



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	660103145									
Parcel ID	21N16E-03-3-00000-001-0000									
Cadastral ID	03-21-16-02630									
Property Type	REAL - Real Property									
Property Class	UC	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	335228									
BENVENUTI SIOUX 2 LLC & 1800 SIOUX CLAREMORE LLC ET AL 1704 NEWPORT HILLS DRIVE W NEWPORT BEACH CA 92660-0000										
Parcel Location										
Situs										
Subdivision										
Lot/Block	/	Parcel Size	2.46 - Acres							
Sec/Twn/Rng	3 / 21 / 16 / 3									
Neighborhood	5001 - TASC 2016									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.32506052 -95.59550720				OPEN CHECK 12/18/2019						
TR DESC 2019-012102 AS COMM SW/C SW SW; N00.1452E 988.30'; S89.3122E 264' TO POB; N00.1452E 380.55'; S89.3419E 280'; S00 1452W 349'; S44.3943E 45.06'; N89.3122W 311.81' TO POB.				Building Permits						
				Number	Description	Opened	Closed	Amount		
				CV20	CV23- SPLIT POSS MULTI FAMILY STF	09/2019	09/2022			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	1800 APARTMENTS LLC	07/27/2021	3,000,000	WG	
					/	DAKE PROPERTIES INC	08/18/2020	104,000	YES	
					/	LESSLEY PROPERTIES LLC	09/04/2019	86,500	YES	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2022	Land Value	104,004	104,004	11%	11,440	Assessed	11,440	1,057.40	
Year Frozen		Improvements	0	0		0	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	104,004	104,004		11,440	Total Taxable	11,440	1,057.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660103145	BENVENUTI SIOUX 2 LLC &			17	104,004	0	11,440	1,057.00	
2024	2024-660103145	BENVENUTI SIOUX 2 LLC &			17	104,004	0	11,440	1,057.00	
2023	2023-660103145	BENVENUTI SIOUX 2 LLC &			17	104,004	0	11,440	1,048.00	
2022	2022-660103145	BENVENUTI SIOUX 2 LLC &			17	104,004	0	11,440	1,059.00	
2021	2021-660103145	BENVENUTI SIOUX 2 LLC &			17	104,004	0	11,440	1,010.00	
2020	2020-660103145	1800 APARTMENTS LLC			17	85,998	0	9,460	866.00	
2019	2019-660103145	DAKE PROPERTIES INC			17	12,736	0	1,401	130.00	



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1835 COMM		
Value Method	Square-Foot		
Base Lot Value	107,158.00 x .78 = 83,243		
Factor Value	0		
Adjustments	124.94%		
Lot Value	104,004		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	916775
Total Building Area		Image Date	12/18/2019
Total Base Value		Name	IMG_0038.JPG
Modifier Value		Description	OPEN CHECK
Misc Improvements			
Replacement Cost New			
Phys/Func Depreciation Loss			
RCN Less Phys/Func			
Economic Depreciation			
RCNLD (All Sources)			
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value			
Land Value	104,004		
Cost Approach Value	104,004		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	104,004
Effective Gross Income (EGI)		Total Appraised Value	104,004
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value			