

Acct ID: 358969 MTL: 084W12D001701 Date: 01/01/25 Appr: GRH Prop Class: 400 401 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: 30

*New MA @ . . . , GB 70%.*

#### Notations

No notation data available.

#### 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: 11/12/15 APPR SPH

MTI

APPR

COMMENTS:

MA 30%.

## RMV CLASS

## PROP CLASS

TAG  Y  N

## RESIDENCE / MANUFACTURED STRUCTURES

STAT 142 QLTY + - FLOOR MA  
AREA 1600 EFF AREA 1600 BED 1  
ROOF + HVAC +  
BATH PKG: 1 BATH    BATH +    1/2 BTH  
FIREPLACE:     
KITCHEN    +  
YR BLT 2024 EFF YR 2024 ECON     
% COMP 50 % GOOD    FUNC     
EXCEPT Y N LUMP SUM:     
MISC:     
YI CLASS    F G A E  
SKIRT + LIN FT     
COMMENT:

## ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE GB  
STAT / CLASS b  
SIZE 40x40  
FAIR  
AVERAGE  
GOOD  
EXCELLENT  
BATH

TYPE     
STAT / CLASS     
SIZE   

FAIR  
AVERAGE  
GOOD  
EXCELLENT

BATH

STAT	142	QLTY	+	-	FLOOR	MAZ	
AREA	979	EFF AREA			979	BED	
ROOF	+	HVAC	+				
BATH PKG:	1	BATH			BATH	+	1/2 BTH
FIREPLACE:							
KITCHEN	-	+					
YR BLT	2024	EFF YR	2024		ECON		
% COMP	30	% GOOD			FUNC		
EXCEPT	Y N	LUMP SUM:					
MISC:							
YI CLASS			F	G	A	E	
SKIRT	+	LIN FT					
COMMENT:							

MISC: \_\_\_\_\_

COMMENT: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TYPE \_\_\_\_\_

STAT / CLASS \_\_\_\_\_

SIZE \_\_\_\_\_

STAT \_\_\_\_\_ QLTY + - FLOOR \_\_\_\_\_  
AREA \_\_\_\_\_ EFF AREA \_\_\_\_\_ BED \_\_\_\_\_  
ROOF + HVAC +  
BATH PKG: \_\_\_\_\_ BATH \_\_\_\_\_ BATH + \_\_\_\_\_ 1/2 BTH  
FIREPLACE: \_\_\_\_\_  
KITCHEN - +  
YR BLT \_\_\_\_\_ EFF YR \_\_\_\_\_ ECON \_\_\_\_\_  
% COMP \_\_\_\_\_ % GOOD \_\_\_\_\_ FUNC \_\_\_\_\_  
EXCEPT Y N LUMP SUM: \_\_\_\_\_  
MISC: \_\_\_\_\_  
YI CLASS \_\_\_\_\_ F G A E  
SKIRT + LIN FT \_\_\_\_\_  
COMMENT: \_\_\_\_\_

BATH \_\_\_\_\_  
YR BLT \_\_\_\_\_  
EFF YR \_\_\_\_\_  
% COMP \_\_\_\_\_  
EXCEPT Y N  
MISC: \_\_\_\_\_  
  
COMMENT: \_\_\_\_\_  
\_\_\_\_\_

BATH \_\_\_\_\_

YR BLT \_\_\_\_\_

EFF YR \_\_\_\_\_

% COMP \_\_\_\_\_

EXCEPT Y N

MISC: \_\_\_\_\_

COMMENT: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Percent Complete Form

Account # 358969

## Additions

% Item	% Sum	New Homes		Basement	
		No Basement	% Item	% Sum	% Item
3%		Plans/Survey	3%		3%
2%	0%	Excavation	2%	0%	4%
3%		Foundation	3%		10%
35%	45%	Framing	14%	20%	16% 35%
8%	50%	Trusses	7%	30%	7% 40%
7%	60%	Roofing	7%	35%	7% 45%
7%	65%	Windows/Ext Doors	7%	45%	6% 55%
5%	70%	Siding	5%		5%
4%		Plumbing Rough-In	4%	50%	3% 60%
3%	75%	Electrical Rough-In	3%		2%
2%		Heating Rough-In	2%	55%	1%
	80%	Heating Unit	1%		1%
3%		Insulation	3%	60%	2%
5%	85%	Drywall (Finished)	5%	65%	4% 70%
2%		Paint Interior	2%		2%
2%	90%	Paint Exterior	2%	70%	2% 75%
		Cabinets	6%	75%	5%
2%		Electrical Fixtures	3%	80%	2% 80%
2%	95%	Plumbing Fixtures	4%	85%	3% 85%
3%		Floor Coverings & Countertops	7%	90%	6% 90%
2%	100%	Interior Trim Carpentry	7%	95%	6% 95%
		Porch/Entry/Stoop	2%	100%	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 &amp; 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% <u>40</u> 40%
Floor - Concrete/Wood	30% <u>10</u> 10%
Walls - Framing	10% <u>10</u> 10%
Walls - Covering/Siding	15% <u>65</u> 65%
Roof - Framing/Trusses	15% <u>5</u> 5%
Roof - Sheathing	30% <u>5</u> 5%
Roof - Cover	10% <u>0</u> 0%
Doors & Windows	5% <u>100</u> 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

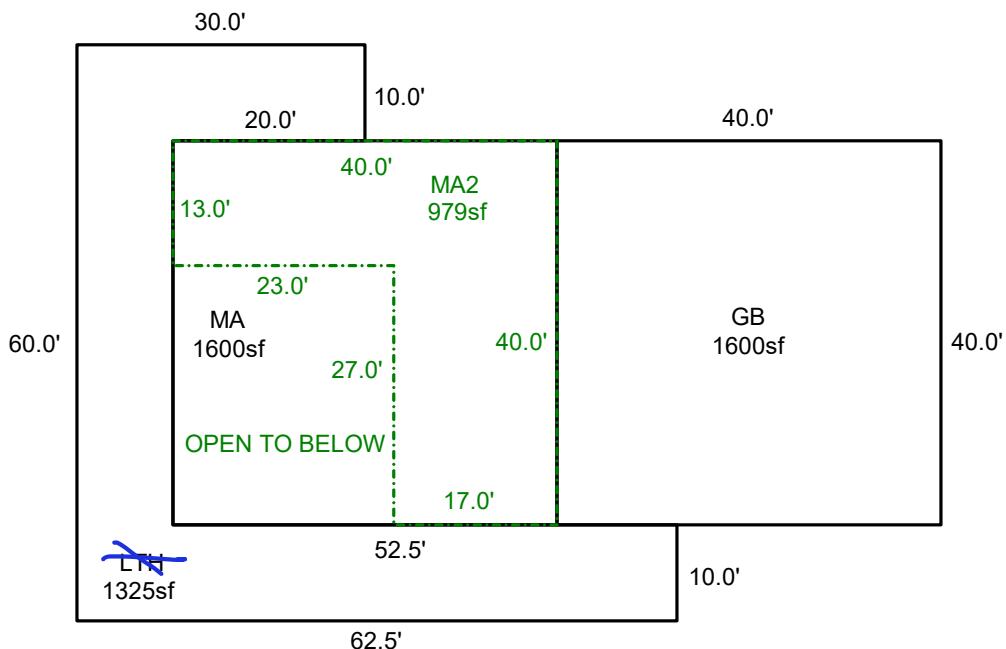
Owner:

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

GRH 1/9/25

### COMMENT TABLE 3

TAGS L2

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