



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 05:52:48
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Assessment Data					Primary Image																																																																																																															
Account 660002334 Parcel ID 21N16E-03-3-00000-000-0000 Cadastral ID 03-21-16-01500 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 .31 - Acres Sec/Twn/Rng 3 / 21 / 16 / 3 Neighborhood 90000 - COMMERCIAL School District S001 - CLAREMORE SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.32524156 -95.59612855 TR #2 E 82' W 264' N 165' S 1318.3' SW SW																																																																																																																				
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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Lot Data		Primary Image		
Lot Size	0 x 0			
Lot Count	0			
Units Buildable	0.31			
Non-Ag Acres	0			
Topography				
Street Access				
Utilities				
Amenities	0			
	0			
Value Model	1482 (UNITS BUILDABLE)			
Value Method	Units-Buildable			
Base Lot Value	16,880.00 x 1.00 =			16,880
Factor Value	0			
Adjustments				
Lot Value	16,880			
Cost Approach		Image Information		
Manual Date	01/2025	Image ID	1028419	
Total Building Area	5,216	Image Date	7/5/2023	
Total Base Value	704,995	Name	IMG_0020.JPG	
Modifier Value		Description	REVAL 2024	
Misc Improvements				
Replacement Cost New	704,995			
Phys/Func Depreciation Loss	()			
RCN Less Phys/Func	366,597			
Economic Depreciation				
RCNLD (All Sources)	366,597			
Depreciated Improvements	2,098			
Outbuilding Value	1,596			
Total Improvement Value	370,291			
Land Value	16,880			
Cost Approach Value	387,171		74.23/SqFt	
Income Approach		Value Reconciliation		
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach	
Vacancy & Collection Loss		Total Improvement Value	1,596	
Miscellaneous Income		Land Value	16,880	
Effective Gross Income (EGI)		Total Appraised Value	387,171	
Total Expenses			74.23/SqFt	
Net Operating Income (NOI)				
Income Capitalization Rate				
Indicated Value	0.00			



Rogers

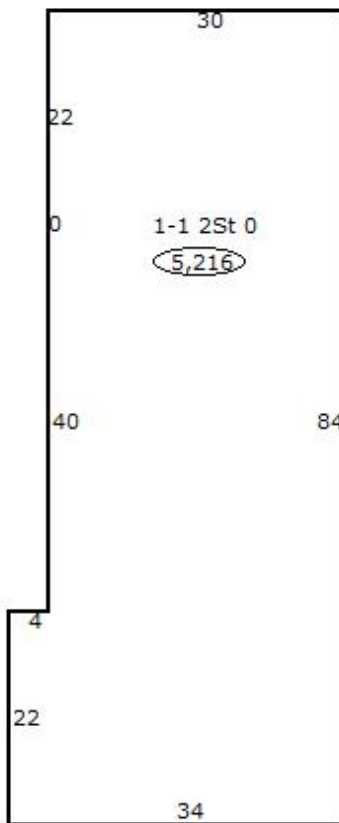
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Sketch Image

660002334



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		20	1-1 2St 0	2,608	2.000	5,216
Total Building Area						2,608		5,216



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Account 660002334
Parcel ID 21N16E-03-3-00000-000-0000
Cadastral ID 03-21-16-01500

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

Building Data

Building ID 2306
Building Sequence 1
Occupancy 1 352 Multiple Res (Low Rise) 100%
Occupancy 2
Occupancy 3
Total Floor Area 5,216
Average Perimeter 236
Number Of Storys 2.00
Average Wall Ht 8.00
Year Built 1970
Effective Age 36
Construction Class 2 - Heavier Wood or Steel Stud Frame
Quality 3 - Average
Condition 2 - Fair
Exterior Wall 82 - Stud Brick Veneer
Heating/Cooling 7 - Package Unit
Roof Type Flat
Roof Cover

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_0020.JPG
Image Date 7/5/2023
Image Name IMG_0020.JPG
Description REVAL 2024

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 81.22
Wall Cost 33.62
HVAC Cost 20.32
Basement Cost 0.00
Total Base Cost 135.16
Total Area 5,216
Base RCN 704,995
Misc Impr Value

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 704,995
Physical Depreciation 48%
Functional Depreciation
Total Depreciation 48% (338,398)
Total RCNLD 366,597
Lump Sums 2,098
Total Building Value 368,695 \$ 70.69 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
PAVA	PAVING - ASPHALT	1970	2100	2,100	3.33	70%	2,098
Total Misc Improvement							2,098



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	FLV	SLAB PORCH COVERED	40x4x0			3,192
	Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (1.00 x 3,192)		3,192	1,596	1,596
Total Site Improvement Value				1,596