18 x	36	648	1	1948	C	F	8,360

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number	Unit Level	Unit Parking	Model (MH)
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000
1100	1100	1100	1100
1200	1200	1200	1200
1300	1300	1300	1300
1400	1400	1400	1400
1500	1500	1500	1500
1600	1600	1600	1600
1700	1700	1700	1700
1800	1800	1800	1800
1900	1900	1900	1900
2000	2000	2000	2000
2100	2100	2100	2100
2200	2200	2200	2200
2300	2300	2300	2300
2400	2400	2400	2400
2500	2500	2500	2500
2600	2600	2600	2600
2700	2700	2700	2700
2800	2800	2800	2800
2900	2900	2900	2900
3000	3000	3000	3000
3100	3100	3100	3100
3200	3200	3200	3200
3300	3300	3300	3300
3400	3400	3400	3400
3500	3500	3500	3500
3600	3600	3600	3600
3700	3700	3700	3700
3800	3800	3800	3800
3900	3900	3900	3900
4000	4000	4000	4000
4100	4100	4100	4100
4200	4200	4200	4200
4300	4300	4300	4300
4400	4400	4400	4400
4500	4500	4500	4500
4600	4600	4600	4600
4700	4700	4700	4700
4800	4800	4800	4800
4900	4900	4900	4900
5000	5000	5000	5000
5100	5100	5100	5100
5200	5200	5200	5200
5300	5300	5300	5300
5400	5400	5400	5400
5500	5500	5500	5500
5600	5600	5600	5600
5700	5700	5700	5700
5800	5800	5800	5800
5900	5900	5900	5900
6000	6000	6000	6000
6100	6100	6100	6100
6200	6200	6200	6200
6300	6300	6300	6300
6400	6400	6400	6400
6500	6500	6500	6500
6600	6600	6600	6600
6700	6700	6700	6700
6800	6800	6800	6800
6900	6900	6900	6900
7000	7000	7000	7000
7100	7100	7100	7100
7200	7200	7200	7200
7300	7300	7300	7300
7400	7400	7400	7400
7500	7500	7500	7500
7600	7600	7600	7600
7700	7700	7700	7700
7800	7800	7800	7800
7900	7900	7900	7900
8000	8000	8000	8000
8100	8100	8100	8100
8200	8200	8200	8200
8300	8300	8300	8300
8400	8400	8400	8400
8500	8500	8500	8500
8600	8600	8600	8600
8700	8700	8700	

Unit Location
Unit View
Model Make (MH)

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 32889 VINES CREEK RD****Parcel ID: 134-11.00-4.00****Class: Single Family Dwelling**

Card: 2 of 5

Printed: March 28, 2025

CURRENT OWNERCASE GARY
JESSICA CASE
32889 VINES CREEK RD
DAGSBORO DE 19939-4020**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR058
Alternate ID 134110000040000000
Vol / Pg 5173/50
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Traffic - Moderate	-10	99,000
Residual	AC	1.0600			17,490

Total Acres: 2.06
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	116,500	116,500	0	116,500
Building	0	260,300	208,300	0	260,340
Total	0	376,800	324,800	0	376,840

Manual Override Reason
Base Date of Value
Effective Date of ValueValue Flag TD134DM1
Market Approach**Entrance Information**

Date	ID	Entry Code	Source
03/20/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/08/22	202201674	6,360	A037 10x12 Shed 12x41 Carport Open C	
02/12/14	201401054	12,480	A027 24x40 Detached Garage	
05/29/03	10572-1	2,300	D010 A-Roof-Clarksville Rt 26	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/19	195,000			5173/50	Deed	CASE GARY



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 32889 VINES CREEK RD

Parcel Id: 134-11.00-4.00

Class: Single Family Dwelling

Card: 2 of 5

Printed: March 28, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

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

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Garage Poe	22 x	40	880	1	2000	C	A	18,310

Condominium / Mobile Home Information

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 32889 VINES CREEK RD

Parcel ID: 134-11.00-4.00

Class: Single Family Dwelling

Card: 3 of 5

Printed: March 28, 2025

CURRENT OWNER

CASE GARY
JESSICA CASE
32889 VINES CREEK RD
DAGSBORO DE 19939-4020

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR058
Alternate ID 134110000040000000
Vol / Pg 5173/50
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes



Land Information

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Traffic - Moderate	-10	99,000
Residual	AC	1.0600			17,490

Total Acres: 2.06
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	116,500	116,500	0	116,500
Building	0	260,300	208,300	0	260,340
Total	0	376,800	324,800	0	376,840

Value Flag TD134DM1
Market Approach

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
03/20/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/08/22	202201674	6,360	A037 10x12 Shed 12x41 Carport Open C	
02/12/14	201401054	12,480	A027 24x40 Detached Garage	
05/29/03	10572-1	2,300	D010 A-Roof-Clarksville Rt 26	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/19	195,000			5173/50	Deed	CASE GARY



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 32889 VINES CREEK RD

Parcel Id: 134-11.00-4.00

Class: Single Family Dwelling

Card: 3 of 5

Printed: March 28, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

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

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Carport	12 x	40	480	1	2000	C	A	1,810

Condominium / Mobile Home Information

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

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 32889 VINES CREEK RD****Parcel ID: 134-11.00-4.00****Class: Single Family Dwelling**

Card: 4 of 5

Printed: March 28, 2025

CURRENT OWNERCASE GARY
JESSICA CASE
32889 VINES CREEK RD
DAGSBORO DE 19939-4020**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR058
Alternate ID 134110000040000000
Vol / Pg 5173/50
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Traffic - Moderate	-10	99,000
Residual	AC	1.0600			17,490

Total Acres: 2.06
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	116,500	116,500	0	116,500
Building	0	260,300	208,300	0	260,340
Total	0	376,800	324,800	0	376,840

Value Flag Market Approach
TD134DM1**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
03/20/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/08/22	202201674	6,360	A037 10x12 Shed 12x41 Carport Open C	
02/12/14	201401054	12,480	A027 24x40 Detached Garage	
05/29/03	10572-1	2,300	D010 A-Roof-Clarksville Rt 26	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/19	195,000			5173/50	Deed	CASE GARY



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 32889 VINES CREEK RD

Parcel Id: 134-11.00-4.00

Class: Single Family Dwelling

Card: 4 of 5

Printed: March 28, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

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

Building Notes

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Metal Shed	8 x	20	160	1	1948	C	A	640

Condominium / Mobile Home Information

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



RESIDENTIAL PROPERTY RECORD CARD 2099

SUSSEX COUNTY

Situs : 32889 VINES CREEK RD

Parcel ID: 134-11.00-4.00

Class: Single Family Dwelling

Card: 5 of 5

Printed: March 28, 2025

CURRENT OWNER

CASE GARY
JESSICA CASE
32889 VINES CREEK RD
DAGSBORO DE 19939-4020

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR058
Alternate ID 134110000040000000
Vol / Pg 5173/50
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes



Land Information

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Traffic - Moderate	-10	99,000
Residual	AC	1.0600			17,490

Total Acres: 2.06
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	116,500	116,500	0	116,500
Building	0	260,300	208,300	0	260,340
Total	0	376,800	324,800	0	376,840

Value Flag TD134DM1
Market Approach

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
03/20/23	EBC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/08/22	202201674	6,360	A037 10x12 Shed 12x41 Carport Open C	
02/12/14	201401054	12,480	A027 24x40 Detached Garage	
05/29/03	10572-1	2,300	D010 A-Roof-Clarksville Rt 26	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/19/19	195,000			5173/50	Deed	CASE GARY



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 32889 VINES CREEK RD

Parcel Id: 134-11.00-4.00

Class: Single Family Dwelling

Card: 5 of 5

Printed: March 28, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

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

Building Notes

Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-12.00-3417.00

Sussex County Board of Assessment VS Sharon Macuci 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: \$570,600

Stipulated Value: \$519,700

Date: 3/17/2025

Signature of Owner or duly authorized agent: Sharon A. Macuci

Printed Name: Sharon A. MACUCI

Date: 3/7/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-12.00-3417.00. The adjustment reflects a change in grade and square footage that brings the assessed value to \$519,700.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 32166 FORT DUPONT DR****Parcel ID: 134-12.00-3417.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERMACUCI SHARON A TTEE
LIV TR
32166 FORT DUPONT DR
MILLVILLE DE 19967**GENERAL INFORMATION**Living Units 1
Neighborhood 1TR005
Alternate ID
Vol / Pg 5062/187
District
Zoning
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.0909		100,220

Total Acres: .0909
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	100,200	100,200	0	100,200
Building	0	419,500	337,200	0	419,540
Total	0	519,700	437,400	0	519,740

Value Flag Market Approach
TD134DM5**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
04/24/24	JTS	Data Mailer Change	Owner
01/17/23	RSD	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/28/22	202204324	4,000	A106 Enclose Porch W Windows	
02/20/17	201701501	5,100	A085 16x40 Paver Patio	
04/25/16	201604411	0	TEST Mv 3565	
03/29/16	201603164	161,873	A006 40x57, 20x20 Garage, 10x12 Scre	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/21/19				5062/187	Deed	MACUCI SHARON A TTEE
10/10/16	334,990			4607/138		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 32166 FORT DUPONT DR

Parcel Id: 134-12.00-3417.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Twnhse Interior	Year Built	2016
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	4	Full Baths	2
Family Rooms		Half Baths	1
Kitchens		Extra Fixtures	2
Total Rooms	6		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

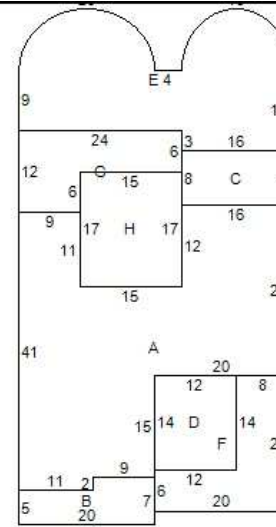
Grade & Depreciation

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

Dwelling Computations

Base Price	289,494	% Good	97
Plumbing	9,840	% Good Override	
Basement	-25,360	Functional	
Heating	24,010	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	297,980	Additions	48,200
Ground Floor Area	1,133		
Total Living Area	2,649	Dwelling Value	337,200

Building Notes



ID	Code	Description	Area
A		Main Building	1133
B	11	OPEN FRAME PORCH	118
C	10	1SFR - FRAME	128
D	13/18	FRAME GARAGE/UNFINI...	168
E	33	MASONRY PATIO	154
F	13	FRAME GARAGE	232
G	12	ENCLOSED FRAME POR...	198
H	10	1SFR - FRAME	255

Outbuilding Data

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

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-13.20-177.00-7


Sussex County Board of Assessment VS Joshua & Allison Broder
(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: \$ 1,568,100

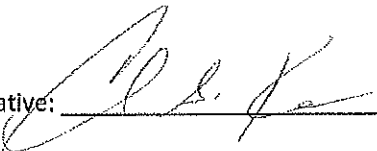
Stipulated Value: \$ 1,290,600

Date: 3/21/25

Signature of Owner or duly authorized agent: 

Printed Name: Josh Broder

Date: 3/12/25

Signature of Sussex County Government Representative: 

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-13.20-177.00-7. The adjustment reflects a change in economic depreciation that brings the assessed value to \$1,290,600.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 98 GARFIELD PKWY 307

Parcel ID: 134-13.20-177.00-7

Class: Residential - Condo

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNER

BRODER JOSHUA M
ALISON L BORDER
20 CHARLES MARY DRIVE
HIGGANUM CT 06441

GENERAL INFORMATION

Living Units 1
Neighborhood 1BR101C
Alternate ID 134132001770000007
Vol / Pg 4650/70
District
Zoning TOWN CODES
Class Residential

Property Notes

COMMON LAND PCT - ESTIMATED



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.0323	Waterview - O	181,970

Total Acres: .0323
Spot:

Location: 13 EXCEL LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	182,000	182,000	0	0
Building	0	1,108,600	1,108,600	0	0
Total	0	1,290,600	1,290,600	0	0

Value Flag Cost Approach
RANDOM 6.26.24

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
07/13/24	JTS	Data Mailer Change	Owner
03/05/24	MXG	Occupant Not At Home	Other
11/30/22	ANW	Estimated	Estimated

Permit Information

Date Issued	Number	Price	Purpose	% Complete
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Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
01/11/17	875,000			4650/70		
05/10/13						
08/17/09	775,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 98 GARFIELD PKWY 307

Parcel Id: 134-13.20-177.00-7

Class: Residential - Condo

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Condo Flat	Year Built	2009
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

Grade	B-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	68
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	297,892	% Good	94
Plumbing	11,780	% Good Override	
Basement	-36,530	Functional	
Heating	24,710	Economic	68
Attic	0	% Complete	100
Other Features	1,700	C&D Factor	
		Adj Factor	5.76
Subtotal	299,550	Additions	1,000
Ground Floor Area	1,689		
Total Living Area	1,689	Dwelling Value	1,108,600

Building Notes

Outbuilding Data

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

Condominium / Mobile Home Information

Complex Name
Condo ModelUnit Number 7
Unit Level
Unit Parking
Model (MH)Unit Location 2
Unit View Waterview-Ocean
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-18.00-210.00

Sussex County Board of Assessment VS Kathleen Prior 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: \$ 700,100

Stipulated Value: \$ 549,000

Date: 3-17-25

Signature of Owner or duly authorized agent: K Prior

Printed Name: Kathleen Prior

Date: 3/12/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' information submitted and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-18.00-210.00. The adjustment reflects a change in grade, square footage and economic depreciation that brings the assessed value to \$549,000.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 31843 SHAD CREEK WAY****Parcel ID: 134-18.00-210.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERPRIOR KATHLEEN TTEE REV LIV TR
31843 SHAD CREEK WAY
FRANKFORD DE 19945**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR078
Alternate ID 13418002100000000
Vol / Pg 6174/228
District
Zoning GENERAL RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1800			75,260

Total Acres: .18
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	75,300	75,300	0	75,300
Building	0	473,700	473,700	0	427,130
Total	0	549,000	549,000	0	502,430

Manual Override Reason
Base Date of Value
Effective Date of Value**Value Flag** Cost Approach
RANDOM1 7.22.24**Entrance Information**

Date	ID	Entry Code	Source
07/08/24	MEP	Occupant Not At Home	Other
05/17/24	GRS	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
04/22/24	202405243	1,680	A017	10x12 Screen Porch Under Existin
12/07/23	202316659	166,675	A205	Dover-2 Sty Sfd 70x39; Att Gar 24;

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/25/24	564,990			6174/228	Deed	PRIOR KATHLEEN TTEE REV LIV TR



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 31843 SHAD CREEK WAY

Parcel Id: 134-18.00-210.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Cape Cod	Year Built	2024
Story height	1.25	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

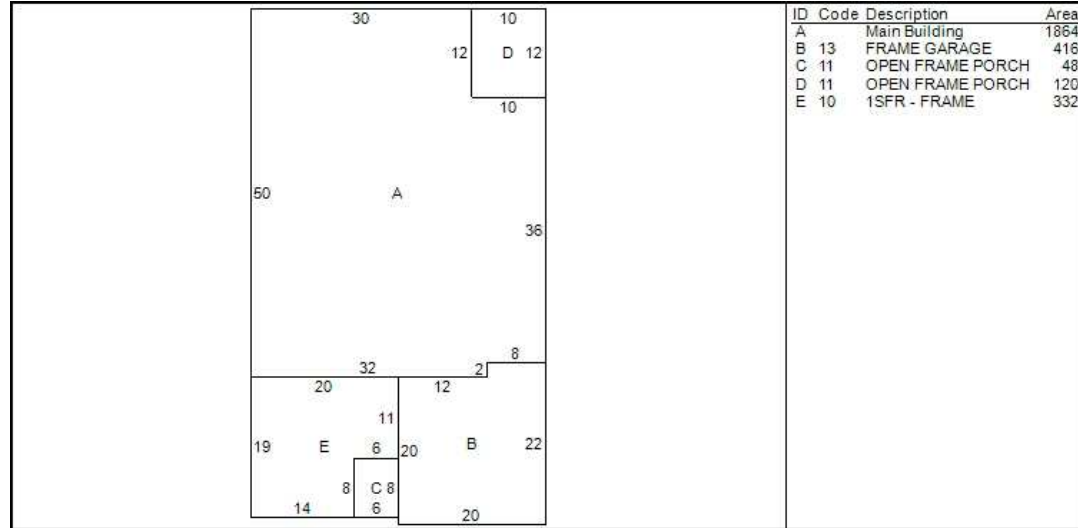
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	94
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	370,549	% Good	100
Plumbing	11,250	% Good Override	
Basement	-37,870	Functional	
Heating	30,740	Economic	94
Attic	0	% Complete	100
Other Features	1,620	C&D Factor	
		Adj Factor	1.22
Subtotal	376,290	Additions	34,600
Ground Floor Area	1,864		
Total Living Area	2,662	Dwelling Value	473,700

Building Notes



Outbuilding Data

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

Complex Name
Condo 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 134-22.00-5.01-58

Sussex County Board of Assessment VS Danise & Craig Pernick 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: \$ 992,100

Stipulated Value: \$ 890,200

Date: 3/18/25

Signature of Owner or duly authorized agent: Craig A. Pernick Denise S. Pernick

Printed Name: CRAIG A. PERNICK, DENISE S. PERNICK

Date: 3/18/25

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 pictures, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-22.00-5.01-58. The adjustment reflects a change in economic depreciation that brings the assessed value to \$890,200.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 40062 GRANT DR 58

Parcel ID: 134-22.00-5.01-58

Class: Residential - Condo

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNER

PERNICK DENISE S CRAIG A TTEE REV TR
3810 WILLIAMS LN
CHEVY CHASE MD 20815

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR172C
Alternate ID 134220000050100058
Vol / Pg 5806/149
District
Zoning HIGH DENSITY RESIDEN'
Class Residential

Property Notes

COMMON LAND PCT - ESTIMATED



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1666	Waterfront - Ba Traffic - Heavy	141,550

Total Acres: .1666
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	141,600	141,600	0	0
Building	0	748,600	748,600	0	0
Total	0	890,200	890,200	0	0

Value Flag Cost Approach
TD134DM16

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
12/21/22	LBM	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/28/08	21505-1	23,500	D010 Siding-Kings Grant Unit 58	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/16/22			Invalid Sale - Tyler	5806/149	Deed	PERNICK DENISE S CRAIG A TTEE REV T
07/03/07	700,000			3469/222		
05/29/01	400,000					
11/02/99	287,500					
06/08/95	231,750					
12/03/91	201,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 40062 GRANT DR 58

Parcel Id: 134-22.00-5.01-58

Class: Residential - Condo

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Twnhse Interior	Year Built	2000
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x		
Color		In-law Apt	No

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

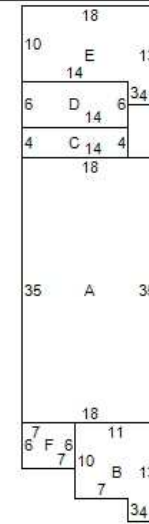
Grade & Depreciation

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

Dwelling Computations

Base Price	227,750	% Good	89
Plumbing	14,730	% Good Override	
Basement	-15,960	Functional	
Heating	18,890	Economic	88
Attic	0	% Complete	100
Other Features	1,550	C&D Factor	
		Adj Factor	3.63
Subtotal	246,960	Additions	12,800
Ground Floor Area	630		
Total Living Area	1,728	Dwelling Value	748,600

Building Notes



ID	Code	Description	Area
A		Main Building	630
B	10/63	1SFR - FRAME/1/4S FRA...	122
C	11/53	OPEN FRAME PORCH/B...	56
D	11	OPEN FRAME PORCH	84
E	31	WOOD DECK	192
F	31	WOOD DECK	42

Outbuilding Data

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

Complex Name
Condo Model**Unit Number** 58
Unit Level
Unit Parking
Model (MH)**Unit Location** 3
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-8.00-571.00

Sussex County Board of Assessment VS James & Dranoel Hynes

(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: \$ 1,012,200

Stipulated Value: \$ 854,700

Date: March 22, 2025

Signature of Owner or duly authorized agent: Dranoel Hynes

Printed Name: Dranoel Hynes

Date: 3/11/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-8.00-571.00. The adjustment reflects a change in the review code that brings the assessed value to \$854,700.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 30866 BLUE WATER CT****Parcel ID: 134-8.00-571.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERHYNES JAMES C & DRANOEL E HYNES
14516 ANTIGONE DR
NORTH POTOMAC MD 20878**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR053
Alternate ID 134080005710000000
Vol / Pg 3437/84
District
Zoning MEDIUM RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.4097	Waterview - Tic		212,130
Wetland/Waste	AC 0.2000			60

Total Acres: .6097
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	212,200	212,200	0	212,200
Building	0	642,500	800,000	0	642,470
Total	0	854,700	1,012,200	0	854,670

Manual Override Reason
Base Date of Value
Effective Date of ValueValue Flag Market Approach
TD134DM10**Entrance Information**

Date	ID	Entry Code	Source
05/14/24	JXL	Data Mailer Change	Owner
03/15/23	HMC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/26/09	24722-2	5,576	D010 Open Deck-White Creek @ Bethar	
10/31/06	24722-1	221,719	D010 Dwelling W/Additions-White Creek	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/16/07	763,171			3437/84		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30866 BLUE WATER CT

Parcel Id: 134-8.00-571.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Conventional	Year Built	2007
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

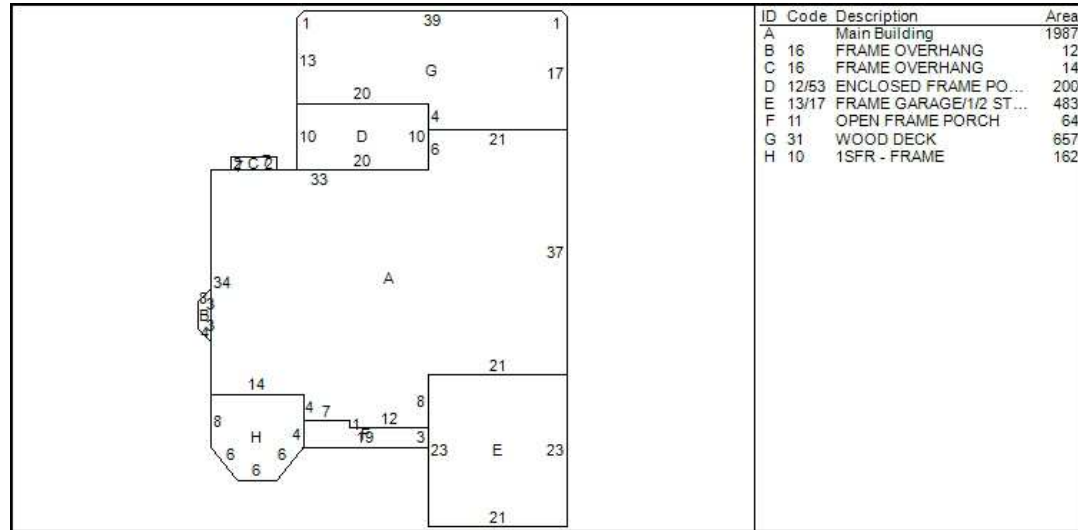
Grade & Depreciation

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

Dwelling Computations

Base Price	542,989	% Good	93
Plumbing	16,740	% Good Override	
Basement	-47,570	Functional	
Heating	45,040	Economic	
Attic	0	% Complete	100
Other Features	3,990	C&D Factor	
		Adj Factor	1.365
		Additions	64,200
Subtotal	561,190		
Ground Floor Area	1,987		
Total Living Area	4,004	Dwelling Value	800,000

Building Notes



Outbuilding Data

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

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 134-9.00-265.00

Sussex County Board of Assessment VS Kenneth & Carol Niehaus

(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: \$994,600

Stipulated Value: \$837,600

Date: 3/18/2025

Signature of Owner or duly authorized agent: Kenneth P. Niehaus

Printed Name: _____

Date: 3/11/25

Signature of Sussex County Government Representative: Christopher S. Koeler

Printed Name: Christopher S. Koeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 134-9.00-265.00. The adjustment reflects a change in grade and functional depreciation that brings the assessed value to \$837,600.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 38155 MARTINS WAY****Parcel ID: 134-9.00-265.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERNIEHAUS KENNETH P
CAROL L NIEHAUS
38155 MARTINS WAY
OCEAN VIEW DE 19970**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR057
Alternate ID 134090002650000000
Vol / Pg 2570/213
District
Zoning GENERAL RESIDENTIAL
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1458	Waterfront - Ca	290,470

Total Acres: .1458
Spot:

Location: 12 VERY GD LOCATION (POS INFL

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	290,500	290,500	0	290,500
Building	0	547,100	547,100	0	678,490
Total	0	837,600	837,600	0	968,990

Value Flag Cost Approach
TD134DM10**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
05/03/24	JTS	Data Mailer Change	Owner
05/08/23	KEK	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/05/17	201705972	7,000	A086	172 Linear Ft 72" White Vinyl Fenc
06/12/14	201405323	0	TEST	Cn 1633
05/09/14	201404219	18,906	A186	24 Roof Mount Solar Panels
11/08/13	201313069	170,211	A007	2 Story Sfd 56x30, 30x37 Garage,
05/25/88	25373-2	0	D010	Renew Permit 94303-Cox'S Dev.Li

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/07/01	94,000			2570/213		
12/14/95	2					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 38155 MARTINS WAY

Parcel Id: 134-9.00-265.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Conventional	Year Built	2013
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	E3-Res EI (2-Stops)
Masonry Trim	x		
Color		In-law Apt	No

Basement

Basement	Partial	# Car Bsmt Gar	2
FBLA Size	688	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

Heat Type	Central Full Ac	Stacks	
Fuel Type	Gas	Openings	
System Type	Geothermal	Pre-Fab	1

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

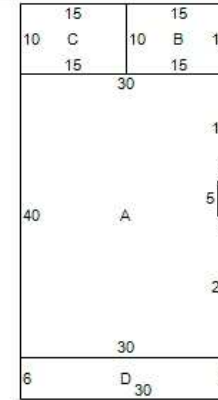
Grade & Depreciation

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

Dwelling Computations

Base Price	300,800	% Good	96
Plumbing	15,470	% Good Override	
Basement	-7,460	Functional	
Heating	24,950	Economic	90
Attic	0	% Complete	100
Other Features	43,280	C&D Factor	
		Adj Factor	1.5
Subtotal	377,040	Additions	26,800
Ground Floor Area	1,190		
Total Living Area	2,530	Dwelling Value	528,800

Building Notes



ID	Code	Description	Area
A		Main Building	1190
B	11/11/10	OPEN FRAME PORCH...	150
C	50/11/11	BASEMENT/OPEN FR...	150
D	50/11/11	BASEMENT/OPEN FR...	180
E	BK1	BULKHEAD	50'
F	BD1	BOAT DOCK(WOOD T...	400'

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Bulkhead	1 x 50		50	1	2013	C	A	5,560
Boat Dock	8 x 50		400	1	2013	C	A	12,760

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 135-19.08-135.00

Sussex County Board of Assessment VS Susannah 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: \$ 273,100

Stipulated Value: \$ 258,400

Date: 03/26/2025

Signature of Owner or duly authorized agent: Susannah Griffin

AuthentiSIGN

3/26/2025 3:52:12 PM ADT

Printed Name: Susannah Griffin

Date: 3/15/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 135-19.08-135.00. The adjustment reflects a change in grade and square footage that brings the assessed value to \$258,400.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 115 W MARKET ST****Parcel ID: 135-19.08-135.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERGRIFFIN SUSANNAH L
21897 LAVENDER LN
LEWES DE 19958**GENERAL INFORMATION**Living Units 1
Neighborhood 1LR007
Alternate ID 135190801350000000
Vol / Pg 2857/64
District
Zoning TOWN CODES
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.4408		71,100

Total Acres: .4408
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	71,100	71,100	0	71,100
Building	0	187,300	158,100	0	187,320
Total	0	258,400	229,200	0	258,420

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag Market Approach
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
06/09/22	TT	Total Refusal	Owner
06/06/22	TT	Total Refusal	Owner
11/03/21	KVM	Info At Door	Tenant

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/03/03	28328-2	15,000	D010	Windows/Int Remodel-Plan Of Gec
03/11/87	28328-1	9,000	D010	Addition-115 W.Market St.

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
07/03/03	99,000			2857/64		
09/04/84	57,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 115 W MARKET ST

Parcel Id: 135-19.08-135.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Cape Cod	Year Built	1973
Story height	1.25	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Central Full Ac	Stacks	
Fuel Type	Oil	Openings	
System Type	Hot Water Baseboard	Pre-Fab	

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

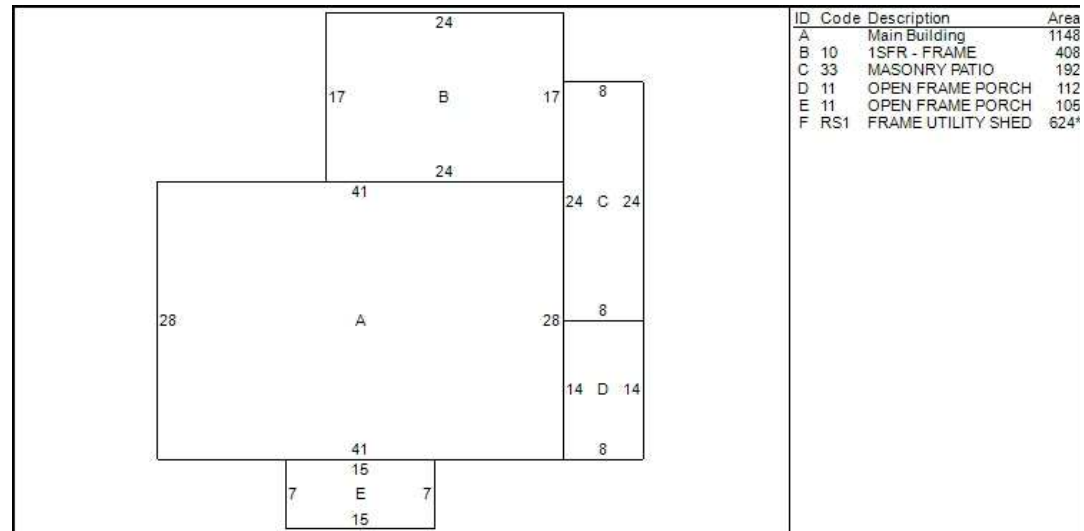
Grade & Depreciation

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

Dwelling Computations

Base Price	214,876	% Good	56
Plumbing	6,030	% Good Override	
Basement	-9,930	Functional	
Heating	17,820	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.09
		Additions	14,000
Subtotal	228,800		
Ground Floor Area	1,148		
Total Living Area	1,843	Dwelling Value	154,900

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	48 x 13		624	1	2000	C	A	3,200

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 230-8.00-14.00

Sussex County Board of Assessment VS Patricia & Jeffrey Miele
(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: \$751,100

Stipulated Value: \$473,800

Date: 3/26/25

Signature of Owner or duly authorized agent: Patricia Miele Jeffrey Miele

Printed Name: Patricia Miele Jeffrey Miele

Date: 3/11/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 230-8.00-14.00. The adjustment reflects a change in grade and functional depreciation that brings the assessed value to \$473,800.

**RESIDENTIAL PROPERTY RECORD CARD** 2099**SUSSEX COUNTY****Situs : 23189 ARGOS CORNER RD****Parcel ID: 230-8.00-14.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNER

MIELE PATRICIA J
JEFFREY MIELE
23189 ARGOS CORNER RD
MILFORD DE 19963

GENERAL INFORMATION

Living Units 1
Neighborhood 4AR009
Alternate ID 230080000140000000
Vol / Pg 5531/112
District
Zoning GENERAL RESIDENTIAL
Class Residential

Property Notes**Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Traffic - Moderate	-20	76.460

Total Acres: 1
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	76,500	76,500	0	76,500
Building	0	397,300	397,300	0	441,420
Total	0	473,800	473,800	0	517,920

Value Flag Cost Approach
TD230DM3

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
07/31/23	SME	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/19/20	201914322	148,708	A007	1 St Dw 40x81, Att Gar 24x25, Por
10/15/19	201911532	11,232	A027	24 X 36 Dtt Gar (Pole Barn)
03/16/17	201702476	7,550	A086	Replacing 11 Windows 2 Doors
10/13/16	201610709	2,400	A037	12' X 16' Det. Shed
08/14/02	33031-4	720	D010	Shed-Ne/Rt14 Intersection Sw/Rd2

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/17/21			Invalid Sale - Tyler	5531/112	Deed	MIELE PATRICIA J
12/13/17				4813/206	Deed	MIELE PATRICIA J
06/26/87	14,000			0/0		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 23189 ARGOS CORNER RD

Parcel Id: 230-8.00-14.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Ranch	Year Built	2020
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

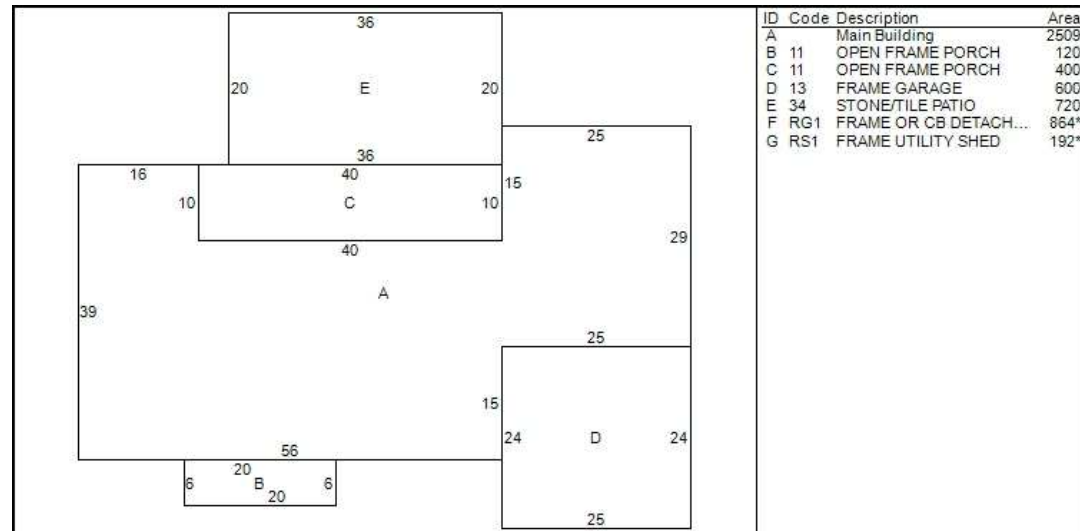
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	64
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	398,687	% Good	99
Plumbing	9,840	% Good Override	
Basement	-22,110	Functional	64
Heating	33,070	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.24
		Additions	27,000
Subtotal	419,490		
Ground Floor Area	2,509		
Total Living Area	2,509	Dwelling Value	363,100

Building Notes



ID	Code	Description	Area
A		Main Building	2509
B	11	OPEN FRAME PORCH	120
C	11	OPEN FRAME PORCH	400
D	13	FRAME GARAGE	800
E	34	STONE/TILE PATIO	720
F	RG1	FRAME OR CB DETACH...	864*
G	RS1	FRAME UTILITY SHED	192*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	24 x 36		864	1	2019	C	F	33,260
Frame Shed	12 x 16		192	1	2000	C	A	980

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 230-8.00-42.02

Sussex County Board of Assessment VS Frank & Lauren Fioravaniti
(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: \$ 733,000

Stipulated Value: \$ 625,000

March 26, 2026

Date: _____

Signature of Owner or duly authorized agent: Frank Fioravaniti

Printed Name: B. Frank Fioravaniti

Date: 3/10/25

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 230-8.00-42.02. The adjustment reflects a change in grade to the home and land depreciation that brings the assessed value to \$625,000.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 26614 FOWLER BEACH RD****Parcel ID: 230-8.00-42.02****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERFIORAVANITI BERNARDO FRANK IV
LAUREN FIORAVANITI
26614 FOWLER BEACH RD
MILFORD DE 19963**GENERAL INFORMATION**Living Units 1
Neighborhood 4AR009
Alternate ID 230800420200000
Vol / Pg
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Flood Zone	-10	86,020
Residual	AC	4.8600			71,340

Total Acres: 5.86
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	157,400	157,400	0	157,400
Building	0	467,600	467,600	0	534,150
Total	0	625,000	625,000	0	691,550

Value Flag Cost Approach
TD230DM3Manual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
08/23/24	SLM	Data Mailer No Change	Owner
08/14/24	SLM	Data Mailer Change	Owner
10/10/23	MAE	Estimated	Other
08/18/23	SME	Total Refusal	Estimated

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/18/20	202005611	117,377	A007	Changing Existing Dtt Gar(Pole Bu
01/03/20	201914471	15,888	A046	32 X 60 Farm Building (Farm Use I

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 : 26614 FOWLER BEACH RD

Parcel Id: 230-8.00-42.02

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Uncommon	Year Built	2020
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

Basement	Full	# Car Bsmt Gar	3
FBLA Size	728	FBLA Type	
Rec Rm Size	x	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

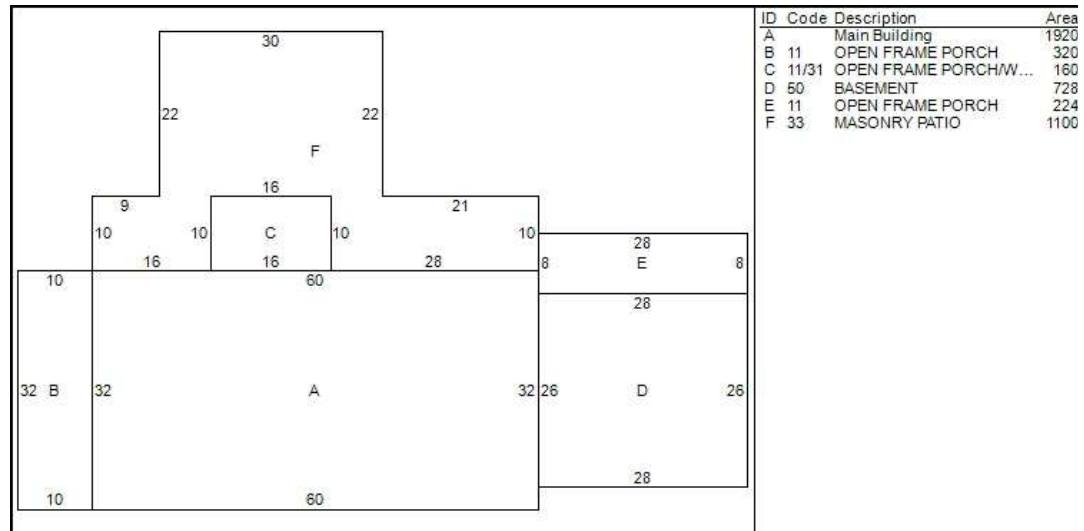
Grade & Depreciation

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

Dwelling Computations

Base Price	286,497	% Good	99
Plumbing	7,630	% Good Override	
Basement	0	Functional	
Heating	23,760	Economic	
Attic	0	% Complete	100
Other Features	33,580	C&D Factor	
		Adj Factor	1.24
Subtotal	351,470	Additions	29,100
Ground Floor Area	1,920		
Total Living Area	1,920	Dwelling Value	467,600

Building Notes



Outbuilding Data

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

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 234-29.00-29.00

Sussex County Board of Assessment VS Sterling Doughty & Tara Sammons-Doughty

(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: \$522,500

Stipulated Value: \$326,600

Date: 3/18/2025

Signature of Owner or duly authorized agent: *[Signature]*

Printed Name: Sterling A. Doughty

Date: 3/11/25

Signature of Sussex County Government Representative: *[Signature]*

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 234-29.00-29.00. The adjustment reflects a change in a portion of the land value to exempt per FAA application that brings the assessed value to \$326,600.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 30720 MOUNT JOY RD****Parcel ID: 234-29.00-29.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERDOUGHTY STERLING A REV TR
TARA SAMMONS-DOUGHTY REV TR
30720 MOUNT JOY RD
MILLSBORO DE 19966**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR033
Alternate ID
Vol / Pg 5793/294
District
Zoning
Class A**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000			80,000
Residual	AC	12.7200			195,940

Total Acres: 13.72
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	195,900	275,900	275,900	0	275,900
Building	0	246,600	246,600	0	337,840
Total	195,900	522,500	522,500	0	613,740

Value Flag Cost Approach
TD234DM18**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
06/06/22	TT	Total Refusal	Owner
02/11/22	JBV	Entrance Gained	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/03/23	202214278	213,018	A007 2 St Dw 71x54, Att Gar 20x23, Por	
09/08/22	202213103	109,668	A096 40 X 16 Inground Pool 137 Linear	
12/06/17	201712974	12,816	A017 28x28 Att Garage	
06/09/14	201405179	150,000	A082 50x50 Fenced In Compound Instal	
02/20/14	201401286	0	UP60 Special Use For Cell Tower	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/21/22			Invalid Sale - Tyler	5793/294	Deed	DOUGHTY STERLING A REV TR



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 30720 MOUNT JOY RD

Parcel Id: 234-29.00-29.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Ranch	Year Built	1945
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Brick	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

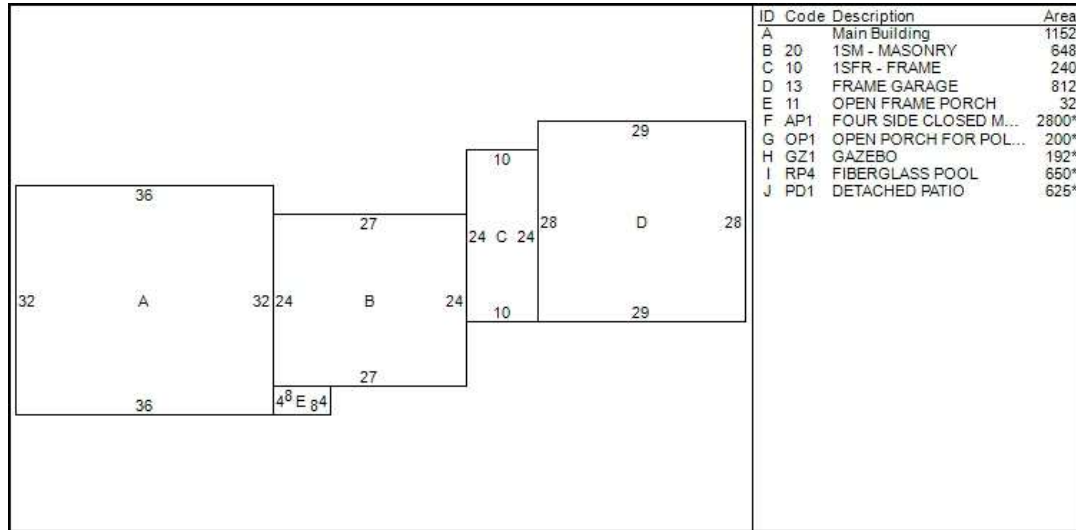
Grade & Depreciation

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

Dwelling Computations

Base Price	243,670	% Good	52
Plumbing	5,890	% Good Override	
Basement	0	Functional	
Heating	18,210	Economic	
Attic	0	% Complete	100
Other Features	1,700	C&D Factor	
		Adj Factor	1.09
		Additions	42,200
Subtotal	269,470		
Ground Floor Area	1,152		
Total Living Area	2,040	Dwelling Value	198,700

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Pole Bldg	40 x 70		2,800	1	1971	C	F	17,580
Ofp	10 x 20		200	1	1971	D	F	260
Gazebo	12 x 16		192	1	2021	C	A	6,890
Pool	x		650	1	2021	C	A	20,940
Det Patio	x		625	1	2000	C	A	2,270

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 234-30.00-284.00

Sussex County Board of Assessment VS Dick Ho & Marianne Yingst
(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: \$ 1,324,800

Stipulated Value: \$ 997,200

Date: 3/17/2025

Signature of Owner or duly authorized agent: Dick Ho

Printed Name: DICK HO

Date: 3/10/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 234-30.00-284.00. The adjustment reflects a change in grade, story height and functional depreciation that brings the assessed value to \$997,200.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 24477 BROOKSTONE PATH****Parcel ID: 234-30.00-284.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERHO DICK YUI-KWAN
MARYANNE YINGST
24477 BROOKSTONE PATH
MILLSBORO DE 19966**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR041
Alternate ID
Vol / Pg 4140/312
District
Zoning
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2440	Golf Course View Golf Course View	468,220

Total Acres: .244
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	468,200	468,200	0	468,200
Building	0	529,000	529,000	0	671,500
Total	0	997,200	997,200	0	1,139,700

Value Flag Cost Approach
TD234DM44**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
06/06/22	TT	Total Refusal	Owner
03/08/22	AJR	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
06/24/20	202006614	37,000	A107	Closing In Existing Porch W/ Wind
04/29/14	201403775	4,050	A017	10x18 S.Porch W/ 10x18 Deck Abc
03/08/13	201302710	0	TEST	Ln7024
11/26/12	201200505	197,466	A007	51x66.5=3382sf,21x25=604sfgara

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
06/24/13	719,871			4140/312		
11/26/12	247,500					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 24477 BROOKSTONE PATH

Parcel Id: 234-30.00-284.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Conventional	Year Built	2013
Story height	1.75	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Composite	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

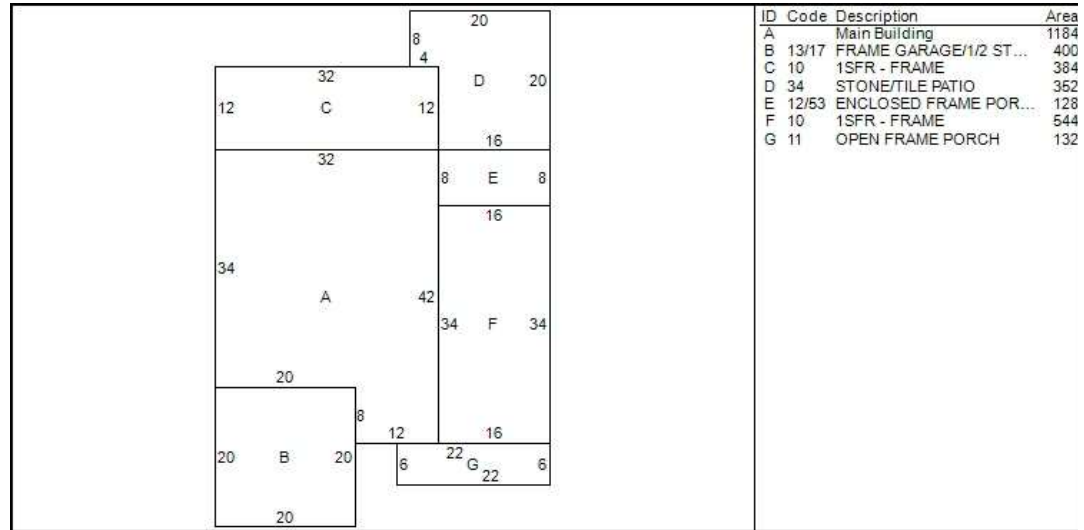
Grade & Depreciation

Grade	B	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	92
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	304,706	% Good	96
Plumbing	15,400	% Good Override	
Basement	-13,000	Functional	
Heating	25,280	Economic	92
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.4
Subtotal	332,390	Additions	84,300
Ground Floor Area	1,184		
Total Living Area	3,200	Dwelling Value	529,000

Building Notes



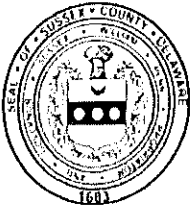
ID	Code	Description	Area
A		Main Building	1184
B	13/17	FRAME GARAGE/1/2 ST...	400
C	10	1SFR - FRAME	384
D	34	STONE/TILE PATIO	352
E	12/53	ENCLOSED FRAME POR...	128
F	10	1SFR - FRAME	544
G	11	OPEN FRAME PORCH	132

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 234-34.00-451.00

Sussex County Board of Assessment VS Robin & Jasper Haldeman

Robin Haldeman

Jasper Haldeman

(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: \$511,900

Stipulated Value: \$367,100

Date: _____

Signature of Owner or duly authorized agent: _____

Printed Name: _____

Date: 3/7/25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, our Assessment staff has conducted a review and adjusted the valuation of Parcel ID 234-34.00-451.00. The adjustment reflects a change in grade and the review code to market value that brings the assessed value to \$367,100.

RESIDENTIAL PROPERTY RECORD CARD

SUSSEX COUNTY

Situs : 22288 REEVE RD

Map ID: 234-34.00-451.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 3, 2025

CURRENT OWNER	GENERAL INFORMATION
HALDEMAN ROBIN ELVA JASPER HALDEMAN 22288 REEVE RD MILLSBORO DE 19966	Living Units 1 Neighborhood 1AR039 Alternate Id 23434004510000000 Vol / Pg 6193/330 District Zoning Class Residential



Property Notes
AG LAND USE: N

Land Information					
Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	.2200	Waterview - Le		52,010
Total Acres: .22					

Assessment Information					
	Assessed	Appraised	Cost	Income	Market
Land	0	52,000	52,000	0	52,000
Building	0	315,100	328,500	0	315,110
Total	0	367,100	380,500	0	367,110
Manual Override Reason					
Base Date of Value					
Effective Date of Value					
Value Flag	Market Approach				

Entrance Information			
Date	ID	Entry Code	Source
05/29/24	KEK	Vacant Land	Other
07/23/24	TSA	Vacant Land	Other
11/19/24	NMJ	Estimated	Estimated

Permit Information				
Date Issued	Number	Price	Purpose	% Complete
06/13/24	202408357	103,394	A205	Cali-1 Sty Sfd 39x54; Att Gar

Sales/Ownership History						
Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/29/24	407,690			6193/330	Deed	HALDEMAN ROBIN ELVA
07/26/24				6142/290	Deed	DR HORTON INC

RESIDENTIAL PROPERTY RECORD CARD

SUSSEX COUNTY

Situs : 22288 REEVE RD

Parcel Id: 234-34.00-451.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: April 3, 2025

Dwelling Information

Style Ranch

Year Built 2024

Story height 1

Eff Year Built

Attic None

Year Remodeled

Exterior Walls Alum/Vinyl

Amenities

Masonry Trim x

In-law Apt No

Color

Basement

Basement Slab

Car Bsmt Gar 0

FBLA Size x

FBLA Type

Rec Rm Size x

Rec Rm Type Single Family

Heating & Cooling

Heat Type Central Full Ac

Stacks

Fuel Type Electric

Openings

System Type Heat Pump

Pre-Fab

Room Detail

Bedrooms 4

Full Baths 2

Family Rooms

Half Baths 0

Kitchens 2

Extra Fixtures 2

Total Rooms 6

Kitchen Type Public

Bath Type

Kitchen Remod No

Bath Remod No

Adjustments

Int vs Ext Same

Unfinished Area

Cathedral Ceiling x

Unheated Area

Grade & Depreciation

Grade C

Market Adj

Condition Average

Functional

CDU AVERAGE

Economic

Cost & Design 0

% Good Ovr

% Complete 100

Dwelling Computations

Base Price 281,336

% Good 98

Plumbing 6,700

% Good Override

Basement -34,500

Functional

Heating 23,340

Economic

Attic 0

% Complete 100

Other Features 0

C&D Factor

Adj Factor 1.13

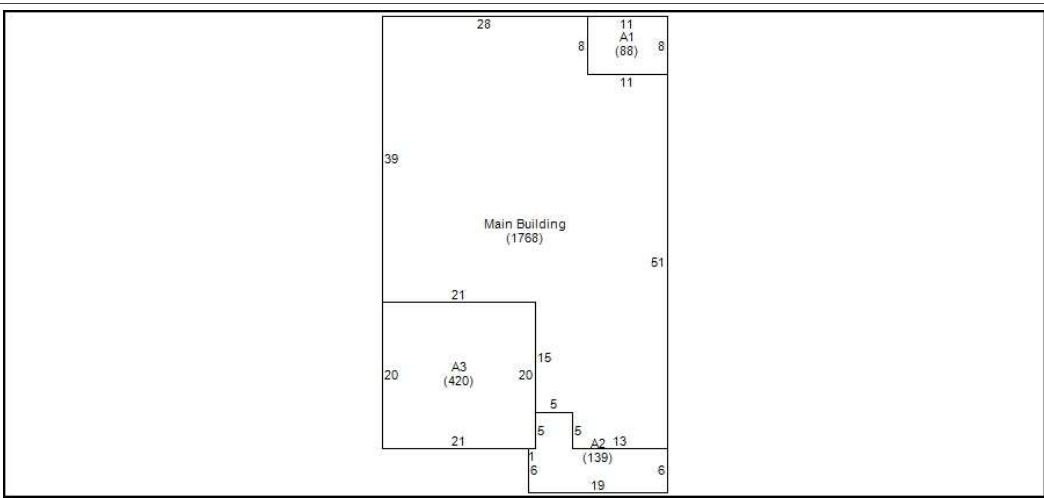
Subtotal 276,880

Additions 19,400

Ground Floor Area 1,768

Dwelling Value 328,500

Total Living Area 1,768



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

Condominium / Mobile Home Information

Complex Name

Number

Condo Model

Unit Number

Unit Type Ranch

Unit Level

Unit Location

Unit Parking

Unit View

Model (MH)

Model Make (MH)

Building Notes



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 234-6.00-725.00

Sussex County Board of Assessment VS Henry & Margaret Benaquista

(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: \$707,700

Stipulated Value: \$499,000

Date: 3/17/2025

Signature of Owner or duly authorized agent: Henry Benaquista

Printed Name: HENRY BENAQUISTA

Date: 3/11/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Kodar

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 234-6.00-725.00. The adjustment reflects a change in grade, story height, and condition that brings the assessed value to \$499,000.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 32432 N SQUIRREL RUN****Parcel ID: 234-6.00-725.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNER

BENAQUISTA HENRY
MARGARET BENAQUISTA
32432 N SQUIRREL RUN
LEWES DE 19958

GENERAL INFORMATION

Living Units 1
Neighborhood 6AR228
Alternate ID
Vol / Pg 3854/149
District
Zoning
Class Residential

Property Notes**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.1754	Waterview - L2	120,130

Total Acres: .1754
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	120,100	120,100	0	120,100
Building	0	378,900	378,900	0	426,150
Total	0	499,000	499,000	0	546,250

Value Flag Cost Approach
TD234DM35

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
06/06/22	TT	Total Refusal	Owner
04/19/22	MAC	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
02/07/17	201701100	0	9.7-Ft Var From Req 10-Ft Rear Fc	
10/09/14	201408949	1,000	A017 4x10 Attached Garage	
09/27/10	54860-1	165,278	D010 Dwelling W/Additions-Oakwood Vl	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/30/10	338,530			3854/149		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 32432 N SQUIRREL RUN

Parcel Id: 234-6.00-725.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Cape Cod	Year Built	2010
Story height	1.25	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

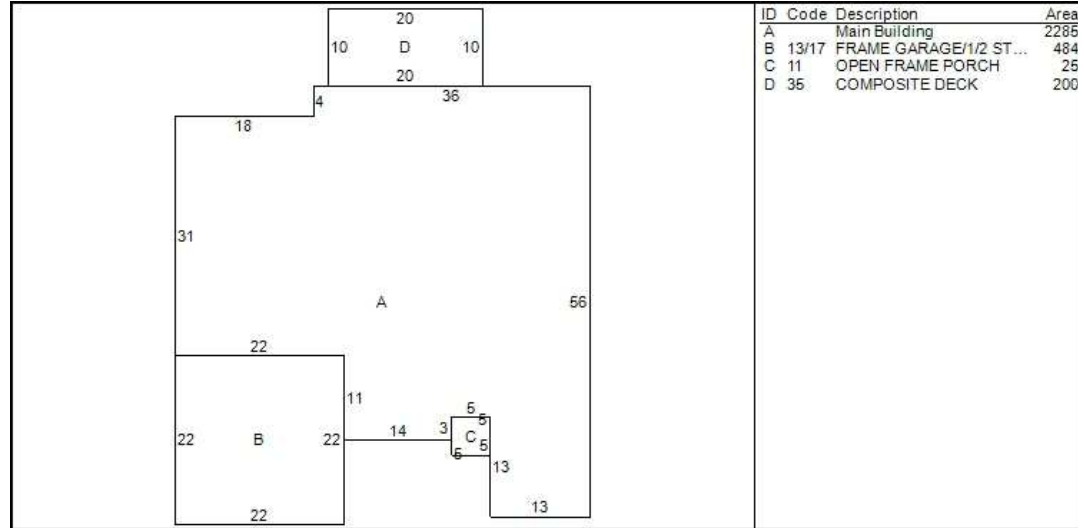
Grade & Depreciation

Grade	C+	Market Adj	75
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	440,937	% Good	94
Plumbing	14,060	% Good Override	75
Basement	-20,380	Functional	
Heating	36,580	Economic	
Attic	0	% Complete	100
Other Features	1,620	C&D Factor	
		Adj Factor	1
Subtotal	472,820	Additions	24,300
Ground Floor Area	2,285		
Total Living Area	3,098	Dwelling Value	378,900

Building Notes



Outbuilding Data

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

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 330-16.00-43.00

Sussex County Board of Assessment VS Brandon & Elizabeth Stombaugh
(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: \$528,800

Stipulated Value: \$493,100

Date: 3/26/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: BRANDON STOMBAUGH

Date: 3/16/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Kaeler

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 330-16.00-43.00. The adjustment reflects a change in grade and economic depreciation that brings the assessed value to \$493,100.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 7877 SUGAR MAPLE DR****Parcel ID: 330-16.00-43.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERSTOMBAUGH BRANDON L
ELIZABETH E STOMBAUGH
7877 SUGAR MAPLE DR
MILFORD DE 19963**GENERAL INFORMATION**Living Units 1
Neighborhood 4AR027
Alternate ID
Vol / Pg 4640/127
District
Zoning
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Flood Zone		80,400
Residual	AC	1.1100			18,590

Total Acres: 2.11
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	99,000	99,000	0	99,000
Building	0	394,100	394,100	0	441,960
Total	0	493,100	493,100	0	540,960

Value Flag Cost Approach
TD330DM3**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
08/07/24	KMB	Data Mailer Change	Owner
04/24/24	WPC	Info At Door	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/19/24	202410618	71,400	A096	20x40 Inground Swimming Pool, 1.
03/02/18	201801014	195,048	A007	1.5 St Dw 52 X 48 Att Gar 40 X 40.

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/21/16	50,000			4640/127		
06/23/14	40,500					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 7877 SUGAR MAPLE DR

Parcel Id: 330-16.00-43.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Cape Cod	Year Built	2019
Story height	1.25	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	3	Full Baths	2
Family Rooms		Half Baths	1
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	

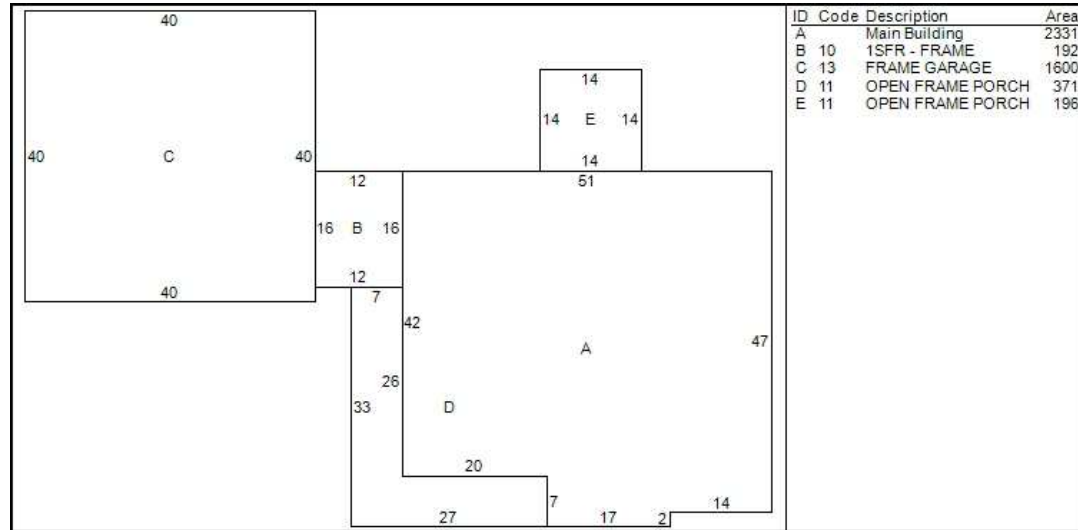
Grade & Depreciation

Grade	B-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	79
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	469,949	% Good	99
Plumbing	10,310	% Good Override	
Basement	-21,720	Functional	
Heating	38,980	Economic	79
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	.87
Subtotal	497,520	Additions	63,900
Ground Floor Area	2,331		
Total Living Area	3,106	Dwelling Value	394,100

Building Notes



ID	Code	Description	Area
A		Main Building	2331
B	10	1SFR - FRAME	192
C	13	FRAME GARAGE	1800
D	11	OPEN FRAME PORCH	371
E	11	OPEN FRAME PORCH	196

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 334-12.00-996.00

Sussex County Board of Assessment VS Charlie Breyer
(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: \$ 594,200

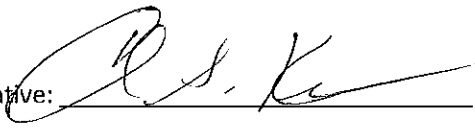
Stipulated Value: \$ 548,500

Date: _____

Signature of Owner or duly authorized agent: _____

Printed Name: _____

Date: 3/11/25

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 334-12.00-996.00. The adjustment reflects a change in review code and economic depreciation that brings the assessed value to \$548,500.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 19128 CHARTRES ST****Parcel ID: 334-12.00-996.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERBREYER CHARLES A
19128 CHARTRES ST
LEWES DE 19958**GENERAL INFORMATION**Living Units 1
Neighborhood 6AR075
Alternate ID 33412009960000000
Vol / Pg 5140/132
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1875			123,610

Total Acres: .1875
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	123,600	123,600	0	123,600
Building	0	424,900	424,900	0	428,690
Total	0	548,500	548,500	0	552,290

Value Flag Cost Approach
TD334DM5**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
06/18/24	JTS	Data Mailer Change	Owner
10/24/23	TJA	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/21/19	201903018	0	TEST	Wr 14749
03/06/19	201901990	132,549	A007	(Dorchester) 1st Dw 40x60 Att Gar

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/23/19	353,900			5140/132	Deed	BREYER CHARLES A



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 19128 CHARTRES ST

Parcel Id: 334-12.00-996.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Ranch	Year Built	2019
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

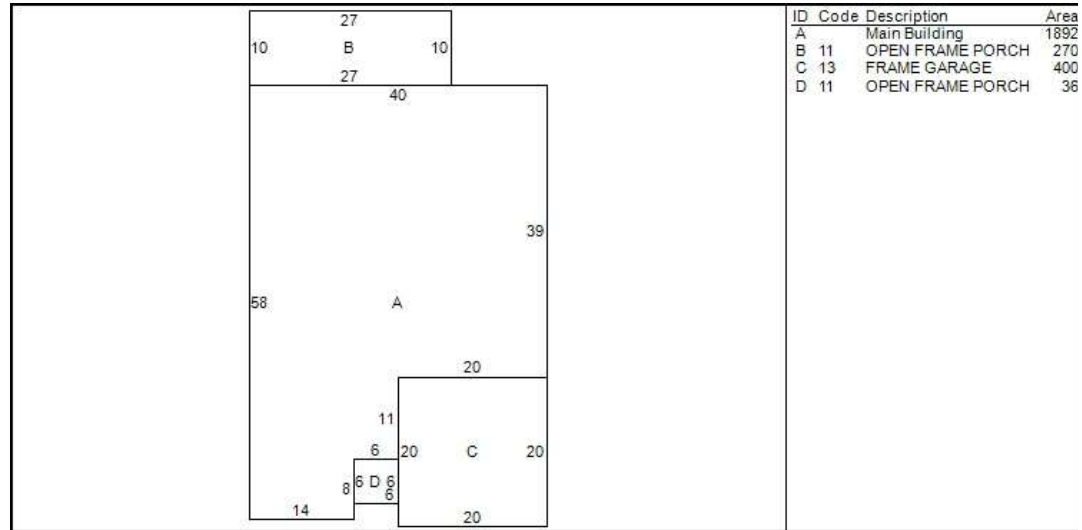
Grade & Depreciation

Grade	B-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	127
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	327,503	% Good	99
Plumbing	7,360	% Good Override	
Basement	0	Functional	
Heating	27,170	Economic	127
Attic	0	% Complete	100
Other Features	2,830	C&D Factor	
		Adj Factor	.87
Subtotal	364,860	Additions	29,600
Ground Floor Area	1,892		
Total Living Area	1,892	Dwelling Value	424,900

Building Notes



Outbuilding Data

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

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-13.00-1575.00

Sussex County Board of Assessment VS Alan & Rochine Gardner
(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: \$ 1,063,300

Stipulated Value: \$ 997,800

Date: 3/26/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Alan & Rochine Gardner

Date: 3/17/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-13.00-1575.00. The adjustment reflects a change in grade and style that brings the assessed value to \$997,800.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 37423 LIVERPOOL LN

Parcel ID: 334-13.00-1575.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNER

GARDNER ALAN L & ROCCHINE I
GARNDER
37423 LIVERPOOL LN
REHOBOTH BEACH DE 19971

GENERAL INFORMATION

Living Units 1
Neighborhood 6AR090
Alternate ID 334130015750000000
Vol / Pg 3787/297
District
Zoning MEDIUM RESIDENTIAL
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2016		427,840

Total Acres: .2016
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	427,800	427,800	0	427,800
Building	0	570,000	570,000	0	661,510
Total	0	997,800	997,800	0	1,089,310

Value Flag Cost Approach
TD334DM5

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
07/11/24	DMR	Data Mailer Change	Owner
01/11/24	BDJ	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/13/24	202403468	29,241	A108 Remodel: Drywall, Adding Mini Spl	
01/06/14	201400051	3,542	A017 23x11 Screen Porch	
02/23/10	68864-1	145,480	D010 Dwelling W/Add-Canal Point Lot 12	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
05/24/10	468,635			3787/297		
02/22/10	175,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 37423 LIVERPOOL LN

Parcel Id: 334-13.00-1575.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Cape Cod	Year Built	2010
Story height	1.25	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

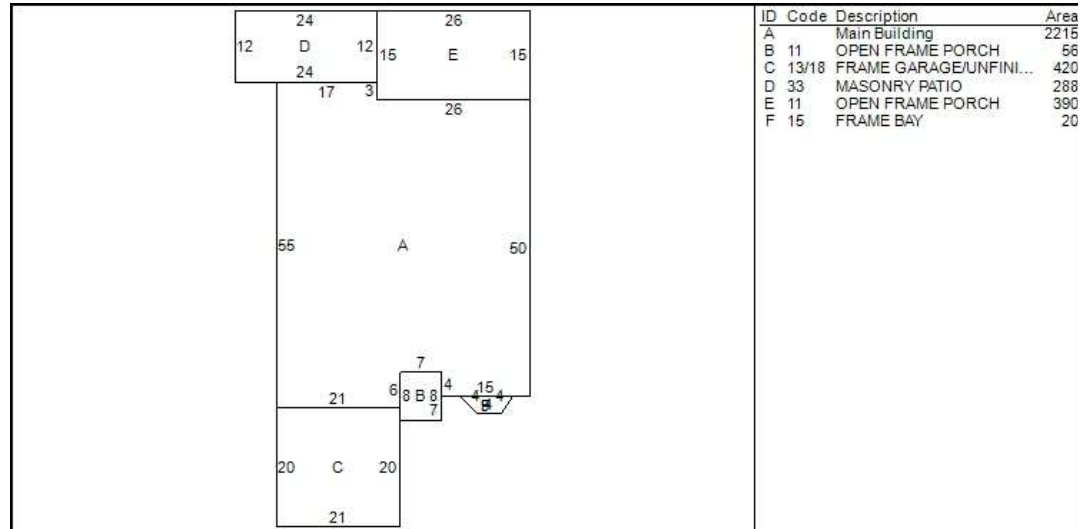
Grade & Depreciation

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

Dwelling Computations

Base Price	429,205	% Good	94
Plumbing	11,250	% Good Override	
Basement	-19,840	Functional	
Heating	35,600	Economic	
Attic	0	% Complete	100
Other Features	1,620	C&D Factor	
		Adj Factor	1.24
Subtotal	457,840	Additions	29,300
Ground Floor Area	2,215		
Total Living Area	2,789	Dwelling Value	570,000

Building Notes



Outbuilding Data

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

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-13.00-933.00

Sussex County Board of Assessment VS Andrew Chamberlin
(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: \$ 984,700

Stipulated Value: \$ 876,900

Date: 2/28/25

Signature of Owner or duly authorized agent: Andrew Bruce Chamberlin

Printed Name: ANDREW BRUCE CHAMBERLIN

Date: 3.4.25

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

Printed Name: Christopher S. Keeler

Title: Director of Assessment

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 20 KINGS CREEK CIR****Parcel ID: 334-13.00-933.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERCHAMBERLIN ANDREW BRUCE
1401 CHURCH ST NW UNIT 127
WASHINGTON DC 20005**GENERAL INFORMATION**Living Units 1
Neighborhood 6AR086
Alternate ID 334130009330000000
Vol / Pg 5304/313
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.5165		553,630

Total Acres: .5165
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	553,600	553,600	0	553,600
Building	0	323,300	323,300	0	496,310
Total	0	876,900	876,900	0	1,049,910

Value Flag TD334DM7
Cost ApproachManual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
09/17/24	JXL	Data Mailer Change	Owner
01/10/24	KEK	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/20/15	201504024	3,360	A017	8x30 Covered Porch
01/04/99	70414-1	134,840	D010	Dwellingw/Additions-Kings Crk.Coi

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/03/20	667,500			5304/313	Deed	CHAMBERLIN ANDREW BRUCE
05/15/19				5059/268	Deed	DIGUGLIELMO DANIEL J JR TTEE
10/23/14	420,000			4323/180		
10/23/96	1					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 20 KINGS CREEK CIR

Parcel Id: 334-13.00-933.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

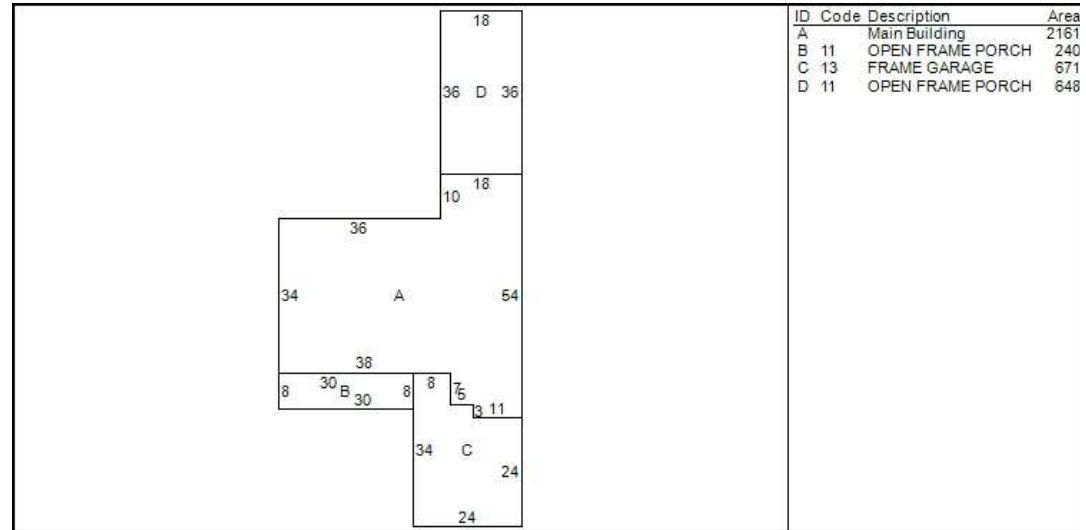
Grade & Depreciation

Grade	B-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	75
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	366,911	% Good	89
Plumbing	11,780	% Good Override	
Basement	-20,350	Functional	
Heating	30,440	Economic	75
Attic	0	% Complete	100
Other Features	1,700	C&D Factor	
		Adj Factor	1.1
Subtotal	390,480	Additions	33,300
Ground Floor Area	2,161		
Total Living Area	2,161	Dwelling Value	323,300

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-18.00-699.00

Sussex County Board of Assessment VS Kimberly Scott & Nancy Bodmer

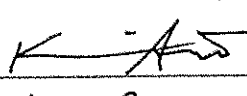

(Owner Name)

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

Original Value: \$ 707,100

Stipulated Value: \$ 620,500

Date: 3-12-25

Signature of Owner or duly authorized agent:  

Printed Name: Kimberly Scott NANCY BODMER

Date: 3/10/25

Signature of Sussex County Government Representative: 

Printed Name: Christopher B. Kneller

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-18.00-699.00. The adjustment reflects a change in approach to market that brings the assessed value to \$620,500.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 20597 ANNONDELL DR****Parcel ID: 334-18.00-699.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERSCOTT KIMBERLY M NANCY LYNN
BODMER
20597 ANNONDELL DR
LEWES DE 19958**GENERAL INFORMATION**Living Units 1
Neighborhood 6AR096
Alternate ID 334180006990000000
Vol / Pg 4315/58
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.3040			172,060

Total Acres: .304
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	172,100	172,100	0	172,100
Building	0	448,400	448,400	0	535,030
Total	0	620,500	620,500	0	707,130

Value Flag Cost Approach
TD334DM10**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
06/27/24	DMR	Data Mailer Change	Owner
11/07/23	GRS	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/31/07	73053-1	169,090	D010 Dwelling W/Add-Harts Landing Lot	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/30/07	497,334			4315/58		

Katrina M. Mears

From: Maguschak Barbara <barbara.maguschak@gmail.com>
Sent: Monday, March 17, 2025 5:24 PM
To: Katrina M. Mears
Subject: Re: Negotiated Settlement Stipulation (334-20.14-179.00-20B)

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

I accept the stipulated value of \$1,013,500 for Parcel ID 334-20.14-179.00-20B

Barbara A. Maguschak
703-969-5388
20B West Street, Dewey Beach, DE 19971

On Mar 17, 2025, at 3:10 PM, Katrina M. Mears <kmears@sussexcountyde.gov> wrote:

Thank you for taking the time to speak with me about your recent appeal. As discussed, the negotiated offer is attached. If able, please print, sign, and return to me via e-mail. If you are unable to print, you may respond to this e-mail with your agreement of the offer. If you do that, please restate the stipulated value, and confirm your acceptance.

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

<334-20.14-179.00-20B.pdf>



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 334-20.14-179.00 - 20B

Sussex County Board of Assessment VS Barbara Maguschak
(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: \$ 1,237,600

Stipulated Value: \$ 1,013,500

Date: _____

Signature of Owner or duly authorized agent: _____

Printed Name: _____

Date: 3/11/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 334-20.14-179.00-20B. The adjustment reflects a change in approach and location factor that brings the assessed value to \$1,013,500.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs :

Parcel ID: 334-20.14-179.00-20B

Class: Residential - Condo

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNER

MAGUSCHAK BARBARA ANN TTEE
2332 COLTS BROOK DR
RESTON VA 20191

GENERAL INFORMATION

Living Units 1
Neighborhood 6GR003
Alternate ID 33420140179000020B
Vol / Pg 5996/158
District
Zoning TOWN CODES
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.0600	Location	16
				419,800

Total Acres: .06
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	419,800	419,800	0	419,800
Building	0	593,700	401,300	0	593,720
Total	0	1,013,500	821,100	0	1,013,520

Value Flag Market Approach
TD334DM13

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
07/16/24	SLM	Data Mailer Change	Owner
01/12/24	TSA	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/31/15	201502259	20,000	A085	Replace Windows And Exterior Pa
09/19/01	76530-1	2,805	D010	2nd Floor Deck-West Street Cond

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/26/23				5996/158	Deed	MAGUSCHAK BARBARA ANN TTEE
10/02/92	1			1873/271		
05/15/91	1					

Printed: March 28, 2025

Dwelling Information

Style	Condo Flat	Year Built	1955
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

Bedrooms	5	Full Baths	2
Family Rooms		Half Baths	0
Kitchens		Extra Fixtures	3
Total Rooms	8		
Kitchen Type		Bath Type	
Kitchen Remod	No	Bath Remod	No

Adjustments

Int vs Ext	Same	Unfinished Area Unheated Area
Cathedral Ceiling	x	

Grade & Depreciation

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

Dwelling Computations

Base Price	395,117	% Good	70
Plumbing	8,440	% Good Override	
Basement	-15,650	Functional	
Heating	32,770	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	420,680	Additions	2,800
Ground Floor Area	1,674		
Total Living Area	3,348	Dwelling Value	401,300

Building Notes

Outbuilding Data

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

Condominium / Mobile Home Information

Unit Location
Unit View
Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-8.00-1083.00

Sussex County Board of Assessment VS David Bott & Patricia Fitzpatrick

(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: \$ 1,551,800

Stipulated Value: \$ 1,085,200

Date: 3/26/2025

Signature of Owner or duly authorized agent: David J. Bott

Printed Name: David J. Bott

Date: 3/15/25

Signature of Sussex County Government Representative: Christopher S. Keeler

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 335-8.00-1083.00. The adjustment reflects a change in the over market percent good that brings the assessed value to \$1,085,200.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 18237 SHOW JUMPER LN****Parcel ID: 335-8.00-1083.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNER

BOTT DAVID J
PATRICIA FITZPATRICK
18237 SHOW JUNIPER LN
LEWES DE 19958

GENERAL INFORMATION

Living Units 1
Neighborhood 6AR218
Alternate ID 335080010830000000
Vol / Pg 5356/168
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.4591		571,150

Total Acres: .4591
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	571,200	571,200	0	571,200
Building	0	514,000	514,000	0	774,270
Total	0	1,085,200	1,085,200	0	1,345,470

Value Flag Cost Approach
TD335DM4

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
07/15/24	JTS	Data Mailer Change	Owner
02/08/24	TJA	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
10/11/21	202114941	12,500	A186 16 Roof Mount Solar Panels	
04/02/19	201903553	0	TEST Wr 14760	
02/27/19	201901935	199,043	A007 (Cassidy) 1 St Dw 54x87, Att Gar 2	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
11/23/20				5356/168	Deed	BOTT DAVID J
08/14/17	264,900			4752/81	Deed	BOTT DAVID J



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 18237 SHOW JUMPER LN

Parcel Id: 335-8.00-1083.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Ranch	Year Built	2019
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	Solar Energy
Masonry Trim	x		
Color		In-law Apt	No

Basement

Basement	Full	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	1,000	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

Grade & Depreciation

Grade	B	Market Adj	52
Condition	Average	Functional	
CDU	AVERAGE	Economic	
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	447,831	% Good	99
Plumbing	7,700	% Good Override	52
Basement	0	Functional	
Heating	37,150	Economic	
Attic	0	% Complete	100
Other Features	19,550	C&D Factor	
		Adj Factor	1.8
Subtotal	512,230	Additions	19,200
Ground Floor Area	2,582		
Total Living Area	2,582	Dwelling Value	514,000

Building Notes



ID	Code	Description	Area
A		Main Building	2582
B	13	FRAME GARAGE	616
C	11	OPEN FRAME PORCH	272
D	11	OPEN FRAME PORCH	84
E	34	STONE/TILE PATIO	273

Outbuilding Data

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

Complex Name
Condo Model

Unit Number
Unit Level
Unit Parking
Model (MH)

Unit Location
Unit View
Model Make (MH)



Outlook

Re: Negotiated Settlement Stipulation

From mwarwick2939@comcast.net <mwarwick2939@comcast.net>

Date Wed 3/26/2025 7:16 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 for your assistance in this matter.

Agree with the revised assessed value of \$904,900.

Gary Warwick

From: Dianne Ruscavage <dianne.ruscavage@sussexcountyde.gov>

Sent: Wednesday, March 26, 2025 8:49 AM

To: MWARWICK2939@COMCAST.NET <MWARWICK2939@COMCAST.NET>

Subject: Negotiated Settlement Stipulation

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

Dianne



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 335-12.00-588.00

Sussex County Board of Assessment VS Gerard & Mary Warwick
(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: \$ 967,300

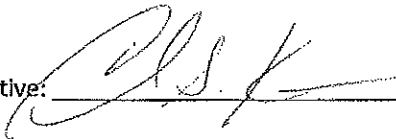
Stipulated Value: \$ 904,900

Date: _____

Signature of Owner or duly authorized agent: _____

Printed Name: _____

Date: 3/20/25

Signature of Sussex County Government Representative: 

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 335-12.00-588.00. The adjustment reflects a change in grade of the dwelling, land size and depreciation that brings the assessed value to \$904,900.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 36515 SENATORS DR

Parcel ID: 335-12.00-588.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNER

WARWICK GERARD
MARY JO WARWICK
36515 SENATORS DR
LEWES DE 19958

GENERAL INFORMATION

Living Units 1
Neighborhood 6AR221
Alternate ID 335120005880000000
Vol / Pg 4947/132
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.2893		335,150

Total Acres: .2893
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	335,200	335,200	0	335,200
Building	0	632,100	653,700	0	632,100
Total	0	967,300	988,900	0	967,300

Value Flag TD335DM4
Market Approach

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
07/18/24	DMR	Data Mailer Change	Owner
02/15/24	MAE	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
03/10/21	202103526	1,632	A018 "12x16 Deck (Under 30""	
01/21/14	201400468	0	TEST Wr 12059	
01/08/14	201400133	183,251	A007 2 St Dwelling 58x70, Att Garage 2'	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
09/11/18	620,000			4947/132	Deed	WARWICK GERARD
05/27/14	553,762			4265/70		
01/10/14	142,000					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 36515 SENATORS DR

Parcel Id: 335-12.00-588.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

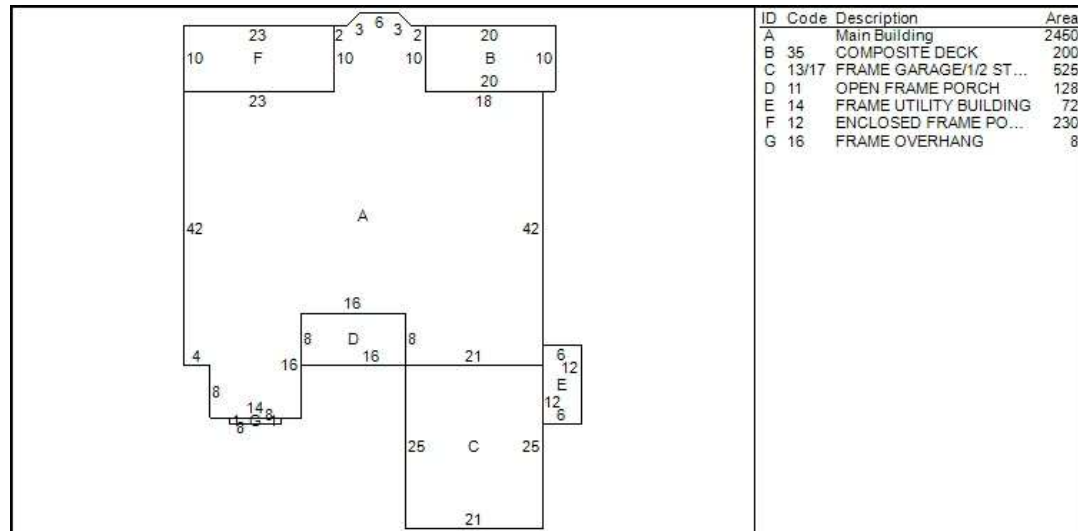
Grade & Depreciation

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

Dwelling Computations

Base Price	464,761	% Good	96
Plumbing	11,720	% Good Override	
Basement	0	Functional	
Heating	38,550	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.19
Subtotal	515,030	Additions	54,900
Ground Floor Area	2,450		
Total Living Area	2,721	Dwelling Value	653,700

Building Notes



Outbuilding Data

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

Complex Name
Condo 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 430-19.00-6.00-46513

Sussex County Board of Assessment VS Jeffrey Osterhout

(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: \$72,000

Stipulated Value: \$59,700

Date: March 17, 2025

Signature of Owner or duly authorized agent: Jeffrey J. Osterhout, Sr.

Printed Name: JEFFREY J. OSTERHOUT, Sr.

Date: 3/11/25

Signature of Sussex County Government Representative: Christopher K. Koeller

Printed Name: Christopher K. Koeller

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 430-19.00-6.00-46513. The adjustment reflects a change in grade and economic depreciation that brings the assessed value to \$59,700.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 11222 FIFTH ST

Parcel ID: 430-19.00-6.00-46513

Class: Mobile Home Park

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNER

OSTERHOUT JEFFREY
11222 5TH ST
BRIDGEVILLE DE 19933

GENERAL INFORMATION

Living Units 1
Neighborhood 5AC004M
Alternate ID 430190000060046513
Vol / Pg 0/0
District
Zoning
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
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Total Acres:
Spot:

Location: 6 NEIGHBORHOOD OR SPOT

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	0	0	0	0
Building	0	59,700	59,700	0	0
Total	0	59,700	59,700	0	0

Value Flag Cost Approach
TD430DM2

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
09/28/23	MAE	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/20/04	86349-1	384	D010	Shed-Walkers Mill Lot 139
03/07/02	86349-2	10,847	D010	Mhp-Walkers Mill Lot 139

Sales/Ownership History

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

2099

SUSSEX COUNTY

Situs : 11222 FIFTH ST

Parcel Id: 430-19.00-6.00-46513

Class: Mobile Home Park

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Mobile Home - Sng Wide	Year Built	1996
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color	76		

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	14

Grade & Depreciation

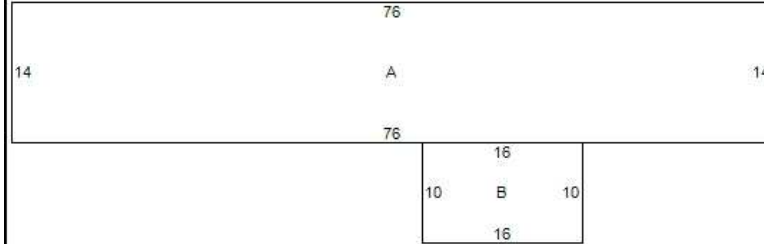
Grade	D-	Market Adj	
Condition	Fair	Functional	
CDU	FAIR	Economic	93
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	81,474	% Good	78
Plumbing	2,000	% Good Override	
Basement	-7,740	Functional	
Heating	5,210	Economic	93
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1
Subtotal	80,940	Additions	400
Ground Floor Area	1,064		
Total Living Area	1,064	Dwelling Value	59,100

Building Notes

ID	Code	Description	Area
A		Main Building	1064
B	33	MASONRY PATIO	160
C	RS1	FRAME UTILITY SHED	96*
D	AL1	1S LEAN TO	80*



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	8 x 12		96	1	1998	C	A	390
1s Lean To	8 x 10		80	1	2000	C	A	200

Condominium / Mobile Home Information

Complex Name		
Condo Model	12229795	
Unit Number		
Unit Level		Unit Location
Unit Parking	BRNRED	Unit View
Model (MH)		Model Make (MH)



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2025

In the Matter of Appeal

Parcel ID 532-12.00-36.09

Sussex County Board of Assessment VS Mary Beth Smith
(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: \$ 60,100

Stipulated Value: \$ 41,100

Date: 3/24/25

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Mary Beth Smith

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 532-12.00-36.09. The adjustment reflects a change in the land influence factor that brings the assessed value to \$41,100.



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs :

Parcel ID: 532-12.00-36.09

Class: Residential - Vacant Land

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNER

SMITH MARY BETH
36701 HORSEY CHURCH RD
DELMAR DE 19940

GENERAL INFORMATION

Living Units 0
Neighborhood 7AR002
Alternate ID 532120000360000000
Vol / Pg 5636/220
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes



Land Information

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000		-35	35,440
Residual	AC	0.8370			5,620

Total Acres: 1.837
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	41,100	41,100	0	0
Building	0	0	0	0	0
Total	0	41,100	41,100	0	0

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

Entrance Information

Date	ID	Entry Code	Source
09/07/22	SLM	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
01/28/22	35,000	Land Only	Valid Sale - Tyler	5636/220	Deed	SMITH MARY BETH



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs :

Parcel Id: 532-12.00-36.09

Class: Residential - Vacant Land

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

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

Basement

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

Heating & Cooling

Fireplaces

Heat Type	Stacks
Fuel Type	Openings
System Type	Pre-Fab

Room Detail

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

Adjustments

Int vs Ext	Unfinished Area
Cathedral Ceiling x	Unheated Area

Grade & Depreciation

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

Dwelling Computations

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

Building Notes

Outbuilding Data

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

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 533-12.00-375.00

Sussex County Board of Assessment VS Michael & Eileen Babcock
(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: \$ 3,137,000

Stipulated Value: \$ 1,820,100

Date: 03/26/2025

Signature of Owner or duly authorized agent: [Signature]

Printed Name: Michael Babcock

Date: 3/15/25

Signature of Sussex County Government Representative: [Signature]

Printed Name: Christopher S. Keeler

Title: Director of Assessment

Summary

Based on the appellants' application for appeal, the submitted comparable properties, and the referees' recommendations, our Assessment staff has conducted a thorough review and adjusted the valuation of Parcel ID 533-12.00-375.00. The adjustment reflects a change in grade and land influence adjustment that brings the assessed value to \$1,820,100.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 36066 COUNTRY LN****Parcel ID: 533-12.00-375.00****Class: Single Family Dwelling**

Card: 1 of 2

Printed: March 28, 2025

CURRENT OWNERBABCOCK MICHAEL A
EILEEN A BABCOCK
36066 COUNTRY LN
FRANKFORD DE 19945**GENERAL INFORMATION**Living Units 2
Neighborhood 1AR083
Alternate ID 533120003750000000
Vol / Pg 5339/272
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Waterfront - La	-20	206,290
Residual	AC	7.7100		-20	381,500

Total Acres: 8.71
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	587,800	587,800	0	587,800
Building	0	1,232,300	1,232,300	0	1,501,150
Total	0	1,820,100	1,820,100	0	2,088,950

Value Flag Cost Approach
TD533DM4**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
06/19/24	MEP	Estimated	Other
10/13/22	KEK	Unoccupied	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/20/24	202406908	5,655	A027 37x15 Dettached Garage	
04/20/21	202103729	356,665	A007 2 St Dw 60x34, Dett Garw/ Living	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/29/20	349,900			5339/272	Deed	BABCOCK MICHAEL A
07/02/03	368,000			2855/160		
05/14/01	149,000					

Situs : 36066 COUNTRY LN

Parcel Id: 533-12.00-375.00

Class: Single Family Dwelling

Card: 1 of 2

Printed: March 28, 2025

Dwelling Information

Style	Cape Cod	Year Built	2021
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

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

Fireplaces

**Stacks
Openings
Pre-Fab**

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area
Cathedral Ceiling	x	Unheated Area

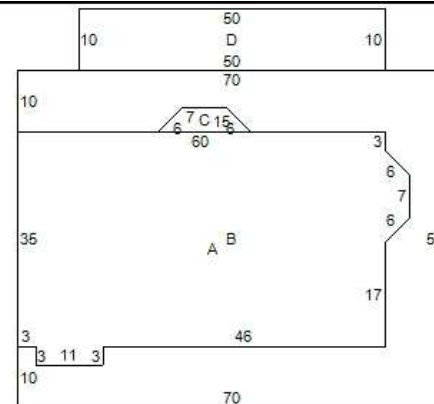
Grade & Depreciation

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

Dwelling Computations

Base Price	461,421	% Good	96
Plumbing	19,150	% Good Override	
Basement	-20,480	Functional	
Heating	38,270	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.35
Subtotal	498,360	Additions	61,800
Ground Floor Area	2,177		
Total Living Area	3,354	Dwelling Value	729,300

Building Notes



ID	Code	Description	Area
A		Main Building	2177
B	11	OPEN FRAME PORCH	1673
C	10/10	1SFR - FRAME/1SFR - F...	44
D	35	COMPOSITE DECK	500
E	RG1	FRAME OR CB DETACH...	418*
F	RG1	FRAME OR CB DETACH...	555*

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Det Garage	19 x 22		418	1	2022	C	A	19,280
Det Garage	37 x 15		555	1	2024	C	A	23,580

Condominium / Mobile Home Information

Complex Name
Condo Model

Unit Number	Unit Level	Unit Parking	Model (MH)
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
10	10	10	10
11	11	11	11
12	12	12	12
13	13	13	13
14	14	14	14
15	15	15	15
16	16	16	16
17	17	17	17
18	18	18	18
19	19	19	19
20	20	20	20
21	21	21	21
22	22	22	22
23	23	23	23
24	24	24	24
25	25	25	25
26	26	26	26
27	27	27	27
28	28	28	28
29	29	29	29
30	30	30	30
31	31	31	31
32	32	32	32
33	33	33	33
34	34	34	34
35	35	35	35
36	36	36	36
37	37	37	37
38	38	38	38
39	39	39	39
40	40	40	40
41	41	41	41
42	42	42	42
43	43	43	43
44	44	44	44
45	45	45	45
46	46	46	46
47	47	47	47
48	48	48	48
49	49	49	49
50	50	50	50
51	51	51	51
52	52	52	52
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69	69	69	69
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71	71	71	71
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74	74	74	74
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89	89	89	89
90	90	90	90
91	91	91	91
92	92	92	92
93	93	93	93
94	94	94	94
95	95	95	95
96	96	96	96
97	97	97	97
98	98	98	98
99	99	99	99
100	100	100	100

Unit Location
Unit View
Model Make (MH)

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 36066 COUNTRY LN****Parcel ID: 533-12.00-375.00****Class: Single Family Dwelling**

Card: 2 of 2

Printed: March 28, 2025

CURRENT OWNERBABCOCK MICHAEL A
EILEEN A BABCOCK
36066 COUNTRY LN
FRANKFORD DE 19945**GENERAL INFORMATION**Living Units 2
Neighborhood 1AR083
Alternate ID 533120003750000000
Vol / Pg 5339/272
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type		Size	Influence Factors	Influence %	Value
Primary Site	AC	1.0000	Waterfront - La	-20	206,290
Residual	AC	7.7100		-20	381,500

Total Acres: 8.71
Spot:

Location: 11 GOOD LOCATION (POS INFLU)

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	587,800	587,800	0	587,800
Building	0	1,232,300	1,232,300	0	1,501,150
Total	0	1,820,100	1,820,100	0	2,088,950

Value Flag Cost Approach
TD533DM4Manual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
06/19/24	MEP	Estimated	Other
10/13/22	KEK	Unoccupied	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/20/24	202406908	5,655	A027 37x15 Dettached Garage	
04/20/21	202103729	356,665	A007 2 St Dw 60x34, Dett Garw/ Living 6	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/29/20	349,900			5339/272	Deed	BABCOCK MICHAEL A
07/02/03	368,000			2855/160		
05/14/01	149,000					



NEGOTIATED SETTLEMENT STIPULATION
SUSSEX COUNTY

Tax Year 2024

In the Matter of Appeal

Parcel ID 830-26-18-170-01

Sussex County Board of Assessment VS James A. Valentine

(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: \$1,000,000

Stipulated Value: \$800,000

Date: 3/26/25

Signature of Owner or duly authorized agent:

Printed Name: James A. Valentine / Shannon T. Valentine

Date: 3/26/25

Signature of Sussex County Government Representative:

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 38813 TAFT AV****Parcel ID: 533-20.18-170.01****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 28, 2025

CURRENT OWNERVALENTINE JAMES A
SHANNON T VALENTINE
139 GREENWOOD DR
WILLOW GROVE PA 19090**GENERAL INFORMATION**Living Units 1
Neighborhood 1AR092
Alternate ID 533201801700100000
Vol / Pg 6090/165
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1226			163,620

Total Acres: .1226
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	163,600	163,600	0	163,600
Building	0	676,500	501,900	0	676,530
Total	0	840,100	665,500	0	840,130

Value Flag Market Approach
TD533DM7**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
11/07/22	MEP	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/29/24	202407537	4,995	A207	121' Of 4' High White Vinyl Picket f
02/07/13	201301074	0	UP55	Front & Side Yard Variance
03/06/12	101112-1	172,739	D010	Dwelling W/Additions-Cape Winds

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
04/25/24	800,000			6090/165	Deed	VALENTINE JAMES A
12/01/84	29,765			2628/285		



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 38813 TAFT AV

Parcel Id: 533-20.18-170.01

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 28, 2025

Dwelling Information

Style	Conventional	Year Built	2012
Story height	2.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

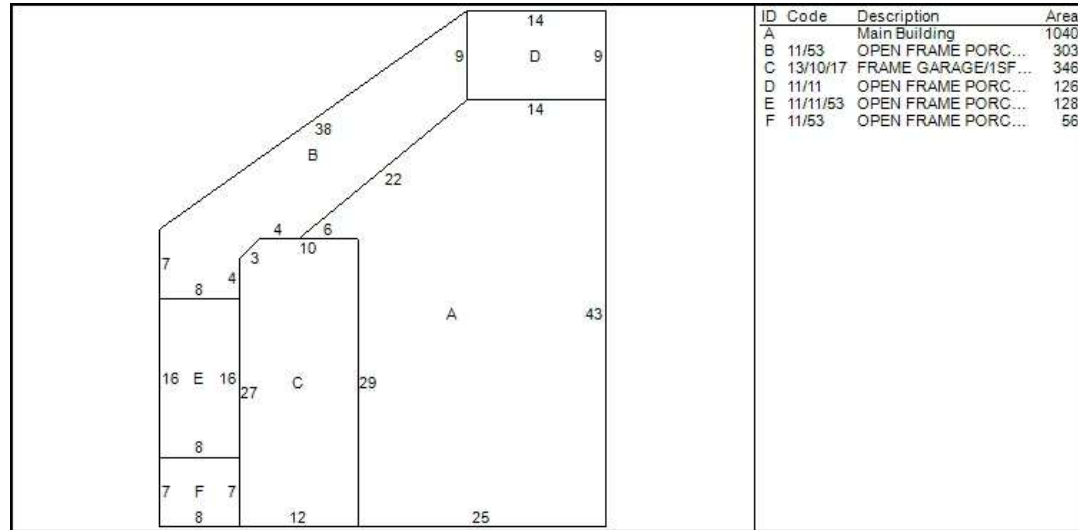
Grade & Depreciation

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

Dwelling Computations

Base Price	371,486	% Good	88
Plumbing	16,940	% Good Override	
Basement	-11,770	Functional	
Heating	30,810	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.2
Subtotal	407,470	Additions	59,700
Ground Floor Area	1,040		
Total Living Area	3,119	Dwelling Value	501,900

Building Notes



Outbuilding Data

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

Condominium / Mobile Home Information

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



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 34078 BEACHWOOD DR

Parcel ID: 533-6.00-146.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 18, 2025

CURRENT OWNER

CORSINI JENNIFER MARIE KOSKO
ROBERT AARON CORSINI
34078 BEACHWOOD DR
FRANKFORD DE 19945

GENERAL INFORMATION

Living Units 1
Neighborhood 1AR079
Alternate ID 53306000146000000
Vol / Pg 5106/95
District
Zoning AGRICULTURAL/RESIDEI
Class Residential

Property Notes



Land Information

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.5069		72,250

Total Acres: .5069
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	72,300	72,300	0	72,300
Building	0	192,700	192,700	0	247,800
Total	0	265,000	265,000	0	320,100

Value Flag Cost Approach
TD533DM3

Manual Override Reason
Base Date of Value
Effective Date of Value

Entrance Information

Date	ID	Entry Code	Source
09/29/22	MEP	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
11/03/05	101633-2	1,700	D010	Deck-Beachwood Lot 8
06/01/05	101633-1	78,048	D010	Dwelling W/Additions-Beachwood

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/19/19	205,000			5106/95	Deed	CORSINI JENNIFER MARIE KOSKO



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 34078 BEACHWOOD DR

Parcel Id: 533-6.00-146.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 18, 2025

Dwelling Information

Style	Ranch	Year Built	2005
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

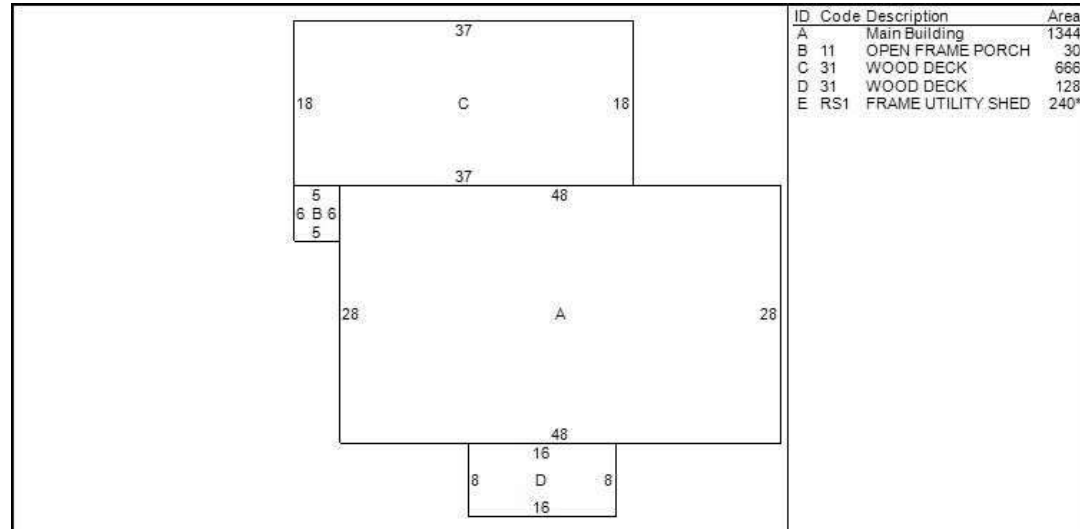
Grade & Depreciation

Grade	C-	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	95
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	213,816	% Good	80
Plumbing	3,820	% Good Override	
Basement	-11,860	Functional	
Heating	17,740	Economic	95
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.08019
		Additions	7,400
Subtotal	223,520		
Ground Floor Area	1,344		
Total Living Area	1,344	Dwelling Value	191,500

Building Notes



Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	12 x 20		240	1	2000	C	A	1,230

Condominium / Mobile Home Information

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

PARCEL	PARDAT	PARDAT	PARDAT	PARDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	
RANDI	Sit	Street	Suffix	NHSD	Class	Calc'd Acres	Story Height	Style	YrsB	Rm Tot	Bedrm	Full Bath	DWELDAT	Half Bath	Bsmnt	DWELDAT	Bsmnt Car	FBLA	Grade	DWELDAT	Cou	SFLA	SALEXSY	Sales Date	Sales Price	Sales PSF	Sales ADI	Value PSF	
533-6-00-146.00	34078	BEACHWOOD	DR	LAR079	R	0.507	1	OS-RANCH	2005	6	3	2	0	3-CRAWL	0	C-	4-Average	AV	1,348				08/15/19	2-Land & Improv	205,000			197.17	
533-10-00-5.05	32201	PHILLIPS	RD	LAR079	R	0.682	1	OS-RANCH	1995	6	3	2	0	3-CRAWL	0	C+	4-Average	AV	1,404				04/21/21	2-Land & Improv	265,000	188.21	315,900	224.36	
533-6-00-141.00	35775	CLAM	AV	LAR079	R	0.502	1	OK-RACED RANCH	1990	6	3	2	0	6-FULL	0	C-3Good	GO	1,104		1100				03/98/72	2-Land & Improv	257.25	340,800	308.70	
533-6-00-44.00	34640	PEPPER	RD	LAR079	R	0.32	1	OS-RANCH	1971	6	3	1	0	3-CRAWL	0	D+	4-Average	AV	1,200				04/31/23	2-Land & Improv	237,000	197.50	240,300	200.25	
APPELLANT COMPS																							MEDIAN	285,000	197.50	315,900	224.36		
																							AVERAGE	262,000	214.32	299,000	244.44		
533-6-00-146.00	34078	BEACHWOOD	DR	LAR079	R	0.507	1	OS-RANCH	2005	6	3	2	0	3-CRAWL	0	C-	4-Average	AV	1,348				08/15/19	2-Land & Improv	205,000			197.17	
533-10-00-5.05	32201	PHILLIPS	RD	LAR079	R	0.682	1	OS-RANCH	1995	6	3	2	0	3-CRAWL	0	C-	4-Average	AV	1,404				03/91/25	2-Land & Improv	265,000	188.21	315,900	224.36	
533-6-00-141.00	35775	CLAM	AV	LAR079	R	0.502	1	OK-RACED RANCH	1990	6	3	2	0	6-FULL	0	C-3Good	GO	1,104		1100				03/98/72	2-Land & Improv	258,000	257.25	340,800	308.70
533-6-00-44.00	34640	PEPPER	RD	LAR079	R	0.32	1	OS-RANCH	1971	6	3	1	0	3-CRAWL	0	D+	4-Average	AV	1,200				04/31/23	2-Land & Improv	237,000	197.50	240,300	200.25	
533-17-00-246.01	38223	MURPHY	CR	LAR079	R	0.496	1	OS-RANCH	2000	6	3	2	0	3-CRAWL	0	C-	4-Average	AV	1,232				04/19/22	2-Land & Improv	305,000	247.56	335,200	272.08	
533-6-00-115.00	34635	WILGUS CEMETERY	RD	LAR079	R	1.037	1	OS-RANCH	1993	6	3	2	0	3-CRAWL	0	C-	4-Average	AV	1,288				08/01/23	2-Land & Improv	389,500	332.17	427,500	335.91	
TYLER COMPS																							MEDIAN	298,000	247.56	335,200	272.08		
																							AVERAGE	298,100	247.56	335,200	267.45		
533-6-00-71.02	34319	WILGUS CEMETERY	RD	LAR079	R	1.009	1	OS-RANCH	1974	6	3	2	0	3-CRAWL	0	C-	4-Average	AV	1,792				04/16/88	02/25/22	2-Land & Improv	270,000	150.67	300,800	167.86
																							HOME SOLD "AS-IS" SUSPIC FAILED - LEGAL APPROVED REPAIR NEEDED INTERIOR RENO						

RESIDENTIAL ASSESSMENT APPEAL FORM
BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Identification

Owner(s): Robert Corsini and Jennifer Corsini Parcel ID: 533-6.00-146.00

Street Address of Parcel: 34078 Beachwood Dr

Current Assessment: \$ 298,900

Purchase Price (Total of Land and Improvement): \$ 205,000 Date of Purchase: 8/15/2019

Special Conditions of Sale: N/A

How was property acquired ☐ Private Sale ☐ Auction ☒ Open Market ☐ Family ☐ Inherited
☐ Other _____

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

Year	Cost	Change

Description of Property

Lot size/Land Area .76 acres Style of Home Ranch

Number of: Bedrooms: 3 Bathrooms: 2 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: _____

Describe outbuildings or accessory structures other than main dwelling:

Shed on property

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 225,000

On what basis do you reach that Opinion?
(Select One)

	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
X	Comparable Sales (identify below)
	Other (provide detail below or in a separate attachment)

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

Comps that were provided by Tyler Tech were completely off. Comps included homes with over 2,000 sq ft and had garages. We have 1,344 sq ft and no garage with a shed. Just looking at their comps I could tell their assessment was completely off. How can we be assessed more than 2,200 sq ft houses? You can see from the comp list, which was provided to Tyler Tech at the informal level, that there is a glaring issue with the assessment. With these sales, we should be around \$220,000.
Our house at this point is 20 years old, which means our roof will have to be replaced soon, leaks in the attic from roof

Comparable Sales

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

You must submit 3 comparable sales.

1. Parcel Number 533-06.00-141.00 Owner Karen Koyns

Address 35775 Clam Ave

Sales Price \$ 284,000 Date of Sale 3/10/2021

Lot Size/Land Area .47 Style of House Ranch

Number of: Bedrooms: 3 Bedrooms: 3 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: _____

Describe Garage or Other Improvements:

First floor completely remodeled. 2,200 sq ft 3 bath. Located in the same neighborhood.

Additional Comments:

Even with the drop of my assessment from \$327,000 to 298,000, how am I assessed more than this home? This is a comp that Tyler Tech provided.

2. Parcel Number 533-4.00-44.00 Owner Lauren Vrooman

Address 34640 Pepper Rd

Sales Price \$ 237,000 Date of Sale 3/31/2023

Lot Size/Land Area .32 Style of House Ranch

Number of: Bedrooms: 3 Bedrooms: 1 Fireplaces:

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions:

Describe Garage or Other Improvements:

Completely remodeled, 1,152 sq ft 1 bath

Additional Comments:

3. Parcel Number 533-10.00-5.05 Owner ZJM LLC

Address 32201 Phillips Rd

Sales Price \$ 265,000 Date of Sale 4/23/2021

Lot Size/Land Area .70 Style of House Ranch

Number of: Bedrooms: 3 Bedrooms: 2 Fireplaces:

☐ Finished Basement ☐ Finished Attic ☐ Central Air

Porches and Additions

Describe Garage or Other Improvements:

This house has been updated bathrooms, granite countertops, 1,500 sq ft (bigger than our house) has a shed and a 2 car garage. This was also comp that Tyler Tech used.

Additional Comments:

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name

Firm or Company

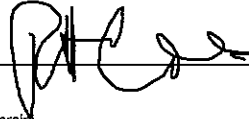
Address

Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$ 220,000

Signature of Owner or agent¹ _____



Print Name and Title: Mr Robert Corsini

Mailing Address: 34078 Beachwood Dr

E Mail Address: robcorcini6@gmail.com

Telephone: 443-614-2014

Please use ☒ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☒

¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appear and represent the interest of the owner herein.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 312 DAYLILY CT C****Parcel ID: 134-17.07-166.00-D-303****Class: Residential - Condo**

Card: 1 of 1

Printed: March 19, 2025

CURRENT OWNERBANKS JOHN M
BANKS CAROLYN M
105 BEACON HILL DR
CALIFON NJ 07830**GENERAL INFORMATION**Living Units 1
Neighborhood 1BR106C
Alternate ID 1341707016600D-303
Vol / Pg 4187/241
District
Zoning TOWN CODES
Class Residential**Property Notes**

COMMON LAND PCT- 16.00 / 166.00

**Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1275			102,720

Total Acres: .1275
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	102,700	102,700	0	0
Building	0	598,800	598,800	0	0
Total	0	701,500	701,500	0	0

Value Flag Cost Approach
TD134DM21**Manual Override Reason**
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
05/22/23	GRS	Occupant Not At Home	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
-------------	--------	-------	---------	------------

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/23/13	370,000			4187/241		
12/20/00	222,500					
01/30/88	142,050					



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 312 DAYLILY CT C

Parcel Id: 134-17.07-166.00-D-303

Class: Residential - Condo

Card: 1 of 1

Printed: March 19, 2025

Dwelling Information

Style	Twnhse Interior	Year Built	1985
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Frame	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

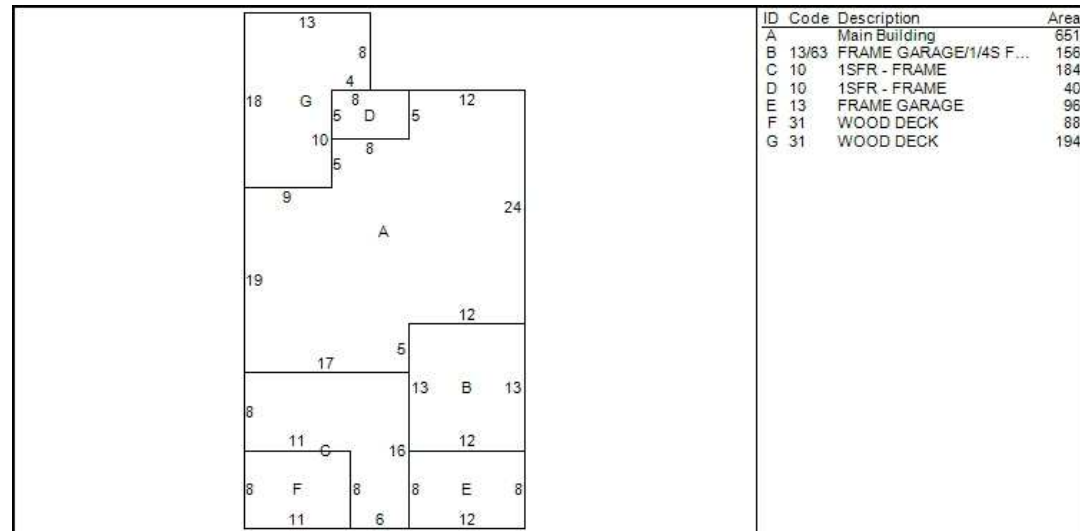
Grade & Depreciation

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

Dwelling Computations

Base Price	186,168	% Good	81
Plumbing	10,710	% Good Override	
Basement	-7,380	Functional	
Heating	15,440	Economic	90
Attic	0	% Complete	100
Other Features	2,580	C&D Factor	
		Adj Factor	3.49
Subtotal	207,520	Additions	20,300
Ground Floor Area	651		
Total Living Area	1,565	Dwelling Value	598,800

Building Notes



ID	Code	Description	Area
A		Main Building	651
B	13/63	FRAME GARAGE/1/4S F...	166
C	10	1SFR - FRAME	184
D	10	1SFR - FRAME	40
E	13	FRAME GARAGE	96
F	31	WOOD DECK	88
G	31	WOOD DECK	194

Outbuilding Data

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

Condominium / Mobile Home Information

Complex Name
Condo Model**Unit Number** D-303
Unit Level
Unit Parking
Model (MH)**Unit Location** 3
Unit View Neighborhood
Model Make (MH)

[illegible]

To Tax Referees

- Why did assessment go up from Nov 20 (\$666,800) to Feb 14 (\$701,500) after I appealed the Nov 20 amount? What changed? pls see attached (2)

- Why does it appear my unit is being assessed as 4 bedroom as appraised + purchase was as 3 bedroom? pls see attached (1) EXHIBIT 1. Sq ft only 1578 (small unit)

- Was interior condition considered? My unit not updated except kitchen. Original popcorn ceilings + original carpet. Ceiling has stress cracks in master bedroom. Garage has cracks in concrete floor.
- Please review land assessment as I do not own land but have land lease.

Thank you for your
consideration + review

Carolyn Banks
908-581-7168

☐ Annual
☒ Supplemental

RESIDENTIAL ASSESSMENT APPEAL FORM
BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Identification

Owner(s): CARDIN + JOHN BANKS Parcel ID: 134-17.07-146.00-D-303

Street Address of Parcel: 312C DAYLILY CT, ASTHAMY BEACH, DE 19930

Current Assessment: \$ 7

Purchase Price (Total of Land and Improvement): \$ 370,000 Date of Purchase: 9/2013

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
2014	\$ 5,738	NEW KITCHEN CABINETS + COUNTER TOP

Description of Property

Lot size/Land Area: NA - LAND LEASE Style of Home: TOWN HOUSE

Number of Bedrooms: 3 Bathrooms: 2-1 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porch and Additions: _____

Describe outbuildings or accessory structures other than main dwelling:

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 600K - 625K

On what basis do you reach that Opinion?
(Select One)

<input type="checkbox"/>	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
<input checked="" type="checkbox"/>	Comparable Sales (Identify below)
<input type="checkbox"/>	Other (provide detail below or in a separate attachment)

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

- LAND COMPONENT SHOULD NOT BE INCLUDED AS I LEASE LAND
- HOME IS LISTED AS 3 BEDROOMS - SEE ATTACHED PURCHASE APPRAISAL - UNIT IS SMALLER 1578 SQ FT
- INTERIOR HAS NOT BEEN UPDATED - POPCORN CEILING, ORIGINAL CARPET, ETC
- CRACKS IN CEILINGS + GARAGE FLOOR

Comparable Sales

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

You must submit 3 comparable sales.

1. Parcel Number 134-17.07-166.00-F304 Owner N. RADOSLAVICH
Address 3320 Forsythia CT, B.B - TOTALLY REMODELED
Sales Price \$ 685,000 Date of Sale 11/7/22
Lot Size/Land Area _____ Style of House TOWNHOME
Number of: Bedrooms: 4 ^{BATH} Bedrooms: 3 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: _____ SQ FT 1600
Describe Garage or Other Improvements: _____

Additional Comments:

EXHIBIT 1

Arndt Valuation, LLC

87184080
813417710620373

(3)

2. Parcel Number 134-17.07-166.00 H 203 Owner K JOHNSON
Address 313C HOLLY CT, BB
Sales Price \$700,000 Date of Sale 8/10/21
Lot Size/Land Area _____ Style of House TOWNHOUSE
Number of Bedrooms: 4 ^{BATH} Bedrooms: 3 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: _____ 50 FT 1600
Describe Garage or Other Improvements:

Additional Comments:

TOTALLY REMODELED

3. Parcel Number 134-13.00-122.00-99 Owner RUPERT
Address 158D SALT POND RD, BB
Sales Price \$520,000 Date of Sale 12/15/22
Lot Size/Land Area _____ Style of House TOWNHOUSE
Number of Bedrooms: 3 ^{BATH} Bedrooms: 3 Fireplaces: 1
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: _____
Describe Garage or Other Improvements:

Additional Comments:

TOTALLY REMODELED

(4)

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name

Firm or Company

Address

Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$600K - 625,000

Signature of Owner or agent: Carolyn Banks

Print Name and Title: CAROLYN BANKS

Mailing Address: 105 BEACON HILL Rd
CALIFON, NJ 07830

E Mail Address: SAROLYNHBANKS@COMCAST.NET Telephone: 908-581-7168

Please use ☒ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☒

Additional Comments

It is my understanding that Wilson pays tax on land. I only have land, including in my assessment seems to be 4 acres to be 4. Also my property is considered 3 bedrooms, all others would be 4. In my case be 4.

If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appeal and represent the interest of the owner herein.

EXHIBIT 1

Arndt Valuation, LLC

Individual Condominium Unit Appraisal Report

67194080
File No. 5134177166202R3

There are 11 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 350,000 to \$ 440,000

There are 8 comparable sales in the subject neighborhood with the past twelve months ranging in sale price from \$ 350,000 to \$ 440,000

FEATURE	SUBJECT	COMPARABLE SALE NO. 1	COMPARABLE SALE NO. 2	COMPARABLE SALE NO. 3
Address and 312 Daylit Court	318D Evergreen	307B Maplewood Court	332A Forsythia Court	
Unit # C, Bethany Beach, DE 19930	318D, Bethany Beach, DE 19930	H, Bethany Beach, DE 19930	F301, Bethany Beach, DE 19930	
Project Name and Bethany Proper Townhomes	Bethany Proper Townhomes	Bethany Proper Townhomes	Bethany Proper Townhomes	
Phase D				
Property to Subject	0.05 miles WNW	0.10 miles NNE	0.09 miles WNW	
Sale Price	\$ 370,000	\$ 379,000	\$ 431,000	\$ 420,000
Sale Price/Gross Ltr Area	\$ 234.47 sq. ft.	\$ 229.70 sq. ft.	\$ 289.38 sq. ft.	\$ 282.50 sq. ft.
Date Source(s)	SCAOR #598049 DOM 309	SCAOR #601896 DOM 5	SCAOR #601697 DOM 95	
Verification Source(s)	County public records	County public records	County public records	
VALUE ADJUSTMENTS	DESCRIPTION	ADJUSTMENT	DESCRIPTION	ADJUSTMENT
Sale of Financing	Armlth		Armlth	
Concessions	Conv:0		Conv:0	
Date of Sale/Time	10/8/13; 10/6/13		10/3/13; 10/2/13	
Location	N:Res:	N:Res:	N:Res:	
Leasehold/Free Single	leasehold		leasehold	
HOA fee Assessment	\$408		\$409	
Common Elements and Rec. Facilities	pool/tennis roads/grounds		pool/tennis roads/grounds	
Floor Location	1		1	
View	N:Res:	N:Res:	N:Res:	
Design (Style)	2 story condo int	2 story condo end	2 story condo end	
Quality of Construction	C3	C3	C3	
Actual Age	25	25	25	
Condition	C3	C3	C3	
Above Grade	5 3 2.1	5 4 3.0	5 4 2.1	
Below Grade	1,578 sq. ft.	1,850 sq. ft.	1,800 sq. ft.	
Basement & Finished	0sf	0sf	0sf	
Pool/Spa/Gazebo	average	average	average	
Functional Utility	cent/cent	cent/cent	cent/cent	
Heating/Cooling	none	none	none	
Exterior Cladding	none	none	none	
Garage/Carport	1 car garage	1 car garage	1 car garage	
Pool/Spa/Deck	covered/2 decks	3 decks	covered/2 decks	
Fence/Shed/FP	fireplace	fireplace	fireplace	
Other	none	none	none	
Net Adjustment (Total)	\$ 17,000	\$ 10,000	\$ 15,000	
Adjusted Sale Price	Net Adj: -4.5%	Net Adj: -2.3%	Net Adj: -3.8%	
of Comparables	Gross Adj: 5.5%	Gross Adj: 2.3%	Gross Adj: 3.8%	
Summary of Sales Comparison Approach	See Attached Addendum			

of hours
→
Ag fr

Indicated Value by Sales Comparison Approach \$ 370,000

Income Approach (if developed) \$ 0

Estimated Monthly Rental \$ 0 X Gross Rent Multiplier 0 = \$ 0 Indicated Value by Income Approach

Summary of Income Approach (including support for market rent and GRM) The income approach is not developed as the subject is located in an area primarily comprised of owner occupied properties and second homes.

Indicated Value by Sales Comparison Approach \$ 370,000

Income Approach (if developed) \$ 0

See Attached Addendum

The appraiser is not a [X] as it is [] related to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following required alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or subject to the following required alterations on the basis of a hypothetical condition that the condition is defective does not require alteration or repair.

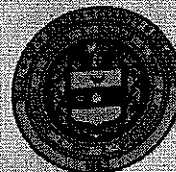
The appraiser's opinion of the subject's value lies in the middle of indicated sales prices of the comparables provided which is a valid indicator of value. Subject is appraised "as is".

Arndt Valuation, LLC is not responsible for the accuracy or completeness of the information and/or data provided by the client, and the appraiser's opinion of the market value, as defined, of the real property that is the subject of this report is \$ 370,000.

Arndt Valuation, LLC



RE-NOTICE OF PROPERTY REASSESSMENT VALUATION



Date of Issue: February 14, 2025

BANKS JOHN M
BANKS CAROLYN M
105 BEACON HILL DR
CALIFON, NJ 07830

Control Number: 6JAE

Property Class: R
Parcel ID: 134-17.07-166.00-D-303
Property Location:
312 DAYLILY CT

*Why increase from
now to assessment 777*

TOTAL 2025 ASSESSED VALUE
\$701,500

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

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

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

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

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

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

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

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



NOTICE OF TENTATIVE PROPERTY
REASSESSMENT
VALUE



Date of Issue: November 20, 2024

BANKS JOHN M
BANKS CAROLYN M
105 BEACON HILL DR
CALIFON, NJ 07830

Control Number: 6JAE

Parcel ID: 134-17.07-166.00-D-303
Property Class: R
Property Location:
312 DAYLILY CT

*Filed to
by Tyler
ref*

*Tyler will contact end of Jan
for future price Feb*

TOTAL 2025 ASSESSED VALUE
\$666,800

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

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

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

866-548-2578 *refused*

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

INFORMAL HEARINGS - Informal hearings are available to any property owner who desires to have their property values reviewed. Tyler Technologies, Inc., P&R Division, the firm that conducted the Sussex County 2025 Revaluation Project, will conduct the informal hearings. **Reviews will be scheduled by appointment only.** Tyler staff will discuss market value. They will not be able to discuss tax rates or estimated tax bills. A change in value will be considered if the owner can demonstrate that the assessed value is in excess of market value. See the back of the form for more information. **A request for review must be made within 2 weeks of receiving this notice.** Our call center will be open November 7, 2024 through December 14, 2024. Appointments may be made by calling our call center Monday through Friday between 8:00am and 4:30pm. When calling for an appointment, please have this letter before you, as it contains information necessary to track your property.

Property owners can also schedule their own appointments by visiting our website: www.tylertech.com/sussex

1-833-703-4016

FORMAL APPEAL PROCESS - If you are not satisfied with the results of the informal review with Tyler, or you choose not to participate in the informal review process, you may appeal to the Sussex County Board of Assessment. Applications for a formal appeal will be available in the Sussex County Assessment office or online at: www.SussexCountyDE.gov



**RESIDENTIAL PROPERTY RECORD CARD** 2099**SUSSEX COUNTY****Situs : 22053 HEARTWOOD CIR****Parcel ID: 234-6.00-1267.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 27, 2025

CURRENT OWNERLERMAN ROBERT H
KIMBERLY G LERMAN
9 LONNIE DR
ALLENTOWN NJ 08501**GENERAL INFORMATION**Living Units 1
Neighborhood 6AR234
Alternate ID 234060000126700000
Vol / Pg 6194/34
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.2000			247,000

Total Acres: .2
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	247,000	247,000	0	247,000
Building	0	475,000	493,600	0	475,030
Total	0	722,000	740,600	0	722,030

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag Market Approach
Gross Building:**Entrance Information**

Date	ID	Entry Code	Source
11/05/24	GRS	Occupant Not At Home	Other
05/31/24	WPC	Vacant Land	Estimated

Permit Information

Date Issued	Number	Price	Purpose	% Complete
05/09/24	202406530	171,935	A007 2 St Dw 60x40, Att Gar 30x20, Fin	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
10/29/24	728,203			6194/34	Deed	LERMAN ROBERT H
04/25/24	169,650			6090/169	Deed	BEAZER HOMES LLC
08/15/23				5956/285	Deed	DRB GROUP EASTERN SHORE LLC



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 22053 HEARTWOOD CIR

Parcel Id: 234-6.00-1267.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 27, 2025

Dwelling Information

Style	Cape Cod	Year Built	2024
Story height	1.5	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x		
Color		In-law Apt	No

Basement

Basement	Full	# Car Bsmt Gar	0
FBLA Size	x	FBLA Type	
Rec Rm Size	1,091	Rec Rm Type	Single Family

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

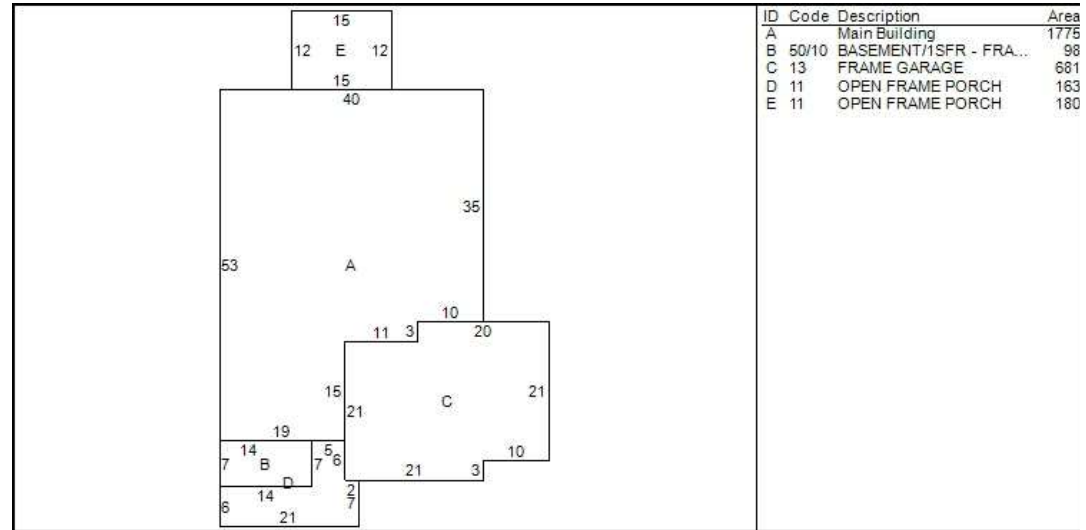
Grade & Depreciation

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

Dwelling Computations

Base Price	387,951	% Good	100
Plumbing	14,730	% Good Override	
Basement	0	Functional	
Heating	32,180	Economic	
Attic	0	% Complete	100
Other Features	18,540	C&D Factor	
		Adj Factor	1
Subtotal	453,400	Additions	40,200
Ground Floor Area	1,775		
Total Living Area	2,761	Dwelling Value	493,600

Building Notes



Outbuilding Data

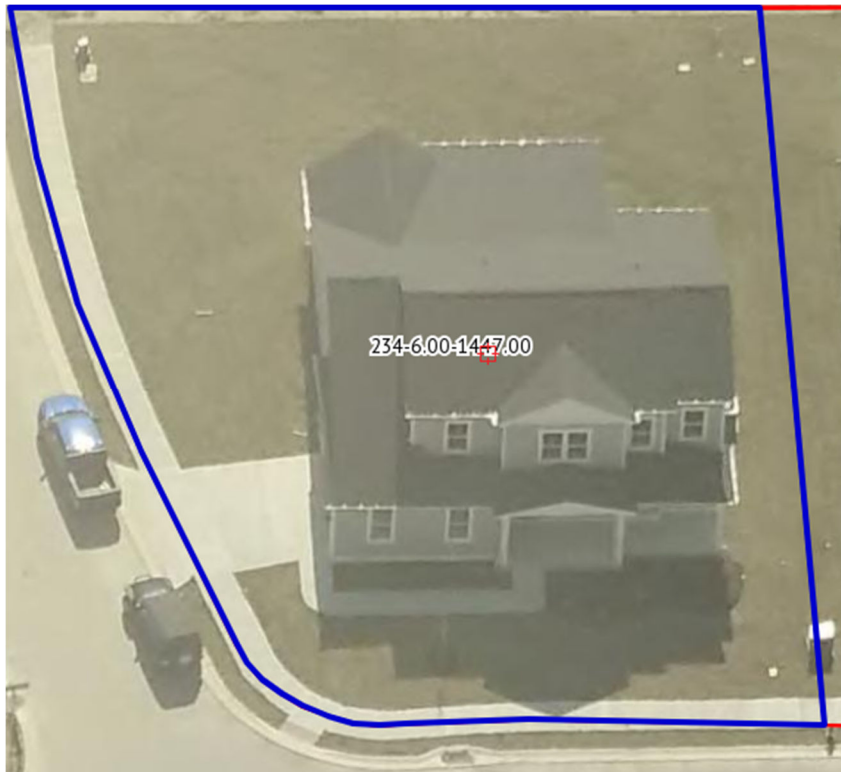
Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
------	--------	--------	------	-----	--------	-------	-----------	-------

Condominium / Mobile Home Information

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

Comp 1

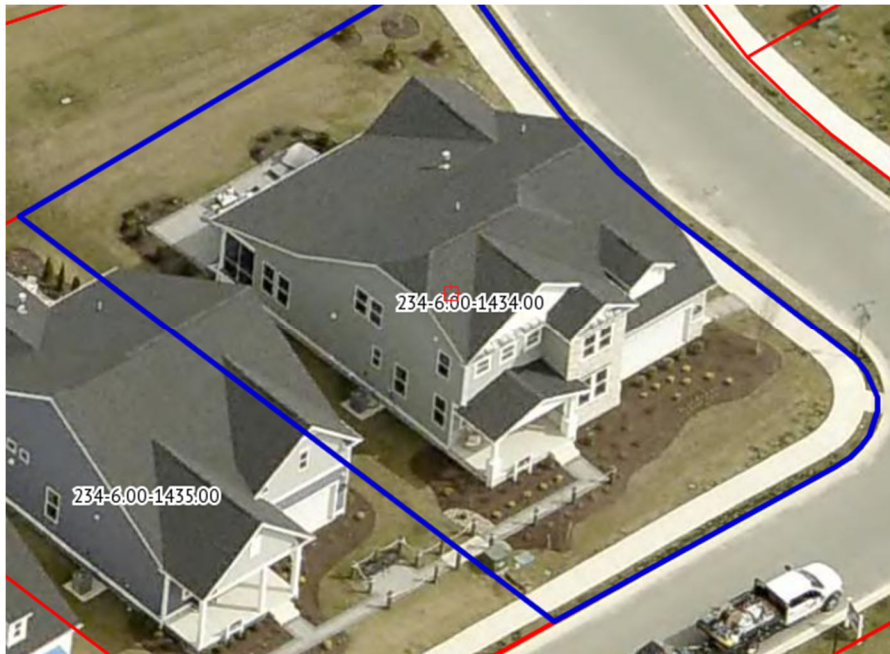
(APPELLANT COMPS)



Comp 2



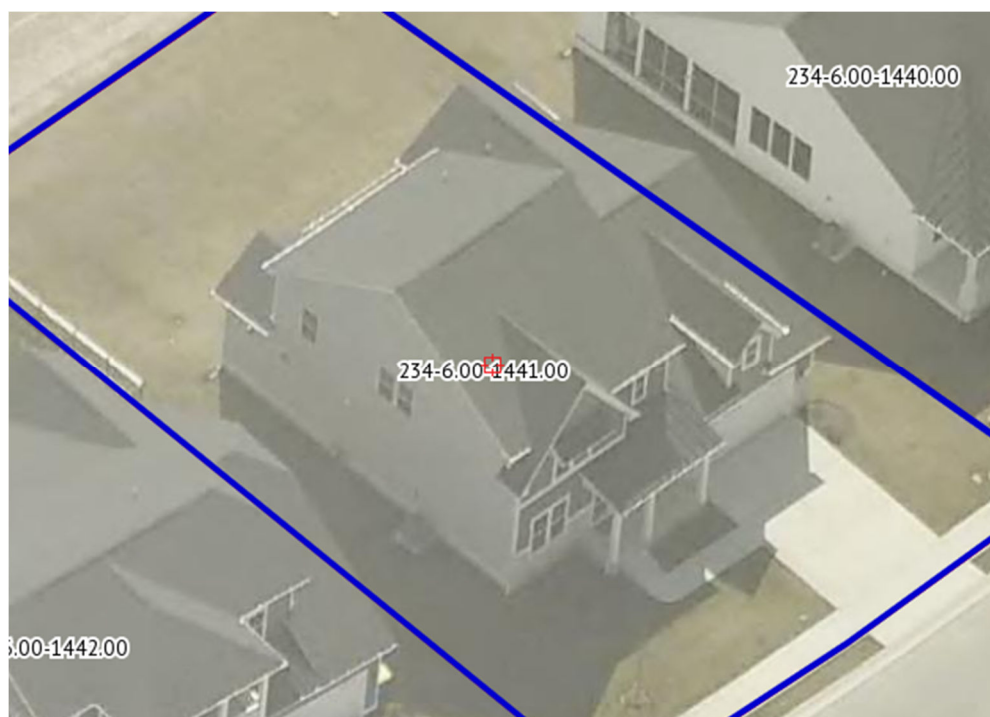
Comp 3



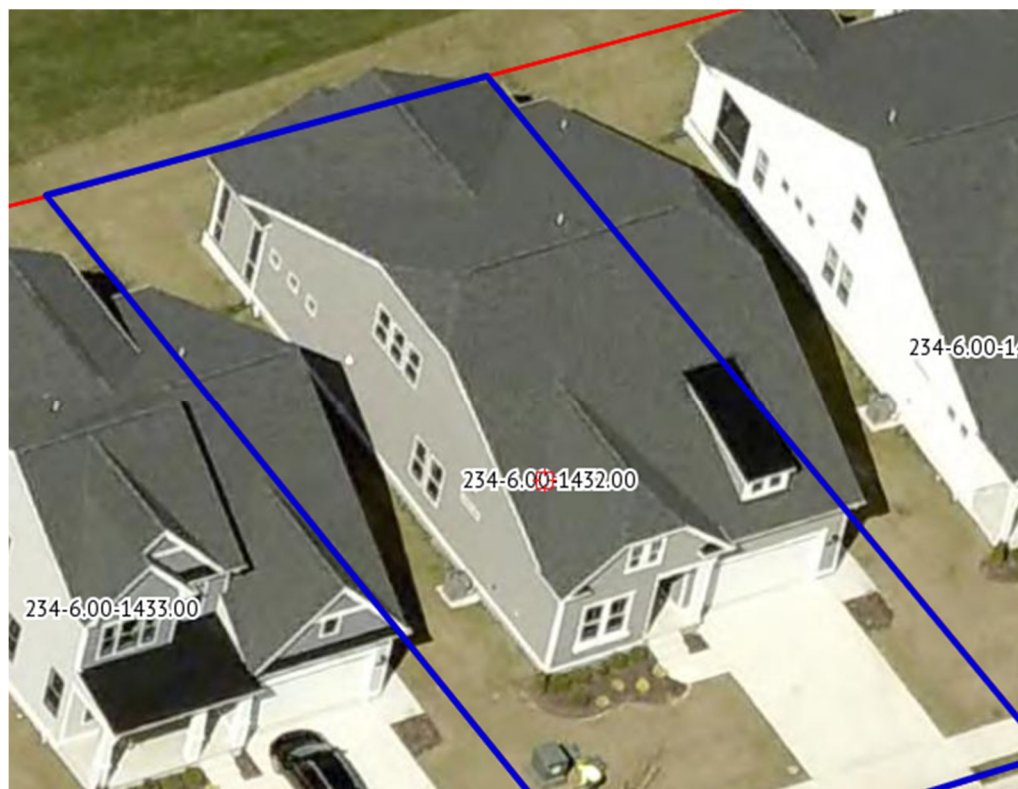
Comp 4



Comp 5



Comp 6



PARCEL	PARCEL		PARCEL	PART	DST	PARCEL	CLASS	CADD	AREA	DEVELOP	DEVELOP										SALES										STATUS	LEGAL											
	Sub	Street									Suffix	Shed	NHWD	Class	Lot	Car	Driv	Sty	YrBlt	Rm Tot	Bedrm	Full Bath	Half Bath	Bunt	NE RA	CDU	OW	SELA	Sale Date	Sale Price			PSF	SALES	SALES	SALES	SALES	ADJ Price	ADJ Price	ADJ Price	ADJ Price	Value	
234-00-1267.00	22053	HEARTWOOD	DR	E-CAPE	6AR234	R	101	0.2	1.5	OR-CAPE COD	2024	7	4	3	1	6-FULL	1,091	AV	2,761	10/29/24	728,203	263.75												261.50	CHASE OAKS								
234-00-1447.00	35052	BLACK WALNUT	DR	E-CAPE	6AR234	R	101	0.25	1.5	21-CONVENTIONAL	2023	8	4	3	1	3-CRAWL		AV	2,248	08/27/23	655,000	272.18	0.93	664,200	225.32	0.92									CHASE OAKS								
234-00-1426.00	31053	SILVER MAPLE	DR	E-CAPE	6AR234	R	101	0.388	1.5	OR-CAPE COD	2022	7	3	3	0	3-CRAWL		AV	2,273	05/02/23	599,950	263.90	0.99	640,100	271.79	0.98									CHASE OAKS								
234-00-1434.00	30027	CHASE OAKS	DR	E-CAPE	6AR234	R	101	0.234	2	21-CONVENTIONAL	2022	7	4	4	2	1	3-CRAWL		AV	2,486	01/10/23	700,000	200.80	1.00	700,000	200.80	0.96								CHASE OAKS								
234-00-1433.00	31051	SILVER MAPLE	DR	E-CAPE	6AR234	R	101	0.172	2	21-CONVENTIONAL	2022	7	4	3	1	3-CRAWL		AV	3,864	11/14/22	560,000	188.13	1.56	586,900	198.01	0.95									CHASE OAKS								
234-00-1441.00	31056	SILVER MAPLE	DR	E-CAPE	6AR234	R	101	0.224	1.5	21-CONVENTIONAL	2022	7	3	3	1	3-CRAWL		AV	3,139	01/11/23	584,000	186.05	1.28	599,800	191.98	1.01									CHASE OAKS								
234-00-1432.00	31013	SILVER MAPLE	DR	E-CAPE	6AR234	R	101	0.169	1.5	OR-CAPE COD	2022	6	3	3	0	3-CRAWL		AV	3,066	07/17/23	555,990	181.34	1.25	567,900	184.96	1.23									CHASE OAKS								
APPELLANT COMPS																																											
234-00-1267.00	22053	HEARTWOOD	DR	E-CAPE	6AR234	R	101	0.2	1.5	OR-CAPE COD	2024	7	4	3	1	6-FULL	1,091	AV	2,761	10/29/24	728,203	263.75													261.50	CHASE OAKS							
234-00-1447.00	35053	CHASE OAKS	DR	E-CAPE	6AR234	R	101	0.172	1.5	OR-CAPE COD	2022	6	3	3	0	3-CRAWL		AV	2,764	08/01/22	719,900	260.09	0.92	770,900	278.72	0.86									CHASE OAKS								
234-00-1412.00	31111	SILVER MAPLE	DR	E-CAPE	6AR234	R	101	0.211	1.5	OR-CAPE COD	2023	6	3	3	0	3-CRAWL		AV	2,481	03/13/23	757,976	282.72	0.89	783,776	292.34	0.86									CHASE OAKS								
234-00-1446.00	31044	SILVER MAPLE	DR	E-CAPE	6AR234	R	101	0.172	1.5	OR-CAPE COD	2022	6	3	3	0	3-CRAWL		AV	2,451	03/01/23	650,000	265.20	0.98	663,000	270.50	0.96									CHASE OAKS								
234-00-1431.00	31017	SILVER MAPLE	DR	E-CAPE	6AR234	R	101	0.166	1.5	OR-CAPE COD	2022	6	3	3	0	3-CRAWL		AV	2,321	08/31/22	654,990	282.10	1.00	696,200	300.00	0.85									CHASE OAKS								
234-00-1450.00	31017	SILVER MAPLE	DR	E-CAPE	6AR234	R	101	0.188	1.5	OR-CAPE COD	2022	7	3	3	0	3-CRAWL		AV	2,223	07/10/23	599,990	260.98	0.98	640,100	271.79	0.98									CHASE OAKS								
234-00-1432.00	31013	SILVER MAPLE	DR	E-CAPE	6AR234	R	101	0.169	1.5	OR-CAPE COD	2022	6	3	3	0	3-CRAWL		AV	3,066	07/17/23	555,990	181.34	1.25	567,900	184.96	1.23									CHASE OAKS								
TYLER COMPS																																											
																					MEDIAN		276.38	0.95	679,645		271.38	0.91															
																					AVERAGE		265.96	0.99	680,789		265.36																

RESIDENTIAL ASSESSMENT APPEAL FORM
BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Identification

Owner(s): Robert and Kimberly Lerman Parcel ID: 234-6.00-1267.00

Street Address of Parcel: 22053 heartwood circle

Current Assessment: \$ 751600

Purchase Price (Total of Land and Improvement): \$ 728000 Date of Purchase: 9/30/2024

Special Conditions of Sale: _____

How was property acquired ☒ Private Sale ☐ Auction ☐ Open Market ☐ Family ☐ Inherited
☐ Other _____

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

Year	Cost	Change

Description of Property

Lot size/Land Area .20 acre Style of Home cape cod

Number of: Bedrooms: 4 Bathrooms: 4 Fireplaces: 0

☒ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: concrete porch

Describe outbuildings or accessory structures other than main dwelling:

NONE

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 617,000

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

The assessments are supposed to weight more heavily the most recent comps available during the assessment period. I requested and received the comps that Tyler Technologies used and these were much earlier in the assessment period when real estate prices were higher. It actually appears as if they cherry-picked the most expensive properties to determine my assessment, which is not fair. While I have seen the comps Tyler used in determining my assessment, it is not clear to me how they determined my assessed value. Basing assessments on average square footage is the fairest and most uniform method. It does not appear that Tyler did this and thus you have very wide variations in assessments across properties even within subdivisions like mine.

I have provided a total of six comps, which I sent to Tyler. The six comps are the last six sales that occurred in my subdivision leading up to the end of the assessment period. I believe these more accurately reflect market value than what Tyler used. These six comps have similar square footage as my home. The average sales price per square foot of these six comps is \$200 compared to my assessed value of \$259/sf. Using \$200/sf against my 2,898 square foot home suggests my assessed value should be \$602,000, not \$751,600. However, because I have a 3-car garage, my assessment should be a little higher than the average. Adding the third-car garage cost us \$15,000 so I would place my assessment at roughly \$617,000.

I would like to add one additional item to highlight Tyler's flawed assessment of our house. We purchased our house in September of 2024, roughly 18 months later than the data Tyler used to determine our assessment. Tyler's assessment of \$751k suggests that the value of our home in the 2021-2023 period would have been higher than our purchase price of \$728k in September 2024. Given the strong housing market and associated increases in housing prices the past 18 months, this actually makes no sense. The value of our house today should be higher than the price in 2021-23, not lower. Thus, our assessment should be considerably lower.

On what basis do you reach that Opinion?
(Select One)

	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
X	Comparable Sales (identify below)
	Other (provide detail below or in a separate attachment)

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

Please see attachment for a detailed explanation.

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 234-6.00-1447.00 Owner GODINO

Address 35025 BLACK WALNUT DR

Sales Price \$ 655,000 Date of Sale 4/28/2023

Lot Size/Land Area .2495 ACRE Style of House cape cod

Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: Porch screened in with fireplace

Describe Garage or Other Improvements:

2 car garage

Additional Comments:

This square footage of this home is 2,826. Based on a sales price of \$655,000, this property sold for the equivalent of \$232 per square foot compared to an assessed value of \$259 for my house.

2. Parcel Number 234-6.00-1426.00 Owner FOSTER

Address 31033 SILVER MAPLE

Sales Price \$ 599,990 Date of Sale 05/02/2023

Lot Size/Land Area .1875 ACRE Style of House cape cod

Number of: Bedrooms: 3 Bedrooms: 3 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: Porch screened in with fireplace

Describe Garage or Other Improvements:

2 car garage

Additional Comments:

This house is 2,738 square feet. Based on the selling price of \$599,990, this house sold for the equivalent of \$219/sf compared to an assessed value of \$259 for my house.

3. Parcel Number 234-6.00-1434.00 Owner BIELANSKI

Address 30027 CHASE OAKS DR

Sales Price \$ 700000 Date of Sale 06/01/2023

Lot Size/Land Area .2342 acre Style of House cape cod

Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions screened porch with fireplace

Describe Garage or Other Improvements:

3 car garage

Additional Comments:

The square footage of this house is 3,300. Based on the sales price of \$700,000, this house sold for the equivalent of \$212/sf compared to an assessed value of \$259 for my house.

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:

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.

4. Parcel Number 234-6.00-1433.00 Owner MUNOZ

Address 31011 SILVER MAPLE

Sales Price \$ 560,000 Date of Sale 11/14/2022

Lot Size/Land Area .1722 Style of House CAPE COD

Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: SCREENED PORCH WITH FIREPLACE

Describe Garage or Other Improvements:

Additional Comments:

The square footage of this house is 3,009. Based on the selling price of \$560,000, the price per square foot is \$186 compared to an assessed value of \$259 for my house.

5. Parcel Number 234-6.00-1441.00 Owner MONTGOMERY

Address 31016 SILVER MAPLE

Sales Price \$ 584,000 Date of Sale 01/31/2023

Lot Size/Land Area .2238 ACRES Style of House CAPE COD

Number of: Bedrooms: 4 Bedrooms: 4 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: SCREENED PORCH WITH FIREPLACE

Describe Garage or Other Improvements:

Additional Comments:

The square footage of this house is 2,906. Based on the selling price of \$584,000, this house sold for the equivalent of \$201 per square foot compared to an assessed value of \$259 for my house.

6. Parcel Number 234-6.00-1432.00 Owner SUTTON

Address 31013 SILVER MAPLE

Sales Price \$ 555,990 Date of Sale 03/27/2023

Lot Size/Land Area .1693 Style of House CAPE COD

Number of: Bedrooms: 3 Bedrooms: 3 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions SCREENED PORCH WITH FIREPLACE

Describe Garage or Other Improvements:

Additional Comments:

The square footage of this house is 2,827. Based on the sales price of \$555,990, this house sold for the equivalent of \$190 per square foot compared to an assessed value of \$259 for my house.

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name

Firm or Company

Address

Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$ 617,000

Signature of Owner or agent¹ RT 2 Keya

Print Name and Title: Robert and Kimberly Leman

Mailing Address: 9 LONNIE DRIVE

ALLENTOWN, NJ 08501

E Mail Address: RLERMAN9@GMAIL.COM

Telephone: 6094395387

Please use ☒ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☒

¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appeal and represent the interest of the owner herein.

RESIDENTIAL ASSESSMENT APPEAL FORM
BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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

REMEMBER:

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

Property Identification

Owner(s): Equity trust Co Custodian FBO Robert Hurst Parcel ID: 134-6,00-128

Street Address of Parcel: 30883 East Lagoon Road

Current Assessment: \$ 407,300

Purchase Price (Total of Land and Improvement): \$ 164,900 Date of Purchase: 03/2022

Special Conditions of Sale: This parcel was combined with comparable parcel adjacent 134-6,00-129 and bought together for \$329,888 in March 2022

How was property acquired ☐ Private Sale ☐ Auction ☒ Open Market ☐ Family ☐ Inherited
☐ Other _____

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

Year	Cost	Change
		NONE

Description of Property

Lot size/Land Area 0.2335 Acre Style of Home 1980 trailer

Number of: Bedrooms: _____ Bathrooms: 1 Fireplaces: _____

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: 8x8 room

Describe outbuildings or accessory structures other than main dwelling:

Mobile trailer has a small deck on the street side when entering.

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 198242 a 2% increase from purchase price

On what basis do you reach that Opinion?
(Select One)

	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
X	Comparable Sales (identify below)
X	Other (provide detail below or in a separate attachment)

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

This parcel (Lots 104 and 105) is 0.23/Ac was purchased with parcel 134-6.00-129.00 (lots 106 and 107) 0.2677/Ac for 329,888 in 3/2022. This parcel is actually smaller and less valuable then the other parcel but I took the value in half of purchase price to come up with fair maket value today plus 2% appreciation even though 45 yr old mobile trailers depreciate. There have been no improvements on this parcel. I have also submitted my closing docs to substantiate my claims. Even though Comps are irrelevant when the property in question that was purchased on the open market is within the timeline of the reassessment, they are also provided.

Comparable Sales

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

You must submit 3 comparable sales.

1. Parcel Number 134-6.00-199.00 Owner Robert Nally

Address 32195 S Dogwood Dr, Dagsboro, DE 19939

Sales Price \$84,000 Date of Sale 05/2023

Lot Size/Land Area 0.24 Ac Style of House Mobile Trailer

Number of: Bedrooms: 2 Bathrooms: 1 Fireplaces:

☐ Finished Basement ☐ Finished Attic ☐ Central Air

Porches and Additions:

Describe Garage or Other Improvements:

no garage

Additional Comments:

2. Parcel Number 134-6.00-134.00 Owner William Fowler

Address 30931 E Lagoon Rd, Dagsboro, DE 19939

Sales Price \$ 100,000 Date of Sale 7/2023

Lot Size/Land Area 0.11 Ac Style of House Mobile Trailer

Number of: Bedrooms: 2 Bathrooms: 1 Fireplaces: _____

☐ Finished Basement ☐ Finished Attic ☐ Central Air

Porches and Additions: _____

Describe Garage or Other Improvements:

Additional Comments:

--

3. Parcel Number 134-6.00-106.00 Owner Craig Tunell

Address 30782 W Lagoon Rd, Dagsboro, DE 19939

Sales Price \$ 124,500 Date of Sale 1/2024

Lot Size/Land Area 0.19ac Style of House Mobile trailer

Number of: Bedrooms: _____ Bathrooms: _____ Fireplaces: _____

☐ Finished Basement ☐ Finished Attic ☐ Central Air

Porches and Additions

Describe Garage or Other Improvements:

Additional Comments:

Looks like this parcel has already been removed from the tax records and combined with its adjacent parcel.

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 2024 be reduced to: \$ 168242

Signature of Owner or agent¹ _____

Print Name and Title: Robert Hurst

Mailing Address: 205 Kentucky Ave

Pasadena Md 21122

E Mail Address: hobster7@me.com Telephone: 443-677-8366

Please use ☐ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☐

¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appeal and represent the interest of the owner herein.

Parcel ID: 134-6.00-129.00; 134-6.00-130.00; 134-6.00-128.00

PREPARED BY & RETURN TO:

Cardinal Settlements of Maryland, LLC
6200 Coastal Highway
Suite 101
Ocean City, MD 21842
File No.: DE-22-8518

Document # 2022000028919 BK: 5718 PG: 123
On 6/14/2022 at 11:08:07 AM
RECORDER OF DEEDS Scott Dailey
Sussex County, DE
Consideration: \$0.00 County/Town: \$0.00
State: \$0.00 Total: \$0.00 Doc Surcharge Paid

****This Deed is being recorded to correct and clarify the percentage of ownership and the land and legal description of the property transferred in a Deed dated March 29, 2022 and recorded May 11, 2022 in Book 5698 at page 296 among the land records of Sussex County****

THIS CORRECTIVE AND CONFIRMATORY DEED, made this day of ,
2022,

- BETWEEN -

Jeffrey S. Alexander, Personal Representative of Estate of Donna Jean Alexander, of
118 Sagewood Court, Sparks Glencoe, MD 21152, party of the first part,

- AND -

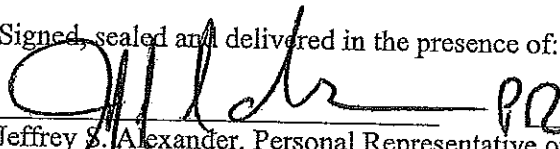
EQUITY TRUST COMPANY CUSTODIAN FBO ROBERT HURST ROTH IRA as to 56% UNDIVIDED INTEREST and EQUITY TRUST COMPANY CUSTODIAN FBO ROBERT HURST TRADITIONAL IRA as to 44% UNDIVIDED INTEREST, tenancy in common, of 205 Kentucky Ave, Pasadena MD 21122, parties of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the sum of **Zero dollars AND 00/100 (\$0.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the parties of the second part, and their heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, Delaware:

See attached "Exhibit A" for Legal Description

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Sussex County Recording Office in and for the State of Delaware.

Signed, sealed and delivered in the presence of:


Jeffrey S. Alexander, Personal Representative of Estate of Donna Jean Alexander

STATE OF Maryland
COUNTY OF Baltimore to-wit

BECCA LANAHAN
NOTARY PUBLIC
BALTIMORE COUNTY
MARYLAND
My Commission Expires 05-13-2023

GIVEN under my Hand and Seal of Office the day and year aforesaid.


Notary Public

My Commission Expires: 5/13/2023

Exhibit "A"
Property Description

TRACT 1: All that certain lot, piece and parcel of land in Baltimore Hundred, Sussex County, Delaware, which is known and designated as Lot Number 106, on the plot of lands of Dogwood, Inc., which is of record in Plot Book Number Six, at Page Eleven. Said lot is on the side of East Lagoon Road as will more fully and at large appear upon reference to the said plot which was prepared by Edward H. Richardson Associates, Inc.

THE SAID LANDS Are conveyed subject to the following restrictive covenants and conditions which shall run with the land:

1. All Wells shall be placed near the front line adjoining the street and cesspools shall be located in the rear yard near the lagoon.
2. No building or improvement nor any part or appendage accessory thereto shall be erected or placed within fifteen (15') feet of the front yard line nor within twenty (20') feet of rear yard line.

Parcel ID No. 134-6.00-129.00

TRACT 2: ALL that certain lot, piece and parcel of land in Baltimore Hundred, Sussex County, Delaware, which is known and designated as Lot Number 107, on the plot of lands of Dogwood Acres, which is of record in Plot Book Number 8, Page 36. Said lot is on the side of road as will more fully and at large appear upon reference to the said plot which was prepared by Edward H. Richardson Associates, Inc.

THE SAID LAND is conveyed subject to the following restrictive covenants and conditions which shall run with the land:

1. All Wells shall be placed near the front line adjoining the street and cesspools shall be located in the rear yard near the lagoon.
2. No building or improvement nor any part or appendage accessory thereto shall be erected or placed within fifteen (15') foot of the front yard line nor within twenty (20') feet of rear yard line.

Parcel ID No. 134-6.00-130.00

The improvements thereon being known as 30885 East Lagoon Road, Dagsboro, Delaware - 19939.

Being the same property conveyed to LOUIS M. ALEXANDER, SR., AND DONNA JEAN ALEXANDER, HIS DAUGHTER by deed from LOUIS M. ALEXANDER, SR. dated 11/16/1995 and recorded with Sussex County Recording Office on 01/19/1996 as Instrument

#1996000001395 in Book 2101, Page 119.

ALL THAT CERTAIN lot, piece and parcel of land in Baltimore Hundred, Sussex County, Delaware, which is known and designated as Lots Numbered 104 and 105, Section 2, of the lands of Dogwood Acres, as shown on the plot of lands of Dogwood Acres, which is of record in Plot Book Number 8, at page 36, said lot will more fully and at large appear upon reference to the said plot which was prepared by Edward H. Richardson Associates, being more particularly described as follows, to wit:

BEGINNING at a point in the Westerly right of way line of East Lagoon Road, being a corner for Lot No. 104 and Lot No. 103 as shown on said plot; thence running in a Westerly direction to the edge of a lagoon; thence by and with the water's edge of the said lagoon in a Northerly direction 100 feet to a corner for Lot No. 105 and No. 106; thence by and with the line of Lot No. 106 the following two courses and distances; South 64 degrees 3 minutes 17 seconds East, 95.56 feet to a point; thence turning and running South 16 degrees 10 minutes 11 seconds East 17.81 feet to a point in the Northerly right of way line of East Lagoon Road; thence by and with the Northerly right of way line of East Lagoon Road such a distance as will reach the point and place of beginning be the contents thereof what they may.

Parcel ID No. 134-6.00-128.00

The improvements thereon being known as 30883 East Lagoon Road, Dagsboro, Delaware - 19939.

Being the same property conveyed to DONNA JEAN ALEXANDER by deed from DOGWOOD, INC. dated 03/29/1971 and recorded with Sussex County Recording Office on 05/31/71 as Book 666, Page 422.

SELLER: JEFFREY ALEXANDER

2. **PROPERTY.** Buyer hereby agrees to purchase from Seller and Seller agrees to convey to Buyer that Property Identified as TAX PARCEL # _____ being situated

SUSSEX	County, Delaware and further identified as:
30883 LAGOON RD E	DAGSBORO DE 19939
LOT 104. LOT 105. LOT 106. LOT 107	

A. PURCHASE PRICE \$ 329,888.00

To be paid as follows:

B. DEPOSIT UPON SIGNING THIS AGREEMENT \$ 4,000.00 ;

In the form of ☐ Check ☐ Cash ☒ Other WIRE

C. DEPOSIT DUE WITHIN 3 DAYS OF ACCEPTANCE \$ _____ ;

D. Additional DEPOSIT (if any) DUE WITHIN NA DAYS OF ACCEPTANCE \$ _____

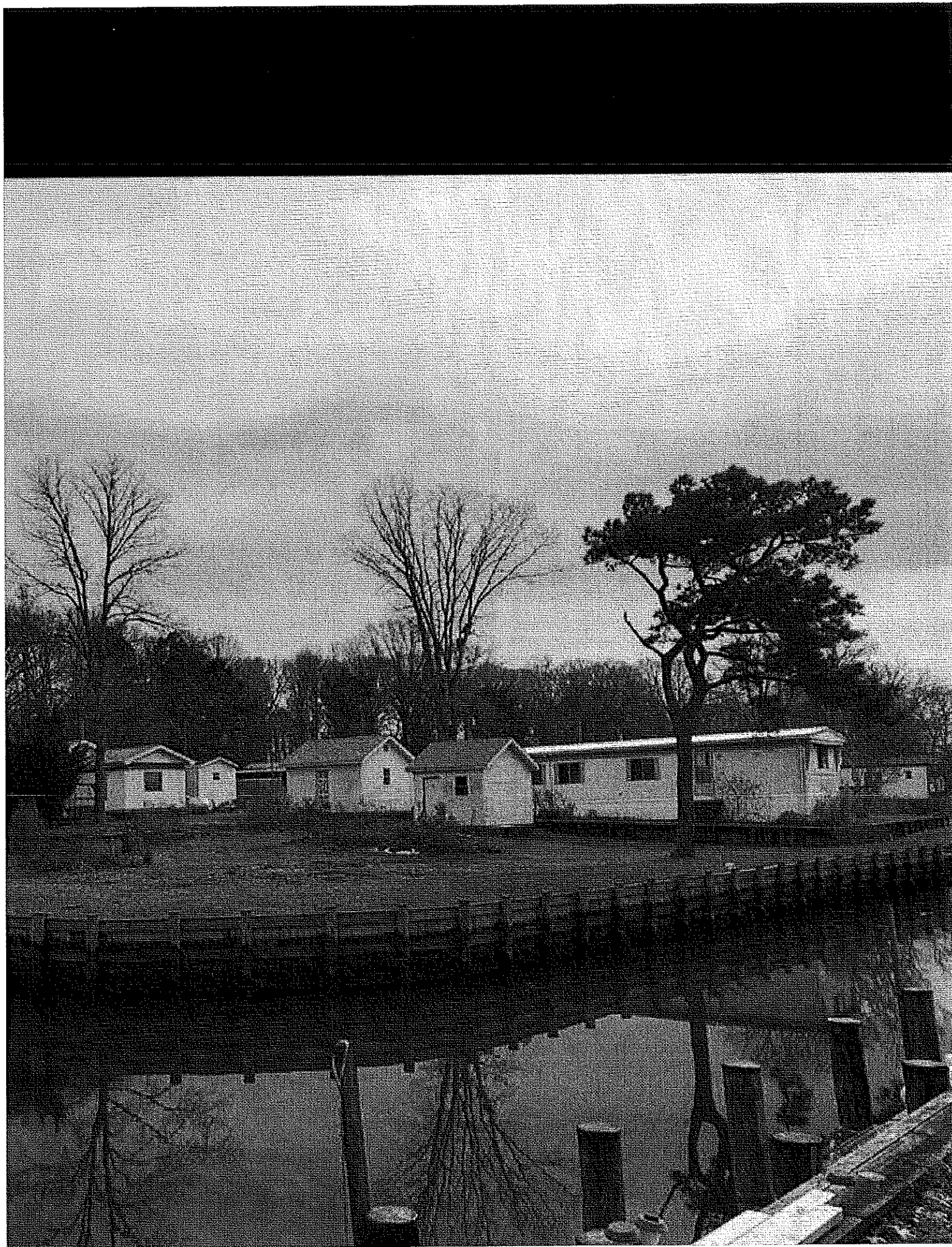
Any remaining balance will be paid at settlement. All sums deposited by Buyer prior to the time of final settlement shall be placed in a non-interest bearing escrow account with Listing Broker ("Escrow Broker") unless otherwise specified in this Agreement. All funds delivered to the Escrow Broker within fifteen (15) days of settlement shall be certified funds. *Funds paid by Buyer at settlement shall be in cash, certified check, cashier's check, treasurer's check, wire transfer or a Delaware attorney's escrow check.* Seller's net proceeds shall be paid by check from the settling attorney's escrow account unless other arrangements are made with the attorney.

4. **INCLUSIONS/EXCLUSIONS.** Unless specifically excluded by this Agreement the purchase price shall also include the following, as and if now installed, stored in, or located on the Property: all presently existing plumbing, heating, electrical and central air conditioning systems; and all other permanent or attached fixtures including but not limited to, all existing shutters, awnings, wall to wall carpeting, radiator covers, cabinets, shelves, mirrors fixed in place, attic/exhaust fans, lighting and plumbing fixtures, and landscaping. Certain other now existing items which may be considered personal property, whether installed or stored upon the Property are included, as follows: (if neither column is checked, item shall be considered excluded. **Should the Sellers Disclosure of Real Property Condition Report differ from the below list of included items, the below list shall supersede:**

YES NO			YES NO			YES NO		
<input type="checkbox"/>	<input type="checkbox"/>	Range with oven	<input type="checkbox"/>	<input type="checkbox"/>	Draperies/Curtains	<input type="checkbox"/>	<input type="checkbox"/>	Wall Mounted Flat Screen TV # _____
<input type="checkbox"/>	<input type="checkbox"/>	Range Hood-exhaust fan	<input type="checkbox"/>	<input type="checkbox"/>	Drapery/Curtain rods	<input type="checkbox"/>	<input type="checkbox"/>	Wall Brackets for TV # _____
<input type="checkbox"/>	<input type="checkbox"/>	Cooktop-stand alone	<input type="checkbox"/>	<input type="checkbox"/>	Shades/Blinds	<input type="checkbox"/>	<input type="checkbox"/>	Surround sound system & controls # _____
<input type="checkbox"/>	<input type="checkbox"/>	Wall Oven(s) # _____	<input type="checkbox"/>	<input type="checkbox"/>	Comices/Valances	<input type="checkbox"/>	<input type="checkbox"/>	Solar Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Kitchen Refrigerator(s) # _____	<input type="checkbox"/>	<input type="checkbox"/>	Furnace Humidifier	<input type="checkbox"/>	<input type="checkbox"/>	Attached Antenna/Rotor
<input type="checkbox"/>	<input type="checkbox"/>	with icemaker	<input type="checkbox"/>	<input type="checkbox"/>	Smoke Detectors	<input type="checkbox"/>	<input type="checkbox"/>	Garage Opener(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Refrigerator(s) -additional # _____	<input type="checkbox"/>	<input type="checkbox"/>	Carbon Monoxide Detectors	<input type="checkbox"/>	<input type="checkbox"/>	with remote(s) # _____
<input type="checkbox"/>	<input type="checkbox"/>	Freezer-free standing	<input type="checkbox"/>	<input type="checkbox"/>	Wood Stove	<input type="checkbox"/>	<input type="checkbox"/>	Pool Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Ice Maker-free standing	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Equipment	<input type="checkbox"/>	<input type="checkbox"/>	Pool cover
<input type="checkbox"/>	<input type="checkbox"/>	Dishwasher	<input type="checkbox"/>	<input type="checkbox"/>	Fireplace Screen/Doors	<input type="checkbox"/>	<input type="checkbox"/>	Hot Tub, Equipment
<input type="checkbox"/>	<input type="checkbox"/>	Disposal	<input type="checkbox"/>	<input type="checkbox"/>	Electronic Air Filter	<input type="checkbox"/>	<input type="checkbox"/>	with cover

3 WATERFRONT LOTS, WITH OWN
PRIVATE BOAT RAMP, AND
COMMUNITY BOAT RAMP, BULKHEAD,
NO LAND LEASES, OR PROPERTY
MANAGERS, OWN YOUR OWN
BEAUTIFUL CORNER PENINSULA LOT,
WITH .60 ACREAGE, CANAL EMPTIES
OUT INTO THE INDIAN RIVER BAY.
INHERITED PROPERTY, INCLUDES 2
TRAILERS, AND 3 SHEDS, WELL AND
SEPTIC, ALL BEING SOLD IN "AS IS"
CONDITION, VALUE IS IN THE LAND. 9
MILES TO BETHANY BEACH





RESIDENTIAL ASSESSMENT APPEAL FORM
BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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REMEMBER:

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

Property Identification

Owner(s): JAMES M. RALLO Living Trust Parcel ID: 134-13.00-1346.00

Street Address of Parcel: 31251 SANDPIPER RD BETHANY BEACH

Current Assessment: \$8,437,100

Purchase Price (Total of Land and Improvement): \$1.1 million Date of Purchase: December 2009

Special Conditions of Sale: N/A

How was property acquired ☒ Private Sale ☐ Auction ☐ Open Market ☐ Family ☐ Inherited
☐ Other _____

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

Year	Cost	Change
2012	1.4 million	Demo original House BUILT New House

Description of Property

Lot size/Land Area 45' wide 230' Long Style of Home 25' wide 130' Long

Number of: Bedrooms: 9 Bathrooms: 7 1/2 Fireplaces: 2 2 1/2 BATHS

☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: 3 Decks

Describe outbuildings or accessory structures other than main dwelling:

None

What do you consider to be the fair market value of the property as of July 1, 2023? \$3.5 million

On what basis do you reach that Opinion?
(Select One)

<input type="checkbox"/>	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
<input checked="" type="checkbox"/>	Comparable Sales (Identify below)
<input type="checkbox"/>	Other (provide detail below or in a separate attachment)

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

My House is 25' wide it is long and skinny - Because of that the Bedrooms are tiny the living room is tiny the deck is tiny due to the lot which is 45' wide but due to set backs the house can only be 25' feet wide.

Comparable Sales

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

You must submit 3 comparable sales.

1. Parcel Number 134-17.08-39.00 Owner N/A
Address 98 Wellington Parkway, Bethany Beach, DE. 19930
Sales Price \$ 3,700,000 Date of Sale 4/21/23
Lot Size/Land Area .28 Acres / 12,197 SF Style of House Cottage
Number of: Bedrooms: 5 ~~Bedrooms: 3~~ Fireplaces: 2
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: Yes
Describe Garage or Other Improvements:

2 Car Garage

Additional Comments:

This House has a Huge private lot ~~near~~ due to cover my planted trees years ago and is in town of Bethany so you can walk to shops and restaurants also a guarded beach.

2. Parcel Number 134-13.00-1327.00 Owner N/A
Address 31331 SANDPIPER RD, NORTH BETHANY, DE. 19930
Sales Price \$ 2,700,000 Date of Sale 3/24/22
Lot Size/Land Area 2.21 Acres Style of House Ocean Front Beach Cottage
Number of: Bedrooms: 3 ^{BATHS} Bathrooms: 2 Fireplaces: N/A
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: 2

Describe Garage or Other Improvements:

unpermitted House parking

Additional Comments:

This House is in my neighbor hood this is a private Beach with gates this House is older but very well taken care of

3. Parcel Number 134-23.08-~~1327~~³⁶.00 Owner N/A
Address 1703 Bunting Ave, Fenwick ~~Island~~ ISLAND, DE 19944
Sales Price \$ 3,200,000 Date of Sale 7/29/22
Lot Size/Land Area 0.17 Acres Style of House Ocean Front Beach Cottage
Number of: Bedrooms: 3 ^{BATHS} Bathrooms: 2 Fireplaces: N/A
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions 2 Decks

Describe Garage or Other Improvements:

Detached 4 car enclosed garage

Additional Comments:

This House is in a guarded Beach neighbor hood with walking to shops and restaurants you never have to drive

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.

N/A
Name

N/A
Firm or Company

N/A
Address

N/A
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 23 be reduced to: \$ 3.5 million

Signature of Owner or agent¹ James M. Rallo

Print Name and Title: James M. Rallo Trustee

Mailing Address: 4023 CLOVERLAND Drive
Phoenix, MD. 21131

E Mail Address: JimRallo@outlook.com Telephone: 443-255-4541

Please use ☒ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☒

¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appeal and represent the interest of the owner herein.

SUSSEX COUNTY - FORMAL APPEAL PROCEDURES & GUIDELINES

If you feel the established valuation does not reflect fair market value as of July 1, 2023, please complete an application for appeal and schedule a formal appeal hearing.

Applications and all supporting documentation must be filed before scheduling an appointment.

The following information will aid you in completing the application and scheduling an Appeal.

Step 1 – Application for Appeal

Applications for Appeal are available on our website at <https://sussexcountvde.gov/board-assessment-review>.

You may also pick up an application at our administrative office at 2 The Circle, Georgetown, DE during normal business hours of 8:30-4:30, Monday through Friday, excluding holidays, or request one be mailed to you.

Applications can be filed as follows:

Electronically: assessmentappeals@sussexcountvde.gov

In Person: 2 The Circle, Georgetown, DE 19947

By Mail: Attn: Assessment Appeals, PO Box 589, Georgetown, DE 19947

Step 2 – Filing the Application for Appeal

The information below is intended to help you complete the application for Appeal. Each property you intend to Appeal must have its own application and supporting documentation.

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

Acceptable forms of evidence

1. Comparable Sales (closed from January 1, 2021 – June 30, 2023). Valid Sales are known as "arms-length" transactions which reflect market value. The more recent closed sales are typically better indicators of value than older closed sales. Comparable sales can be obtained by consulting with real estate professionals as well as "FREE websites" such as: www.zillow.com / www.realtor.com / www.homes.com
2. Active Listings – can be utilized as supporting evidence NOT direct evidence such as closed comparable sales.
3. Appraisals dated between (1/1/22 – 6/30/23).
4. Photos – Recent images of dwelling(s) outbuildings, land, etc. are a great way of showing any type of quality or condition issues a property may be suffering from.
5. If the property is a Commercial property, an Income and Expense report is required for the Appeal. I&E forms are on our website at: <https://sussexcountvde.gov/board-assessment-review>.

All documentation must be submitted to Sussex County Government prior to your scheduled appt. Documents can be emailed to Assessmentappeals@sussexcountvde.gov, mailed to PO BOX 589, Georgetown, DE 19947 or dropped off at the Sussex County Government Administrative Office at 2 The Circle, Georgetown, DE 19947

ALL DOCUMENTATION MUST INCLUDE OWNER NAME, PARCEL ID NUMBER, & PROPERTY LOCATION

Inadmissible forms of evidence

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

Step 3 – Schedule an Appeal Hearing

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

Schedule online at: <https://sussexcountynj.gov/board-assessment-review> or

Schedule via phone at: 1-866-548-2578

***Scheduling open through March 31, 2025**

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

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 24177 JAMORE DR****Parcel ID: 331-6.00-234.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 24, 2025

CURRENT OWNERSIGLER ROBERT V & PATRICIA C
24177 JAMORE DR
SEAFORD DE 19973**GENERAL INFORMATION**Living Units 1
Neighborhood 3AR024
Alternate ID 331060002340000000
Vol / Pg 2104/161
District
Zoning AGRICULTURAL/RESIDEI
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC	0.3688		67,130

Total Acres: .3688
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	67,100	67,100	0	67,100
Building	0	292,700	281,300	0	292,730
Total	0	359,800	348,400	0	359,830

Value Flag TD331DM2
Market ApproachManual Override Reason
Base Date of Value
Effective Date of Value**Entrance Information**

Date	ID	Entry Code	Source
06/27/24	DMR	Data Mailer Change	Owner
06/26/23	SLM	Info At Door	Owner

Permit Information

Date Issued	Number	Price	Purpose	% Complete
07/18/17	201707657	1,000	A017 8x8 Ft Por	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
12/29/95	130,000			2104/161		
07/26/89	1					
08/12/88	1					

Situs : 24177 JAMORE DR

Parcel Id: 331-6.00-234.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 24, 2025

Dwelling Information

Style	Ranch	Year Built	1972
Story height	1	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x		
Color		In-law Apt	No

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area Unheated Area
Cathedral Ceiling	x	

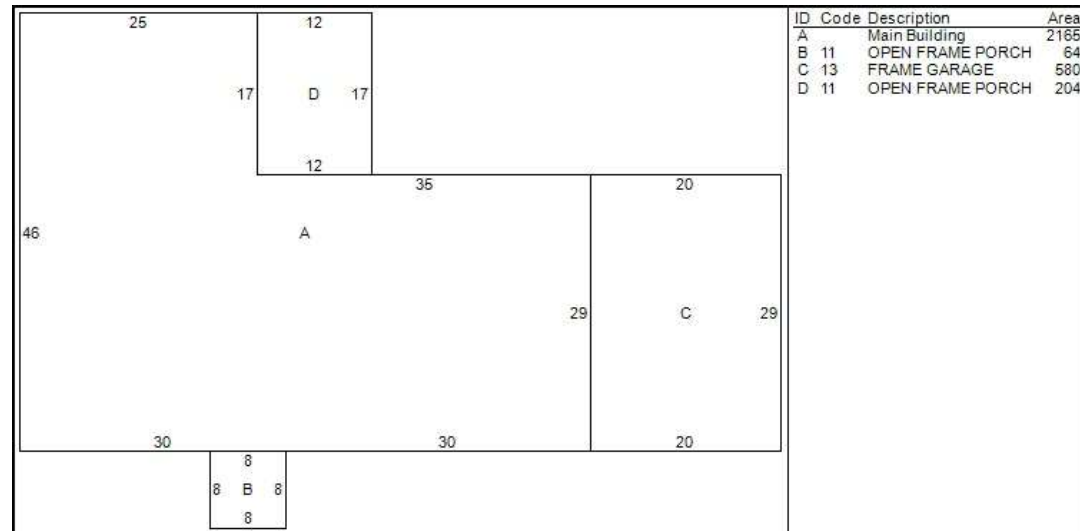
Grade & Depreciation

Grade	C+	Market Adj	
Condition	Average	Functional	
CDU	AVERAGE	Economic	77
Cost & Design	0	% Good Ovr	
% Complete	100		

Dwelling Computations

Base Price	350,658	% Good	77
Plumbing	9,840	% Good Override	
Basement	-19,450	Functional	
Heating	29,090	Economic	77
Attic	0	% Complete	100
Other Features	1,620	C&D Factor	
		Adj Factor	1.19
Subtotal	371,760	Additions	16,000
Ground Floor Area	2,165		
Total Living Area	2,165	Dwelling Value	281,300

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)
100	100	100	100
200	200	200	200
300	300	300	300
400	400	400	400
500	500	500	500
600	600	600	600
700	700	700	700
800	800	800	800
900	900	900	900
1000	1000	1000	1000
1100	1100	1100	1100
1200	1200	1200	1200
1300	1300	1300	1300
1400	1400	1400	1400
1500	1500	1500	1500
1600	1600	1600	1600
1700	1700	1700	1700
1800	1800	1800	1800
1900	1900	1900	1900
2000	2000	2000	2000
2100	2100	2100	2100
2200	2200	2200	2200
2300	2300	2300	2300
2400	2400	2400	2400
2500	2500	2500	2500
2600	2600	2600	2600
2700	2700	2700	2700
2800	2800	2800	2800
2900	2900	2900	2900
3000	3000	3000	3000
3100	3100	3100	3100
3200	3200	3200	3200
3300	3300	3300	3300
3400	3400	3400	3400
3500	3500	3500	3500
3600	3600	3600	3600
3700	3700	3700	3700
3800	3800	3800	3800
3900	3900	3900	3900
4000	4000	4000	4000
4100	4100	4100	4100
4200	4200	4200	4200
4300	4300	4300	4300
4400	4400	4400	4400
4500	4500	4500	4500
4600	4600	4600	4600
4700	4700	4700	4700
4800	4800	4800	4800
4900	4900	4900	4900
5000	5000	5000	5000
5100	5100	5100	5100
5200	5200	5200	5200
5300	5300	5300	5300
5400	5400	5400	5400
5500	5500	5500	5500
5600	5600	5600	5600
5700	5700	5700	5700
5800	5800	5800	5800
5900	5900	5900	5900
6000	6000	6000	6000
6100	6100	6100	6100
6200	6200	6200	6200
6300	6300	6300	6300
6400	6400	6400	6400
6500	6500	6500	6500
6600	6600	6600	6600
6700	6700	6700	6700
6800	6800	6800	6800
6900	6900	6900	6900
7000	7000	7000	7000
7100	7100	7100	7100
7200	7200	7200	7200
7300	7300	7300	7300
7400	7400	7400	7400
7500	7500	7500	7500
7600	7600	7600	7600
7700	7700	7700	7700
7800	7800	7800	7800
7900	7900	7900	7900
8000	8000	8000	8000
8100	8100	8100	8100
8200	8200	8200	8200
8300	8300	8300	8300
8400	8400	8400	8400
8500	8500	8500	8500
8600	8600	8600	8600
8700	8700	8700	

Unit Location
Unit View
Model Make (MH)

	SUBJECT PARCEL	COMPARISON-1	COMPARISON-2	COMPARISON-3	COMPARISON-4	COMPARISON-5
PARCEL ID	331-6.00-234.00	331-6.00-265.00	331-6.00-331.00	331-6.00-255.00	331-4.00-189.00	231-12.00-32.03
CARD 1						
	24177	24263	9723 N	24129	10493	24444
	JAMORE	BEAVER DAM	SHORE	BEAVER DAM	FOX GLEN	FERNWOOD
	DR	DR	DR	DR	DR	ST
Neighborhood	3AR024	3AR024	3AR026	3AR024	3AR021	3AR038
NBHD Group	304	304	304	304	304	304
Total Acres	.3688	.6008	.7226	.6357	.7300	1.0000
Living Units	1	1	1	1	1	1
DWELLING DESCRIPTION						
Story Height	1	1	1	1	1	1
Attic	1	1	1	1	1	1
Style	03-RANCH	03-RANCH	03-RANCH	02-SPLIT LEVEL	03-RANCH	03-RANCH
Year Built	1972	1971	1990	1963	2003	1986
Exterior Wall	06-ALUM/VINYL	01-FRAME	01-FRAME	02-BRICK	06-ALUM/VINYL	06-ALUM/VINYL
Total Living Area	2165	1925	2176	2038	2099	1800
Fin Bsmt Area				525		
Rec Room Area				525		
Grade	C+	B-	B-	C+	B-	C+
CDU	AV	AV	AV	AV	AV	AV
Basement	3	6	3	6	3	6
Bed Rooms	4	3	4	4	4	3
Total Rooms	7	6	7	7	7	6
Total Fixtures	10	8	10	10	8	8
Fireplace-Mas		1		1		1
System Type	6-HEAT PUMP	2-FORCED WARM AIR	6-HEAT PUMP	2-FORCED WARM AIR	6-HEAT PUMP	6-HEAT PUMP
PRICING DATA						
Land Value	67,100	78,000	64,300	79,100	68,700	85,600
Building Value	281,300	261,300	275,000	401,100	304,200	229,900
OBV Value	0	4,630	0	490	25,270	2,790
Dwelling Value	281,300	256,700	275,000	400,600	278,900	227,100
Cost Value	348,400	339,300	339,300	480,200	372,900	315,500
VALUATION						
Weighted Average	363,990					
Time Adjusted Price	0	459800	360900	395000	379900	346400
Sale Price	0	391000	349000	395000	355000	335000
Sale Date		24-JUN-2021	04-JAN-2023	22-JUN-2023	02-AUG-2022	19-JAN-2023
Market Value	359,830					
Adjusted Price		420,550	358,450	357,040	348,570	344,620

	PARDAT	PARDAT		PARDAT	PARTDAT	PARDAT	DWELDAT	DWELDAT		DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	DWELDAT	SALES	SALES	SALES	SALES	SALES	SALES	SALES	SALES	LEGAT		
PARID	St#	Street	Suffix	SCH DIST	Calc'd Acres	Story Height	Style	Yrblt	Rm Tot	Bedrm	Full Bath	Half Bath	Bsmt	Bsmt Car	FBLA	Grade	CDU	SFLA	Sale Date	Sales Type	Sale Price	PSF	ASR	Adjusted Price	ADJ PSF	ADJ ASR	VALUE	Legal 1		
331-6.00-234.00	24177	JAMORE	DR	3:SEAFORD	0.369	1	03:RANCH	1972	7	4	2	1	3:CRAWL	0		B-	AV	2,165									160.92	BVR DAM HGTS SEC II		
331-6.00-238.00	24157	JAMORE	DR	3:SEAFORD	0.404	2	21:CONVENTIONAL	1970	7	4	2	1	3:CRAWL	0		C+	AV	2,072	10/13/22	2:Land & Improv	320,000	154.44	1.02	337,900	163.08	0.97		BVR DAM HGTS SEC II		
531-10.00-226.00	6958	DOGWOOD	DR	3:SEAFORD	0.31	1	03:RANCH	1963	6	3	2	2	6:FULL	0		C+	AV	1,506	07/27/21	2:Land & Improv	261,000	173.31	1.05	304,800	202.39	0.90		SUSSEX DEV		
132-2.00-216.00	9809	NANTICOKE	CIR	3:SEAFORD	0.377	1	03:RANCH	1955	6	3	2	1	3:CRAWL	0		C+	AV	1,601	07/18/22	2:Land & Improv	285,000	178.01	0.81	306,900	191.69	0.75		NANTICOKE ACRES ANNEX		
APPELLANT COMPS																					MEDIAN 173.31 1.02 306,900 191.69 0.90									
AVERAGE 168.59 0.96 316,533 185.72 0.87																														
331-6.00-234.00	24177	JAMORE	DR	3:SEAFORD	0.369	1	03:RANCH	1972	7	4	2	1	3:CRAWL	0		B-	AV	2,165									160.92	BVR DAM HGTS SEC II		
331-6.00-167.01	24076	SNUG HARBOR	CIR	3:SEAFORD	0.58	1	03:RANCH	1995	7	4	2	1	3:CRAWL	0		B-	AV	2,291	11/23/21	2:Land & Improv	391,000	170.67	1.06	444,600	194.06	0.93		NW/FRANCIS CIRCLE		
331-6.00-331.00	9723	SHORE	DR	3:SEAFORD	0.723	1	03:RANCH	1990	7	4	2	1	3:CRAWL	0		B-	AV	2,176	01/04/23	2:Land & Improv	349,000	160.39	1.04	360,900	165.85	1.01		N SHORES		
331-6.00-238.00	24157	JAMORE	DR	3:SEAFORD	0.404	2	21:CONVENTIONAL	1970	7	4	2	1	3:CRAWL	0		C+	AV	2,072	10/13/22	2:Land & Improv	320,000	154.44	1.02	337,900	163.08	0.97		BVR DAM HGTS SEC II		
331-6.00-307.00	9705	WALNUT	DR	3:SEAFORD	0.553	1	03:RANCH	1970	7	4	2	1	5:PARTIAL	0	1636	B-	AV	2,046	10/19/22	2:Land & Improv	350,000	171.07	1.01	369,600	180.65	0.96		NORTH SHORES		
231-12.00-32.03	24444	FERNWOOD	ST	3:SEAFORD	1	1	03:RANCH	1986	6	3	2	0	6:FULL	0		C+	AV	1,800	01/19/23	2:Land & Improv	335,000	186.11	1.07	346,400	192.44	1.04		NW/RT 530		
TYLER COMPS																					MEDIAN 170.67 1.04 360,900.00 180.65 0.97									
AVERAGE 168.53 1.04 371,880.00 179.22 0.98																														
331-6.00-309.00	9732	EVERGREEN	AV	3:SEAFORD	0.358	1	03:RANCH	1973	6	3	2	0	3:CRAWL	0		C+	AV	1,700	08/23/21	2:Land & Improv	273,000	160.59	1.02	316,700	186.29	0.88		NORTH SHORES		
132-2.00-216.00	9809	NANTICOKE	CIR	3:SEAFORD	0.377	1	03:RANCH	1955	6	3	2	1	3:CRAWL	0		C+	AV	1,601	07/18/22	2:Land & Improv	285,000	178.01	0.81	306,900	191.69	0.75		NANTICOKE ACRES ANNEX		
331-6.00-81.00	9753	CHARLES	ST	3:SEAFORD	0.193	1.75	08:CAPE COD	1964	6	3	2	0	3:CRAWL	0		C	AV	1,547	03/04/22	2:Land & Improv	280,000	181.00	0.92	310,000	200.39	0.83		N/CHARLES ST. 190'		
231-12.00-32.01	24416	FERNWOOD	ST	3:SEAFORD	0.737	1	03:RANCH	1974	6	3	2	0	6:FULL	0	1229	C+	AV	1,536	10/04/21	2:Land & Improv	315,000	205.08	1.06	360,700	234.83	0.93		SW/PRIVATE RD		
531-10.00-226.00	6958	DOGWOOD	DR	3:SEAFORD	0.31	1	03:RANCH	1963	6	3	2	2	6:FULL	0		C+	AV	1,506	07/27/21	2:Land & Improv	261,000	173.31	1.05	304,800	202.39	0.90		SUSSEX DEV		

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@sussexcountype.gov. If every question is not clearly and completely answered, the Board may deny your appeal without further hearing. Submit a separate appeal form for every tax parcel.

REMEMBER:

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

Property Identification

Owner(s): ROBERT V. & PATRICIA C. SIGLER Parcel ID: 331-6,00-234.00

Street Address of Parcel: 24177 JAMORE DRIVE

Current Assessment: \$ 41,800

Purchase Price (Total of Land and Improvement): \$ 130,000 Date of Purchase: 12-1995

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
2017	49,200	8X8 PORCH, ROOF, SIDING, BUTTERS, SIDEWALK

Description of Property

Lot size/Land Area 100' x 149' .377 ACRES Style of Home RANCH

Number of: Bedrooms: 4 Bathrooms: 2.5 Fireplaces: 1

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: 8X8 FRONT PORCH (OPEN); SCREENED BK. PORCH

Describe outbuildings or accessory structures other than main dwelling:

ATTACHED GARAGE

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 335,000

On what basis do you reach that Opinion?
(Select One)

	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
X	Comparable Sales (identify below)
	Other (provide detail below or in a separate attachment)

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

BASED ON DIFFERENCES IN STRUCTURE OF .5 BATH AND LARGER GARAGE AND FIREPLACE FROM CLOSEST COMPARABLE (#1), PRICE 335,000 MAX.

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 331-6.00-138.00 Owner LUZELIN PEREZ
Address 24157 JAMORE DRIVE, SEAFORD, DE
Sales Price \$ 320,000 Date of Sale 8-21-22
Lot Size/Land Area .40 ACRES Style of House 2-STORY
Number of: Bedrooms: 4 Bathrooms: 2 Fireplaces: 0

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: OPEN FRONT PORCH; SCREENED-IN PORCH

Describe Garage or Other Improvements:

ATTACHED GARAGE

Additional Comments:

2. Parcel Number 531-10.00-226.00 Owner KAREN KLAMBACH
Address 6958 DOGWOOD DRIVE, SEAFORD, DE
Sales Price \$ 261,000 Date of Sale 7-26-21
Lot Size/Land Area 0.3099 ACRES Style of House RANCH
Number of: Bedrooms: 4 ^{BATHS} 1 Fireplaces: 1
☒ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: 2 OPEN PORCHES

Describe Garage or Other Improvements:

NO GARAGE

Additional Comments:

3. Parcel Number 132-2.00-216.00 Owner DAWN HITE
Address 9809 NANTICOKE CIRCLE, SEAFORD, DE
Sales Price \$ 285,000 Date of Sale 7-15-22
Lot Size/Land Area 0.377 ACRES Style of House RANCH
Number of: Bedrooms: 4 ^{BATHS} 2 Fireplaces: 0
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions OPEN PORCH

Describe Garage or Other Improvements:

NO GARAGE

Additional Comments:

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name

Firm or Company

Address

Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$ 335,000

Signature of Owner or agent¹ Robert V. Sigler, Patricia C. Sigler

Print Name and Title: ROBERT V. SIGLER & PATRICIA C. SIGLER

Mailing Address: 24177 JAMORE DR.
SEAFORD, DE 19973

E Mail Address: sigler555@verizon.net Telephone: 302-629-6179

Please use ☐ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☐ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☐

¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appeal and represent the interest of the owner herein.

**RESIDENTIAL PROPERTY RECORD CARD 2099****SUSSEX COUNTY****Situs : 33417 HICKORY ST****Parcel ID: 133-16.00-2098.00****Class: Single Family Dwelling**

Card: 1 of 1

Printed: March 18, 2025

CURRENT OWNERVAIN STEVEN B
LOUISA R VAIN
33417 HICKORY ST
MILLSBORO DE 19966**GENERAL INFORMATION**Living Units 1
Neighborhood 1QR002
Alternate ID 133160020980000000
Vol / Pg 6157/51
District
Zoning TOWN CODES
Class Residential**Property Notes****Land Information**

Type	Size	Influence Factors	Influence %	Value
Primary Site	AC 0.1157			71,100

Total Acres: .1157
Spot:

Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	0	71,100	71,100	0	71,100
Building	0	322,700	308,800	0	322,650
Total	0	393,800	379,900	0	393,750

Manual Override Reason

Base Date of Value

Effective Date of Value

Value Flag Market Approach
Gross Building:**Entrance Information**

Date	ID	Entry Code	Source
10/16/24	SLM	Info At Door	Owner
06/15/22	SMD	Vacant Land	Other

Permit Information

Date Issued	Number	Price	Purpose	% Complete
08/23/22	202212228	136,102	A006 (Jessup) 2 St Dw 60x30 Att Gar 19	

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
08/23/24	399,000			6157/51	Deed	VAIN STEVEN B
06/02/23	394,390	Land & Improv	Valid Sale - Tyler	5918/1	Deed	ALBRECHT MATTHEW STEVEN



RESIDENTIAL PROPERTY RECORD CARD

2099

SUSSEX COUNTY

Situs : 33417 HICKORY ST

Parcel Id: 133-16.00-2098.00

Class: Single Family Dwelling

Card: 1 of 1

Printed: March 18, 2025

Dwelling Information

Style	Conventional	Year Built	2023
Story height	2	Eff Year Built	
Attic	None	Year Remodeled	
Exterior Walls	Alum/Vinyl	Amenities	
Masonry Trim	x	In-law Apt	No
Color			

Basement

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

Heating & Cooling

Fireplaces

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

Room Detail

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

Adjustments

Int vs Ext	Same	Unfinished Area	
Cathedral Ceiling	x	Unheated Area	

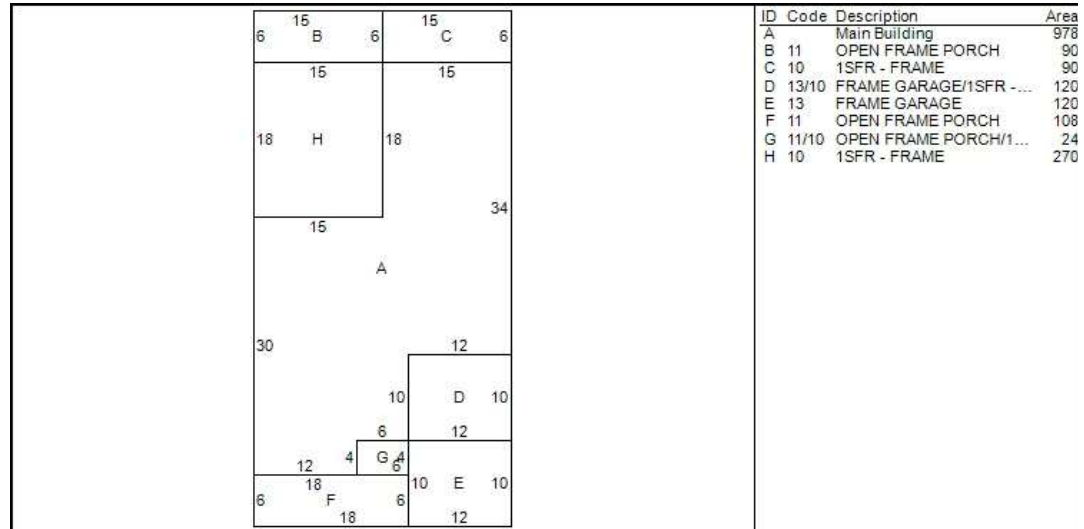
Grade & Depreciation

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

Dwelling Computations

Base Price	284,154	% Good	99
Plumbing	10,780	% Good Override	
Basement	-24,890	Functional	
Heating	23,570	Economic	
Attic	0	% Complete	100
Other Features	682	C&D Factor	
		Adj Factor	.92
		Additions	44,300
Subtotal	294,300		
Ground Floor Area	978		
Total Living Area	2,316	Dwelling Value	308,800

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)

[illegible]

RESIDENTIAL ASSESSMENT APPEAL FORM
BOARD OF ASSESSMENT REVIEW OF SUSSEX COUNTY

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REMEMBER:

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

Property Identification

Owner(s): Steven B Vain - Louisa R. Vain Parcel ID: 133-16.00-2098.00

Street Address of Parcel: 33417 Hickory Street Millsboro, DE 19966

Current Assessment: \$ 393,800

Purchase Price (Total of Land and Improvement): \$ 399,000 Date of Purchase: 8/15/24

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
		NONE

Description of Property

Lot size/Land Area 42-120 Style of Home 2 Story

Number of: Bedrooms: 3 Bathrooms: 3 1/2 Fireplaces: No

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: _____

Describe outbuildings or accessory structures other than main dwelling:

ATTACHED GARAGE - 1 CAR

What do you consider to be the fair market value of the property as of July 1, 2023? \$ 385,000

On what basis do you reach that Opinion?
(Select One)

	Appraisal (person who did the appraisal must appear at the hearing and the appraisal must be submitted with this appeal form).
✓	Comparable Sales (identify below)
	Other (provide detail below or in a separate attachment)

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

Comparable sales prices Lower than assessed value of 2025
Comps in area lower - for houses with comparable square feet in
Plantation Lakes

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 133-16.00-2325.00 Owner _____
Address 34274 Graham Circle, Millsboro
Sales Price \$ 369,900 Date of Sale 2/29/24
Lot Size/Land Area 6,479 sq ft Style of House 2 Story
Number of: Bedrooms: 4 Bath 3.5 Bedrooms: 3.5 Fireplaces: No
☐ Finished Basement ☐ Finished Attic ☒ Central Air
Porches and Additions: _____

Describe Garage or Other Improvements:

ATTACHED 1 CAR garage

Additional Comments:

New Construction Plantation Lakes

2. Parcel Number 133-16.00-2339.00 Owner _____

Address 24286 Charleston Lane

Sales Price \$ 369,900 Date of Sale 11/30/23

Lot Size/Land Area 0.26 Acre Lot Style of House 2 Story

Number of: Bedrooms: 3 ^{Bath} Bedrooms: 3.5 Fireplaces: NO

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions: _____

Describe Garage or Other Improvements:

Attached garage - 1 CAR

Additional Comments:

New Construction - Plantation Lakes

3. Parcel Number 133-16.00-2094.00 Owner _____

Address 33403 Hickory Street Millsboro

Sales Price \$ 385,000 Date of Sale 9/13/24

Lot Size/Land Area 10,454 sq. feet Style of House 2-story

Number of: Bedrooms: 3 ^{Bath} Bedrooms: 2.5 Fireplaces: _____

☐ Finished Basement ☐ Finished Attic ☒ Central Air

Porches and Additions _____

Describe Garage or Other Improvements:

ATTACHED 2-CAR garage

Additional Comments:

This house is on my street
Gourmet Kitchen

Witnesses or Agents

Identify any witness or attorney/agent who will appear on your behalf at the hearing. If necessary, attach a list of additional witnesses.

Name

Firm or Company

Address

Contact Information (phone and/or e mail)

Owner Certification

The undersigned represents that he/she is the owner or authorized agent of the owner for the described property, and affirms that all statements herein are true to the best of his/her knowledge and belief, and asks the Board of Assessment Review that the assessment of said property for fiscal year 2025 be reduced to: \$ 385,000

Signature of Owner or agent¹ _____

Steven B. Vain

Print Name and Title: _____

STEVEN B. Vain

Mailing Address: _____

*33417 Hickory Street
Millsboro, DE 19966*

E Mail Address: _____

STEVEVAIN@yahoo.com

Telephone: _____

609-338-8965

Please use ☒ mailing address ☒ e mail for Notice of Hearing and Notice of Decision

Note: If you do not wish to appear before the Board for a formal hearing, please check here ☒ and the Board will consider your appeal on, the basis of the information contained in this form.

I request that Assessment disclose witnesses and exhibits. ☒

¹ If this form is signed by an agent of the owner, the agent must attach a statement from the owner authorizing the agent to present this appeal and represent the interest of the owner herein.

PARID: 133-16.00-2098.00

VAIN STEVEN B

33417 HICKORY ST

Property Information

Property Location:	33417 HICKORY ST
Unit:	
City:	MILLSBORO
State:	DE
Zip:	19966
Class:	R-Residential
Use Code (LUC):	101-Single Family Dwelling
Town	MB-Millsboro
Tax District:	133 – DAGSBORO
School District:	1 - INDIAN RIVER
Fire District:	83-Millsboro
Deeded Acres:	.1157
Frontage:	42
Depth:	120.000
Irr Lot:	
Plot Book Page:	320 1/PB
100% Land Value:	\$71,100
100% Improvement Value	\$322,700
100% Total Value	\$393,800

Legal

Legal Description	PLANTATION LAKES LOT 1469
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Owners

Owner	Co-owner	Address	City	State	Zip
VAIN STEVEN B	LOUISA R VAIN	33417 HICKORY ST	MILLSBORO	DE	19966



RE-NOTICE OF PROPERTY REASSESSMENT VALUATION



Date of Issue: February 14, 2025

VAIN STEVEN B
LOUISA R VAIN
33417 HICKORY ST
MILLSBORO, DE 19966

Control Number: FD4J

Property Class: R
Parcel ID: 133-16.00-2098.00
Property Location:
33417 HICKORY ST

TOTAL 2025 ASSESSED VALUE
\$393,800

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

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

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

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

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

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

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

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

Exhibit #1



Sign In

Last Sold February 29, 2024

Last sale price \$369,990



34274 Graham Cir
Millsboro, DE 19966

4

Beds

3.5

Baths



Home Details

Home Type

Single Family

Est. Annual Taxes

\$103

Year Built

Built in 2024 | New Construction

Lot Details

6,479 Sq Ft Lot

Property is in excellent condition

Property is zoned TN

HOA Fees

\$342 Monthly HOA Fees

Parking

1 Car Direct Access Garage

2 Driveway Spaces

Front Facing Garage

Garage Door Opener

Home Design

Coastal Architecture

Slab Foundation

Stick Built Home

Interior Spaces

2,400 Sq Ft Home

Property has 2 Levels

Open Floorplan

Ceiling Fan

Combination Kitchen and Dining Room

Carpet

Laundry on main level

Kitchen

Gourmet Kitchen
Gas Oven or Range
Built-In Microwave
Dishwasher
Stainless Steel Appliances
Kitchen Island
Upgraded Countertops
Disposal

Bedrooms and Bathrooms

4 Bedrooms | 1 Main Level Bedroom

En-Suite Bathroom
Walk-In Closet

3.5 Bathrooms

Bathtub with Shower
Walk-in Shower

Utilities

Forced Air Heating and Cooling System
Natural Gas Water Heater

Listing and Financial Details

Tax Lot 1560
Assessor Parcel Number 133-16.00-2325.00

Community Details

Overview

\$3,000 Capital Contribution Fee
Association fees include common area maintenance
Built by Lennar
Plantation Lakes Subdivision, Jessup Floorplan

Amenities

Clubhouse

Recreation

Golf Club
Golf Course Community
Golf Course Membership Available

Tennis Courts
Community Basketball Court
Community Playground
Fitness Center
Community Pool
Putting Green
Jogging Path



Sign In



\$369,990

SOLD NOV 30, 2023

24286 Charleston Ln
Millsboro, DE 19966

3

Beds

3.5

Baths

2,300

Sq Ft

0.26

Acres . 0.26

Recently Sold

\$161 Per Sq Ft

13%

Below List Price

77 Days on Market

Highlights

- Golf Club
- New Construction
- Open Floorplan
- Fitness Center
- Gourmet Kitchen
- Clubhouse

About This Home

As of November 2023

OCTOBER DELIVERY WITH A SECOND OWNERS SUITE! The Jessup floor plan, in the North Shore Cottage collection, is now available and offers fantastic space! This two story home, with a first floor owners suite, was made with entertaining in mind. The kitchen offers a massive island with plentiful seating, granite counters, 42" cabinets and upgraded flooring. This all flows easily into the dining and living areas. The living room features vaulted ceilings, upgraded flooring and an expansive sliding door leading to your screened in porch. The first floor owners suite with tray ceiling is paired with a generously sized walk in closet, dual vanities and tiled shower. Rounding out the first floor is the laundry room and a half bath. The second floor has a loft overlooking the living room, a SECOND OWNERS SUITE plus one additional guest bedrooms and hall bath. Offering 2,300 sq ft, 3 bedrooms, 3.5 baths, two living spaces and attached 1 car garage, this floor plan is a popular one and a great value. Located in Millsboro, DE, North Shore at Plantations Lakes offers everything you want from fantastic amenities to an array of beautiful homes. Everything is Included is the motto here at Plantation Lakes with new floor plans, in home technology and is all centered around the Arthur Hills designed golf course. Schedule your appointment today and see for yourself.

Last Agent to Sell the Property

Christina Lennick
EXP Realty, LLC



Last Buyer's Agent

Christina Lennick

EXP Realty, LLC

Home Details

Home Type

Single Family

Est. Annual Taxes

\$101

Year Built

Built in 2023 | New Construction

Lot Details

0.26 Acre Lot

Property is in excellent condition

Property is zoned TN

HOA Fees

\$342 Monthly HOA Fees

Parking

1 Car Direct Access Garage

2 Driveway Spaces

Front Facing Garage

Garage Door Opener

Home Design

Cottage

Slab Foundation

Stick Built Home

Interior Spaces

2,300 Sq Ft Home

Property has 2 Levels
Open Floorplan
Laundry on main level

Kitchen

Gourmet Kitchen
Gas Oven or Range
Built-In Microwave
Dishwasher
Stainless Steel Appliances
Kitchen Island
Upgraded Countertops
Disposal

Bedrooms and Bathrooms

3 Bedrooms | 1 Main Level Bedroom

En-Suite Bathroom
Walk-In Closet

3.5 Bathrooms

Bathtub with Shower
Walk-in Shower

Utilities

Forced Air Heating and Cooling System
Natural Gas Water Heater

Listing and Financial Details

Tax Lot 1574
Assessor Parcel Number 133-16.00-2339.00

Community Details

Overview

\$3,000 Capital Contribution Fee
Association fees include common area maintenance
Built by Lennar
Plantation Lakes Subdivision, Jessup Floorplan

Amenities

Common Area
Clubhouse

Recreation

Golf Club
Golf Course Community
Golf Course Membership Available
Tennis Courts
Community Basketball Court
Community Playground
Fitness Center
Community Pool
Jogging Path

[See All MLS Data](#)

Exhibit #3



\$385,000

SOLD SEP 13, 2024

33403 Hickory St Millsboro, DE 19966

3
Beds
2.5
Baths
2,500
Sq Ft
10,454
Sq Ft Lot

Recently Sold

\$154 Per Sq Ft

6%

Below List Price

43 Days on Market

Highlights

- Gourmet Kitchen
- Clubhouse
- Main Floor Bedroom
- Open Floorplan
- Coastal Architecture
- Loft

About This Home

As of September 2024

NEW IMPROVED PRICE! Welcome to this charming single-family home located on a corner lot in the desirable community of Plantation Lakes in Millsboro. This like-new residence features a partial metal roof, spacious two-car garage with wide driveway, and striking exterior stonework and columns that create an inviting entrance. Upon entering, you'll be greeted by a bright and airy foyer with soaring ceilings, setting the tone for the open concept layout that seamlessly connects the kitchen, dining area, and great room. The kitchen is a chef's delight, boasting custom light-colored cabinetry, contrasting dark granite countertops, stainless steel appliances including double ovens, and a beautiful stone backsplash. The central island, which houses the sink, offers ample prep space and doubles as a breakfast bar that can seat up to three.

Additionally, there's a designated bar area with a built-in wine rack and hanging glass storage, perfect for entertaining. Adjacent to the kitchen, the open dining area flows into the spacious and comfortable great room, featuring sliding doors that lead out to a lovely paver patio, ideal for outdoor gatherings and dining al fresco. The first level also houses the carpeted primary suite, complete with a tray ceiling, plenty of natural light, a large walk-in closet, and an ensuite bathroom with double sinks and a walk-in shower with a seat and stonework detail.

Conveniently located on the same level is a dedicated laundry space and access to the two-car garage. Upstairs, a large carpeted loft space currently serves as a den and overlooks the great room below, providing a cozy retreat. Two additional carpeted guest bedrooms, with substantial closet space, share a full hall bathroom with double sinks and a stand-up tub. The spacious backyard offers potential for fencing and additional trees for enhanced privacy. Living in Plantation Lakes means enjoying fantastic community amenities, including a clubhouse with a pool, tennis and volleyball courts, a playground, and a golf course. This meticulously maintained home offers both comfort and luxury, making it the perfect place to call home. This home includes golf benefits, i.e. unlimited golf greens fees. Don't miss this opportunity to experience the best of Plantation Lakes living!

Last Agent to Sell the Property

Brian Barrows

Monument Sotheby's International Realty

License #RA-0020621

Sotheby's

INTERNATIONAL REALTY

Co-Listed By

Chris Cary

Monument Sotheby's International Realty

License #RS-0037024

Last Buyer's Agent

Marco Smith



Home Details

Home Type

Single Family

Est. Annual Taxes

\$4,443

Year Built

Built in 2022

Lot Details

10,454 Sq Ft Lot

Extensive Hardscape

Sprinkler System

Property is zoned TN

HOA Fees

\$355 Monthly HOA Fees

Parking

2 Car Attached Garage

2 Driveway Spaces

Garage Door Opener

Home Design

Coastal Architecture

Slab Foundation

Architectural Shingle Roof

Stick Built Home

Interior Spaces

2,500 Sq Ft Home

Property has 2 Levels

Open Floorplan

High Ceiling

Insulated Windows

Insulated Doors

Great Room

Dining Room

Loft

Kitchen

Gourmet Kitchen

Built-In Self-Cleaning Double Oven

Down Draft Cooktop

Built-In Microwave

Ice Maker

Dishwasher

Kitchen Island

Disposal

Flooring

Carpet

Tile or Brick

Luxury Vinyl Plank Tile

Bedrooms and Bathrooms

3 Bedrooms | 1 Main Level Bedroom

En-Suite Primary Bedroom

En-Suite Bathroom

2.5 Bathrooms

Laundry

Dryer

Washer

Outdoor Features

Patio

Utilities

Forced Air Heating and Cooling System

Natural Gas Water Heater

Listing and Financial Details

Tax Lot 1465

Assessor Parcel Number 133-16.00-2094.00

Community Details

Overview

\$3,000 Capital Contribution Fee

Association fees include common area maintenance, pool(s), reserve funds, trash

Built by Lennar

Plantation Lakes Subdivision

Property Manager

Amenities

Common Area

Clubhouse

Recreation

Tennis Courts
Volleyball Courts
Community Pool
[See All MLS Data](#)