PROPERTY MAINTENANCE CODE BOARD OF APPEALS
AGENDA

JULY 30, 2015 - 10:00 A.M.

CITY HALL CONFERENCE ROOM
15 LOOCKERMAN PLAZA
DOVER, DELAWARE

PUBLIC COMMENTS ARE WELCOMED ON ANY ITEM AND WILL BE PERMITTED AT APPROPRIATE TIMES. WHEN POSSIBLE, PLEASE NOTIFY THE CITY CLERK (736-7008 OR E-MAIL AT CITYCLERK@DOVER.DE.US) SHOULD YOU WISH TO BE RECOGNIZED.

AGENDA ADDITIONS/DELETIONS

1. **PROPERTY MAINTENANCE CODE CITATION (CHAPTER 22 - BUILDINGS AND BUILDING REGULATIONS, ARTICLE XII - VACANT BUILDINGS) - APPEAL OF DECISION/REQUEST FOR EXEMPTION OF SECOND YEAR VACANT BUILDING REGISTRATION FEE AND APPEAL OF THE 25 PERCENT OVER MARKET RATE - 532 WYOMING AVENUE *(CLAUDIA JOHNSON)***

2. **ADJOURNMENT**

/dd
S:\AGENDAS-MINUTES-PACKETS-PRESENTATIONS-ATT&EXH\Misc-Agendas\PROPERTY MAINTENANCE CODE BOARD OF APPEALS\2015\07-30-2015 PMCBA.wpd

THE AGENDA ITEMS AS LISTED MAY NOT BE CONSIDERED IN SEQUENCE. THIS AGENDA IS SUBJECT TO CHANGE TO INCLUDE THE ADDITION OR THE DELETION OF ITEMS, INCLUDING EXECUTIVE SESSIONS.

ARTICLE XII. - VACANT BUILDINGS

Sec. 22-400. - Purpose; applicability; definitions.

(a) *Purpose.* The purpose and intent of this article is to establish a registration and identification program of vacant buildings within the city. Vacant buildings are detrimental to the surrounding buildings and neighborhoods in which they exist. The article is also to ensure the public health, safety and welfare insofar as they are affected by vacant buildings within the city. The health, safety and welfare of the neighborhoods in which vacant buildings are located are of the utmost importance to the city, as is the general community character in which these vacant buildings are located.

(b) *Applicability.* The provisions of this article shall apply to all matters affecting or relating to vacant buildings. Where, in this article, different sections of this Code may specify different requirements, the most restrictive shall govern.

(c) *Definitions.* The following words, terms and phrases, when used in this article, shall have the meanings ascribe to them in this subsection, except where the context clearly indicates a different meaning.

(1) *Vacant building* means a building, structure, or dwelling that has been unoccupied for more than three consecutive months; or a commercial tenant space greater than 10,000 square feet in an otherwise occupied building, that has been left unoccupied for more than three consecutive months.

(2) *Actively for sale or lease* means the building is being actively marketed through a licensed real estate broker or the owner who is regularly advertising the property in newspapers circulated in and around Dover, it is being offered for sale or lease at a cost of no more than 25 percent over market rate as determined by the city assessor, and the building is in reasonable condition for sale or lease, including but not limited to: no trash has collected inside or outside of the building, the utilities are functional, and it is not being used as storage that is unrelated to the former use.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-401. - Monitoring, inspection and condition standards.

(a) The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

Once a building/structure/unit or residence (hereon after referred to as building) is registered as a vacant building, the vacant building shall be inspected annually for as long as it is considered vacant.

(b) The vacant building shall be secured; the exterior building and premises shall be maintained in accordance with all City of Dover Code requirements.

(c) The vacant building shall be in reasonable condition (all utilities shall be functional, there shall be no trash or debris inside or outside the building and it shall not to be used as storage that is unrelated to the former use).

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-402. - Agent—Responsible person required.

(a) *Property manager.* Any owner of a vacant building, residing outside of the county, shall be required to have a licensed property manager residing or having an office located in the county, or a family member or other designated individual who does not manage any other real estate for a fee and who resides in the county acting as a property manager. The property manager, including family members and designated individuals, shall have charge, care and control of the vacant building, and shall provide access to the vacant building for inspection upon request by the building inspector, within 30 days.

(b) *Corporate or partnership owners.* Any corporation or partnership owning a vacant building shall have a designated member, partner, or employee having charge, care and control of the vacant building. The designated member, partner or employee shall reside in or have an office located in the county, or shall be required to have a licensed property manager residing or having an office located in the county, or other designated individual who does not manage any other real estate for a fee, and who resides in the county, acting as a property manager. The property manager, or other designated individuals shall have charge, care and control of the vacant building, and shall provide access to the vacant building for inspection, upon request by the building inspector, within 30 days.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-403. - Registration and registration fee.

(a) *Registration of building.* There are two ways to register the building as vacant.

(1) The owner shall register with the city not later than 30 days after any building in the city becomes vacant, as defined.

The registration of the vacant building shall include the site address, the name of the current owner or owners, current address of the owner and of all applicable owners, tax parcel number, proof of insurance on the building, description of the condition of the building, plans for the building (to eliminate the vacancy), the responsible person or agent and their contact information and any other applicable information. If any information changes the owner is responsible for informing the city of those changes in a timely manner.

(2) The building inspector or his designee, shall investigate any property that may be subject to registration. Based upon his findings, the building inspector may register the property as a vacant building subject to this chapter.

a. *Notice of registration.* Within five business days of such registration, the licensing and permitting office shall notify the owners of the registered property by certified mail at their last known address according to the records of the city and Kent County.

b. *Registration fee.*

(i) The annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. The annual registration fee will then be due on the registration anniversary date every year after that as long as it remains vacant. The starting point for counting a building as being vacant will begin on the date of the enactment of this article [June 26, 2006].

(ii) The annual fee is as provided for in Appendix F—Fees and Fines.

(Ord. of 6-26-2006; Ord. of 4-14-2008; Ord. No. 2009-09, 6-22-2009; Ord. No. 2013-03, 3-11-2013)

Sec. 22-404. - Violation and penalties.

(a) If the registration fee is not paid within 30 days of being due, the owner shall be in violation of this article.

(1) A lien can be assessed against the property. Such fees shall be entered in the municipal lien docket as a lien owing the city, and the same may be turned over to the city solicitor for collection.

(2) The fee will be assessed to the parcel's tax bill.

(3) The fee shall be paid in full prior to the transfer of title.

(4) The fee shall be paid in full prior to the issuance of any building permits for the subject building and for any other building that is owned by the owner within the city.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-405. - Exemptions—Types of buildings eligible for exemption status from the registration fee.

(a) The following are exempt from the registration: The building has fire damage. The owner has 90 days to file for a permit to start construction or demolition or it will be determined a vacant property.

(b) The following properties shall be registered as vacant, but they are exempt from the registration fee:

(1) The building is actively being offered for sale or lease for a maximum period of five years. After such time this article will be in effect. Proof of activity shall fall on the owner to provide. See definition.

(2) The owner has obtained a building permit and is progressing in an expedient manner to prepare the premises for occupancy.

(3) The property is in probate or where the owner has entered a long term care facility within six months of the building being vacant.

(4) The property is undergoing currently environmental cleanup or assessment.

(c) Failure to register. If the owner of the property fails to register the property with the City of Dover within 30 days of notification to do so by the City of Dover staff, then the property owner/agent may not be entitled to exemption from the fees.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

Sec. 22-406. - Appeals.

(a) Any appeal of the building inspector's decision must be made in writing within 30 days of the decision. The appeal would be heard by the property maintenance code board of appeals.

(b) An appeal of the 25 percent over market rate (from the actively for sale or lease definition) can be considered through an appraisal using accepted appraisal standards to determine market rate. The owner has the option of asking the city tax assessor to perform the appraisal or having one performed (using accepted appraisal standards) at their own expense.

(Ord. of 6-26-2006; Ord. No. 2013-03, 3-11-2013)

City of Dover

July 6, 2015

Ms. Claudia Johnson
319 Beechwood Avenue
Dover, DE 19901

Re: Request for Waiver of Vacant Building Registration Fee and Waiver to Price Home Comparably with Other Properties in the Area, as Researched by Selected Realtor - 532 Wyoming Avenue, Dover, DE
Case #: 14-00001468

Ms. Johnson:

I have received your email request, dated June 24, 2015, for a waiver of the Vacant Building Registration Fee for your property located at 532 Wyoming Avenue, as well as a waiver to be able to price your home comparably with other properties in your area, as researched by your selected realtor.

In accordance with Chapter 22 - Buildings and Building Regulations, Article XII - Vacant Buildings, Section 22-406 - Appeals, **a meeting of the Property Maintenance Code Board of Appeals has been scheduled for July 30, 2015 at 10:00 a.m. in the City Hall Conference Room, 15 Loockerman Plaza, Dover, DE 19901 to hear your appeal.** Per your telephone conversation with Melanie Kelsall on June 30, 2015, you were unable to attend the meeting tentatively scheduled for July 16, 2015 because you have jury duty for two (2) weeks beginning on July 13, 2015.

Please feel free to contact me by e-mail at cityclerk@dover.de.us or by phone at (302) 736-7008 if you have any questions or concerns.

Sincerely,

Traci A. McDowell

Traci A. McDowell, CMC
City Clerk

TAM/dd
S:\APPEALS\2015\532 Wyoming Ave - Request for Waiver of Vacant Building Registration Fee and Waiver to Price Home Comparably - Claudia Johnson\Property Maintenance Code Board of Appeals - Receipt of Appeal - Vacant Bldg - 532 Wyoming Ave.wpd

cc: Ann Marie Townshend, Director of Planning & Community Development
Scott Koenig, City Manager
Nicholas Rodriguez, City Solicitor
Ron Coburn, Inspector
Cheryl Bundek, City Assessor

From: Claudia Johnson
To: City Clerks Office
Subject: RE: 532 Wyoming Ave
Date: Wednesday, June 24, 2015 2:21:10 PM

I am in receipt of an invoice for Vacant Building Registration Fee. I am requesting a waiver as the property is having renovations done. If these renovations required a building permit but per my inquire to Building codes permits are not required for these property repairs. I previously had a permit when the roofing and guttering were replaced. i would be glad to provide the estimates for the repairs as proof . These were suggested to be done before the realtor will publize the listing. I am requesting a waiver until Jan, 2016. By that time I am hoping the house is sold or leased/ rented.

Also I received a notice from City appraiser that has dropped my assessment another $20,000. According to the pricing formulation of my property that implies I can not list my property for more then $186,500. A property smaller and less improvements then my property sold in Dec, 2013 across the street from me. I also request a waiver to be able to price my home comparabily with other properties in my area, as researched by my selected realtor. If you have questions regarding my request please contact me at [redacted] cell phone. Claudia L. Johnson

UT300I01 **CITY OF DOVER** 6/25/15
Customer/Location Consumption History Inquiry 15:29:09

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $114.89
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	6/09/15	88.00	.00	33	28302571E		N
_	EL	REG	5/07/15	78.00	.00	28	28302571E		N
_	EL	REG	4/09/15	115.00	.00	31	28302571E		N
_	EL	REG	3/09/15	199.00	.00	28	28302571E		N
_	EL	REG	2/09/15	212.00	.00	32	28302571E		N
_	EL	REG	1/08/15	198.00	.00	31	28302571E		N *
_	EL	REG	12/08/14	115.00	.00	28	28302571E		N *
_	EL	REG	11/10/14	47.00	.00	32	28302571E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300101 **CITY OF DOVER** 6/25/15
Customer/Location Consumption History Inquiry 15:29:20

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $114.89
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	10/09/14	26.00	.00	29	28302571E		N
_	EL	REG	9/10/14	26.00	.00	30	28302571E		N
_	EL	REG	8/11/14	30.00	.00	34	28302571E		N
_	EL	REG	7/08/14	24.00	.00	28	28302571E		N
_	EL	REG	6/10/14	31.00	.00	32	28302571E		N
_	EL	REG	5/09/14	49.00	.00	30	28302571E		N
_	EL	REG	4/09/14	95.00	.00	30	28302571E		N
_	EL	REG	3/10/14	89.00	.00	28	28302571E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300101 **CITY OF DOVER** 6/25/15

Customer/Location Consumption History Inquiry 15:29:25

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $114.89
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD	
_	EL	REG	2/10/14	102.00	.00	32	28302571E		N	
_	EL	REG	1/09/14	87.00	.00	30	28302571E		N	
_	EL	REG	12/10/13	69.00	.00	32	28302571E		N	*
_	EL	REG	11/08/13	32.00	.00	30	28302571E		N	
_	EL	REG	10/09/13	24.00	.00	29	28302571E		N	
_	EL	REG	9/10/13	27.00	.00	32	28302571E		N	*
_	EL	REG	8/09/13	25.00	.00	30	28302571E		N	*
_	EL	REG	7/10/13	30.00	.00	30	28302571E		N	+

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300101 **CITY OF DOVER** 6/25/15

Customer/Location Consumption History Inquiry 15:29:31

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $114.89
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	6/09/15	.00	.00	33	48640375W		N
_	WA	REG	5/07/15	.00	.00	28	48640375W		N
_	WA	REG	4/09/15	.00	.00	31	48640375W		N
_	WA	REG	3/09/15	.00	.00	28	48640375W		N
_	WA	REG	2/09/15	.00	.00	32	48640375W		N
_	WA	REG	1/08/15	.00	.00	31	48640375W		N
_	WA	REG	12/08/14	.00	.00	28	48640375W		N
_	WA	REG	11/10/14	.00	.00	32	48640375W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300101 **CITY OF DOVER** 6/25/15

Customer/Location Consumption History Inquiry 15:29:35

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $114.89
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	10/09/14	.00	.00	29	48640375W		N
_	WA	REG	9/10/14	.00	.00	30	48640375W		N
_	WA	REG	8/11/14	.00	.00	34	48640375W		N
_	WA	REG	7/08/14	.00	.00	28	48640375W		N
_	WA	REG	6/10/14	.00	.00	32	48640375W		N
_	WA	REG	5/09/14	.00	.00	30	48640375W		N
_	WA	REG	4/09/14	.00	.00	30	48640375W		N
_	WA	REG	3/10/14	.00	.00	28	48640375W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300101 **CITY OF DOVER** 6/25/15
Customer/Location Consumption History Inquiry 15:29:40

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $114.89
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	2/10/14	.00	.00	32	48640375W		N
_	WA	REG	1/09/14	.00	.00	30	48640375W		N
_	WA	REG	12/10/13	.00	.00	32	48640375W		N
_	WA	REG	11/08/13	.00	.00	30	48640375W		N
_	WA	REG	10/09/13	.00	.00	29	48640375W		N
_	WA	REG	9/10/13	.00	.00	32	48640375W		N
_	WA	REG	8/09/13	.00	.00	30	48640375W		N
_	WA	REG	7/10/13	.00	.00	30	48640375W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

Coburn, Ron

From: Coburn, Ron
Sent: Tuesday, June 23, 2015 8:06 AM
To: 'Claudia Johnson'
Cc: Townshend, Ann Marie; Taraila, Tim
Subject: RE: 532 Wyoming Ave

Ms. Johnson,

At this time I cannot waive the fee as requested as you do not meet any of the requirements. The dwelling has been vacant since 2007. You may appeal to the Property Maintenance Board of Appeals by contacting the City Clerk's Office at 734.7008.

Ronald L Coburn Jr
City of Dover
Code Enforcement
302.736.7010
rdcoburn@dover.de.us

-----Original Message-----
From: Claudia Johnson [redacted]
Sent: Tuesday, June 23, 2015 3:37 AM
To: Coburn, Ron
Subject: RE: 532 Wyoming Ave

Dear Mr. Coburn,
I am in receipt of your registered letter regarding my property on Wyoming Ave. I am having renovations made to replacing the garage door, and work on the property plumbing to help its sellability. I spoke with the city office and was told no permits were required for the work being done.
According to the ordinance pamphlet I would be exempt if a permit were required for the work being done. I would prefer to utilize financial assets to repair my property then pay a fee that in no way bebefits the property salability or maintenance. I would be glad to provide the work estimates for the repair being done. As for utilities until the plumbing work is done the water will not be turned back on as it was disconnected when the plumber started the repairs before I left for FL. He winterized the plumbing and disconnected the hot water in preparation to replace it when he finishs the plumbing repairs.
I also received a letter from the City Assessor dropping my property value another $20,000, affecting my listing price below recent resale values of homes in my area. As recently as Dec, 2014 a house in the neighborhood that is smaller, and less features then my home sold for $192,000. With the statement in "actively sale" I can not list my property for more then $186,250. I would appreciate a wavier of the fee until Jan, 2016. By that time I hope to have the house sold or occupied by lease/ rental.
If you would like to discuss this with me I can be reached @ [redacted] Thank you for the consideration of my request. Claudia L.Johnson

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

May 29, 2015

CLAUDIA L JOHNSON
319 BEECHWOOD AVE
DOVER DE 19901

RE: Property address: 532 WYOMING AVE
Annual Vacant Building Registration
2nd Year Fee Due $500.00
Case Number: 14-00001468

Dear Sir or Madam:

This property was registered as a vacant building within the City of Dover. Annual registrations and fees are required each year the dwelling remains vacant. Please complete the enclosed registration form and return with payment amount as indicated above by June 29, 2015. Failure to pay registration fees will result in the fee being placed on the next tax billing. Mail registration form and required payment to:

City of Dover
Planning and Community Development Department
15 Loockerman Plaza
Dover, DE 19901

If the property is no longer vacant, or meets the requirements for exemption of payment as identified in the enclosed brochure, please complete the registration form with the updated information and return to this office.

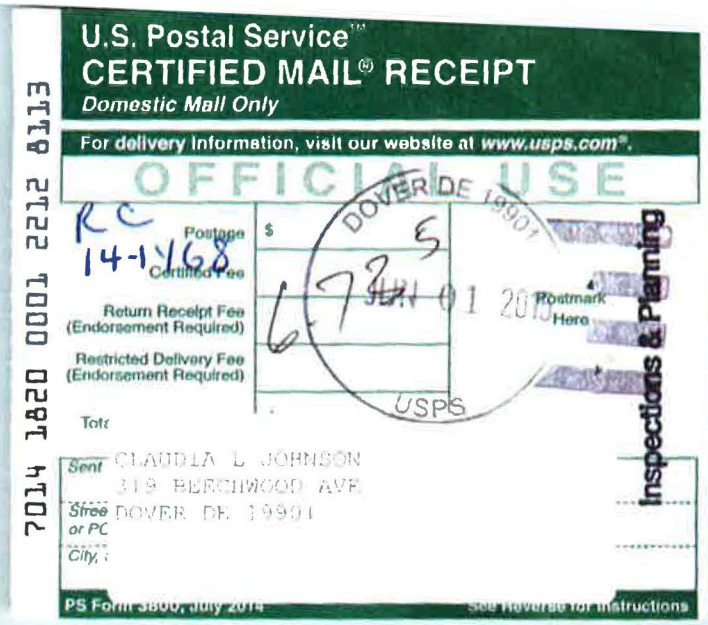
I can be reached by phone at 302-736-7011 or email at rcoburn@dover.de.us, should you have any questions or concerns.

Sincerely,

Ronald L Coburn

Ron Coburn
Code Enforcement Officer

Attachments
File



U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

RC
14-1168

Postage $ 6.73
Certified Fee 3.30
Return Receipt Fee (Endorsement Required) 2.70
Restricted Delivery Fee (Endorsement Required)
Total Postage & Fees $ 12.73

JUN 01 2015
DOVER DE 19901
USPS
Postmark Here

Sent To CLAUDIA L JOHNSON
Street or PO Box 315 BIRCHWOOD AVE
City, State, ZIP+4 DOVER DE 19901

PS Form 3800, July 2014 See Reverse for Instructions

7014 1820 0001 2212 8113

Inspections & Planning

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CLAUDIA I. JOHNSON
319 BEECHWOOD AVE
DOVER DE 19901

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery 6-2-15

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type 14-1468
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7014 1820 0001 2212 8113

PS Form 3811, July 2013 Domestic Return Receipt

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

INVOICE

Date: May 29, 2015
Invoice #: 14-00001468

CLAUDIA L JOHNSON
319 BEECHWOOD AVE
DOVER DE 19901

RE: Property address: 532 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-030.000-000

DESCRIPTION	AMOUNT
Vacant Building Second Year Registration Fee	$500.00
TOTAL	$500.00

Please make all checks payable to City of Dover
Payment must be received by June 29, 2015

Division of
Code Enforcement
15 E. Loockerman St.
Dover, DE 19901

City of Dover

Phone: (302) 736-4457
Fax: (302) 736-4217

City of Dover Vacant Building Registration

Amount Due:	$250.00			Amount Paid:	
Date Due:	06/29/15	Case #	14-00001468	Date Registered:	06/16/14
Vacant Since:	12/06/07	Tax Parcel #	ED-05-076.20-03-030.000-000		
Property Address:	532 Wyoming Avenue Dover DE 19904				
Current Property Owner:	Claudia L Johnson				
Address:	319 Beechwood Avenue Dover DE 19901				
Phone:	[redacted]		Cellular:	[redacted]	
E-Mail:					
**** Local agent is required for any owner residing outside of Kent County Delaware**					
Responsible Person/Agent:					
Address:					
Phone:			Cellular:		
E-Mail:					

Insurance on Building: Y ☐ / N ☐
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y ☐ / N ☒
Explanation of Exemption if granted: None vacant longer than 5 years
NOTE: No Exemption if Registered by City of Dover Staff

****If building is for sale or lease-Listed Selling Price: _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

Owner Signature: _____ Date: _____

Fees as follows:

Buildings vacant one year or less;	$250.00	Commercial greater than 10,000 SF	$500.00
Buildings vacant for more than one year but less than two years;	$500.00	Commercial greater than 10,000 SF	$1,000.00
Buildings vacant for more than two years but less than five years;	$1,000.00	Commercial greater than 10,000 SF	$2,000.00
Buildings vacant for five years or longer;	$2,000.00	Commercial greater than 10,000 SF	$4,000.00

Staff Use Only:

Staff Registered: Y ☐ / N ☐ Staff Member: _____

Owner Notified: Y ☐ / N ☐ Date Owner Notified: _____

REVISED 07/09/2014

City of Dover

Department of
Planning & Inspections

Phone: (302) 736-7010
Fax: (302) 736-4217

City of Dover Vacant Building Registration

Amount Due: $ 250.00 Amount Paid: _____

Date Due: 06/04/14 Case # 14-1468 Date Registered: 6/16/14

Vacant Since: 08/08/12 12/6/07 Tax Parcel # ED-05-076.20-03-030.000

Property Address: 532 Wyoming Avenue Dover DE 19904

Current Property Owner: Claudia L. Johnson

Address: 319 Beechwood Ave
Dover, DE 19901

Phone: [redacted] Cell: [redacted]

Responsible Person/Agent: _____

Address: _____

Phone: _____ Cell: _____

Local agent is required for any owner residing outside of Kent County Delaware

Mail correspondence to: (Owner) **Agent** (Please Circle)

Insurance on Building (Y) N (please circle)
If Yes: Name of Insurance Company: Delaware Grange

Exempt from Registration Fee (Y) N (please circle) no permits needed per office

Explanation of Exemption if granted: Property for Sale / Renovations being completed before showing
NOTE: No Exemption if Registered by City of Dover Staff

******If building is for sale or lease – Listed selling price** _____
******Attach a copy of the Realtors Listing Sheet (REQUIRED)**

Owner Signature: Claudia L. Johnson **Date:** June 16, 2014

Fees as follow:

Buildings vacant one year or less.	$250.00	Commercial greater than 10,000 SF	$500.00
Buildings vacant for more than one year but less than two years.	$500.00	Commercial greater than 10,000 SF	$1,000.00
Buildings vacant for more than two years but less than five years.	$1,000.00	Commercial greater than 10,000 SF	$2,000.00
Buildings vacant for five years or longer.	$2,000.00	Commercial greater than 10,000 SF	$4,000.00

Staff Use Only:
Staff Registered: Y / N Staff Member: _____
Owner Notified: Y / N Date Owner Notified: _____

REVISED 03/19/13

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

REGISTRATION NOTIFICATION

June 6, 2014

CLAUDIA L JOHNSON
319 BEECHWOOD AVE
DOVER DE 19901

RE: Property Address: 532 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-030.000-000
Case Number: 14-00001468

Dear Ms. Johnson:

This letter is to inform you that your building has been found to be vacant as defined under Article 12, Chapter 22 of the Dover Code of Ordinances. In accordance with this ordinance, the Code Enforcement Officer has registered this building as vacant with the City of Dover.

An annual registration fee shall be paid at the time of registration. Please read the enclosed leaflet for more information on fees and any exemptions that may apply with the fees. **Total amount due at this time will be $250.00.**

The Code Enforcement Officer shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the Code Enforcement Officer, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

IF THE REGISTRATION FEE IS NOT PAID BY July 07, 2014 IT WILL BE PLACED ON THE NEXT TAX BILLING.

Please contact this office between the hours of 8:30 a.m. and 5:00 p.m. at (302) 736-7011 with any questions or concerns regarding this letter.

Sincerely,

RON COBURN
Code Enforcement Officer

cc: File

Inspections & Planning
City Of Dover
710 WILLIAMS ST
DOVER DELAWARE 19904

CERTIFIED MAIL™

7013 2630 0002 2698 8351

UNITED STATES POSTAGE
PITNEY BOWES
$ 06.69⁰
MAILED FROM ZIP CODE 19904

1ST NOTICE
2ND NOTICE
RETURN

KILIAN RAY & CLARICA JOHNSON
532 WYOMING AVE

VACANT

NOTICE
2ND NOTICE
RETURN

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WILLIAM RAY & CLAUDIA JOHNSON
532 WYOMING AVE
DOVER DE 199044353

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type 14-1468
☑ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7013 2630 0002 2698 8351

PS Form 3811, July 2013 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

RC
14-1468

Postage $
Certified Fee 6.69
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total P

Postmark Here

JUN 10 2014

Sent To WILLIAM RAY & CLAUDIA JOHNSON
Street, A 538 WYOMING AVE
or PO Bo DOVER DE 19904-4353
City, Sta

USPS

PS Form 3800, August 2006

7013 2630 0002 2698 8351

Inspections & Planning

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

INVOICE

Date: June 6, 2014
Invoice #: 14-00001468

WILLIAM RAY & CLAUDIA JOHNSON
532 WYOMING AVE
DOVER DE 199044353

RE: Property address: 532 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-030.000-000

DESCRIPTION	AMOUNT
Vacant Building First Year Registration Fee	$250.00
TOTAL	$250.00

Please make all checks payable to City of Dover
Payment must be received by July 7, 2014

City of Dover

Department of
Planning & Inspections

Phone: (302) 736-7010
Fax: (302) 736-4217

City of Dover Vacant Building Registration

Amount Due: $ 250.00 Amount Paid: _____

Date Due: 07/07/14 Case # 14-1468 Date Registered: 06/06/14

Vacant Since: 08/08/12 Tax Parcel # ED-05-076.20-03-030.000

Property Address: 532 Wyoming Avenue Dover DE 19904

Current Property Owner: Claudia L Johnson

Address: _____

Phone: _____ Cell: _____

Responsible Person/Agent: _____

Address: _____

Phone: _____ Cell: _____

Local agent is required for any owner residing outside of Kent County Delaware

Mail correspondence to: **Owner/Agent** (Please Circle)

Insurance on Building: Y / N (please circle)
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y (N) (please circle)

Explanation of Exemption if granted: None staff registered 6/6/14
NOTE: No Exemption if Registered by City of Dover Staff

****If building is for sale or lease – Listed selling price _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

Owner Signature: _____ Date: _____

Fees as follow:

Buildings vacant one year or less.	$250.00	Commercial greater than 10,000 SF	$500.00
Buildings vacant for more than one year but less than two years.	$500.00	Commercial greater than 10,000 SF	$1,000.00
Buildings vacant for more than two years but less than five years:	$1,000.00	Commercial greater than 10,000 SF	$2,000.00
Buildings vacant for five years or longer.	$2,000.00	Commercial greater than 10,000 SF	$4,000.00

Staff Use Only:
Staff Registered (Y) / N Staff Member: RC 6/6/14
Owner Notified (Y) / N Date Owner Notified: 6/6/14

REVISED 03/19/13

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

REGISTRATION NOTIFICATION

June 6, 2014

CLAUDIA L JOHNSON
319 BEECHWOOD AVE
DOVER DE 19901

RE: Property Address: 532 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-030.000-000
Case Number: 14-00001468

Dear Ms. Johnson:

This letter is to inform you that your building has been found to be vacant as defined under Article 12, Chapter 22 of the Dover Code of Ordinances. In accordance with this ordinance, the Code Enforcement Officer has registered this building as vacant with the City of Dover.

An annual registration fee shall be paid at the time of registration. Please read the enclosed leaflet for more information on fees and any exemptions that may apply with the fees. **Total amount due at this time will be $250.00.**

The Code Enforcement Officer shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the Code Enforcement Officer, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

IF THE REGISTRATION FEE IS NOT PAID BY July 07, 2014 IT WILL BE PLACED ON THE NEXT TAX BILLING.

Please contact this office between the hours of 8:30 a.m. and 5:00 p.m. at (302) 736-7011 with any questions or concerns regarding this letter.

Sincerely,

RON COBURN
Code Enforcement Officer

cc: File

Inspections & Planning
City Of Dover
710 WILLIAMS ST
DOVER, DELAWARE 19904

CERTIFIED MAIL™

7013 2630 0002 2698 8368

$ 06.69⁰

UNCLAIMED

NAME
1ST NOTICE
2ND NOTICE
RETURN

NAME
1ST NOTICE 6/11/14
2ND NOTICE 6-20-14
RETURN 6-26

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. RC
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CLAUDIA L JOHNSON
319 BEECHWOOD AVE
DOVER DE 19901

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery

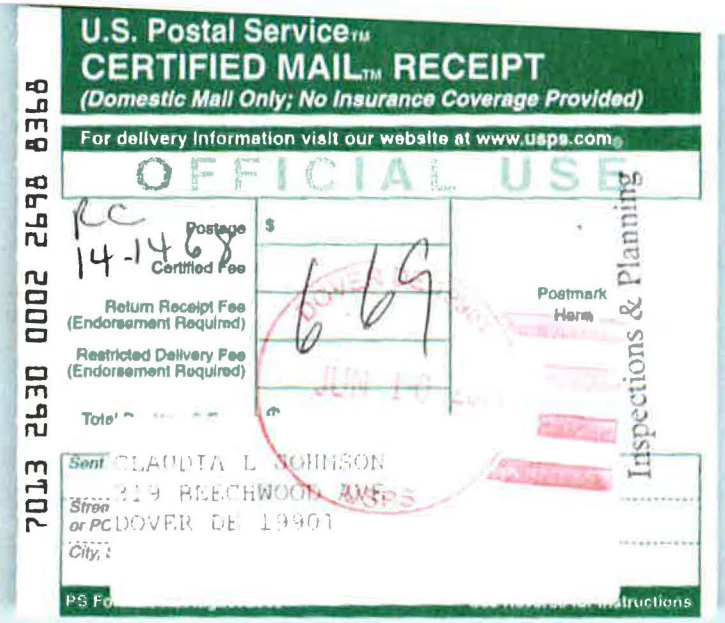
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type 14-1468
☒ Certified Mail® ☐ Priority Mail Express™
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ Collect on Delivery

4. Restricted Delivery? *(Extra Fee)* ☐ Yes

2. Article Number *(Transfer from service label)* 7013 2630 0002 2698 8368

PS Form 3811, July 2013 Domestic Return Receipt



U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

RC
14-1468

Postage $
Certified Fee 6.69
Return Receipt Fee (Endorsement Required)
Restricted Delivery Fee (Endorsement Required)
Total

Postmark Here

JUN 10

Sent CLAUDIA L JOHNSON
819 BEECHWOOD AVE
Street or PC DOVER DE 19901
City, S

PS Fo ... Instructions

7013 2630 0002 2698 8368

Inspections & Planning

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

INVOICE

Date: June 6, 2014
Invoice #: 14-00001468

CLAUDIA L JOHNSON
319 BEECHWOOD AVE
DOVER DE 19901

RE: Property address: 532 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-030.000-000

DESCRIPTION	AMOUNT
Vacant Building First Year Registration Fee	$250.00
TOTAL	$250.00

Please make all checks payable to City of Dover
Payment must be received July 7, 2014

City of Dover

Department of
Planning & Inspections

Phone: (302) 736-7010
Fax: (302) 736-4217

City of Dover Vacant Building Registration

Amount Due: $ 250.00 Amount Paid: _____

Date Due: 07/07/14 Case # 14-1468 Date Registered: 06/06/14

Vacant Since: 08/08/12 Tax Parcel # ED-05-076.20-03-030.000

Property Address: 532 Wyoming Avenue Dover DE 19904

Current Property Owner: Claudia L. Johnson

Address: _____

Phone: _____ Cell: _____

Responsible Person/Agent: _____

Address: _____

Phone: _____ Cell: _____

Local agent is required for any owner residing outside of Kent County Delaware

Mail correspondence to: **Owner/Agent** (Please Circle)

Insurance on Building: Y / N (please circle)
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y (N) (please circle)

Explanation of Exemption if granted: None staff registered 6/6/14
NOTE: No Exemption if Registered by City of Dover Staff

****If building is for sale or lease – Listed selling price _____
****Attach a copy of the Realtors Listing Sheet (REQUIRED)

Owner Signature: _____ Date: _____

Fees as follow:

Buildings vacant one year or less.	$250.00	Commercial greater than 10,000 SF	$500.00
Buildings vacant for more than one year but less than two years.	$500.00	Commercial greater than 10,000 SF	$1,000.00
Buildings vacant for more than two years but less than five years.	$1,000.00	Commercial greater than 10,000 SF	$2,000.00
Buildings vacant for five years or longer.	$2,000.00	Commercial greater than 10,000 SF	$4,000.00

Staff Use Only:
Staff Registered (Y) N Staff Member: RC
Owner Notified (Y) N Date Owner Notified: 6/6/14

REVISED 03/19/13

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

May 5, 2014

WILLIAM RAY & CLAUDIA JOHNSON
532 WYOMING AVE
DOVER DE 199044353

RE: Property Address: 532 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-030.000-000
Case Number: 14-00001468

Dear Mr. & Mrs. Johnson:

On June 26, 2006, the Dover City Council adopted the Vacant Building Ordinance to reduce the negative impact vacant buildings have on the surrounding businesses and neighborhoods. This letter is to inform you that your building has been found to be vacant as defined under Article 12, Chapter 22 of the Dover Code of Ordinances.

In accordance with this ordinance, this building must be registered with the City of Dover. Enclosed with this notice is a registration form. Please return this form by June 04, 2014 to the City of Dover Department of Planning and Inspections. Failure to return the form within 30 days of mailing will result in the building being registered by this department.

An annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. Please read the enclosed leaflet for more information on fees and any exemptions that may apply with the fees.

The building inspector shall inspect any premises in the city for the purpose of enforcing and assuring compliance with the provisions of this article. Upon request of the building inspector, an owner shall provide access to all interior portions of a vacant building in order to permit a complete inspection.

Please contact this office between the hours of 8:30 a.m. and 5:00 p.m. at (302) 736-7011 with any questions or concerns regarding this letter.

Sincerely,

RON COBURN
Code Enforcement Officer

cc: File

City of Dover

Department of
Planning & Inspections

Phone: (302) 736-7010
Fax: (302) 736-4217

City of Dover Vacant Building Registration

Amount Due: $ 250.00 Amount Paid: _____

Date Due: 06/04/14 Case # 14-1468 Date Registered: _____

Vacant Since: 08/08/12 Tax Parcel # ED-05-076.20-03-030.000

Property Address: 532 Wyoming Avenue Dover DE 19904

Current Property Owner: Claudia L Johnson

Address: _____

Phone: _____ Cell: _____

Responsible Person/Agent: _____

Address: _____

Phone: _____ Cell: _____

Local agent is required for any owner residing outside of Kent County Delaware

Mail correspondence to: Owner/Agent (Please Circle)

Insurance on Building: Y / N (please circle)
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y / N (please circle)

Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

******If building is for sale or lease – Listed selling price** _____
******Attach a copy of the Realtors Listing Sheet (REQUIRED)**

Owner Signature: _____ **Date:** _____

Fees as follow:

Buildings vacant one year or less.	$250.00	Commercial greater than 10,000 SF	$500.00
Buildings vacant for more than one year but less than two years.	$500.00	Commercial greater than 10,000 SF	$1,000.00
Buildings vacant for more than two years but less than five years.	$1,000.00	Commercial greater than 10,000 SF	$2,000.00
Buildings vacant for five years or longer.	$2,000.00	Commercial greater than 10,000 SF	$4,000.00

Staff Use Only:
Staff Registered: Y / N Staff Member: _____
Owner Notified: Y / N Date Owner Notified: _____

REVISED 03/19/13

Division of
Code Enforcement
15 Loockerman Plaza
Dover, DE 19901

City of Dover

Phone: (302) 736-7011
Fax: (302) 736-4217

May 5, 2014

CLAUDIA L JOHNSON
319 BEECHWOOD AVE
DOVER DE 19901

RE: Property Address: 532 WYOMING AVE
Tax Parcel #: ED-05-076.20-03-030.000-000
Case Number: 14-00001468

Dear Ms. Johnson:

On June 26, 2006, the Dover City Council adopted the Vacant Building Ordinance to reduce the negative impact vacant buildings have on the surrounding businesses and neighborhoods. This letter is to inform you that your building has been found to be vacant as defined under Article 12, Chapter 22 of the Dover Code of Ordinances.

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An annual registration fee shall be paid at the time of registration. If the building inspector registers the building as vacant the fee shall be due not later than 30 days after the building is registered as vacant. Please read the enclosed leaflet for more information on fees and any exemptions that may apply with the fees.

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Please contact this office between the hours of 8:30 a.m. and 5:00 p.m. at (302) 736-7011 with any questions or concerns regarding this letter.

Sincerely,

RON COBURN
Code Enforcement Officer

cc: File

City of Dover
PO BOX 475
DOVER, DE 19903-0475

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1R
0002010533
$ 00.38[1]
MAY 06 2014
MAILED FROM ZIPCODE 19904

05-07-2014 DS 45 MAILED AT 080

RECEIVED MAY 20 2014

DS 45 MAILED AT 080

WILLIAM RAY & CLAUDIA JOHNSON
532 WYOMING AVE
DOVER DE 199044353

CR: LFEB 03957

NIXIE 176 DE 1260 0005/17/14
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 19903047575 *1119-03126-17-20

City of Dover

Department of
Planning & Inspections

Phone: (302) 736-7010
Fax: (302) 736-4217

City of Dover Vacant Building Registration

Amount Due: $ 250.00 Amount Paid: _____

Date Due: 06/04/14 Case # 14-1468 Date Registered: _____

Vacant Since: 08/08/12 Tax Parcel # ED-05-076.20-03-030.000

Property Address: 532 Wyoming Avenue Dover DE 19904

Current Property Owner: Claudia L Johnson

Address: _____

Phone: _____ Cell: _____

Responsible Person/Agent: _____

Address: _____

Phone: _____ Cell: _____

Local agent is required for any owner residing outside of Kent County Delaware

Mail correspondence to: **Owner/Agent** (Please Circle)

Insurance on Building: Y / N (please circle)
If Yes: Name of Insurance Company: _____

Exempt from Registration Fee: Y / N (please circle)

Explanation of Exemption if granted: _____
NOTE: No Exemption if Registered by City of Dover Staff

******If building is for sale or lease – Listed selling price** _____
******Attach a copy of the Realtors Listing Sheet (REQUIRED)**

Owner Signature: _____ **Date:** _____

Fees as follow:

Buildings vacant one year or less,	$250.00	Commercial greater than 10,000 SF	$500.00
Buildings vacant for more than one year but less than two years;	$500.00	Commercial greater than 10,000 SF	$1,000.00
Buildings vacant for more than two years but less than five years;	$1,000.00	Commercial greater than 10,000 SF	$2,000.00
Buildings vacant for five years or longer,	$2,000.00	Commercial greater than 10,000 SF	$4,000.00

Staff Use Only:
Staff Registered: Y / N Staff Member: _____
Owner Notified: Y / N Date Owner Notified: _____

REVISED 03/19/13

Address Information

Address:	532 WYOMING AVE
City, state, zip:	DOVER DE 199044353
Carrier route:	C036
Delivery point:	327
Inside/outside code:	IN INSIDE CITY LIMITS
Jurisdiction:	DOVER DOVER
General location:	DIST2 DISTRICT 2
DFS from Location Master	20823600
Address type:	Main Parcel
Effective date:	
Location status:	Active
Last change user:	CAR
Last change date:	11/21/2011

Parcel Information

Tax Map Number	ED-05-076.20-03-030.000-000
Parcel status:	Active

Zoning Information

Zoning:	ONE FAMILY RESIDENCE R-10
Commissioner district:	COUNCIL DISTRICT 2
Undivided interest %:	.00%
Longitude/Latitude:	.000000 .000000
Map X/Y coordinates:	
Property code:	

Current Owner

Name:	JOHNSON,CLAUDIA L
Address:	219 BEECHWOOD AVE
	DOVER DE 19901

KENT COUNTY, DELAWARE

555 Bay Road, Dover, Delaware 19901-3615
(302) 744-2300 -- FAX (302) 736-2279

"Serving Kent County With Pride"

PROPERTY INFORMATION

Planning and Building Permits Information

Reference # ED EAST DOVER HUNDRED **Card #** 1 **of** 1

Location ID 12008 **Map Number** 2-05-07620-03-0300-00001

Tax ID 12008 **Deed BVP** IS 0025 0130 Y 0032 0066

Parcel ID 66281 **Property Code** P - PROPERTY

Current Owner
JOHNSON, CLAUDIA L.
532 WYOMING AVE
DOVER, DE 19904

Property Location
532 WYOMING AVE
DOVER , DE 19904

Zoning R10 **Acres** .26

Additional Owner

Sub-Division WOODBROOK

Sales History				Liv.Sq.Ft	1,878.0000
Date	**Price**	**Assessment**		**Total Rooms**	8
3/12/10	0	**Land**	12,100	**Bedrooms**	4
0/00/00	0	**Buildings**	34,700	**Full Bath**	1
		Total	46,800	**Half Bath**	1

Base Tax Due	.00	Last Billing Detail	History	Farm Info
Tax Penalty	.00			
Total Tax Bal.	27.61CR			
Sewer Balance	.00	**Sewer Account #**		
Neighborhood #	00221	**Coordinates**		0467598 E 0416534 N
Land Use	1	**Lot Dimensions**		0000080.00 0000140.00
Living Units	NO	**School District**	18	CAPITOL
Class	Residen	**Fire District**	46	ROBBINS HOSE (DOVER)
Plat Book Pg	005 00053	**Sewer District**	00	NONE
Topography	Level	**Ambulance District**	46	ROBBINS HOSE (DOVER)

UT220G01 **CITY OF DOVER** 5/05/14

A Customer at a Glance **Cust exempt** 09:00:58

Acct #: [redacted] **Status:** A **NSF #:** Tax: N Penalty: N

Service Address **Cyc/Rte:** 20 08 **Mailing Address** **Phone:** [redacted]

JOHNSON, WILLIAM RAY & CLAUDIA 532 WYOMING AVE **Cash?:** N

532 WYOMING AVE **Enote:** N

DOVER DE 199044353 DOVER DE 199044353

SS#: **** **DL#:** *****5 DE **Reinst.:** N **A-pay:** N **Dep.:** N

EL MT A Start: 8/08/12 Term: D /R /I 28302571E

More...

Amt due: $35.96 **Pending:** [redacted] **Delq amt:** [redacted]

Last notice: **Cut date:** **Payment plan:** S **Budget:**

Bill Date	Amount	Pymt Date	Amount	Current A/R Code/Desc/Amount
4/14/14	[redacted]	4/21/14	[redacted]	C CURRENT $35.96
3/14/14		3/12/14		30 OVER 30 [redacted]

More...

Comment NOTE 12/10/12 PAYMENT AGREEMENT DO NOT CUT ACC*****

NOTE 10/22/12 PER KATHY DO NOT CUT WATER BILL ACC

More...

F3=Exit **F10=Zoom** **F12=Cancel** **F20=Cst/loc functions**

UT300I01 **CITY OF DOVER** 5/05/14
Customer/Location Consumption History Inquiry 08:59:51

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $35.96
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	4/09/14	.00	.00	30	48640375W		N
_	WA	REG	3/10/14	.00	.00	28	48640375W		N
_	WA	REG	2/10/14	.00	.00	32	48640375W		N
_	WA	REG	1/09/14	.00	.00	30	48640375W		N
_	WA	REG	12/10/13	.00	.00	32	48640375W		N
_	WA	REG	11/08/13	.00	.00	30	48640375W		N
_	WA	REG	10/09/13	.00	.00	29	48640375W		N
_	WA	REG	9/10/13	.00	.00	32	48640375W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 5/05/14
Customer/Location Consumption History Inquiry 08:59:56

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $35.96
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	8/09/13	.00	.00	30	48640375W		N
_	WA	REG	7/10/13	.00	.00	30	48640375W		N
_	WA	REG	6/10/13	.00	.00	32	48640375W		N
_	WA	REG	5/09/13	.00	.00	30	48640375W		N
_	WA	REG	4/09/13	.00	.00	29	48640375W		N
_	WA	REG	3/11/13	.00	.00	28	48640375W		N
_	WA	REG	2/11/13	.00	.00	33	48640375W		N
_	WA	REG	1/09/13	.00	.00	33	48640375W		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 5/05/14
Customer/Location Consumption History Inquiry 08:59:59

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $35.96
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	WA	REG	12/07/12	.00	.00	29	48640375W		N
_	WA	REG	11/08/12	.00	.00	30	48640375W		N *
_	WA	REG	10/09/12	.00	.00	29	48640375W		N *
_	WA	REG	9/10/12	27.00	.00	33	48640375W		N *
_	WA	INT	8/08/12	.00	.00		48640375W		

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 5/05/14
Customer/Location Consumption History Inquiry 08:59:29

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $35.96
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Reading Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	4/09/14	95.00	.00	30	28302571E		N
_	EL	REG	3/10/14	89.00	.00	28	28302571E		N
_	EL	REG	2/10/14	102.00	.00	32	28302571E		N
_	EL	REG	1/09/14	87.00	.00	30	28302571E		N
_	EL	REG	12/10/13	69.00	.00	32	28302571E		N *
_	EL	REG	11/08/13	32.00	.00	30	28302571E		N
_	EL	REG	10/09/13	24.00	.00	29	28302571E		N
_	EL	REG	9/10/13	27.00	.00	32	28302571E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 5/05/14
Customer/Location Consumption History Inquiry 08:59:40

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $35.96
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	8/09/13	25.00	.00	30	28302571E		N *
_	EL	REG	7/10/13	30.00	.00	30	28302571E		N *
_	EL	REG	6/10/13	532.00	.00	32	28302571E		N
_	EL	REG	5/09/13	514.00	.00	30	28302571E		N *
_	EL	REG	4/09/13	106.00	.00	29	28302571E		N
_	EL	REG	3/11/13	118.00	.00	28	28302571E		N
_	EL	REG	2/11/13	119.00	.00	33	28302571E		N
_	EL	REG	1/09/13	123.00	.00	33	28302571E		N +

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

UT300I01 **CITY OF DOVER** 5/05/14

Customer/Location Consumption History Inquiry 08:59:40

Customer ID: [redacted] Name: JOHNSON, WILLIAM RAY & CLAUDIA
Location ID: [redacted] Addr: 532 WYOMING AVE
Cycle/Route: 20 08 Amount due: $35.96
Initiation date : 8/08/12 Pending : [redacted]
Termination date: 0/00/00 Customer status: A Customer/Location status: A

Type options, press Enter.
1=Select 5=View detail

Opt	Service Code	Reading Type	Date	Actual Consumption	Actual Demand	Days	Meter Number	Est CD	Cmnt CD
_	EL	REG	12/07/12	29.00	.00	29	28302571E		N *
_	EL	REG	11/08/12	26.00	.00	30	28302571E		N *
_	EL	REG	10/09/12	28.00	.00	29	28302571E		N *
_	EL	REG	9/10/12	342.00	.00	33	28302571E		N
_	EL	INT	8/08/12	.00	.00		28302571E		

F3=Exit F5=Print history F8=Pending/history trans F10=Change view
F12=Cancel F14=Graph history

tyler
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RESIDENTIAL PROPERTY RECORD CARD

2015 Printed: July 16, 2015

CITY OF DOVER

Situs : 532 WYOMING AVE	Map ID: ED05-076.20-03-03.00	Class: SINGLE FAMILY	Card: 1 of 1	Routing#:

CURRENT OWNER

JOHNSON CLAUDIA L
319 BEECHWOOD AVE
DOVER DE 19901

GENERAL INFORMATION

Living Units	1
Neighborhood	12
Alternate Id	9542
Vol / Pg	I&S 025/130
District	2
Zoning	R-10
Class	Residential

Property Notes



Land Information

Type		Size	Influence Factors	Influence %	Value
Primary	SF	11,200			31,200

Total Acres: .2571
Spot: Location:

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	31,200	31,200	31,200	0	31,200
Building	118,000	118,000	140,800	0	118,020
Total	149,200	149,200	172,000	0	149,220

Manual Override Reason
Base Date of Value 01-JAN-2010
Value Flag MARKET APPROACH **Effective Date of Value** 01-JAN-2010
Gross Building:

Entrance Information

Date	ID	Entry Code	Source
06/21/13	JCK	Not Applicable	Other
03/30/09	CM	Not Applicable	Other

Permit Information

Date Issued	Number	Price	Purpose		% Complete
04/13/06	060000062	650	ROB	Pre Fab Shed	100

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantee
03/12/10		Land & Bldg	Surviving Joint Tenant	I&S 025/130	Transfer To Surviving Jt/Spc	JOHNSON CLAUDIA L

tyler clt division

RESIDENTIAL PROPERTY RECORD CARD

2015 Printed: July 16, 2015

CITY OF DOVER

Situs : 532 WYOMING AVE	Parcel Id: ED05-076.20-03-03.00	Class: SINGLE FAMILY	Card: 1 of 1	Routing#:

Dwelling Information

Style	Colonial	**Year Built**	1963
Story height	2	**Eff Year Built**	
Attic	None	**Year Remodeled**	
Exterior Walls	Vinyl Siding	**Amenities**	
Masonry Trim	8 x 54		
Color		**In-law Apt**	No

Basement

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

Heating & Cooling

Heat Type	A/C	**Stacks**	1
Fuel Type	Gas	**Openings**	1
System Type	Warm Air	**Pre-Fab**	

Fireplaces

Room Detail

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

Adjustments

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

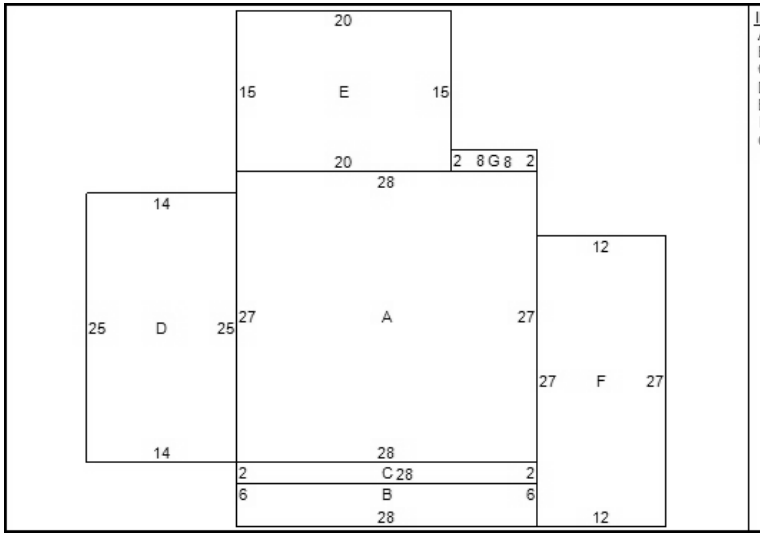
Grade & Depreciation

Grade	B	**Market Adj**	
Condition	Fair	**Functional**	
CDU	FAIR	**Economic**	
Cost & Design	0	**% Good Ovr**	
% Complete			

Dwelling Computations

Base Price	119,988	**% Good**	64
Plumbing	2,350	**% Good Override**	
Basement	-6,310	**Functional**	
Heating	4,730	**Economic**	
Attic	0	**% Complete**	
Other Features	8,960	**C&D Factor**	
		Adj Factor	1
Subtotal	129,720	**Additions**	57,200
Ground Floor Area	756		
Total Living Area	2,197	**Dwelling Value**	140,200

Building Notes



ID	Code	Description	Area
A		Main Building	756
B	11	OFP OPEN FRAME...	168
C	16	FOH FRAME OVERH...	56
D	50/10/17	B BASEMENT/1sF...	350
E	42	SP SCREEN FRAME...	300
F	13	FG FRAME GARAGE	324
G	16	FOH FRAME OVERH...	16

Outbuilding Data

Type	Size 1	Size 2	Area	Qty	Yr Blt	Grade	Condition	Value
Frame Shed	10 x	8	80	1	2006	C	A	590

Condominium / Mobile Home Information

Complex Name			
Condo Model			
Unit Number			
Unit Level		**Unit Location**	
Unit Parking	Block 8'	**Unit View**	
Model (MH)		**Model Make (MH)**	

Comparable Sales Summary

Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
ED05-076.20-03-27.0(	30-AUG-13	217,000	2,044	5	1961	B
ED05-085.08-02-48.0(	01-MAR-13	165,000	2,018	5	1965	C+
ED05-085.12-02-87.0(	29-JUL-14	180,000	2,012	5	1969	C+
ED05-085.12-04-18.0(	10-JUL-13	139,900	1,946	5	1979	C
ED05-085.08-02-09.0(	23-JUL-14	166,500	1,886	5	1965	C+