

**APPENDIX B**

**EXCERPTS FROM APPRAISAL RECORDS,  
BEIDERMAN FARM**

consulting firms have been made and, therefore, I have not considered this potential in my evaluation.

#### DESCRIPTION OF BUILDINGS

The property is improved with the following buildings:

1. A two-story frame asbestos shingle single-family traditional farm-style dwelling house containing approximately 848 square feet of ground floor area, excluding one open and one enclosed porch. On the first floor there is a large living room with operating fireplace, dining room, kitchen, and pantry. On the second floor there are four bedrooms and a large bath. Access to the attic (unfinished) is by way of a circular stair from a small central hallway. There is an enclosed side porch containing 142 square feet.

Access to the basement area is by way of a trap door on the side porch. The basement is shallow with a dirt floor. The foundation walls are of stone and in reasonably good condition. The house is served by 100-amp electrical service. The heating unit is a central coal-fired hot-air space furnace which ducts into the living room. The ducts have not been run to any other

rooms in the house. Domestic hot water is furnished by a 52-gallon electric hot water tank. The roof is shaker shingle and in extremely poor condition. The interior walls are lath plaster which has been poorly maintained. Leaks have caused plaster to crack and loosen and in some rooms large sections have fallen. Some of the windows are fitted with frame screens, in poor condition; others with frame storm sash, also in poor condition.

The house has three chimneys. The rear chimney was used until recently for a wood and coal cook stove in the kitchen, but is in such disrepair as to be unsafe. The east chimney is in poor condition but is used as a flue for the furnace. The west chimney is used for the living room fireplace and appears to be in reasonably fair condition. Water is drawn from a 22-foot dug well and apparently provides adequate supply for domestic needs. There is severe evidence of termite infestation in the basement area. The overall condition of this building is extremely poor.

2. Implement Shed - 18 feet by 40 feet frame with shaker shingle roof, frame siding, frame sliding doors and dirt floor. One section is presently used to garage one car. Building is in extremely poor condition.

3. Milk House - 11 feet by 12 feet stucco on concrete block, with frame and asphalt shingle roof and concrete floor. The building was previously used to house milk bulk tank and coolers for the dairy operation. The equipment has subsequently been removed. Water service was supplied to the building from the main barn. The building is in reasonably good condition.

4. Loft Barn with two, one-story sheds - This building contains approximately 3,100 square feet. Building is frame with a composition roof front and shaker shingle roof to the rear. The building is in reasonably good condition for its intended use.

5. Stauntion Barn - This is a 26 feet by 45 feet one-story stucco on concrete block building with a frame and tar-paper roof. Building is attached to the southeast corner of the

loft barn. There are 22 steel stauntion collars and air lines were installed for milking machines (the compressor equipment has been romoved). Floor is concrete with a formed feed bunk and manure trough. Walls have a broom finished concrete wainscoat four feet high and painted celotex on the balance of the wall area and ceiling. Although poorly maintained, this building appears to be in fair condition.

6. Silo - 12 feet in diameter and approximately 45 feet in height. It is constructed of pre-cast concrete staves with steel retaining hoops and a poured concrete foundation. It has a masonry ladder and drop shoot. The roof is shaker shingle over framed. The roof shingling is in poor condition and some of the rafters are rotted. The silo appears structurally sound.

The mobile home situated behind the implement shed is the residence of one of Mrs. Beiderman's sons and consequently has not been valued as a part of this report. The residence and mobile home are served water from the house well. The out buildings are served water from a well located in the loft barn. Neither Mrs. Beiderman nor her son knew the depth of the

well of the barn or whether it was dug or drilled. It has been capped with a concrete dome which made it impossible to inspect.

#### ZONING DATA

The subject of this appraisal is zoned "R-2" Agricultural and General Purpose under the current zoning ordinance of New Castle County, adopted September 28, 1954, and amended to June 15, 1969. A complete description of the permitted uses and restrictions for this zoning classification is contained in Article I-V, Section 2 of the Ordinance.

#### REAL ESTATE TAXES AND ASSESSMENTS

The subject property falls within the jurisdiction of two governmental agencies with the power to levy ad valorem real estate taxes. These agencies are the County Council of New Castle County and the Newark Special School District. The Board of Assessment of New Castle County is presently the only one of the two cited agencies which maintains a full-time real estate assessment staff. The School District, therefore, is currently receiving and accepting the county assessment

rolls from which to compile its own tax roll. County assessments are currently computed on the basis of 70% of the estimated sound value of the property at the time of assessment and/or construction or change in use. Improvements to the land are assessed on the basis of their cost to construct in the year in which they are constructed and land value is currently determined as the value of the parcel for its particular present use as of the year of 1952. Assessment figures, therefore, developed and published by that agency do not necessarily represent any direct relationship to current market value. According to the records, New Castle County Board of Assessment, the current total assessment for the subject parcel, as of the date of this appraisal, is \$15,800, and the current tax rate is:

Newark School District .....	\$1.90 per \$100
New Castle County .....	\$ .695 per \$100
Total combined rate .....	\$2.595 per \$100

The total tax for 1969 - 1970 is \$415.07.

### HIGHEST AND BEST USE

The highest and best use is that use which is most likely to produce the greatest net return over a given period of time.

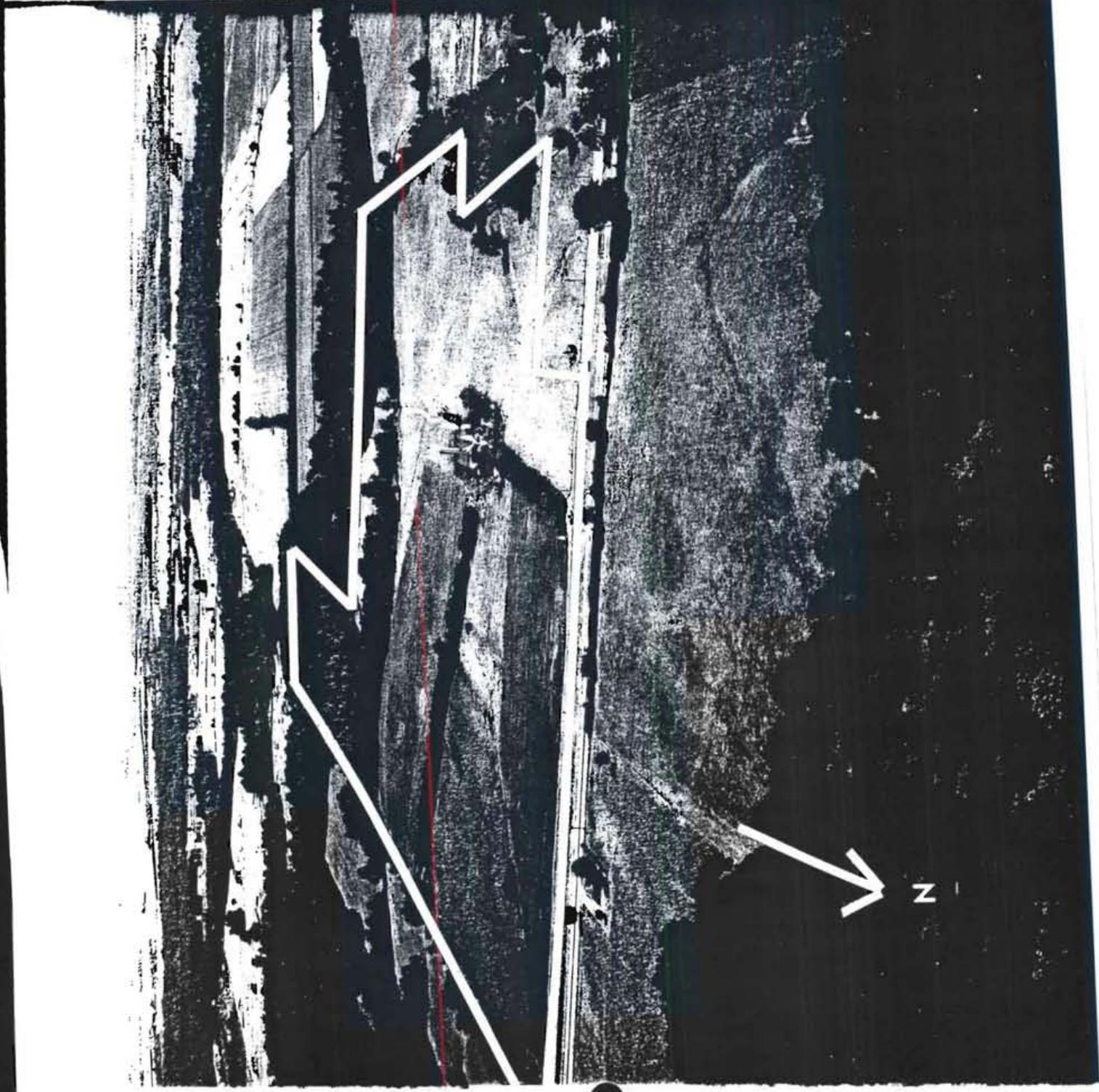
The highest and best use of the subject property is for purchase as an interim farm and held for subdivision into medium density residential lots or held for development as an industrial park.

### VALUATION

The value of the property under appraisal has been estimated by comparing it to other properties which have been sold in the area and are reasonably similar to the subject property.

Sales of land in the vicinity of the subject have been investigated and analyzed and compared to the subject. Consideration has been given to location and other physical characteristics.

Since the lands under appraisal are considered to be transitional, sales of land in the same and/or different zoning classifications have been considered with particular emphasis on sales of land of "R-2" zoning classification, or of lands on which a change of zoning classification was applied for proceeding or immediately subsequent to the consummation of the examined sale.

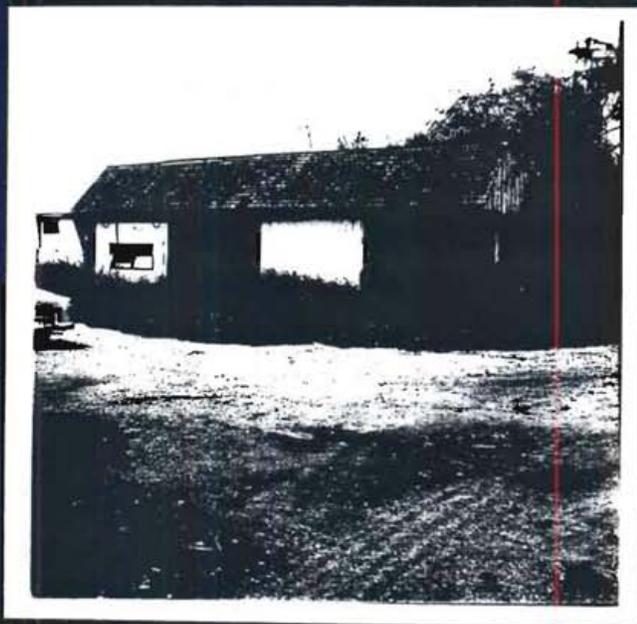




East Side of House



West Side of House



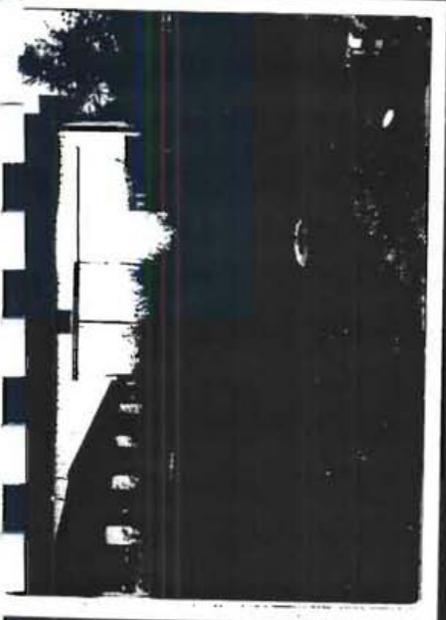
Implement Shed



Milk House



Stauntion Barn



Loft Barn



Silo

George H. Biederman and

Helen E. Biederman, his wife,  
Newark, Del.

Louis H. Hagerty and  
Betty Jane Hagerty, his wife,

Consideration

\$45,000.00

Bring deed with this, that it may be endorsed.

PLEASE DO NOT FOLD

## DESCRIPTION OF PROPERTY

WHICH MUST BE AN EXACT COPY IN THE WORDING OF THE DEED

... tract or piece of land, with the buildings thereon erected, situate on  
... side of the New Castle and Frenchtown Turnpike in Pencader Hundred,  
... County of New Castle and State of Delaware, known as the "Underwood Farm"

BEGINNING at a stone in the center of the said Turnpike Road and  
about 15' distant from a sweet gum tree; thence running north 88° east, 136.7  
perches (less about four feet) to a stone, corner for land of Andrew Harman;  
thence with a line of said Harman's land, south three-quarters of a degree west  
152.4 perches to an old White Oak tree; thence south 88½° west, 28.3 perches  
to a stake; thence north 8° west, 24 perches to a stone, a corner for William  
D. Adair's land; thence with his land, south 86½° west, 66.7 perches to a stone  
set in the branch, a corner for William D. Adair's land and in a line of land  
formerly belonging to Margaret Adair; thence by a new line north 12-¾°  
west, 131.6 perches to the first mentioned stone and place of BEGINNING.  
Containing 97 acres, 1 rod and 4 perches of land, more or less.

EXCEPTING and RESERVING THEREOUT AND THEREFROM, however, all that  
certain tract or piece of land which James Healy and Julia R. Healy, his wife,  
by their Indenture bearing date the Twenty-ninth day of October, A. D. 1928,  
containing five acres of land, more or less, and recorded in the Office for

Recital

PRESENT OWNER

PREVIOUS OWNER

DATE

#2.

Consideration

Bring deed with this, that it may be endorsed.

PLEASE DO NOT FOLD

## DESCRIPTION OF PROPERTY

WHICH MUST BE AN EXACT COPY IN THE WORDING OF THE DEED

*All that certain lot or piece of land*

the Recording of Deeds, &c., at Wilmington, in and for said New Castle County in Deed Record A, Vol. 36, Page 272, &c., did grant, convey and assure unto H. Roy Freck, in fee.

ALSO, EXCEPTING AND RESERVING thereout and therefrom, however, two strips of land heretofore conveyed by the said James Healy and Julia R. Healy his wife, by their deed bearing date the Fourth day of April, A. D. 1933, and containing 1.02 acres and 5.284 acres--deed Record H-39-108, did grant, convey and assure unto the State of Delaware, in fee.

Dorothy E. Saulsbury,

to

Lewis M. Hagerty and  
Betty Jane Hagerty, his wife,

May 3, 1943

Deed Record S-43-210

Recital

George H. Biederman, Sr., a/k/a George H. Biederman deceased

Domicile Pencader Hundred

Date of Death June 30, 1965

Will Record

DESCRIPTION

Tract of land of 82½ acres, more or less,  
on Route 40, Pencader Hundred.

One-half included in estate  
Property jointly held by decedent and Helen E. Biederman,  
his wife, whose individual assets, inherited from her father,  
Harry J. Dilworth, contributed at least one-half to  
acquisition of assets.

Helen E. Biederman, RD 1, Newark, Delaware

Attorney: Samuel Handloff, 251 De. Trust Bldg., Wilm., Del.

*John P. Brady*  
REGISTER OF WILLS

### BASIS OF APPRAISAL

"The just compensation to which owners of property taken under the power of eminent domain are entitled to is the Fair Market Value of the property at the time of the taking in view of all the other uses and purposes of the property at such time."

### IDENTITY OF PROPERTY

The subject property is located on the southerly side of U. S. Route #40, Pencader Hundred, New Castle County, Delaware, approximately 3,600 feet east of the intersection of U. S. Route #40 and Delaware Route #896 (Glasgow).

### NEIGHBORHOOD

The subject property is situated along the eastbound lane of a major arterial highway, U. S. Route #40, which is a part of the non-limited access east coast interstate highway system. In recent years, it has diminished in relative importance and prominence as a corridor for interstate commerce and Maine to Florida tourist traffic since the construction of the

limited access highway system. A portion of that system passing through Delaware is known as Interstate Route 95 (John F. Kennedy Memorial Turnpike). Route #40 has, however, remained relatively important as a local artery and an interstate corridor route connecting major population centers of New Jersey, Delaware, and Maryland. The road will probably increase in local importance as the areas through which it passes establish a stable development pattern and as the present rural pattern and orientation of this neighborhood becomes more urban and industrial.

The subject property and the neighborhood at this time appear rural in character and predominantly agricultural in use.

This agricultural utilization does not, however, truly represent a basis for value of the land as reflected in recent sales prices paid for nearby parcels of land. These sales appear substantially higher in price than can be supported or justified in good agricultural use and practice. The

duPont Company has acquired five parcels totaling approximately 1,000 acres with roughly 6,000 feet of frontage along the north

side of Route #40, north of the subject. That parcel encompasses an area bounded by Wrangle Hill Road on the east, State Route #896 on the west, U. S. Route #40 on the south, and a northerly line along Cooches Bridge Road and through the center of Sunset Lake. A representative of the company indicates that they intend to develop the property as a research and development center. They have been successful in obtaining a combination of "M-3" (heavy industrial) and "O-2" (general and research office) zoning for the assemblage.

Approximately a mile east of the subject and south of Route #40 are numerous small and large tracts which have been zoned a variety of "M-1" and "M-2" for some years. At present, this land has only been partially developed, however, the existance of large tracts of industrially zoned land must eventually have a dominant influence on the growth and development patterns of the neighborhood.

A great deal of the frontage along Route #40 extending almost from the Maryland line, west of Glasgow, and indefinitely east of the subject is zoned commercial. This strip of commercial

zoning consists of a liberal combination of "C-1", "C-2" and "C-3" and much of it is not currently devoted to commercial activity. Much of that which is actively used is supporting what appears to be marginal commercial operations. Glasgow (the intersection of U. S. Route #40 and State Route #896) appears to be a small but active commercial hub. There is a diner, restaurant, several service stations, the embryo of a shopping center, mobil-home sales and mobil-home part, among a variety of small retail establishments and roadside stands.

A relatively small tract fronting on 896 in the southwest quadrant of its intersection with Route #40 and to the rear of the shopping center tract has been zoned R-1-CC. The neighborhood, however, is predominantly zoned "R-2" (agricultural purpose). In the absence of positive planning and specific zoning or as yet a tacit commitment to future land use in the greater neighborhood, I would expect some hesitancy on the part of major residential developers to undertake major subdivisions in the immediate future. Other than the previously discussed major industrial zonings, the neighborhood does not

appear to have established any coherent pattern of development which can be used as a guide for future growth. It should be noted, however, that the New Castle County Comprehensive Development Plan suggests medium density single family residence for the subject and the area surrounding it to the south and southwest.

It is my opinion that the neighborhood must be considered interim-vacant and interim-farm land. That is to say, in the cycle of development this land and neighborhood is in an early period of transition from agricultural uses to more intensive suburban or industrial utilization. To project a relative time for the growth pattern to crystalize is extremely difficult, however, I would suspect that a positive indication should manifest itself within a period of three to five years.

The county has extended a 24-inch sewer trunk line into the neighborhood. The present terminus is along Route #896, approximately 1,800 feet north of the intersection with Route #40, and therefore is approximately 5,200 feet from the Beiderman property by Route #40 and #896. The most direct

route, of course, would be 2,800 feet across the duPont property. Although duPont does not appear receptive to granting an easement for the extension of this facility to serve the Beiderman property, the county assures me that an easement can be arranged.

Based on the best current information that I could obtain, it is my opinion that land currently zoned R-2 east of Route #896 and south of Route #40, will generally develop industrially as a logical extension of the duPont acquisition and zoning; the R-2 lands west of #896 both north and south of Route #40 will develop as a mixture of residential and supporting neighborhood commercial.

#### DESCRIPTION OF THE PROPERTY

The property is situated along the southerly side of U. S. Route #40 and approximately 3,600 feet east of the intersection with State Route #896. It consists of 82.9429 acres of which approximately 68.5 are tilible. It has approximately 1,294 feet frontage along Route #40 and an average perpendicular depth of approximately 2,394 feet. The tract is irregular in

shape (a sketch is included herewith). It is bordered on the west by a five-acre residential farm and an active Sun View Farm horse farm. On the north it is partially bordered by a strip of vacant commercially zoned land and Route #40. The commercial property has not been fenced or developed and is currently used as an extension of the subject farm's permanent pasture. The property is bordered on the east by other lands of the State Highway Department and on the south by a working farm.

The tilible acreage is presently either planted in soy beans or maintained as permanent pasture. The balance of acreage devoted to standing woodlot, feedlot, residence and out buildings. The building cluster is set back from Route #40 approximately 150 yards and access is by way of a rough, poorly cared for farm lane. The out buildings were originally constructed to support a small dairy farming operating which was abandoned several years ago. The buildings have apparently been poorly maintained since then, and the yards and lots are heavily overgrown with weeds. I seriously doubt that the property could any longer be operated as a full-time profitable dairy operation.

As I previously indicated, a portion of the farm is cropped with soy beans and hay is taken from the permanent pasture; however, it is only a part-time occupation for one of Mrs. Beiderman's sons. Near the rear of the farm is a small stream that traverses the property west to east and divides the property putting approximately 15 acres of pasture south of the stream. The stream flows into Bell Town Run east of the property.

The farm is topographically orientated and elevated in such a manner that the natural drainage appears to be east and south. Except for a few small areas that probably hold rain water, the property seems high, fast, and well-drained. During the inspection of the property, I was advised by Mrs. Beiderman that a small building contractor is extracting small quantities of gravel material from the 15 acres south of the stream. This material does not appear to exist in commercial quantities, and I suspect because of the topography and elevation of the land in this area, it would be extremely difficult to obtain county approval for a large scale mining operation. Apparently no test boring by the State Highway Department engineers or private