



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:34:45
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006082 Parcel ID 000000-00-0-10105-001-0002 Cadastral ID 07-21-16-00440 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 00641 EARTHSDR Subdivision EARTHSDR III Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31007044 -95.63579442																																																																																																																									
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.3043		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,254.00 x 4.15 = 55,004		
Factor Value			
Adjustments	1.0000		
Lot Value	55,004		



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Residential Data	
Type	5 Duplex
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
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 / 40

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	159,035
Lot Value	55,004
Indicated Value	214,039 87.15 Per SqFt
Agland Value	
Site Improvements	
Total Value	214,039 87.15 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 (53%)	-	179,337
Plumbing Adj	+ 9.95	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	159,035
Adj Base Cost	= 123.36	Lot Value	+	55,004
Total Area	x 2,456	Indicated Value	=	214,039
Adjusted Cost	= 302,972	Value Per SqFt		87.15

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
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PATO	SLAB PORCH - OPEN	14396	12x5		60	10.86		652
PATO	SLAB PORCH - OPEN	14397	12x5		60	10.86		652
PATO	SLAB PORCH - OPEN	14399	11x10		110	10.76		1,184
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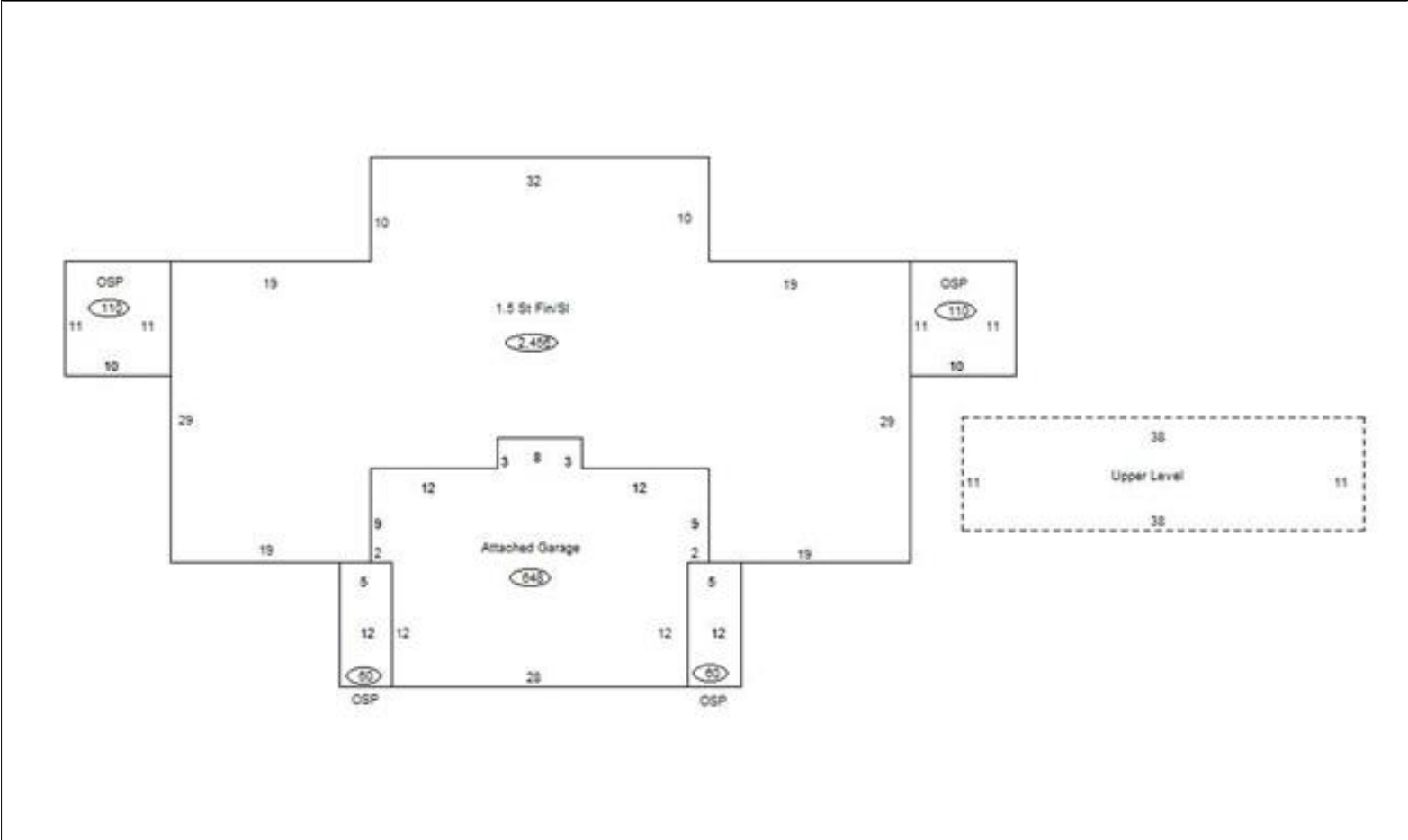
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Sketch Image

660006082



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	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	U	^UL	Overhang	13	Upper Level	418	1.000	418
6	M	PATO		13	Open Slab	110	1.000	110
7	M	PATO		13	Open Slab	110	1.000	110
Total Building Area						2,038		2,456