



## Town of Blades

Office of Mayor and Council  
20 West Fourth Street  
Blades, Delaware 19973-4122  
(P) 302.629.7366 (F) 302.629.0199

### Town of Blades ORDINANCE 440 Real Estate Property Tax Rate Change

#### ORDINANCE ADOPTING THE CHANGE OF REAL ESTATE PROPERTY TAX RATE

**WHEREAS**, by the Charter of the Town of Blades, Mayor and Council shall determine, in its sole discretion, from which sources of the authorized revenues of the Town the amount to be determined by them shall be raised and, within the limits prescribed by this Charter with respect to any such source, the amount to be raised from each such source.

**WHEREAS**, by the Charter of the Town of Blades, Mayor and Council shall determine the rate of tax on real estate located in the limits of the Town:

**NOW THEREFORE, BE IT ENACTED AND ORDAINED**, by the Mayor and Town Council of the Town of Blades, Sussex County, Delaware, in session met. as follows:

- a. Real Estate assessed 2025 property values. The tax will be \$0.45 on the assessed value at 100% per \$100.
- b. Front Footage tax is \$0.60 per foot.
- c. Capitation tax is \$8.00 per residential unit.
- d. Administration fee is \$30.00.

**WHEREAS**, the new fee set forth in this Ordinance shall become effective upon adoption.

In accordance to Delaware Code Title 22, Chapter 11, § 1105 -Tax rate upon reassessment, notice, the public must be informed of the percentage of increase in the tax rate. The 2025 tax income was \$280,000. The revenue rate at \$0.45 per \$100 calculates out to \$529,355.25 total taxes for 2026. The rollback rate is \$0.238.

**THEREFORE**, the percentage of the increase in the tax rate is 89.1% on the Sussex County assessment value due to the higher assessment.

APPROVED by a majority vote of the Council Members present at the regular session of Blades Town Council on the 9<sup>th</sup> day of February, A.D. 2026.

*Nancy McAdams* Mayor Nancy McAdams

*Susan J. Seltzer* Commissioner Susan Seltzer

*Donald Trice* Commissioner Donald Trice

*Garold Miller* Commissioner Garold Miller

*Gary D. Gallamore* Commissioner Gary Gallamore

*Judy E. Evans* Commissioner Judy Evans

*Mary Reza* Town Administrator Mary Reza

First Reading: January 29, 2026

Second Reading: February 5, 2026

Third Reading: February 9, 2026

