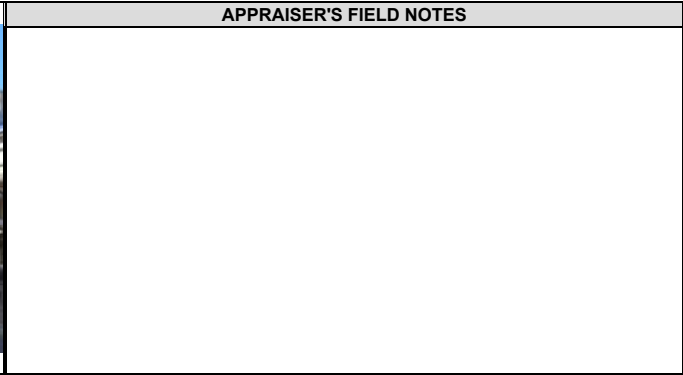


OWNERSHIP RECORD AND DESCRIPTION				APPRAISAL SUMMARY											
Owner Name	PASEO FAMILY TRUST- REINSTEIN, DAVID C & MELODY K & REINSTEIN LIVING TRUST-FRED & PATRICIA			Land	435,150		Improvements	626,950		Total Appraised		1,062,100			
				Assessed Land	87,030		Assessed Improvements	125,390		Total Assessed		212,420			
Property Address	113 W CENTRAL AVE			ASSESSMENT HISTORY (First 6 of 20 records shown)											
	BENTONVILLE, AR			Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments					
Taxpayer Name	REINSTEIN, DAVID C & MELODY K ET AL TRUSTEES			2023	87,030	125,390	212,420	212,420	No	A79 UPDATE Mass Update - Advance A					
Address	1409 BENEDICT CANYON DR			2022	87,030	125,390	212,420	207,480	No	Mass Update - Advance Amendment 79					
	BEVERLY HILLS, CA 90210			2021	87,030	125,390	212,420	190,190	No	2021 REAPPMASS UPDATE - PASTEA					
				2017	21,780	151,120	172,900	172,900	No	A79 UPDATEMASS UPDATE - ADVAN					
Exemption Status	NON-EXEMPT			2016	21,780	151,120	172,900	172,900	No	2016 REAPPMASS UPDATE - PASTEA					
				2012	3,490	99,460	102,950	102,950	No	A79 VALUEMASS UPDATE - ADVANC					
LEGAL DESCRIPTION				OWNERSHIP RECORD (First 6 of 13 records shown)											
Lot	W/2 99 & W/2 100			Stamps	Price	Grantor/Grantee			Date Sold	Book/Page		Type	Remarks		
Block		Lat/Long	/	0.00	0	REINSTEIN, DAVID C & MELODY KULP FKA KULP TO			11/08/2021	L2021/84977		QCD			
Subdivision	BENTONVILLE ORIG-BENTONVILLE				0	REINSTEIN, FRED M & PATRICIA A TO REINSTEIN LI			12/01/2017	L2017/063176		CERT			
School District	C6	Nbhd Code	COM-DTB	0.00	0	REINSTEIN, FRED & PATRICIA TO REINSTEIN LIVIN			09/11/2007	2007/37206		QCD			
Acres	0.10	Timber		0.00	0	REINSTEIN, FRED & PATRICIA TO REINSTEIN, FRED			11/21/2005	2006/16081		QCD			
Old Parcel	010010500			1,815.00	550,000	TATE & HANEY TO REINSTEIN, FRED & PATRICIA			09/16/2005	2005/53545		WD			
Legal Description	30-20-30			2,475.00	750,000	CEI TO TATE & HANEY (3P)			03/29/1996	96/24519		CWD	CWD		
				BUILDING PERMIT RECORD					IMPROVEMENT DISTRICTS						
				Date	Amount	Purpose			District	Amount	Comment				
				06/07/21	0	M-22 COM ALT (INTERIOR)			BOSPID	0.00	B'VILLE OFF STREET P				
COMMENTS				LAND RECORD											
				Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adj	Adj Reason	Value
				COMM							4356.00 Sf	45.00	2.22		435,164
REVIEW RECORD			USE CODES												
Action	Date	By	B-COMM												
INSPECT-24	04/25/23	EA	IMP												
ENTERED	04/25/23	EA	L-COMM												
NOTICE	07/02/21	KS													
LAND	02/19/21	SR													
LAND-CAMA	02/19/21	EA													
ENTERED	04/30/19	SR													
INSPECT-21	04/16/19	SR													
NOTICE	06/28/16	KS			TOTALS			Acres	0.10				435,164		



FR-CAN

21' 10' 28' 114' AVG

RESTAURANT
1292'

47' 40'

28'

47' RETAIL
1316'

28'

CM012
1960'

70'

RETAIL
1942'

14' 4' 4' 4' 6'

FR-CAN/SLAB

SIGNS ON BLDG P.P.

Sketch by Apex IV™

COST APPROACH SUMMARY			
Occ Code	Occ Description	Square Footage	Value
THREE DOG BAKERY		6,510	584,983
353	RETAIL STORE		
344	OFFICE BUILDING		
350	RESTAURANT		
Totals		6,510	584,983
Location Factor			1.000
Adjustment Factor			1.000
Adjusted Cost Total			1,062,094
INCOME APPROACH SUMMARY			
Description		Value	
2021		1,062,094	
TOTAL		1,062,094	

PROPERTY DESCRIPTION					LUMP SUM ADJUSTMENTS				
Business Name		THREE DOG BAKERY			Category/Description		Quantity	Net Rate	Value
Location		113 W CENTRAL			CANOPIES/FR-CAN		25	14.60	365
Comment		M05			CANOPIES/FR-CAN/SLAB		18	19.25	347
Total Area		6,510			Perimeter		383		
Stories		2							
Year Built		Effective Age			21				
Units									
OCCUPANCY LIST									
Code	Description	%	GRD	Height					
344	OFFICE BUILDING	30.108	C2	14					
350	RESTAURANT	19.846	C2	14					
353	RETAIL STORE	50.046	C2	14					
COMPONENT ADJUSTMENTS									
Code	Description		%	Units					
CALCULATOR FINAL PRICING									
Base Cost			551,853						
Exterior Walls		+	163,922						
Heating & Air Conditioning		+	76,948						
Other Components		+	0						
Basic Structure		=	792,723						
Basic Structure \$/SqFt		\$121.77							
Net Lump Sums, Adjusted		+	648						
Replacement Cost New		=	793,371						
Depreciation Amount		26.00%	208,388						
M&S Depreciated Cost			584,983						
Functional Depreciation			0						
Economic Depreciation			0						
Cost Factor			1.00						
Units			1						
RCNLD			584,983		Total Gross Lump Sums (Unadjusted)		712		

