

Acct ID: 531090 MTL: 082W33A000100 Date: 6/6/25 Appr: MLH Prop Class: 551 RMV Prop Class: 551 501  
 Situs: 6464 MILL CREEK RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 38888 Year: 2025

Last Date Appraised: 09/09/2015 Appraiser: MATT LORD Retag: Y N Tag info:  
 Owner: CPM DEVELOPMENT CORP Roll Type: R  
 Cycle Tag Sales Verification Other: Clean Up Inspection level: 1 2 3 4 LCB TTO INSP AV: 789028  
 RMV Land: 767010 RMV Imp: 358920 RMV Total: 1125930 MAV: 709430 MSAV: 166608 SAV: 481683  
 Comment:

*update Inventory* Review Land Input MLH 7/11/25

**Notations**

RP/MS	Code	Description
MS	ZONED	FARM EFU ZONED
RP	ZONED	FARM EFU ZONED

**OSDs**

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	40000	05595	0
1	SAF	SA OSD - FAIR	40000	05595	0

*one home site and OSD is for an old abandoned cabin*

**Land**

*only about 70 acres being farmed, rest is waste/woodlot*

Site	Code Area	Size	Use Code	Zone	SAV Use	Exception
Site: 2	05595	1.00 Acres	005	REST	011	0
Class: 4BDS S	Value Source: Farm Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH			RMV: 3000	Exception: Y N
Adjustment(s): WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 550190						
Site: 4	05595	1.00 Acres	005	REST	SAV Use:	Exception: 0
Class: 4BDS S	Value Source: Market Homesite	Description: FOUR BENCH DRY SPECIAL SOUTH			RMV: 3000	Exception: Y N
Adjustment(s): WASTE, IRR		Fire Patrol:		Description:		
Comments: 550190						
Site: 5	05595	138.04 Acres	005	REST	SAV Use: 011	Exception: 0
Class: 4BISS	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR SPECIAL SOUTH			RMV: 434830	Exception: Y N
Adjustment(s): WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1974 / 550190: 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 45.26 TTL ACRES						
Site: 6	05595	8.50 Acres	005	REST	SAV Use: 011	Exception: 0
Class: WOOD D	Value Source: Woodlot	Description: FARM WOODLOT			RMV: 25500	Exception: Y N
Adjustment(s): WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1974 / 550190						
Site: 7	05595	1.00 Acres	005	REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Pond	Description: Rural WASTELAND			RMV: 90	Exception: Y N
Adjustment(s): WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1974 / 00550190						
Site: 8	05595	1.00 Acres	005	REST	SAV Use: 011	Exception: 0
Class: WST	Value Source: Farm Use - EFU	Description: Rural WASTELAND			RMV: 90	Exception: Y N
Adjustment(s): WASTE, IRR		Fire Patrol:		Description:		
Comments: Liability year - 1980 / 00550190						
Site: 9	05595	70.00 Acres	005	REST	SAV Use:	Exception: 0
Class: 4BISS	Value Source: Rural Restrictive	Description: FOUR BENCH IRR SPECIAL SOUTH			RMV: 220500	Exception: Y N
Adjustment(s): WASTE, IRR		Fire Patrol:		Description:		
Comments: 08-09: 70.0 ACRES DISQ FARM USE / 550190: 01-02: COMBINED LAND SEGS - SAME SOIL CLASS, SAME LIAB YR, 45.26 TTL ACRES						

**Improvements - Residence / Manufactured Structures**

Bldg: 1	Code Area: 05595	Stat Class: 131	Year Blt: 1940	Eff Year Blt: 1940	Sq.Ft: 1176	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 137600
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
First Floor	3	Finished	1176	3	FB-2	1940	1940	FP - 2, HVAC, KIT+, BATH - 2, ROOF
Garage Detached	4	Low Cost	528	0	0	1940	1912	ROOF

**Accessories**

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

*Break out*  
*VI 3A*

Bldg: 6	Code Area: 05595	Stat Class: 111	Year Blt: 1938	Eff Year Blt: 1938	Sq.Ft: 384	% Complete: 100			
Desc: One Story Only			Dimensions:			RMV: 0			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
First Floor	1	Finished	384	1	FB-1	1938	1938	KIT-, HVAC, ROOF, BATH - 1	Exception: Y N
<b>Accessories</b>									
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>				
No accessory data available									

**Improvements - Accessory Buildings**

Bldg: 2	Code Area: 05595	Stat Class: 351	Year Blt: 1976	Eff Year Blt: 1976	Sq.Ft: 2520	% Complete: 100			
Desc: General Purpose Building (GB)			Dimensions: 60x42			RMV: 10060			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	I/O			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
General Purpose Bldg	5	Finished	2520	0	0	1976	1976	FAIR	Exception: Y N
<b>Accessories</b>									
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>				
No accessory data available									

Bldg: 3	Code Area: 05595	Stat Class: 305	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100		
Desc: Tank/Silo/Bin			Dimensions:			RMV: 0		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C		
<b>Floors</b>								
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>
No floor data available								
<b>Accessories</b>								
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>			
No accessory data available								

Bldg: 4	Code Area: 05595	Stat Class: 313	Year Blt: 1970	Eff Year Blt: 1970	Sq.Ft: 14640	% Complete: 100			
Desc: Free Stall Barn (SB)			Dimensions: 183x80			RMV: 52140			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
Free Stall Barn	5	Finished	14640	0	0	1970	1970	FAIR	Exception: Y N
<b>Accessories</b>									
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>				
No accessory data available									

Bldg: 5	Code Area: 05595	Stat Class: 313	Year Blt: 1973	Eff Year Blt: 1973	Sq.Ft: 21594	% Complete: 100			
Desc: Free Stall Barn (SB)			Dimensions: 183x118			RMV: 75270			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
Free Stall Barn	5	Finished	21594	0	0	1973	1973	FAIR	Exception: Y N
<b>Accessories</b>									
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>				
No accessory data available									

Bldg: 7	Code Area: 05595	Stat Class: 313	Year Blt: 1975	Eff Year Blt: 1975	Sq.Ft: 8792	% Complete: 100			
Desc: Free Stall Barn (SB)			Dimensions: 44x18			RMV: 33310			
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0	N/C			
<b>Floors</b>									
<b>Type</b>	<b>Class</b>	<b>Display Group</b>	<b>Floor Size</b>	<b>Beds</b>	<b>Baths</b>	<b>Yr Blt</b>	<b>Eff Yr Blt</b>	<b>Inventory</b>	
Free Stall Barn	5	Finished	8792	0	0	1975	1975	FAIR	Exception: Y N
<b>Accessories</b>									
<b>Description</b>	<b>Class</b>	<b>Size SqFt</b>	<b>Eff Yr Blt</b>	<b>RMV</b>	<b>Quantity</b>				
No accessory data available									

Bldg: 8 Code Area: 05595 Stat Class: 305 Year Blt: Eff Year Blt: Sq.Ft: 0 % Complete: 100

Desc: Tank/Silo/Bin Dimensions: RMV: 680

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

500  
conversion  
Error

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

No floor data available

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 9 Code Area: 05595 Stat Class: 301 Year Blt: 1875 Eff Year Blt: 1875 Sq.Ft: 3500 % Complete: 100

Desc: Accessory Improvements & Misc. Dimensions: 50x20 RMV: 6060

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

I/O

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

CD Move to bldg 7

Building Structure 0 Finished 3500 0 0 1875 1875 Exception: Y N

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 10 Code Area: 05595 Stat Class: 351 Year Blt: 1975 Eff Year Blt: 1975 Sq.Ft: 3000 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 120x25 RMV: 11980

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

N/C

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

General Purpose Bldg 5 Finished 3000 0 0 1975 1975 FAIR Exception: Y N

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 11 Code Area: 05595 Stat Class: 311 Year Blt: 1976 Eff Year Blt: 1976 Sq.Ft: 7680 % Complete: 100

Desc: Feeder Barn (FB) Dimensions: 128x60 RMV: 13560

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

N/C

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

Feeder Barn 4 Finished 7680 0 0 1976 1976 FAIR Exception: Y N

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 12 Code Area: 05595 Stat Class: 341 Year Blt: Eff Year Blt: Sq.Ft: 80 % Complete: 100

Desc: Multi Purpose Shed (MP) Dimensions: 10x8 RMV: 0

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

N/C

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

Multi-Purpose Bldg 5 Finished 80 0 0 0 0 Exception: Y N

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 13 Code Area: 05595 Stat Class: 321 Year Blt: Eff Year Blt: 1975 Sq.Ft: 800 % Complete: 100

Desc: Hay Cover (HC) Dimensions: 100x8 RMV: 5250

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

I/O

Floors

Type Class Display Group Floor Size Beds Baths Yr Blt Eff Yr Blt Inventory

Hay Cover 4 Finished 800 0 0 0 0 Exception: Y N

Accessories

Description Class Size SqFt Eff Yr Blt RMV Quantity

No accessory data available

Bldg: 14 Code Area: 05595 Stat Class: 341 Year Blt: Eff Year Blt: 1984 Sq.Ft: 192 % Complete: 100

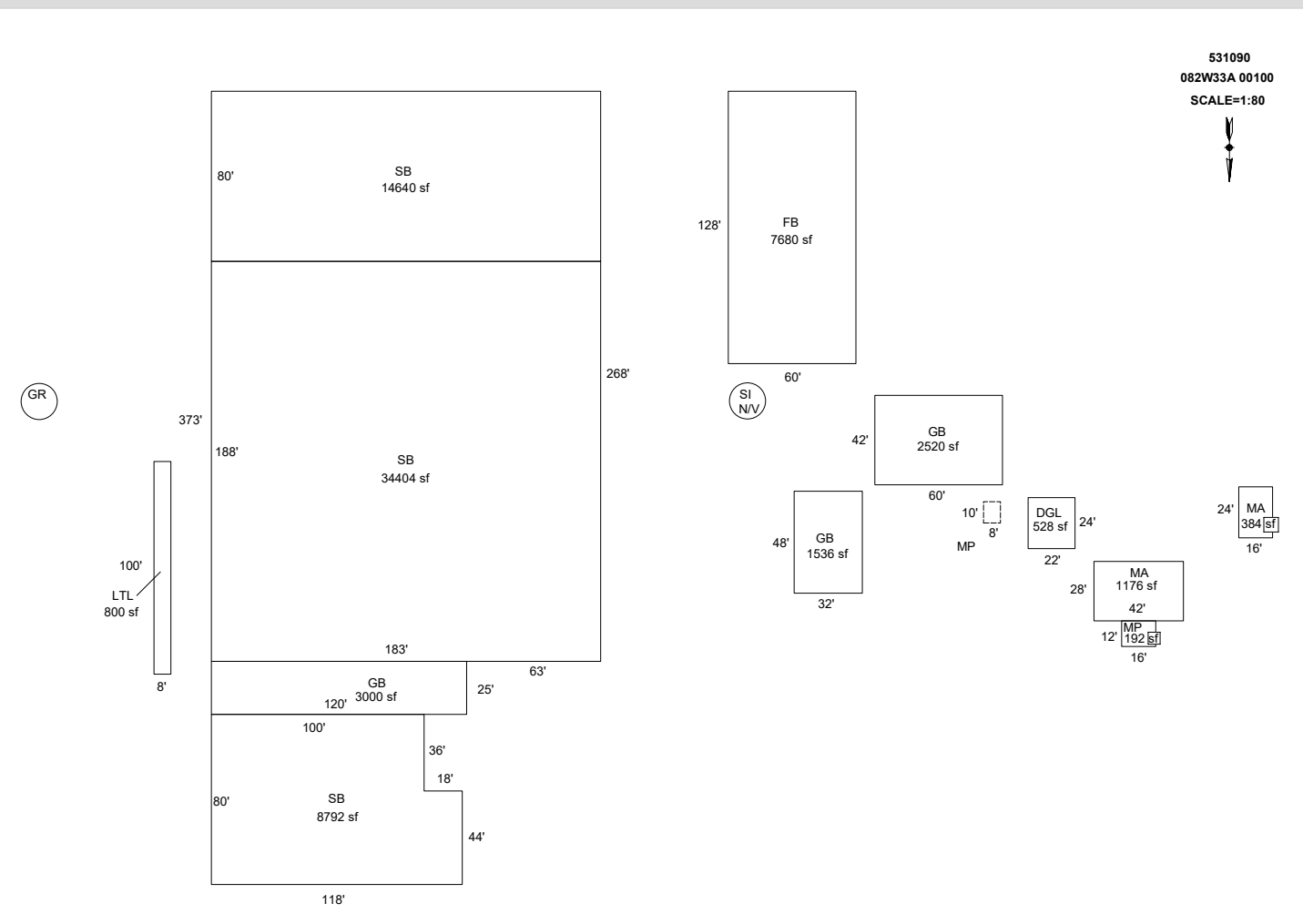
Desc: Multi Purpose Shed (MP) Dimensions: 16x12 RMV: 5230

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 531090 Parcel No.: 082W33A 00100  
 Property Address: 6464 MILL CREEK RD  
 City: TURNER County: MARION State: OR ZipCode: 97392  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by ApexSketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	2520.0	204.0	
	SB	1.0	14640.0	526.0	
	SB	1.0	34404.0	742.0	
	SB	1.0	8792.0	396.0	
	GB	1.0	3000.0	290.0	
	FB	1.0	7680.0	376.0	
	LTL	1.0	800.0	216.0	
	MP	1.0	192.0	56.0	
	GB	1.0	1536.0	160.0	
	GR	1.0	227.0	53.4	
	SI	1.0	227.0	53.4	74018.0
GLA1	MA	1.0	1176.0	140.0	
	MA	1.0	384.0	80.0	1560.0
GAR	DGL	1.0	528.0	92.0	528.0
	Net LIVABLE	cnt	0 (rounded)		1,560
	Net BUILDING	cnt	11 (rounded)		74,018

### COMMENT TABLE 1

DRAWN BY JRONDEMA 3/29/18  
 UPDATED BY CLOBERG 07/11/25

### COMMENT TABLE 2

MLH 06/06/25

### COMMENT TABLE 3

CLEAN UP L4

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

**Floors**

*I/O*

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
Multi-Purpose Bldg	5	Finished	192	0	0	0	0	FAIR

**Accessories**

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

Bldg: 15 Code Area: 05595 Stat Class: 351 Year Blt: 1971 Eff Year Blt: 1971 Sq.Ft: 1536 % Complete: 100

Desc: General Purpose Building (GB) Dimensions: 48x32 RMV: 7780

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

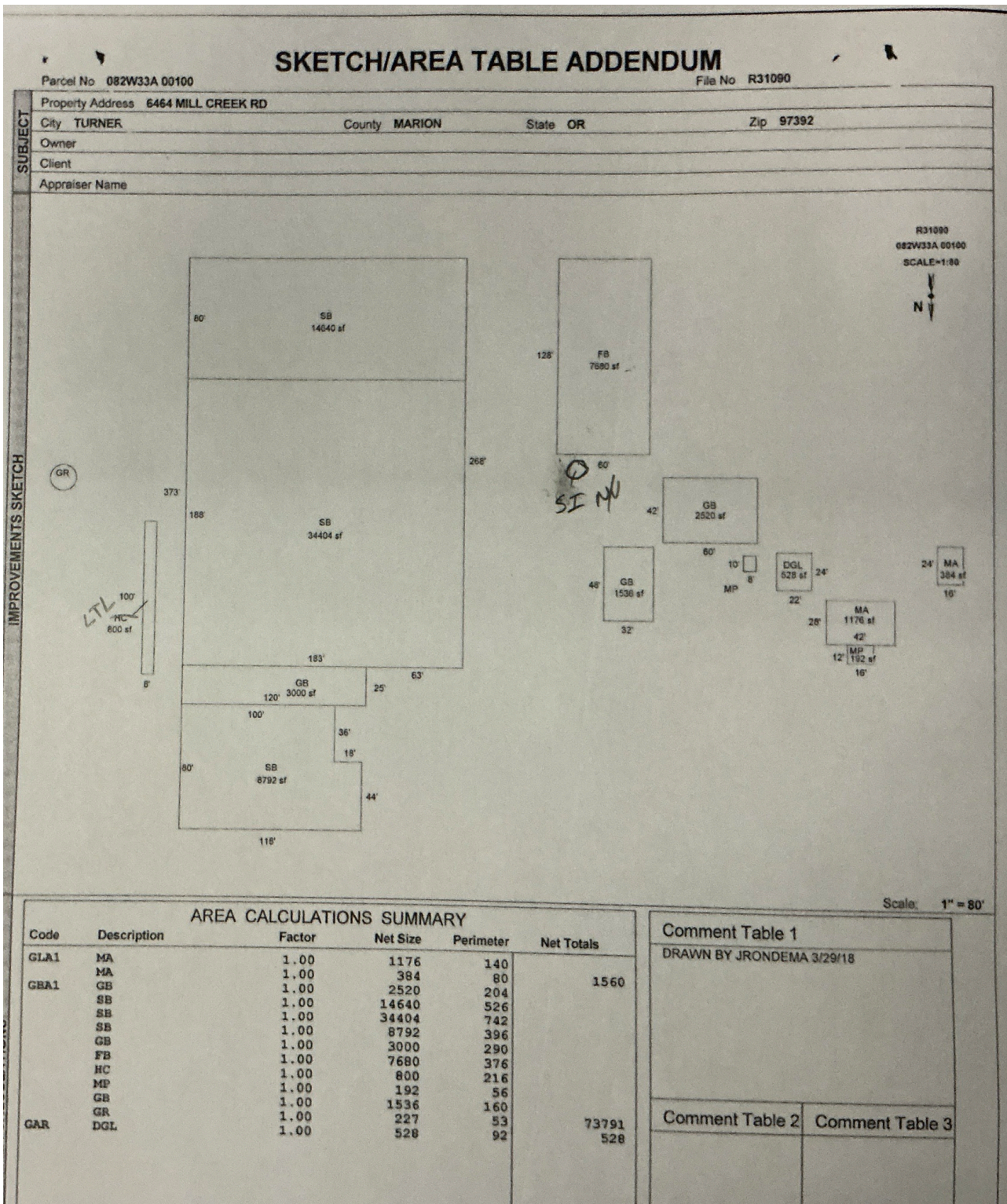
*N/L*

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
General Purpose Bldg	6	Finished	1536	0	0	1971	1971	FAIR

**Accessories**

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



*6/6/25 MLH Cleanup  
L4*



































