



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:34:50
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Assessment Data					Primary Image														
Account 660006084 Parcel ID 000000-00-0-10105-001-0004 Cadastral ID 07-21-16-00460 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 00637 EARTHSIDE DR Subdivision EARTHSIDE III Lot/Block 0004 / 0001 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_0074.JPG 5/9/2023</p>														
Legal Description Lat/Long: 36.31057037 -95.63590592																			
LOT 4 BLOCK 1 EARTHSIDE 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>2212</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2212		01/2001	11/2001	
Number	Description	Opened	Closed	Amount															
2212		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										
					2591/92	RNA PROPERTIES LLC	10/25/2016	0	WB										
					2422/481	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	56,154	51,150	11%	5,627	Assessed	23,121	2,137.07										
Year Frozen	0	Improvements	159,035	159,035		17,494	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	215,189	210,185		23,121	Total Taxable	23,121	2,137.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006084	BENVENUTI FAMILY 2000 TRUST			17	213,895	0	22,020	2,035.00										
2024	2024-660006084	BENVENUTI FAMILY 2000 TRUST			17	220,237	0	20,971	1,938.00										
2023	2023-660006084	BENVENUTI FAMILY 2000 TRUST			17	207,723	0	19,972	1,829.00										
2022	2022-660006084	BENVENUTI FAMILY 2000 TRUST			17	172,921	0	19,021	1,761.00										
2021	2021-660006084	BENVENUTI FAMILY 2000 TRUST			17	184,434	0	20,288	1,791.00										
2020	2020-660006084	BENVENUTI FAMILY 2000 TRUST			17	181,483	0	19,963	1,828.00										
2019	2019-660006084	BENVENUTI FAMILY 2000 TRUST			17	175,044	0	19,255	1,783.00										
2018	2018-660006084	BENVENUTI FAMILY 2000 TRUST			17	140,066	0	15,407	1,424.00										
2017	2017-660006084	BEACON HILL REAL ESTATE			17	138,854	0	15,274	1,403.00										
2016	2016-660006084	RNA PROPERTIES LLC			17	132,621	0	14,588	1,369.00										
2015	2015-660006084	RNA PROPERTIES LLC			17	131,421	0	14,456	1,304.00										
2014	2014-660006084	RNA PROPERTIES LLC			17	131,259	0	13,389	1,242.00										
2013	2013-660006084	ANDREWS, TERRANCE A &			17	125,561	0	12,752	1,167.00										



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.3106		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,531.00 x 4.15 = 56,154		
Factor Value			
Adjustments	1.0000		
Lot Value	56,154		



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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	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	56,154
Indicated Value	215,189 87.62 Per SqFt
Agland Value	
Site Improvements	
Total Value	215,189 87.62 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	+	56,154
Total Area	x 2,456	Indicated Value	=	215,189
Adjusted Cost	= 302,972	Value Per SqFt		87.62

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	14410	12x5		60	10.86		652
PATO	SLAB PORCH - OPEN	14411	12x5		60	10.86		652
PATO	SLAB PORCH - OPEN	14412	11x10		110	10.76		1,184
PATO	SLAB PORCH - OPEN	14413	11x10		110	10.76		1,184

