

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

Notations

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
First Floor	3	Finished	1225	3	FB-2	1981	1981	BATH - 2, HVAC, ROOF, KIT	Y N
Garage Attached	3	Unfinished	742	0	0	1981	1981	ROOF	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

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
No floor data available								

Accessories

keep
~~MM~~
~~MAN 12 17~~

Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
ASPHALT DRIVEWAY	1	50500	1999	88880	1

Improvements - Accessory Buildings

Bldg: 2	Code Area: 03600	Stat Class: 342	Year Blt: 1995	Eff Year Blt: 1995	Sq.Ft: 10000	% Complete: 100
Desc: Metal Component Building (MC)			Dimensions: 100x100		RMV: 149790	
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
Metal Componet Bldg	6	Finished	10000	0	FB-2	1995	1995	AVG, BATH - 2

Accessories

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

Bldg: 3	Code Area: 03600	Stat Class: 342	Year Blt: 1975	Eff Year Blt: 1994	Sq.Ft: 15300	% Complete: 100
Desc: Metal Component Building (MC)			Dimensions: 90x170		RMV: 206730	
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
Metal Componet Bldg	6	Finished	15300	0	0	1975	1994	AVG

Accessories

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

Bldg: 4	Code Area: 03600	Stat Class: 342	Year Blt: 1984	Eff Year Blt: 1994	Sq.Ft: 22720 13800	% Complete: 100
Desc: Metal Component Building (MC)			Dimensions:		RMV: 299770	
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
Metal Componet Bldg	6	Finished	22720	0	0	1984	1994	AVG

Accessories

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

Bldg: 5	Code Area: 03600	Stat Class: 351	Year Blt: 1984	Eff Year Blt: 1995	Sq.Ft: 4368 2548	% Complete: 100
Desc: General Purpose Building (GB)			Dimensions:		RMV: 62150	
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
General Purpose Bldg	6	Finished	2184	0	FB-2	1984	1995	BATH - 4 EXC
Finished Office	6	Finished	2184	0	FB-2	1984	1995	AVG, BATH - 2

Accessories

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

Bldg: 6	Code Area: 03600	Stat Class: 315	Year Blt: 1964	Eff Year Blt: 1984	Sq.Ft: 15500	% Complete: 100
Desc: Laying House (LH)			Dimensions: 50x310		RMV: 69840	
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
Laying House	5	Finished	15500	0	0	1964	1984	AVG

Accessories

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

Bldg: 7	Code Area: 03600	Stat Class: 315	Year Blt: 1999	Eff Year Blt: 1999	Sq.Ft: 43008	% Complete: 100
Desc: Laying House (LH)			Dimensions: 64x672		RMV: 621040	
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
Laying House	6	Finished	43008	0	0	1999	1999	AVG

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 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
ASPHALT DRIVEWAY	4	45000	1985	21600	0
Exception: Y N					

keep
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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 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: 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 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 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 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								

Loft

Accessories 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 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: 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 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: 22 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

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

Accessories

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

Bldg: 23 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

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

Accessories

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

Bldg: 24 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

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

Accessories

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

Bldg: 25 Code Area: 03600 Stat Class: 315 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 43008 % Complete: 100
 Desc: Laying House (LH) Dimensions: RMV: 590850
 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
Laying House	6	Finished	43008	0	0	1999	1999	FAIR	

Accessories

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

Bldg: 26 Code Area: 03600 Stat Class: 315 Year Blt: 1999 Eff Year Blt: 1999 Sq.Ft: 43008 % Complete: 100
 Desc: Laying House (LH) Dimensions: RMV: 590850
 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
Laying House	6	Finished	43008	0	0	1999	1999	FAIR	

Accessories

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

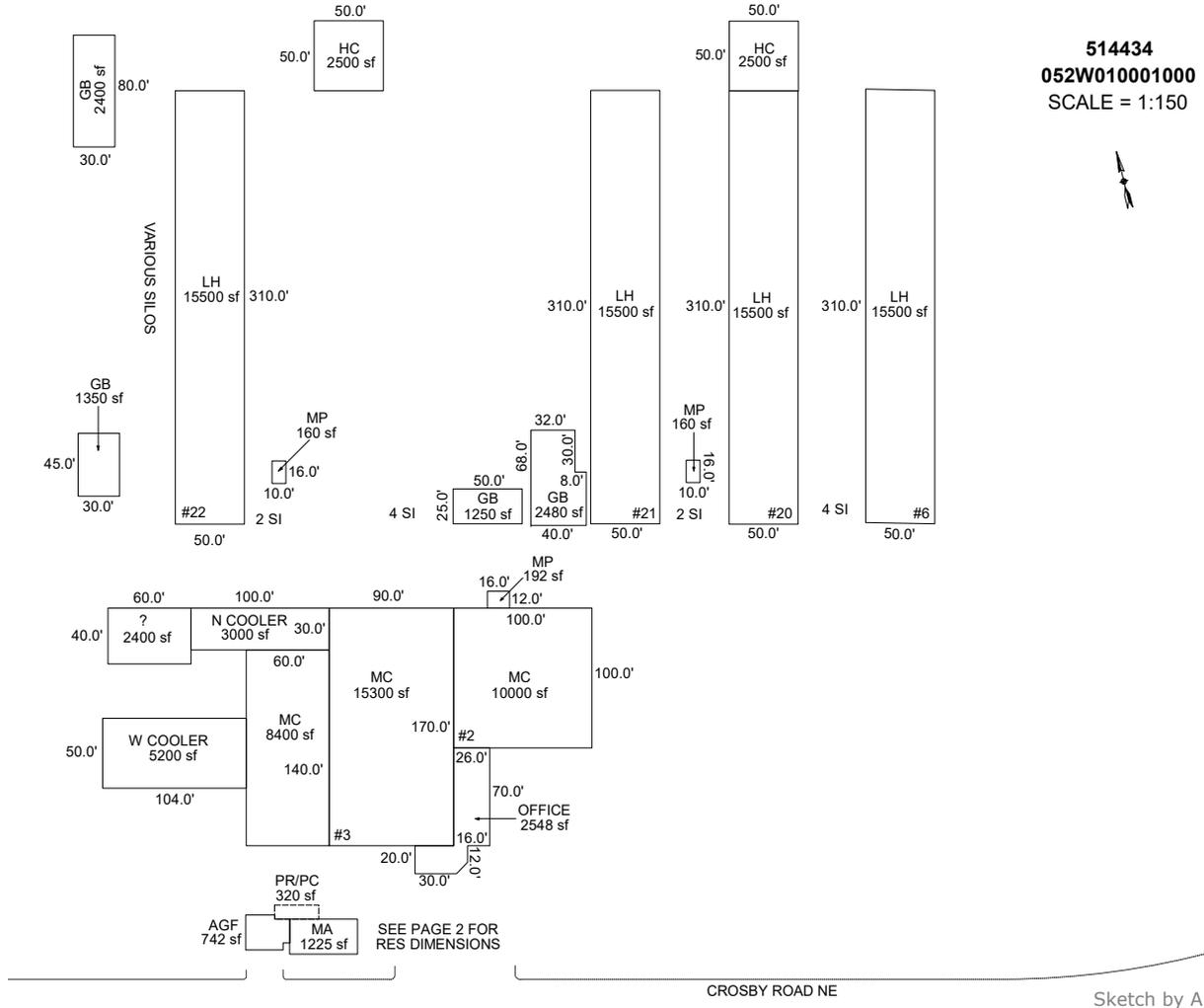
- 351 GB 6 80x30 Avy 1984 Existing
 - 351 GB 6 45x30 Avy 1984 Existing
 - 321 HL 50x50 fair 1964 Existing X2 Floors
 - 341 MP 10x16 Avy 1984 Existing X2 Floors
 - 351 GB 50x25 Avy 1984 Existing
 - 351 GB 2480st Avy 1984 Existing
 341 MP 16x12 Avy 1984 Existing

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



AREA CALCULATIONS SUMMARY

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

COMMENT TABLE 1

APEXED BY WW/CJ 05/13/2024

COMMENT TABLE 2

JSS 11.3.23

COMMENT TABLE 3

L2 Tags

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

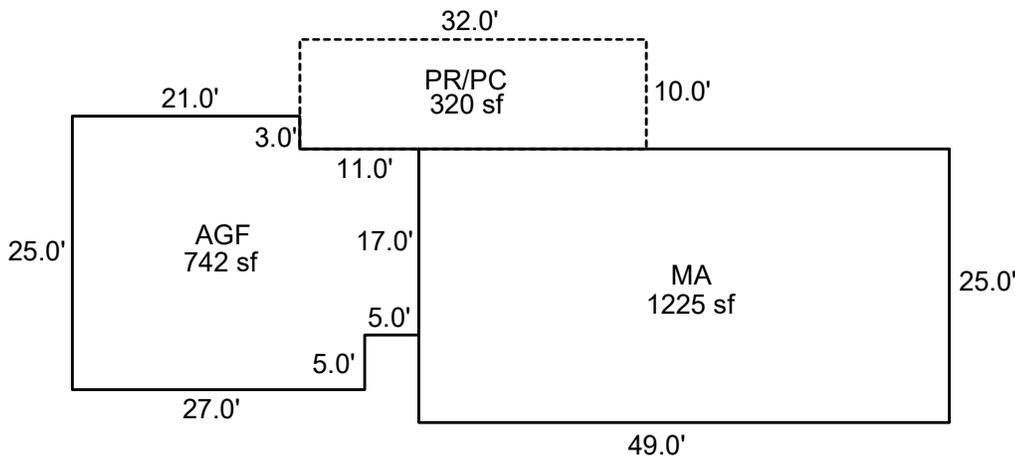
File No.: 514434 Parcel No.: 052W010001000
 Property Address: 8539 CROSBY ROAD NE
 City: WOODBURN County: MARION State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

514434
052W010001000
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



Sketch by Apex Sketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	AGF	1.0	742.0	114.0	
	MA	1.0	1225.0	148.0	1967.0
P/P	PR/PC	1.0	320.0	84.0	320.0

COMMENT TABLE 1

APEXED BY WW/CJ 05/13/2024

COMMENT TABLE 2

COMMENT TABLE 3

Net BUILDING cnt 2 (rounded) 1,967



Most BIDs
valued here
w/ no Apex

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

514434

553554

553555

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

Ratio of RMV to MAV of account 514434 : 1.099782

MAV to move: 3,477,730

Updated MAV of account 514434 : 2,262,570

Updated MAV of account 553554 : 6,812,930

before bldg 23&24 gone

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