BONGALOS OFFICE PROPERTY
1025-1027 SOUTH GOVERNORS AVE, DOVER, KENT COUNTY, DE 19904
OFFICE FILE #217271 * MLS # 6931443

SALE PRICE $ 475,000
$ 108. +/- PER SQ FT BLDG AREA

ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.

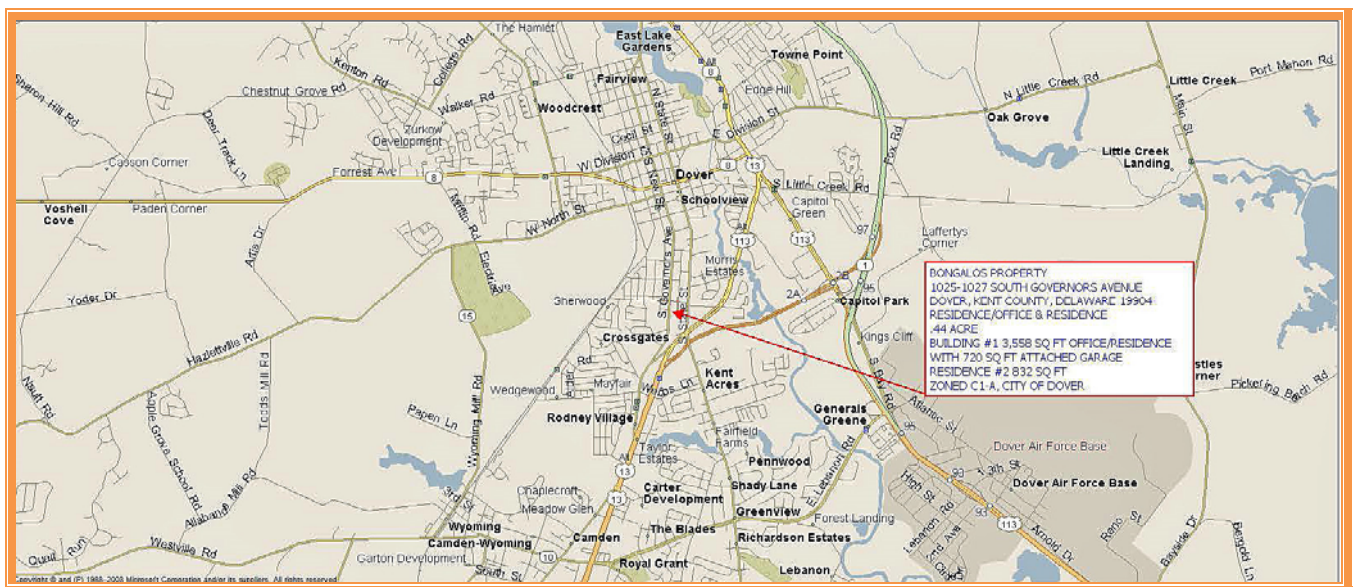**Tax Map Identification** ED05 - 077.17 - 07 - 0800-00001

Deed Reference M - 38 - 103

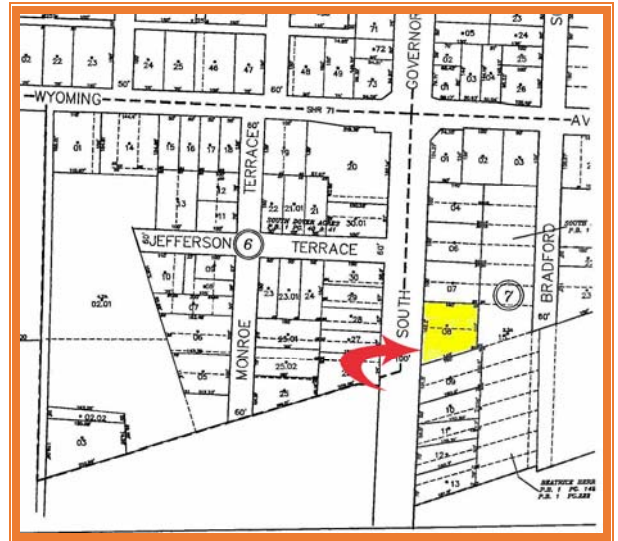**Zoning** C1-A, NEIGHBORHOOD COMMERCIAL, CITY OF DOVER

Census Tract 413

Flood Map 10001C0061H, Zone X, May 5, 2003

Land Area			19,216	sq ft +/-	0.441	acre
Frontage	162.40	ft +/-				
Depth	139.49	ft +/-				

Bldg Area #1 (sq ft)   3,558   sq ft +/-

Bldg Area #2 (sq ft)   832   sq ft +/-

TOTAL BLDG AREA   4,390   sq ft +/-

Coverage Ratio   18.52%

Parking Spaces   7

Parking Ratio   0.98   per 500 sf

City Tax Assessment	**Per Sq Ft**	**Rate**	**Tax**	**Per Sq Ft**
$480,200	$134.96	$0.405	$1,944.81	$0.55

County Tax Assessment	**Per Sq Ft**	**Rate**	**Tax**	**Per Sq Ft**
$171,800	$48.29	$2.2549	$3,873.92	$1.09

TOTAL PROPERTY TAX			**$5,818.73**	**$1.64**