



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:34:27
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Assessment Data					Primary Image														
Account 660006073 Parcel ID 000000-00-0-10095-001-0005 Cadastral ID 07-21-16-00350 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 00633 EARTHSTIDE CIR Subdivision EARTHSTIDE I Lot/Block 0005 / 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\C\Users\rln\Pictures\2019-12-09\IMG_0099.JPG 12/20/2019</p>														
Legal Description Lat/Long: 36.31075701 -95.63715464																			
LOT 5 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>2217</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2217		01/2001	11/2001	
Number	Description	Opened	Closed	Amount															
2217		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										
					2591/94	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	53,838	38,189	11%	4,201	Assessed	22,779										
Year Frozen	0		Improvements	175,953	168,895		18,578	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	229,791	207,084		22,779	Total Taxable	22,779										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006073	BENVENUTI FAMILY 2000 TRUST			17	224,456	0	21,695	2,005.00										
2024	2024-660006073	BENVENUTI FAMILY 2000 TRUST			17	231,315	0	20,661	1,909.00										
2023	2023-660006073	BENVENUTI FAMILY 2000 TRUST			17	217,111	0	19,678	1,803.00										
2022	2022-660006073	BENVENUTI FAMILY 2000 TRUST			17	170,370	0	18,741	1,735.00										
2021	2021-660006073	BENVENUTI FAMILY 2000 TRUST			17	182,342	0	20,058	1,771.00										
2020	2020-660006073	BENVENUTI FAMILY 2000 TRUST			17	179,430	0	19,737	1,807.00										
2019	2019-660006073	BENVENUTI FAMILY 2000 TRUST			17	173,130	0	19,044	1,764.00										
2018	2018-660006073	BENVENUTI FAMILY 2000 TRUST			17	136,785	0	15,046	1,390.00										
2017	2017-660006073	BEACON HILL REAL ESTATE			17	135,605	0	14,917	1,370.00										
2016	2016-660006073	BIG DOG ENTERPRISES LLC			17	129,535	0	14,249	1,337.00										
2015	2015-660006073	BIG DOG ENTERPRISES LLC			17	128,446	0	14,129	1,274.00										
2014	2014-660006073	BIG DOG ENTERPRISES LLC			17	128,288	0	13,246	1,228.00										
2013	2013-660006073	ANDREWS, TERRANCE A &			17	122,805	0	12,615	1,154.00										



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10000	
Non-Ag Acres	0.2978	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	12,973.00 x 4.15 = 53,838	
Factor Value		
Adjustments	1.0000	
Lot Value	53,838	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbdh 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,038 / 2,456
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,038
Fixture/RghIn	20 /
Bed/F/H Bath	6 / 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	234,363	95.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	123,110 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.45	Total Misc Impr	+ 13,640				
Roofing Adj	+ 3.18	Garage Cost	+ 21,760				
Subfloor Adj	+ -0.44	Total RCN	= 338,372				
Heat/Cool Adj	+ 11.22	Depreciation (48%)	- 162,419				
Plumbing Adj	+ 9.95	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 175,953				
Adj Base Cost	= 123.36	Lot Value	+ 53,838				
Total Area	x 2,456	Indicated Value	= 229,791				
Adjusted Cost	= 302,972	Value Per SqFt	93.56				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,953		
Lot Value	53,838		
Indicated Value	229,791	93.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	229,791	93.56	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	14344		60	60	10.86		652
PATO	SLAB PORCH - OPEN	14345		12x5	60	10.86		652
PATO	SLAB PORCH - OPEN	14346		11x10	110	10.76		1,184
PATO	SLAB PORCH - OPEN	14348		11x10	110	10.76		1,184

