



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660006072 Parcel ID 000000-00-0-10095-001-0004 Cadastral ID 07-21-16-00340 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 00635 EARTHSTIDE CIR Subdivision EARTHSTIDE I Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0068.JPG 5/10/2023</p>														
Legal Description Lat/Long: 36.31037808 -95.63711254																			
LOT 4 BLOCK 1 EARTHSTIDE I					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>2211</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2211		01/2001	11/2001	
Number	Description	Opened	Closed	Amount															
2211		01/2001	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										
					2591/98	STRYKER PROPERTIES LLC	10/25/2016	0	3										
					2421/536	SALTY DOG PROPERTIES LLC	08/20/2014	100,000	YES										
					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	45,032	37,787	11%	4,157	Assessed	21,143										
Year Frozen	0		Improvements	154,416	154,416		16,986	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	199,448	192,203		21,143	Total Taxable	21,143										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006072	BENVENUTI FAMILY 2000 TRUST			17	194,836	0	20,136	1,861.00										
2024	2024-660006072	BENVENUTI FAMILY 2000 TRUST			17	206,286	0	19,176	1,772.00										
2023	2023-660006072	BENVENUTI FAMILY 2000 TRUST			17	186,545	0	18,264	1,673.00										
2022	2022-660006072	BENVENUTI FAMILY 2000 TRUST			17	158,128	0	17,394	1,610.00										
2021	2021-660006072	BENVENUTI FAMILY 2000 TRUST			17	170,639	0	18,770	1,657.00										
2020	2020-660006072	BENVENUTI FAMILY 2000 TRUST			17	167,926	0	18,472	1,691.00										
2019	2019-660006072	BENVENUTI FAMILY 2000 TRUST			17	162,142	0	17,836	1,652.00										
2018	2018-660006072	BENVENUTI FAMILY 2000 TRUST			17	127,725	0	14,050	1,298.00										
2017	2017-660006072	BEACON HILL REAL ESTATE			17	126,641	0	13,931	1,279.00										
2016	2016-660006072	STRYKER PROPERTIES LLC			17	121,004	0	13,310	1,249.00										
2015	2015-660006072	STRYKER PROPERTIES LLC			17	120,065	0	13,207	1,191.00										
2014	2014-660006072	STRYKER PROPERTIES LLC			17	119,872	0	12,402	1,150.00										
2013	2013-660006072	ANDREWS, TERRANCE A &			17	114,763	0	11,812	1,081.00										



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2491		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,851.00 x 4.15 = 45,032		
Factor Value			
Adjustments	1.0000		
Lot Value	45,032		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
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

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted 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	+ 45,032
Total Area	x 2,188	Indicated Value	= 199,448
Adjusted Cost	= 261,554	Value Per SqFt	91.16

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,416		
Lot Value	45,032		
Indicated Value	199,448	91.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	199,448	91.16	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	14337		60	60	10.86		652
PATO	SLAB PORCH - OPEN	14338		12x5	60	10.86		652
PATO	SLAB PORCH - OPEN	14339		11x10	110	10.76		1,184
PATO	SLAB PORCH - OPEN	14340		11x10	110	10.76		1,184

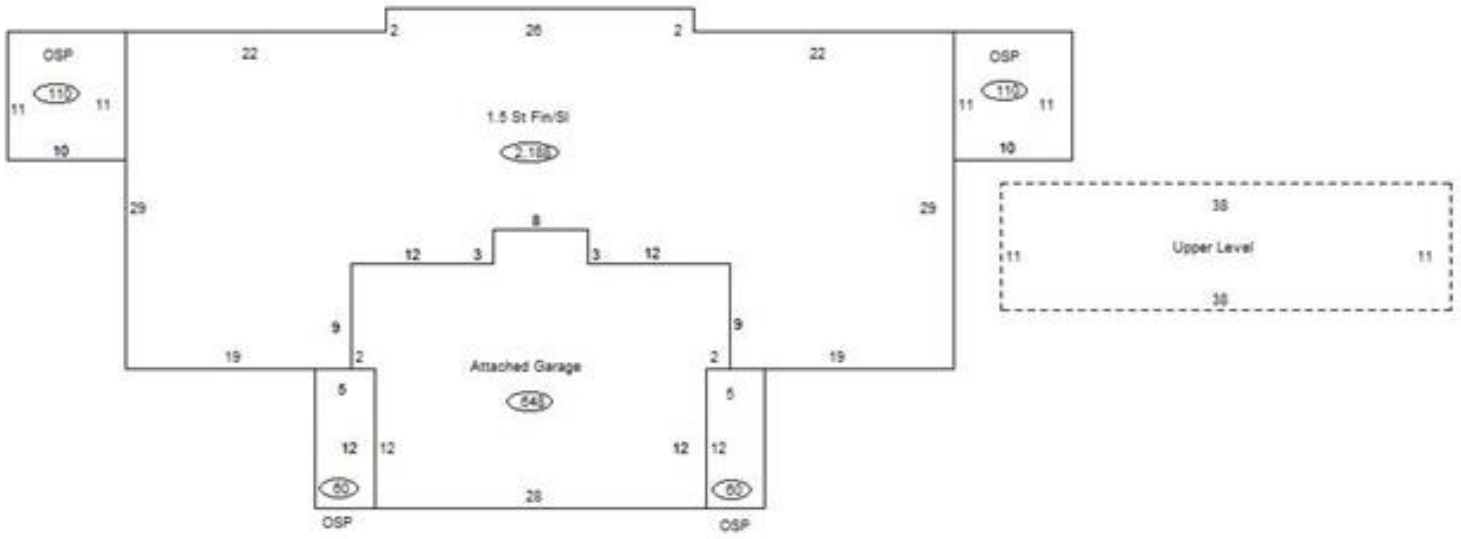


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Sketch Image

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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/SI	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