

Parcel ID: 097-04-11-0-33-04-007-00-

SCORRONPROD Expanded Appraisal Card
Quick Ref: R5592

Tax Year: 2022 Run Date: 7/12/2022 3:16:51 PM

OWNER NAME AND MAILING ADDRESS

SMON & SONS, LLC
PO BOX 114
BENTLEY, MS 39016-0144

PROPERTY STATUS ADDRESS

109 N DAVYSON AVE
BENTLEY, MS 39016

LAND BASED CLASSIFICATION SYSTEM

Function: 1101 Single family R
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 Horse
Living Units: 1
Zoning: N Non-Conforming: N
Multi-Zoning: N
Neighborhood: C40.1 C40.1
Economic Adj. Factor: /
Map / Routing: /
School District: 0920 USD 440
Legacy ID: 00256626
Investment Class:
Tax Unit Group: 5201-5201 120 BENTLEY U-
440-ED EAGE



0411110330400700 11/08/2018

Image Date: 12/04/2018

PROPERTY FACTORS

Topography: Level - 1
Utilities: Public Sewer - 4, Water - 5, Gas - 7
Access: Paved Road - 1, Alley - 7
Fronting: Residential Street - 4
Location: Neighborhood or Spot - 6
Parking Type: On or 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	8:03 AM	17	RE	546		
03/13/2017	2:53 PM	11	RE	545		
09/05/2016	1:00 PM	12	RE	613/621		

BUILDING PERMITS

Number	Amount	Type	Issue Date	Status	% Comp
17-RS2273	5,000	Roof	09/01/2017	C	100
17-BE0095	5,000	Roof	07/26/2017	C	100
12-BE0001	3,600	Roof	01/04/2012	C	100

2022 APPRAISED VALUE

Ch	Land	Building	Total	Ch	Land	Building	Total
R	15,400	\$4,300	99,700	R	9,800	83,300	93,100
Total	15,400	\$4,300	99,700	Total	9,800	80,300	90,100

2021 APPRAISED VALUE

Ch	Land	Building	Total
R	15,400	\$4,300	99,700
Total	15,400	\$4,300	99,700

Shawn O. Skivers

9-6-2022

9-6-2022

TRACT DESCRIPTION

LOTS 121-123-125-127 DAVYSON AVE
CITY OF BENTLEY

MARKET LAND INFORMATION

Size	Type	AC-SF	EFF	Depth	D-Fact	Int	Fac1	Int2	Fac2	OTRD	Run	Ch	Model	Base Size	Base Val	Inc Val	Dec Val	\$/Unit	Value Est
543	1-Family Sls - 1	12,501											R0107	7,000.00	2,000	0.25	0.26	1.23	15,400

Total Market Land Value 15,400

DWELLING INFORMATION

COMP SALES INFORMATION

CALCULATED VALUES

Bluse: 109 N DAVENSON AVE BENTLEY, KS
 Res Type: 1-Single-Family Residence
 Quality: 300-AV
 Year Bld: 1950 Est:
 Est Year:
 MS Style: 1-One Story
 LBOSStruct: 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 Rstr: FA
 PhysFuncEcon: AV / I
 Or: Pct Qd/Rstr:
 Remodel:
 Remodel Descri: 1957
 Percent Complete:
 Assessment Class:
 MU Ch/Pct:

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

Bedrooms: 2
 Bathrooms: 2
 Half Baths: 0

Cost Land: 15,400
 Cost Building: 92,900
 Cost Total: 109,300
 Ag Use Land:
 Ag Buildings:
 Misc. Buildings:
 Manufactured Homes:
 Income Value:
 Market Value: 112,600
 MRA Value: 109,750
 New Construction:
 Indexed Value: 69,400

IMPROVEMENT COST SUMMARY

Dwelling RCN: 160310
 Percent Good: 88
 Mkt Adj: 100
 Eco Adj: 100
 Building Value: 92,900
 Other Improvement RCN: 0
 Other Improvement Value: 0

BUILDING COMMENTS

RemDesc: 1987; DwaSCDU: CDU Rstr: FA; DwellComp: No. 9722-320 (20X19)

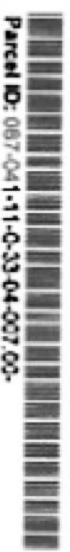
DWELLING COMPONENTS

No.	Code	Units	Pct	Quality	Year
1	102-Fram, Metal or Vny/ Siding	100	100		
2	208-Composition Shingle	100	100		
3	351-Warned & Coated Air	100	100		
4	402-Automatic Floor Cover Allowance				
5	601-Plumbing Fixtures	5			
6	602-Plumbing Rough-Ins	1			
7	622-Raised Sulfloor	1,396			
8	701-Attached Garage	830			
9	722-Carport, Shed Roof	320		1.00	1950
10	736-Garage Finish, Attached	830			
11	904-Slab Porch with Roof	88			
12	916-Endeared Wood Deck, Solid Wst	40			

FINAL VALUES

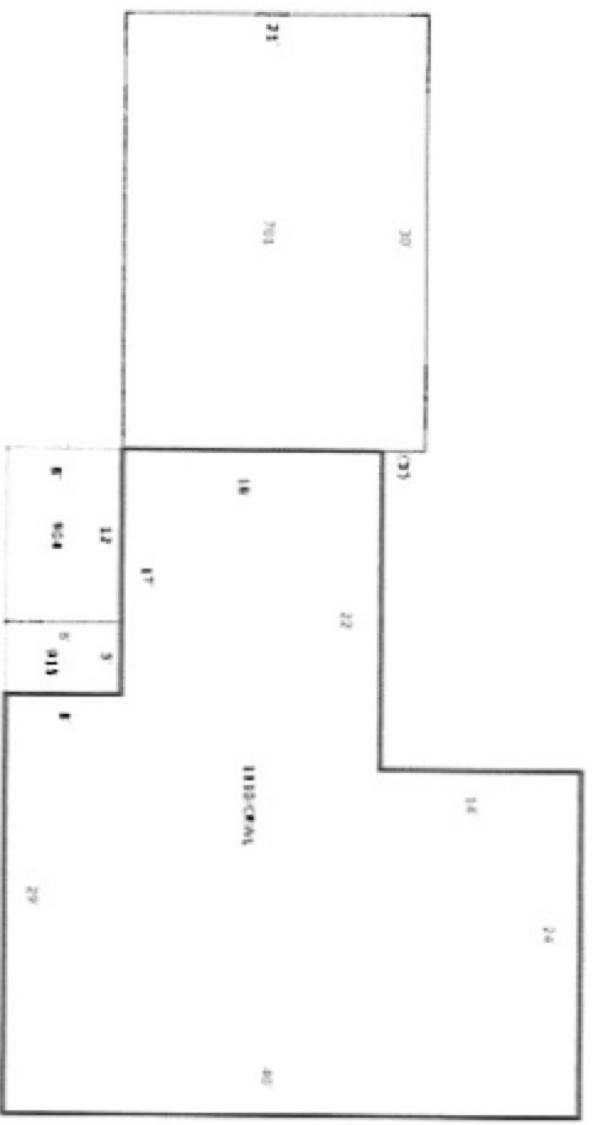
Value Method: O/R
 Land Value: 15,400
 Building Value: 84,300
 Final Value: 99,700
 Prior Value:

Bl F
Dwain G Dwiner
9-6-2024
9-11-2022



Parcel ID: 087041-11-0-33-04-007-03-
 Situs: 109 N DAVIDSON AVE BENTLEY, KS 67016

0401103000706



David L. King, Surveyor

John F. King
Surveyor (S) Division
 9-14-2022
 9-14-2022