



EXHIBIT
tabbles 25-03 A

RECEIVED
FEB 03 2025
By DMJ

TOWN OF ELSMERE
APPEAL TO THE BOARD OF ADJUSTMENT INV# I250

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 a 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 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 Adjustment may, in its discretion, either enforce the Code as written or permit the proposed alternative action.

Date this Appeal was filed: 02/03/2025
Petition Number: V2500384, V2500385
Date of the Original Action: TBD 01-14-2025
Tax Parcel Number: 1900800039

Subject Property Address: 1343 Maple Ave

Property Owner's Name: Roy Enterprise
Phone Number: 678 852 2086

Property Owners Address: 256 Eagleview Blvd, Unit-144, Exton PA-19341

Applicant's Name: BITTNER ROY

Applicant's Address: As Above

Specific Item Being Appealed: (ex: Citation Number, Petition Number, Order Number, Etc.)
V2

Reason for the Appeal:
Problem corrected in time allowed.
Please see the attached. Applicant

Relief sought:
dismiss the \$300 fine.

Applicant's Signature: Britten Roy Date: 02/03/2025



To

The Town of Elsmere's Board of Adjustments
11 Poplar Ave
Elsmere, DE 19805.

Ref: Citation # V2500384 ; V2500385; V2500384

Dear Sir/ Madam,

I, Bithin Roy, CEO of Roy Enterprise LLC. My company owns the property at 1343 Maple Ave, Elsmere, DE 19805.

I am writing to you regarding the above-mentioned three violations which we received recently
The violations have been already taken care of on 01/18/2025

Here I would like to inform you that Ms. Tyvora Douglas, the tenant who is currently residing at the above mentioned unit is behind on rent. The landlord Tenant case is already filed at JP Court 13, Case # JP 13-24-000874. Trial is scheduled on March 07, 2025.

Ms. Douglas and her family are misusing the property by throwing feminine hygiene products / wipes into the toilet to clog the main drain of the unit repeatedly and intentionally. These have been found at every clog removal service . As a result even though the violations are getting corrected but due to tenant's activity the same issues are happening from time to time.

The tenant's intention is to put the landlord in a bad light. She is not informing the landlord about the clog, instead she is reporting to the Code and Enforcement Department.

I would like to appeal to you to remove the fine costs of \$300 in total for the 3 violations mentioned above.

Regards

Bithin Roy

Bithin Roy

Ph - 610 241 8351

02/03/2025

Wilmington, DE 19802
(302)761-8908

STATUS: CLOSED
BITWIN ROY
2601 N WASHINGTON ST
WILMINGTON, DE 19802
(678) 852 2086

EXHIBIT
25-03 C

MON 6A-8P TUE 6A-8P WED 6A-8P THU 6A-8P FRI 6A-8P SAT 6A-8P SUN 7A-8P

Duration
Hours, 27 Minutes

Register # 90 Transaction # 25206 Date 01/18/25 eDeposit # 8440250118073262120807741
Register # 90 Transaction # 25396 Date 01/18/25 eDeposit # 8440250118073262120807741

Date Out 01/18/2025 - 12:26 PM
Date Due 01/18/2025 - 4:33 PM
Date In 01/18/2025 - 2:54 PM

CORY ELMORE

Tool Description	Charges	Amount
Drain Cleaner 100' x 5/8" (1) Clog Chopper, 2.5" (212CG) (1) Clog Chopper, 1.5" (112CG) (1) Clog Chopper, 2" (2CG)	Tool Rental Fee Subtotal	\$65.00 \$65.00

Rental Subtotal	\$65.00
Damage Protection*	\$9.75
Rental Tax	\$1.29
Sales Tax	\$0.00
Contract Total	\$76.04
Deposit - PAID 01/18/25 (VISA ending 4032)	\$100.00
Balance Returned (VISA ending 4032)	-\$23.96
Outstanding Balance	\$0.00

TOOL RENTAL FEE CALCULATOR DISCLAIMER

Home Depot uses a Rental Calculator to insure our customers to get the lowest rates possible for the time they had the tool.

TERMS & CONDITIONS

I agree that no representative of The Home Depot is authorized to make any promise, warranty, or representation to me other than those reflected in the Agreement. I agree to the Terms & Conditions and understand that the Agreement cannot be modified or changed except in writing by both parties. With respect to equipment I am renting, I have received the equipment referenced in the Agreement. In the event that I am returning equipment, I acknowledge and agree that I am returning the listed rental equipment, the total charges are correct, and additional charges apply if the equipment is returned damaged.

* 15% of Rental Subtotal if applicable.



Case ID: JP13-25-000874
 Docket Start Date:
 Docket Ending Date:

Case Description

Case ID: JP13-25-000874 - ROY ENTERPRISE LLC VS TYVORA MARY ELLEN E DOUGLAS -NON JURY TRIAL
 Filing Date: Tuesday, January 21st, 2025
 Type: 61 - JP LANDLORD TENANT
 Status: ACTIVE - ACTIVE

Related Cases

No related cases were found.

Case Event Schedule

No case events were found.

Case Parties

Seq #	Assoc	Party End Date	Type	ID	Name
1	2		AGENT	EA12101	ROY, BITHIN
Address:		101 VIEWPOINT DR DOWNTOWN PA 19335 (878)852-2086	Aliases: none		
2	1		PLAINTIFF	@3379158	ROY ENTERPRISE LLC
Address:		101 VIEWPOINT DR DOWNTOWN PA 19335	Aliases: none		
3			DEFENDANT	@4069309	DOUGLAS, TYVORA MARY ELLEN E
Address:		1343 MAPLE AVE ELSEMERE DE 18905	Aliases: none		

Docket Entries

Filing Date	Description	Name	Monetary
17-JAN-2025 05:52 AM	LANDLORD TENANT	ROY, BITHIN	
Entry:		COMPLAINT FORM	
28-JAN-2025 02:11 PM	NOTICE ISSUED EVICTION DIVERSI		
Entry:		Docket entry for the letter produced from CDADOC7 on 28-JAN-2025.	
31-JAN-2025 09:53 AM	ZOOM HEARING SCHEDULED		
Entry:		Join Zoom Meeting https://us06web.zoom.us/j/89412834997 Meeting ID: 894 1283 4997 Passcode: 1337834007	
31-JAN-2025 09:53 AM	CASE UPDATE		
Entry:		SCHEDULED BY ANGELINA M'NYONE HOST- Sue FULL ZOOM TRIAL	



THE TOWN OF ELSMERE CODE ENFORCEMENT DEPARTMENT

******* CITATION *******

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

RESPONSIBLE PARTY ROY ENTERPRISE LLC 101 VIEWPOINT DRIVE DOWNINGTOWN PA 19335	CITATION #	V2500280
	OFFICER	N. Facciolo
	VIOLATION DATE	10/31/24
	PROPERTY ADDRESS	1343 MAPLE AVE
	PARCEL NUMBER	19-00800-039
	ABATEMENT DATE	11/05/24

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
Sewer pipe in the front yard is open and damaged which is allowing human urine, feces and toilet paper come out of it and all over the front yard of the property. Must be repaired immediately.	IPMC12-506.2 Plumbing drainage maintenance	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 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



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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

EXHIBIT

tabbles

25-03 F

10/31/24

ROY ENTERPRISE LLC
101 VIEWPOINT DRIVE
DOWNTOWN, PA 19335

Re.: Tax Parcel 19-00800-039 1343 MAPLE 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,

N. Facciolo

Code Enforcement Officer

cc: file



THE TOWN OF ELSMERE CODE ENFORCEMENT DEPARTMENT

******* CITATION *******

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

EXHIBIT
tabbles
25-03 G

RESPONSIBLE PARTY ROY ENTERPRISE LLC 101 VIEWPOINT DRIVE DOWNINGTOWN PA 19335	CITATION #	V2500281
	OFFICER	N. Facciolo
	VIOLATION DATE	10/31/24
	PROPERTY ADDRESS	1343 MAPLE AVE
	PARCEL NUMBER	19-00800-039
	ABATEMENT DATE	11/05/24

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
Unsanitary conditions in the front yard of the property due to the sewer pipe drainage issue. Must be cleaned up immediately.	IPMC12-302.1 Sanitation of property	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 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.

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MEANS OF APPEAL ARE SHOWN ON THE BACK OF THIS FORM



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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



10/31/24

ROY ENTERPRISE LLC
101 VIEWPOINT DRIVE
DOWNTOWN, PA 19335

Re.: Tax Parcel 19-00800-039 1343 MAPLE 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.

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Respectfully,

N. Facciolo

Code Enforcement Officer
cc: file



THE TOWN OF ELSMERE CODE ENFORCEMENT DEPARTMENT

******* CITATION *******

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

EXHIBIT
tabbles
25-03I

RESPONSIBLE PARTY ROY ENTERPRISE LLC 101 VIEWPOINT DRIVE DOWNTOWNTOWN PA 19335	CITATION #	V2500282
	OFFICER	N. Facciolo
	VIOLATION DATE	10/31/24
	PROPERTY ADDRESS	1343 MAPLE AVE
	PARCEL NUMBER	19-00800-039
	ABATEMENT DATE	11/05/24

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
Front screen/storm door has been removed but the framing still remains with hazardous parts sticking out. Must be repaired, replaced or properly removed.	IPMC12-304.15 Exterior doors	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 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.

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MEANS OF APPEAL ARE SHOWN ON THE BACK OF THIS FORM



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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



10/31/24

ROY ENTERPRISE LLC
101 VIEWPOINT DRIVE
DOWNTOWN, PA 19335

Re.: Tax Parcel 19-00800-039 1343 MAPLE AVE

Dear Property Owner,

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N. Facciolo

Code Enforcement Officer
cc: file

EXHIBIT

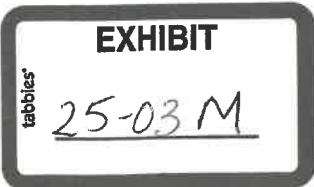
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25-03 K



EXHIBIT
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25-03 L





THE TOWN OF ELSMERE CODE ENFORCEMENT DEPARTMENT

*******CITATION*******

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

RESPONSIBLE PARTY ROY ENTERPRISE LLC 101 VIEWPOINT DRIVE DOWNINGTOWN PA 19335	CITATION #	V2500384
	OFFICER	N. Facciolo
	VIOLATION DATE	01/14/25
	PROPERTY ADDRESS	1343 MAPLE AVE
	PARCEL NUMBER	19-00800-039
	ABATEMENT DATE	01/19/25

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
*** SECOND NOTICE *** Sewer pipe in the front yard is open and damaged which is allowing human urine, feces and toilet paper come out of it and all over the front yard of the property. Must be repaired immediately and properly.	IPMC12-506.2 Plumbing drainage maintenance	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 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.

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MEANS OF APPEAL ARE SHOWN ON THE BACK OF THIS FORM



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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



01/14/25

ROY ENTERPRISE LLC
101 VIEWPOINT DRIVE
DOWNTOWN, PA 19335

Re.: Tax Parcel 19-00800-039 1343 MAPLE AVE

Dear Property Owner,

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N. Facciolo

Code Enforcement Officer

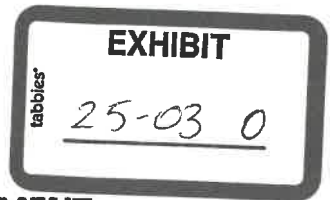
cc: file



THE TOWN OF ELSMERE CODE ENFORCEMENT DEPARTMENT

******* CITATION *******

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



RESPONSIBLE PARTY ROY ENTERPRISE LLC 101 VIEWPOINT DRIVE DOWNINGTOWN PA 19335	CITATION #	V2500385
	OFFICER	N. Facciolo
	VIOLATION DATE	01/14/25
	PROPERTY ADDRESS	1343 MAPLE AVE
	PARCEL NUMBER	19-00800-039
	ABATEMENT DATE	01/19/25

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
*** SECOND NOTICE *** Unsanitary conditions in the front yard of the property due to the sewer pipe drainage issue. Must be cleaned up immediately.	IPMC12-302.1 Sanitation of property	100.00

HOW YOU CAN AVOID PAYING THE FINE

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The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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



01/14/25

ROY ENTERPRISE LLC
101 VIEWPOINT DRIVE
DOWNTOWN, PA 19335

Re.: Tax Parcel 19-00800-039 1343 MAPLE AVE

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Respectfully,

N. Facciolo

Code Enforcement Officer
cc: file



THE TOWN OF ELSMERE CODE ENFORCEMENT DEPARTMENT

******* CITATION *******

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



RESPONSIBLE PARTY ROY ENTERPRISE LLC 101 VIEWPOINT DRIVE DOWNINGTOWN PA 19335	CITATION #	V2500386
	OFFICER	N. Facciolo
	VIOLATION DATE	01/14/25
	PROPERTY ADDRESS	1343 MAPLE AVE
	PARCEL NUMBER	19-00800-039
	ABATEMENT DATE	01/19/25

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
Failure to comply FULLY with the previously issued notices of violation. Violations were "fixed" but are yet again not in compliance.	IPMC12-106.3 Failure to comply	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 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



The Town of Elsmere

11 Poplar Avenue, Elsmere, Delaware 19805

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



01/14/25

ROY ENTERPRISE LLC
101 VIEWPOINT DRIVE
DOWNTOWN, PA 19335

Re.: Tax Parcel 19-00800-039 1343 MAPLE 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,

N. Facciolo

Code Enforcement Officer

cc: file

EXHIBIT
tabbles® 25-03 S





tabbles' EXHIBIT
25-03 T

EXHIBIT
tabbles®
25-03 U





To

The Town of Elsmere,
11 Poplar Ave, DE 19805.

Ref: Request to update the mailing address with Town of Elsmere ; License ID: R 2500695

I, Bithin Roy, CEO of Roy Enterprise LLC. My company owns the property at 1343 Maple Ave, Elsmere, DE 19805.

I would like to update my mailing address with the Town Of Elsmere effective from the day Today. The address is mentioned below:

ROY ENTERPRISE LLC
256 EAGLEVIEW BLVD.
UNIT #144
EXTON, PA 19341

✓ changed 2/3/2025

Please update the information in your system and please send all future communications to this above - mentioned address.

Regards

Bithin Roy

02/03/2025

Bithin Roy
CEO - Roy Enterprise LLC
610 241 8351



Property Address: 1343 MAPLE AVE
 WILMINGTON, DE 19805-
 Subdivision: ELSMERE GARDENS
 Owner: ROY ENTERPRISE LLC
 101 VIEWPOINT DRIVE
 Owner Address:
 DOWNINGTOWN, PA 19335
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 33	Property Class: RESIDENTIAL
Location:	Lot Size: 0.04
Map Grid: 09403560	Lot Depth: 106.70
Block:	Lot Frontage: 16
Census Tract: 124	Street Finish: SIDEWALK
Street Type: NEIGHBORHOOD	
Water: PUBLIC	
Microfilm #: UNREC	

District & Zoning Info

Districts

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- 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
- FLOODPLAIN
- ELSMERE GARDENS - Civic Organization - no contact information available

Zoning

- 19R2 - ONE/TWO FAMILY DWELLING

Deed History

Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
		N	4/1/1973	\$15,500.00
		N	11/1/1979	\$27,600.00
REYNOLDS LISA JEANINE	T125 326	N	2/1/1984	\$37,900.00
ORTH ROBERT P & LAURA J	765 122	N	9/28/1988	\$51,900.00
FEDERAL NATIONAL MORTGAGE ASSN	2519 271	N	8/11/1998	\$59,900.00
BREVOORT FRANK L III	2575 63	N	1/15/1999	\$35,000.00
LUSBY FIANNA J	2575 66	N	1/19/1999	\$10.00
ROY ENTERPRISE LLC	20210806 0092032	Y	7/7/2021	\$10.00

Tax/Assessment Info

Current Assessment

Land: 6500
 Structure: 31500
 Homesite: 0
 Total: 38000
 County Taxable: 38000
 School Taxable: 38000

Tentative Assessed Value (from Reassessment)

The "Tentative Assessed Value" for this Parcel is included below for informational purposes only and reflects the Parcel's market value as of July 1, 2024. The County-wide reassessment process will result in final assessed values to be effective for the tax year beginning July 1, 2025. The Tentative Assessed Value below has not yet been modified by any applicable property tax exemptions (e.g., Disability, Age-65-or-Older, charitable, etc.) or farmland assessments and may be subject to other changes. New Castle County will make this Parcel's final assessed value publicly available on this ParcelView entry (and available for inspection at the Assessment Office) by March 1, 2025.

Tentative Land Value: 42900
 Tentative Structure Value: 188000
 Tentative Assessment Value: 230900

Tax Bills as of 2/11/2025 3:00:02 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$127.93	\$0.00	\$0.00	\$693.12
2011A	\$0.00	\$0.00	\$138.08	\$0.00	\$0.00	\$726.26
2012A	\$0.00	\$0.00	\$133.95	\$0.00	\$0.00	\$717.79
2013A	\$0.00	\$0.00	\$129.87	\$0.00	\$0.00	\$718.58
2014A	\$0.00	\$0.00	\$130.37	\$0.00	\$0.00	\$731.23
2015A	\$0.00	\$0.00	\$129.90	\$0.00	\$0.00	\$812.82
2016A	\$0.00	\$0.00	\$129.58	\$0.00	\$0.00	\$886.27
2017A	\$0.00	\$0.00	\$130.26	\$0.00	\$0.00	\$940.23

2022A	\$0.00	\$0.00	\$147.10	\$0.00
2023A	\$0.00	\$0.00	\$146.46	\$0.00
2024A	\$0.00	\$0.00	\$166.03	\$0.00

Tax Payments as of 2/11/2025 3:00:02 AM

Date Paid	Amt Paid
9/29/2010	
11/1/2011	\$821.05
10/23/2012	\$939.21
11/1/2012	\$732.91
9/23/2013	\$43.96
9/30/2014	\$848.45
10/1/2015	\$861.60
9/28/2016	\$942.72
10/2/2017	\$1,015.85
9/27/2018	\$1,070.49
9/24/2019	\$1,074.67
9/29/2020	\$1,071.19
10/4/2021	\$1,062.15
10/4/2021	\$118.19
9/14/2022	\$937.85
9/13/2023	\$1,086.46
10/4/2024	\$1,085.82
10/4/2024	\$1,089.84
12/9/2024	\$156.55
County Balance Due: \$0.00	\$64.53
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 2/11/2025 3:00:02 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2007S1	\$0.00	\$0.00	3/6/2007	\$501.97
2008S1	\$0.00	\$0.00	2/25/2008	\$464.79
2009S1	\$0.00	\$0.00	2/18/2009	\$343.94
2010S1	\$0.00	\$0.00	2/26/2010	\$327.22
2011S1	\$0.00	\$0.00	2/17/2011	\$63.81
2012S1	\$0.00	\$0.00	2/27/2012	\$408.84
2013S1	\$0.00	\$0.00	2/27/2013	\$397.79
2014S1	\$0.00	\$0.00	4/4/2014	\$344.42
2015S1	\$0.00	\$0.00	2/27/2015	\$367.38
2016S1	\$0.00	\$0.00	3/1/2016	\$344.42
2017S1	\$0.00	\$0.00	2/27/2017	\$390.34
2018S1	\$0.00	\$0.00	2/22/2018	\$390.34
2019S1	\$0.00	\$0.00	2/22/2019	\$437.18
2020S1	\$0.00	\$0.00	3/3/2020	\$437.18
2021S1	\$0.00	\$0.00	2/22/2021	\$501.48
2022S1	\$0.00	\$0.00	2/22/2022	\$311.00
2022S5	\$0.00	\$0.00	2/10/2023	\$138.33
2023S1	\$0.00	\$0.00	2/10/2023	\$449.33
2024S1	\$0.00	\$0.00	2/10/2023	\$397.89
2025S1	\$153.58	\$0.00	2/27/2024	\$397.89
Balance Due: \$153.58			Not Available	\$0.00

These amounts do not reflect statutory penalty, which was imposed on the first of the month. To obtain the exact amount necessary to pay the account in full, please call New Castle County's Treasury Division at (302) 395-5340.

Residence Characteristics

NOTE on Property Characteristics: The characteristics of every parcel currently listed on the Parcel Search website are from New Castle County's previous property assessment computer system and may be outdated. Any changes to the characteristics of County parcels made by Tyler Technologies, the County's vendor for the reassessment project, are not reflected below on this parcel entry. This includes any changes to property characteristics based on Tyler's site visits or requested by property owners in response to Tyler's Data Mailers sent during summer 2024. Those updated property characteristics, however, are in the new computer system that Tyler is using to value each parcel at its July 1, 2024 fair market value. New Castle County's Parcel Search website will contain the updated property characteristics for all County parcels by May 2025, and the County is working to determine whether the updated property characteristics may be added even sooner than May 2025 to the Parcel Search website.

Residence 0

Building Design: ROW INSD	Residence Class: SFD PLATTED LOT
Grade: AVERAGE	Condition: AVERAGE
Year Built: 1958	# Stories: 2
Total Area (sq. ft.): 1025	Main Floor Area: 512
# Rooms: 5	# Bedrooms: 3
# 1/2 Baths: 0	# Full Baths: 1
# Fam. Rooms: 0	# Fixtures: 5
Roof Type: FLAT	Roof Material: COMPWOOD
Exterior Wall: BRICK	Interior Wall Finish: DRYWALL

Unfinished %:
Heat Type: HOT AIR
Remodel Year: 0

Unfinished Area: 0
Air Conditioning:

