

Summary Lead Appr: WW Clerk: _____ Lead Clerk: _____ Appr: GRH Print Date: 9/26/2025

Acct ID: 530708 MTL: 082W28D001900 Date: 2/2/26 Appr: GRH Prop Class: 451 RMV Prop Class: 451
 Situs: 6223 MILL CREEK RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 69492 Year: 2025

Last Date Appraised: 11/08/2022 Appraiser: MATT LORD Tag: Y N Tag info: 2026 - NEW CONSTRUCTION (Addition)

Owner: GRETZINGER,CARL C & GRETZINGER,LAURIE E Last Sales Date: 06/30/2017 Roll Type: R

Cycle Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB TTO INSP AV: 329550

RMV Land: 290160 RMV Imp: 494400 RMV Total: 784560 MAV: 329550 MSAV: 0 SAV: 0

Comment: 23-24 L2 11/8/22 MDL
gated, changes observed from road.
not started in 2024

OSDs ~~26-27: Addition~~ ~~100% complete~~ Addition 100%

Count	Code	Description	RMV	Code Area	Exception
1	MKTA	OSD - AVERAGE	50000	05595	0

Land

Site: 1 Code Area: 05595 Size: 2.07 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0

Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 240160 Exception: Y N

Adjustment(s): Fire Patrol: Description:

Comments: 23-24 CORRECTED LUC
 18-19: UPDATED PART TOTALS. PER #29 CHG OSD. / 16-17: CYCLE WORK PER #36 CHG OSD// 2002-03 REAPPRAISAL.

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05595 Stat Class: 141 Year Blt: 1957 Eff Year Blt: 2006 Sq.Ft: 2213 % Complete: 100.00

Desc: One Story Only Dimensions: RMV: 402540

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

Addn changes EXB and class quality overall

Floors Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	4	7 Finished	2213	3	FB-2	1957	2006	FP - 2, FP - 1, HVAC, ROOF, KIT+, BATH - 2	Y N
Garage Attached	4	7 Finished	528	0	0	2016	2016	ROOF	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
ASPHALT DRIVEWAY	4	5800	2017	14065	1	Y N

Bldg: 2 Code Area: 05595 Stat Class: 107 Year Blt: Eff Year Blt: 2006 Sq.Ft: 0 % Complete: 100.00

Desc: Yard Improvements Dimensions: RMV: 41280

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
No floor data available								

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
YARD IMPROVEMENTS GOOD	4	1	2006	38948	1	Y N

Improvements - Accessory Buildings

Bldg: 3 Code Area: 05595 Stat Class: 351 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 1296 % Complete: 100.00

Desc: General Purpose Building (GB) Dimensions: 36x36 RMV: 27690

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
General Purpose Bldg	5	Finished	1296	0	0	2018	2018	FAIR Avg	Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	Exception
CONCRETE DRIVEWAY	5	640	2018	3098	1	Y N

Bldg: 4 Code Area: 05595 Stat Class: 341 Year Blt: 2018 Eff Year Blt: 2018 Sq.Ft: 112 % Complete: 100.00

Desc: Multi Purpose Shed (MP) Dimensions: 8x14 RMV: 2450

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
Multi-Purpose Bldg	5	Finished	112	0	0	2018	2018		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available						
Bldg: 5	Code Area: 05595	Stat Class: 353	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 280	% Complete: 100.00
Desc: Machine Shed (MS)			Dimensions: 14x20			RMV: 2870
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: Y N
Machine Shed	4	Finished	280	0	0	2018	2018	Fair	(N)

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available						
Bldg: 6	Code Area: 05595	Stat Class: 355	Year Blt: 2018	Eff Year Blt: 2018	Sq.Ft: 432	% Complete: 100.00
Desc: Lean-to Heavy (LTH)			Dimensions:			RMV: 2570
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: Y N
Lean-to Heavy Duty	5	Finished	432	0	0	2018	2018		Y N

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	
No accessory data available						
Bldg: 7	Code Area: 05595	Stat Class: 905	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 0	% Complete: 100.00
Desc: Rural Solar Panel/Array			Dimensions:			RMV: 15000
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
No floor data available								

Accessories

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

Permits

Permit Number	Permit ID	Origin	Category	Type	Estimate Value	% Complete	Roll Type	Description
24-009964	83463	MARION COUNTY	NEW CONSTRUCTION	ADDITION	150000	0	R	Adding 27 X 32 Rec Room, Office, Kithchen and Bathroom onto existing home. 858 sq ft total

0% good calculator



ACCOUNT # _____ DATE: _____ RMV CLASS _____ PROP CLASS _____
 MTL _____ APPR GPT TAG Y N
 COMMENTS: _____

Add

RESIDENCE / MANUFACTURED STRUCTURES

ACCESSORY IMPROVEMENTS / OUTBUILDINGS

STAT 141 QLTY + - FLOOR MA
 AREA 864 EFF AREA 864 BED _____
 ROOF + HVAC +
 BATH PKG: 1 BATH _____ BATH + _____ 1/2 BTH
 FIREPLACE: 1
 KITCHEN - +
 YR BLT 2025 EFF YR 2025 ECON _____
 % COMP 100 % 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: _____

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: _____

TYPE MS
 STAT / CLASS _____
 SIZE _____
 FAIR 38x24
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT 2021
 EFF YR 2021
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

COMMENT: missed from last appraisal

TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

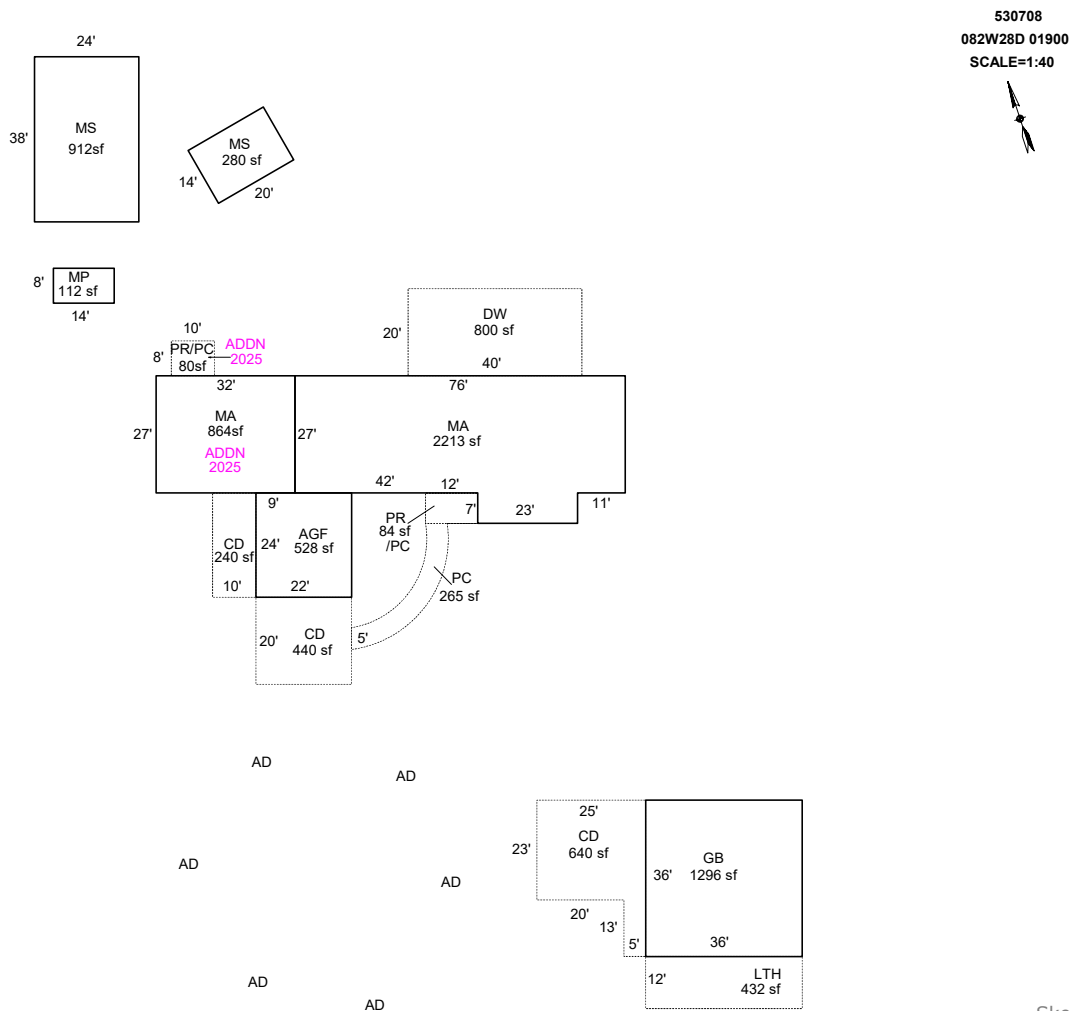
TYPE _____
 STAT / CLASS _____
 SIZE _____
 FAIR _____
 AVERAGE _____
 GOOD _____
 EXCELLENT _____
 BATH _____
 YR BLT _____
 EFF YR _____
 % COMP _____
 EXCEPT Y N
 MISC: _____
 COMMENT: _____

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 530708 Parcel No.: 082W28D 01900
 Property Address: 6223 MILL CREEK RD SE
 City: TURNER 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	
GBA1	GB	1.0	1296.0	144.0		
	LTH	1.0	432.0	96.0		
	MP	1.0	112.0	44.0		
	MS	1.0	280.0	68.0	2120.0	
GLA1	MA	1.0	2213.0	220.0	2213.0	
GAR	AGF	1.0	528.0	92.0	528.0	
MA	MA	1.0	864.0	118.0	864.0	
MS	MS	1.0	912.0	124.0	912.0	
P/P	CD	1.0	440.0	84.0		
	CD	1.0	240.0	68.0		
	PR	1.0	84.0	38.0		
	PC	1.0	264.6	111.1		
	DW	1.0	800.0	120.0		
	CD	1.0	640.0	122.0		
	PR/PC	1.0	80.0	36.0	2548.6	
		Net LIVABLE	cnt	3 (rounded)		4,517
		Net BUILDING	cnt	0 (rounded)		2,120

COMMENT TABLE 1

DRAWN BY JRONDEMA 9/7/16
 UPDATED BY JRONDEMA 11/30/18
 UPDATED BY CLOBERG 02/10/25 24-009964 MA ADDN
 UPDATED BY CLOBERG 03/31/26

COMMENT TABLE 2

GRH 02/02/26

COMMENT TABLE 3

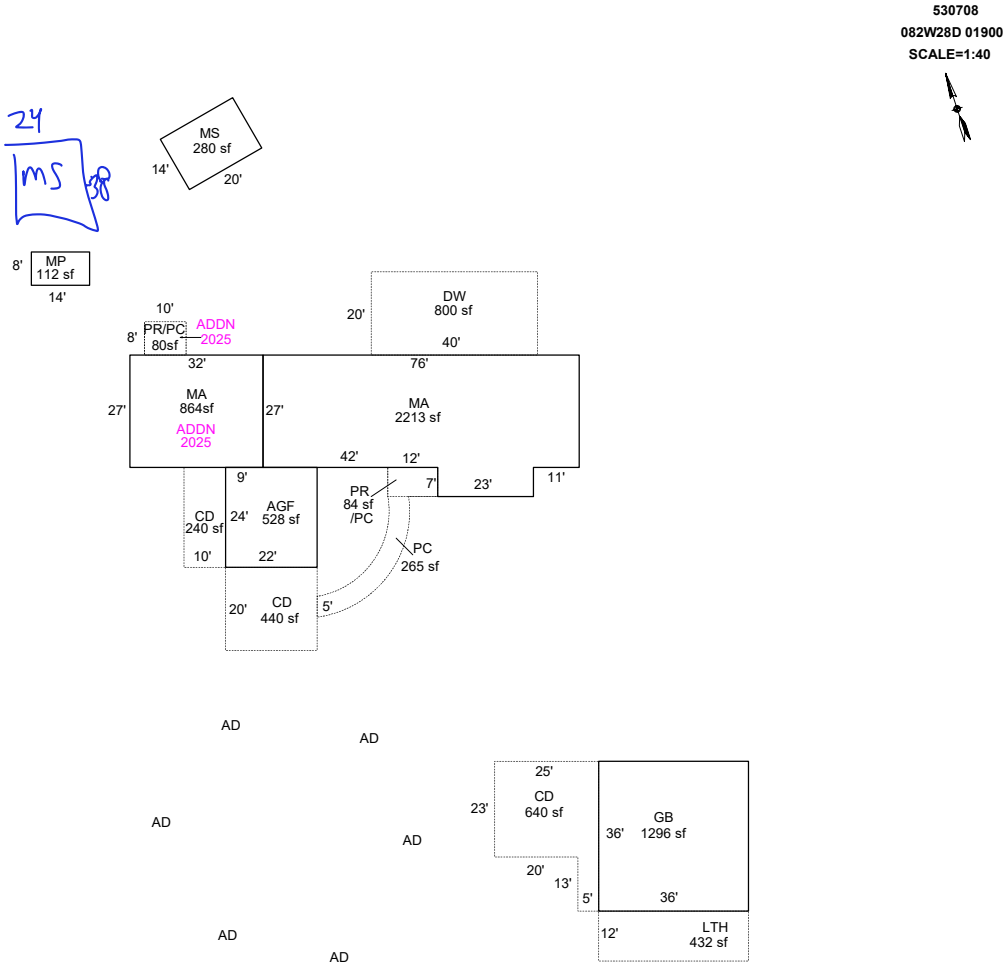
TAGS L3

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SKETCH



AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1296.0	144.0	
	LTH	1.0	432.0	96.0	
	MP	1.0	112.0	44.0	
	MS	1.0	280.0	68.0	2120.0
GLA1	MA	1.0	2213.0	220.0	2213.0
GAR	AGF	1.0	528.0	92.0	528.0
MA	MA	1.0	864.0	118.0	864.0
P/P	CD	1.0	440.0	84.0	
	CD	1.0	240.0	68.0	
	PR	1.0	84.0	38.0	
	PC	1.0	264.6	111.1	
	DW	1.0	800.0	120.0	
	CD	1.0	640.0	122.0	
	PR/PC	1.0	80.0	36.0	2548.6
	Net LIVABLE	cnt	1 (rounded)		3,077
	Net BUILDING	cnt	4 (rounded)		2,120

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DRAWN BY JRONDEMA 9/7/16
 UPDATED BY JRONDEMA 11/30/18
 UPDATED BY CLOBERG 02/10/25 24-009964 MA ADDN

COMMENT TABLE 2

COMMENT TABLE 3