



CITY OF DELAWARE CITY

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**CITY OF DELAWARE CITY  
MAYOR AND COUNCIL REGULAR MEETING AND  
PUBLIC HEARING  
MAY 18, 2015**

**CALL TO ORDER – PUBLIC HEARING**

The Honorable Mayor Green called to order the Public Hearing at 6:00 pm. The following Council Members were present: Konkus, Titus, Johnson, Malinowski and Barrett. Also present were Mayor Green, City Manager Cathcart, City Treasurer Hartman, City Secretary Gwynn, City Solicitor Walton, Chief of Police Baylor and Assistant City Clerk Clifton.

**308 JEFFERSON STREET – MCVEY/WHITTAKER BROTHERS -  
SUBDIVISION**

City Manager Cathcart explained that this would take a house with an empty lot in the rear of the house and breaking off the lot to create a separate parcel. The other request was to create a new conforming building lot, with the lot coverage being changed from 30% to 37%. All of these items were approved by the Board of Adjustment. Mayor Green asked the audience if anyone had any comments about this agenda item. There were no comments.

**ORDINANCE 15-0420-01 RELATING TO AMENDING THE CITY CODE  
SECTIONS 46-4 (ADDING ZONING DISTRICTS C1-L AND C1-M) AND  
SECTION 46-147 (FEES)**

City Manager Cathcart explained that this is fees for building permits as well as fines and some fees for the violation of property maintenance codes. City Solicitor Walton said some code violations were added at the suggestion of the

new building inspector. Mayor Green asked if there were any questions or comments about this agenda item. There were no comments.

**ORDINANCE 15-0420-02 RELATING TO AMENDING THE CITY ORDINANCE 14-1215-03 TO CORRECT SCRIVENER ERRORS AND APPEALS PROCESS**

City Manager Cathcart explained that this ordinance corrects errors and creates a new appeal process. Mayor Green asked if there were any questions or comments about this agenda item. There were no comments.

**ORDINANCE 15-0420-03 RELATING TO AMENDING CITY CODE SECTION 22-8 VACANT PROPERTIES**

City Manager explained that the Mayor and Council created a Vacant Property ordinance but failed to establish a fine for not complying with this ordinance. He said this ordinance verifies what a vacant property registration is and establishes the fees for failing to pay the initial \$100 fee. Mayor Green asked if there were any questions or comments about this agenda item. There were no comments.

**RECESS PUBLIC HEARING**

Mayor Green announced that he was going to recess the Public Hearing until 6:25 pm. Public Hearing recessed at 6:05 pm.

**RECONVENE PUBLIC HEARING**

Mayor Green reconvened the Public Hearing at 6:25 pm. He asked again if there was anyone present to comment on the Public Hearing agenda items. There were no questions or comments on any agenda item.

**ADJOURN PUBLIC HEARING**

Mayor Green said he would like to close the Public Hearing, as there were no questions or comments. *Council Member Johnson made a motion to adjourn the Public Hearing. Council Member Titus seconded the motion. A vote was taken, all ayes, motion carried.* The Public Hearing was adjourned at 6:27 pm.

**CALL TO ORDER – MAYOR AND COUNCIL MEETING**

The Honorable Mayor Green called to order the Regular Meeting of the Mayor and Council at 7:00 pm.

**PLEDGE OF ALLEGIANCE**

Mayor Green led the Pledge of Allegiance to the Flag.

## **ROLL CALL**

Present were The Honorable Mayor Green, Council Members Konkus, Titus, Johnson, Malinowski and Barrett. City Manager Cathcart, City Treasurer Hartman, City Secretary Gwynn, Assistant City Clerk Clifton, City Solicitor Walton and Police Chief Baylor were also in attendance. Mayor Green announced that he would like to recognize that Tom Reynolds, the City Tax Assessor, who was also present.

## **ACTION UPON THE TREASURER'S REPORT**

City Treasurer Hartman presented the Treasurer's Report for April 2015. *Council Member Konkus made a motion to approve the April 2015 Treasurer's Report, subject to audit. Council Member Titus seconded the motion. A vote was taken, all ayes, motion carried.*

## **ACTION UPON THE MINUTES OF THE PREVIOUS MEETING**

### **Minutes of April 20, 2015**

*Council Member Titus made a motion to approve the minutes as written. Council Member Konkus seconded the motion. A vote was taken, all ayes, motion carried.*

### **Minutes of May 4, 2015**

*Council Member Malinowski made a motion to approve the minutes as written. Council Member Johnson seconded the motion. A vote was taken, all ayes, motion carried.*

## **POLICE REPORT**

Chief Baylor reported the following:

- There were a few burglaries involving storage sheds. He reminded residents to secure their storage facilities and to report any suspicious activity. He said these burglaries have been occurring mostly at night, between 11:00 pm and 1:00 am.
- There were some speeding and stop sign complaints, mostly on Adams, Madison and Monroe Streets. He reminded citizens that kids are playing and to be cognizant of speed limits. The police will be taking appropriate enforcement action on stop signs and speed violations.
- The Delaware City Police Department is partnering with Safe Kids Coalition. They will be giving out free bike helmets to all kids 18 years old and below. The child would need to come to the police station with proof of residency, showing that they are a citizen of Delaware City or the surrounding area. The police have helmets of all sizes.

- The recycling and shredding event at Governor Bacon Health Center which will be held on May 30<sup>th</sup>, from 8:00 am to 2:00 pm. They will also destroy electronic items and household waste.
- The Delaware City Police will also be participating in the Buckle Up seatbelt awareness month. They will be enforcing seatbelt laws. Chief Baylor reminded the attendees that all children should be properly seated, that no child under 12 years of age should be riding in the front seat, that children under the age of 12 should be properly secured in the rear seat and children under 4 years old should be secured in the proper seat.

Council Member Barrett questioned an incident that occurred at the Valero gas station at approximately 6:00 am, to which the New Castle County police responded. Discussion followed. Chief Baylor said he tries to have a police officer on duty when children are getting on school buses in the morning. He said due to a spike in problems at night, the police have been scheduled more during night time hours. He said he would take this incident into account and schedule accordingly.

#### **CITY SOLICITOR'S REPORT**

City Solicitor Walton reported that his office prepared two ordinances that are on the agenda for a first reading this evening and a memorandum for the tax appeal which all members of Council received. The City received a FOIA complaint from the Attorney General's Office relating to information about the Police Department to which he will respond tomorrow. He added that he has been working with the City Manager relating to finalizing procedures for zoning requests and how that should work.

#### **CITY MANAGER'S REPORT**

- Met with Tim Kelly, Army Corp of Engineers to review bridge design. Design at this point is focused on the design of the railing system. Will be looking a few options in the coming weeks. He said he didn't know exactly when the Fifth Street bridge would be closed, but it would be some time in the month of November.
- Met with the Delaware City Fire Company and the Army Corp to discuss plans for fire service coverage during the closure of the Fifth Street Bridge. The fire company has requested the placement of a barge to get emergency equipment across the Branch Canal, which the Army Corp is looking into.
- Conducted the FY 2016 Budget Workshop on April 22<sup>nd</sup> to get a general consensus on the operating and capital budgets.
- Met with Berry Refrigeration concerning the replacement of the rooftop units at the Community Center. Awaiting pricing.
- Participated in the interviews for the position of Executive Director of the Fort DuPont Redevelopment Corporation. Six candidates where

interviewed and three names have been submitted to the full board for review.

- Received a proposal from Edmunds and Associates for a new accounting system that was discussed at the Budget Workshop. As reported then, we thought we could get the modules we needed to function at a cost of approximately \$50,000. The thought was we would purchase the other modules as we needed them. As a result of some convincing negotiation by Michelle we can get the entire System for \$56,000. We would like to get a motion to authorize the City Manager to move forward with the procurement of the system.
- Sent a copy of the Jefferson Street lease to all Council Members and also placed a copy in their packets. One requirement that was added at the last meeting, regarding the planting of trees along the property edge, will be added to the draft lease. Council Member Titus asked that the lease also state that the trees must be replaced when they die. Council Member Malinowski said he remembered that it was going to be changed to install and maintain the trees.

#### General Meetings

- Friends of the African Union Church Cemetery.
- Fort DuPont Redevelopment and Preservation Corp. Board.
- Planning Commission.
- Historical Preservation Commission.
- Associated Builders and Contractors Event Committee.

#### Project Updates

- Branch Canal Trail: Waiting the start of the final lift placement.
- Washington Street Flood Mitigation: In design phase.
- Dragon Run Flood Gate and Dike: Going out to bid in a few weeks.
- Fifth Street Bridge: In final design.

Council Member Johnson asked if the Dragon Run Flood Gate and Dike project was fully funded. City Manager reported that it was fully funded at \$300,000.

### **APPOINTMENTS, ANNOUNCEMENTS, COMMUNICATIONS**

Mayor Green said he would like to re-appoint Paul Parets to the Board of Adjustment for a three year term, ending 2018. *Council Member Johnson made a motion to approve the appointment of Paul Parets to the Board of Adjustment for a three year term. Council Member Malinowski seconded the motion. A roll call vote was taken, with the Council Members voting as follows: Konkus – aye, Titus – nay, Johnson – aye, Malinowski – aye and Barrett – aye. Motion carried.*

Mayor Green said he would like to appoint Andrea Nolan to the Board of Adjustment, to complete the term of Joe Dionne, ending in 2016. Mayor Green said she was recommended by Paul Parets. Council Member Malinowski recused himself and left the table. *Council Member Barrett made a motion to approve the appointment of Andrea Nolan to the Board of Adjustment to complete the term of Joe Dionne which ends in 2016. Council Member Konkus*

*seconded the motion. A roll call vote was taken with the Council Members voting as follows: Konkus – aye, Titus – aye, Johnson – aye and Barrett – aye, with Council Member Malinowski having recused himself. Motion carried.*

Mayor Green said he would like to appoint Dawn Gwynn to the Tree Commission for a term of three years. *Council Member Titus made a motion to approve the appointment of Dawn Gwynn to the Tree Commission for a period of three years. Council Member Konkus seconded the motion. A roll call vote was taken, all ayes, motion carried.*

Mayor Green said he would like to appoint Richard Cathcart to the Tree Commission for a term of three years. *Council Member Malinowski made a motion to approve the appointment of Richard Cathcart to the Tree Commission for a term of three years. Council Member Barrett seconded the motion. A roll call vote was taken, all ayes, motion carried.*

Mayor Green said he would like to appoint Sandra Malinowski to the Tree Commission for a term of three years. Council Member Malinowski recused himself and left the table. *Council Member Barrett made a motion to approve the appointment of Sandra Malinowski to the Tree Commission for a term of three years. Council Member Titus seconded the motion. A roll call vote was taken, all ayes with Council Member Malinowski having recused himself, motion carried.*

Mayor Green said he would like to appoint Paul Lyons to the Tree Commission for a term of three years. *Council Member Barrett made a motion to approve the appointment of Paul Lyons to the Tree Commission for a term of three years. Council Member Titus seconded the motion. A roll call vote was taken, with the Council Members voting as follows: Konkus – aye, Titus – aye, Johnson – nay, Malinowski – aye and Barrett – aye. Motion carried.*

Mayor Green said he would like to appoint Liz Gordon to the Tree Commission for a term of three years. *Council Member Konkus made a motion to approve the appointment of Liz Gordon to the Tree Commission for a three year term. Council Member Titus seconded the motion. A roll call vote was taken, all ayes, motion carried.*

Mayor Green said he would like to appoint Lisa Webster to the Board of Health for a two year term. *Council Member Titus made a motion to approve the appointment of Lisa Webster to the Board of Health for a two year term. Council Member Konkus seconded the motion. A roll call vote was taken, all ayes, motion carried.*

Mayor Green said he would like to appoint Dr. Donia Gonzales to the Board of Health for a two year term. *Council Member Titus made a motion to approve the appointment of Dr. Donia Gonzales to the Board of Health for a two year term. Council Member Johnson seconded the motion. A roll call vote was taken, with*

*the Council Members voting as follows: Konkus – nay, Titus – aye, Johnson – aye, Malinowski – aye and Barrett – aye. Motion carried.*

Mayor Green said he would like to appoint Cynthia West to the Board of Health for a two year term. *Council Member Malinowski made a motion to approve the appointment of Cynthia West to the Board of Health for a two year term. Council Member Barrett seconded the motion. A roll call vote was taken, all ayes, motion carried.*

Mayor Green said he would like to appoint Brenda Parker to the Board of Health for a two year term. *Council Member Barrett made a motion to approve the appointment of Brenda Parker to the Board of Health for a two year term. Council Member Titus seconded the motion. A roll call vote was taken, all ayes, motion carried.*

Mayor Green said he would like to appoint Mike Furrowh to the Board of Health for a two year term. *Council Member Barrett made a motion to approve the appointment of Mike Furrowh to the Board of Health for a two year term. Council Member Malinowski seconded the motion. Discussion followed as a couple of Council Members did not know Mr. Furrowh. A roll call vote was taken, all ayes, motion carried.*

#### **REPORTS OF COMMISSIONS, COMMITTEES AND ORGANIZATIONS**

Delaware City Fire Company - Mike McMichaels, 129 Washington Street, Vice President of the Fire Company, gave an update of the events that will take place from July 29<sup>th</sup> through August 1<sup>st</sup>. He said that two weeks after Delaware City Day, there will be another parade, as Delaware City is hosting the regional convention and conference. There will be representatives from seven different states. The parade will follow the basic route of the Delaware City Day parade. They are expecting approximately 100 – 150 people for the opening ceremonies. During the weekend, there will be a barbeque, a memorial service at St. Paul's Church and a trip to Fort Delaware. This organization helps the fire company get grants. Mr. McMichaels thanked Senator Bruce Ennis and Chief Baylor for their assistance. He also thanked the City for the good PR that was placed in the *City News*. He invited the public to attend the meetings at the fire hall on the first Monday of each month.

Delaware City Day - Council Member Johnson reported that the plans are moving along. He added that the committee is still accepting registration from vendors and parade participants. He said all volunteers would be welcome.

Delaware City Library – Librarian Josias Bartram reported the statistics for the month. He also passed out flyers listing the upcoming events. Mr. Bartram said there would be one movie night per month.

## **RECESS MAYOR AND COUNCIL MEETING**

Mayor Green recessed the Mayor and Council Meeting at 7:00 pm.

## **CALL TO ORDER – BOARD OF APPEALS – FY16 ANNUAL TAX ASSESSMENT**

Mayor Green called to order the Board of Appeals for FY16 Annual Tax Assessment at 7:00 pm. He asked City Solicitor Walton to come to the podium in order to conduct this procedure.

## **PREREQUISIT STATEMENTS**

City Solicitor Walton said the Mayor and Council sit in an unusual position under Section 4 of the Charter for a tax appeal proceeding.

City Solicitor Walton said he would act as counsel for the Mayor and Council as he has had nothing to do with the assessment of the taxes. He added that the tax assessor is present in order to address the property assessments. The first time the Tax Assessor and the City Solicitor met was this evening. The City Solicitor prepared a confidential memorandum which was sent to the Mayor and Council explaining the standards under the Charter of the proceedings. Those proceedings are as follows:

1. Appellant will make a presentation, stating why he believes the assessment is incorrect and arguing for any change.
2. The assessor will then make a presentation, stating why the assessment is correct.
3. There may be rebuttal testimony.
4. After the record is closed, Council will debate and make a decision, which is a final decision because they act as the Board of Appeals at this time.

City Solicitor Walton asked if the Mayor and Council had any questions regarding this process. There were no questions.

## **APPELLANT PRESENTATION**

Ted Xenidis, owner of 219 Washington Street, said he was here to appeal the tax assessment on this property. The evidence is an appraisal retroactive to July 1, 1983 and Delaware City tax assessment that coincides with the New Castle County tax assessment. City Solicitor Walton said he would mark the appraisal as Exhibit I. Mr. Xenidis said he had the tax roll for FY2016 which can be placed in evidence also. He also had documentation in the appraisal of the New Castle County appraisal and Delaware City appraisal. Mr. Xenidis called Tom Bowers as a witness who prepared an appraisal. Tom Bowers, real estate appraiser, working for his own firm, Bowers Associates, prepared an appraisal for Mr. Xenidis. He looked at comparable sales going back to 1983. It should be noted that comparable sale #3 in the report sold for \$45,500 in August 1984. The assessment for 219 Washington Street was higher than New Castle County used in their assessment. Those records are in the appraisal. He looked at inflation

and discounted it back to July 1, 1983, and in his opinion the market value of the property was \$44,000.

Mr. Xenidis pointed out page 25 of the appraisal which is the tax bill for New Castle County, and page 26 of the appraisal is the tax bill for Delaware City. He said Delaware City's property taxes coincide with New Castle County. He said right now his property is being over assessed.

#### TAX ASSESSOR PRESENTATION

City Solicitor Walton asked the City assessor come forward to make his presentation. Tom Reynolds, tax assessor for Delaware City, said he was contacted and told a property owner would appeal his assessment. He received a copy of the appraisal report. Assessor Reynolds did a study of other properties sold in 1983. He said the subject property is a three unit rental property located on one parcel so there are three residential dwellings. He looked at the comparables listed on the appraisal and found that some were single family dwellings which tend to sell for less. They did provide for an additional sale of a two unit rental property that was assessed and valued for \$59,000 which sold in December 1983. Mr. Reynolds said the current assessment is valid and correct. The subject property did sell for \$45,500 in 1983, however, it is a tricky appraisal when going back to 1983. He got some additional appraisals for properties on Washington Street. They were: 133 Washington Street, a smaller home, sold for \$53,000 and 208 Washington Street, a smaller building and smaller lot, sold for \$48,000. He said the main difference is that three-unit rental properties sell for a higher price per square foot. Mr. Reynolds said the assessment for Delaware City is accurate.

Council Member Kokus asked if this was a single family home in 1983 or if it was three units. Mr. Reynolds said at that time the properties were listed as 219, 221 and 223 Washington Street. It looked like three attached buildings that were separate dwellings. They are all on one tax parcel that is 60' X 100'.

#### CLOSING ARGUMENTS

Mr. Xenidis said there is an appraisal that is retroactive back to 1983. If one appeals anything at New Castle County, and New Castle County lowers the assessment, Delaware City lowers that assessment for Delaware City property taxes. Delaware City does coincide with New Castle County tax assessment.

Mayor Green asked how long Mr. Xenidis had been paying taxes on this property. Mr. Xenidis replied that he has been paying taxes on this property for 12 years, but just became aware of the difference in the County and City assessments. City Manager Cathcart said Delaware City has never lowered the assessed value as a result of what New Castle County has done. Mr. Xenidis pointed out that he had appealed to New Castle County when he did an addition to one property and it was reassessed. Delaware City's assessment was the same as New Castle County's. When New Castle County reduced the

assessment, Delaware City's assessment was lowered. The property address was 225 Washington Street and the appeal took place in 2008- 2010. City Manager Cathcart said he stood by his statement.

Mr. Bowers said Mr. Xenidis did appeal the assessment on 225 Washington Street and New Castle County reduced their assessment. Mr. Bowers reiterated that 219 Washington Street sold in August 1984 for \$45,500. The general inflation was 4.3% from 1983 to 1984 and he feels the assessed value should be \$44,000 which is the New Castle County assessment. The Delaware City assessment is \$59,000. The said in 1984 did not appear to be a sheriff sale or foreclosure.

Mr. Xenidis asked if there were any questions. As there were no questions, Mr. Xenidis said his presentation was concluded.

Mr. Reynolds, Delaware City Assessor had nothing to add.

City Solicitor Walton said the record on the tax appeal was closed.

#### TAX APPEAL DECISION PROCESS

City Solicitor Walton read certain provisions of the Delaware City Charter as it relates to the County Assessment. The Charter provides the Mayor and Council shall order the adoption of such county assessments for municipal purposes as determined by the City assessment authority. Provided, however that the adoption of the county assessment for municipal purposes shall not preclude the City from modifying the County assessment list in clear cases of inequitable assessments. There is some flexibility with the Delaware City Code, with the Mayor and Council acting as the tax appeal board to make a determination. In section 4-01d the Mayor and Council are the appellate board and their job is to weight the applicable evidence and make a motion and determination of what the proper assessment should be. Following that, the City Solicitor will prepare, on the City's behalf, and send a certified letter as required by the Charter within five days of their decision. Due to these time constraints, they must decide this evening. In other words, he said, The Mayor and Council have to take a vote and decide on the appeal matters before them. According to the Charter, the Mayor and Council need to notify the property owner in writing within five days. Discussion followed regarding Section 4-01d of the City Charter.

*Council Member Malinowski made a motion to reject the appeal. Council Member Konkus seconded the motion. City Solicitor asked the Council Members to give a brief explanation when the roll call vote is taken, as to why they are voting the way they are. Council Member Konkus voted nay because we are dealing with 1983 and in 1983 she believes it was used as single family unit and today there is rent from these three units. City Solicitor Walton asked the court reporter to read back the motion as there appeared to be a misunderstanding. The court*

reporter read that Mr. Malinowski said, "I make a motion to reject the appeal". Council Member Konkus changed her vote to aye as she was in favor of rejecting the appeal. Council Member Titus voted aye based on Mr. Reynolds advice, and the lot size and the comparables in the area. She feels the assessment is correct. Council Member Johnson voted aye, based on Charter information and the fact that the assessment value is extremely low. He said it has been in the paper recently that New Castle County wants to reassess properties as the current assessments are not accurate because they haven't been done since 1983. Council Member Malinowski voted aye because the City Assessor produced more in depth detail into his assessment. Council Member Barrett voted aye because the assessor is doing a good job, he has been assessing property in Delaware City for years. She agrees that the New Castle County assessments are too low. Motion carried.

Mayor Green asked if there was anyone else present to appeal a property assessment. There were no additional appeals.

#### **RECESS BOARD OF APPEALS**

Mayor Green said he would like to recess the Board of Appeals until the end of the Mayor and Council Meeting. Council Member Johnson made a motion to recess the board of appeals. Council Member Titus seconded the motion. A vote was taken, all ayes, motion carried.

#### **RECONVENE THE MAYOR AND COUNCIL MEETING**

Mayor Green reconvened the Mayor and Council Meeting at 7:30 pm.

#### **OLD BUSINESS**

Second Reading and Adoption of Ordinance 15-0420-01 Relating to Amending the City Code Sections 46-4 (Adding Zoning Districts C1-L and C1-M) and Section 46-147 (Fees)

Council Member Johnson made a motion for the second reading and adoption of Ordinance 15-0420-01 Relating to Amending the City Code Sections 46-4 (Adding Zoning Districts C1-L and C1-M) and Section 46-147 (Fees). Council Member Malinowski seconded the motion. There was no discussion. A roll call vote was taken, all ayes, motion carried.

Second Reading and Adoption of Ordinance 15-0420-02 Relating to Amending the City Ordinance 14-1215-03 to Correct Scrivener Errors and Appeals Process  
Council Member Malinowski made a motion for the second reading and adoption of Ordinance 15-0420-02 Relating to Amending the City Ordinance 14-1215-03 to Correct Scrivener Errors and Appeals Process. Council Member Konkus seconded the motion. There was no discussion. A roll call vote was taken, all ayes, motion carried.

Second Reading and Adoption of Ordinance 15-0420-03 Relating to Amending City Code Section 22-8 Vacant Properties

*Council Member Titus made a motion for the second reading and adoption of Ordinance 15-0420-03 Relating to Amending City Code Section 22-8 Vacant Properties. Council Member Konkus seconded the motion. There was no discussion. A roll call vote was taken, all ayes, motion carried.*

**NEW BUSINESS**

FY16 Budget

City Manager Cathcart said this was the draft of FY2016 Operating Budget and Capital Budget. It includes a General Fund budget of \$1,430,000, a Public Safety budget of \$391,358, a Water Fund budget of \$319,500 and a Capital Fund budget of \$152,150, for a total budget of \$1.9 million.

308 Jefferson Street – McVey/Whittaker – Subdivision

*Council Member Konkus made a motion to approve the subdivision of 308 Jefferson Street. Council Member Johnson seconded the motion. There was no discussion. A roll call vote was taken, all ayes, motion carried.*

Introduction and First Reading of Ordinance 15-0518-01 Relating to Tax Liens

Mayor Green provided the Introduction and First Reading of Ordinance 15-0518-01 Relating to Tax Liens.

Introduction and First Reading of Ordinance 15-0518-02 Relating to Sidewalk Standards

Mayor Green provided the Introduction and First Reading of Ordinance 15-0518-02 Relating to Sidewalk Standards.

Playground

Vice Mayor Johnson pointed out the two packets each Council Member received. The first packet was for Fourth Street Park and the second was for Seventh Street Park. It was pointed out that the money available for playground use at this time was \$35,141.69. City Manager Cathcart said this money could probably be leveraged to acquire a grant, bringing the total amount available to approximately \$70,000. He added that there might be more money coming from the Mayor's Ball.

*Council Member Malinowski made a motion to authorize the City Manager to purchase playground equipment for Fourth Street Park as discussed at the Mayor and Council meeting on May 18, 2015, from Boyce Associates, to be paid for with a disbursement of \$35,064.67 from the Playground Fund. Council Member Barrett seconded the motion. Discussion followed. City Manager Cathcart said as long as these funds are part of the grant application and the purchase matches the grant request, the pre-expense would count toward the*

match. Discussion followed regarding the proposed playground location, which is near the Community Garden, but hasn't been decided upon. Council Member Malinowski said he motion was only for the money. *A roll call vote was taken, all ayes, motion carried.*

#### Accounting Software

Mayor Green reminded the attendees that the cost of replacing the antiquated accounting software would be \$56,000 total. City Manager Cathcart said this is not only accounting software, but rather a system that has water billing capability, on line payment inquiry capability for residents, a human resources module, a building permit and code enforcement module, etc. Council Member discussion followed. *Council Member Titus made a motion to purchase the new accounting system at a total cost of \$56,000. Council Member Konkus seconded the motion.* Discussion followed. City Manager Cathcart said the money would be taken from the surplus. At the budget workshop the amount discussed was \$50,000. *A roll call vote was taken, all ayes, motion carried.*

#### **COUNCIL COMMENTS**

Mayor Green reported that he had been working on the baseball field, attended Becky Webb's retirement, assisted Chief Baylor with the Enduro Ride, attended a police function to honor the police officers killed in the line of duty, planted a tree for Arbor Day and attended the Board of Adjustment meeting. He thanked Vice Mayor Johnson, Council Member Malinowski and City Manager Cathcart for all the work they did at the baseball field.

Council Member Johnson asked again for any ideas and/or suggestions for Delaware City Day. He also asked for volunteers.

Council Member Malinowski reported that he attended a University of Delaware seminar on Board of Adjustment procedures.

He said he would like to get back to the lease procedure which City Manager Cathcart gave to the Mayor and Council. Council Member Malinowski pointed out that there were two places in the lease that mentioned a "pre-established amount". He asked the City Manager if they needed to set a "pre-established amount". City Manager Cathcart explained the process that he thought the Council wished to follow: He assumed that there is at least a conceptual agreement of the lease in draft form with the appropriate changes; the City would send a letter to contiguous property owners to see if there is any interest in leasing the property; in the meantime, the City contacted a couple real estate companies to determine what a fair market value rental price of the land is. If there is only one person interested in leasing the property, the City would negotiate a lease with that person, based on the minimum of what the experts determined the rental cost should be. If there is more than one person interested, the City would negotiate with all parties and probably accept the highest rental

offered. If no one is interested, the City Manager said he believes the Council would like to have the current user of the property remove his belongings and vacate the property. Discussion followed.

*Council Member Johnson made a motion for the City Manager to bring a proposal for the rental amount to the next council meeting. Council Member Konkus seconded the motion. A roll call vote was taken, all ayes, motion carried.*

Council Member Barrett said some residents have complained about nuisance properties with high grass in Harbor Estates. City Manager Cathcart said the code enforcement procedures are as follows: The resident receives a letter listing the violation; five days are allowed to correct the violation; if corrected in 5 business days, there is no fine; if not corrected within the 5 business day period a second letter is sent which includes a \$50 fine and a second five business days to correct the violation: if not corrected at the end of the 10<sup>th</sup> business day, a 3<sup>rd</sup> and final letter is sent which includes a \$500 fine and a \$50 per day fine until the violation is corrected. In the case of high grass, the City must wait the 15 days before the City can go in and cut the grass. The cost of cutting the grass would be added to the fine. He gave some statistics for high grass violations. The law defines nuisance properties which is a little different than properties with high grass. The City is proactive and actively looking for violations. Discussion followed.

Council Member Konkus thanked City Solicitor Max Walton and his father for all the hard work they did on the ball field. She said it looks wonderful. Mayor Green also thanked the City Solicitor and his father for doing such a fine job.

Council Member Titus said Delaware City Kitty is winding down. She said there are only two remaining spots for cats to be neutered/spayed.

### **CITIZENS COMMENTS**

Steve Beaston, 211 Adams Street, commented that Washington D. C. looks so beautiful and attracts so many tourists when the Cherry Blossoms are blooming. He said we have lovely Cherry Blossoms on Fifth Street which presents an opportunity to promote the town. They bloom at the same time that the town-wide yard sale is held. He suggested some kind of two-day event.

Natalie Green, 202 Seventh Street, asked what the stipulations or regulations are that are placed on the ice cream man. She understands his rules have changed recently. Ms. Green said he rarely comes in town anymore. She said the ice cream man said he can't come to Delaware City on Delaware City Day. He is being regulated and feels intimidated. Discussion followed. City Manager Cathcart said the ice cream man was required to get a mobile business license which allows him to sell ice cream anywhere but the business district. He added that Mr. Softee has a permit to sell ice cream in Delaware City. Mayor Green said

any vendor coming into town on Delaware City Day, must pay a vendor fee to sell their product in the business district. Council Member Konkus said he is permitted to drive through the rest of the town selling ice cream on Delaware City Day.

Ms. Green also asked what the parking situation is on Clinton Street, due to delivery trucks parked on the street. She said the street narrows right before Sunset when going toward the river.

She said she had left a message on the voice mail at Town Hall about metal posts that hold in the plastic sections of the fence around the playground in Seventh Street Park. Some kids told her the poles were laying there in the park. One child was dragging a metal pole up the street. When she went by, it was getting dark and she didn't see any others, but thought she should report it.

#### **RECESS THE MAYOR AND COUNCIL MEETING**

Mayor Green recessed the Mayor and Council Meeting.

#### **RECONVENE THE BOARD OF APPEALS**

Mayor Green reconvened the Board of Appeals at 8:10 pm. He asked if there was anyone present who wanted to appeal their assessment for FY2016. There was no one present to appeal their property assessment.

#### **ADJOURN THE BOARD OF APPEALS**

City Solicitor Walton reported that, while the Charter says the Board of Appeals has to stay open until 9:00 pm, in the past an earlier adjournment of the Board of Appeals has been permitted if the Mayor and Council meeting ended before 9:00 pm. This determination has been made with the understanding that if someone were to come in at a later date and say they came after the meeting was adjourned and didn't have the opportunity to present their appeal; the Mayor and Council would hear that appeal at a later date. He said because this has been done in the past, the Council could close the Board of Appeals if they chose to do so, knowing they could pick it up at a later date if approached by a resident who was not able to appeal because of the early closing.

*Council Member Johnson made a motion to adjourn the Board of Appeals and if someone came forward saying they were not able to appeal because of the early closing, the Council would consider the appeal at a later date. Council Member Konkus seconded the motion. A roll call vote was taken, all ayes, motion carried.*

#### **RECONVENE THE MAYOR AND COUNCIL MEETING**

Mayor Green reconvened the Mayor and Council Meeting.

**ADJOURNMENT**

*Council Member Barrett made a motion to adjourn the Mayor and Council Meeting. Council Member Titus seconded the motion. A vote was taken, all ayes, motion carried. The meeting was adjourned at 8:11 p. m.*

Respectfully submitted,  
*Dawn K. Gwynn*  
City Secretary



**APPRAISAL OF REAL PROPERTY**

**LOCATED AT:**

219 Washington Street  
Current Deed: Book-1831 Page-60 (Acquired 10/28/94)  
Delaware City, DE 19706

**FOR:**

Theodoros Xenidis  
226 Washington Street  
Delaware City, Delaware 19706

**AS OF:**

July 1, 1993 (Retrospective Appraisal)

**BY:**

Thomas A. Bowers, SRA  
Bowers Associates Inc.  
State Certified Residential Real Property Appraiser

Exhibit 1

# RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: T15-082

Property Address: 219 Washington Street City: Delaware City State: DE Zip Code: 19706  
 County: New Castle Legal Description: Ward: RED AdrStr: WASHINGTON ST City: DELAWARE CITY  
 Assessor's Parcel #: 22-009.00-018

Tax Year: 2015 R.E. Taxes: \$ 1,826 Special Assessments: \$ 0.00 Borrower (if applicable):  
 Current Owner of Record: Theodoros Xenidis Occupant:  Owner  Tenant  Vacant  Manufactured Housing  
 Project Type:  PUD  Condominium  Cooperative  Other (describe) HGA: \$ N/A per year per month

Market Area Name: Delaware City Map Reference: ADG Map Pg 19J1 Census Tract: 0164.042

The purpose of this appraisal is to develop an opinion of:  Market Value (as defined), or  other type of value (describe) Retrospective Value as of 7/1/1983  
 This report reflects the following value (if not current, see comments):  Current (the Inspection Date is the Effective Date)  Retrospective  Prospective

Approaches developed for this appraisal:  Sales Comparison Approach  Cost Approach  Income Approach (See Reconciliation Comments and Scope of Work)

Property Rights Appraised:  Fee Simple  Leasehold  Leased Fee  Other (describe)

Intended Use: The intended user of this appraisal is the Client. The intended use is to evaluate the property that is the subject of this appraisal for a tax appeal subject to the stated Scope of Work, purpose of the appraisal, and definition of market value.  
 Intended User(s) (by name or type): Theodoris Xenidis

Client: Theodoros Xenidis Address: 605 Wilson Road, Wilmington, DE 19803

Appraiser: Thomas A. Bowers, SRA Address: 718 Dixon Court, Hockessin, DE 19707

Location: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Predominant Occupancy: <input checked="" type="checkbox"/> Owner 95 <input type="checkbox"/> Tenant <input type="checkbox"/> Vacant (0-5%) <input checked="" type="checkbox"/> Vacant (>5%)	One-Unit Housing PRICE (000) AGE (yrs)	Present Land Use One-Unit 80% 2-4 Unit % Multi-Unit % Comm'l 10% Vacant 10%	Change in Land Use <input checked="" type="checkbox"/> Not Likely <input type="checkbox"/> Likely * <input type="checkbox"/> In Process *
Built up: <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Growth rate: <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	7 Low 0		
Property values: <input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	Demand/supply: <input type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	60 High 100+		
Marketing time: <input checked="" type="checkbox"/> Under 3 Mos. <input type="checkbox"/> 3-6 Mos. <input type="checkbox"/> Over 6 Mos.		25-35 Pred 70-90		

Market Area Boundaries, Description, and Market Conditions (including support for the above characteristics and trends): The subject is a 3 unit building (219, 221 and 223 Washington Street) located in Delaware City. The subject offers average suburban appeal. Shopping, employment, and other amenities are located within 15-30 minutes drive to Christians, New Castle, or Route 40. To the north is Route 9; to the east is the Delaware River, to the south is the Chesapeake and Delaware Canal, to the west is Route 13. The one unit housing is based on sales identified in the MLS for New Castle County in 1983 and 1984. The age of the housing is based on properties located in Delaware City. Ted Xenidis allowed access to the subject property. At time of inspection (4/14/2015), all 3 units were tenant occupied.

Dimensions: 60x100 Site Area: 6,000 Sq.Ft.  
 Zoning Classification: R-1 Description: One and Two Family Residential

Are CO&Rs applicable?  Yes  No  Unknown Have the documents been reviewed?  Yes  No Ground Rent (if applicable) \$ N/A

Highest & Best Use as improved:  Present use, or  Other use (explain) As appraised

Actual Use as of Effective Date: 3 Unit Building Use as appraised in this report:  
 Summary of Highest & Best Use: The highest and best use of the subject property is as a 3 unit building on a 6,000sf lot.

Utilities	Public	Other	Provider/Description	Off-site improvements	Type	Public	Private	Topography	Level
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street	Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Size	6,000sf
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Curb/Gutter	None	<input type="checkbox"/>	<input type="checkbox"/>	Shape	Rectangular
Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Sidewalk	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Drainage	Appears adequate
Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Street Lights	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	View	Other homes
Storm Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Alley	None	<input type="checkbox"/>	<input type="checkbox"/>		

Other site elements:  Inside Lot  Corner Lot  Cul de Sac  Underground Utilities  Other (describe)

FEMA Spec 1 Flood Hazard Area:  Yes  No FEMA Flood Zone: Zone X FEMA Map #: 10003C0254K FEMA Map Date: 02/4/2015

Site Comments: No adverse easements or other site conditions are noted.

General Description	Exterior Description	Foundation	Basement	Heating
# of Units: 3 <input type="checkbox"/> Acc. Unit	Foundation: Concrete	Slab Concrete	Area Sq. Ft. 928 <input type="checkbox"/> None	Type: FWA
# of Stories: **3 Story**	Exterior Walls: Vinyl/Good	Crawl Space: None	% Finished: 0	Fuel: Gas
Type: <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att.	Roof Surface: Shingle/Good	Basement: Partial - Unfin	Ceiling: Floor Joists	Cooling: Central Yes
Design (Style): 3 Unit Building	Outlets & Devices: Aluminum/Gd	Sump Pump: <input type="checkbox"/> None	Walls: Concrete	Other: _____
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Und. Cons.	Window Type: Replcmnt/A-G	Dampness: <input type="checkbox"/> N/A	Floor: Conc/Dirt	
Actual Age (Yrs.): 113	Storm/Screen: Yes	Settlement: N/A	Outside Entry: Yes (223 W)	
Effective Age (Yrs.): 25		Infiltration: N/A		

Interior Description	Appliances	Attic	Amenities	Car Storage
Floors: P/Wd/Tvl/Crpt/A-G	Refrigerator: <input checked="" type="checkbox"/>	None	Fireplace(s) # None	Garage # of cars (Tot.): _____
Walls: Prid walls/Vltprr/A-G	Range/Oven: <input checked="" type="checkbox"/>	Drop Stair: <input type="checkbox"/>	Patio: _____	Attach: _____
Trim/Finish: Wood/Ave-Gd	Disposal: <input checked="" type="checkbox"/>	Scuttle: <input type="checkbox"/>	Deck: None	Detach: _____
Bath Floor: Tle/Vlryl/A-G	Dishwasher: <input checked="" type="checkbox"/>	Doorway: <input checked="" type="checkbox"/>	Porch: None	Bit-In: _____
Bath Waincot: Fiberglass A-G	Fan/Hood: <input checked="" type="checkbox"/>	Floor: <input checked="" type="checkbox"/>	Fence: None	Carport: _____
Doors: Access Panel/A-G	Microwave: <input type="checkbox"/>	Heated: <input type="checkbox"/>	Pool: None	Driveway: 5 Prkg spaces
	Washer/Dryer: <input checked="" type="checkbox"/>	Finished: <input type="checkbox"/>		Surface: Asphalt

Finished area above grade contains: 14 Rooms 6 Bedrooms 4 Bath(s) 3,537 Square Feet of Gross Living Area Above Grade

Additional features: \_\_\_\_\_

Describe the condition of the property (including physical, functional and external obsolescence): The electrical service has last inspection date of 6/22/95 by the First State Inspection Agency. The subject did not have central air in the 1980's. \*\*3 Story\*\* - The subject is considered to be 3 story as the attic has been finished with a Master Bedroom/Master Bathroom. The third floor is not considered in the overall GLA for this appraisal assignment as this area was unfinished as of 07/01/1983. Overall, the subject is considered to be in good condition.



## RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: T15-062

My research <input type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
Data Source(s): Trend MLS/NCC Public Records				
1st Prior Subject Sale/Transfer				
Date: N/A	Analysis of sale/transfer history and/or any current agreement of sale/financing: Prior sales of the comparable sales are summarized below if they are readily available from public records. The subject sale history is not available from NCC public records prior to July 1, 1983. The sale history for Sale 1 is not available prior to 9/1/1983 from NCC public tax records. The sales history for Comparable 2 is the following: The sale history for Sale 2 is not available prior to 08/84 from NCC public tax records. The sales history for Comparable 3 is the following: The sale history for Sale 3 is not available prior to 08/84 from NCC public tax records.			
Price: N/A				
Source(s): N/A				
2nd Prior Subject Sale/Transfer				
Date: N/A				
Price: N/A				
Source(s): N/A				
SALES COMPARISON APPROACH TO VALUE (if developed) <input type="checkbox"/> The Sales Comparison Approach was not developed for this appraisal.				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	219 Washington Street Delaware City, DE 19706	138 Washington Street Delaware City, DE 19706	200 Washington Street Delaware City, DE 19706	219 Washington Street Delaware City, DE 19706
Proximity to Subject		0.10 miles NE	0.08 miles NE	Less than 0.01 miles
Sale Price	\$ N/A	\$ 80,000	\$ 23,400	\$ 45,500
Sale Price/GLA	\$ N/A/sq.ft.	\$ 15.09/sq.ft.	\$ 9.27/sq.ft.	\$ 12.66/sq.ft.
Data Source(s)	04/14/2015	Trend MLS/Listed for \$72,500	NCC tax records/DOM-Unk	NCC tax records/DOM - Unk
Verification Source(s)	Full Inspection	DOM - 67 Days/NCC tax records	Deed - Book-0128 Page 203	Deed - Book -149 Page -137
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing Concessions	N/A	Conventional	None noted	None noted
Date of Sale/Time	N/A	S-9/83	S-08/84	S-08/84
Rights Appraised	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Location	Suburban	Suburban	Suburban	Suburban
Site	6,000 sf	6970 sf	0 2178 sf	0 6,000 sf
View	Other homes	Other homes	Other homes	Other homes
Design (Style)	3 Unit Building	3 Story Colonial	3 Story Twin	3 Unit Building
Quality of Construction	Average	Average	Average	Average
Age	113	113	84	113
Condition	Good	Good	Good	Good
Above Grade Room Count	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
	14 6 4	8 5 1/1	11 4 2	14 6 4
Gross Living Area	3,537 sq.ft.	3,975 sq.ft.	2,525 sq.ft.	3,537 sq.ft.
Basement & Finished Rooms Below Grade	628sf Unfinished	1382sf Unfinished	800sf Unfinished	0 628sf Unfinished
Functional Utility	Average	Average	Average	Average
Heating/Cooling	FWA/No CAC	FWA/No CAC	FWA/No CAC	FWA/No CAC
Energy Efficient Items	Adequate	Adequate	Adequate	Adequate
Garage/Carport	None	None	1 Car Det Garage	None
Porch/Patio/Deck	Patio	Porch	Porch	Patio
Fireplace	None	Fireplace	None	None
Inground Pool/Fence	None	Fence	None	None
SP/LP Ratio	SP/LP - N/A	SP/LP - 82.76	SP/LP - N/A	SP/LP - N/A
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -776	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 10,100	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ -1,952
Adjusted Sale Price of Comparables		\$ 59,224	\$ 33,500	\$ 43,548
Summary of Sales Comparison Approach GLA for the subject is obtained from physical inspection of the property and New Castle County public records. GLA for the comparable sales is obtained from NCC public records. According to the Assessment office of New Castle County, no additions have been added to the above comparable sales since the sale. A copy of the MLS page and deed for Comparable 1 is in the Addendum. A copy of the deed for Comparables 2,3, and 4 are in the Addendum. The Subject, Comparables 1-4 are located on Washington Street in Delaware City. Comparable 1 is known as the Charles Ash House and Cavleer Mansion. Comparable 2 is arrayed above to bracket the subject's GLA. Comparable 3 is a sale of the subject property in 08/84. Comparable 4 has two buildings located on the tax parcel (1 story and 2 story). Differences in GLA are calculated at \$10 per sq. ft. Differences in age are calculated at 5% of the sales price. No adjustment is made for differences in site as the subject and comparable sales have similar appeal.				
According to the US Inflation Calculator ( <a href="http://www.usinflationcalculator.com/">http://www.usinflationcalculator.com/</a> ), inflation grew at a rate of 4.3% from 1983 to 1984. Differences in market conditions are calculated at 0.33% per month back to the retrospective date (07/01/83).				
The following adjustments are applied above: Basement - \$2,500; Garage - \$2,500; Bath - \$2,500; Powder Room - \$1,000; Porch - \$1,000; Patio/Fence - \$600; Fireplace - \$1,500. These adjustments are typical of what our peers would do. This is a retrospective appraisal as of July 1, 1983.				
A greater emphasis is placed on Comparable 3 as it is a sale in 1984 of the subject property. Comparables 1 and 4 provide support to the opinion of value. The subject property is valued as of July 1, 1983 at \$44,000.				
Indicated Value by Sales Comparison Approach \$ 44,000				



# RESIDENTIAL APPRAISAL SUMMARY REPORT

File No.: T15-082

COST APPROACH	<b>COST APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Cost Approach was not developed for this appraisal.	
	Provide adequate information for replication of the following cost figures and calculations.	
	Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value): <u>Due to the age of the subject property, the cost approach to value after depreciation is not a reliable value to determine market value.</u>	
INCOME APPROACH	<b>ESTIMATED</b> <input type="checkbox"/> <b>REPRODUCTION OR</b> <input type="checkbox"/> <b>REPLACEMENT COST NEW</b>	
	Source of cost data: <u>N/A</u>	<b>OPINION OF SITE VALUE</b> = \$
	Quality rating from cost service: <u>N/A</u> Effective date of cost data: <u>N/A</u>	<b>DWELLING</b> Sq. Ft. @ \$ = \$
	Comments on Cost Approach (gross living area calculations, depreciation, etc.):	Sq. Ft. @ \$ = \$
	<u>Due to the age of the subject property, the cost approach value to after depreciation is not a reliable value to determine market value.</u>	Sq. Ft. @ \$ = \$
		Sq. Ft. @ \$ = \$
		Sq. Ft. @ \$ = \$
		Sq. Ft. @ \$ = \$
		Sq. Ft. @ \$ = \$
		Sq. Ft. @ \$ = \$
RECONCILIATION	Estimated Remaining Economic Life (if required): <u>40 Years</u> <b>INDICATED VALUE BY COST APPROACH</b> = \$	
	<b>INCOME APPROACH TO VALUE (if developed)</b> <input checked="" type="checkbox"/> The Income Approach was not developed for this appraisal.	
	Estimated Monthly Market Rent \$ <u>N/A</u> X Gross Rent Multiplier <u>N/A</u> = \$ <u>Indicated Value by Income Approach</u>	
	Summary of Income Approach (including support for market rent and GRM): <u>Sufficient rental data is not available for this type of property.</u>	
ATTACHMENTS	<b>PROJECT INFORMATION FOR PUDs (if applicable)</b> <input type="checkbox"/> The Subject is part of a Planned Unit Development.	
	Legal Name of Project: <u>N/A</u>	
	Describe common elements and recreational facilities: <u>N/A</u>	
SIGNATURES	Indicated Value by: Sales Comparison Approach \$ <u>44,000</u> Cost Approach (if developed) \$ <u>N/A</u> Income Approach (if developed) \$ <u>N/A</u>	
	Final Reconciliation: <u>All three approaches to value are considered for this appraisal assignment. Due to the age of the subject property, the cost approach to value after depreciation is not a reliable value to determine market value. The income approach is not considered, because the neighborhood is predominantly owner occupied. The sales comparison approach is used, as good data is available to provide a meaningful and reliable indicator of value.</u>	
	This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a Hypothetical Condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a Hypothetical Condition that the repairs or alterations have been completed, <input type="checkbox"/> subject to the following required inspection based on the Extraordinary Assumption that the condition or deficiency does not require alteration or repair. There are no special conditions to this report. This is a retrospective appraisal as of <u>7/1/1983</u> .	
	<input type="checkbox"/> This report is also subject to other Hypothetical Conditions and/or Extraordinary Assumptions as specified in the attached addenda.	
	Based on the degree of inspection of the subject property, as indicated below, defined Scope of Work, Statement of Assumptions and Limiting Conditions, and Appraiser's Certifications, my (our) Opinion of the Market Value (or other specified value type), as defined herein, of the real property that is the subject of this report is: \$ <u>44,000</u> , as of: <u>July 1, 1983</u> , which is the effective date of this appraisal.	
	If indicated above, this Opinion of Value is subject to Hypothetical Conditions and/or Extraordinary Assumptions included in this report. See attached addenda.	
	A true and complete copy of this report contains <u>39</u> pages, including exhibits which are considered an integral part of the report. This appraisal report may not be properly understood without reference to the information contained in the complete report.	
	Attached Exhibits:	
	<input checked="" type="checkbox"/> Scope of Work <input checked="" type="checkbox"/> Limiting Cond./Certifications <input type="checkbox"/> Narrative Addendum <input checked="" type="checkbox"/> Photograph Addenda <input checked="" type="checkbox"/> Sketch Addendum <input checked="" type="checkbox"/> Map Addenda <input checked="" type="checkbox"/> Additional Sales <input type="checkbox"/> Cost Addendum <input checked="" type="checkbox"/> Flood Addendum <input type="checkbox"/> Mar. House Addendum <input type="checkbox"/> Hypothetical Conditions <input type="checkbox"/> Extraordinary Assumptions <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	
	Client Contact: <u>Theodoros Xenidis</u> Client Name: <u>Theodoros Xenidis</u>	
E-Mail: <u>tx5564@aol.com</u> Address: <u>605 Wilson Road, Wilmington, DE 19803</u>		
<b>APPRAISER</b>		
<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>		
Appraiser Name: <u>Thomas A. Bowers, SRA</u>		
Supervisory or Co-Appraiser Name: _____		
Company: <u>Bowers Associates Inc.</u>		
Company: _____		
Phone: <u>302-239-7377</u> Fax: _____		
Phone: _____      Fax: _____		
E-Mail: <u>tabowers12@verizon.net</u>		
E-Mail: _____		
Date of Report (Signature): <u>04/27/2015</u>		
Date of Report (Signature): _____		
License or Certification #: <u>DE Cert Res X2-0000472</u> State: <u>DE</u>		
License or Certification #: _____      State: _____		
Designation: <u>SRA</u>		
Designation: _____		
Expiration Date of License or Certification: <u>10/31/2015</u>		
Expiration Date of License or Certification: _____		
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Inspection of Subject: <input type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None		
Date of Inspection: <u>04/14/2015</u>		
Date of Inspection: _____		

# ADDITIONAL COMPARABLE SALES

File No.: T15-082

FEATURE	SUBJECT	COMPARABLE SALE #4		COMPARABLE SALE #5		COMPARABLE SALE #6	
Address	219 Washington Street Delaware City, DE 19706	319 Washington Street Delaware City, DE 19706					
Proximity to Subject		0.10 miles SW					
Sale Price	\$ N/A	\$	59,000	\$		\$	
Sale Price/GLA	\$ N/A /sq.ft.	\$	28.86 /sq.ft.	\$	/sq.ft.	\$	/sq.ft.
Data Source(s)	04/14/2015	NCC tax records/DOM- Unir					
Verification Source(s)	Full Inspection	Deed - Book -Y124 Page-106					
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(+) \$ Adjust.	DESCRIPTION	+(+) \$ Adjust.	DESCRIPTION	+(+) \$ Adjust.
Sales or Financing Concessions	N/A	None noted					
Date of Sale/Time	N/A	S-12/83		-974			
Rights Appraised	Fee Simple	Fee Simple					
Location	Suburban	Suburban					
Site	6,000 sf	4356sf		0			
View	Other homes	Other homes					
Design (Style)	3 Unit Building	**1 Story/2 Story**					
Quality of Construction	Average	Average					
Age	113	73		-2,950			
Condition	Good	Good					
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	14 6 4	10 5 2	+5,000				
Gross Living Area	3,537 sq.ft.	2,059 sq.ft.	+14,760	sq.ft.		sq.ft.	
Basement & Finished Rooms Below Grade	628sf Unfinished	677sf Unfinished		0			
Functional Utility	Average	Average					
Heating/Cooling	FWA/No CAC	HWS/No CAC		0			
Energy Efficient Items	Adequate	Adequate					
Garage/Carport	None	2 Car Det Garage		-5,000			
Porch/Patio/Deck	Patio	2 Porches		-1,500			
Fireplace	None	None					
Inground Pool/Fence	None	None					
SP/LP Ratio	SP/LP - N/A	SP/LP - N/A					
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -	\$ 9,356	<input type="checkbox"/> + <input type="checkbox"/> -	\$	<input type="checkbox"/> + <input type="checkbox"/> -	\$
Adjusted Sale Price of Comparables			\$ 68,366		\$		\$
Summary of Sales Comparison Approach The sales history for Comparable 4 is the following: The sale history for Sale 4 is not available prior to 12/83 from NCC public tax records.							

SALES COMPARISON APPROACH



### Subject Photo Page

Client	Theodoros Xenidis				
Property Address	219 Washington Street				
City	Delaware City	County	New Castle	State	DE
				Zip Code	19706
Client	Theodoros Xenidis				



#### Subject Front

219 Washington Street  
Sales Price N/A  
Gross Living Area 3,537  
Total Rooms 14  
Total Bedrooms 6  
Total Bathrooms 4  
Location Suburban  
View Other homes  
Site 8,000 sf  
Quality Average  
Age 113



#### Subject Rear



#### Subject Street

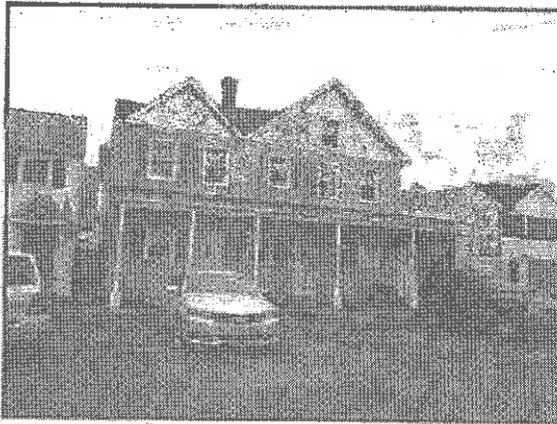
## Subject Photo Page

Client	Theodoros Xenidis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
Client	Theodoros Xenidis	State	DE
		Zip Code	19706



## Subject Street

219 Washington Street  
 Sales Price N/A  
 Gross Living Area 3,537  
 Total Rooms 14  
 Total Bedrooms 6  
 Total Bathrooms 4  
 Location Suburban  
 View Other homes  
 Site 6,000 sq  
 Quality Average  
 Age 113



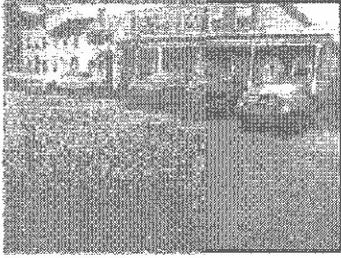
## Subject Front



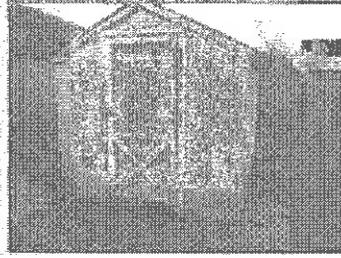
## Subject Rear

**Subject - Parking/Shed/219 Washington Street Photograph Addendum**

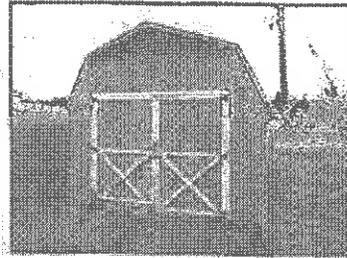
Client	Theodoros Xenidis				
Property Address	219 Washington Street				
City	Delaware City	County	New Castle	State	DE
				Zip Code	19706
Client	Theodoros Xenidis				



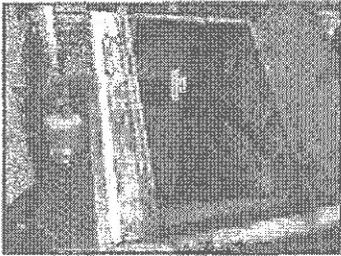
**Parking**



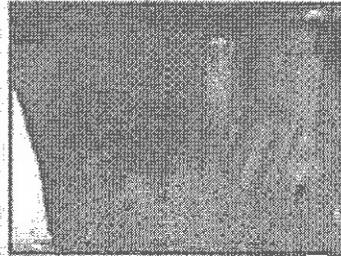
**Shed**



**Shed**



**Bilco Door Entrance**



**Basement Interior**



**Bilco Door**



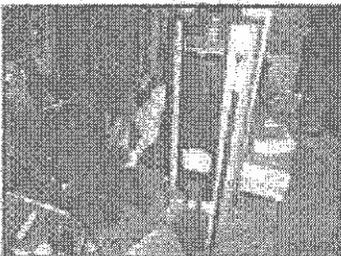
**Basement Interior**



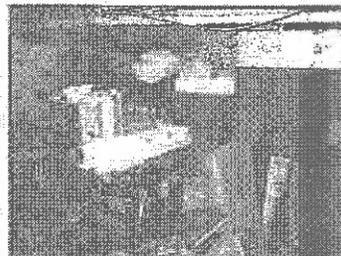
**Basement Interior**



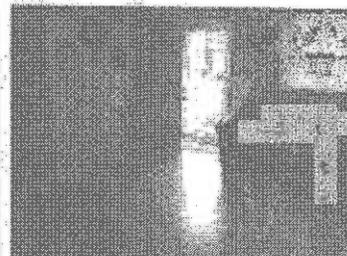
**Meters**



**Furnace/Hot Water Heater**



**Basement Interior**



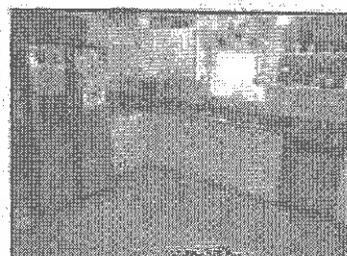
**Living Room - 1st Floor**



**Dining Room -1st Floor**



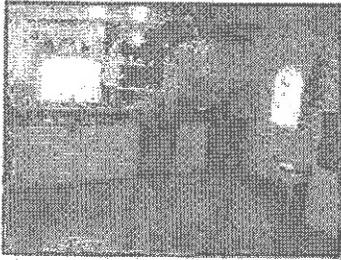
**Kitchen - 1st Floor**



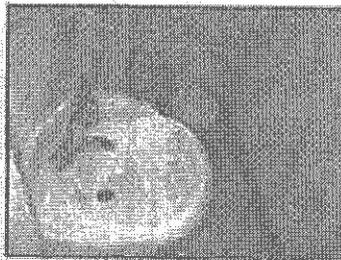
**Kitchen -1st Floor**

**Subject - 219 Washington Street Photograph Addendum**

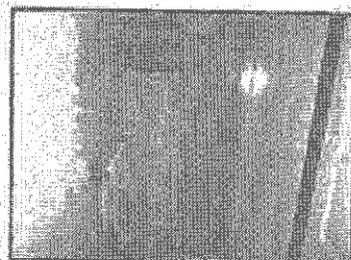
Client	Theodoros Xenidis				
Property Address	219 Washington Street				
City	Delaware City	County	New Castle	State	DE
Client	Theodoros Xenidis				
				Zip Code	19706



**Kitchen - 1st Floor**



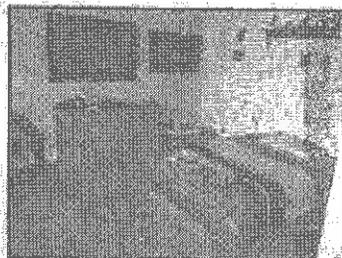
**Bathroom - 1st Floor**



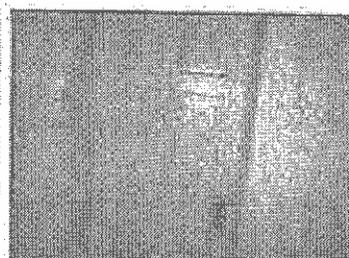
**Bathroom - 1st Floor**



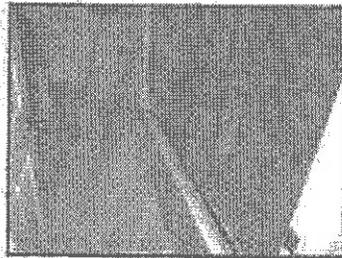
**Steps to 2nd Floor**



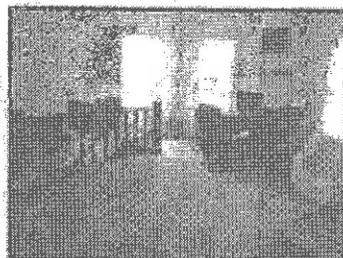
**Bedroom - 2nd Floor**



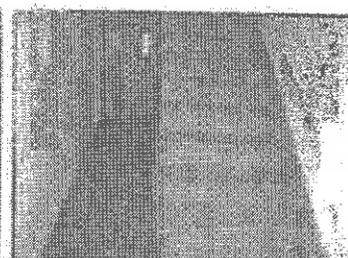
**Bedroom - 2nd Floor**



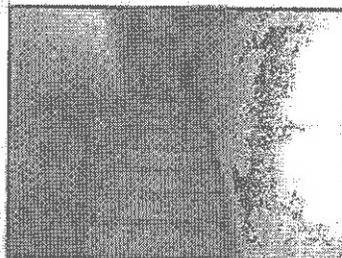
**Bathroom - 2nd Floor**



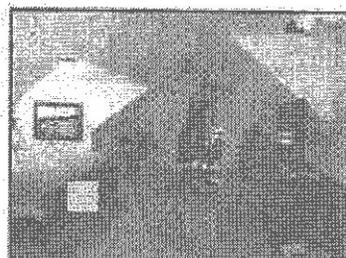
**Bedroom**



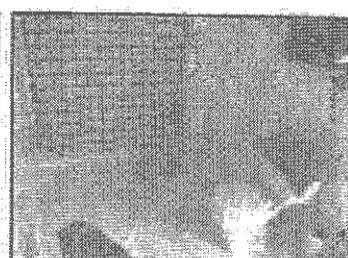
**Steps to 3rd Floor**



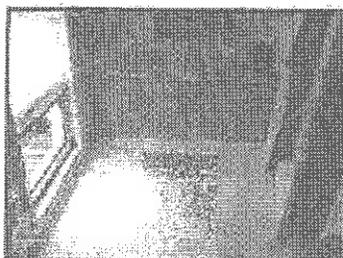
**Steps to 3rd Floor**



**Master Bedroom - 3rd Floor**



**Master Bathroom - 3rd Floor**



**Master Bathroom - 3rd Floor**



**Identification**

### 221 Washington Street Photograph Addendum

Client	Theodoros Xenidis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
		State	DE
		Zip Code	19706
Client	Theodoros Xenidis		



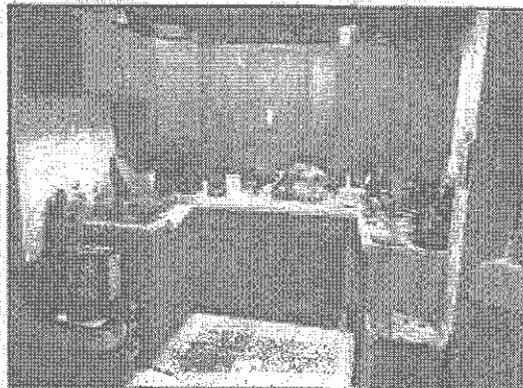
**Identification**



**Bedroom**



**Living Room**



**Kitchen**



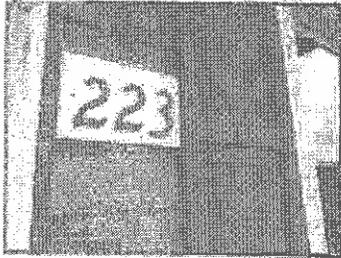
**Kitchen**



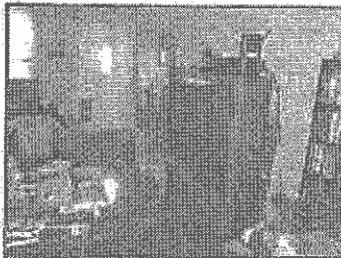
**Bathroom**

### 223 Washington Street Photograph Addendum

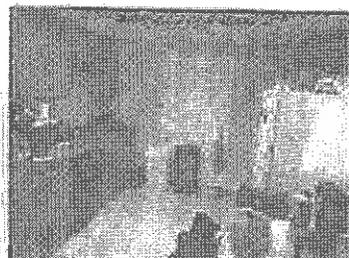
Client	Theodoros Xenikis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
State	DE	Zip Code	19706
Client	Theodoros Xenikis		



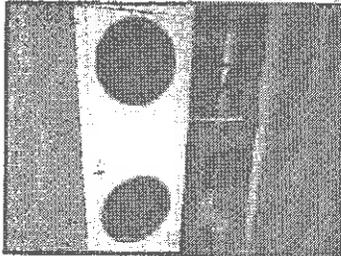
Identification



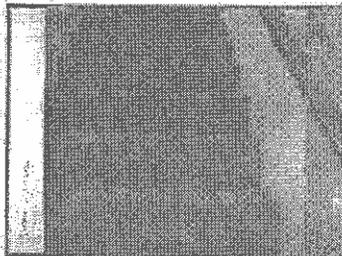
Living Room



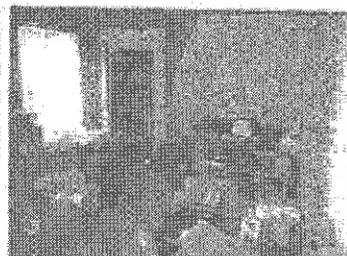
Kitchen



Laundry /Furnace



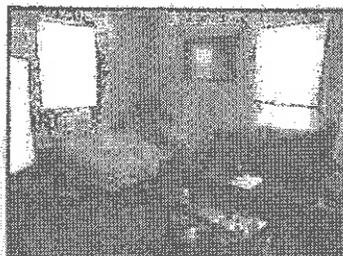
Steps to 2nd Floor



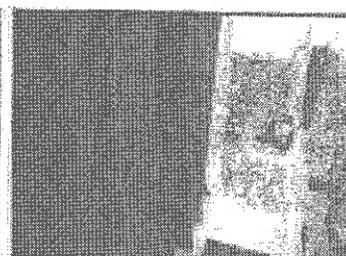
Bedroom



Sitting Room



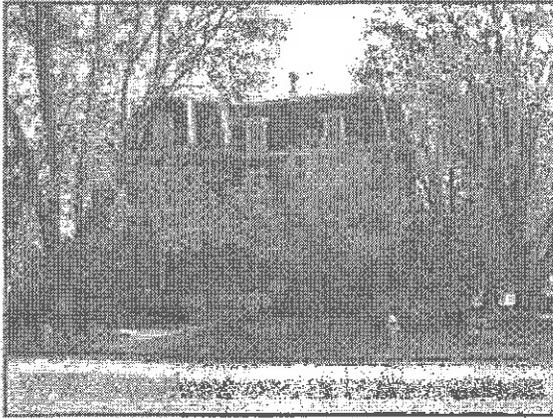
Bedroom



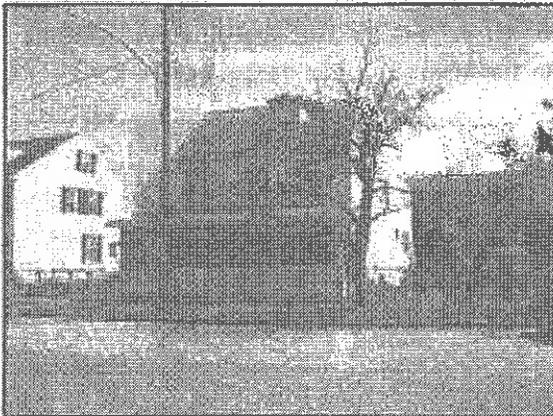
Bathroom

**Comparable Photo Page**

Client	Theodoros Xenidis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
State	DE	Zip Code	19706
Client	Theodoros Xenidis		

**Comparable 1**

<b>139 Washington Street</b>	
Prox. to Subject	0.10 miles NE
Sale Price	60,000
Gross Living Area	3,975
Total Rooms	8
Total Bedrooms	5
Total Bathrooms	1/1
Location	Suburban
View	Other homes
Site	6970 sf
Quality	Average
Age	113

**Comparable 2**

<b>200 Washington Street</b>	
Prox. to Subject	0.08 miles NE
Sale Price	23,400
Gross Living Area	2,525
Total Rooms	11
Total Bedrooms	4
Total Bathrooms	2
Location	Suburban
View	Other homes
Site	2178 sf
Quality	Average
Age	84

**Comparable 3**

<b>219 Washington Street</b>	
Prox. to Subject	Less than 0.01 miles
Sale Price	45,500
Gross Living Area	3,537
Total Rooms	14
Total Bedrooms	6
Total Bathrooms	4
Location	Suburban
View	Other homes
Site	6,000 sf
Quality	Average
Age	113

**Comparable Photo Page**

Client	Theodoros Xenidis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
State	DE	Zip Code	19706
Client	Theodoros Xenidis		

**Comparable 4**

319 Washington Street  
 Prox. to Subject 0.10 miles SW  
 Sales Price 59,000  
 Gross Living Area 2,059  
 Total Rooms 10  
 Total Bedrooms 5  
 Total Bathrooms 2  
 Location Suburban  
 View Other homes  
 Site 4356ef  
 Quality Average  
 Age 73

**Comparable 5**

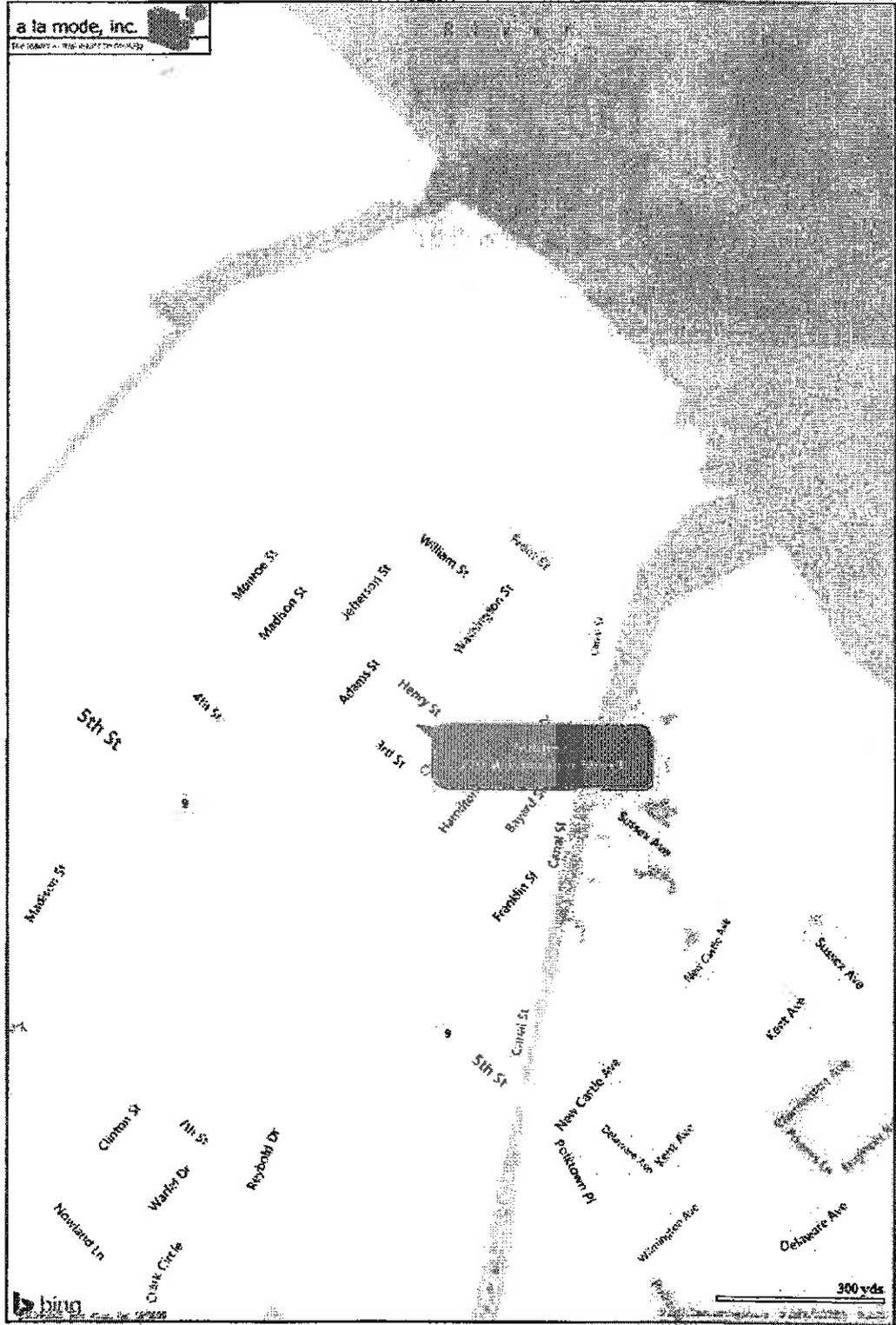
Prox. to Subject  
 Sales Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

**Comparable 6**

Prox. to Subject  
 Sales Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

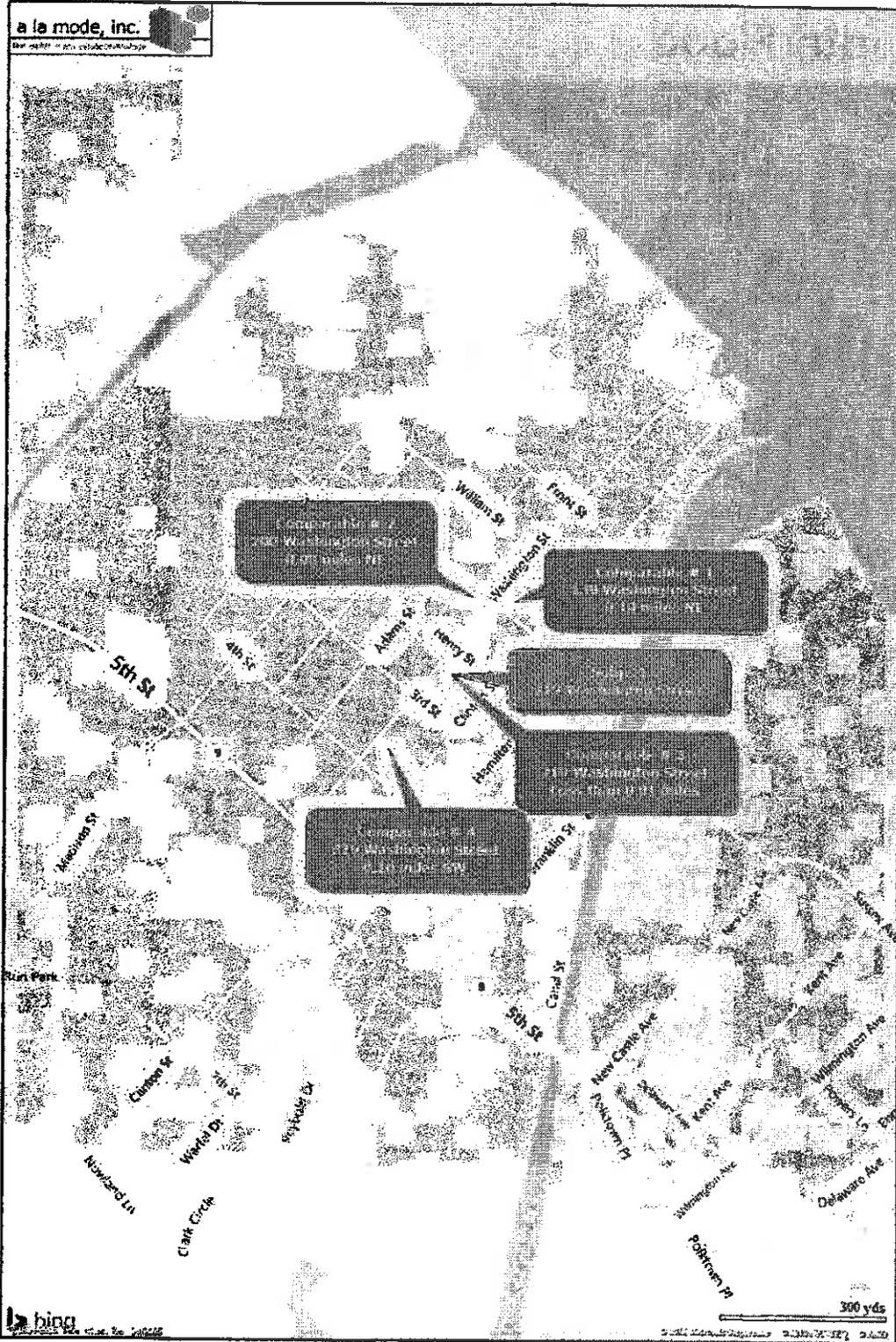
### Location Map

Client	Theodoros Xenidis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
State	DE	Zip Code	19708
Client	Theodoros Xenidis		



**Location Map**

Client	Theodoros Xenidis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
Client	Theodoros Xenidis	State	DE
		Zip Code	19706



### Flood Map

Client	Theodoros Xenidis				
Property Address	219 Washington Street				
City	Delaware City	County	New Castle	State	DE Zip Code 19706
Client	Theodoros Xenidis				



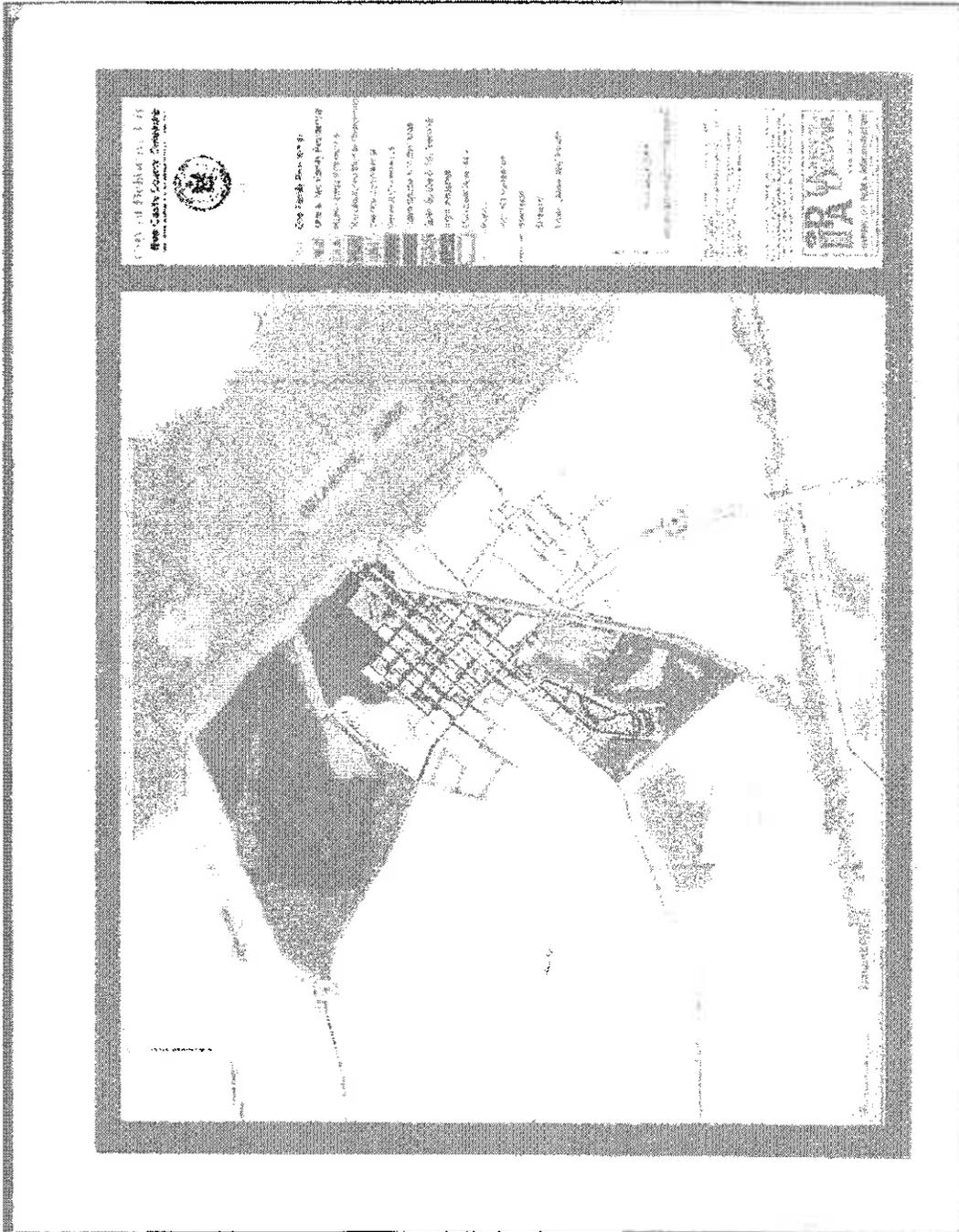
### Site Map

Client	Theodoros Xenidis						
Property Address	219 Washington Street						
City	Delaware City	County	New Castle	State	DE	Zip Code	19708
Client	Theodoros Xenidis						



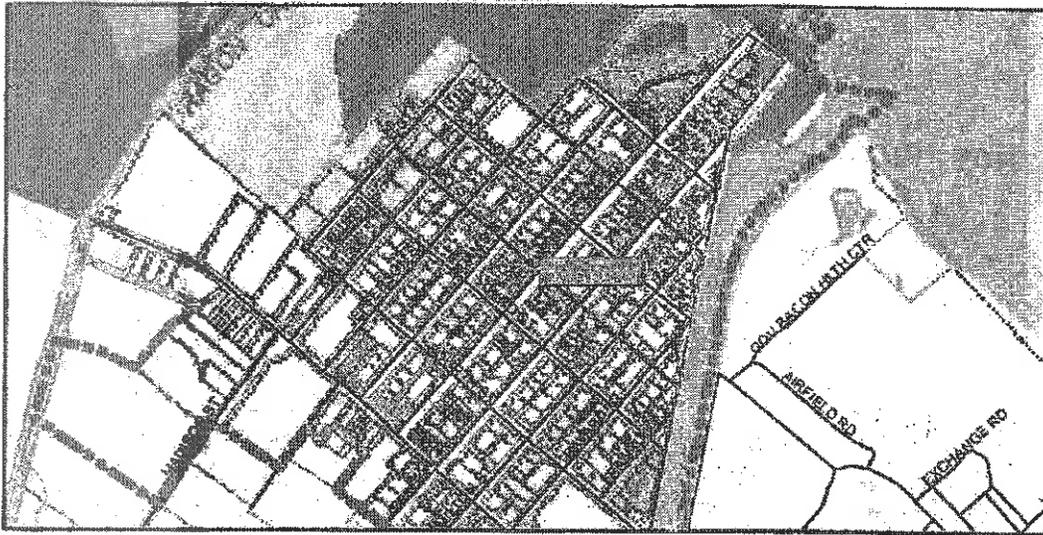
### Zoning Map

Client	Theodoros Xenidis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
State	DE	Zip Code	19708
Client	Theodoros Xenidis		



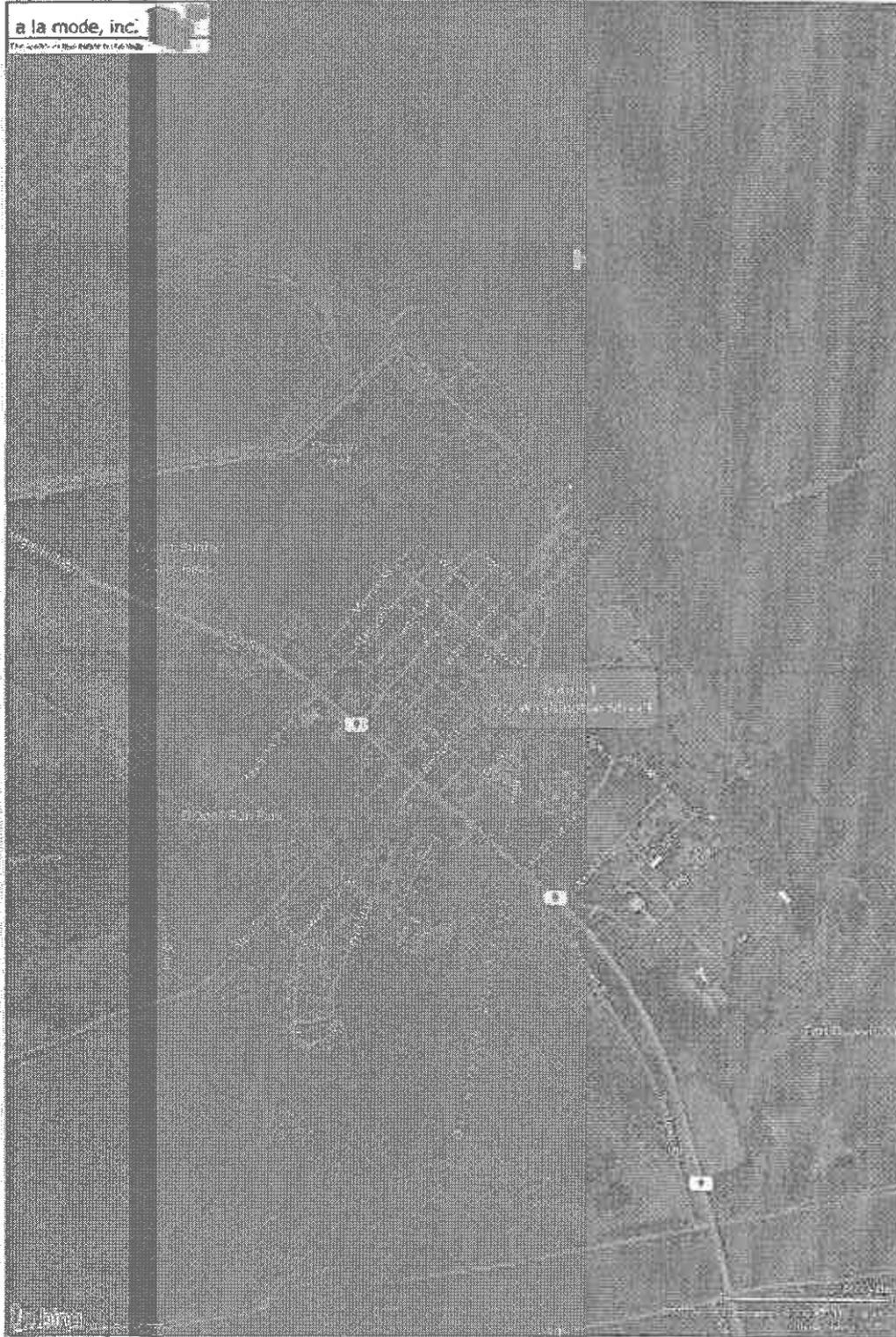
### Zoning Map

Client	Theodore Xenidis				
Property Address	219 Washington Street				
City	Delaware City	County	New Castle	State	DE Zip Code 19706
Client	Theodore Xenidis				



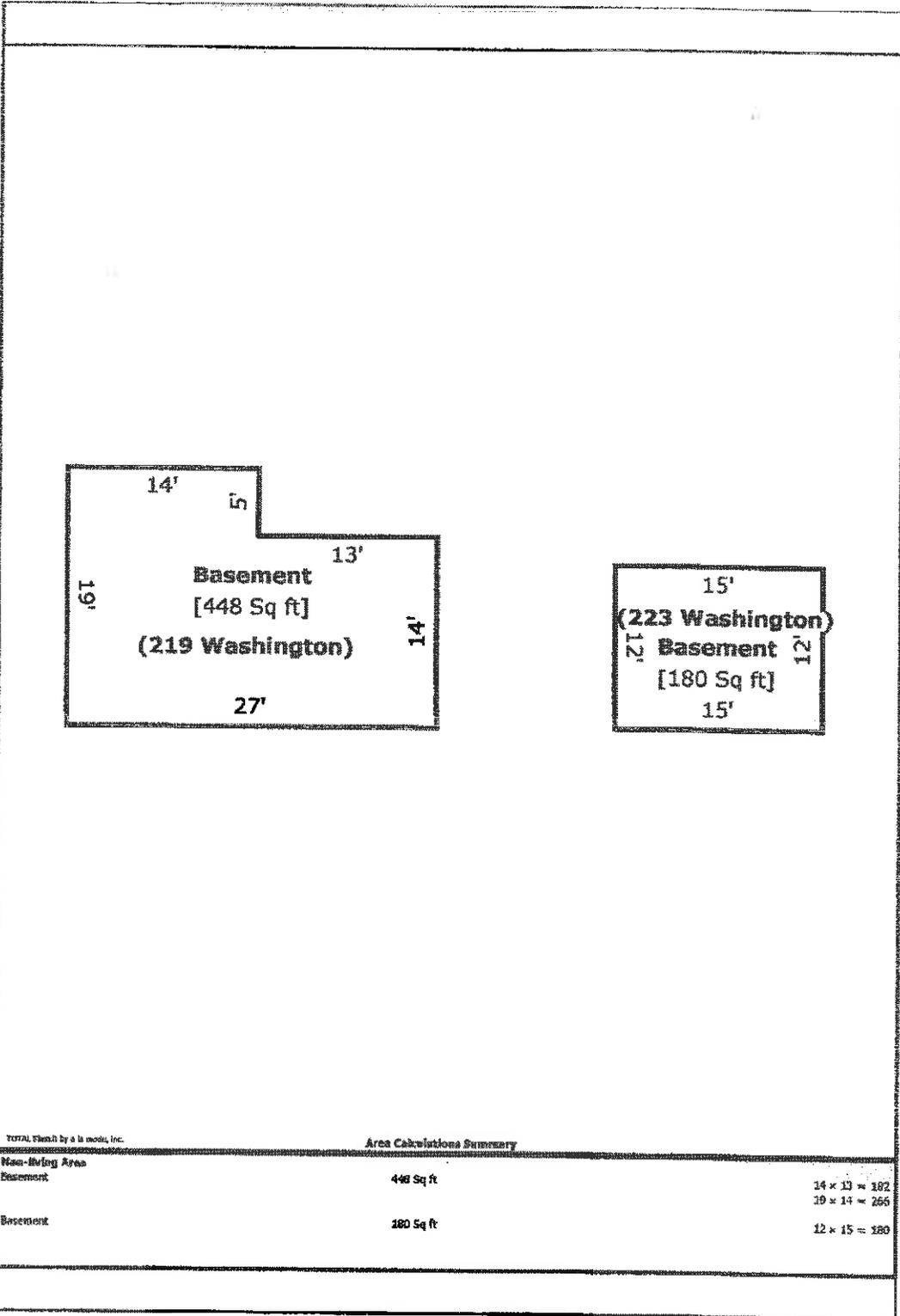
### Aerial Photo Map

Client	Theodoros Xenidis				
Property Address	218 Washington Street				
City	Delaware City	County	New Castle	State	DE Zip Code 19706
Client	Theodoros Xenidis				



**Basement Building Sketch**

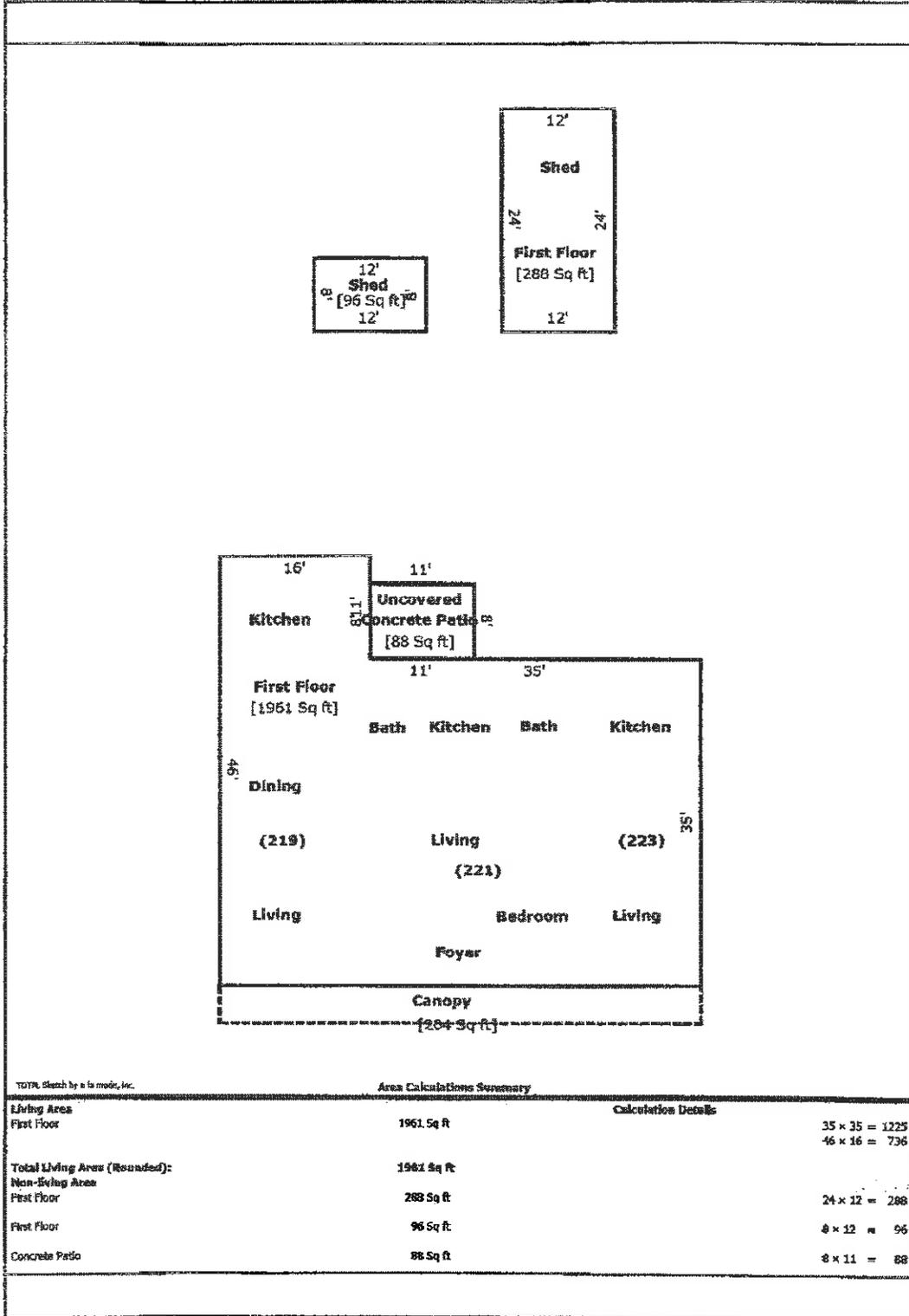
Client	Theodoros Xenidis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
Client	Theodoros Xenidis	State	DE
		Zip Code	19708



TOTAL Floor by a la mode, inc.		Area Calculations Summary	
<b>Non-living Area</b>			
Basement	448 Sq ft	14 x 13 = 182	19 x 14 = 266
Basement	180 Sq ft	12 x 15 = 180	

### First Floor Building Sketch

Client	Theodoros Xenidis		
Property Address	215 Washington Street		
City	Delaware City	County	New Castle
		State	DE
		Zip Code	19708
Client	Theodoros Xenidis		

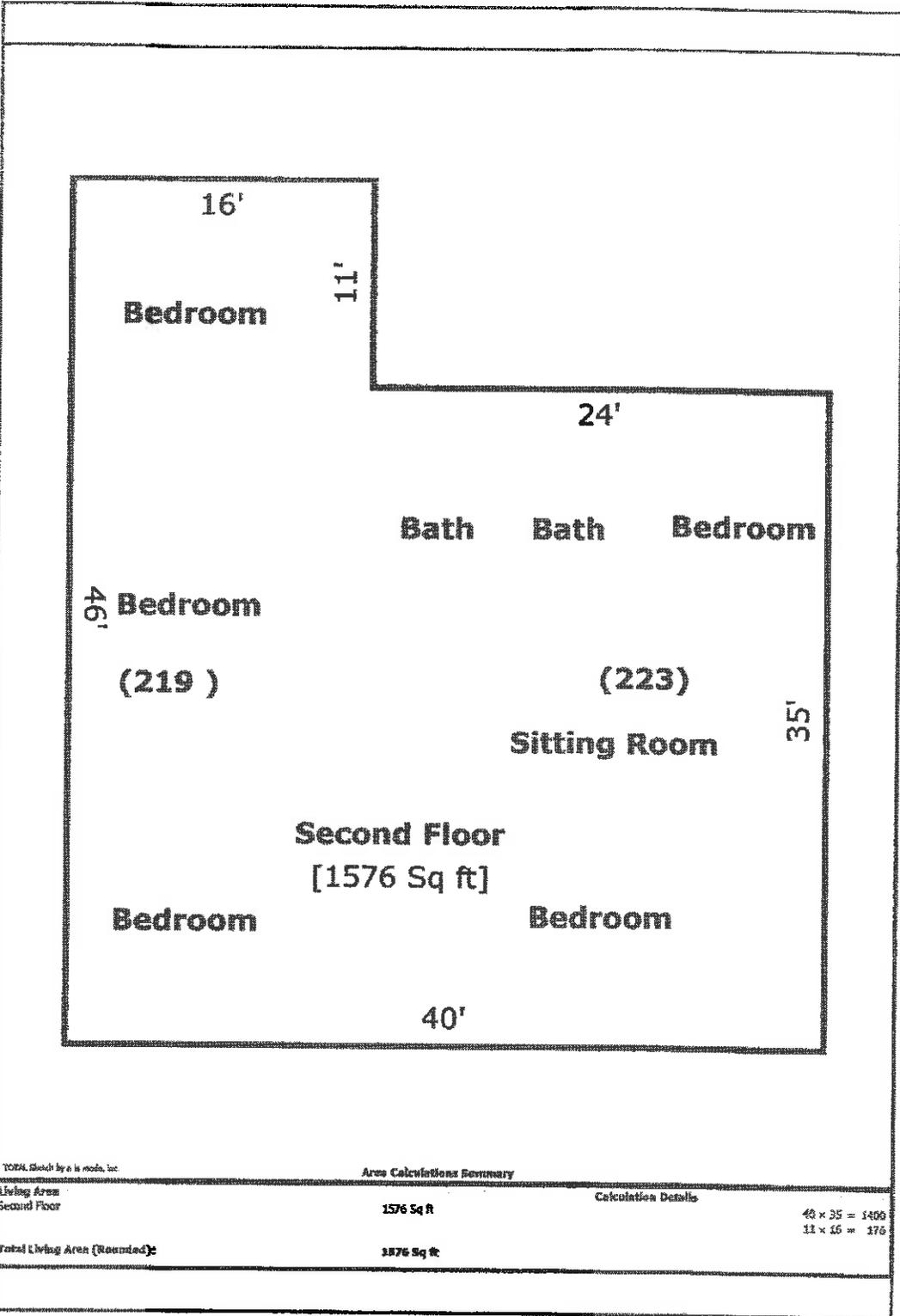


TOTPE Sketch by a la mode, inc.

Area Calculations Summary			
Living Area		Calculation Details	
First Floor	1961 Sq Ft		35 x 35 = 1225
			46 x 16 = 736
<b>Total Living Area (Rounded):</b>	<b>1961 Sq Ft</b>		
Non-Living Area			
First Floor	288 Sq Ft		24 x 12 = 288
First Floor	96 Sq Ft		8 x 12 = 96
Concrete Patio	88 Sq Ft		8 x 11 = 88

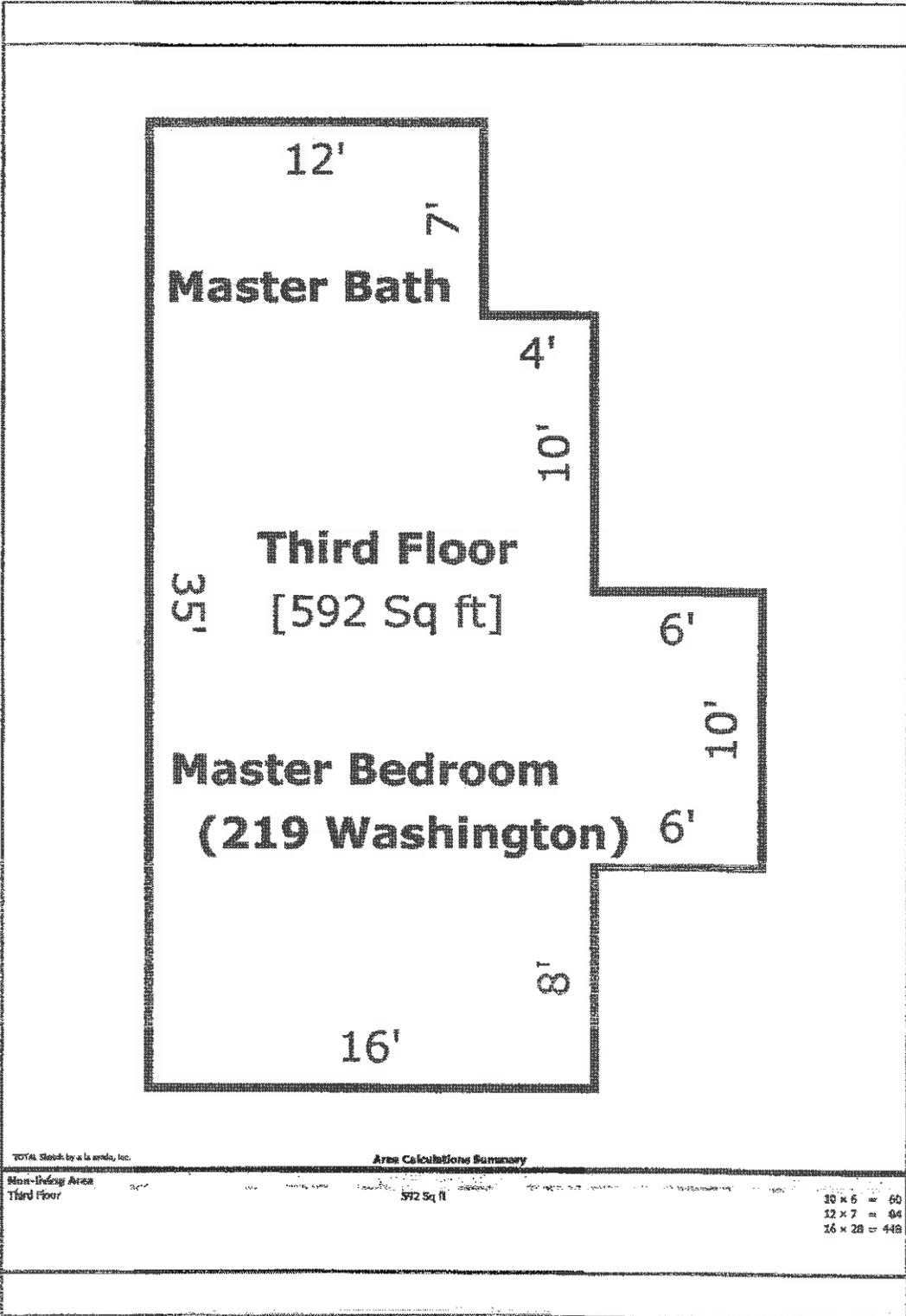
### Second Floor Building Sketch

Client	Theodoros Xenidis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
Client	Theodoros Xenidis	State	DE
		Zip Code	19703



**Third Floor Building Sketch**

Client	Theodore Xenidis		
Property Address	219 Washington Street		
City	Delaware City	County	New Castle
State	DE	Zip Code	19706
Client	Theodore Xenidis		



TOTAL Sketch by a la mode, inc.

**Area Calculations Summary**

Non-Defog Area			
Third Floor		592 Sq ft	
			10 x 6 = 60
			12 x 7 = 84
			16 x 28 = 448

Subject Tax Bills - Page 1

**LOCAL SCHOOL, COUNTY, AND OTHER TAXES AND FEES**

New Castle County, Delaware  
 For Fiscal Year 07/01/2014 - 06/30/2015  
 www.ncode.org

ACCOUNT NUMBER:  
2300900018

PROPERTY DESC:  
Lot No.:  
00219 WASHINGTON ST

BILLING DATE:  
07/24/2014

MAIL BY:  
09/23/2014

Mortgage Company Information

Exempt Codes  
NONE

Rates Based on 100 Percent of  
Assessment Value

Bills are due and payable upon receipt. Statutory penalties will be applied if payment is not received by 09/30/2014 without regard to postmark.

Current amounts becoming past due will be assessed an immediate penalty of 8%. ALL accounts will be charged an additional 1% penalty on the first of every month thereafter.

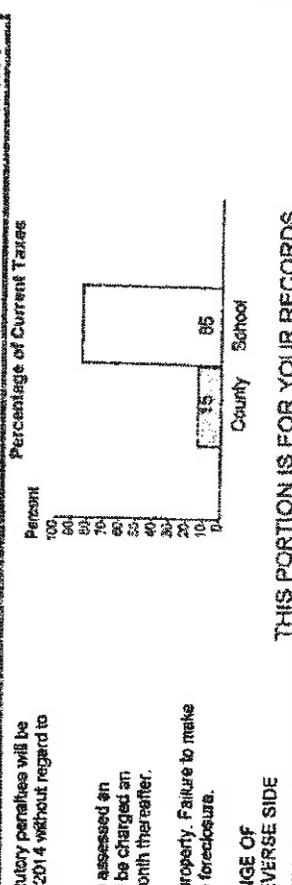
Unpaid taxes constitute a lien against your property. Failure to make timely payment may subject your property to foreclosure.

PLEASE NOTE ANY CHANGE OF  
MAILING ADDRESS ON THE REVERSE SIDE

COUNTY, AND OTHER TAXES AND FEES				
For inquiries concerning your County tax bill, please call (302) 323-2800 For inquiries concerning any "Civil Penalties" listed below, please call (302) 395-5040				
Taxable Assessment	Rate/\$100	X	%	= Current Amount
43900	0.25290	100	100	111.02
43900	0.02157	100	100	9.47
43900	0.05000	100	100	21.95
<b>Total Current Tax</b>				<b>142.44</b>
<b>Prior Balance</b>				<b>0.00</b>
<b>Penalty</b>				<b>0.00</b>
<b>TOTAL COUNTY AND OTHER ITEMS DUE</b>				<b>142.44</b>

LOCAL SCHOOL DISTRICT TAXES STATE OF DELAWARE				
School tax rates are set by your school district and are collected by New Castle County as required by State law. For inquiries concerning your school tax rates, please call - School: 302-323-2729 Vocational: 302-955-6000				
Taxable Assessment	Rate/\$100	X	%	= Current Amount
43900	1.73600	100	100	762.10
43900	0.15330	100	100	67.30
<b>Total Current Tax</b>				<b>829.40</b>
<b>Prior Balance</b>				<b>0.00</b>
<b>Penalty</b>				<b>0.00</b>
<b>TOTAL SCHOOL DISTRICT TAXES DUE</b>				<b>829.40</b>



THIS PORTION IS FOR YOUR RECORDS

## Subject Tax Bills - Page 2



**CITY OF DELAWARE CITY**  
 407 Clinton Street - P.O. Box 4159  
 Delaware City, Delaware 19706  
 302-834-4573

STATEMENT DATE	PARCEL NO.	PROPERTY LIEN STATEMENT	
7/1/2014	2200900018	ASSESSED VALUE:	59,900
LOCATION: 219 Washington Street		TAX RATE: \$1.09 per \$100 of assessed value	

Theodoros Xenidis  
 605 Wilson Road  
 Wilmington, DE 19803

No Mortgage/Escrow  
 information on record.

INV. DATE	INVOICE NO.	DESCRIPTION	AMOUNT	BALANCE
7/1/2014	1507422-IN	Real Estate Tax	652.91	652.91
All bills are due and payable upon receipt. <b>Make checks payable to the City of Delaware City</b>				\$652.91
DATE PAID	CHECK NO.	AMOUNT		

FOR INQUIRIES CONCERNING THIS STATEMENT, PLEASE CALL (302) 834-4573

*Bills are due and payable upon receipt. Statutory penalties will be applied if payment of the current year Real Estate tax is not received by 09/30/2014 without regard to postmark. Lost, misplaced, or misdelivered bills will not excuse a late payment - penalties will be assessed for late payment.*

*Current year tax amounts, those invoices beginning with "15", that become past due will be assessed an immediate penalty of 5% plus 1% interest. Once becoming past due, ALL amounts will be charged an additional 1% interest on the first of every month thereafter. Be aware that all amounts past due as of the date of this statement will continue to accrue 1% interest on the first day of each month until paid in full, therefore the statement ending balance will not include charges to your account made after statement date. As a result, you may have a balance after this payment is made.*

*This is a statement of unpaid liens against your property. Failure to make timely payment may subject your property to foreclosure.*

# U S Inflation Calculator

http://www.usinflationcalculator.com/
Inflation Calculator (Find US...)

## US Inflation Calculator

Learn how to use the US Inflation Calculator to find the buying power of the dollar over time. Just enter any two dates between 1913 and 2015, an amount, and click 'Calculate'.

[HOME](#)
[ABOUT](#)
[CONTACT](#)



**Apr 27 - ARE YOU AWARE OF THIS?**  
**Obama Urges Homeowners To Switch To A 15 Year Fixed**

If you owe less than \$625,000 on your home, use Obama's once in a lifetime mortgage relief program. The program is totally free and doesn't add any cost to your refi. The bad news is that it expires in 2015. You'll be shocked when you see how much you can save.  
**Select Your Release:**

The **US Inflation Calculator** measures the buying power of the dollar over time. Just enter any two dates between 1913 and 2015, an amount, and click 'Calculate'.

### Inflation Calculator

If in  (enter year)

I purchased an item for \$

then in  (enter year\*)

that same ~~item~~ would cost: **\$1,043.17**

Cumulative rate of inflation: **4.3%**

\*Learn how this calculator works. This US Inflation Calculator uses the latest US government CPI data published on April 17, 2015 to adjust for inflation and calculate the cumulative inflation rate through March 2015. The Consumer Price Index (CPI) and Inflation for April 2015 is scheduled for release by the United States government on May 22, 2015. (See a chart of recent inflation rates.)



## Comparable Sale 2 - 200 Washington Street - Deed - Page 1

DEED-TYPED

Printed and sold by Hugh A. Gump Co., Baltimore, 127 West St., Woodbury, Md.

**This Deed, Made this** **128<sup>th</sup>** **200<sup>th</sup>**  
**6840** *JK* *day of* *June*  
*one* **LORD** *one thousand nine hundred and eighty-four*  
**BEYWEEN, HELEN LENHARDT**, Executrix for the Estate of **WILLIAM ZEURTZ LAKEY**, party of the first part,



**A N D**

**MARY A. LAKEY and JASPER H. LAKEY**, parties of the second part.

**Witnesseth.** That the said party of the first part, for and in consideration of the sum of **TWENTY-THREE THOUSAND FOUR HUNDRED DOLLARS (\$23,400.00)** lawful money of the United States of America,

the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part,

**AND** that certain lot, piece or parcel of land, with the buildings thereon erected, situate in Delaware City, Red Lion Hundred, New Castle County and State of Delaware, bounded and described as follows, to-wit:

**BEGINNING** at the Southwest corner of Washington and Second Streets and running Westwardly along said Second Street, one hundred feet to an eight foot wide alley; thence Southwardly along said alley twenty feet and six inches; thence Eastwardly one hundred feet to the Westerly line of said Washington Street thence along the same Northwardly twenty feet six inches to the place of Beginning. On the contents thereof what they may, with a two and one-half story brick dwelling thereon erected.

**BEING** the same land and premises which Leslie H. Chickman, Trustee, did grant and convey to Annie Zeurtz pursuant to an order of the Orphans Court of the State of Delaware, in and for New Castle County, dated May 6, 1936, in Re: Land of Joseph Wronowicz and Annie Zeurtz, by Deed dated June 4, 1936, and recorded in the Office for the Recording of Deeds, in and for New Castle County, Delaware, in Deed Record X, Volume 38, Page 572.

The said Annie Zeurtz subsequently married Willis H. Lakey, who departed this life on February 12, 1963, intestate, without ever having acquired any interest in the aforesaid property.

The said Annie Zeurtz Lakey departed this life on October 2, 1963, her estate being probated under Register of Wills, New Castle County, Delaware, Folio No. 23124, with Helen Lenhardt having been appointed executrix with authority to sell the aforementioned property, pursuant to the provisions of the Will of Annie Zeurtz Lakey.

Comparable Sale 2 - 200 Washington Street - Deed - Page 2



WE 128 REC 8M

No. 705  
Amount \$ 234.00  
Date 7-2-84  
*Jean Doyle*  
Notary Public



Grantor's Address:  
200 Washington Street  
Delaware City, DE 19706

No. \_\_\_\_\_  
Amount \$ \_\_\_\_\_  
Date \_\_\_\_\_  
Notary Public

Tax Parcel No.: 22-807.00-040

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year aforesaid.

Witnessed and Believed to be the true and correct signature of  
*Helen Lenhardt*  
HELEN LENHARDT, Executrix for the Estate of Annie Zauris Lakay

State of Delaware, }  
New Castle County, }

On this 2nd day of June, 1984, in the year of our LORD, one thousand nine hundred and eighty-four, personally came before me

HELEN LENHARDT, Executrix for the Estate of Annie Zauris Lakay,

party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her Deed.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

*[Signature]*  
Notary Public

RECORDED & INDEXED  
NOV 2 1984  
DELAWARE PUBLIC RECORDS

Comparable Sale 3 -219 Washington Street - Deed - Page 1

8-7-77

DLR 6628

DEED PREPARED

Printed and sold by Keith A. Gump Co., Baltimore, On Demand St., Washington, DC

149 FEB 1977

This Deed, Made this

8871 31st day of August

our LORD one thousand nine hundred and eighty-four (1984).

BETWEEN, WALTER G. CARLTON, SR. and HELEN A. CARLTON, his wife, of New Castle County and State of Delaware, Parties of the first part,



AND

FLORIAN H. DUCOTE and PEGGY J. DUCOTE, his wife, of New Castle County and State of Delaware, parties of the second part.

Handwritten mark resembling 'A'

Witnesseth, That the said part 1st of the first part, for and in consideration of the sum of FORTY FIVE THOUSAND FIVE HUNDRED DOLLARS (\$45,500.00) - legal money of the United States of America,

the receipt whereof is hereby acknowledged, hereby grant and convey unto the said parties of the second part, as tenants by the entireties, their heirs and assigns,

AND

has certain lot, piece or parcel of land with the buildings thereon erected, known as Nos. 219, 221 and 223 Washington Street, situate in the Town of Delaware City, New Castle County and State of Delaware, and being more particularly bounded and described in accordance with survey of Howard L. Robertson, Inc. dated August 29, 1964, as follows, to-wit:

BEGINNING at a point in the Southeast side of Washington Street, at the distance of sixty feet Southwestwardly from the South corner of Washington and Henry Streets; thence by and with Washington Street Southwestwardly sixty feet; thence Southeastwardly and parallel with Henry Street one hundred feet to an eight feet wide alley running into and from Henry Street; thence Northeastwardly by and with said alley, sixty feet; thence Northwardly and parallel with Henry Street, one hundred feet to the place of Beginning. Bounded on the Northwest by the said Washington Street, on the Southwest by land now or formerly of James K. Craig, on the Southeast by the said eight feet wide alley, on the Northeast by land now or formerly of the heirs of Joseph Kexbonnd, together with the five and certain use of said eight feet wide alley at all times hereafter forever.

Having the same lands and premises which J. Harry Nickle and Eiva K. Nickle, his wife, by Deed dated May 8, 1966, and recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Record A, Volume 77, Page 161, did grant and convey unto Walter G. Carlton, Sr. and Helen A. Carlton, his wife, parties hereto, in Fee.

Deed Book: Selling Address: 219 Washington Street Delaware City, DE 19704

County: Deed Book: 149-149-149

Comparable Sale 3 - 219 Washington Street - Deed - Page 2

1984 SEP 4 138



No. 711  
Amount \$ 45,000  
Date 7-1-84  
Walter Abner Carlton, Jr.  
Notary Public, Delaware

In Witness Whereof, the said part 1st of the first part hereunto set forth, hand and seal of the day and year aforesaid.

Witnessed and Collected in the Presence of Walter Abner Carlton, Jr.  
Walter Abner Carlton, Jr.  
Walter Abner Carlton, Jr.

State of Delaware,  
NEW CASTLE County, } ss.

It is Remembered, That on this 1st day of August, in the year of our LORD, one thousand nine hundred and eighty-four, personally came before me, Walter Abner Carlton, Jr., a Notary Public for the State and County aforesaid, WALTER T. CARLTON, JR. and HELEN A. CARLTON, his wife,

part 1st to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their Deed.  
GIVEN under my Hand and Seal of office, the day and year aforesaid.

Walter Abner Carlton, Jr.  
Notary Public

REC'D FOR RECORD SEP. 4 1984 JUD. A. DUGAN, Jr. Recorder

Comparable Sale 4 - 319 Washington Street - Deed - Page 1

DLR 4020

RECORDED

Printed and Sold by South A. Gaster Co., Baltimore, 220 South St., Wilmington, Del.

This Deed, Made this **751** <sup>15<sup>th</sup></sup> Day of December in the year of our LORD one thousand nine hundred and eighty-three (1983) **REC Y124 PAGE 108**

**BETWEEN**, ELIZABETH W. SCHACK, Executrix of the Estate of BLANCHE E. WORFF, of R.D.#2, Box 302, Town of Middletown, County of New Castle and State of Delaware party of the first part,

- A N D -

CHARLES NEEL and ALICE JANE NEEL, his wife, of 317 Washington Street, Town of Delaware City, County of New Castle and State of Delaware, parties of the second part,

**Witnesseth**, That the said party of the first part, for and in consideration of the sum of **FIFTY NINE THOUSAND** ~~(\$59,000.00)~~ **DOLLARS** lawful money of the United States of America, the receipt whereof is hereby acknowledged, have by grant and conveyance made unto the parties of the second part, as tenants by the entireties.



**ALL**

that lot, piece or parcel of land with the building thereon erected situate in the Town of Delaware City, New Castle County and State of Delaware, bounded and described as follows, to wit:

**BEGINNING** at a point on the Southeast side of Washington Street, at a distance of one hundred feet Northeastwardly from the Northeast side of Fourth Street; thence extending Northeastwardly along said side of Washington Street, forty-five feet to lands owned by Melvina W. Jackson; thence Southeastwardly and parallel with Fourth Street, one hundred feet to an eight feet wide alley; thence Southwestwardly and parallel with Washington Street by said alley forty-five feet to a point thence Northwestwardly and parallel with Fourth Street, one hundred feet to the place of **BEGINNING**. With the use and privilege of said eight feet alley in common with others entitled thereto forever.

**BEING** the same lands and premises which **£.** JAMES GALLO, Trustee by appointment of the Orphans' Court of the State of Delaware, in and for New Castle County, of the estates of Henry A. Worff of Delaware City, County of New Castle and State of Delaware conveyed unto BLANCHE E. WORFF, by Deed dated May 6, 1953 and recorded in the Office of the Recorder of Deeds in and for New Castle County in Deed Record L, Volume 53, Page 108. Blanche E. Worff departed this life on September 21, 1963 and by Will dated December 21, 1962 under Item II directed and ordered the sale of this property.

# Certifications & Definitions

File No.: T15-082

Property Address: 218 Washington Street	City: Delaware City	State: DE	Zip Code: 19708
Client: Theodoros Xenidis	Address: 605 Wilson Road, Wilmington, DE 19803		
Appraiser: Thomas A. Bowers, SRA	Address: 718 Dixon Court, Hockessin, DE 19707		

### APPRAISER'S CERTIFICATION

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

- 1.) The statements of fact contained in this report are true and correct.
- 2.) The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- 3.) I have no (or the specified) present or prospective interest in the property that is the subject of this report and no (or the specified) personal interest with respect to the parties involved.
- 4.) I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5.) My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- 6.) My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- 7.) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- 8.) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 9.) I have made a personal inspection of the property that is the subject of this report.
- 10.) No one provided significant real property appraisal assistance to the person signing this certification.
- 11.) I have not appraised or have completed any professional services for this property prior to this assignment.

### Additional Certifications:

- 1.) As of the date of this report, I, Thomas A. Bowers, SRA have completed the continuing education program of the Appraisal Institute.
- 2.) The Appraisal Institute conducts a program of ongoing certification of its designated members. I am certified through December 31, 2018.

### DEFINITION OF MARKET VALUE \*:

Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

\* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the Interagency Appraisal and Evaluation Guidelines, dated October 27, 1994.

Client Contact: Theodoros Xenidis	Client Name: Theodoros Xenidis
E-Mail: b5564@aol.com	Address: 605 Wilson Road, Wilmington, DE 19803
<b>APPRAISER</b>	<b>SUPERVISORY APPRAISER (if required) or CO-APPRAISER (if applicable)</b>
	Supervisory or Co-Appraiser Name: _____
Appraiser Name: Thomas A. Bowers, SRA	Company: _____
Company: Bowers Associates Inc.	Phone: _____ Fac: _____
Phone: 302-239-7377	E-Mail: _____
E-Mail: tabowers12@verizon.net	Date Report Signed: _____
Date Report Signed: 04/27/2015	License or Certification #: _____ State: DE
License or Certification #: DE Cert Res X2-0000472	Designation: _____
Designation: SRA	Expiration Date of License or Certification: _____
Expiration Date of License or Certification: 10/31/2015	Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None
Inspection of Subject: <input checked="" type="checkbox"/> Interior & Exterior <input type="checkbox"/> Exterior Only <input type="checkbox"/> None	Date of Inspection: 04/14/2015
Date of Inspection: 04/14/2015	



**Supplemental Addendum**

File No. T15-082

Client	Theodoros Xenidis		
Property Address	216 Washington Street		
City	Delaware City	County	New Castle
State	DE	Zip Code	19706
Client	Theodoros Xenidis		

**Qualifications of Thomas A. Bowers, SRA,  
Certified Residential Real Property Appraiser**

**APPRAISAL EXPERIENCE:**

Joined Lorenz Associates in 2000. Appraisal assignments include single-family dwellings, multi-family dwellings, proposed new construction single-family dwellings, mixed used commercial buildings, warehouses, farms and vacant land.

Over 20 years of experience in the banking, insurance, financial planning, and real estate appraisal business.

**EDUCATION:**

B.S. Degree - 1981, Lebanon Valley College

**APPRAISAL EDUCATION:**

**Appraisal Institute Courses:**

- |  |   |
|--|---|
| Appraisal Principles                                 | Business Practices and Ethics   |
| Appraisal Procedures                                 | Supporting Sales Comparison Grid Adjustments for Residential Properties   |
| Residential Case Study                               | Land Valuation  |
| Residential Market Analysis and Highest and Best Use | Appraisal of Local Retail Properties                                      |
| Advanced Residential Report Writing I/II             | USPAP   |
| General Market Analysis and Highest and Best Use     | Real Estate Finance, Statistics and Valuation                             |
| General Income Approach I                            | Condemnation Appraising: Basic Principles and Applications                |
| General Income Approach II                           | Introduction to FHA Appraising  |
| General Site Valuation and Cost Approach             | REO Appraisal of Residential Property for Foreclosure and Pre-Foreclosure |
|  | General Sales Comparison Approach   |

**PROFESSIONAL LICENSES:**

Delaware Certified Real Property Appraiser License X2-0000472  
Maryland Certified Real Property Appraiser License 28840

**MEMBERSHIPS AND PROFESSIONAL DESIGNATIONS:**

- Appraisal Institute, SRA Member
- Member, National Association of Real Estate Appraisers
- Member, Delaware Association of Appraisers
- Member, Cecil County, MD Board of Realtors
- Life Underwriter's Training Council Fellowship (LUTF Designation)

**PARTIAL LIST OF PREVIOUS CLIENTS:**

- Arisan's Bank
- WSFS Bank
- Cecil Bank
- Mid Coast Community Bank
- Delaware National Bank
- Citizens Bank
- Woodstown National Bank
- Harvest Community Bank
- Franklin Savings Bank SLA
- Total Mortgage Services, LLC
- Delaware State Police Federal Credit Union
- Waypoint Bank
- Woodstown National Bank
- Harvest Community Bank
- New Castle County, Department of Special Services
- Fred Tamant, Esq.
- Lois J. Dawson

# 2016 Property Assessment

OWNER NAME	PARCEL	LAND	BUILDING	TOTAL	DIMENSIONS	SC/D/E DISCOUNT	TOTAL ASSESSMENT	NCC Assessment
Wood, Geraldine D. 116 Clover Circle	2201200014	5,700	46,000	51,700	60.0 x 90.3	0	51,700	51,700
Wood, William & Geraldine 105 Warfel Drive	2201000032	6,100	28,600	34,700	66.8 x 90.0	0	34,700	34,700
Woodall, Amber & Hunsucker, V 211 Madison Street	2200600063	5,200	36,100	41,300	65.0 x 100.0	0	41,300	41,300
Woodall, Gary & JoAnn 214 Jefferson Street	2200600036	10,900	43,600	54,500	116.0 x 108.0	0	54,500	54,500
Worthington, Sandra 138 Adams Street	2200700012	10,000	82,800	92,800	100.0 x 100.5	40,000	52,800	62,600
Worthington, Sandra Adams Street	2200700024	2,700	0	2,700	40.0 x 100.0	0	2,700	2,700
Wright, Charles 126 Hamilton Street	2200700159	6,100	15,900	22,000	30.0 x 100.0	22,000	0	0
Wright, Sheila A. Lot #22, DCMHP	2201100122	0	3,300	3,300		0	3,300	?
Wyatt, Leann R. & Thomas G. 103 Clover Circle	2201000113	6,500	42,100	48,600	76.7 x 67.0	0	48,600	48,600
Xenidis, Theodoros 225 Washington Street	2200900017	4,400	47,800	52,200	44.6 x 100.0	0	52,200	52,200
Xenidis, Theodoros 219 Washington Street	2200900018	6,100	53,800	59,900	60.0 x 100.0	0	59,900	43,900
Zaluski, Walter, Jr. & Hart, C 200 Nowland Lane	2201000049	6,500	37,500	44,000	85.5 x 64.0	0	44,000	44,000
Zmyewski, Henry S. & Tammy 307 Clinton Street	2200900053	7,800	41,300	49,100	80.0 x 100.0	0	49,100	39,500

4/16/2015 Exhibit 2