



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:52:52
 Page 1

Assessment Data					Primary Image																																																																																																															
Account 660002321 Parcel ID 21N16E-03-3-00000-000-0000 Cadastral ID 03-21-16-00500 Property Type REAL - Real Property Property Class UC VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335228 BENVENUTI SIOUX 2 LLC & 1800 SIOUX CLAREMORE LLC ET AL 1704 NEWPORT HILLS DRIVE W NEWPORT BEACH CA 92660-0000 Parcel Location Situs 01700 SIOUX AVE Subdivision Lot/Block / Parcel Size 1 - Acres Sec/Twn/Rng 3 / 21 / 16 / 3 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.32477955 -95.59640455 BEG: 988.3' N SW/C SEC; N 165' E 264' S 165' W 264' TO POB																																																																																																																				
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																												
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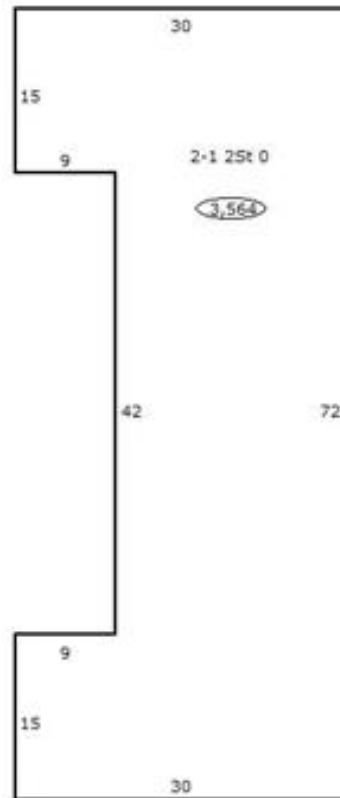
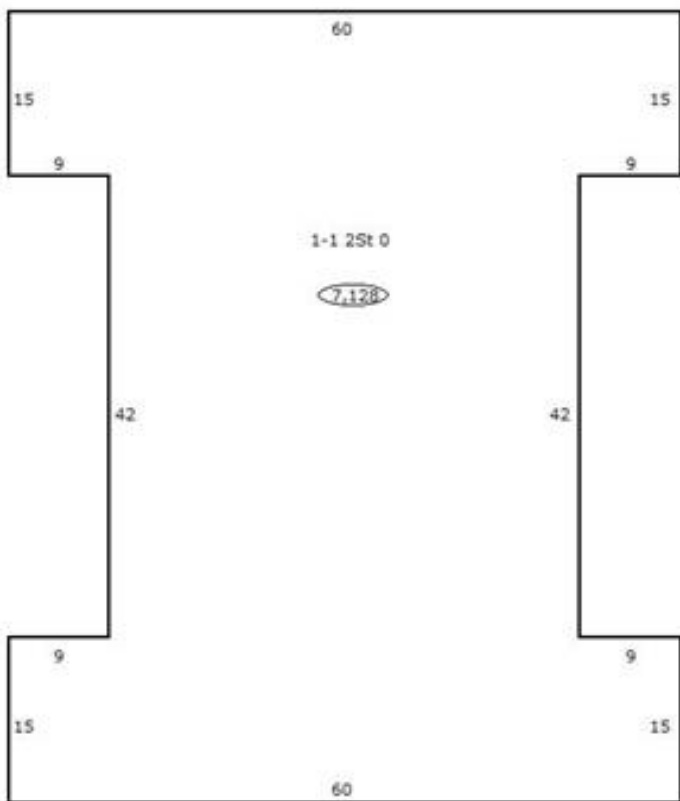
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Sketch Image

660002321



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		13	1-1 2St 0	3,564	2.000	7,128
2	C	352		13	2-1 2St 0	1,782	2.000	3,564
Total Building Area						5,346		10,692



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Account 660002321
Parcel ID 21N16E-03-3-00000-000-0000
Cadastral ID 03-21-16-00500

Tax Area Code 17
Property Class UC
Owners Name BENVENUTI SIOUX 2 LLC &

Building Data

Building ID 2302
Building Sequence 1
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 7,128
Average Perimeter 300
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1981
Effective Age 23
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 2 - Forced Air Unit
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0019.JPG
Image Date 7/5/2023
Image Name IMG_0019.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 80.58
Wall Cost 31.27
HVAC Cost 11.03
Basement Cost 0.00
Total Base Cost 122.88
Total Area 7,128
Base RCN 875,889
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 875,889
Physical Depreciation 21%
Functional Depreciation
Total Depreciation 21% (183,937)
Total RCNLD 691,952
Lump Sums
Total Building Value 691,952 \$ 97.08 Per SqFt



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Account 660002321
Parcel ID 21N16E-03-3-00000-000-0000
Cadastral ID 03-21-16-00500

Tax Area Code 17
Property Class UC
Owners Name BENVENUTI SIOUX 2 LLC &

Building Data

Building ID 2303
Building Sequence 2
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 3,564
Average Perimeter 222
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1981
Effective Age 23
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 3 - Average
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 2 - Forced Air Unit
Roof Type Gable
Roof Cover Composition

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0018.JPG
Image Date 7/5/2023
Image Name IMG_0018.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 84.01
Wall Cost 46.28
HVAC Cost 11.03
Basement Cost 0.00
Total Base Cost 141.32
Total Area 3,564
Base RCN 503,664
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 503,664
Physical Depreciation 21%
Functional Depreciation
Total Depreciation 21% (105,769)
Total RCNLD 397,895
Lump Sums
Total Building Value 397,895 \$ 111.64 Per SqFt



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PACN	PAVING - CONCRETE	0x0x0			1,008
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (4.79 x 1,008)			4,828	2,414		2,414
	WODO	WOOD DECK - OPEN	0x0x0			504
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (16.96 x 504)			8,548	4,274		4,274
	PAVA	PAVING - ASPHALT	0x0x0			2,000
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (3.34 x 2,000)			6,680	3,340		3,340
	FLV	WOOD CNPY 3 @4*42	0x0x0			10,055
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)		RCNLD
Base Cost (1.00 x 10,055)			10,055	5,028		5,027
Total Site Improvement Value						15,055