



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:34:31  
Page 1

Assessment Data	Primary Image
<b>Account</b> 660006075 <b>Parcel ID</b> 000000-00-0-10100-001-0001 <b>Cadastral ID</b> 07-21-16-00370 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 323849 BENVENUTI FAMILY 2000 TRUST	

106 LINDA ISLE  
NEWPORT BEACH CA 92660-0000

### Parcel Location

**Situs** 00640 EARTHSIDE CIR  
**Subdivision** EARTHSIDE II  
**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\_0072.JPG 5/9/2023

Legal Description	Lat/Long: 36.30948877 -95.63636313	Building Permits
-------------------	------------------------------------	------------------

LOT 1 BLOCK 1 EARTHSIDE II

Number	Description	Opened	Closed	Amount
2205		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
2591/104	LO TYDE LLC	10/25/2016	0	WB
2421/559	SALTY DOG PROPERTIES LLC	08/20/2014	654,000	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 50,555	50,555	11%	5,561	Assessed	20,913	1,932.99
Year Frozen	0	Improvements 139,568	139,568		15,352	Penalty	0	
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value 190,123	190,123		20,913	Total Taxable	20,913	1,933.00

Assessment History
--------------------

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660006075	BENVENUTI FAMILY 2000 TRUST	17	183,400	0	20,136	1,861.00
2024	2024-660006075	BENVENUTI FAMILY 2000 TRUST	17	193,553	0	19,177	1,772.00
2023	2023-660006075	BENVENUTI FAMILY 2000 TRUST	17	172,314	0	18,264	1,673.00
2022	2022-660006075	BENVENUTI FAMILY 2000 TRUST	17	158,128	0	17,394	1,610.00
2021	2021-660006075	BENVENUTI FAMILY 2000 TRUST	17	170,639	0	18,770	1,657.00
2020	2020-660006075	BENVENUTI FAMILY 2000 TRUST	17	167,926	0	18,472	1,691.00
2019	2019-660006075	BENVENUTI FAMILY 2000 TRUST	17	162,142	0	17,836	1,652.00
2018	2018-660006075	BENVENUTI FAMILY 2000 TRUST	17	127,725	0	14,050	1,298.00
2017	2017-660006075	BEACON HILL REAL ESTATE	17	126,641	0	13,931	1,279.00
2016	2016-660006075	LO TYDE LLC	17	121,004	0	13,310	1,249.00
2015	2015-660006075	LO TYDE LLC	17	120,065	0	13,207	1,191.00
2014	2014-660006075	LO TYDE LLC	17	119,872	0	12,402	1,150.00
2013	2013-660006075	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 03:34:32  
 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2796		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	12,182.00 x 4.15 = 50,555		
Factor Value			
Adjustments	1.0000		
Lot Value	50,555		



\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG\_0072.JPG 5/9/2023

Residential Data	
Type	5 Duplex
Condition	2.5 - Fair
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 / 41

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 ( 53%)	- 157,386
Plumbing Adj	+ 11.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 139,568
Adj Base Cost	= 119.54	Lot Value	+ 50,555
Total Area	x 2,188	Indicated Value	= 190,123
Adjusted Cost	= 261,554	Value Per SqFt	86.89

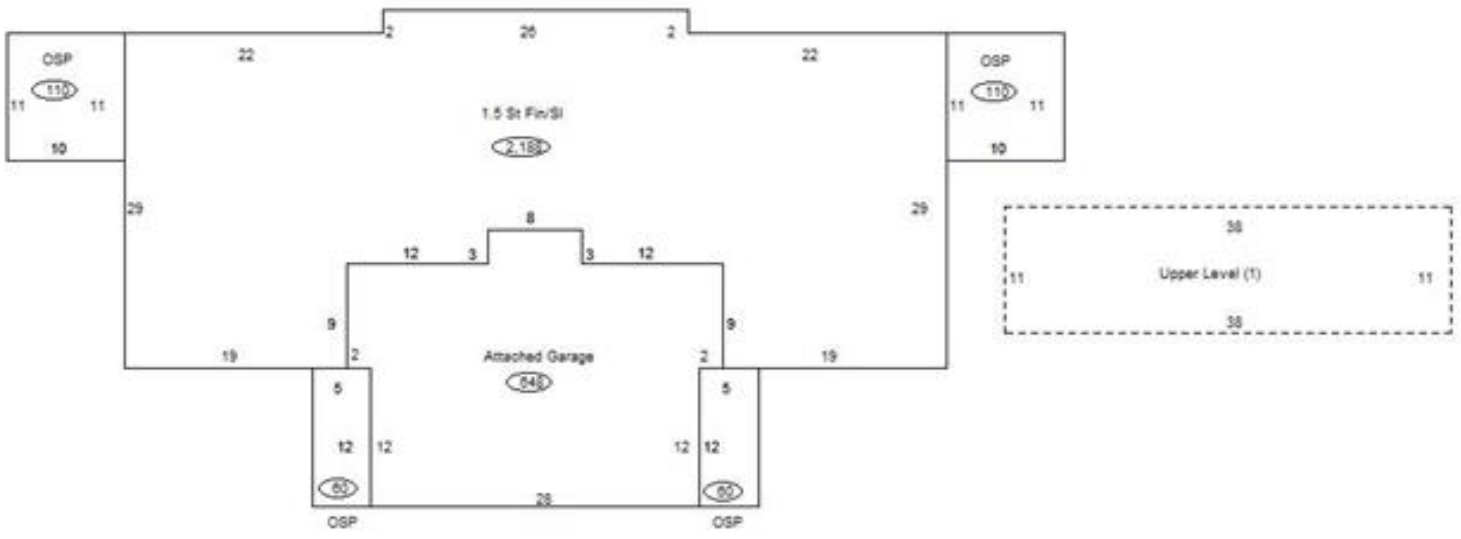
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,568		
Lot Value	50,555		
Indicated Value	190,123	86.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	190,123	86.89	Total Value Per SqFt

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	14358	11x10		110	10.76		1,184
PATO	SLAB PORCH - OPEN	14359	11x10		110	10.76		1,184
PATO	SLAB PORCH - OPEN	14360	12x5		60	10.86		652
PATO	SLAB PORCH - OPEN	14361	12x5		60	10.86		652



Sketch Image

660006075



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	110	1.000	110
4	M	PATO		13	Open Slab	110	1.000	110
5	M	PATO		13	Open Slab	60	1.000	60
6	M	PATO		13	Open Slab	60	1.000	60
7	U	^UL		13	Upper Level (1)	418	1.000	418
<b>Total Building Area</b>						<b>1,770</b>		<b>2,188</b>