



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:34:19
Page 1

Assessment Data	Primary Image
Account 660006069 Parcel ID 000000-00-0-10095-001-0001 Cadastral ID 07-21-16-00310 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 323849 BENVENUTI FAMILY 2000 TRUST	

106 LINDA ISLE
NEWPORT BEACH CA 92660-0000

Parcel Location

Situs 00641 EARTHSIDE CIR
Subdivision EARTHSIDE I
Lot/Block 0001 / 0001 **Parcel Size** 1 - Lots
Sec/Twn/Rng 7 / 21 / 16 / 5
Neighborhood 1180 - R-V01-SW CLAREMORE
School District S001 - CLAREMORE SCHOOLS

\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0071.JPG 5/9/2023

Legal Description	Lat/Long: 36.30947944 -95.63700542	Building Permits
-------------------	------------------------------------	------------------

LOT 1 BLOCK 1 EARTHSIDE I

Number	Description	Opened	Closed	Amount
2206		01/2000	11/2001	

Exemptions	Sale History
------------	--------------

Code	Type	Active	Maximum	Exemption

Bk/Pg	Grantor	Date	Price	Code
2693/319	BEACON HILL REAL ESTATE	02/16/2018	2,700,000	WG
2591/94	BIG DOG ENTERPRISES LLC	10/25/2016	0	WB
2421/532	SALTY DOG PROPERTIES LLC	08/20/2014	482,000	WG
2421/526	ANDREWS, TERRANCE A &	08/20/2014	2,200,000	WG
1225/571	CLAREMORE ASSOCIATES AN-OKLA	04/05/2000	1,750,000	No
1180/360	ERC PROPERTIES, INC	09/30/1998	0	No

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2019	Land Value 46,542	38,365	11%	4,220	Assessed	20,587	1,902.86
Year Frozen	0	Improvements 154,416	148,792		16,367	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 200,958	187,157		20,587	Total Taxable	20,587	1,903.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660006069	BENVENUTI FAMILY 2000 TRUST	17	196,346	0	19,607	1,812.00
2024	2024-660006069	BENVENUTI FAMILY 2000 TRUST	17	189,540	0	18,674	1,726.00
2023	2023-660006069	BENVENUTI FAMILY 2000 TRUST	17	161,675	0	17,784	1,629.00
2022	2022-660006069	BENVENUTI FAMILY 2000 TRUST	17	158,128	0	17,394	1,610.00
2021	2021-660006069	BENVENUTI FAMILY 2000 TRUST	17	170,639	0	18,770	1,657.00
2020	2020-660006069	BENVENUTI FAMILY 2000 TRUST	17	167,926	0	18,472	1,691.00
2019	2019-660006069	BENVENUTI FAMILY 2000 TRUST	17	162,142	0	17,836	1,652.00
2018	2018-660006069	BENVENUTI FAMILY 2000 TRUST	17	127,725	0	14,050	1,298.00
2017	2017-660006069	BEACON HILL REAL ESTATE	17	126,641	0	13,931	1,279.00
2016	2016-660006069	BIG DOG ENTERPRISES LLC	17	121,004	0	13,310	1,249.00
2015	2015-660006069	BIG DOG ENTERPRISES LLC	17	120,065	0	13,207	1,191.00
2014	2014-660006069	BIG DOG ENTERPRISES LLC	17	119,872	0	12,402	1,150.00
2013	2013-660006069	ANDREWS, TERRANCE A &	17	114,763	0	11,812	1,081.00



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:34:19
 Page 2

Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.2575 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 11,215.00 x 4.15 = 46,542 Factor Value Adjustments 1.0000 Lot Value 46,542		

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,770 / 2,188
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,770
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0071.JPG 5/9/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	217,922	99.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	61,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.32	Total Misc Impr	+	13,640			
Roofing Adj	+ 3.15	Garage Cost	+	21,760			
Subfloor Adj	+ -0.32	Total RCN	=	296,954			
Heat/Cool Adj	+ 11.22	Depreciation (48%)	-	142,538			
Plumbing Adj	+ 11.17	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	154,416			
Adj Base Cost	= 119.54	Lot Value	+	46,542			
Total Area	x 2,188	Indicated Value	=	200,958			
Adjusted Cost	= 261,554	Value Per SqFt		91.85			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,416		
Lot Value	46,542		
Indicated Value	200,958	91.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	200,958	91.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,983.67		4,984
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,983.67		4,984
PATO	SLAB PORCH - OPEN	14316		60	60	10.86		652
PATO	SLAB PORCH - OPEN	14317		12x5	60	10.86		652
PATO	SLAB PORCH - OPEN	14318		11x10	110	10.76		1,184
PATO	SLAB PORCH - OPEN	14319		11x10	110	10.76		1,184



Rogers

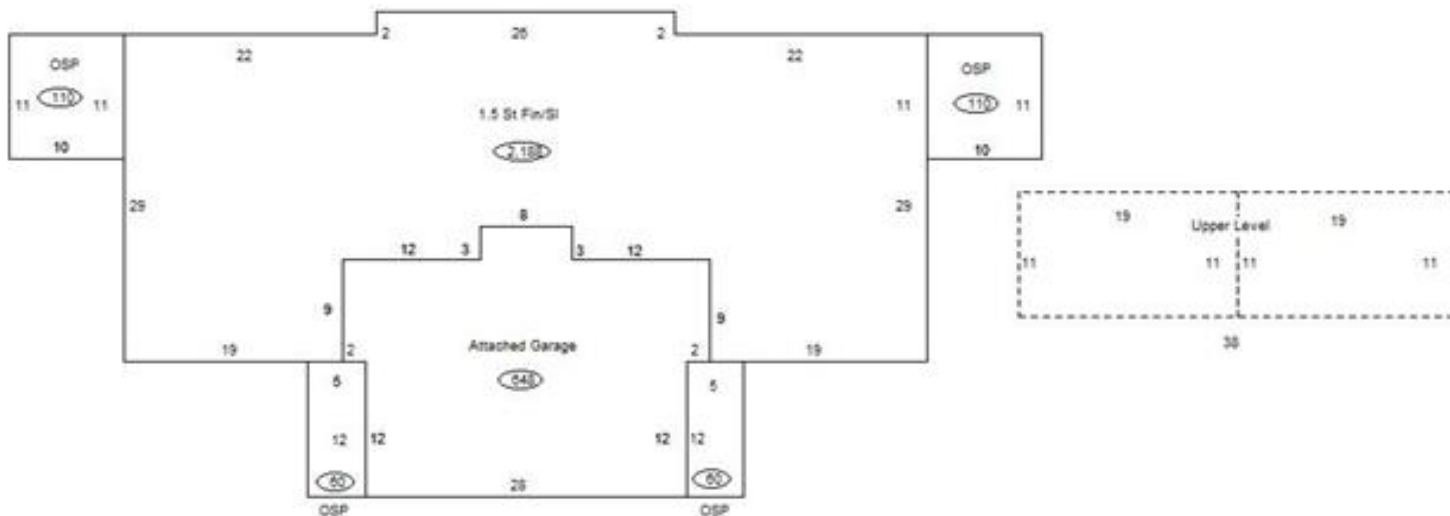
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:34:19
 Page 3

Sketch Image

660006069



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,770	1.236	2,188
2	G	1		13	Attached Garage	648	1.000	648
3	M	PATO		13	Open Slab	60	1.000	60
4	M	PATO		13	Open Slab	60	1.000	60
5	M	PATO		13	Open Slab	110	1.000	110
6	M	PATO		13	Open Slab	110	1.000	110
7	U	^UL	Overhang	13	Upper Level	418	1.000	418
Total Building Area						1,770		2,188