

# Ardencroft Association, Inc.

## Ardencroft Directors

James Schwaber  
Patrick Toman  
Wyneth Achenbaum

## Administrative Assistant

Evelyn Knotts  
(302) 475-7074

Website:  
Ardencroftassociation.org

June 30, 2023

To: Mortgage Companies, Real Estate Agents, Attorneys

Re: **Tax Payments and Escrow Accounts for Ardencroft parcels**

In order to service your customers and clients in a timely manner, adherence to the following is required:

1. **DO NOT escrow money or pay for taxes to New Castle County, Delaware.**

New Castle County collects its real estate taxes for Ardencroft parcels via the Ardencroft Association, Inc. which pays the County tax bill annually for all Ardencroft parcels.

2. **DO escrow money and pay "land rent" bills payable to the Ardencroft Association, Inc.**

Land rent bills are equivalent to tax bills for the operation of the Village of Ardencroft and the Ardencroft Association, Inc. and are the only real estate assessments for which Ardencroft residents are liable. These land rent bills are sent mid-February and are due on March 30.

3. **DO NOT request or accept tax bills from New Castle County.**

4. **DO request and accept land rent bills from the Ardencroft Association, Inc.**

The Ardencroft Association, Inc. is legally obligated to pay all real estate taxes levied against Ardencroft parcels.

5. When transferring an Ardencroft parcel, please make sure that land rent bills payable to the Ardencroft Association, Inc. are included in the settlement either by escrow or payment and that New Castle County taxes are not included in the settlement either by escrow or by payment.

If you have any questions, please contact the Administrative Assistant (evelyn.knotts@ardencroftassociation.org).

Sincerely,

Ardencroft Association Directors