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Dover, Delaware 19901

McGinnis Commercial Real Estate

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www.mcginnisrealty.com

ELLIS FURNITURE PROPERTY
323 SOUTH GOVERNORS AVE, DOVER, KENT COUNTY, DELAWARE 19904
OFFICE FILE # 29061 * MLS # 5497193



SALE PRICE \$ 149,900 * \$ 87. +/- PER SQUARE FOOT

Tax Map Identification ED05 - 077.09 - 04 - 46.00

Deed Reference W29 - 334

Zoning C-2A, Neighborhood Commercial, City of Dover

Census Tract 407

Flood Hazard Map 10001C0166H; May 5, 2003

Land Area 8,365 sq ft +/- 0.192 acre
Frontage 46.33 ft +/-
Depth 180.55 ft +/-

Bldg Area (sq ft) 1,716 sq ft +/-

Coverage Ratio 20.51%

Parking Spaces 4

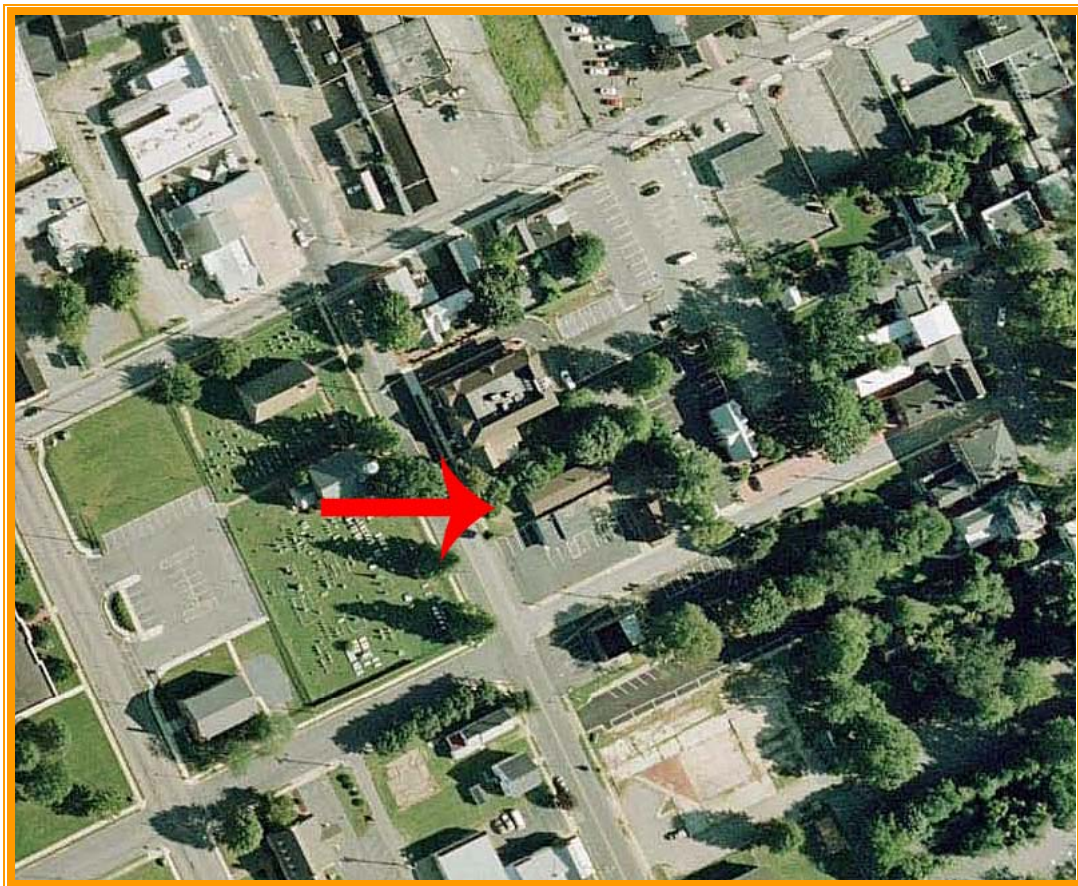
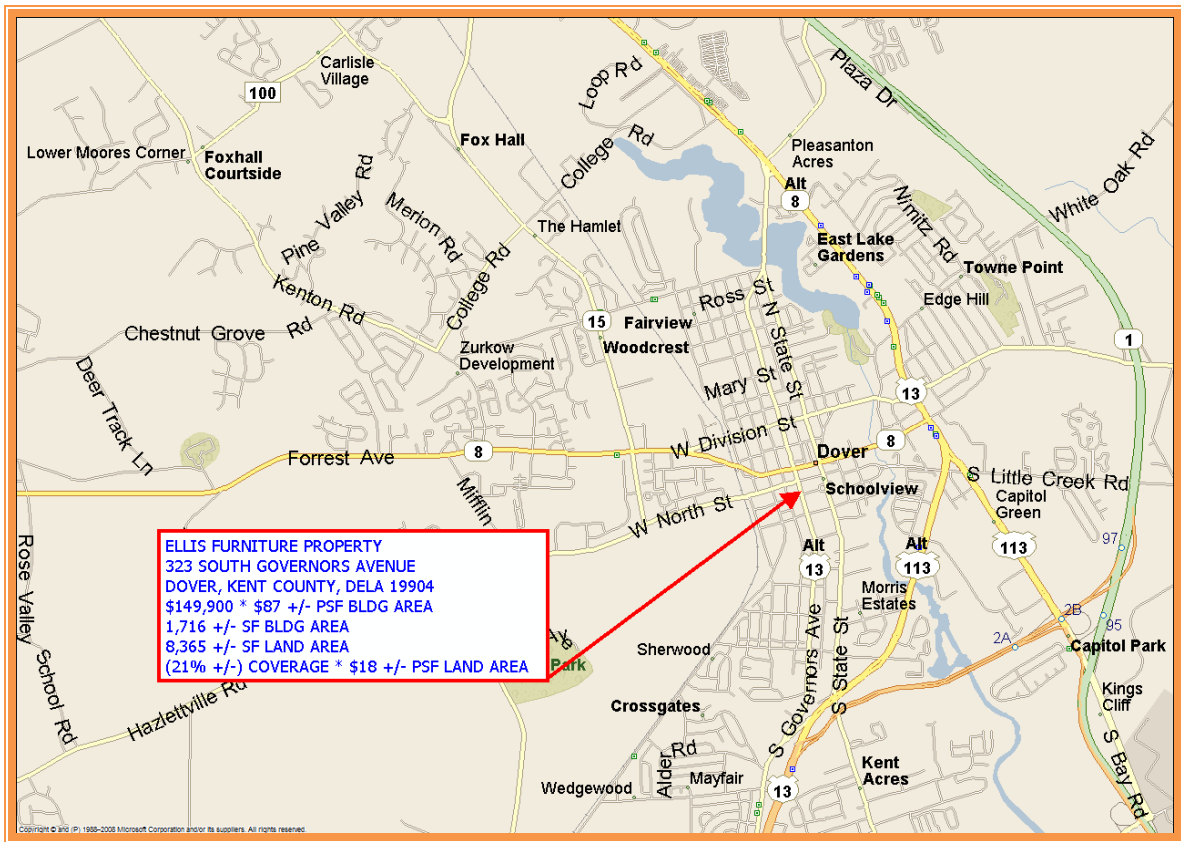
Parking Ratio 0.70 per 300 sf

City Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft	
\$114,000	\$66.43	\$0.330	\$376.20	\$0.22	Property Tax
\$114,000	\$66.43	\$0.036	\$41.27	\$0.02	BID II
\$114,000	\$66.43		\$417.47	\$0.24	Total City Tax

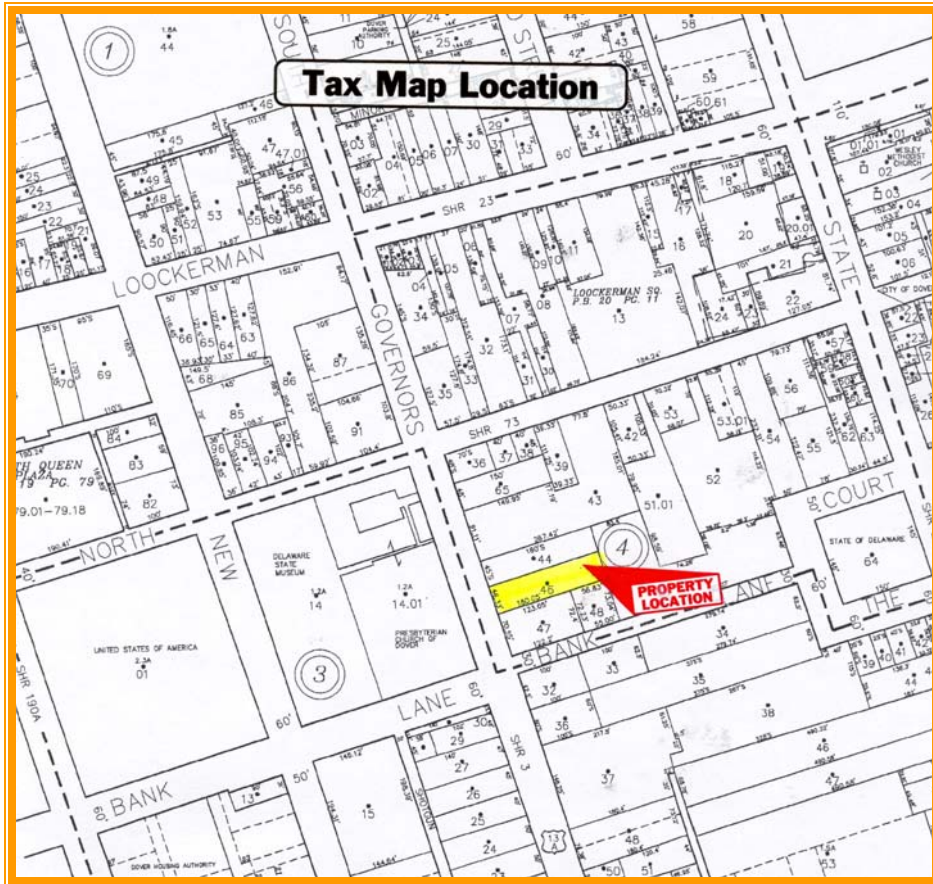
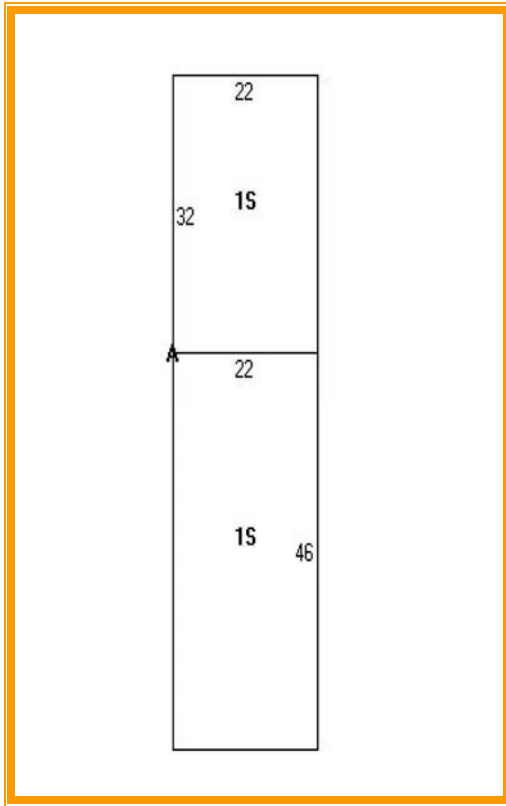
County Tax Assessment	Per Sq Ft	Rate	Tax	Per Sq Ft
\$22,700	\$13.23	\$1.9000	\$431.30	\$0.25

TOTAL PROPERTY TAX \$848.77 \$0.49

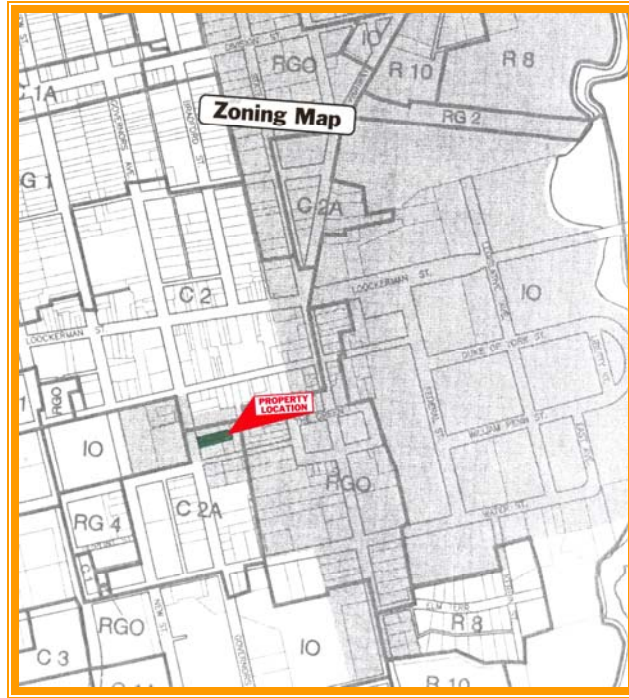
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