

Acct ID: 536896 MTL: 102W07C000100 Date: 1/15/26 Appr: GRH Prop Class: 401 RMV Prop Class: 401
 Situs: 16407 EMERALD GREEN LN SE JEFFERSON OR 97352 MaSaNh: 07 06 000 Unit: 46488 Year: 2025

Last Date Appraised: 11/12/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - Tags/Permit (Completion)
 Owner: LUNDBERG, JEREMY Last Sales Date: 06/23/2021 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 150430

RMV Land: 222320 RMV Imp: 253000 RMV Total: 475320 MAV: 91090 MSAV: 0 SAV: 0

Comment: 25-26 L2 MDL 11.12.24 TAG 21-069751
 24-25: L2 MDL 12.13.23 TAG
 22-23: L2 11.30.21 ML

property gated

OSDs

26-27: NSFID @ 100% New MA 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	14530	0

Land

Site: 1 Code Area: 14530 Size: 9584 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 2HD Value Source: Rural at MKT Description: TWO HILL DRY RMV: 103740 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments: 18-19: #11 CYCLE WORK, NO CHG / 2003-04 REAPPRAISAL.

Site: 2 Code Area: 14530 Size: 6969 Sqft Use Code: 004 Zone: NREST SAV Use: Exception: 0
 Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 68580 Exception: Y N
 Adjustment(s): GSOIL Fire Patrol: Description:
 Comments:

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 14530 Stat Class: 142 Year Blt: 2022 Eff Year Blt: 2022 Sq.Ft: 2072 % Complete: ~~60.00~~ 100
 Desc: Multi Story above grade Dimensions: RMV: 253000
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 59340 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	Finished	1176	0	FB-1	2022	2022	FP - 1, BATH - 1, KIT, ROOF+, HVAC+	Y N
Second Floor	4	Finished	896	3	FB-2	2022	2022	BATH - 2, HVAC+	Y N
Attic	4	Unfinished	512	0	0	2022	2022		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS AVERAGE	4	0	2022	18939	1	Y N

The screenshot shows a software interface with a form on the left and two images of a house on the right. The form fields are as follows:

- Account Number: [Blank]
- Design: Good
- Building Code: Yes
- Size: 1800
- Footprint: Rectangle
- Foundation: Yes
- Siding: Beveled T111
- Exterior Trim: All sides thick
- Entry: Deck with roof
- Roof: Gable
- Doors windows: panel doors transom or side light windows
- Bedrooms: 3
- Bathrooms: 3
- Heating: AC
- CLASS: 4+

Below the form, there are two images of a house. The top image is labeled "Design" and shows a two-story house with a gable roof and a large front porch. The bottom image is labeled "Entry" and shows a close-up of the front porch area.

At the bottom of the screenshot, there is a note: "To use this tool select the drop down item for each category that best describes the property being appraised. If the item is unknown use appraiser judgment. To Save: Select the file tab and select print. Select PDFcreator as the printer and select print, a pop up will come up select save and the location you wish to save it to, the file name should be the account number"

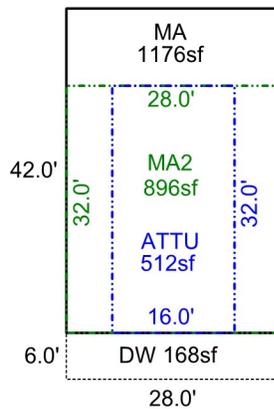
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 536896 Parcel No.: 102W07C 00100
 Property Address: 16407 EMERALD GREEN LANE SE
 City: SALEM County: MARION State: OR ZipCode: 97352
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

536896
 102W07C 00100
 SCALE=1:30



EMERALD GREEN LANE SE

Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	1176.0	140.0	1176.0
GLA2	MA2	1.0	896.0	120.0	896.0
GLA3	ATTU	1.0	512.0	96.0	512.0
P/P	DW	1.0	168.0	68.0	168.0

COMMENT TABLE 1

APEX BY CJURAN 10/21/2021 555-21-007748
 UPDATED BY CJURAN 01/24/2022 555-21-007748 REV1
 UPDATED BY CJURAN 04/14/2022 555-21-009751
 UPDATED BY WWILLIAMS 3/11/24

COMMENT TABLE 2

MDL 11.30.21
 MDL 12.13.23

COMMENT TABLE 3

TAGS L2
 TAGS L2

Net LIVABLE cnt 3 (rounded) 2,584

Percent Complete Form

Account # 536 896

Additions

New Homes

Additions		New Homes				
% Item	% Sum	No Basement		Basement		
		% Item	% Sum	% Item	% Sum	
3%	0%	Plans/Survey	3%	0%	3%	0%
2%		Excavation	2%		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%	50%	5%	60%
4%	75%	Plumbing Rough-In	4%		3%	
3%		Electrical Rough-In	3%	55%	2%	65%
2%	Heating Rough-In	2%	1%			
	80%	Heating Unit	1%	1%		
3%		Insulation	3%	2%		
5%	85%	Drywall (Finished)	5%	65%	4%	70%
2%	90%	Paint Interior	2%	70%	2%	75%
2%		Paint Exterior	2%		2%	
		Cabinets	6%	75%	5%	80%
2%	95%	Electrical Fixtures	3%	80%	2%	
2%		Plumbing Fixtures	4%	85%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	90%	6%	90%
2%		Interior Trim Carpentry	7%		95%	
		Porch/Entry/Stoop	2%	100%	2%	100%
		Finish Grade	1%		1%	

APPR MDL Date 2023 YR For 23-24 % COMP 30
 APPR MDL Date _____ YR For 24-25 % COMP 30
 APPR MDL Date 11/5/24 YR For 25-26 % COMP 60%
 APPR GPH Date 1/15/26 YR For 26-27 % COMP 100

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: _____

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

APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____
 APPR _____ Date _____ YR For _____ % COMP _____



1/15/26



12/13/23



11/5/24