

Summary

Lead Appr: W/W Clerk: _____ Lead Clerk: _____ Appr: MDC Insured 12/17/25

Print Date: 9/26/2025

Acct ID: 600735 MTL: 092W18B000802 Date: 11/20/25 Appr: MDL Prop Class: 400 401 RMV Prop Class: 400

Situs: 3695 UTCH TOP LN SE, TURNER MaSaNh: 07 06 000 Unit: 146353 Year: 2025

Last Date Appraised: 03/04/2025 Appraiser: MATT LORD Tag: Y N Tag info: _____

Owner: CAUGHLIN, JAMES D Last Sales Date: 09/09/2024 Roll Type: R

Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 149740

RMV Land: 262450 RMV Imp: 0 RMV Total: 262450 MAV: 149740 MSAV: 0 SAV: 0

Comment: 25-26: L4 MDL 3.4.25 SV 25-003608 NSFD 25-005791 DBOF 478

Land

26.27 : NSFD & DBOF & LTH (Waiting For APEX)

Site: 1 Code Area: 05590 Size: 3.05 Acres Use Code: 004 Zone: NREST SAV Use: _____ Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 262450 Exception: Y N

Adjustment(s): _____ Fire Patrol: _____ Description: _____

Comments: 22-23: Update part totals OSDN

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
25-003608	83745	MARION COUNTY	NEW CONSTRUCTION	RESIDENCE	477944	0	R	NSFD 3BD/3BTH W/ ATTACHED GARAGE

ACCOUNT # 600735 DATE: 11/20/25 RMV CLASS 401 PROP CLASS 401
MTL 9200 188 802 APPR KDC TAG (Y) N
COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

STAT 152 QLTY + - FLOOR MA
AREA 1426 EFF AREA 1426 BED 2
ROOF + HVAC +
BATH PKG: BATH BATH + 1/2 BTH
FIREPLACE: 1 1.5 BA
KITCHEN - +
YR BLT 2025 EFF YR 2025 ECON _____
% COMP 50 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F (G) A E
SKIRT + LIN FT _____
COMMENT: Roof + , Kitchen + , Head +

STAT 152 QLTY + - FLOOR MA2
AREA 856 EFF AREA 856 BED 1
ROOF + HVAC +
BATH PKG: BATH BATH + 1/2 BTH
FIREPLACE: 1+BA
KITCHEN - +
YR BLT 2025 EFF YR 2025 ECON _____
% COMP 50 % GOOD _____ FUNC _____
EXCEPT Y N LUMP SUM: _____
MISC: _____
YI CLASS _____ F G A E
SKIRT + LIN FT _____
COMMENT: _____

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: _____

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

TYPE ABF
STAT / CLASS 152
SIZE 783
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____

YR BLT 2025
EFF YR 2025
% COMP 50
EXCEPT (Y) N
MISC: _____

COMMENT: _____

TYPE D60F
STAT / CLASS 6
SIZE 72x46
2880
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____

YR BLT 2025
EFF YR 2025
% COMP 70
EXCEPT (Y) N
MISC: _____

COMMENT: _____

TYPE LTH
STAT / CLASS 6
SIZE 72x12
864
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____

YR BLT 2025
EFF YR 2025
% COMP _____
EXCEPT (Y) N
MISC: _____

COMMENT: _____

TYPE _____
STAT / CLASS _____
SIZE _____
FAIR
AVERAGE
GOOD
EXCELLENT
BATH _____

YR BLT _____
EFF YR _____
% COMP _____
EXCEPT Y N
MISC: _____

COMMENT: _____

Percent Complete Form

Account # _____

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%	85%	Insulation	3%	2%	70%
5%		Drywall (Finished)	5%	4%	
2%	90%	Paint Interior	2%	2%	75%
2%		Paint Exterior	2%	2%	
		Cabinets	6%	5%	80%
2%	95%	Electrical Fixtures	3%	2%	
2%		Plumbing Fixtures	4%	3%	85%
3%	100%	Floor Coverings & Countertops	7%	6%	90%
2%		Interior Trim Carpentry	7%	6%	95%
		Porch/Entry/Stoop	2%	2%	100%
		Finish Grade	1%	1%	

APPR 102 Date 11/20/15 YR For 26-27 % COMP 50%
 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: D60F @ LTH

	% 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 <u>MDL</u> _____	Date <u>11/30/25</u> _____	YR For <u>26-27</u> _____	% COMP <u>70%</u> _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____
APPR _____	Date _____	YR For _____	% COMP _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 600735

Parcel No.: 092W18B000802

Property Address:

City: County: Marion

State: OR

ZipCode:

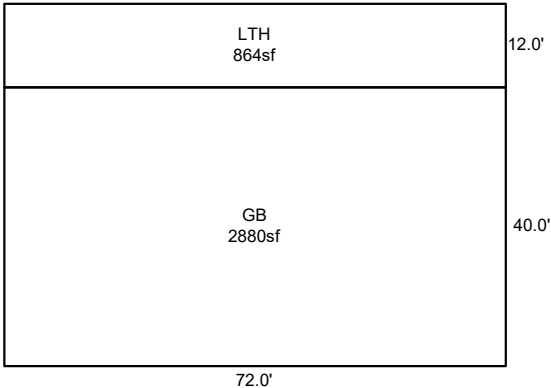
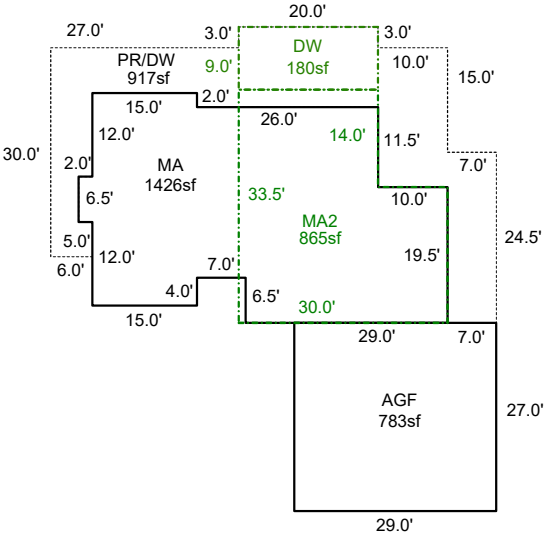
Owner:

Client: _____ Client Address: _____

Appraiser Name: _____ Inspection Date: _____

SKETCH

600735
092W18B000802
SCALE 1:30



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2880.0	224.0	
	LTH	1.0	864.0	168.0	3744.0
MA2	MA2	1.0	865.0	127.0	865.0
GAR	AGF	1.0	783.0	112.0	783.0
MA	MA	1.0	1426.0	180.0	1426.0
P/P	PR/DW	1.0	917.0	264.0	
	DW	1.0	180.0	58.0	1097.0

COMMENT TABLE 1

APEX BY CLOBERG 09/29/25 25-005791 GB
UPDATED BY CLOBERG 11/26/25 25-003608 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	2	(rounded)	2,209
Net BUILDING	cnt	0	(rounded)	3,744



11/20/25

Summary

Lead Appr: WW 3.5.25 Clerk: _____ Lead Clerk: _____ Appr: MDL InpA 3/4/25

Print Date: 12/23/2024

Acct ID: 600735 MTL: 092W18B000802 Date: 3/4/25 Appr: MDL Prop Class: 400 RMV Prop Class: 400

Situs: _____ MaSaNh: 07 06 000 Unit: 146353 Year: 2025

Last Date Appraised: _____ Appraiser: MATT LORD Retag: Y (N) Tag info: _____

Owner: CAUGHLIN, JAMES D Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 (4) LCB TTO INSP (33) AV: 149740

RMV Land: 245280 RMV Imp: 0 RMV Total: 245280 MAV: 149740 MSAV: 0 SAV: 0

Comment: _____ MLS 820845 SALES letter SD 9/9/24 DOM 13

Notations

25-26: SV

No notation data available.

OSDs

No OSD data available.

Land

Site: 1 Code Area: 05590 Size: 3.05 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4HD Value Source: Rural at MKT Description: FOUR HILL DRY RMV: 245280 Exception: Y N

Adjustment(s): _____ Fire Patrol: _____ Description: _____

Comments: 22-23: Update part totals

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.

Assessor Monthly Issued Permit Report
For 7/1/2025 to 7/31/2025

PERMIT#: 555-25-003608-DWL STATUS: Permit Issued
PERMIT TYPE: Residential APPLIED: 5/14/2025
SUB-TYPE: 1 & 2 Fam Dwelling (New Only) ISSUED: 7/3/2025
CATEGORY: Comprehensive EXPIRES: 1/24/2026

OFFICE: MC
PARCEL#: 092W18B000802 600735
ACRES: 3.05
SUBDIV: PP 2020-055
LOT/BLOCK: 2 /
ADDRESS: 3695 VIEW TOP LN SE TURNER, OR 97392

RELATIONSHIP	NAME	ADDRESS	PHONE
APPLICANT	CAUGHLIN, JAMES D	16505 BUTTEVILLE RD WOODBURN, OR 97071	503-580-6385
CCB	VICTOR RAMOS CONSTRUCTION LLC	1790 ONYX ST NW SALEM, OR 97304	5039308435
OWNER	CAUGHLIN, JAMES D	16505 BUTTEVILLE RD WOODBURN, OR 97071	
SITE CONTACT	VICTOR RAMOS CONSTRUCTION LLC	1790 ONYX ST NW SALEM, OR 97304	503-930-8435

CONST CAT: Single Family Dwelling
WORK TYPE: New
WORK DESC: NSFD 3BD/3BTH W/ ATTACHED GARAGE
VALUATION: \$477,944.42
STORIES: 0
BATHS: 3 KITCHENS: 1

SQUARE FEET

HABITABLE: 2318

EXISTING:

NEW:

TOTAL SQ. FT.: 3093

OCCUPANCY	CONSTRUCTION TYPE	SQ FT or # OF SPACES
R-3 1 & 2 family	VB	2318 Sq Ft
U Utility, misc.	VB	775 Sq Ft
U Utility, misc. - half rate	VB	1048 Sq Ft