

Summary

Lead Appr: WW

Clerk:

Lead Clerk:

Appr:

Print Date:
12/1/2023

Acct ID: 514434

MTL: 052W010001000

Date: 11/3/23

Appr: JSS

Prop Class: 551

RMV Prop Class: 551

Situs: 8539 CROSBY RD NE WOODBURN OR 97071

MaSaNh: 02 06 000

Unit: 78848

Year: 2024

Last Date Appraised: 05/11/2016

Appraiser: GERARDO RAMIREZ HERNANDEZ

Retag: Y N

Tag info: 2025 - NEW CONSTRUCTION (Outbuilding)

Owner: VALLEY FRESH FOODS INC

Roll Type: R

Cycle Tag Sales Verification Other:

Inspection level: 1 2 3 4 LCB TTO INSP

AV: 4538832

RMV Land: 343600

RMV Imp: 12796700

RMV Total: 13140300

MAV: 5740300

MSAV: 24002

SAV: 44166

Comment:

UPD Inv, add Existing Bldgs

Input, JSS, 5.22.24

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

move #7,8,25&26 to 553554 - mav form attached.

Count	Code	Description	RMV	Code Area	Exception
1	SAA	SA OSD - AVERAGE	45000	03600	0

Land

OK WW

Site: 2	Code Area: 03600	Size: 1.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Homesite	Description: TWO BENCH DRY			RMV: 15240	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 2009 / 10300030						
Site: 3	Code Area: 03600	Size: 9.25 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BD	Value Source: Farm Use - EFU	Description: TWO BENCH DRY			RMV: 140950	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: Liability year - 1977 / 10300030						
Site: 4	Code Area: 03600	Size: 10.28 Acres	Use Code: 005	Zone: REST	SAV Use:	Exception: 0
Class: 4BD	Value Source: Rural Restrictive	Description: FOUR BENCH DRY			RMV: 142410	Exception: Y N
Adjustment(s): GSOIL		Fire Patrol:		Description:		
Comments: 10300030						

Improvements - Residence / Manufactured Structures

Bldg: 1	Code Area: 03600	Stat Class: 131	Year Blt: 1981	Eff Year Blt: 1981	Sq.Ft: 1225	% Complete: 100
Desc: One Story Only					Dimensions:	RMV: 150660
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
First Floor	3	Finished	1225	3	FB-2	1981	1981	BATH - 2, HVAC, ROOF, KIT	Exception: Y N
Garage Attached	3	Unfinished	742	0	0	1981	1981	ROOF	Exception: Y N

Accessories

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

Bldg: 17	Code Area: 03600	Stat Class: 107	Year Blt:	Eff Year Blt: 1999	Sq.Ft: 0	% Complete: 100
Desc: Yard Improvements					Dimensions:	RMV: 350000
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
MISCELLANEOUS	0	0	1999	350000	1
					Exception: Y N

Bldg: 18	Code Area: 03600	Stat Class: 108	Year Blt: 1999	Eff Year Blt: 1999	Sq.Ft: 0	% Complete: 100
Desc: Residential Other Improvements					Dimensions:	RMV: 88880
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
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No floor data available

Accessories

MMAV to YZ

Accessories

Description			Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available							
Bldg: 8	Code Area: 03600	Stat Class: 315	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 43008	% Complete: 100	
Desc: Laying House (LH)					Dimensions: 64x672	RMV: 812130	
Func Obsc: 125	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	
Laying House	6	Finished	43008	0	0	2000	2000	AVG	Exception: Y N

Accessories

Description				Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available								
Bldg: 9	Code Area: 03600	Stat Class: 380		Year Blt:	Eff Year Blt:	Sq.Ft: 0		% Complete: 100
Desc: Farm M&E					Dimensions:		RMV: 655900	
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							
Bldg: 10	Code Area: 03600	Stat Class: 380	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100	
Desc: Farm M&E				Dimensions:		RMV: 3011630	
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								
Bldg: 11	Code Area: 03600	Stat Class: 380		Year Blt:	Eff Year Blt:	Sq.Ft: 0		% Complete: 100
Desc: Farm M&E					Dimensions:		RMV: 865800	
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							
Bldg: 12	Code Area: 03600	Stat Class: 380	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100	
Desc: Farm M&E				Dimensions:		RMV: 2116780	
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							
Bldg: 13	Code Area: 03600	Stat Class: 380	Year Blt:	Eff Year Blt:	Sq.Ft: 0	% Complete: 100	
Desc: Farm M&E				Dimensions:		RMV: 770300	
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																										
Bldg: 14	Code Area: 03600	Stat Class: 301		Year Blt: 1985	Eff Year Blt: 1985	Sq.Ft: 0	% Complete: 100																			
Desc: Accessory Improvements & Misc.						Dimensions:	RMV: 21600																			
Func Obsc: 100			Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0																			
Floors <table><tr><th>Type</th><th>Class</th><th>Display Group</th><th>Floor Size</th><th>Beds</th><th>Baths</th><th>Yr Blt</th><th>Eff Yr Blt</th><th>Inventory</th></tr><tr><td colspan="9">No floor data available</td></tr></table>									Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	No floor data available								
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory																		
No floor data available																										
Accessories <table><tr><th>Description</th><th>Class</th><th>Size SqFt</th><th>Eff Yr Blt</th><th>RMV</th><th>Quantity</th></tr><tr><td>ASPHALT DRIVEWAY</td><td>4</td><td>45000</td><td>1985</td><td>21600</td><td>0</td><td>Exception: Y N</td></tr></table>									Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity	ASPHALT DRIVEWAY	4	45000	1985	21600	0	Exception: Y N					
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity																					
ASPHALT DRIVEWAY	4	45000	1985	21600	0	Exception: Y N																				
Bldg: 15	Code Area: 03600	Stat Class: 380		Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 0	% Complete: 100																			
Desc: Farm M&E						Dimensions:	RMV: 1003870																			
Func Obsc: 100			Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0																			
Floors <table><tr><th>Type</th><th>Class</th><th>Display Group</th><th>Floor Size</th><th>Beds</th><th>Baths</th><th>Yr Blt</th><th>Eff Yr Blt</th><th>Inventory</th></tr><tr><td colspan="9">No floor data available</td></tr></table>									Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	No floor data available								
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No floor data available																										
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Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity																					
No accessory data available																										
Bldg: 16	Code Area: 03600	Stat Class: 351		Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 5200	% Complete: 100																			
Desc: General Purpose Building (GB)						Dimensions: 4x1300	RMV: 30550																			
Func Obsc: 100			Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0																			
Floors <table><tr><th>Type</th><th>Class</th><th>Display Group</th><th>Floor Size</th><th>Beds</th><th>Baths</th><th>Yr Blt</th><th>Eff Yr Blt</th><th>Inventory</th></tr><tr><td>General Purpose Bldg</td><td>4</td><td>Finished</td><td>5200</td><td>0</td><td>0</td><td>2000</td><td>2000</td><td>Exception: Y N</td></tr></table>									Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	General Purpose Bldg	4	Finished	5200	0	0	2000	2000	Exception: Y N
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory																		
General Purpose Bldg	4	Finished	5200	0	0	2000	2000	Exception: Y N																		
Accessories <table><tr><th>Description</th><th>Class</th><th>Size SqFt</th><th>Eff Yr Blt</th><th>RMV</th><th>Quantity</th></tr><tr><td colspan="6">No accessory data available</td></tr></table>									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																										
Bldg: 19	Code Area: 03600	Stat Class: 301		Year Blt: 2011	Eff Year Blt: 2011	Sq.Ft: 1600	% Complete: 100																			
Desc: Accessory Improvements & Misc.						Dimensions: 80x20	RMV: 1430																			
Func Obsc: 100			Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0																			
Floors <table><tr><th>Type</th><th>Class</th><th>Display Group</th><th>Floor Size</th><th>Beds</th><th>Baths</th><th>Yr Blt</th><th>Eff Yr Blt</th><th>Inventory</th></tr><tr><td>Building Structure</td><td>6</td><td>Finished</td><td>1600</td><td>0</td><td>0</td><td>2011</td><td>2011</td><td>Exception: Y N</td></tr></table>									Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Building Structure	6	Finished	1600	0	0	2011	2011	Exception: Y N
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory																		
Building Structure	6	Finished	1600	0	0	2011	2011	Exception: Y N																		
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Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity																					
No accessory data available																										
Bldg: 20	Code Area: 03600	Stat Class: 315		Year Blt: 1964	Eff Year Blt: 1964	Sq.Ft: 15500	% Complete: 100																			
Desc: Laying House (LH)						Dimensions:	RMV: 65230																			
Func Obsc: 100			Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0																			
Floors <table><tr><th>Type</th><th>Class</th><th>Display Group</th><th>Floor Size</th><th>Beds</th><th>Baths</th><th>Yr Blt</th><th>Eff Yr Blt</th><th>Inventory</th></tr><tr><td>Laying House</td><td>5</td><td>Finished</td><td>15500</td><td>0</td><td>0</td><td>1964</td><td>1984</td><td>FAIR</td></tr></table>									Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Laying House	5	Finished	15500	0	0	1964	1984	FAIR
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory																		
Laying House	5	Finished	15500	0	0	1964	1984	FAIR																		
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Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity																					
No accessory data available																										
Bldg: 21	Code Area: 03600	Stat Class: 315		Year Blt: 1964	Eff Year Blt: 1964	Sq.Ft: 15500	% Complete: 100																			
Desc: Laying House (LH)						Dimensions:	RMV: 65230																			
Func Obsc: 100			Econ %: 100	Other %: 100	Exception: 0	Adjust:	Adjust RMV: 0																			
Floors <table><tr><th>Type</th><th>Class</th><th>Display Group</th><th>Floor Size</th><th>Beds</th><th>Baths</th><th>Yr Blt</th><th>Eff Yr Blt</th><th>Inventory</th></tr><tr><td>Laying House</td><td>5</td><td>Finished</td><td>15500</td><td>0</td><td>0</td><td>1964</td><td>1984</td><td>FAIR</td></tr></table>									Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Laying House	5	Finished	15500	0	0	1964	1984	FAIR
Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory																		
Laying House	5	Finished	15500	0	0	1964	1984	FAIR																		
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Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity																					
No accessory data available																										

move
MAU
to 41

Loft

Bldg: 22Code Area: 03600Stat Class: 315Year Blt: 1964Eff Year Blt: 1964Sq.Ft: 15500% Complete: 100

Desc: Laying House (LH)Dimensions:RMV: 65230

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

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Laying House	5	Finished	15500	0	0	1964	1984	FAIR	
								Exception: Y N	

Accessories

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

Bldg: 23Code Area: 03600Stat Class: 315Year Blt: 1964Eff Year Blt: 1964Sq.Ft: 15500% Complete: 100

Desc: Laying House (LH)Dimensions:RMV: 65230

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

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Laying House	5	Finished	15500	0	0	1964	1984	FAIR	
								Exception: Y N	

Accessories

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

Bldg: 24Code Area: 03600Stat Class: 315Year Blt: 1964Eff Year Blt: 1964Sq.Ft: 15500% Complete: 100

Desc: Laying House (LH)Dimensions:RMV: 65230

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

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Laying House	5	Finished	15500	0	0	1964	1984	FAIR	
								Exception: Y N	

Accessories

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

Bldg: 25Code Area: 03600Stat Class: 315Year Blt: 1999Eff Year Blt: 1999Sq.Ft: 43008% Complete: 100

Desc: Laying House (LH)Dimensions:RMV: 590850

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

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Laying House	6	Finished	43008	0	0	1999	1999	FAIR	
								Exception: Y N	

Accessories

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

Bldg: 26Code Area: 03600Stat Class: 315Year Blt: 1999Eff Year Blt: 1999Sq.Ft: 43008% Complete: 100

Desc: Laying House (LH)Dimensions:RMV: 590850

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

Floors

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
Laying House	6	Finished	43008	0	0	1999	1999	FAIR	
								Exception: Y N	

Accessories

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

.351 GB 6 80x30 Avy 1984 Existing
.351 GB 6 45x30 Avy 1984 Existing
•321 HL 50x50 fair 1964 Existing X2 Floors
•341 MP 10x16 Avy 1984 Existing X2 Floors
•351 GB 50x25 Avy 1984 Existing
•351 GB 2480st Avy 1984 Existing
341 MP 16x12 Avy 1984 Existing

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514434

Parcel No.: 052W010001000

Property Address: 8539 CROSBY ROAD NE

City: WOODBURN

County: MARION

State: OR

ZipCode: 97071

Owner:

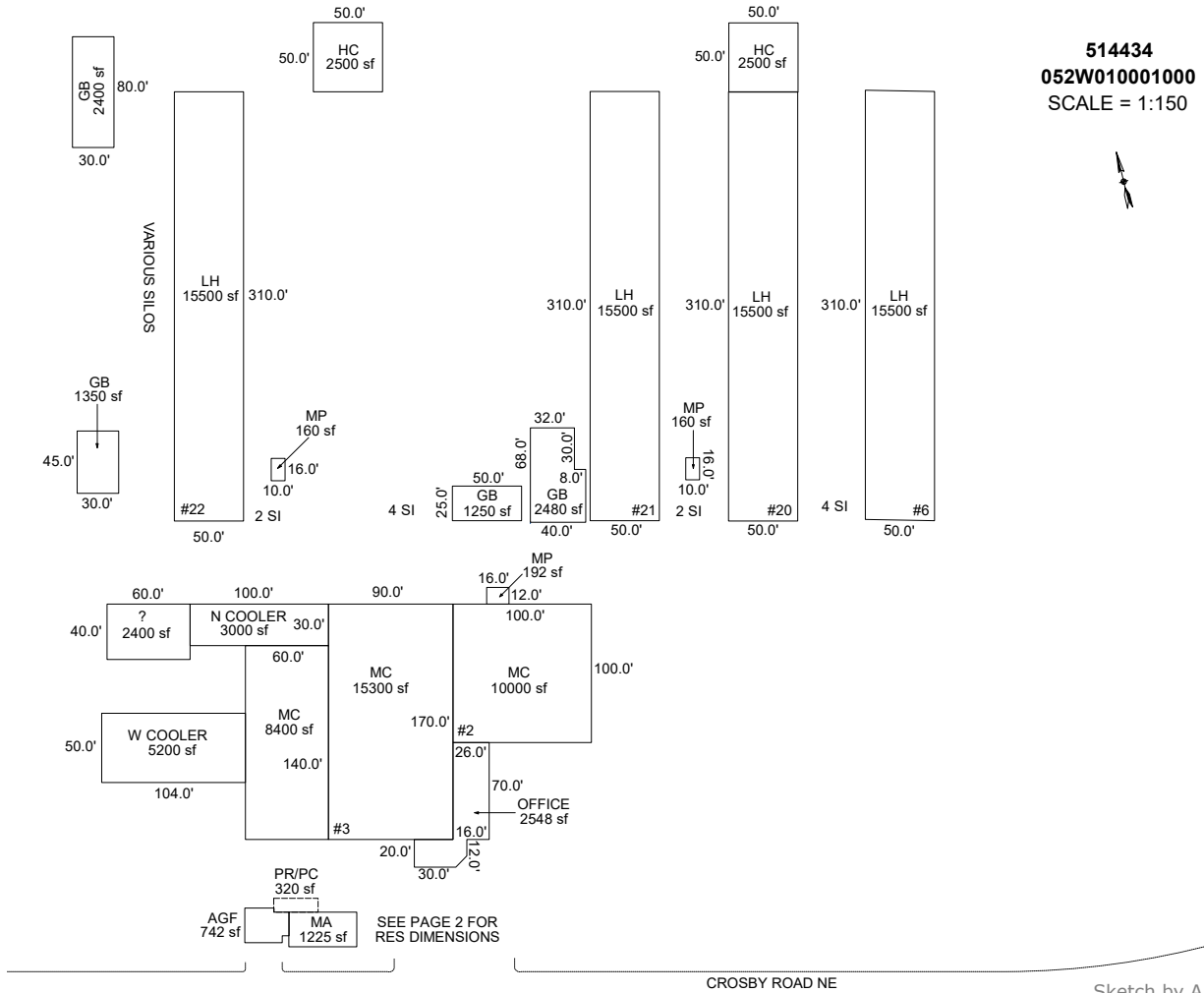
Client:

Client Address:

Appraiser Name:

Inspection Date:

SKETCH



CROSBY ROAD NE

Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LH	1.0	15500.0	720.0	
	AGF	1.0	742.0	114.0	
	OFFICE	1.0	2548.0	283.3	
	?	1.0	2400.0	200.0	
	N COOLER	1.0	3000.0	260.0	
	W COOLER	1.0	5200.0	308.0	
	MC	1.0	8400.0	400.0	
	MC	1.0	15300.0	520.0	
	MP	1.0	192.0	56.0	
	MC	1.0	10000.0	400.0	
	MA	1.0	1225.0	148.0	
	GB	1.0	1350.0	150.0	
	MP	1.0	160.0	52.0	
	GB	1.0	1250.0	150.0	
	GB	1.0	2480.0	216.0	
MP	1.0	160.0	52.0		
	7 addl items				
	Net BUILDING	cnt	22	(rounded)	123,807

APEXED BY WW/CJ 05/13/2024

COMMENT TABLE 2

55 11.3.23

COMMENT TABLE 3

L2 Tags

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: 514434

Parcel No.: 052W010001000

Property Address: 8539 CROSBY ROAD NE

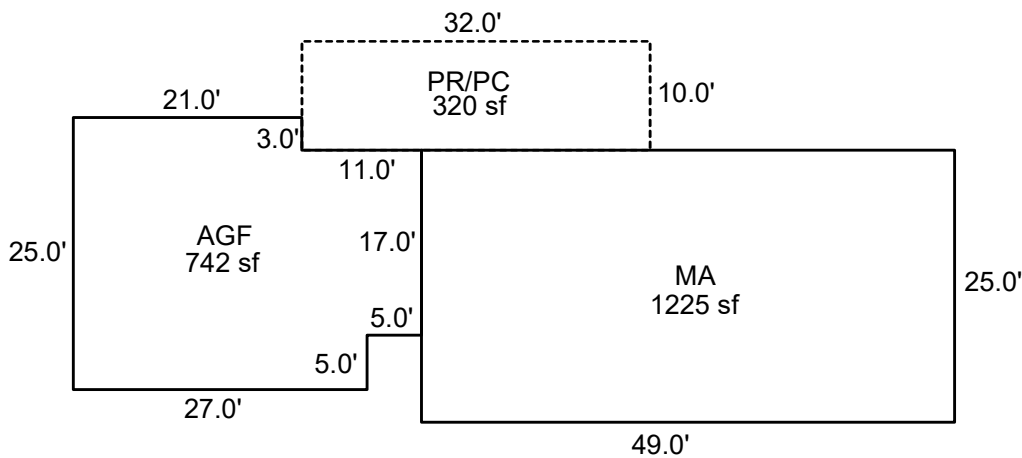
ZipCode: 97071

Owner:

Client Address:

Inspection Date:

SKETCH



514434

052W010001000

SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS

Sketch by Apex Sketch

[illegible]



Most BIDs
 valued here
 w/ no Apex

514434

553 554

2 new BIDs
 here.
 Has Apex
 But only
 2 BIDs valued
 on Field sheet

553 555

Land only

Existing
New



Account MAV is moving from:	514434
Account MAV is moving to:	553554

RMV Value Move Worksheet: Use this area to determine the Real Market Value of improvements and OSD's moving accounts.

To calculate values, enter the total **certified** value of OSD's moving in the OSD field. To calculate Improvement values, use RMV values from **certified** Improvement Detail Report. Enter Trend into Trend field.

Improvements:	Description		RMV
	OSD		
	LH # 7		720,410
	LH # 8		965,350
	LH # 25		738,220
	LH # 26		738,220
Trend (1=100%):	1		
Total Improvement RMV:			3,162,200

Totals	
Description	RMV
First Floor	\$160,256
Garage	\$23,739
Inventory	\$0
Accessories	\$12,077
Trend	100.00 %
Total RMV	\$196,070

Sample Improvement Detail, Improvement RMV Values

Current MAV* of account	514434 :	5,740,300
Current MAV* of account	553554 :	3,335,200

Certified RMV* total of account	514434 :	5,219,490
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Ratio of RMV to MAV of account	514434 :	1.099782
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MAV to move:		3,477,730
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Updated MAV of account	514434 :	2,262,570
Updated MAV of account	553554 :	6,812,930

* Current and Certified values come from Assessment Report for each respective year.