



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:34:38  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006078 <b>Parcel ID</b> 000000-00-0-10100-002-0003 <b>Cadastral ID</b> 07-21-16-00400 <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  <b>Parcel Location</b> <b>Situs</b> 00634 EARTHSTIDE CIR <b>Subdivision</b> EARTHSTIDE II <b>Lot/Block</b> 0003 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31045016 -95.63628128																																																																																																																									
<b>Legal Description</b> LOT 3 BLOCK 2 EARTHSTIDE II					<b>Building Permits</b> <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>2210</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2210		01/2001	11/2001																																																																																																							
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 10000 <b>Non-Ag Acres</b> 0.2886 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,569.00 x 4.15 = 52,161 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 52,161		<p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0064.JPG 5/10/2023</p>

Residential Data	
<b>Type</b>	5 Duplex
<b>Condition</b>	2.5 - Fair
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,770 / 2,188
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,770
<b>Fixture/RghIn</b>	20 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	648 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 41

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	94.32	<b>Total Misc Impr</b>	+ 11,272
<b>Roofing Adj</b>	+ 3.15	<b>Garage Cost</b>	+ 21,760
<b>Subfloor Adj</b>	+ -0.32	<b>Total RCN</b>	= 294,586
<b>Heat/Cool Adj</b>	+ 11.22	<b>Depreciation ( 53%)</b>	- 156,131
<b>Plumbing Adj</b>	+ 11.17	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 138,455
<b>Adj Base Cost</b>	= 119.54	<b>Lot Value</b>	+ 52,161
<b>Total Area</b>	x 2,188	<b>Indicated Value</b>	= 190,616
<b>Adjusted Cost</b>	= 261,554	<b>Value Per SqFt</b>	87.12

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	218,866	100.03	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	1
<b>Indicated Value</b>	69,900 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	138,455		
<b>Lot Value</b>	52,161		
<b>Indicated Value</b>	190,616	87.12	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	190,616	87.12	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	14378	12x5		60	10.86		652
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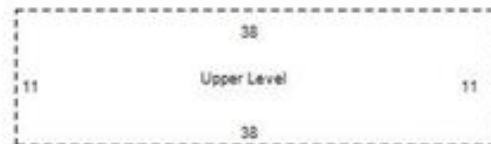
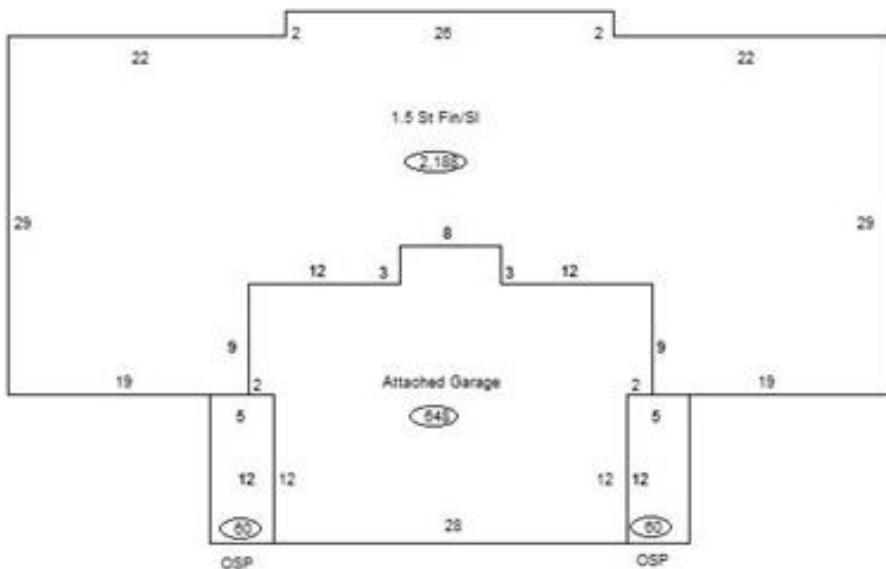
Date 04/17/2026

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### Sketch Image

660006078



### 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	U	^UL	Overhang	13	Upper Level	418	1.000	418
3	G	1		13	Attached Garage	648	1.000	648
4	M	PATO		13	Open Slab	60	1.000	60
5	M	PATO		13	Open Slab	60	1.000	60
<b>Total Building Area</b>						<b>1,770</b>		<b>2,188</b>