



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:34:43
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Assessment Data					Primary Image														
Account 660006081 Parcel ID 000000-00-0-10105-001-0001 Cadastral ID 07-21-16-00430 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 00643 EARTHSDR Subdivision EARTHSDR III 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					<p style="text-align: right; color: orange;">05/09/2023 14:15</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0077.JPG 5/9/2023</p>														
Legal Description Lat/Long: 36.31000027 -95.63587667																			
LOT 1 BLOCK 1 EARTHSDR III					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>2204</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2204		01/2001	11/2001	
Number	Description	Opened	Closed	Amount															
2204		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										
					2591/100	WILDFLOWER RESIDENTIAL PROP LL	10/26/2016	0	WB										
					2421/538	SALTY DOG PROPERTIES LLC	08/20/2014	330,000	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	49,261	35,839	11%	3,942	Assessed	23,207	2,145.02										
Year Frozen	0	Improvements	180,110	175,138		19,265	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	229,371	210,977		23,207	Total Taxable	23,207	2,145.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006081	BENVENUTI FAMILY 2000 TRUST			17	223,824	0	22,103	2,043.00										
2024	2024-660006081	BENVENUTI FAMILY 2000 TRUST			17	230,835	0	21,050	1,945.00										
2023	2023-660006081	BENVENUTI FAMILY 2000 TRUST			17	207,833	0	20,047	1,836.00										
2022	2022-660006081	BENVENUTI FAMILY 2000 TRUST			17	173,573	0	19,093	1,767.00										
2021	2021-660006081	BENVENUTI FAMILY 2000 TRUST			17	185,165	0	19,189	1,694.00										
2020	2020-660006081	BENVENUTI FAMILY 2000 TRUST			17	182,200	0	18,276	1,674.00										
2019	2019-660006081	BENVENUTI FAMILY 2000 TRUST			17	158,231	0	17,405	1,612.00										
2018	2018-660006081	BENVENUTI FAMILY 2000 TRUST			17	125,755	0	13,833	1,278.00										
2017	2017-660006081	BEACON HILL REAL ESTATE			17	124,651	0	13,712	1,259.00										
2016	2016-660006081	WILDFLOWER RESIDENTIAL PROP LLC			17	119,114	0	13,103	1,230.00										
2015	2015-660006081	WILDFLOWER RESIDENTIAL PROP LLC			17	132,235	0	14,546	1,312.00										
2014	2014-660006081	WILDFLOWER RESIDENTIAL PROP LLC			17	132,071	0	13,456	1,248.00										
2013	2013-660006081	ANDREWS, TERRANCE A &			17	126,305	0	12,815	1,173.00										



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2725		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	11,870.00 x 4.15 = 49,261		
Factor Value			
Adjustments	1.0000		
Lot Value	49,261		



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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	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	236,262 96.20 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	129,710 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	180,110
Lot Value	49,261
Indicated Value	229,371 93.39 Per SqFt
Agland Value	
Site Improvements	
Total Value	229,371 93.39 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	99.45	Total Misc Impr	+	15,098
Roofing Adj	+ 3.18	Garage Cost	+	21,760
Subfloor Adj	+ -0.44	Total RCN	=	339,830
Heat/Cool Adj	+ 11.22	Depreciation (47%)	-	159,720
Plumbing Adj	+ 9.95	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	180,110
Adj Base Cost	= 123.36	Lot Value	+	49,261
Total Area	x 2,456	Indicated Value	=	229,371
Adjusted Cost	= 302,972	Value Per SqFt		93.39

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	14389	12x5		60	10.86		652
PATO	SLAB PORCH - OPEN	14390	12x5		60	10.86		652
PATO	SLAB PORCH - OPEN	14391	19x10		190	10.07		1,913
PATO	SLAB PORCH - OPEN	14392	19x10		190	10.07		1,913

