

Summary

Lead Appr: _____ Clerk: _____ Lead Clerk: _____ Appr: _____

Print Date:

3/9/2026

Acct ID: 604770 MTL: 092W18B000804 Date: 3-12-26 Appr: WW Prop Class: 401 RMV Prop Class: 401
 Situs: 3685 VIEW TOP LN SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 146355 Year: 2026

Last Date Appraised: 10/18/2024 Appraiser: MATT LORD Tag: Y N Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: MANRIQUEZ, CHRISTOPHER Last Sales Date: 09/15/2025 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 493560

RMV Land: 320980 RMV Imp: 678310 RMV Total: 999290 MAV: 493560 MSAV: 0 SAV: 0

Comment: 25-26 L2 MDL 10.18.24 TAG

no change

*MLS 822973
DOM 315*

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	55000	05590	0

Land

Site: 0 Code Area: 05590 Size: 2.82 Acres Use Code: 004 Zone: NREST SAV Use: Exception: 0

Class: 4BDSS Value Source: Rural at MKT Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 265980 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 25-26 soil verified 22-23: Update part totals

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05590 Stat Class: 152 Year Blt: 2024 Eff Year Blt: 2024 Sq.Ft: 3231 % Complete: 100.00

Desc: Multi Story above grade Dimensions: RMV: 678310

Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	5	Finished	2683	3	FB-2/ HB-1	2024	2024	FP - 1, BTH - 1, BATH - 2, ROOF, BATH+, KIT+, HVAC+	Exception: Y N
Attic	5	Finished	548	0	0	2024	2024	HVAC+	Exception: Y N
Garage Attached	5	Finished	1080	0	0	2024	2024	ROOF+	Exception: Y N

Accessories

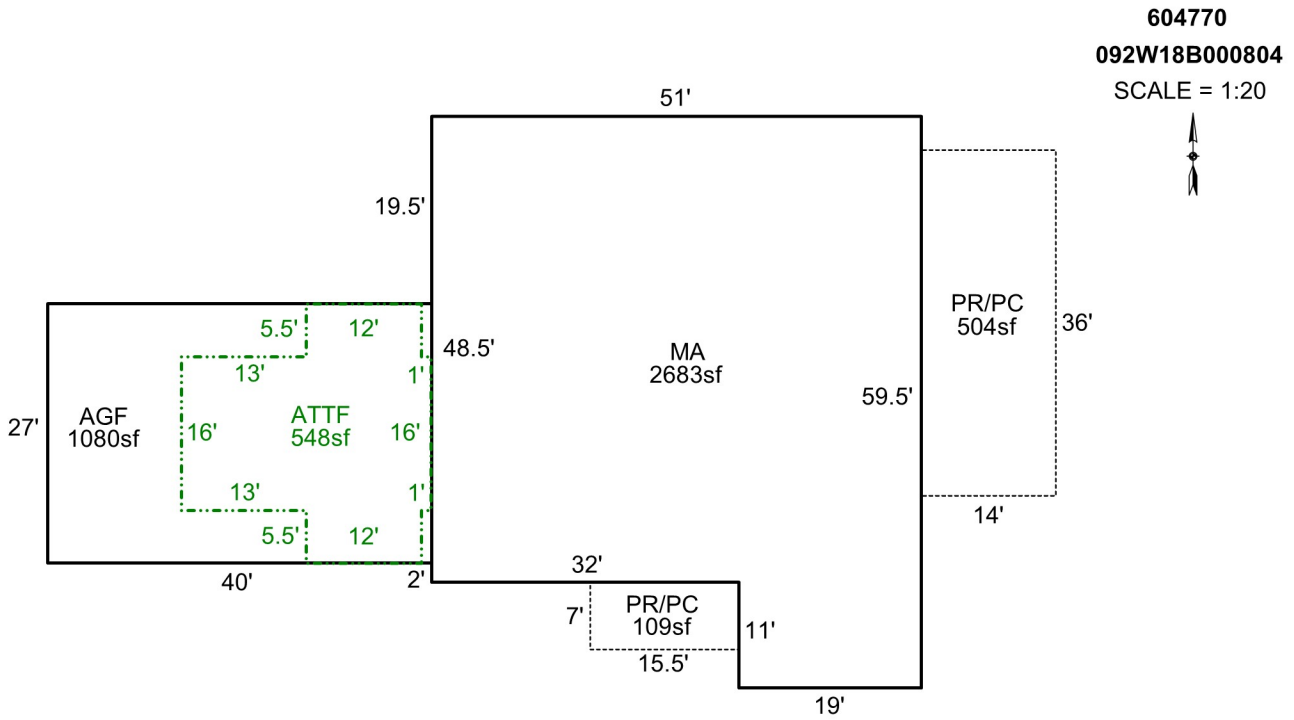
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	5	0	2024	46750	1	Exception: Y N

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 604770 Parcel No.: 092W18B000804
 Property Address: 3685 VIEW TOP LANE SE
 City: SALEM County: MARION State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	MA	1.0	2682.5	221.0	2682.5
GLA2	ATTF	1.0	548.0	106.0	548.0
GAR	AGF	1.0	1080.0	134.0	1080.0
P/P	PR/PC	1.0	108.5	45.0	
	PR/PC	1.0	504.0	100.0	612.5

COMMENT TABLE 1

APEX CREATED BY CJURAN 03/07/2024 23-010256 MA

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 3,231

Value Comparison MARION County

Account ID 604770 **Map** 092W18B000804 **RMV Class** 401 **Property Class** 401 **Situs** 3685 VIEW TOP LN SE TURNER OR 97392
Workflow ID 7608937 **Last Changed** wwilliams 08-Apr-2026 **Status** Open **Operation** Sales Verification
Year 2026 **Comments** NO CHANGE

Value Source		RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural at MKT 2.82 Acres	\$265,980	\$265,980	\$0	\$47,610	\$0	\$47,610
New	Rural at MKT 2.82 Acres	\$265,980	\$265,980	\$0	\$47,610	\$0	\$47,610
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$24,580	\$0	\$24,580
New	OSD - AVERAGE	\$55,000	\$55,000	\$0	\$24,580	\$0	\$24,580
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	152 RESIDENCE 3231 Sqft	\$678,310	\$678,310	\$0	\$421,370	\$0	\$421,370
New	152 RESIDENCE 3231 Sqft	\$678,310	\$678,310	\$0	\$421,370	\$0	\$421,370
		\$0	\$0	\$0	\$0	\$0	\$0
Total Prev		\$999,290	\$999,290	\$0	\$493,560	\$0	\$493,560
Total New		\$999,290	\$999,290	\$0	\$493,560	\$0	\$493,560
Total Change		\$0	\$0	\$0	\$0	\$0	\$0

Summary

Lead Appr: WW 12.3.24

Clerk: _____

Lead Clerk: _____

Appr: MDL Input

Print Date:

9/24/2024

Acct ID: 604770

MTL: 092W18B000804

Date: 10/18/24

Appr: MDL

Prop Class: 400

RMV Prop Class: 400 401

Situs:

MaSaNh: 07 06 000

Unit: 146355

Year: 2024
2025

Last Date Appraised:

Appraiser: MATT LORD

Retag: Y (N)

Tag info: 2025 - NEW CONSTRUCTION (Residence)

Owner: TALMAGE CONSTRUCTION INC

Roll Type: R

Cycle (Tag) Sales Verification Other: _____

Inspection level: 1 (2) 3 4 LCB TTO INSP

AV: 44880

RMV Land: 203930

RMV Imp: 0

RMV Total: 203930

MAV: 44880

MSAV: 0

SAV: 0

Comment: 23-010256 NSFD

ON the market For \$ 1,395,000

Notations

25-26 100% complete

No notation data available.

OSDs

No OSD data available.

Land

OSD A

Site: 0 Code Area: 05590

Size: 2.82 Acres

Use Code: 004

Zone: NREST

SAV Use:

Exception: 0

Class: 4HD ✓ Value Source: Rural at MKT

Description: FOUR HILL DRY

RMV: 203930

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.

ACCOUNT # 604770 DATE: _____ RMV CLASS 401 PROP CLASS _____
 MTL _____ APPR MDL TAG (Y) N _____
 COMMENTS: _____

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 5 QLTY + - FLOOR MA
 AREA 2682 EFF AREA 2682 BED 3
 ROOF + HVAC +
 BATH PKG: _____ BATH _____ BATH (+) 2.5 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F G (A) E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE ATF
 STAT / CLASS 5
 SIZE 1080
 FAIR
AVERAGE
 GOOD
 EXCELLENT
 BATH _____
 YR BLT 2024
 EFF YR 2024
 % 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: _____

STAT 5 QLTY + - FLOOR ATF
 AREA 548 EFF AREA 548 BED _____
 ROOF + HVAC (+)
 BATH PKG: _____ BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: _____
 KITCHEN - +
 YR BLT 2024 EFF YR 2024 ECON _____
 % COMP _____ % GOOD _____ FUNC _____
 EXCEPT (Y) N LUMP SUM: _____
 MISC: _____
 YI CLASS _____ F (G) A E
 SKIRT + LIN FT _____
 COMMENT: _____

TYPE _____
 STAT / CLASS _____
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 EFF YR _____
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 BATH _____
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 EFF YR _____
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 EXCEPT _____ Y N
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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: _____

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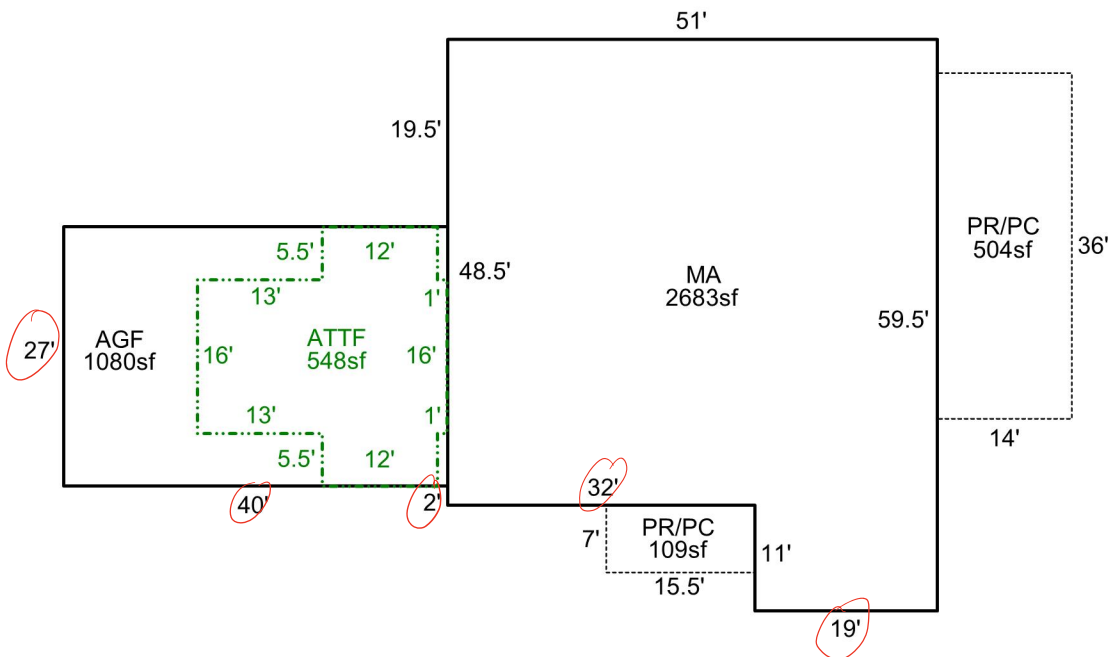
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 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

604770
092W18B000804
 SCALE = 1:20



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
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P/P	PR/PC	1.0	108.5	45.0	
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COMMENT TABLE 3

Net LIVABLE cnt 2 (rounded) 3,231



10/14/24

