

Summary

Lead Appr: vw 11/7 Clerk: _____ Lead Clerk: _____ Appr: GRH

Print Date: 9/26/2025

Acct ID: 358969 MTL: 084W12D001701 Date: 10.08.25 Appr: GRH Prop Class: 401 RMV Prop Class: 401

Situs: 4428 LINNEA LN S SALEM OR 97302 MaSaNh: 06 06 002 Unit: 89456 Year: 2025

Last Date Appraised: 01/09/2025 Appraiser: GERARDO RAMIREZ HERNANDEZ Tag: Y N Tag info: 2026 - Tags/Permit (Completion)

Owner: GADBERRY, JONATHAN ALAN Last Sales Date: 10/06/2022 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 226990

RMV Land: 302440 RMV Imp: 151250 RMV Total: 453690 MAV: 138120 MSAV: 0 SAV: 0

Comment: 25-26: L2 01.09.25 GRH

OSDs

horse complete 100%.

Count	Code	Description	RMV	Code Area	Exception
1	MKTN	OSD - NO LANDSCAPE	35000	92430	16700

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: 82840	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: 184600	Exception: Y N		
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments:						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 92430	Stat Class: 142	Year Blt: 2024	Eff Year Blt: 2024	Sq.Ft: 2579	% Complete: 30.00
Desc: Multi Story above grade	Dimensions:	RMV: 119860				100
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 57190	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
First Floor	4	Finished	1600	1	FB-1/ HB-1	2024	2024	ROOF, KIT, ⁺ HVAC, ⁺ BTH - 1, BATH - 1 <u>FP</u>	Y N
Second Floor	4	Finished	979	2	FB-1	2024	2024	⁺ HVAC, BATH - 1	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available	Add VI Average m/m				

Improvements - Accessory Buildings

Bldg: 2	Code Area: 92430	Stat Class: 351	Year Blt: 2024	Eff Year Blt: 2024	Sq.Ft: 1600	% Complete: 70.00
Desc: General Purpose Building (GB)	Dimensions: 40x40	RMV: 31390				100
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 14980	Adjust:	Adjust RMV: 0	

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception:
General Purpose Bldg	6	Finished	1600	0	0	2024	2024	AVG	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

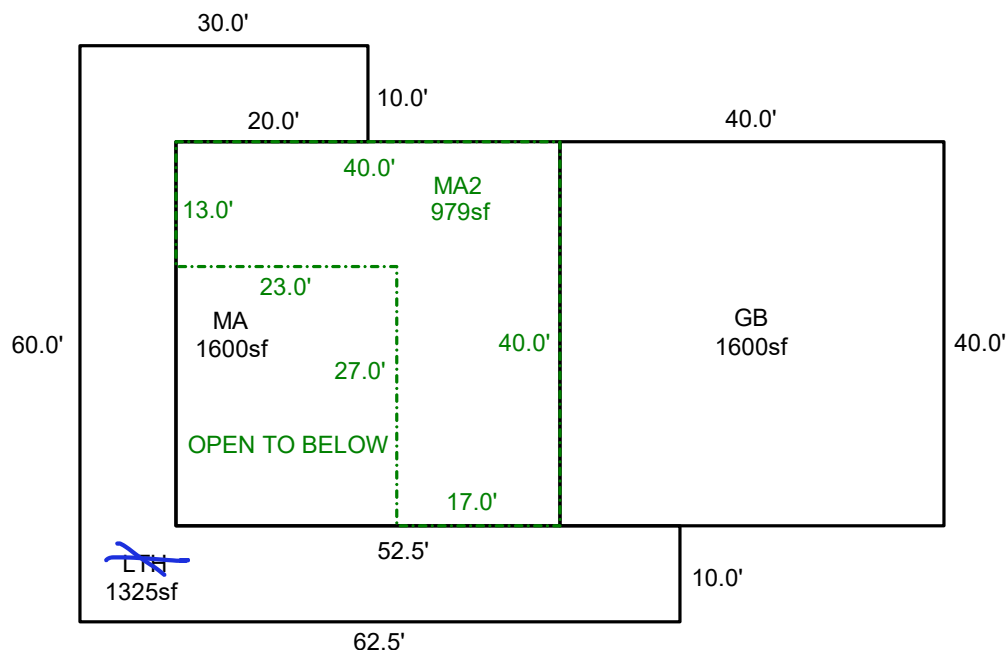
SKETCH/AREA TABLE ADDENDUM

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

GBH 10/8/25 TAGS C2

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



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>	SIZE			
BATH PKG: <u>1</u>	BATH	BATH + <u>1</u> 1/2 BTH	FAIR	FAIR			
FIREPLACE:			<u>AVERAGE</u>	AVERAGE			
KITCHEN <u>+</u>			GOOD	GOOD			
YR BLT <u>2024</u>	EFF YR <u>2024</u>	ECON	EXCELLENT	EXCELLENT			
% COMP <u>30</u>	% GOOD	FUNC					
EXCEPT <u>Y</u> N	LUMP SUM:						
MISC:			BATH	BATH			
YI CLASS _____	F G A E		YR BLT <u>2024</u>	YR BLT			
SKIRT <u>+</u>	LIN FT		EFF YR <u>2024</u>	EFF YR			
COMMENT:			% COMP <u>70</u>	% COMP			
			EXCEPT <u>Y</u> N	EXCEPT Y N			
			MISC:	MISC:			
STAT <u>142</u>	QLTY + -	FLOOR <u>MA2</u>	COMMENT:	COMMENT:			
AREA <u>979</u>	EFF AREA <u>979</u>	BED <u>2</u>					
ROOF <u>+</u>	HVAC <u>+</u>						
BATH PKG: <u>1</u>	BATH	BATH + <u>1</u> 1/2 BTH					
FIREPLACE:							
KITCHEN <u>+</u>							
YR BLT <u>2024</u>	EFF YR <u>2024</u>	ECON					
% COMP <u>30</u>	% GOOD	FUNC					
EXCEPT <u>Y</u> N	LUMP SUM:						
MISC:							
YI CLASS _____	F G A E						
SKIRT <u>+</u>	LIN FT						
COMMENT:							
STAT _____	QLTY + -	FLOOR _____	TYPE _____	TYPE _____			
AREA _____	EFF AREA _____	BED _____	STAT / CLASS _____	STAT / CLASS _____			
ROOF <u>+</u>	HVAC <u>+</u>		SIZE _____	SIZE _____			
BATH PKG: _____	BATH _____	BATH + _____ 1/2 BTH	FAIR	FAIR			
FIREPLACE:			AVERAGE	AVERAGE			
KITCHEN <u>+</u>			GOOD	GOOD			
YR BLT _____	EFF YR _____	ECON _____	EXCELLENT	EXCELLENT			
% COMP _____	% GOOD _____	FUNC _____					
EXCEPT Y N	LUMP SUM:						
MISC:			BATH _____	BATH _____			
YI CLASS _____	F G A E		YR BLT _____	YR BLT _____			
SKIRT <u>+</u>	LIN FT _____		EFF YR _____	EFF YR _____			
COMMENT:			% COMP _____	% COMP _____			
			EXCEPT Y N	EXCEPT Y N			
			MISC:	MISC:			
			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%	
3%		Electrical Rough-In	3%	2%	65%
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%	70%	75%
2%		Paint Exterior	2%	2%	
	95%	Cabinets	6%	75%	80%
2%		Electrical Fixtures	3%	80%	
2%		Plumbing Fixtures	4%	85%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	90%
2%		Interior Trim Carpentry	7%	95%	95%
		Porch/Entry/Stoop	2%	100%	100%
		Finish Grade	1%	1%	

APPR

GRH

APPR

GRH

APPR

APPR

Date

11/1/25

YR For

25-26

% COMP

30

Date

10/8/25

YR For

26-27

% COMP

100

Date

YR For

% COMP

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

APPR

APPR

APPR

Date

YR For

% COMP

Date

YR For

% COMP

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

GRH

APPR

GRH

APPR

APPR

Date

11/9/25

YR For

25-26

% COMP

70

Date

10/8/25

YR For

26-27

% COMP

100

Date

YR For

% COMP

Date

YR For

% COMP