



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 18:11:40  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002337 <b>Parcel ID</b> 21N16E-03-3-00000-000-0000 <b>Cadastral ID</b> 03-21-16-01800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 335228 BENVENUTI SIOUX 2 LLC & 1800 SIOUX CLAREMORE LLC ET AL 1704 NEWPORT HILLS DRIVE W NEWPORT BEACH CA 92660-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 01700 SIOUX AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .62 - Acres <b>Sec/Twn/Rng</b> 3 / 21 / 16 / 3 <b>Neighborhood</b> 90000 - COMMERCIAL <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32588654 -95.59617237 S 230 OF N 330' S 380' E 134' W 264' SW NW SW					<b>Building Permits</b> <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>REVAL 2024</td> <td></td> <td></td> <td></td> <td>10/19/2023</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	REVAL 2024				10/19/2023																																																																																																						
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Date 04/17/2026  
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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	1		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	39,552.00 x 1.00 = 39,552		
Factor Value	0		
Adjustments			
Lot Value	39,552		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1034084
Total Building Area	14,976	Image Date	10/19/2023
Total Base Value	1,954,968	Name	IMG_0007.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New	1,954,968		
Phys/Func Depreciation Loss	()		
RCN Less Phys/Func	821,086		
Economic Depreciation			
RCNLD (All Sources)	821,086		
Depreciated Improvements			
Outbuilding Value	12,368		
Total Improvement Value	833,454		
Land Value	39,552		
Cost Approach Value	873,006	58.29/SqFt	
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	12,368
Miscellaneous Income		Land Value	39,552
Effective Gross Income (EGI)		Total Appraised Value	873,006
Total Expenses			58.29/SqFt
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value	0.00		



# Rogers

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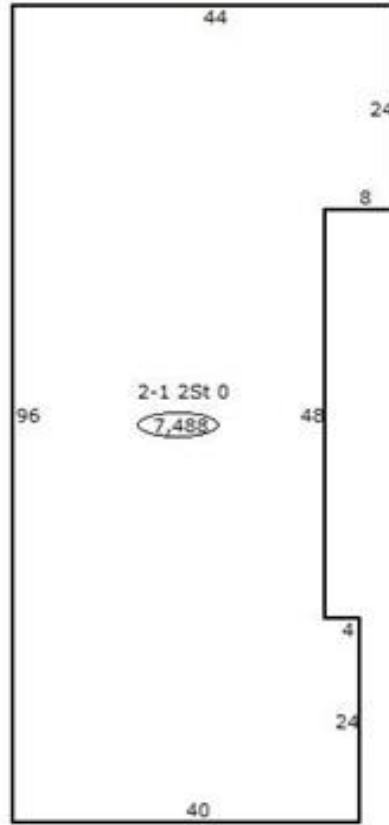
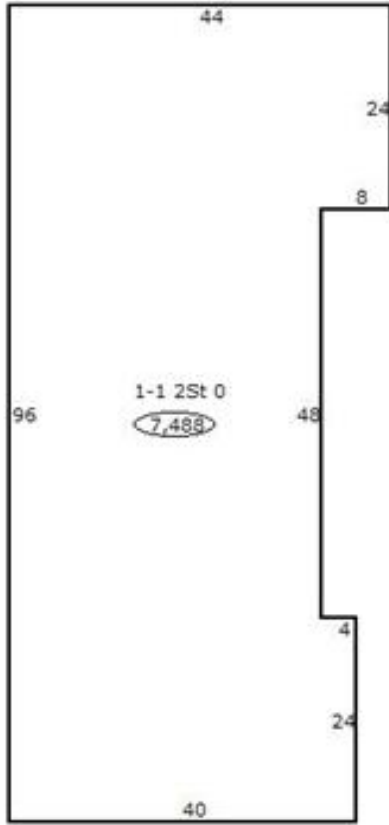
Date 04/17/2026

Time 18:11:41

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### Sketch Image

660002337



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	C	352		20	1-1 2St 0	3,744	2.000	7,488
2	C	352		20	2-1 2St 0	3,744	2.000	7,488
<b>Total Building Area</b>						<b>7,488</b>		<b>14,976</b>



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Account 660002337  
Parcel ID 21N16E-03-3-00000-000-0000  
Cadastral ID 03-21-16-01800

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

### Building Data

Building ID 2304  
Building Sequence 1  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 7,488  
Average Perimeter 288  
Number Of Storys 2.00  
Average Wall Ht 8.00  
Year Built 1972  
Effective Age 35  
Construction Class 2 - Heavier Wood or Steel Stud Frame  
Quality 2 - Fair  
Condition 2 - Fair  
Exterior Wall 7 - Brick, Solid  
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\_0007.JPG  
Image Date 10/19/2023  
Image Name IMG\_0007.JPG  
Description REVAL 2024

### Cost Calculations

Appraisal Zone 1  
Zone Description  
Base Cost 69.31  
Wall Cost 43.75  
HVAC Cost 17.48  
Basement Cost 0.00  
Total Base Cost 130.54  
Total Area 7,488  
Base RCN 977,484  
Misc Impr Value

Manual Date 01/2025  
Base Year 2026  
Modifier Value  
Total Replacement Cost 977,484  
Physical Depreciation 58%  
Functional Depreciation  
Total Depreciation 58% (566,941)  
Total RCNLD 410,543  
Lump Sums  
Total Building Value 410,543 \$ 54.83 Per SqFt



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Tax Area Code 17  
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### Building Data

Building ID 2305  
Building Sequence 2  
Occupancy 1 352 Multiple Res (Low Rise) 100%  
Occupancy 2  
Occupancy 3  
Total Floor Area 7,488  
Average Perimeter 288  
Number Of Storys 2.00  
Average Wall Ht 8.00  
Year Built 1972  
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### Building Image



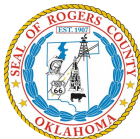
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Functional Depreciation  
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Total Building Value 410,543 \$ 54.83 Per SqFt



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PAVA	PAVING - ASPHALT	0x0x0			4,000
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.02 x 4,000)		12,080	8,456	3,624
	FLV	FR CNPY 208SF	0x0x0			4,150
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 4,150)		4,150	2,075	2,075
	FLV	WOOD DECK 208 SF	0x0x0			2,590
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 2,590)		2,590	1,295	1,295
	FLV	FR CNPY 208SF	0x0x0			4,150
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 4,150)		4,150	2,075	2,075
	FLV	WOOD DECK 208 SF	0x0x0			2,590
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (1.00 x 2,590)		2,590	1,295	1,295
	PAVA	PAVING - ASPHALT	0x0x0			2,000
	<b>Qual</b>	<b>Cond</b>	<b>Year</b>	<b>Eff Age</b>		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.34 x 2,000)		6,680	4,676	2,004
<b>Total Site Improvement Value</b>						<b>12,368</b>