



Parcel ID: 087-041-11-0-33-04-007.00-

SGORIONPROD Expanded Appraisal Card

Quick Ref: R5882



Tax Year: 2022 Run Date: 9/6/2022 4:35:50 PM

OWNER NAME AND MAILING ADDRESS

SIMON & SONS , LLC
PO BOX 144
BENTLEY, KS 67016-0144

PROPERTY SITUS ADDRESS

109 N DAVIDSON AVE
BENTLEY, KS 67016

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family re: Sfx:
Activity: 1100 Household activities
Ownership: 1100 Private-fee simple
Site: 6000 Developed site - with building

GENERAL PROPERTY INFORMATION

Prop Class: R Residential - R
Property Type: RU-Urban Res Homesite
Living Units: 1
Zoning:
Multi-Zoning: N Non-Conforming: N
Neighborhood: 040.1 040.1
Economic Adj. Factor:
Map / Routing: /
School District: 0620 USD 440
Legacy ID: 00259825
Investment Class:
Tax Unit Group: 5201-5201 120 BENTLEY U-440-ED EABE

TRACT DESCRIPTION

LOTS 121-123-125-127 DAVIDSON AVE.
CITY OF BENTLEY



041110330400700 11/06/2018

Image Date: 12/04/2018

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Sewer - 4, Well - 5, Gas - 7
Access: Paved Road - 1, Alley - 7
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On and Off Street - 3
Parking Quantity: Adequate - 2
Parking Proximity: On Site - 3
Parking Covered:
Parking Uncovered:

INSPECTION HISTORY

Date	Time	Code	Reason	Appraiser	Contact	Code
09/22/2017	8:00 AM	17	RE	546		
03/13/2017	2:53 PM	11	RE	545		
08/05/2015	1:00 PM	12	RE	513/521		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
17-RS2273	5,000	Roof	08/01/2017	C	100
17-BE0085	5,000	Roof	07/28/2017	C	100
12-BE0001	3,960	Roof	01/04/2012	C	100

2022 APPRAISED VALUE

Cls	Land	Building	Total
R	15.400	84.300	99.700
Total	15.400	84.300	99.700

2021 APPRAISED VALUE

Cls	Land	Building	Total
R	9,800	80,300	90,100
Total	9,800	80,300	90,100

MARKET LAND INFORMATION

Size	Type	AC/SF	Eff FF	Depth	D-Fact	Inf1	Fact1	Inf2	Fact2	OVRD	Rsn	Cls	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
Sqft	1-Primary Site - 1	12,501											R0107	7,000.00	2.00	0.25	0.25	1.23	15,400

Total Market Land Value 15,400



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DWELLING INFORMATION

Situs: 109 N DAVIDSON AVE BENTLEY, KS
 Res Type: 1-Single-Family Residence
 Quality: 3.00-AV
 Year Blt: 1950 Est:
 Eff Year:
 MS Style: 1-One Story
 LBCSStruct: 1110-Detached SFR unit
 No. of Units:
 Total Living Area: 1,396
 Calculated Area: 1,396
 Main Floor Living Area: 1,396
 Upper Floor Living Area Pct:
 CDU: AV CDU Rsn: FA
 Phys/Func/Econ: AV / /
 Ovr Pct Gd/Rsn:
 Remodel:
 Remodel Descrip: 1967
 Percent Complete:
 Assessment Class:
 MU CIs/Pct:

COMP SALES INFORMATION

Arch Style: 02-Ranch
 Bsmt Type: 2-Crawl - 2
 Total Rooms: 5 Bedrooms: 2
 Family Rooms:
 Full Baths: 1 Half Baths:
 Garage Cap:
 Foundation: Concrete - 2
 Model/Mkt Area: 01 - <=75,000

IMPROVEMENT COST SUMMARY

Dwelling RCN: 160,310
 Percent Good: 58
 Mkt Adj: 100 Eco Adj: 100
 Building Value: 92,980
 Other Improvement RCN: 0
 Other Improvement Value: 0

CALCULATED VALUES

Cost Land: 15,400
 Cost Building: 92,980
 Cost Total: 108,380
 Ag Use Land: 0
 Ag Buildings: 0
 Misc. Buildings: 0
 Manufactured Homes: 0
 Income Value: 0
 Market Value: 112,600
 MRA Value: 109,700
 New Construction: 0
 Indexed Value: 96,400

FINAL VALUES

Value Method: OVR
 Land Value: 15,400
 Building Value: 84,300
 Final Value: 99,700
 Prior Value:

BUILDING COMMENTS

RemDesc: 1967; DwellCDU: CDU Rsn: FA; DwellComp: No. 9 722=320 (20X16)

DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	102-Frame, Metal or Vinyl Siding		100		
2	208-Composition Shingle		100		
3	351-Warmed & Cooled Air		100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	5			
6	602-Plumbing Rough-ins	1			
7	622-Raised Subfloor	1,396			
8	701-Attached Garage	630			
9	722-Carport, Shed Roof	320	1.00	1950	
10	736-Garage Finish, Attached	630			
11	904-Slab Porch with Roof	96			
12	915-Enclosed Wood Deck, Solid Wall	40			



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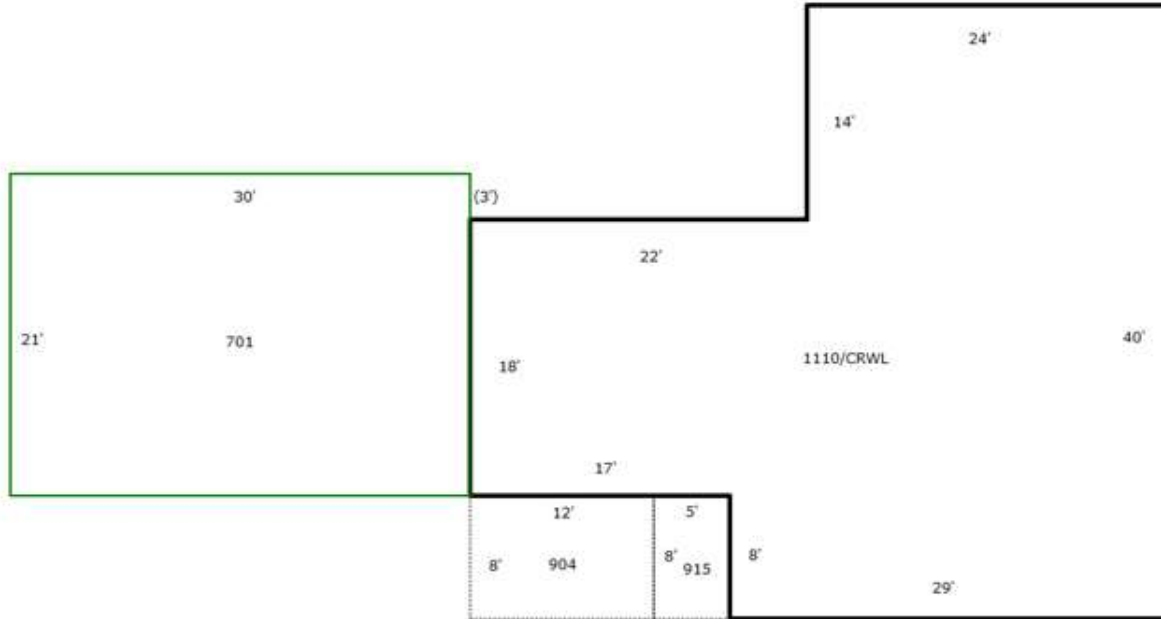


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Sketch by Apex Sketch

