

Summary

Lead Appr: WW 2.24.25

Clerk:

Lead Clerk:

Appr: GPH

Print Date: 12/19/2024

Acct ID: 358969

MTL: 084W12D001701

Date: 01/09/25

Appr: GPH

Prop Class: 40

401

RMV Prop Class: 400

Situs: 4428 LINNEA LN S SALEM OR 97302

MaSaNh: 06 06 002

Unit: 89456

Year: 2025

Last Date Appraised: 07/13/2020

Appraiser: GERARDO RAMIREZ HERNANDEZ

Retag: Y N

Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: GADBERRY, JONATHAN ALAN

Roll Type: R

Cycle Tag

Sales Verification

Other:

Inspection level: 1 2 3 4

LCB

TTO

INSP

AV: 138120

RMV Land: 249950

RMV Imp: 0

RMV Total: 249950

MAV: 138120

MSAV: 0

SAV: 0

Comment:

Notations

No notation data available.

New MA @ : , GB 70%.

OSDs

No OSD data available.

ADD OSDN M/M

Land

Site: 1	Code Area: 92430	Size: 0.59 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 2HI	Value Source: Rural at MKT	Description: TWO HILL IRR			RMV: 77420	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:	23-24 SV N/C WW					

Site: 2	Code Area: 92430	Size: 1.44 Acres	Use Code: 004	Zone: NREST	SAV Use:	Exception: 0
Class: 4HI	Value Source: Rural at MKT	Description: FOUR HILL IRR			RMV: 172530	Exception: Y N
Adjustment(s):	GSOIL, IRR		Fire Patrol:	Description:		
Comments:						

Improvements - Residence / Manufactured Structures

No residence or manufactured structure improvement data available.

Improvements - Accessory Buildings

No improvement data available for all other stat class types.



ACCOUNT # 358969 DATE: 1/9/25 RMV CLASS _____ PROP CLASS _____
MTL _____ APPR GRH TAG Y N _____
COMMENTS: MA 30%

RESIDENCE / MANUFACTURED STRUCTURES				ACCESSORY IMPROVEMENTS / OUTBUILDINGS			
STAT <u>142</u>	QLTY + -	FLOOR <u>MA</u>	TYPE <u>GB</u>	TYPE <u>GB</u>			
AREA <u>1600</u>	EFF AREA <u>1600</u>	BED <u>1</u>	STAT / CLASS <u>6</u>	STAT / CLASS _____			
ROOF <u>+</u>	HVAC <u>+</u>	SIZE <u>40x40</u>	FAIR	FAIR			
BATH PKG: <u>1</u>	BATH _____	BATH + <u>1</u> 1/2 BTH	AVERAGE	AVERAGE			
FIREPLACE: _____			GOOD	GOOD			
KITCHEN <u>+</u>			EXCELLENT	EXCELLENT			
YR BLT <u>2024</u>	EFF YR <u>2024</u>	ECON _____	BATH _____	BATH _____			
% COMP <u>30</u>	% GOOD _____	FUNC _____	YR BLT <u>2024</u>	YR BLT _____			
EXCEPT <u>Y</u> N	LUMP SUM: _____		EFF YR <u>2024</u>	EFF YR _____			
MISC: _____			% COMP <u>70</u>	% COMP _____			
YI CLASS _____ F G A E			EXCEPT <u>Y</u> N	EXCEPT _____ Y N			
SKIRT <u>+</u>	LIN FT _____		MISC: _____	MISC: _____			
COMMENT: _____			COMMENT: _____	COMMENT: _____			
STAT <u>142</u>	QLTY + -	FLOOR <u>MA2</u>	TYPE _____	TYPE _____			
AREA <u>979</u>	EFF AREA <u>979</u>	BED <u>2</u>	STAT / CLASS _____	STAT / CLASS _____			
ROOF <u>+</u>	HVAC <u>+</u>	SIZE _____	FAIR	FAIR			
BATH PKG: <u>1</u>	BATH _____	BATH + _____ 1/2 BTH	AVERAGE	AVERAGE			
FIREPLACE: _____			GOOD	GOOD			
KITCHEN <u>-</u> <u>+</u>			EXCELLENT	EXCELLENT			
YR BLT <u>2024</u>	EFF YR <u>2024</u>	ECON _____	BATH _____	BATH _____			
% COMP <u>30</u>	% GOOD _____	FUNC _____	YR BLT _____	YR BLT _____			
EXCEPT <u>Y</u> N	LUMP SUM: _____		EFF YR _____	EFF YR _____			
MISC: _____			% COMP _____	% COMP _____			
YI CLASS _____ F G A E			EXCEPT _____ Y N	EXCEPT _____ Y N			
SKIRT <u>+</u>	LIN FT _____		MISC: _____	MISC: _____			
COMMENT: _____			COMMENT: _____	COMMENT: _____			
STAT _____	QLTY + -	FLOOR _____	TYPE _____	TYPE _____			
AREA _____	EFF AREA _____	BED _____	STAT / CLASS _____	STAT / CLASS _____			
ROOF <u>+</u>	HVAC <u>+</u>	SIZE _____	FAIR	FAIR			
BATH PKG: _____	BATH _____	BATH + _____ 1/2 BTH	AVERAGE	AVERAGE			
FIREPLACE: _____			GOOD	GOOD			
KITCHEN <u>-</u> <u>+</u>			EXCELLENT	EXCELLENT			
YR BLT _____	EFF YR _____	ECON _____	BATH _____	BATH _____			
% COMP _____	% GOOD _____	FUNC _____	YR BLT _____	YR BLT _____			
EXCEPT _____ Y N	LUMP SUM: _____		EFF YR _____	EFF YR _____			
MISC: _____			% COMP _____	% COMP _____			
YI CLASS _____ F G A E			EXCEPT _____ Y N	EXCEPT _____ Y N			
SKIRT <u>+</u>	LIN FT _____		MISC: _____	MISC: _____			
COMMENT: _____			COMMENT: _____	COMMENT: _____			

Percent Complete Form

Account # 358969

Additions

		New Homes			
		No Basement		Basement	
% Item	% Sum	% Item	% Sum	% Item	% Sum
3%	0%	Plans/Survey	3%	3%	0%
2%		Excavation	2%	4%	
3%		Foundation	3%	10%	
35%	45%	Framing	14%	20%	35%
8%	50%	Trusses	7%	30%	40%
7%	60%	Roofing	7%	35%	45%
7%	65%	Windows/Ext Doors	7%	45%	55%
5%	70%	Siding	5%	50%	60%
4%	75%	Plumbing Rough-In	4%	3%	65%
3%		Electrical Rough-In	3%	2%	
2%	80%	Heating Rough-In	2%	1%	
		Heating Unit	1%	1%	
3%		Insulation	3%	2%	
5%	85%	Drywall (Finished)	5%	65%	70%
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
	95%	Cabinets	6%	75%	80%
2%		Electrical Fixtures	3%	80%	
2%		Plumbing Fixtures	4%	85%	85%
3%		Floor Coverings & Countertops	7%	90%	90%
2%	100%	Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR

GPH

Date

1/1/25

YR For

25-26

% COMP

30

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

Percent Complete Form

Account #

Gut & Remodels

Interior Trim Carpentry	7%	90%
Floor Coverings & Countertops	7%	85%
Plumbing Fixtures	4%	80%
Electrical Fixtures	3%	80%
Cabinets	6%	75%
Drywall (Finished)	5%	70%
Insulation	3%	65%

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

Outbuilding Type: GB

	% Item	% Sum
Excavation/Foundation	10%	40%
Floor - Concrete/Wood	30%	
Walls - Framing	10%	65%
Walls - Covering/Siding	15%	
Roof - Framing/Trusses	15%	95%
Roof - Sheathing	5%	
Roof - Cover	10%	
Doors & Windows	5%	100%

APPR

GPH

Date

1/1/25

YR For

25-26

% COMP

70

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

APPR

Date

YR For

% COMP

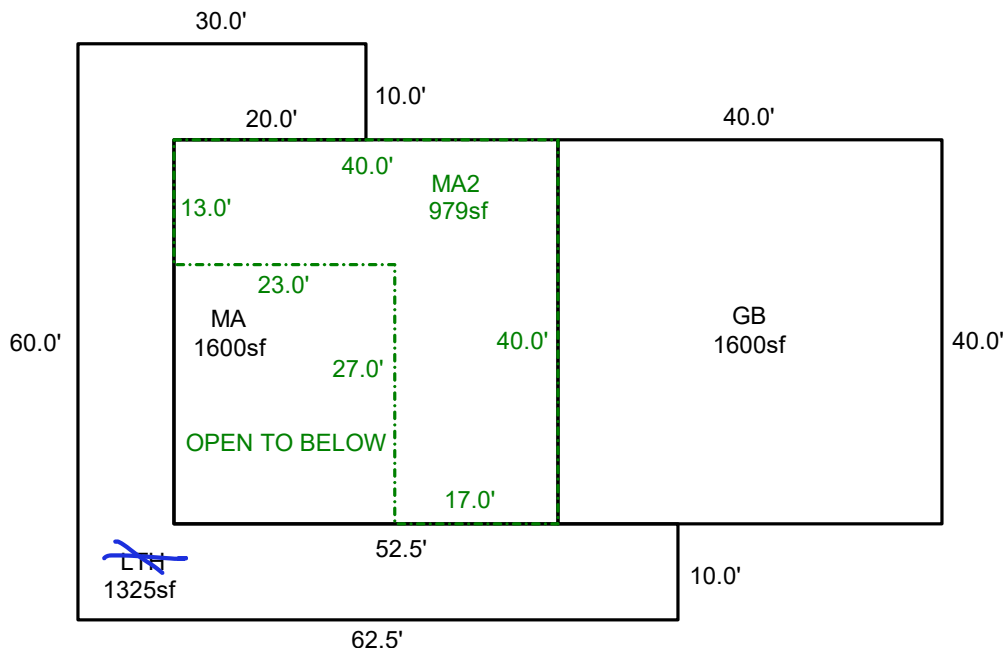
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 358969 Parcel No.: 084W12D001701
 Property Address: 4428 LINNEA LN S
 City: SALEM County: Marion State: OR ZipCode: 97302
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

358969
 084W12D001701
 SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1600.0	160.0	
	LTH	1.0	1325.0	285.0	2925.0
MA2	MA2	1.0	979.0	160.0	979.0
MA	MA	1.0	1600.0	160.0	1600.0

COMMENT TABLE 1

APEX BY CLOBERG 11/14/24 24-005528 MA

COMMENT TABLE 2

COMMENT TABLE 3

GBH 11/9/25 TAGS C2

Net LIVABLE cnt 2 (rounded) 2,579
 Net BUILDING cnt 2 (rounded) 2,925