

Acct ID: 553554 MTL: 052W010000800 Date: **11/3/23** Appr: **JSS** Prop Class: 551 RMV Prop Class: 551  
 Situs: **Valley Fresh Foods** MaSaNh: 02 06 000 Unit: 78848 Year: 2023  
 Last Date Appraised: 01/19/2023 Appraiser: GERARDO RAMIREZ HERNANDEZ Retag: **Y** N Tag info: 2024 - Tags/Permit (Completion)  
 Owner: VALLEY FRESH FOODS INC Roll Type: R  
 Cycle: **Tag** Sales Verification Other: Inspection level: 1 **2** 3 4 LCB: **ITO** INSP AV: 6572812  
 RMV Land: 684100 RMV Imp: 6501600 RMV Total: 7185700 MAV: 0 MSAV: 71212 SAV: 228034  
 Comment: 23-24: L2 01.19.23 GRH

**Notations**

No notation data available.

**2 new LH @ 100%, New LH @ 10%, upd Inv**

**Input, JSS, 5.22.24**

**OSDs**

No OSD data available.

**OSDF**

move #7,8,25&26 from 514434 to 553554 mav form w/ 514434.

**Land OK WW**

**NEW MAV \$6,812,930**

Site: 1	Code Area: 03600	Size: 40.00 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 2BI	Value Source: Farm Use - EFU	Description: TWO BENCH IRR	RMV: 632950	Exception: Y	N	
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 1977 / 10300030 06-07: RECALC SETUP;#19 09-14-05 07-08: DISCONTINUE PART TOTALING DUE TO INC OWNERSHIP						
Site: 2	Code Area: 03600	Size: 3.54 Acres	Use Code: 005	Zone: REST	SAV Use: 011	Exception: 0
Class: 4BI	Value Source: Farm Use - EFU	Description: FOUR BENCH IRR	RMV: 51150	Exception: Y	N	
Adjustment(s): GSOIL, IRR Fire Patrol: Description:						
Comments: Liability year - 1977 / 10300030						

**Improvements - Residence / Manufactured Structures**

No residence or manufactured structure improvement data available.

**Improvements - Accessory Buildings**

Bldg: 1	Code Area: 03600	Stat Class: 342	Year Blt: 2022	Eff Year Blt: 2022	Sq.Ft: 2070	% Complete: <b>75</b>
Desc: Metal Component Building (MC)			Dimensions: 30x69		RMV: 74870	<b>100%</b>
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 74870	Adjust:	Adjust RMV: 0	

**Floors**

Type	Class	Display Group	Floor Size	Beds	Baths	Yr Blt	Eff Yr Blt	Inventory	Exception: Y N
Metal Componet Bldg	6	Finished	2070	0	0	2022	2022	GOOD	

**Accessories**

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

Bldg: 2	Code Area: 03600	Stat Class: 563	Year Blt: 2022	Eff Year Blt:	Sq.Ft: 12271	% Complete: 100
Desc: MANUFACTURING/LITE INDUSTRIAL WAREHOUSE			Dimensions:		RMV: 6426730	
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 6426730	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					

~~315 LH 6 69740 sf Good 2023 New X2 @ 100%.~~  
~~315 LH 6 69740 sf Good 2023 new @ 10%.~~

VALUE WITH M&S SAME AS BLDG 2

**EXISTING BLDGS**

- 351 GB 5 23X47 FAIR 1984 I/O
- 351 GB 5 1178 SF FAIR 1984 I/O
- 321 HC 5 26X40 FAIR 1984 I/O



Most BID'GS  
valued Here  
w/ no Apex

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

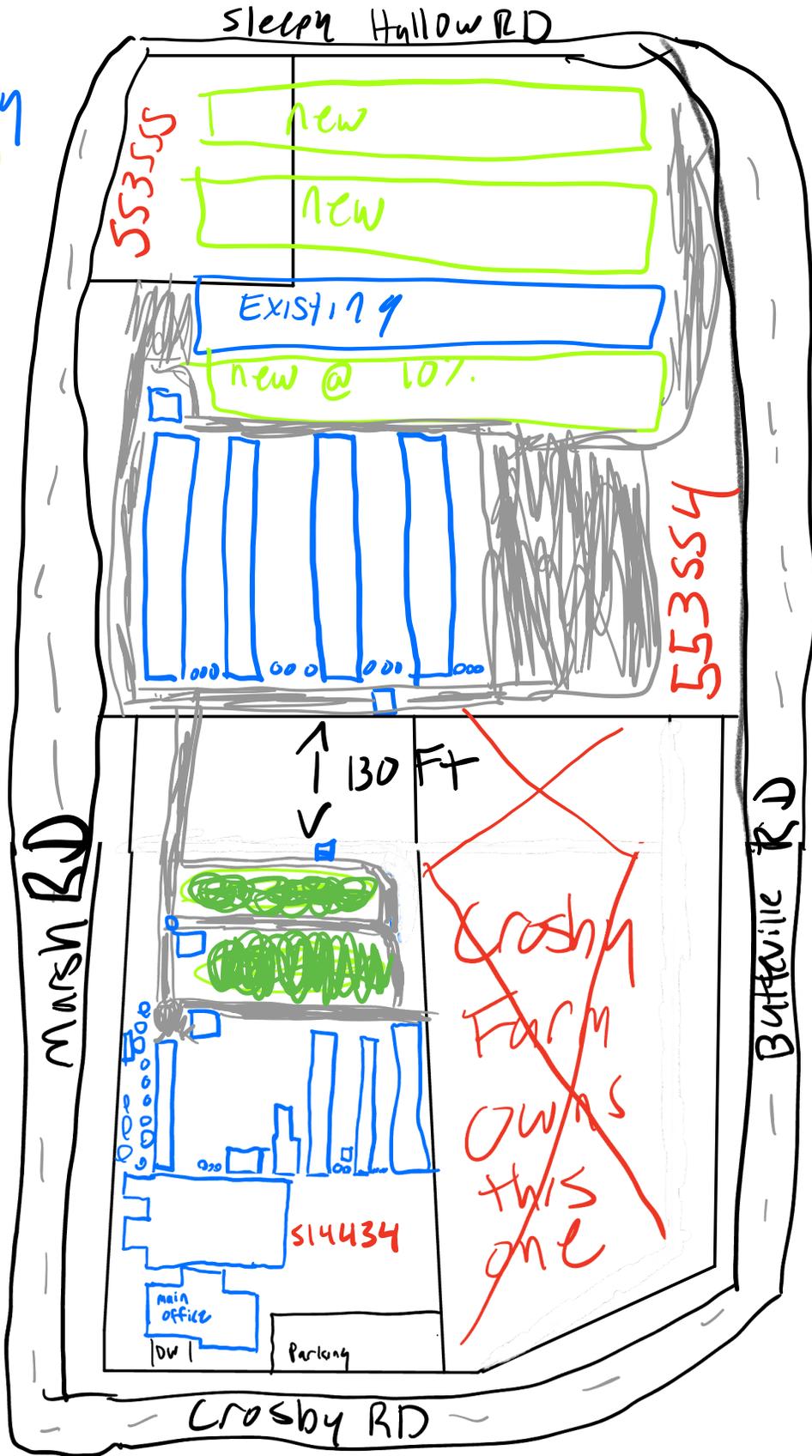
514434

553 554

553 555

Land only

Existing  
New







Back Buildin



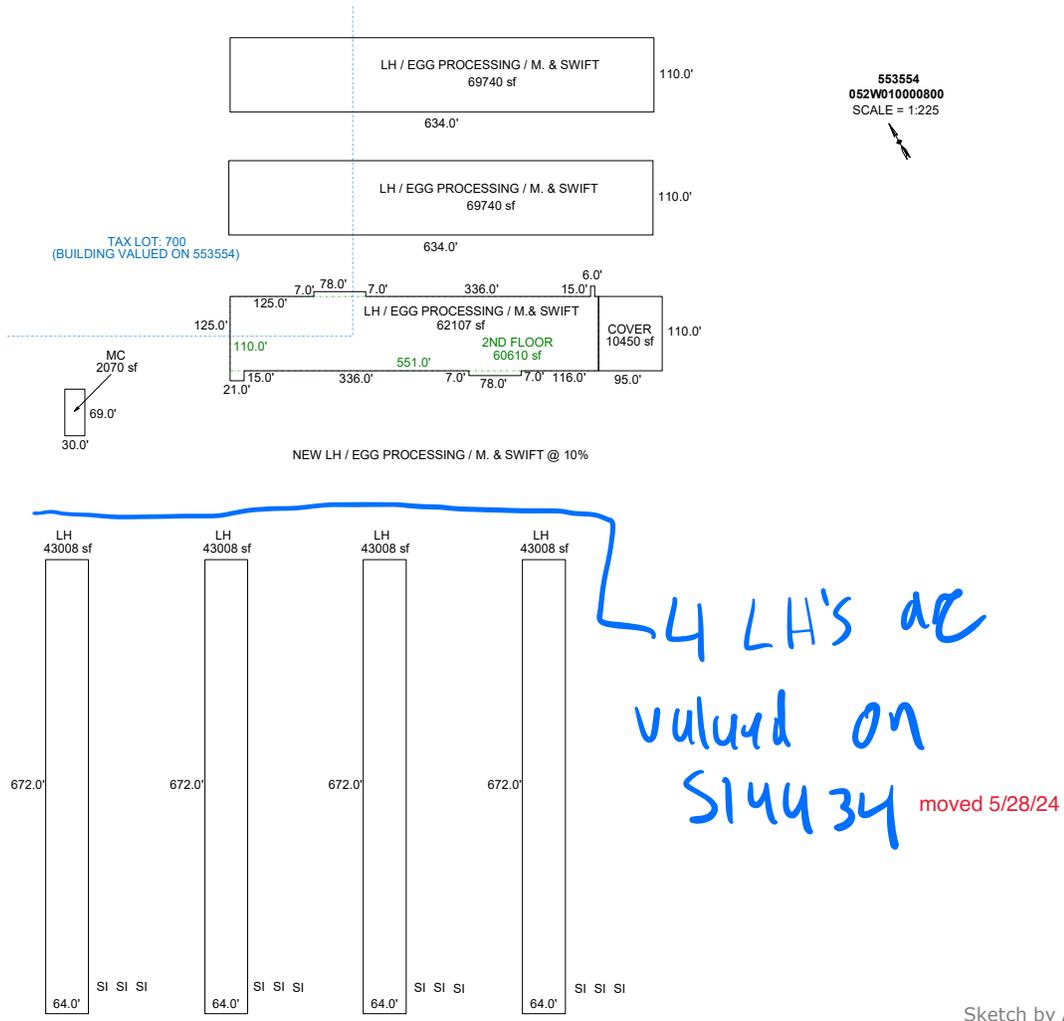
middle Bldg

# SKETCH/AREA TABLE ADDENDUM

## SUBJECT INFO

File No.: 553554 Parcel No.: 052W01000800  
 Property Address:  
 City: SALEM County: MARION State: OR ZipCode:  
 Owner:  
 Client: Client Address:  
 Appraiser Name: Inspection Date:

## SKETCH



Sketch by Apex Sketch

### AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	LH	1.0	43008.0	1472.0	
	LH	1.0	43008.0	1472.0	
	LH / EGG PROCES	1.0	69740.0	1488.0	
	LH / EGG PROCES	1.0	69740.0	1488.0	
	LH	1.0	43008.0	1472.0	
	MC	1.0	2070.0	198.0	
	LH / EGG PROCES	1.0	62107.0	1410.0	
	COVER	1.0	10450.0	410.0	
	LH	1.0	43008.0	1472.0	386139.0
	GBA2	2ND FLOOR	1.0	60610.0	1322.0
	Net BUILDING	cnt	10 (rounded)		446,749

### COMMENT TABLE 1

APEXED BY NRC 03/23/2009  
 UPDATED BY CJURAN 05/24/2023  
 UPDATED BY CJURAN 12/19/2023

### COMMENT TABLE 2

GRH 01/19/2023  
 JJS 11/30/2023

### COMMENT TABLE 3

TAGS L2  
 TAGS L2

# Commercial Property Appraisal

Marion County

Egg Processing

Stat Class

305 - MANUFACTURING/LITE INDUSTRIAL WAREHOUSE

Account ID 553554

Notes

Total Sq Ft 122,717

MA-SA-NH 02-06-000

## Component - Egg Processing

Stat Class 563 - MANUFACTURING/LITE INDUSTRIAL WAREHOUSE

Notes

## Cost Approach

ZIP Code 97026

Data Collected 1/19/2023

Local Multiplier (Default)

Reporting Date 1/2023

Cost Data Set 1/2023

Architect's Fees (Default)

Eff. Age Adjustment n/a

## Section - Egg Processing

Type Building

Size 72,692 sq ft

Perimeter 1576 ft

# of Stories 1

### Occupancy

Code	Description	%	Quality	Class	Height (ft)
471	Lt. Commercial Utility Buil.	12	3.0	S Metal Frame and Walls	24.0
474	Poultry House, Cage Op., 1 Story	88	3.0	S Metal Frame and Walls	24.0

### Components

Code	Description	Quantity	Unit Cost	Total Cost New	Less Depreciation	Total Cost Depreciated
1	Base Cost	72,692	\$40.38	\$2,935,303	\$29,353	\$2,905,950
617	Complete HVAC	64,332	\$15.62	\$1,004,866	\$10,049	\$994,817
766	Loft Floor/Farm Storage	60,610	\$14.09	\$853,995	\$8,540	\$845,455
888	Stud -Metal Siding	72,692	\$21.53	\$1,565,059	\$15,651	\$1,549,408
				\$6,359,223	\$63,593	\$6,295,630

*climate 2 2 VG*

### Additions

Type	Description	Units	Cost	Depr	LCM	Trend	Base Date
Base Cost	ep		\$953,883.00	0 %	<input type="checkbox"/>	<input type="checkbox"/>	

### Depreciation

Physical & Functional	1.0 %
Additional Functional	0.0 %
External	0.0 %

Reconciliation Base Value \$7,249,513

Calculation Type Marshall & Swift

Land	Structures	Mach/Equip	Personal Prop	Total	Improvements (S + M/E - P)
\$0	+	\$7,249,513	+	-	= \$7,249,513
					\$7,249,513