



555 East Loockerman St.  
Dover, Delaware 19901

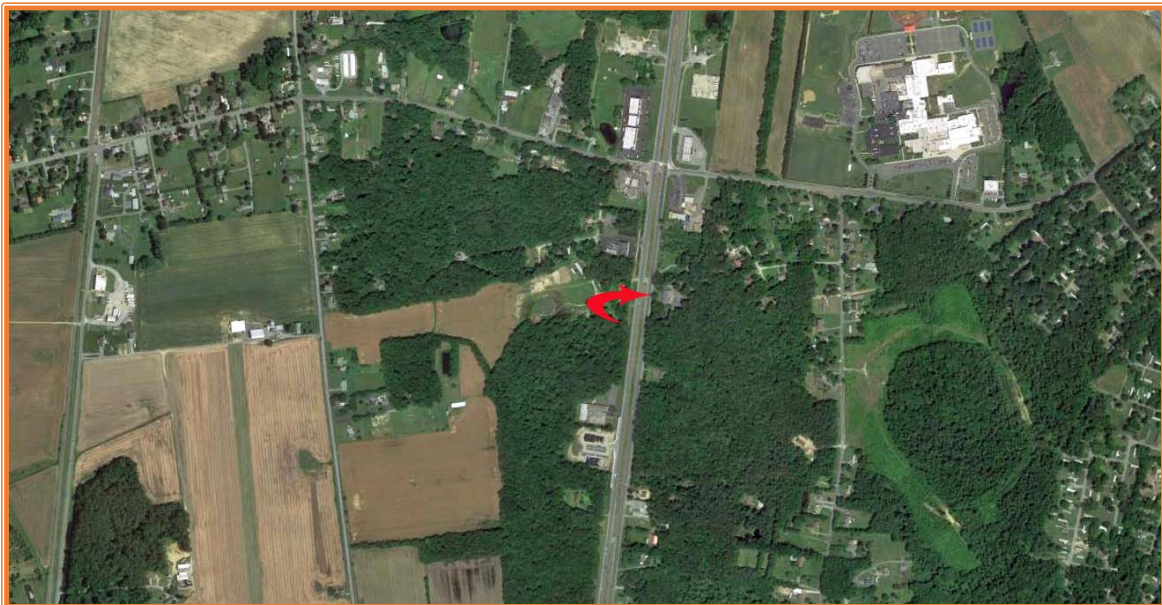
Phone: 302.736.2710 Fax: 302.736.2715

[www.mcginnisrealty.com](http://www.mcginnisrealty.com)

**WARRINGTON DAY CARE PROPERTY**  
**7071 SOUTH DuPONT HWY, FELTON, KENT COUNTY, DELA 19943**  
**OFFICE FILE #218323 \* MLS # DEKT230056**



**SALE PRICE \$ 365,000 \* \$ 95. +/- / SQUARE FOOT DAY CARE AREA**



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**Tax Map Identification** NM00 - 111.10 - 01 - 24.00 - 00001

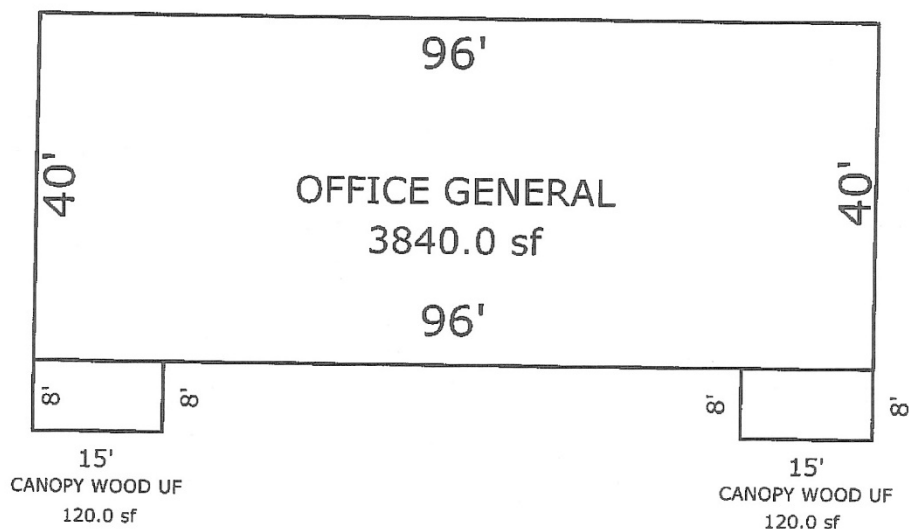
**Deed Reference** D7258 - 103

**Zoning** BG, GENERAL BUSINESS, KENT COUNTY

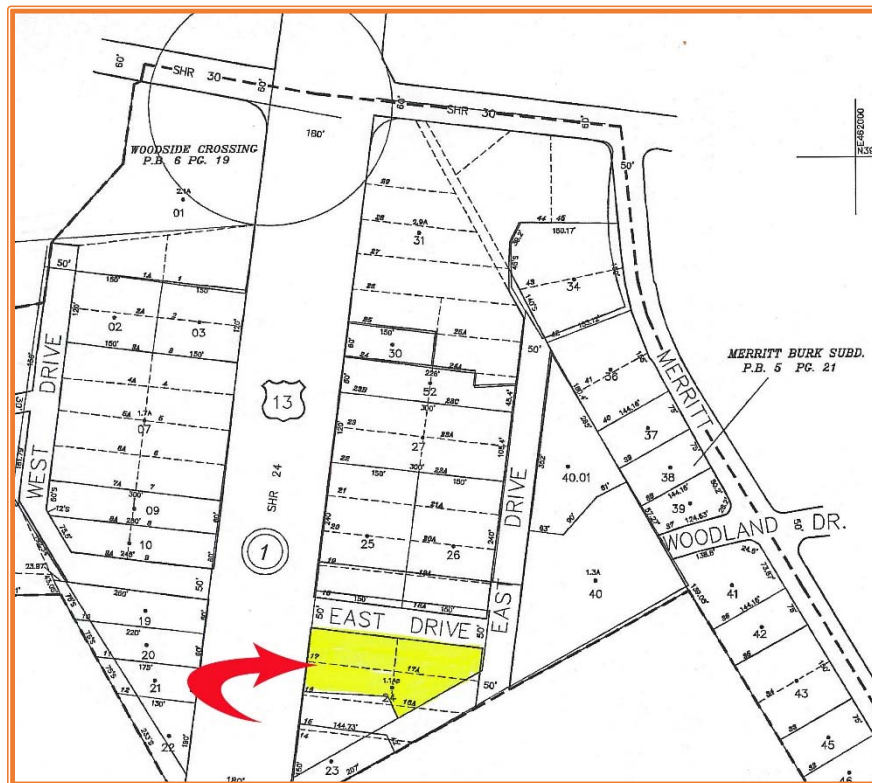
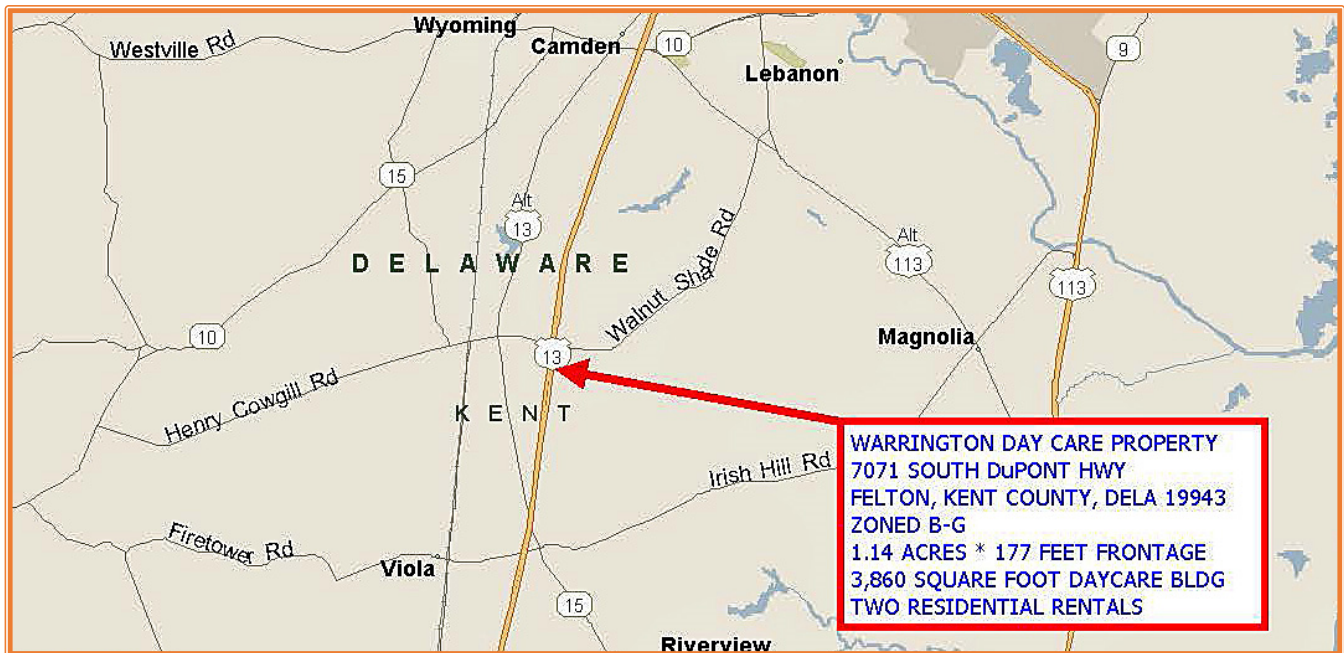
**Census Tract** 422

**Flood Hazard Map** 10001C0233H; Zone X; July 7, 2014

Land Area		49,632	sq ft +/-	1.139	acres +/-
	Frontage	177.00	ft +/-		
	Depth	300.00	ft +/-		
Day Care Bldg Area		3,840	sq ft +/-		
	Frontage	96	ft +/-		
	Depth	40	ft +/-		
7053 MH Bldg Area		672	3000		
	Frontage	56	ft +/-		
	Depth	12	ft +/-		
Day Care Bldg Area		672	sq ft +/-		
	Frontage	56	ft +/-		
	Depth	12	ft +/-		
Total Bldg Area		5,184	sq ft +/-		
Coverage Ratio		10.4448%			
City Tax					
Assessment	Per Sq Ft	Rate	Tax	Ditch/Caps	Total Tax
\$0	\$0.00	\$0.405	\$0.00	\$0.00	\$0.00
County Tax					
Assessment	Per Sq Ft	Rate	Tax	Ditch/Caps	Total Tax
\$137,900	\$26.60	\$2.1521	\$2,967.75	\$24.00	\$2,991.75
TOTAL PROPERTY TAX			\$2,967.75	\$24.00	\$2,991.75
			\$0.58		

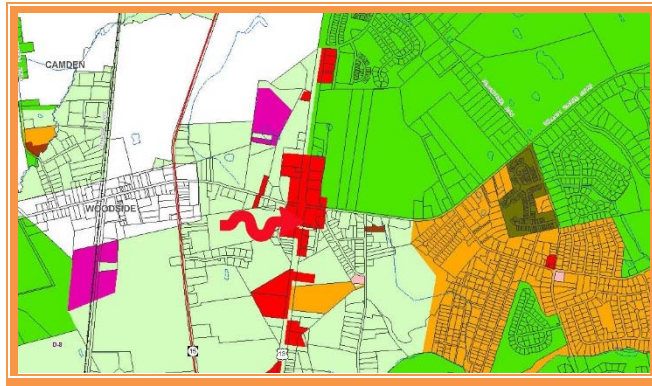


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