

Acct ID: 564571 MTL: 092W03B000900 Date: 3/2/26 Appr: *WW* Prop Class: 459 RMV Prop Class: 459
Situs: 6696 LITTLE RD SE TURNER OR 97392 MaSaNh: 07 06 000 Unit: 107224 Year: 2026

Last Date Appraised: 09/27/2018 Appraiser: MATT LORD Tag: Y N Tag info: *17 for possible changes*

Owner: DENNIS & RITA PRUETT TR Last Sales Date: 09/09/2025 Roll Type: R

Cycle Tag *Sales Verification* Other: _____ Inspection level: 1 2 3 *4* LCB TTO INSP AV: 172290

RMV Land: 210290 RMV Imp: 100020 RMV Total: 310310 MAV: 172290 MSAV: 0 SAV: 0

Comment:

upd eys

*MCS 832239
DOM 26*

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	MKTF	OSD - FAIR	45000	05595	0

estate sale

Land

Site: 1 Code Area: 05595 Size: 0.50 Acres Use Code: 005 Zone: REST SAV Use: Exception: 0
 Class: 4BDSS Value Source: Rural Restrictive Description: FOUR BENCH DRY SPECIAL SOUTH RMV: 165290 Exception: Y N
 Adjustment(s): Fire Patrol: Description:
 Comments: 02-03: REAPPRAISAL

as is

Improvements - Residence / Manufactured Structures

Bldg: 1 Code Area: 05595 Stat Class: 467 Year Blt: 2005 Eff Year Blt: 2003 Sq.Ft: 1296 % Complete: 100.00
 Desc: MANUF STRUCT, CLASS 6, 26' THROUGH 28' WIDE DOUBLE Dimensions: 27x48 RMV: 97350
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0 Subtype: E

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception
First Floor	6	Finished	1296	3	FB-2	2005	2003	SKRT+, HVAC, ROOF, KIT, BATH - 2	Y N

1999

Accessories

holes in carpet leno missing, missing drawers, holes in drywall large section cut out

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

Bldg: 3 Code Area: 05595 Stat Class: 108 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 0 % Complete: 100.00
 Desc: Residential Other Improvements Dimensions: RMV: 1060
 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
No floor data available									

eyb OK

Accessories

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
PATIO	3	264	1970	1060	1

Y13F

d deck ramp

Improvements - Accessory Buildings

Bldg: 1 Code Area: 05595 Stat Class: 353 Year Blt: 1970 Eff Year Blt: 1970 Sq.Ft: 528 % Complete: 100.00
 Desc: Machine Shed (MS) Dimensions: 24x22 RMV: 1320
 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
Machine Shed	4	Finished	528	0	0	1970	1970	FAIR	Y N

deferred

Accessories

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

Bldg: 2 Code Area: 05595 Stat Class: 354 Year Blt: 1964 Eff Year Blt: 1964 Sq.Ft: 328 % Complete: 100.00
 Desc: Lean-to Light (LTL) Dimensions: RMV: 290
 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
Lean-to Light Duty	4	Finished	328	0	0	1964	1964		Y N

24x29

deferred

Accessories

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

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

	A	B	C
1	Year Built	2005	
2	Roof	Deferred maint	
3	Windows		
4	Siding		
5	Exterior Paint	Deferred maint	
6	Door		
7	Floors	Deferred maint	
8	Interior Paint	Deferred maint	
9	Bathrooms	Deferred maint	
10	Kitchen counters	Deferred maint	
11	Kitchen cupboards	Deferred maint	
12			
13	Suggested EYB	1999	
14			
15			

Value Comparison MARION County

Account ID 564571 Map 092W03B000900 RMV Class 459 Property Class 459 Situs 6696 LITTLE RD SE TURNER OR 97392

Workflow ID 7486012 Last Changed 02-Mar-2026 Status Open Operation Sales Verification

Year 2026

Comments

	Value Source	RMV	M5	Exception	MAV	MSAV	Taxable
Prev	Rural Restrictive 0.5 Acres	\$165,290	\$165,290	\$0	\$78,880	\$0	\$78,880
New	Rural Restrictive 0.5 Acres	\$165,290	\$165,290	\$0	\$78,880	\$0	\$78,880
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	OSD - FAIR	\$45,000	\$45,000	\$0	\$23,010	\$0	\$23,010
New	OSD - FAIR	\$45,000	\$45,000	\$0	\$23,010	\$0	\$23,010
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	467 MANF STRCT 1296 Sqft	\$97,350	\$97,350	\$0	\$68,540	\$0	\$68,540
New	467 MANF STRCT 1296 Sqft	\$73,710	\$73,710	\$0	\$68,540	\$0	\$68,540
		(\$23,640)	(\$23,640)	\$0	\$0	\$0	\$0
Prev	353 FARM BLDG 528 Sqft	\$1,320	\$1,320	\$0	\$930	\$0	\$930
New	353 FARM BLDG 528 Sqft	\$1,320	\$1,320	\$0	\$930	\$0	\$930
		\$0	\$0	\$0	\$0	\$0	\$0
Prev	354 FARM BLDG 328 Sqft	\$290	\$290	\$0	\$140	\$0	\$140
New	354 FARM BLDG 216 Sqft	\$190	\$190	\$0	\$140	\$0	\$140
		(\$100)	(\$100)	\$0	\$0	\$0	\$0
Prev	108 RESIDENCE 0 Sqft	\$1,060	\$1,060	\$0	\$790	\$0	\$790
New	108 RESIDENCE 0 Sqft	\$6,610	\$6,610	\$0	\$790	\$0	\$790
		\$5,550	\$5,550	\$0	\$0	\$0	\$0
	Total Prev	\$310,310	\$310,310	\$0	\$172,290	\$0	\$172,290
	Total New	\$292,120	\$292,120	\$0	\$172,290	\$0	\$172,290
	Total Change	(\$18,190)	(\$18,190)	\$0	\$0	\$0	\$0

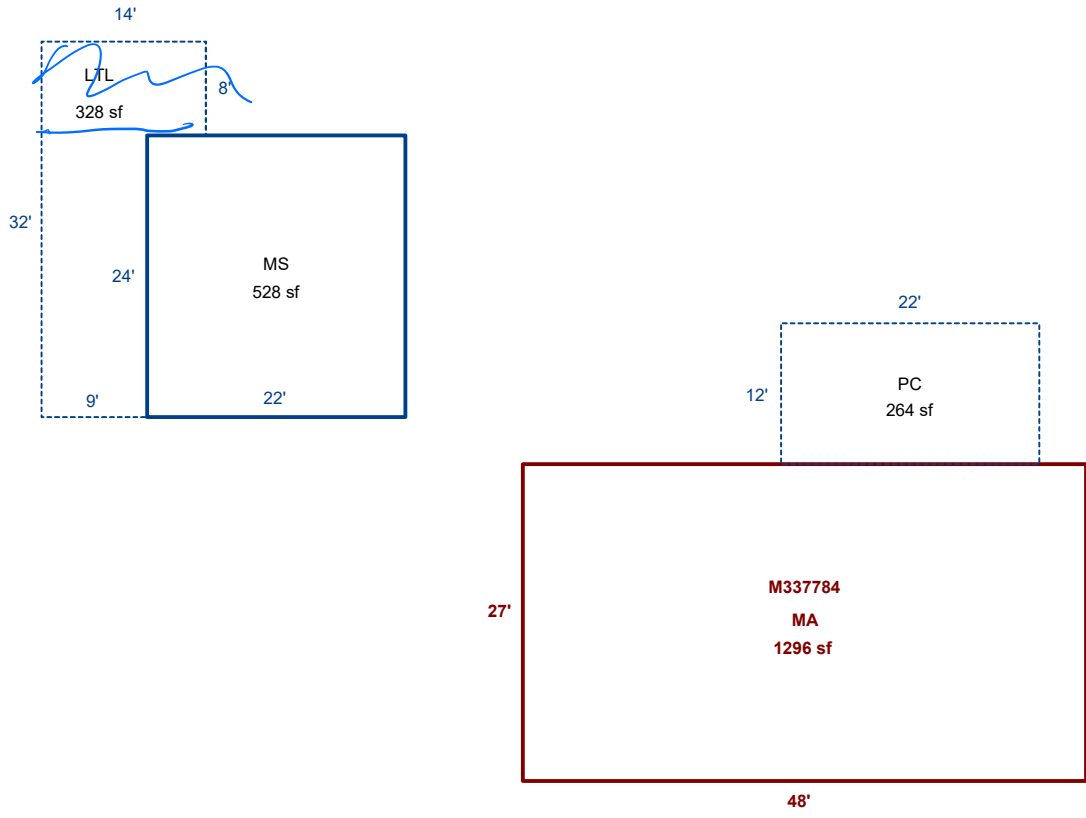
SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: R64571 Parcel No.: 092W03B 00900
 Property Address: 6696 Little Rd SE
 City: Turner County: State: OR ZipCode: 97392
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

R64571
092W03B 00900
SCALE=1:20



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MS	1.0	528.0	92.0	
	LTL	1.0	328.0	92.0	856.0
GLA1	MA	1.0	1296.0	150.0	1296.0
P/P	PC	1.0	264.0	68.0	264.0

Apex by RW 07/08/08
 UPDATED BY JRONDEMA 10/18/18

COMMENT TABLE 2

COMMENT TABLE 3

Net LIVABLE	cnt	0	(rounded)		1,296
Net BUILDING	cnt	0	(rounded)		856