

tabbles  
**EXHIBIT**  
24-01 A

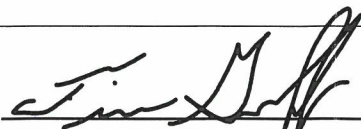
RECEIVED

FEB 22 2024

Initial: KM

**TOWN OF ELSMERE  
APPEAL TO THE BOARD OF ADJUSTMENT**

Any person directly affected by a decision of the Code Enforcement Official or a notice or order issued under this Code shall have the right to appeal to the Board of Adjustment of the Town of Elsmere, provided that t written application for appeal is based on a claim that the true intent of this code or the rules legally adopted there under has been incorrectly interpreted or the provisions of this code do not fully apply. Additionally, an application for appeal may be based on a claim that an action other than what is required by the Code: 1) provides the same or better protections than what the Code requires and 2) will not cost the Tow of Elsmere any more money than enforcing the code as written. If the appellant proves that an action other than what is required by the code meets these two requirements, the Board of Adjustment may, in its discretion, either enforce the Code as written or permit the proposed alternative action.

<b>Date this Appeal was filed:</b> 2/20/2024	<b>Petition Number:</b> 24-01
<b>Date of the Original Action:</b> 1/31/2024	<b>Tax Parcel Number:</b> 1900400520
<b>Subject Property Address:</b> 221 Birch Ave., Elsmere, DE 19805	INVOICE # 12401777
<b>Property Owner's Name:</b> Timothy Graff	<b>Phone Number:</b> 302-423-0514
<b>Property Owners Address:</b> 227 Armata Drive, Middletown. DE 19709	
<b>Applicant's Name:</b> Same	
<b>Applicant's Address:</b> Same	
<b>Specific Item Being Appealed: (ex: Citation Number, Petition Number, Order Number, Etc.)</b> 3 Citations & nuisance property	
<b>Reason for the Appeal:</b> Notifications were never sent to owner's address or property management company.	
<b>Relief sought:</b> Cancellation of all 4 citations and fines there of.	
<b>Applicant's Signature:</b> 	<b>Date:</b> 2/20/2024

# 2024 Rental License Renewal



Denise Lardani  
To zerb1934

- Bcc gmajor471010@yahoo.com; Amy Griest; info@ccpmd.com; bulljohnson44@gmail.com; edgarviden@aol.com; Alyssa Patel; bsienterprises3@yahoo.com; susan qualirddgerentals.com; ktcc0684@gmail.com; bob@delawarevalleyproperties.com; cpqn2003@yahoo.com; jerry@chilimidos.com; ft28young@gmail.com; Jesse Wencius; Mike Neylon; Kimberly Donovan; Chad Eyles;

Mon 10/30/2023 3:34 PM

You forwarded this message on 11/8/2023 3:47 PM.

Good afternoon,

This is your **REMINDER**. The rental license renewal application and invoices were mailed on September 25, 2023, and are due by tomorrow, October 31, 2023.

The Code of the Town of Elsmere Chapter 182-2 requires every owner (or authorized agent) of any family dwelling unit that is to be offered for rent or lease or which is defined as a rental unit, to make application for and receive an annual permit for each and every family unit or unit which is defined as a rental unit prior to occupancy by the tenant. If these items are not received by 4pm TOMMOROW, October 31, 2023, additional fees will be charged, and a cease-and-desist notice will be posted at the property.

If you cannot make it to Town Hall before 4pm, feel free to leave the forms and payment in our secure drop box at the front door. Thank you for your prompt attention to this matter.

Dee Lardani  
Administrative Assistant  
Town of Elsmere, Code Enforcement  
(302)998-2215 (Ph)

Rules v

Tags v

Browse Groups

Address Book

Filter Email v

Find

Read Aloud

Speech

Translate v

Language

All Apps

Reply with Scheduling Poll

Find Time

Send to OneNote

OneNote

Viva Insights

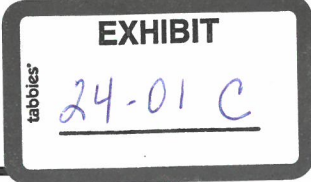
Add-in

Reply

Reply All

Forward

Mon 10/30/2023 3:34 PM



**Denise Lardani**

**From:** Denise Lardani  
**Sent:** Tuesday, December 12, 2023 12:56 PM  
**To:** apatel@pabianproperties.com  
**Subject:** FW: Town of Elsmere Rental License  
**Attachments:** SKM\_C45823121211590.pdf

Good afternoon,

Is the attached one of your properties? Please let me know, thank you.

Dee Lardani  
Administrative Assistant  
Town of Elsmere, Code Enforcement  
(302)998-2215 (Ph)  
(302)998-9920 (F)

---

**From:** Denise Lardani  
**Sent:** Tuesday, December 12, 2023 12:53 PM  
**To:** apatterson@pabianproperties.com  
**Subject:** Town of Elsmere Rental License

Good afternoon,

Please see the attached Rental License renewal. These were due no later than October 31, 2023. There is a 50% penalty for filing late on each unit per the Town of Elsmere Code 182-9-C. The Town will be placing Cease and Desist orders on the property and if the invoices are not paid, they will be issued as a Special Tax Lien.

**Chapter 182-9 - C**

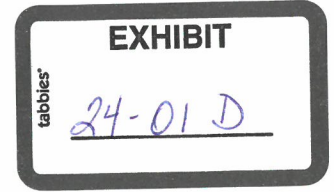
The owner of any rental property who shall fail to register or to pay to the Town the appropriate fee(s) as determined by this chapter or fails to comply with § **182-7B** of this chapter shall pay a late fee of \$100 for each and every rental unit which he or she failed to register or to pay to the Town the appropriate fee.

Dee Lardani  
Administrative Assistant  
Town of Elsmere, Code Enforcement  
(302)998-2215 (Ph)  
(302)998-9920 (F)

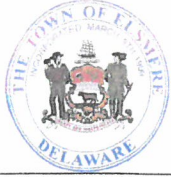
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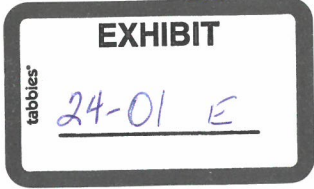
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Dee Lardani  
Administrative Assistant  
Town of Elsmere, Code Enforcement  
(302)998-2215 (Ph)  
(302)998-9920 (F)



# The Town of Elsmere



## 2023-2024 RENTAL LICENSE RENEWAL

221 BIRCH AV  
00400-520

Renewal Period: 11/1/2023– 10/31/2024  
License #: R2400700  
License Fee: \$ 200.00  
I2400636

**Instructions:** Review all information printed below. Indicate whether any changes are needed to the printed information by marking the appropriate box at the bottom of the form and make the corrections to the right. Sign and date the form.

\* You must enclose all required documentation with your renewal application. \*

**Property Owner**

Name: TIMOTHY & TINA GRAFF

Address: 227 AMATA DR  
MIDDLETOWN, DE 19709

Phone: (302)513-1283

Fax:

Email: apatterson@pabianproperties.com

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Management Company**

Check if not applicable

Business Name:

Address:

Phone:

Fax:

Email:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Tenants**

**For a change in tenant(s):** Enclose a copy of the current lease, pest inspection, and copies of the tenants' vehicle registrations.

Name(s): FRANK HIATT

Phone:

\_\_\_\_\_

Date of Occupancy: 9/1/2023

Owns Vehicle? Yes? / No?

Vehicle VIN:

Vehicle Plate:

Vehicle Make & Model:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Required - Check one of the following:

- No change to any of the above information. All information printed above is correct.
- Please make the changes to my rental property information that I have indicated above. I have enclosed all required documentation. *I hereby certify that the information in this application is true and correct to the best of my knowledge and that I am aware that I am required to notify the Town of Elsmere should any changes to the above information occur. I further certify that I am aware that this is a license and that a Certificate of Occupancy is required prior to occupancy or prior to any change in occupancy.*

Owner's Signature

Date

TOWN OF ELSMERE

11 POPLAR AVENUE  
ELSMERE, DE 19805  
ATTN: VALARIE M. STRZEMPA  
TEL: (302)998-2215 EXT: 108  
FAX: (302)998-9920

INVOICE NO
I2400636

Pg 2

**EXHIBIT**

tabbles

24-01 F

INVOICE DATE: 09/07/23  
DUE DATE: 10/07/23

CUSTOMER #: GRAFF005
TIMOTHY & TINA GRAFF C/O PABIAN PROPERTIES 227 AMATA DR MIDDLETOWN, DE 19709

LICENSE INFORMATION  
LICENSE ID: R2400700  
NAME: TIMOTHY & TINA GRAFF  
LOCATION: 221 BIRCH AV

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.00	RES	Residential Rental	200.000000	200.00
1.00/1	RENT-PEN	PENALTY FOR RENTAL UNITS	100.000000	100.00
			TOTAL INVOICE	300.00

TOWN OF ELSMERE  
11 POPLAR AVE  
ELSMERE, DE 19805

Invoice Id: I2400636

Customer Id: GRAFF005 PIN: 2567

Due Date: 10/07/23

Total Due: 300.00

TIMOTHY & TINA GRAFF  
C/O PABIAN PROPERTIES  
227 AMATA DR  
MIDDLETOWN, DE 19709



EXHIBIT  
tabbles®  
24-01 G

**Denise Lardani**

**From:** Alyssa Patel <APatel@pabianproperties.com>  
**Sent:** Tuesday, December 12, 2023 1:13 PM  
**To:** Denise Lardani  
**Subject:** Re: Town of Elsmere Rental License

Good afternoon,  
Yes, it is. I will notify the owner and have this handled ASAP!

Alyssa Patel | Office Manager



Full Service Property Management & General Contractor  
Office : 302-762-1992 Ext. 5102 Fax : 800-791-0076

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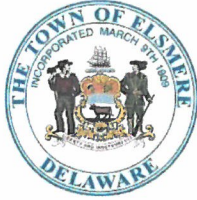
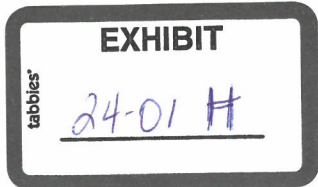
**From:** Denise Lardani <DLardani@townofelsmere.com>  
**Sent:** Tuesday, December 12, 2023 12:56 PM  
**To:** Alyssa Patel  
**Subject:** FW: Town of Elsmere Rental License

Good afternoon,  
Is the attached one of your properties? Please let me know, thank you.

Dee Lardani  
Administrative Assistant  
Town of Elsmere, Code Enforcement  
(302)998-2215 (Ph)  
(302)998-9920 (F)

**From:** Denise Lardani  
**Sent:** Tuesday, December 12, 2023 12:53 PM  
**To:** apatterson@pabianproperties.com  
**Subject:** Town of Elsmere Rental License

Good afternoon,



**THE TOWN OF ELSMERE CODE ENFORCEMENT DEPARTMENT**

**\*\*\*\*\* CITATION \*\*\*\*\***

11 Poplar Avenue – Elsmere, DE 19805 Phone: (302) 998-2215 Fax : (302) 998-9920

<b>RESPONSIBLE PARTY</b>  GRAFF TIMOTHY & TINA A 221 BIRCH AV WILMINGTON DE 19805	<b>CITATION #</b>	V2400581
	<b>OFFICER</b>	N. Facciolo
	<b>VIOLATION DATE</b>	01/31/24
	<b>PROPERTY ADDRESS</b>	221 BIRCH AVE
	<b>PARCEL NUMBER</b>	19-00400-520
	<b>ABATEMENT DATE</b>	

On the above date, the Code Enforcement Department performed an inspection of the above referenced property. During this inspection, a violation of the Town of Elsmere Code was discovered. The nature of this civil citation is described below.

Specific Violation	Code Section	Fine Cost
This property has been deemed a Repeated Public Nuisance for 3 or more violations within a 12 month period occurring on the following dates: 06/02/2023, 06/26/2023 & 01/24/2024.	CH 145 Repeat Public Nuisance Property	1,000.00

**HOW YOU CAN AVOID PAYING THE FINE**

If you have not received any citations for any violation within the last 12 months, the fine may be waived. You must take the required corrective action and abate the situation and bring proof of your actions to the Code Enforcement Office **within 48 hours of the violation date**. If, in the opinion of the Code Enforcement Officer, the violation no longer exists, the fine portion and only the fine portion of this summons, may be waived. The record of a violation occurring shall remain and the property may still be subject to fines associated with being deemed a repeated public nuisance.

**ABATEMENT INFORMATION**

**If the violation noted above is not corrected by 4:00 PM on the "ABATEMENT DATE" listed above, the Town will take action to abate the violation.** If this becomes necessary, in addition to the fine already assessed, you will owe to the Town the costs of the abatement.

**Each 24-hour period that the condition giving rise to this citation continues is subject to a separate citation and an additional civil penalty.**

Should you have any questions, please contact the Code Enforcement Department at (302) 998-2215.

You have the right to appeal this violation by submitting a written application to the Town of Elsmere's Board of Adjustment within twenty (20) days of the date of this violation.

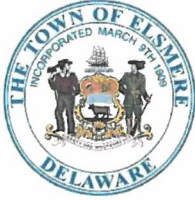
**MEANS OF APPEAL ARE SHOWN ON THE BACK OF THIS FORM**



1-31-2024

tabbles<sup>®</sup> EXHIBIT  
24-01 I





**THE TOWN OF ELSMERE CODE ENFORCEMENT DEPARTMENT**

**\*\*\*\*\* CITATION \*\*\*\*\***

11 Poplar Avenue – Elsmere, DE 19805 Phone: (302) 998-2215 Fax : (302) 998-9920

**EXHIBIT**  
 tabbies 24-01 J

<b>RESPONSIBLE PARTY</b>  GRAFF TIMOTHY & TINA A 221 BIRCH AV WILMINGTON DE 19805	<b>CITATION #</b> V2400533 <b>OFFICER</b> N. Facciolo <b>VIOLATION DATE</b> 01/24/24 <b>PROPERTY ADDRESS</b> 221 BIRCH AVE <b>PARCEL NUMBER</b> 19-00400-520 <b>ABATEMENT DATE</b> 01/29/24
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On the above date, the Code Enforcement Department performed an inspection of the above referenced property. During this inspection, a violation of the Town of Elsmere Code was discovered. The nature of this civil citation is described below.

Specific Violation	Code Section	Fine Cost
Operation of an unregistered rental unit due to failure to renew annual rental license.	182-2 Rental Licenses Required.	300.00

**HOW YOU CAN AVOID PAYING THE FINE**

If you have not received any citations for any violation within the last 12 months, the fine may be waived. You must take the required corrective action and abate the situation and bring proof of your actions to the Code Enforcement Office **within 48 hours of the violation date**. If, in the opinion of the Code Enforcement Officer, the violation no longer exists, the fine portion and only the fine portion of this summons, may be waived. The record of a violation occurring shall remain and the property may still be subject to fines associated with being deemed a repeated public nuisance.

**ABATEMENT INFORMATION**

**If the violation noted above is not corrected by 4:00 PM on the “ABATEMENT DATE” listed above, the Town will take action to abate the violation.** If this becomes necessary, in addition to the fine already assessed, you will owe to the Town the costs of the abatement.

**Each 24-hour period that the condition giving rise to this citation continues is subject to a separate citation and an additional civil penalty.**

Should you have any questions, please contact the Code Enforcement Department at (302) 998-2215.

You have the right to appeal this violation by submitting a written application to the Town of Elsmere’s Board of Adjustment within twenty (20) days of the date of this violation.

**MEANS OF APPEAL ARE SHOWN ON THE BACK OF THIS FORM**

## APPEALS

EXHIBIT

tabbies

24-01 K

### 111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under this code shall have the right to appeal to the Board of Adjustments of the Town of Elsmere, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted or the provisions of this code do not fully apply. Additionally, an application for appeal may be based on a claim that an action other than what is required by the code: 1) provides the same or better protections than what the code requires and 2) will not cost the Town of Elsmere any more money than enforcing the code as written. If the appellant proves that an action other than what is required by the code meets these two requirements, the Board of Adjustments may, in its discretion, either enforce the code as written or permit the proposed alternative action.

### 111.2 Notice of meeting.

The Board of Adjustments shall meet upon notice from the chairman, and conduct the appeal hearing within 20 days of the filing of an appeal.

### 111.3 Open hearing.

All hearings before the Board of Adjustments shall be open to the public. The appellant, the appellant's representative, the code official and any person who has been called as a witness or whose interests are affected shall be given an opportunity to be heard.

### 111.4 Procedure.

The Board of Adjustments shall set and make available the procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

### 111.5 Postponed hearing.

Either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

### 111.6 Board decision.

After hearing the evidence provided at the hearing the Board of Adjustments shall modify or reverse the decision of the code official only by a concurring vote of a majority board members present.

### 111.7 Records and copies.

The decision of the board shall be recorded. Copies shall be furnished to the appellant and to the code official.

### 111.8 Administration.

The code official shall take immediate action in accordance with the decision of the Board of Adjustments.

### 111.9 Court review.

Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the decision of the Board of Adjustments.

### 111.10 Stays of enforcement.

Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the Board of Adjustments.

This civil penalty is imposed pursuant to Section 171-4 of The Town of Elsmere Code for violating the Town of Elsmere's Property Maintenance Code (Chapter 171). The Town of Elsmere Code is available for your inspection at the Town Hall, 11 Poplar Avenue, Elsmere, DE 19805

1-24-2024

EXHIBIT

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24-01 L



CEASE AND DESIST

221



**EXHIBIT**  
 tabbles  
24-01 M

**THE TOWN OF ELSMERE CODE ENFORCEMENT DEPARTMENT**  
**\*\*\*\*\*CITATION\*\*\*\*\***

*11 Poplar Avenue - Elsmere, DE 19805 Phone: 302-998-2215 Fax: 302-998-9920*

<b>RESPONSIBLE PARTY</b> GRAFF TIMOTHY & TINA A 221 BIRCH AV WILMINGTON, DE 19805	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="border-bottom: 1px solid black;"><b>CITATION #</b></td> <td style="border-bottom: 1px solid black;">V2300799</td> </tr> <tr> <td style="border-bottom: 1px solid black;"><b>OFFICER</b></td> <td style="border-bottom: 1px solid black;">S. Allen</td> </tr> <tr> <td style="border-bottom: 1px solid black;"><b>VIOLATION DATE</b></td> <td style="border-bottom: 1px solid black;">06/26/23</td> </tr> <tr> <td style="border-bottom: 1px solid black;"><b>PROPERTY ADDRESS</b></td> <td style="border-bottom: 1px solid black;">221 BIRCH AVE</td> </tr> <tr> <td style="border-bottom: 1px solid black;"><b>ABATEMENT DATE</b></td> <td style="border-bottom: 1px solid black;">07/01/23</td> </tr> </table>	<b>CITATION #</b>	V2300799	<b>OFFICER</b>	S. Allen	<b>VIOLATION DATE</b>	06/26/23	<b>PROPERTY ADDRESS</b>	221 BIRCH AVE	<b>ABATEMENT DATE</b>	07/01/23
<b>CITATION #</b>	V2300799										
<b>OFFICER</b>	S. Allen										
<b>VIOLATION DATE</b>	06/26/23										
<b>PROPERTY ADDRESS</b>	221 BIRCH AVE										
<b>ABATEMENT DATE</b>	07/01/23										

On the above date, the Code Enforcement Department performed an inspection of the above referenced property. During this inspection, a violation of the Town of Elsmere Code was discovered. The nature of this civil citation is described below.

Specific Violation	Code Section	Due No Later Than	Amount Due
Solid Waste container left out at the curb on a day other than collection day (Monday). Must be moved to a point in the rear of the house except for on collection day.	187-2B5    Trash Collection	7/26/2023	\$    100.00

**HOW YOU CAN AVOID PAYING THE FINE**

If you have not received any citations for any violation within the last 12 months, the fine may be waived. You must take the required corrective action and abate the situation and bring proof of your actions to the Town's Code Enforcement Office within 48 hours of the violation date. If, in the opinion of the Code Enforcement Officer, the situation has been resolved and the violation no longer exists, the fine portion and only the fine portion of this summons, may be waived. The record of a violation occurring shall remain and the property may still be subject to fines associated with being deemed a repeated public nuisance.

**\*\*\*\*\*CITATION INFORMATION\*\*\*\*\***

In order to process your payment, please write the property address in violation in the memo section of the check or money order, and then mail it with the voucher below. You may also pay your fee in person at Town Hall, 11 Poplar Ave. Elsmere, DE 19805.

**ABATEMENT COST**

If the violation noted above is not corrected by 4:00 pm. on the "ABATEMENT DATE" listed above, the Town will take action to abate the violation. If this becomes necessary, in addition to the fine already assessed, you will owe to the Town the costs of the abatement.

Should you have any questions please contact the Code Enforcement Department at (302) 998-2215.

**The "Amount Due" associated with this violation is a civil penalty and is due by no later than the "Due No Later Than." Additionally, if the violation is not abated by the "Abatement Date" shown above, the Town will take action to correct the violation. If this becomes necessary, you will be responsible for the payment of all abatement costs incurred by the Town. You must pay the amount due by the date shown below, even if the violation has been corrected.**

**Please return this section with your payment.**

DUE NO LATER THAN	PARCEL NUMBER	CITATION NUMBER	AMOUNT DUE
7/26/2023	19-00400-520	V2300799	\$    100.00

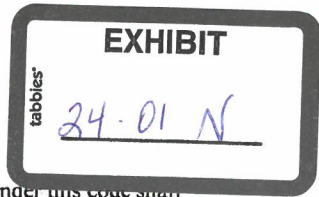
**Mail Your Payment To:**  
**The Town of Elsmere**  
**Finance Department**  
**11 Poplar Avenue**  
**Elsmere, DE 19805**

Each 24-hour period that the condition giving rise to this citation continues is subject to a separate citation and an additional civil penalty penalty.

You have the right to appeal this violation by submitting a written application to the Town of Elsmere's Board of Adjustment within twenty (20) days of the date of this violation.

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## APPEALS



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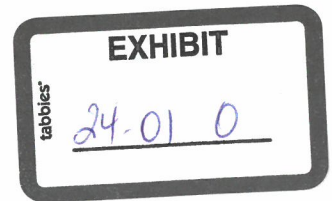
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# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

Phone (302) 998-2215 Fax (302) 998-9920



06/26/23

GRAFF TIMOTHY & TINA A  
221 BIRCH AV  
WILMINGTON, DE 19805

Re.: Tax Parcel 19-00400-520 221 BIRCH AVE

Dear Property Owner,

Enclosed you will find a "Notice of Violation" which was issued due to conditions found at the property listed above. The records of the Town of Elsmere identify you as the owner of this property. Also enclosed, you will find a copy of Chapter 145 of the Code of the Town of Elsmere. Please take the time to review both of these documents thoroughly.

Based upon the violation listed in the enclosed "Notice of Violation", which states the date and time the prohibited conduct was observed at your property, as well as the nature of the prohibited conduct, your property has been deemed to be a "Public Nuisance" as defined in Chapter 145. Therefore, this property must be brought into compliance within five (5) days of the date of this letter. Should the prohibited conduct not be corrected within five days of the date of this letter, the Town of Elsmere will take steps to abate the referenced violation(s). Should this become necessary you, as the property owner, will be liable to reimburse the Town for its costs and expenses to abate the nuisance and for inspections and to maintain the property in a safe condition, including reasonable attorneys' fees. Should these costs and expenses remain unpaid after 30 days, the amounts due shall become a lien upon your property.

Additionally Chapter 145 provides that if more than two violation for prohibited conduct as defined in the chapter occurs at this location within one year of a previous violation, the property will be deemed to be a "Repeated Public Nuisance", and as such, you as the owner, would face fines of not less than \$1,000.00 nor more than \$2,000.00, and could be found guilty of a misdemeanor punishable by imprisonment for up to one year for each offense.

Please carefully review the definition and penalties for a "Repeated Public Nuisance". If this latest violation is not the first violation to occur at property within one year, you will not be given additional warnings. Please contact me as soon as possible if you have any questions or are unsure of the potential penalties you, as the property owner, may be subject to.

Respectfully,

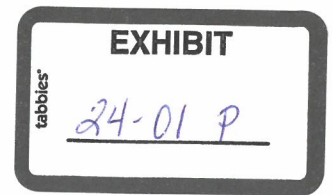
S. Allen

Code Enforcement Officer

cc: file

**A Council - Manager Municipality**  
**Located on the Net at [townofelsmere.com](http://townofelsmere.com)**

**Nuisance Properties**  
[Adopted 5-13-2004 by Ord. No. 430]



**§ 145-1. Findings.**

The Mayor and Council finds and determines that the existence of buildings, structures, properties and open lots which are repeatedly in violation of or the subject of repeated neighborhood complaints concerning violations of the Property Maintenance Code, and the General Code of the Town of Elsmere, can have a devastating impact upon the use of such property as well as surrounding properties and upon the surrounding community, including the promotion of illegal activities, the threat to the public health, safety and welfare, the interference in the community's quality of life as well as the value of surrounding properties, and, therefore, constitute public nuisances that endanger the health, safety and general welfare of the people of the Town of Elsmere and to the businesses thereof and visitors thereto.

**§ 145-2. Definitions.**

As used in this article, the following terms shall have the meanings indicated:

**OWNER** — Any person, individual, association, entity or corporation in whose name the affected real estate is recorded with the New Castle County Recorder of Deeds shall be presumed to be the owner thereof.

**PROHIBITED CONDUCT** — Any action or lack of action which creates or results in the maintaining of or failure to abate a condition which is in violation of the codes of the Town of Elsmere or which endangers the safety, health or welfare of the public.

**PUBLIC NUISANCE** — A residence, premises, structure, place or lot, developed or undeveloped, which creates or results in the maintaining of or failure to abate a condition which is in violation of the codes of the Town of Elsmere or which endangers the safety, health or welfare of the public.

**REPEAT PUBLIC NUISANCE** — Any building, residence, premises, structure, place or lot, developed or undeveloped, where an owner or agent has been given written notice by the Code Enforcement Office of the Town of Elsmere that public nuisance has taken place at said location and within one year of that notice there is more than one additional violation at that location for prohibited conduct for which the owner or agent is again notified in writing.

**§ 145-3. Prohibited conduct.**

It is a violation of this article for the owner or his or her agent, the lessee, renter, occupant or person in charge of any building, residence, premises, structure, place or lot, developed or undeveloped, to allow, cause, own, lease, permit, facilitate or maintain the creation or occurrence of a public nuisance or repeat public nuisance.

**§ 145-4. Presumptions.**

- A. It shall be a rebuttable presumption that more than two violations for prohibited conduct occurring within 12 months of each other have caused a repeat public nuisance to exist. This presumption shall be effective for any combination of three violations occurring within 12 months.
- B. Presumption of agency. Whenever there is evidence that a person was the manager, operator, supervisor or, in any other way, in charge of the premises at the time a public nuisance exists, such evidence shall be presumptive that he or she was an agent of the property owner.

**§ 145-5. Violations and penalties; liability for cost of abatement.**

- A. In addition to any other penalties provided for in the Code of the Town of Elsmere for a violation of the Code, a violation of this article shall be a misdemeanor punishable by a fine of not less than \$1,000 for the first offense and \$2,000 for each additional offense occurring within one year and/or imprisonment for up to one year for each offense.
- B. This article shall not be construed to exclude any civil or criminal remedy provided by law for the enforcement of this Code or of the other laws of the Town of Elsmere or the County of New Castle, the State of Delaware or the United States of America.
- C. In addition to any other penalty that may be imposed hereunder, the owner of a premises who fails to abate a public nuisance, said owner having knowledge of same or having been given due notice as set forth in this article, shall be liable to reimburse the Town for its costs and expenses to abate such public nuisance, for inspections and to maintain the property in a safe condition, including reasonable attorneys' fees. Said costs and expenses, if unpaid within 30 days of service on the owner of notice of amounts due, shall become a lien on the real property for said premises.

**§ 145-6. Service of notice.**

- A. A notice of violation that a prohibited conduct has occurred at a location shall be served by placing into the U.S. mail a notice of the violation and mailing same to the last known address of the owner of said property.
- B. The notice must contain the following:
  - (1) A statement of the date or dates upon which the prohibited conduct occurred at the property.
  - (2) The nature of the prohibited conduct and a directive that such conduct be abated within five days of the mailing of said notice.
  - (3) A copy of this code and a warning that if more than one additional violation for prohibited conduct as defined in this article occurs within one year of a previous violation, the owner will be subject to the penalties of this article, including but not limited to the Town seeking to place a lien or forfeiture pursuant to this article.

**§ 145-7. Enforcement.**

- A. Upon each offense for prohibited conduct, the Code Enforcement Officer may issue a summons to the owner, person in charge of said premises and/or the occupant of the residence.
- B. Upon a first offense for prohibited conduct, the Code Enforcement Department shall send the property owner or his or her agent a notice pursuant to the requirements of this article. Upon a second or subsequent offense for prohibited conduct occurring within one year of the first offense, a second or subsequent notice as described in this article shall be sent to the property owner or his or her agent.
- C. Upon failure of the owner to bring the building, residence, premises, structure, place or lot into compliance with the Town Code, the Town Attorney may apply to the appropriate court to appoint a temporary receiver to manage, operate and bring the building, residence, premises, structure, place or lot into compliance with the Code of the Town of Elsmere.



6-26-2023

EXHIBIT

tabbles

24-01 Q



6-26-2023

EXHIBIT

tabbles

24-01 R





**THE TOWN OF ELSMERE CODE ENFORCEMENT DEPARTMENT**

**\*\*\*\*\*CITATION\*\*\*\*\***

11 Poplar Avenue - Elsmere, DE 19805 Phone: 302-998-2215 Fax: 302-998-9920

<b>RESPONSIBLE PARTY</b> GRAFF TIMOTHY & TINA A 221 BIRCH AV WILMINGTON, DE 19805	<b>CITATION #</b>	V2300749
	<b>OFFICER</b>	N. Facciolo
	<b>VIOLATION DATE</b>	06/02/23
	<b>PROPERTY ADDRESS</b>	221 BIRCH AVE
	<b>ABATEMENT DATE</b>	06/07/23

On the above date, the Code Enforcement Department performed an inspection of the above referenced property. During this inspection, a violation of the Town of Elsmere Code was discovered. The nature of this civil citation is described below.

Specific Violation	Code Section	Due No Later Than	Amount Due
High grass & weeds above 8 inches tall throughout the property including the easement between the curb & sidewalk. Must be cut & maintained.	IPMC12-302.4 High grass / weeds	07/02/2023	\$ 100.00

**HOW YOU CAN AVOID PAYING THE FINE**

If you have not received any citations for any violation within the last 12 months, the fine may be waived. You must take the required corrective action and abate the situation and bring proof of your actions to the Town's Code Enforcement Office within 48 hours of the violation date. If, in the opinion of the Code Enforcement Officer, the situation has been resolved and the violation no longer exists, the fine portion and only the fine portion of this summons, may be waived. The record of a violation occurring shall remain and the property may still be subject to fines associated with being deemed a repeated public nuisance.

**\*\*\*\*\*CITATION INFORMATION\*\*\*\*\***

In order to process your payment, please write the property address in violation in the memo section of the check or money order, and then mail it with the voucher below. You may also pay your fee in person at Town Hall, 11 Poplar Ave. Elsmere, DE 19805.

**ABATEMENT COST**

If the violation noted above is not corrected by 4:00 pm. on the "ABATEMENT DATE" listed above, the Town will take action to abate the violation. If this becomes necessary, in addition to the fine already assessed, you will owe to the Town the costs of the abatement.

Should you have any questions please contact the Code Enforcement Department at (302) 998-2215.

**The "Amount Due" associated with this violation is a civil penalty and is due by no later than the "Due No Later Than." Additionally, if the violation is not abated by the "Abatement Date" shown above, the Town will take action to correct the violation. If this becomes necessary, you will be responsible for the payment of all abatement costs incurred by the Town. You must pay the amount due by the date shown below, even if the violation has been corrected.**

**Please return this section with your payment.**

DUE NO LATER THAN	PARCEL NUMBER	CITATION NUMBER	AMOUNT DUE
07/02/2023	19-00400-520	V2300749	\$ 100.00

**Mail Your Payment To:**  
**The Town of Elsmere**  
**Finance Department**  
**11 Poplar Avenue**  
**Elsmere, DE 19805**

Each 24-hour period that the condition giving rise to this citation continues is subject to a separate citation and an additional civil penalty penalty.

You have the right to appeal this violation by submitting a written application to the Town of Elsmere's Board of Adjustment within twenty (20) days of the date of this violation.

**MEANS OF APPEAL ARE SHOWN ON THE BACK OF THIS FORM.**

## APPEALS

EXHIBIT

tabbles

24-01 T

### 111.1 Application for appeal.

Any person directly affected by a decision of the code official or a notice or order issued under the code shall have the right to appeal to the Board of Adjustments of the Town of Elsmere, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted or the provisions of this code do not fully apply. Additionally, an application for appeal may be based on a claim that an action other than what is required by the code: 1) provides the same or better protections than what the code requires and 2) will not cost the Town of Elsmere any more money than enforcing the code as written. If the appellant proves that an action other than what is required by the code meets these two requirements, the Board of Adjustments may, in its discretion, either enforce the code as written or permit the proposed alternative action.

### 111.2 Notice of meeting.

The Board of Adjustments shall meet upon notice from the chairman, and conduct the appeal hearing within 20 days of the filing of an appeal.

### 111.3 Open hearing.

All hearings before the Board of Adjustments shall be open to the public. The appellant, the appellant's representative, the code official and any person who has been called as a witness or whose interests are affected shall be given an opportunity to be heard.

### 111.4 Procedure.

The Board of Adjustments shall set and make available the procedures under which a hearing will be conducted. The procedures shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be received.

### 111.5 Postponed hearing.

Either the appellant or the appellant's representative shall have the right to request a postponement of the hearing.

### 111.6 Board decision.

After hearing the evidence provided at the hearing the Board of Adjustments shall modify or reverse the decision of the code official only by a concurring vote of a majority board members present.

### 111.7 Records and copies.

The decision of the board shall be recorded. Copies shall be furnished to the appellant and to the code official.

### 111.8 Administration.

The code official shall take immediate action in accordance with the decision of the Board of Adjustments.

### 111.9 Court review.

Any person, whether or not a previous party of the appeal, shall have the right to apply to the appropriate court for a writ of certiorari to correct errors of law. Application for review shall be made in the manner and time required by law following the decision of the Board of Adjustments.

### 111.10 Stays of enforcement.

Appeals of notice and orders (other than Imminent Danger notices) shall stay the enforcement of the notice and order until the appeal is heard by the Board of Adjustments.

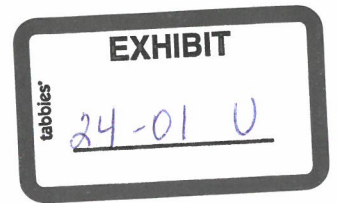
This civil penalty is imposed pursuant to Section 171-4 of The Town of Elsmere Code for violating the Town of Elsmere's Property Maintenance Code (Chapter 171). The Town of Elsmere Code is available for your inspection at the Town Hall, 11 Poplar Avenue, Elsmere, DE 19805



# The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

Phone (302) 998-2215 Fax (302) 998-9920



06/02/23

GRAFF TIMOTHY & TINA A  
221 BIRCH AV  
WILMINGTON, DE 19805

Re.: Tax Parcel 19-00400-520 *221 BIRCH AVE*

Dear Property Owner,

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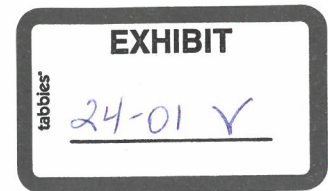
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Respectfully,

N. Facciolo

Code Enforcement Officer  
cc: file

**Nuisance Properties**  
[Adopted 5-13-2004 by Ord. No. 430]



**§ 145-1. Findings.**

The Mayor and Council finds and determines that the existence of buildings, structures, properties and open lots which are repeatedly in violation of or the subject of repeated neighborhood complaints concerning violations of the Property Maintenance Code, and the General Code of the Town of Elsmere, can have a devastating impact upon the use of such property as well as surrounding properties and upon the surrounding community, including the promotion of illegal activities, the threat to the public health, safety and welfare, the interference in the community's quality of life as well as the value of surrounding properties, and, therefore, constitute public nuisances that endanger the health, safety and general welfare of the people of the Town of Elsmere and to the businesses thereof and visitors thereto.

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**§ 145-3. Prohibited conduct.**

It is a violation of this article for the owner or his or her agent, the lessee, renter, occupant or person in charge of any building, residence, premises, structure, place or lot, developed or undeveloped, to allow, cause, own, lease, permit, facilitate or maintain the creation or occurrence of a public nuisance or repeat public nuisance.

**§ 145-4. Presumptions.**

- A. It shall be a rebuttable presumption that more than two violations for prohibited conduct occurring within 12 months of each other have caused a repeat public nuisance to exist. This presumption shall be effective for any combination of three violations occurring within 12 months.
- B. Presumption of agency. Whenever there is evidence that a person was the manager, operator, supervisor or, in any other way, in charge of the premises at the time a public nuisance exists, such evidence shall be presumptive that he or she was an agent of the property owner.

**§ 145-5. Violations and penalties; liability for cost of abatement.**

- A. In addition to any other penalties provided for in the Code of the Town of Elsmere for a violation of the Code, a violation of this article shall be a misdemeanor punishable by a fine of not less than \$1,000 for the first offense and \$2,000 for each additional offense occurring within one year and/or imprisonment for up to one year for each offense.
- B. This article shall not be construed to exclude any civil or criminal remedy provided by law for the enforcement of this Code or of the other laws of the Town of Elsmere or the County of New Castle, the State of Delaware or the United States of America.
- C. In addition to any other penalty that may be imposed hereunder, the owner of a premises who fails to abate a public nuisance, said owner having knowledge of same or having been given due notice as set forth in this article, shall be liable to reimburse the Town for its costs and expenses to abate such public nuisance, for inspections and to maintain the property in a safe condition, including reasonable attorneys' fees. Said costs and expenses, if unpaid within 30 days of service on the owner of notice of amounts due, shall become a lien on the real property for said premises.

**§ 145-6. Service of notice.**

- A. A notice of violation that a prohibited conduct has occurred at a location shall be served by placing into the U.S. mail a notice of the violation and mailing same to the last known address of the owner of said property.
- B. The notice must contain the following:
  - (1) A statement of the date or dates upon which the prohibited conduct occurred at the property.
  - (2) The nature of the prohibited conduct and a directive that such conduct be abated within five days of the mailing of said notice.
  - (3) A copy of this code and a warning that if more than one additional violation for prohibited conduct as defined in this article occurs within one year of a previous violation, the owner will be subject to the penalties of this article, including but not limited to the Town seeking to place a lien or forfeiture pursuant to this article.

**§ 145-7. Enforcement.**

- A. Upon each offense for prohibited conduct, the Code Enforcement Officer may issue a summons to the owner, person in charge of said premises and/or the occupant of the residence.
- B. Upon a first offense for prohibited conduct, the Code Enforcement Department shall send the property owner or his or her agent a notice pursuant to the requirements of this article. Upon a second or subsequent offense for prohibited conduct occurring within one year of the first offense, a second or subsequent notice as described in this article shall be sent to the property owner or his or her agent.
- C. Upon failure of the owner to bring the building, residence, premises, structure, place or lot into compliance with the Town Code, the Town Attorney may apply to the appropriate court to appoint a temporary receiver to manage, operate and bring the building, residence, premises, structure, place or lot into compliance with the Code of the Town of Elsmere.

6-2-2023

EXHIBIT

tabbles

24-01 W



6-2-2023

EXHIBIT

tabbies

24-01 X





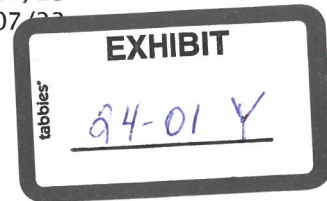
# TOWN OF ELSMERE

11 POPLAR AVENUE  
ELSMERE, DE 19805  
ATTN: VALARIE M. STRZEMPA  
TEL: (302)998-2215 EXT: 108  
FAX: (302)998-9920

INVOICE NO.
I2400636

INVOICE DATE: 09/07/23  
DUE DATE: 10/07/23

*AS OF 3/11/2024 STILL NOT PAID*



CUSTOMER #: GRAFF005  
TIMOTHY & TINA GRAFF  
C/O PABIAN PROPERTIES  
227 AMATA DR  
MIDDLETOWN, DE 19709

LICENSE INFORMATION  
LICENSE ID: R2400700  
NAME: TIMOTHY & TINA GRAFF  
LOCATION: 221 BIRCH AV

QUANTITY/UNIT	SERVICE ID	DESCRIPTION	UNIT PRICE	AMOUNT
1.00	RES	Residential Rental	200.000000	200.00
1.00/1	RENT-PEN	PENALTY FOR RENTAL UNITS	100.000000	100.00
			TOTAL INVOICE	<u>300.00</u>

TOWN OF ELSMERE  
11 POPLAR AVE  
ELSMERE, DE 19805

TIMOTHY & TINA GRAFF  
C/O PABIAN PROPERTIES  
227 AMATA DR  
MIDDLETOWN, DE 19709

Invoice Id: I2400636  
Customer Id: GRAFF005 PIN: 2567  
Due Date: 10/07/23  
Total Due: 300.00



SECLICKFIX ID  
14641390

PRIORITY  
Normal

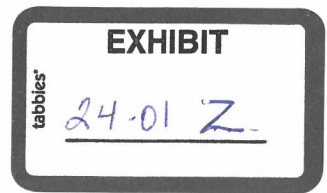
REQUEST TYPE  
High Grass & Weeds

ADDRESS  
221 Birch Ave Wilmington, Delaware, 19805

ASSIGNEE  
Nicole Facciolo

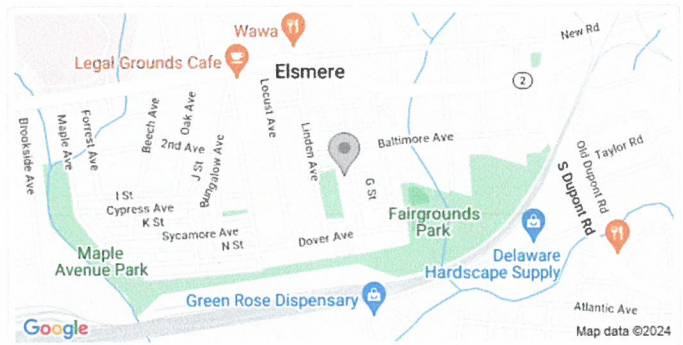
SLA EXPIRES  
June 07, 2023 13:09  
2 days left

REPORTED  
June 02, 2023 13:09



SECONDARY QUESTIONS

LOCATION



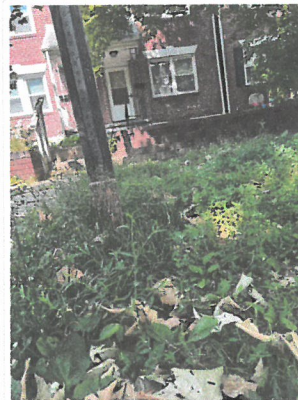
SUMMARY & DESCRIPTION

High Grass & Weeds

High grass and weeds above 8 inches tall throughout the property including the easement between the curb and sidewalk.

Reported by: Nicole Facciolo 06/02/2023 - 01:09PM

MEDIA

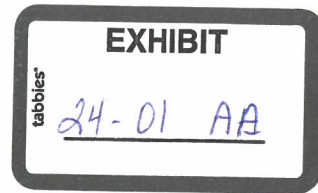


TIMESTAMP	INTERNAL	COMMENT	COMMENTER
June 02, 2023 13:09		Re-assigned to observing code officer.	Nicole Facciolo
June 02, 2023 13:09	Yes	Nicole Facciolo assigned this issue to Nicole Facciolo	Nicole Facciolo
June 02, 2023 13:09		While regularly patrolling on today's date, I observed a violation at this property for high grass and weeds over 8 inches tall throughout the yards including the easement between the curb and sidewalk. Upon observing the violation at this location, I stopped and obtained photos (shown above). I then issued a citation and it will be posted to the front door of the property this afternoon. A second copy was made and sent via USPS to the registered owner.	Nicole Facciolo
June 02, 2023 14:43		Posted citation photo	Nicole Facciolo
June 05, 2023 12:34		A follow up was performed on today's date of 6/5/23 and it was found that the violation was abated by the occupant of the property.	Nicole Facciolo

June 05,  
2023 12:34

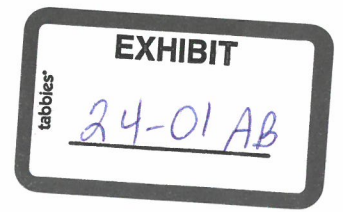
No further action will be taken at this time for this violation. Citation V2300749  
will be closed.

Nicole  
Facciolo



SEECLICKFIX ID  
14780547

PRIORITY  
Normal



REQUEST TYPE  
Trash Complaints

ADDRESS  
223 Birch Ave Wilmington, Delaware, 19805

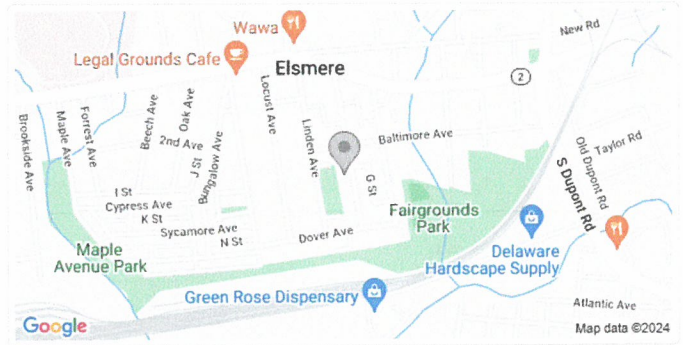
ASSIGNEE  
Scott Allen

SLA EXPIRES  
June 29, 2023 17:00  
4 days late

REPORTED  
June 27, 2023 08:09

SECONDARY QUESTIONS

LOCATION



SUMMARY & DESCRIPTION

Trash Complaints

While regularly patrolling on yesterday's date, I observed a violation at this property for the solid waste trash can left at the curb on a day other than collection day. There were 2 cans in the center sidewalk leading to the street, indicating that one could belong to 221 and the other to 221. Note that yesterday was a Monday and trash services are on Thursdays.

Reported by: Elsmere, DE Neighbor 06/27/2023 - 08:09AM

MEDIA



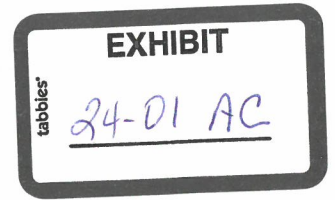
TIMESTAMP	INTERNAL COMMENT	COMMENTER
June 27, 2023 08:09	Elsmere, DE assigned this issue to Nicole Facciolo	Elsmere, DE
June 27, 2023 08:09	Re-assigned to observing code officer.	Scott Allen
June 27, 2023 08:09	Yes Scott Allen assigned this issue to Scott Allen	Scott Allen
June 27, 2023 08:10	Yes Upon observing the violation at this location, I stopped and obtained photos (shown above). I then issued a citation and posted it to the front door of the property. However, one of the two cans were removed by this time, but I was unable to determine which can remained. A second copy was made and sent via USPS to the registered owner.	Scott Allen
June 27, 2023 08:14		Scott Allen

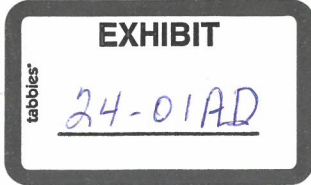
July 03,  
2023 11:45

A follow up was performed on today's date of 7/3/2023 and it was found that the violation was abated by the owner/occupant of the property. Scott Allen

July 03,  
2023 11:45

No further action will be taken at this time for this violation. Citation V2300797 will be closed. Scott Allen





**Parcel # 1900400520**

Property Address: 221 BIRCH AVE  
 WILMINGTON, DE 19805-  
 Subdivision: ELSMERE MANOR  
 Owner: GRAFF TIMOTHY & TINA A  
 221 BIRCH AV  
 Owner Address:  
 WILMINGTON, DE 19805  
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 325	Property Class: RESIDENTIAL
Location:	Lot Size: 0.04
Map Grid: 09403560	Lot Depth: 100
Block: V	Lot Frontage: 16
Census Tract: 124	Street Finish: SIDEWALK
Street Type: FEEDER	
Water: PUBLIC	
Microfilm #: 000228	

**District & Zoning Info**

- Districts
- **FIRE/RESCUE - ELSMERE**
  - **RED CLAY SCHOOL DIST-TRES**
  - DE SEN 07-SPIROS MANTZAVINOS
  - ELSMERE MANOR - Civic Organization - no contact information available
  - COUNCIL 1 - BRANDON T TOOLE
  - DE REP 13-DESHANNA U NEAL
  - NORTH OF C&D CANAL
  - ADD REQ PER SEC 10.3.4.4 DSSR
  - TRAFFIC ZONE T093 (YR2022)
  - SEWER DISTRICT NORTHERN-ASMT
  - PLANNING 8 - LOWER CHRISTINA
- Zoning
- 19R2 - ONE/TWO FAMILY DWELLING

**Deed History**

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
FLEMING BRIAN T & JUDITH ANN	D105 180	N	4/1/1979	\$20,900.00
BEERS AMY J	1781 341	N	7/28/1994	\$57,000.00
DEGHETTO THERESA A	20061103 0104718	N	10/31/2006	\$10.00
SCHERER TINA & GRAFF TIMOTHY	20080228 0013534	N	2/25/2008	\$134,500.00
GRAFF TIMOTHY & TINA A	20161019 0053881	N	10/12/2016	\$10.00

**Tax/Assessment Info**

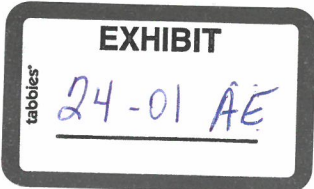
Assessment  
 Land: 6800  
 Structure: 28600  
 Homesite: 0  
 Total: 35400  
 County Taxable: 35400  
 School Taxable: 35400

**Tax Bills as of 3/12/2024 3:01:43 AM**

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$119.18	\$0.00	\$0.00	\$645.70
2011A	\$0.00	\$0.00	\$121.35	\$0.00	\$0.00	\$638.26
2012A	\$0.00	\$0.00	\$121.69	\$0.00	\$0.00	\$630.83
2013A	\$0.00	\$0.00	\$120.99	\$0.00	\$0.00	\$669.41
2014A	\$0.00	\$0.00	\$121.45	\$0.00	\$0.00	\$681.20
2015A	\$0.00	\$0.00	\$121.02	\$0.00	\$0.00	\$757.21
2016A	\$0.00	\$0.00	\$120.72	\$0.00	\$0.00	\$825.64
2017A	\$0.00	\$0.00	\$121.35	\$0.00	\$0.00	\$875.91
2018A	\$0.00	\$0.00	\$129.94	\$0.00	\$0.00	\$871.19
2019A	\$0.00	\$0.00	\$120.33	\$0.00	\$0.00	\$877.56
2020A	\$0.00	\$0.00	\$112.09	\$0.00	\$0.00	\$877.56
2021A	\$0.00	\$0.00	\$110.10	\$0.00	\$0.00	\$873.49
2022A	\$0.00	\$0.00	\$137.04	\$0.00	\$0.00	\$875.09
2023A	\$0.00	\$0.00	\$136.44	\$0.00	\$0.00	\$875.09

**Tax Payments as of 3/12/2024 3:01:43 AM**

Date Paid	Amt Paid
9/1/2010	\$764.88



9/6/2011  
9/5/2012  
8/12/2013  
9/18/2014  
9/17/2015  
9/27/2016  
9/21/2017  
9/25/2018  
9/24/2019  
9/28/2020  
9/28/2021  
9/27/2022  
9/27/2023

\$946.36  
\$997.26  
\$1,001.13  
\$997.89  
\$989.65  
\$983.59  
\$1,012.13  
\$1,011.53

County Balance Due: \$0.00

School Balance Due: \$0.00

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.

**Sewer History as of 3/12/2024 3:01:10 AM**

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2005S1	\$0.00	\$0.00	2/24/2005	\$149.28
2006S1	\$0.00	\$0.00	5/12/2006	\$199.50
2007S1	\$0.00	\$0.00	2/15/2007	\$176.62
2008S1	\$0.00	\$0.00	2/14/2008	\$50.00
2009S1	\$0.00	\$0.00	2/17/2009	\$50.00
2009S5	\$0.00	\$0.00	8/12/2010	\$75.25
2010S1	\$0.00	\$0.00	8/12/2010	\$146.23
2011S1	\$0.00	\$0.00	5/12/2011	\$170.57
2012S1	\$0.00	\$0.00	5/3/2012	\$177.36
2013S1	\$0.00	\$0.00	2/5/2013	\$187.85
2014S1	\$0.00	\$0.00	12/4/2014	\$233.54
2015S1	\$0.00	\$0.00	11/4/2015	\$246.48
2016S1	\$0.00	\$0.00	4/5/2016	\$206.75
2017S1	\$0.00	\$0.00	2/26/2018	\$214.95
2018S1	\$0.00	\$0.00	2/26/2018	\$103.33
2019S1	\$0.00	\$0.00	7/15/2020	\$166.84
2020S1	\$0.00	\$0.00	7/15/2020	\$231.71
2021S1	\$0.00	\$0.00	8/5/2021	\$77.15
2022S1	\$0.00	\$0.00	8/24/2022	\$99.09
2023S1	\$0.00	\$0.00	7/31/2023	\$112.36
2024S1	\$81.00	\$0.00	Not Available	\$0.00

Balance Due: \$81.00

These amounts are valid through the last day of the month. Statutory penalty will accrue on the first day of next month.

**Residence Characteristics**

**Residence 0**

Building Design: ROW INSD	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: AVERAGE
Year Built: 1944	# Stories: 2
Total Area (sq. ft.): 950	Main Floor Area: 480
# Rooms: 5	# Bedrooms: 2
# 1/2 Baths: 0	# Full Baths: 1
# Fam. Rooms: 0	# Fixtures: 5
Roof Type: GABLE	Roof Material: ASPHALT
Exterior Wall: BRICK	Interior Wall Finish: PLASTER
Floor Finish: WOOD	Foundation: CONTINUOUS
Garage Capacity: 0	Basement %: 100%
Basement % Finished:	Basement Finish Type:
Attic % Finished:	Unfinished Area: 0
Unfinished %:	Air Conditioning:
Heat Type: HOT AIR	
Remodel Year: 0	



EXHIBIT  
24-01 AF



40ft  
-75 596 39.737 Degrees