



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 660006076 Parcel ID 000000-00-0-10100-002-0001 Cadastral ID 07-21-16-00380 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 00638 EARTHSTIDE CIR Subdivision EARTHSTIDE II Lot/Block 0001 / 0002 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_0062.JPG 5/10/2023</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.30994097 -95.63656106 | | | | | | | | | | | | | | | | | | | |
| LOT 1 BLOCK 2 EARTHSTIDE II | | | | | 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>2207</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | 2207 | | 01/2001 | 11/2001 | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | |
| 2207 | | 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 | 53,577 | 38,161 | 11% | 4,198 | Assessed | 22,780 | 2,105.56 | | | | | | | | | | |
| Year Frozen | 0 | Improvements | 175,953 | 168,923 | | 18,582 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 229,530 | 207,084 | | 22,780 | Total Taxable | 22,780 | 2,106.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660006076 | BENVENUTI FAMILY 2000 TRUST | | | 17 | 224,195 | 0 | 21,695 | 2,005.00 | | | | | | | | | | |
| 2024 | 2024-660006076 | BENVENUTI FAMILY 2000 TRUST | | | 17 | 231,054 | 0 | 20,661 | 1,909.00 | | | | | | | | | | |
| 2023 | 2023-660006076 | BENVENUTI FAMILY 2000 TRUST | | | 17 | 217,111 | 0 | 19,678 | 1,803.00 | | | | | | | | | | |
| 2022 | 2022-660006076 | BENVENUTI FAMILY 2000 TRUST | | | 17 | 170,370 | 0 | 18,741 | 1,735.00 | | | | | | | | | | |
| 2021 | 2021-660006076 | BENVENUTI FAMILY 2000 TRUST | | | 17 | 182,342 | 0 | 20,058 | 1,771.00 | | | | | | | | | | |
| 2020 | 2020-660006076 | BENVENUTI FAMILY 2000 TRUST | | | 17 | 179,430 | 0 | 19,737 | 1,807.00 | | | | | | | | | | |
| 2019 | 2019-660006076 | BENVENUTI FAMILY 2000 TRUST | | | 17 | 173,130 | 0 | 19,044 | 1,764.00 | | | | | | | | | | |
| 2018 | 2018-660006076 | BENVENUTI FAMILY 2000 TRUST | | | 17 | 136,785 | 0 | 15,046 | 1,390.00 | | | | | | | | | | |
| 2017 | 2017-660006076 | BEACON HILL REAL ESTATE | | | 17 | 135,605 | 0 | 14,917 | 1,370.00 | | | | | | | | | | |
| 2016 | 2016-660006076 | LO TYDE LLC | | | 17 | 129,535 | 0 | 14,249 | 1,337.00 | | | | | | | | | | |
| 2015 | 2015-660006076 | LO TYDE LLC | | | 17 | 128,446 | 0 | 14,129 | 1,274.00 | | | | | | | | | | |
| 2014 | 2014-660006076 | LO TYDE LLC | | | 17 | 128,288 | 0 | 13,246 | 1,228.00 | | | | | | | | | | |
| 2013 | 2013-660006076 | ANDREWS, TERRANCE A & | | | 17 | 122,805 | 0 | 12,615 | 1,154.00 | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1180 #1 | |
|-----------------|---------------------------|----------------------------|--|
| Lot Size | | | |
| Lot Count | 1 | | |
| Units Buildable | 10000 | | |
| Non-Ag Acres | 0.2964 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 12,910.00 x 4.15 = 53,577 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 53,577 | | |



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| 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 | 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 |

Value Reconciliation

| | |
|-------------------|------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 175,953 |
| Lot Value | 53,577 |
| Indicated Value | 229,530 93.46 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 229,530 93.46 Total Value 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 | + 53,577 |
| Total Area | x 2,456 | Indicated Value | = 229,530 |
| Adjusted Cost | = 302,972 | Value Per SqFt | 93.46 |

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 | 14365 | | 60 | 60 | 10.86 | | 652 |
| PATO | SLAB PORCH - OPEN | 14366 | | 12x5 | 60 | 10.86 | | 652 |
| PATO | SLAB PORCH - OPEN | 14367 | | 11x10 | 110 | 10.76 | | 1,184 |
| PATO | SLAB PORCH - OPEN | 14368 | | 11x10 | 110 | 10.76 | | 1,184 |



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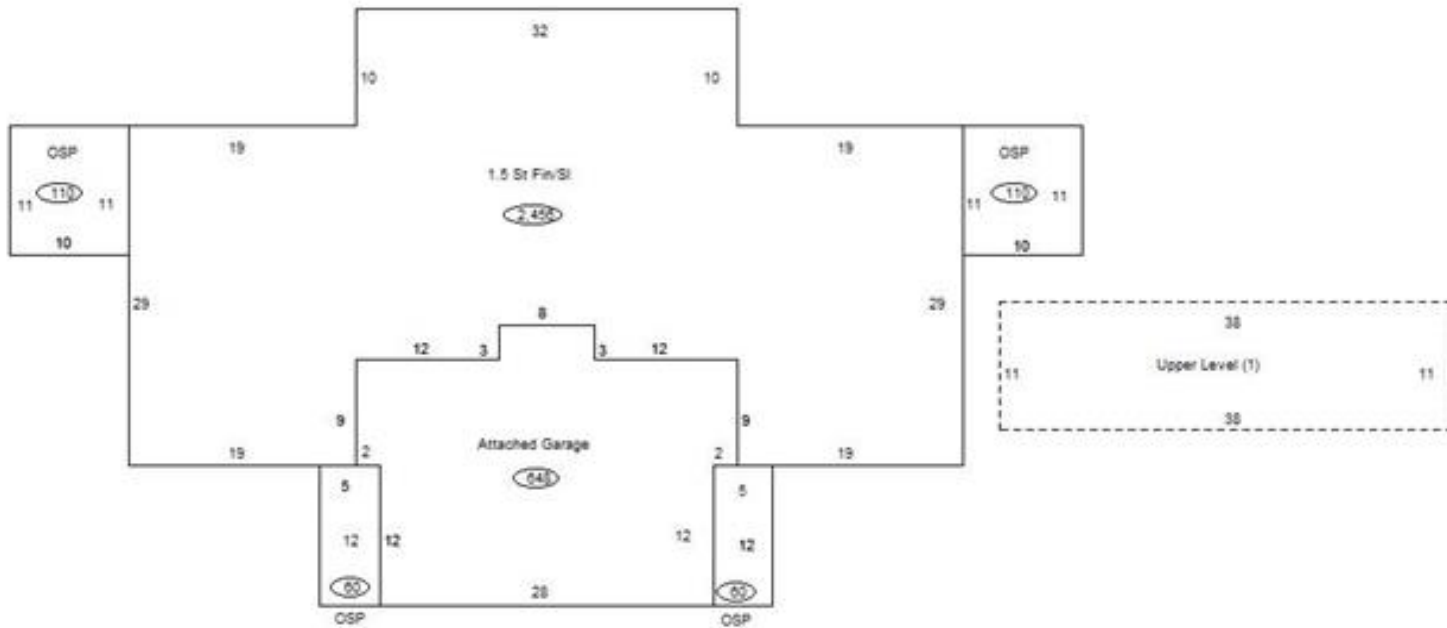
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Sketch Image

660006076



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 | 2,038 | 1.205 | 2,456 |
| 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 | | 13 | Upper Level (1) | 418 | 1.000 | 418 |
| Total Building Area | | | | | | 2,038 | | 2,456 |