



555 East Loockerman St.
Dover, Delaware 19901

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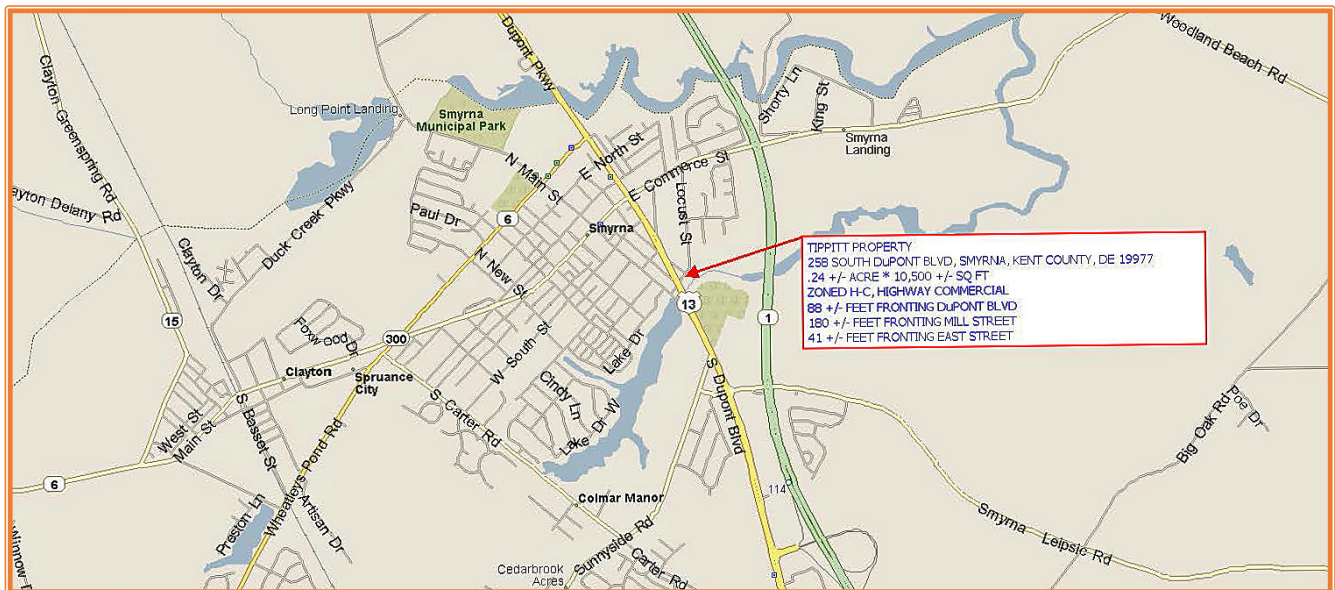
www.mcginisrealty.com

TIPPITT PROPERTY
258 SOUTH DUPONT BLVD, SMYRNA, KENT COUNTY, DELA 19977

OFFICE FILE# 219341 MLS# DEKT238364



SALE PRICE \$ 100,000 * \$ 9.60 +/- PER SQUARE FOOT LAND AREA



**ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION
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Tax Map Identification DC17-010.18-02-58.00-00001

Deed Reference T - 40 - 227

Zoning H-C, HIGHWAY COMMERCIAL, TOWN OF SMYRNA

Floor Rate Insurance Map 10001C0061H, Zone X, May 5, 2003

Census Tract 402.03

Land Area 10,454 sq ft +/- 0.240 acres

Frontage 88.00 feet +/- DuPONT BLVD
Depth 180.00 feet +/- MILL STREET

**Total City Tax
Assessment**
\$177,200

Per Sq Ft \$16.95
Rate \$0.4400

Tax \$779.68
Per Sq Ft \$0.07

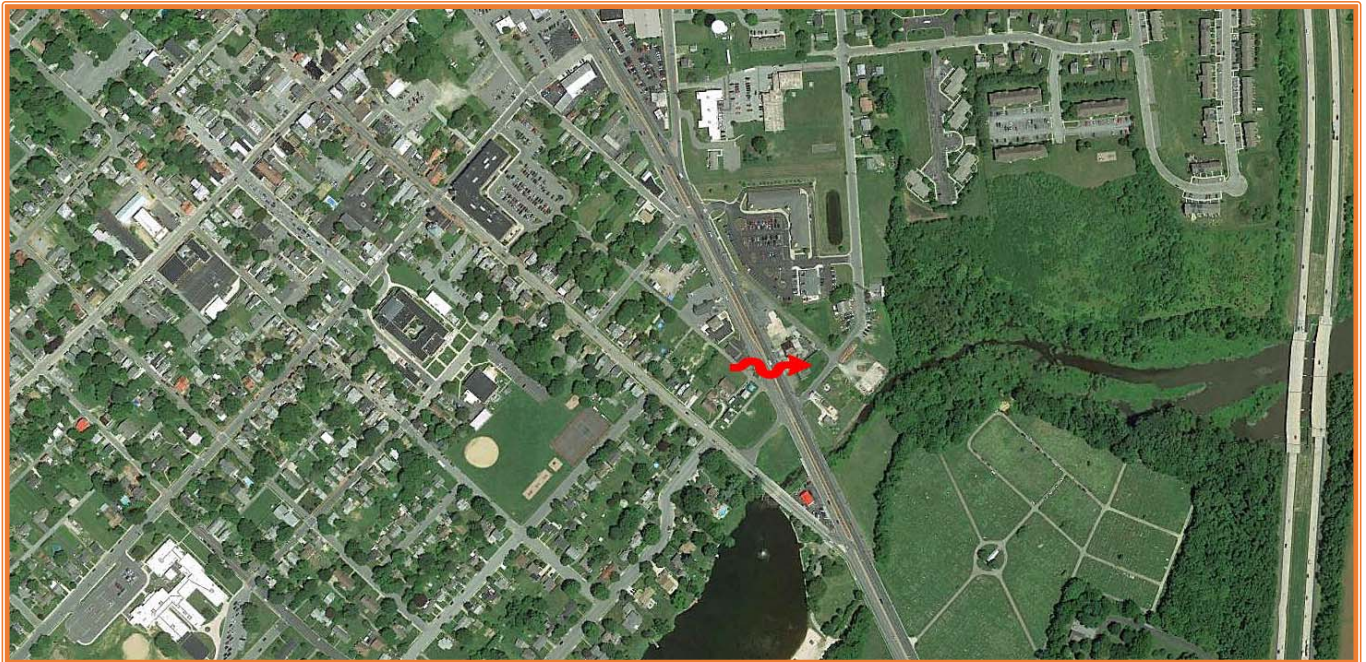
**Total County Tax
Assessment**
\$19,000

Per Sq Ft \$1.82
Rate \$2.1906

Tax \$416.21
Per Sq Ft \$0.04

TOTAL PROPERTY TAX

\$1,195.89 \$0.11



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Maint Road No.	Route Number or Road Name	End of Section Mileage	Beginning Point and Break Point Identifier	2019 AADT	Year Last Counted	Traffic Group
K 1	US13 NORTH DUPONT BO		MAIN ST., RD. 65			
K 1	US13 NORTH DUPONT BO	0.37	MAIN ST., RD. 65	31107	0	2
K 1	US13 NORTH DUPONT BO	0.88	DEL. 6, COMMERCE ST.	25971	14	2
K 1	US13 NORTH DUPONT BO	1.17	DEL. 300, GLENWOOD A	25286	14	2
K 1	US13 NORTH DUPONT BO	1.40	NEW CASTLE CO. LINE	28045	17	2
K 2	US13 NORTH DUPONT HI		COLLEGE ROAD			
K 2	US13 NORTH DUPONT HI	0.34	COLLEGE ROAD	65089	0	2
K 2	US13 NORTH DUPONT HI	0.50	ENT. TO DOVER DOWNS	47507	19	2
K 2	US13 NORTH DUPONT HI	0.88	ENT. TO DOVER MALL	54269	14	2
K 2	US13 NORTH DUPONT HI	1.91	SCARBOROUGH RD., RD.	58404	3	2
K 2	US13 NORTH DUPONT HI	2.17	N. DOVER LIMITS (RD10	48642	14	2
K 2	US13 NORTH DUPONT HI	3.96	DEL. 42, FAST LANDIN	36545	13	2
K 2	US13 NORTH DUPONT HI	7.31	BIG OAK ROAD	28266	19	2
K 2	US13 NORTH DUPONT HI	8.18	SMYRNA TOLL PLAZA RO	30096*	0*	2
K 2	US13 NORTH DUPONT HI	8.87	SMYRNA-LEIPSIC RD.,	31698	17	2
K 2A	WEST BIG WOODS ROAD		END			
K 2A	WEST BIG WOODS ROAD	0.36	END	791	0	4

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