



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:47:00
Page 1

Assessment Data					Primary Image														
Account 660106363 Parcel ID 000000-0005-012-0-000-00 Cadastral ID 20-21-16-12520 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338789 CAHYADI, JIMMY & ANGELINA PRIBADI 6154 HETTY ST FONTANA CA 92336-0000 Parcel Location Situs 01016 W CHEYENNE LN Subdivision RED PLAINS PHASE I Lot/Block 0012 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG_001 10/10/2023</p>														
Legal Description Lat/Long: 36.28648722 -95.62125687																			
LOT 12 BLOCK 5 RED PLAINS PHASE I					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>R22 006</td> <td>R23- NEW SFR</td> <td>01/2022</td> <td>08/2022</td> <td>139,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 006	R23- NEW SFR	01/2022	08/2022	139,000
Number	Description	Opened	Closed	Amount															
R22 006	R23- NEW SFR	01/2022	08/2022	139,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	RAUSCH COLEMAN HOMES OF TULSA	06/23/2022	232,500	YES										
					/	TULSA L DEV LLC	10/06/2021	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2023		Land Value	89,840	89,840	11%	9,882	Assessed	26,203										
Year Frozen			Improvements	148,376	148,376		16,321	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	238,216	238,216		26,203	Total Taxable	26,203										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660106363	CAHYADI, JIMMY &			17	232,422	0	25,566	2,363.00										
2024	2024-660106363	CAHYADI, JIMMY &			17	233,000	0	25,630	2,369.00										
2023	2023-660106363	CAHYADI, JIMMY &			17	233,540	0	25,689	2,353.00										
2022	2022-660106363	CAHYADI, JIMMY &			17	3,834	0	422	39.00										



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1983		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,636.00 x 5.33 = 46,072		
Factor Value			
Adjustments	1.9500		
Lot Value	89,840		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Vinyl 40% Veneer, Masonry
Base/Total Area	1,374 / 1,374
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,374
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	404 Attached Garage - Finished
Remodel	
Year/Eff Age	2002 / 18

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	171,380 124.73 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	148,376
Lot Value	89,840
Indicated Value	238,216 173.37 Per SqFt
Agland Value	
Site Improvements	
Total Value	238,216 173.37 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.29	Total Misc Impr	+ 2,666
Roofing Adj	+ 4.62	Garage Cost	+ 14,766
Subfloor Adj	+ -1.22	Total RCN	= 190,226
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 41,850
Plumbing Adj	+ 7.60	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 148,376
Adj Base Cost	= 125.76	Lot Value	+ 89,840
Total Area	x 1,374	Indicated Value	= 238,216
Adjusted Cost	= 172,794	Value Per SqFt	173.37

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154920	5x4		20	24.21		484
PRCH	Slab Porch - Covered	154921	13x7		91	23.98		2,182



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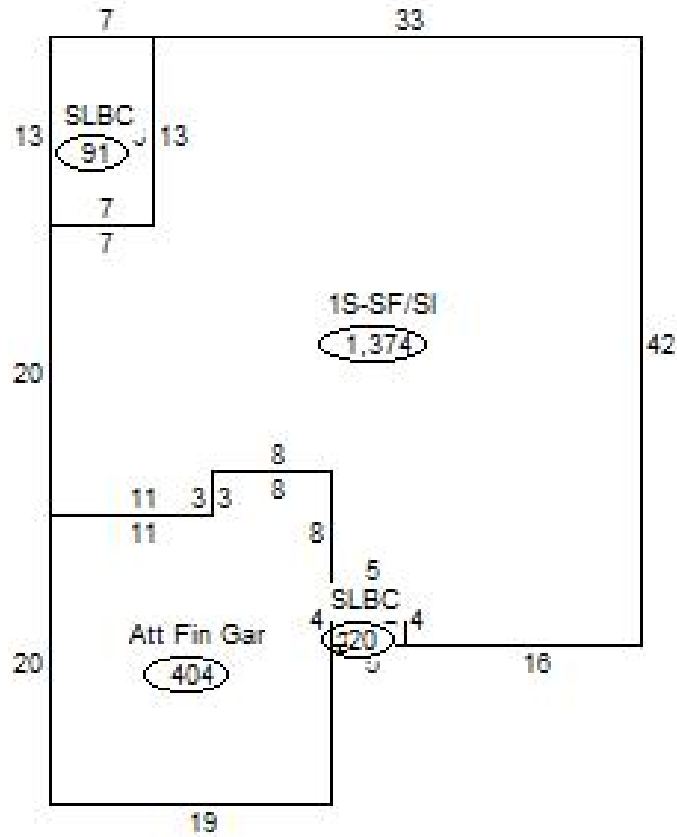
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Sketch Image

660106363



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	1,374	1.000	1,374
2	G	5		20	Att Fin Gar	404	1.000	404
3	M	PRCH		20	SLBC	20	1.000	20
4	M	PRCH		20	SLBC	91	1.000	91
Total Building Area						1,374		1,374