

Acct ID: 514434 MTL: 052W010001000 Date: 5/21/25 Appr: JJS 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: 11/03/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2026 - 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: 1892152
 RMV Land: 343600 RMV Imp: 10150020 RMV Total: 10493620 MAV: 2099150 MSAV: 24002 SAV: 45392
 Comment: 24-25: L2 11.3.24 JJS

NIC on this acct, re-tag 1/1/26 as new contents will be started.

Notations

RP/MS	Code	Description
RP	ZONED	FARM EFU ZONED

OSDs

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

Land

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: 183800		
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, KIT, ROOF, HVAC	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: 427000		
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: 108430		
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	1	50500	1999	88880	1	Exception: Y N

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	BATH - 2, AVG	Exception: Y N

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	Exception: Y N

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: 13800	% Complete: 100
Desc: Metal Component Building (MC)					Dimensions:	RMV: 209270
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	8400	0	0	1984	1994	AVG	Exception: Y N
Metal Componet Bldg	6	Finished	3000	0	0	1984	1994	AVG	Exception: Y N
Metal Componet Bldg	6	Finished	2400	0	0	1984	1994	AVG	Exception: Y N

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: 2548	% Complete: 100
Desc: General Purpose Building (GB)					Dimensions:	RMV: 60430
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	2548	0	FB-2	1984	1995	BATH - 4, EXCLT, LOFTF	Exception: Y N

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	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

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

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

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

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

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

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

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

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

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory
No floor data available								

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

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								
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: 38140
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	4	Finished	5200	0	0	2000	2000	FAIR	Exception: Y N

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

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

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

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

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

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

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

Bldg: 23 Code Area: 03600 Stat Class: 351 Year Blt: Eff Year Blt: 1984 Sq.Ft: 2400 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x80 RMV: 14460
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	
General Purpose Bldg	6	Finished	2400	0	0	0	1984	AVG	Exception: Y N

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

Bldg: 24 Code Area: 03600 Stat Class: 351 Year Blt: Eff Year Blt: 1984 Sq.Ft: 1350 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 30x45 RMV: 8640
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 0 Adjust: Adjust RMV: 0

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	
General Purpose Bldg	6	Finished	1350	0	0	0	1984	AVG	Exception: Y N

Accessories

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

Bldg: 25 Code Area: 03600 Stat Class: 321 Year Blt: Eff Year Blt: 1984 Sq.Ft: 2500 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 50x50 RMV: 4560
 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	
Hay Cover	5	Finished	2500	0	0	0	1984	FAIR	Exception: Y N

Accessories

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

Bldg: 26 Code Area: 03600 Stat Class: 321 Year Blt: Eff Year Blt: 1984 Sq.Ft: 2500 % Complete: 100
 Desc: Hay Cover (HC) Dimensions: 50x50 RMV: 4560
 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	
Hay Cover	5	Finished	2500	0	0	0	1984	FAIR	Exception: Y N

Accessories

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

Bldg: 27 Code Area: 03600 Stat Class: 341 Year Blt: Eff Year Blt: 1984 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 1100
 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	
Multi-Purpose Bldg	5	Finished	160	0	0	0	1984	AVG	Exception: Y N

Accessories

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

Bldg: 28 Code Area: 03600 Stat Class: 341 Year Blt: Eff Year Blt: 1984 Sq.Ft: 160 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 16x10 RMV: 1100
 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	
Multi-Purpose Bldg	5	Finished	160	0	0	0	1984	AVG	Exception: Y N

Accessories

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

Bldg: 29 Code Area: 03600 Stat Class: 351 Year Blt: Eff Year Blt: 1984 Sq.Ft: 1250 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 25x50 RMV: 6670
 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	5	Finished	1250	0	0	0	1984	AVG	Exception: Y N

Accessories

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

Bldg: 30 Code Area: 03600 Stat Class: 351 Year Blt: Eff Year Blt: 1984 Sq.Ft: 2480 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: RMV: 12610
 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	5	Finished	2480	0	0	0	1984	AVG	Exception: Y N

Accessories

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

Bldg: 31 Code Area: 03600 Stat Class: 341 Year Blt: Eff Year Blt: 1984 Sq.Ft: 192 % Complete: 100
 Desc: Multi Purpose Shed (MP) Dimensions: 12x16 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	
Multi-Purpose Bldg	5	Finished	192	0	0	0	1984	AVG	Exception: Y N

Accessories

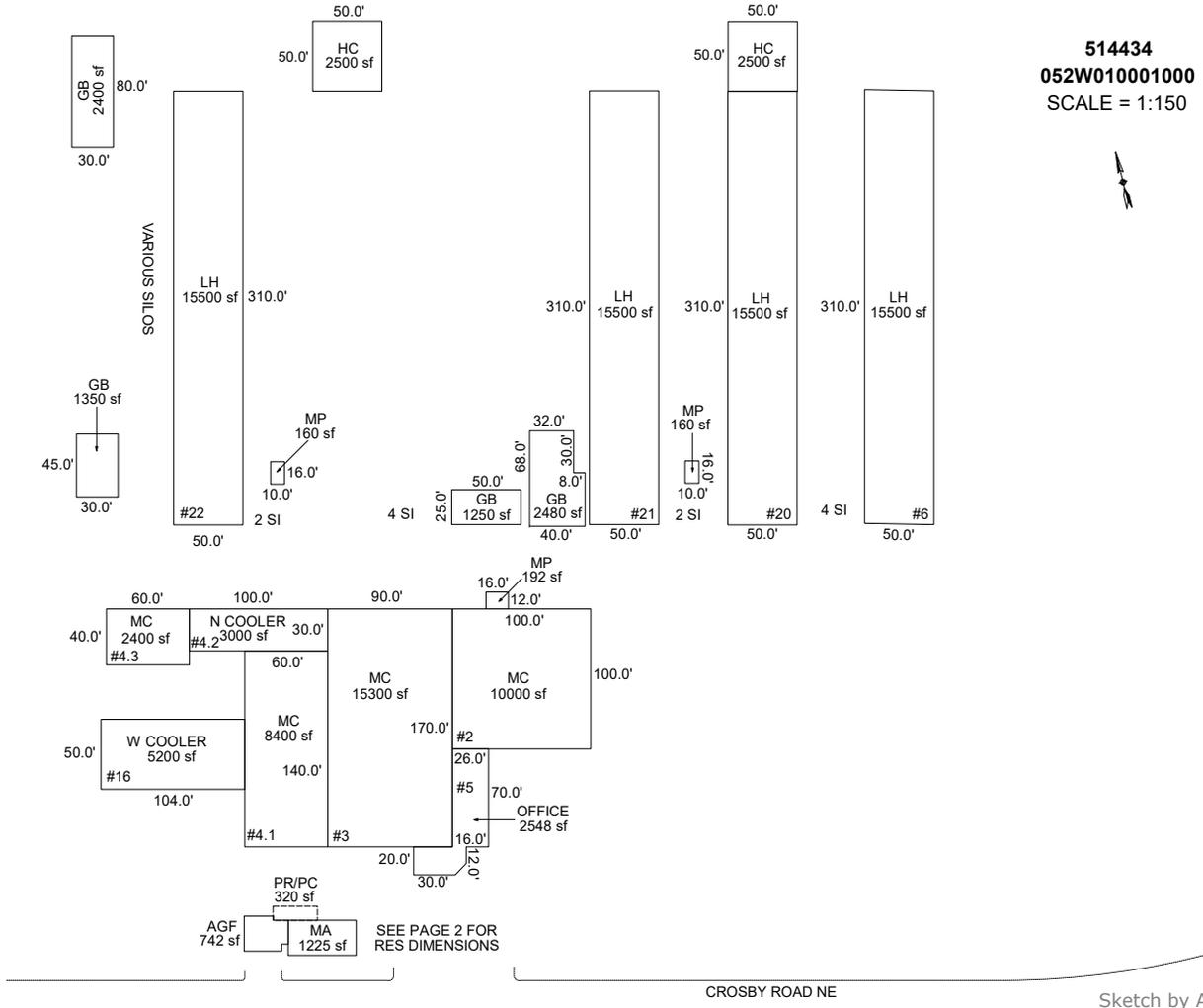
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity
No accessory data available					

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	
	MC	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

JJS 11.13.24

JJS 5.21.25 TAGS L2

COMMENT TABLE 3

TAGS L2

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

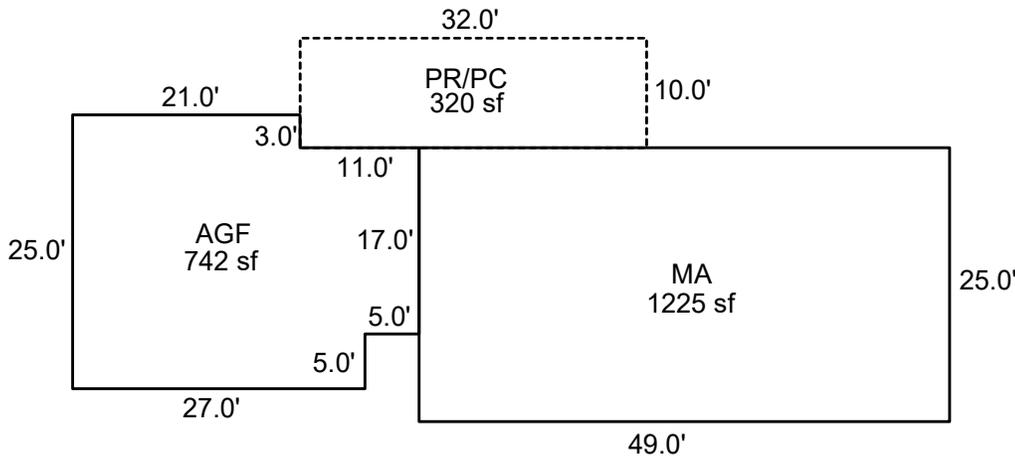
File No.: 514434 Parcel No.: 052W010001000
 Property Address: 8539 CROSBY ROAD NE
 City: WOODBURN County: MARION State: OR ZipCode: 97071
 Owner:
 Client: Client Address:
 Appraiser Name: Inspection Date:

SKETCH

514434
052W010001000
 SCALE = 1:20



SEE PAGE 1 FOR
ALL BLDGS



Sketch by ApexSketch

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

JJS 11.13.24

COMMENT TABLE 3

TAGS L2

Net BUILDING cnt 2 (rounded) 1,967