

Acct ID: 553554 MTL: 052W010000800 Date: 5/21/25 Appr: JJS Prop Class: 551 RMV Prop Class: 551
 Situs: MaSaNh: 02 06 000 Unit: 78848 Year: 2024

Last Date Appraised: 01/19/2023 Appraiser: JORDAN SCHULTZ Retag: Y N Tag info: 2025 - Tags/Permit (Completion)
 Owner: VALLEY FRESH FOODS INC Roll Type: R
 Cycle: Tag Sales Verification Other: _____ Inspection level: 1 2 3 4 LCB: TTO INSP AV: 14973798
 RMV Land: 723720 RMV Imp: 26566940 RMV Total: 27290660 MAV: 6812930 MSAV: 77348 SAV: 227034
 Comment: 23-24: L2 01.19.23 GRH

Egg processing facility to 100%. 4 LH, 1 GB, 1 HC gone

Notations
 No notation data available.

OSDs

Count	Code	Description	RMV	Code Area	Exception
1	SAF	SA OSD - FAIR	35000	03600	0

Land

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: 637230	Exception: Y	N	
Adjustment(s):	GSOIL, IRR	Fire Patrol:	Description:			
Comments: Liability year - 1977 / OSD FOR OUTBUILDINGS 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: 51490	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: 100
Desc:	Metal Component Building (MC)		Dimensions: 30x69	RMV: 85470		
Func Obsc: 100	Econ %: 100	Other %: 100	Exception: 10180	Adjust:	Adjust RMV: 0	

Floors

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

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: 72692	% Complete: 100
Desc:	MANUFACTURING/LITE INDUSTRIAL WAREHOUSE		Dimensions:	RMV: 7249510		
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: 3	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	Exception
Laying House	6	Finished	43008	0	0	1999	1999	AVG	Y N

Accessories

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

Bldg: 4	Code Area: 03600	Stat Class: 315	Year Blt: 2000	Eff Year Blt: 2000	Sq.Ft: 43008	% Complete: 100
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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

Accessories

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

Bldg: 5 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
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: 6 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
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: 8 Code Area: 03600 Stat Class: 563 Year Blt: 2023 Eff Year Blt: Sq.Ft: 72692 % Complete: 100
 Desc: MANUFACTURING/LITE INDUSTRIAL WAREHOUSE Dimensions: RMV: 7090080
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 3447200 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: 9 Code Area: 03600 Stat Class: 563 Year Blt: 2023 Eff Year Blt: Sq.Ft: 72692 % Complete: 100
 Desc: MANUFACTURING/LITE INDUSTRIAL WAREHOUSE Dimensions: RMV: 8649900
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 4205580 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: 563 Year Blt: 2023 Eff Year Blt: Sq.Ft: 72692 % Complete: 100
 Desc: MANUFACTURING/LITE INDUSTRIAL WAREHOUSE Dimensions: RMV: 864990
 Func Obsc: 100 Econ %: 100 Other %: 100 Exception: 420560 Adjust: Adjust RMV: 0

Floors

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

more to 100%

Accessories

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

Bldg: 11 Code Area: 03600 Stat Class: 351 Year Blt: Eff Year Blt: 1984 Sq.Ft: 1081 % Complete: 100
 Desc: General Purpose Building (GB) Dimensions: 47x23 RMV: 4490
 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	1081	0	0	0	1984	Exception: Y N	
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									
Bldg: 12	Code Area: 03600	Stat Class: 351	Year Blt:	Eff Year Blt: 1984	Sq.Ft: 1178	% Complete: 100			
Desc: General Purpose Building (GB)			Dimensions:	RMV: 5590					
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	1178	0	0	0	1984	FAIR	Exception: Y N
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									
Bldg: 13	Code Area: 03600	Stat Class: 321	Year Blt:	Eff Year Blt: 1984	Sq.Ft: 1040	% Complete: 100			
Desc: Hay Cover (HC)			Dimensions: 40x26	RMV: 2040					
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	1040	0	0	0	1984	FAIR	Exception: Y N
Accessories									
Description	Class	Size SqFt	Eff Yr Blt	RMV	Quantity				
No accessory data available									

Each 2 story zgg processing building is filled with chickens. Roughly 140k chickens per floor. All buildings are exact same layout inside.

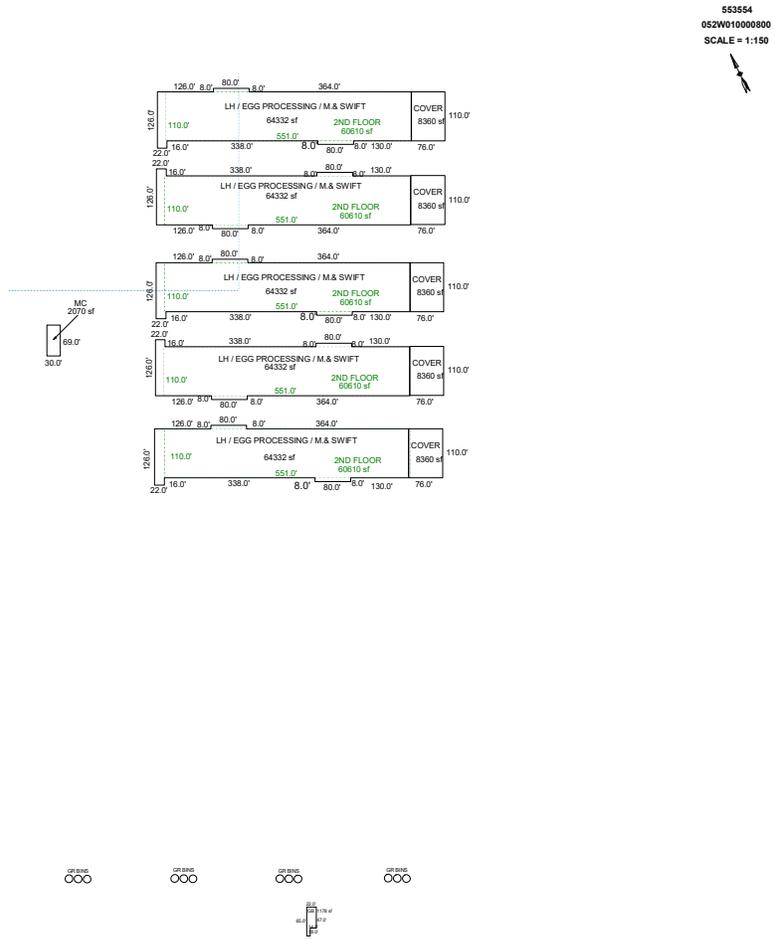


SKETCH/AREA TABLE ADDENDUM

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



AREA CALCULATIONS SUMMARY

COMMENT TABLE 1

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	COVER	1.0	8360.0	372.0	45048.0
	MC	1.0	2070.0	198.0	
	COVER	1.0	8360.0	372.0	
	GB	1.0	1178.0	174.0	
	COVER	1.0	8360.0	372.0	
	COVER	1.0	8360.0	372.0	
GBA2	2ND FLOOR	1.0	60610.0	1322.0	303050.0
	2ND FLOOR	1.0	60610.0	1322.0	
	2ND FLOOR	1.0	60610.0	1322.0	
	2ND FLOOR	1.0	60610.0	1322.0	
	2ND FLOOR	1.0	60610.0	1322.0	
GBA6	egg	1.0	64332.0	1424.0	669,758
	egg	1.0	64332.0	1424.0	
	egg	1.0	64332.0	1424.0	
	egg	1.0	64332.0	1424.0	
	1 addl items				
	Net BUILDING	cnt	17	(rounded)	

APEXED BY NRC 03/23/2009
 UPDATED BY CJURAN 05/24/2023
 UPDATED BY CJURAN 12/19/2023
 UPDATED BY WWILLIAMS 2/14/24
 UPDATED BY CLOBERG 01/22/25 24-006663 EGG PLANT
 UPDATED BY CLOBERG 05/30/25

COMMENT TABLE 2

COMMENT TABLE 3

GRH 01/19/2023
 JJS 11/30/2023
 JJS 05/21/25

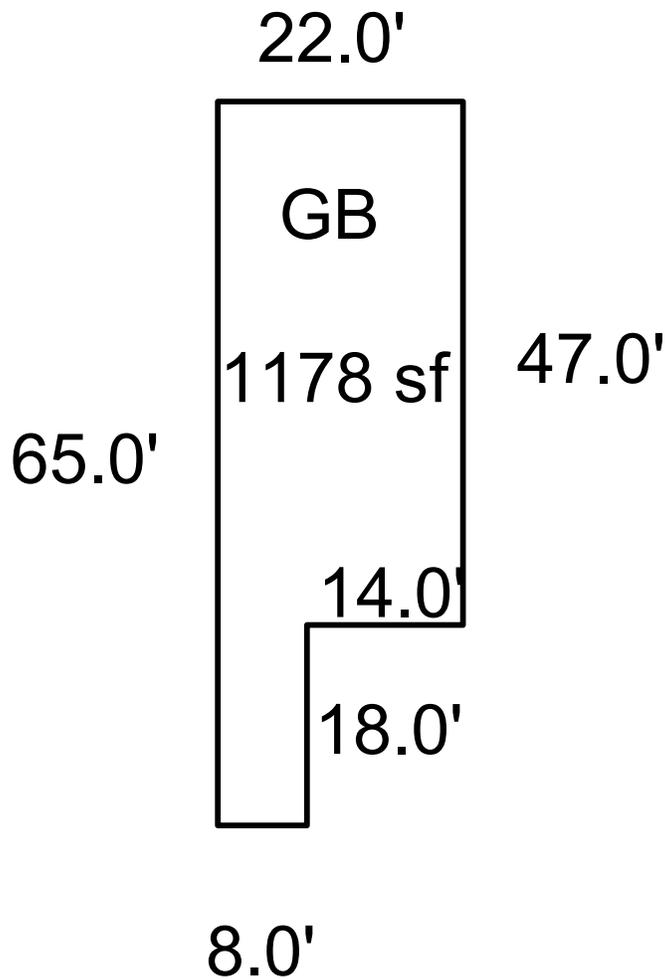
TAGS L2
 TAGS L2
 TAGS L2

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 ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1178.0	174.0	1178.0
	Net BUILDING	cnt	1	(rounded)	1,178

COMMENT TABLE 1

APEXED BY NRC 03/23/2009
 UPDATED BY CJURAN 05/24/2023
 UPDATED BY CJURAN 12/19/2023
 UPDATED BY WWILLIAMS 2/14/24
 UPDATED BY CLOBERG 01/22/25 24-006663 EGG PLANT
 UPDATED BY CLOBERG 05/30/25

COMMENT TABLE 2

GRH 01/19/2023
 JJS 11/30/2023
 JJS 05/21/25

COMMENT TABLE 3

TAGS L2
 TAGS L2
 TAGS L2

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

GR BINS
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Sketch by ApexSketch

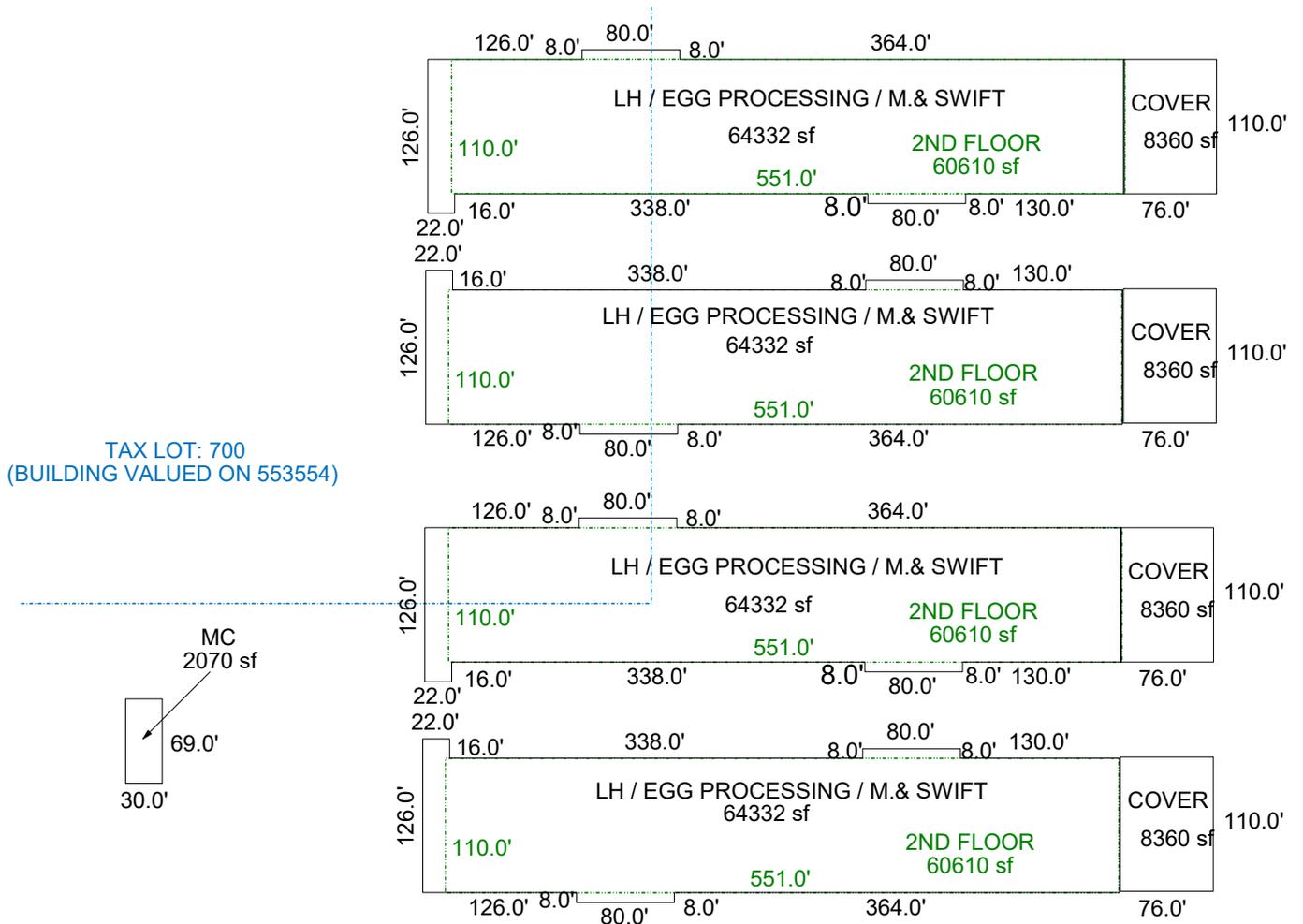
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals		
						APEXED BY NRC 03/23/2009 UPDATED BY CJURAN 05/24/2023 UPDATED BY CJURAN 12/19/2023 UPDATED BY WWILLIAMS 2/14/24 UPDATED BY CLOBERG 01/22/25 24-006663 EGG PLANT UPDATED BY CLOBERG 05/30/25	
						COMMENT TABLE 2	COMMENT TABLE 3
						GRH 01/19/2023 JJS 11/30/2023 JJS 05/21/25	TAGS L2 TAGS L2 TAGS L2

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 ApexSketch

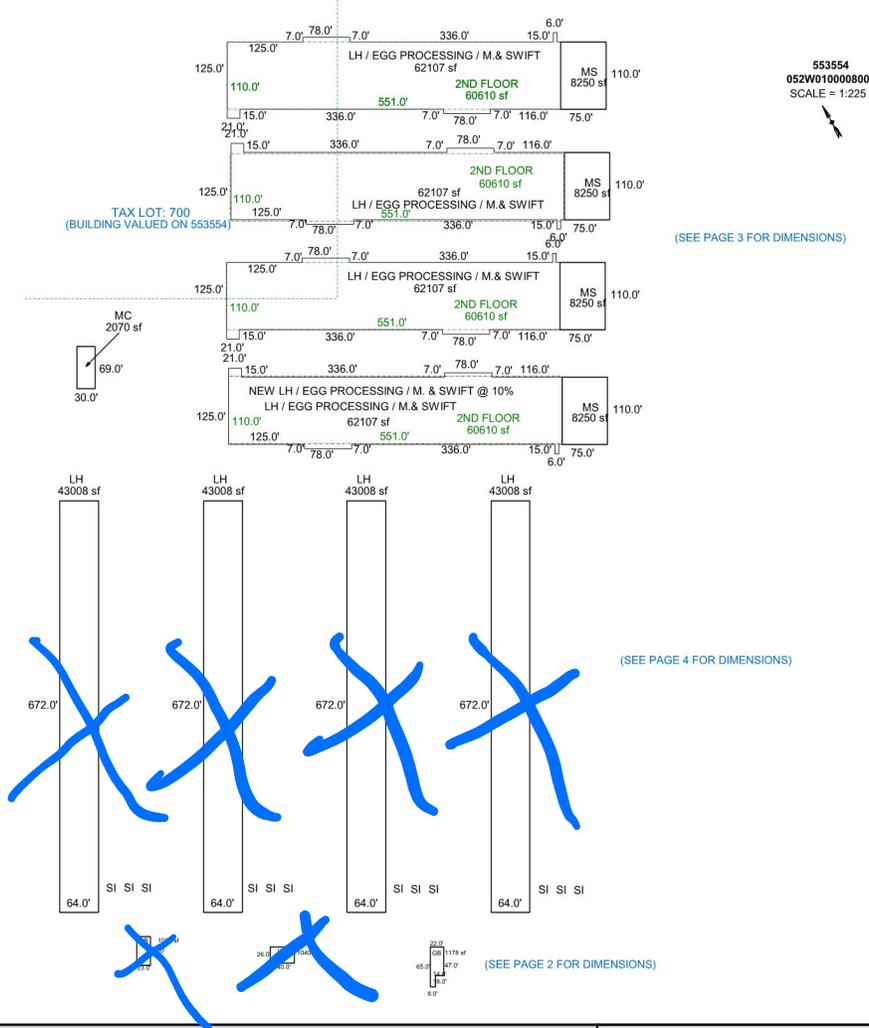
AREA CALCULATIONS SUMMARY						COMMENT TABLE 1									
Code	Description	Factor	Net Size	Perimeter	Net Totals										
GBA1	COVER	1.0	8360.0	372.0	35510.0	APEXED BY NRC 03/23/2009 UPDATED BY CJURAN 05/24/2023 UPDATED BY CJURAN 12/19/2023 UPDATED BY WWILLIAMS 2/14/24 UPDATED BY CLOBERG 01/22/25 24-006663 EGG PLANT UPDATED BY CLOBERG 05/30/25									
	COVER	1.0	8360.0	372.0											
	MC	1.0	2070.0	198.0											
	COVER	1.0	8360.0	372.0											
	COVER	1.0	8360.0	372.0											
GBA2	2ND FLOOR	1.0	60610.0	1322.0	242440.0	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">COMMENT TABLE 2</th> <th style="text-align: center;">COMMENT TABLE 3</th> </tr> </thead> <tbody> <tr> <td>GRH 01/19/2023</td> <td>TAGS L2</td> </tr> <tr> <td>JJS 11/30/2023</td> <td>TAGS L2</td> </tr> <tr> <td>JJS 05/21/25</td> <td>TAGS L2</td> </tr> </tbody> </table>		COMMENT TABLE 2	COMMENT TABLE 3	GRH 01/19/2023	TAGS L2	JJS 11/30/2023	TAGS L2	JJS 05/21/25	TAGS L2
	COMMENT TABLE 2	COMMENT TABLE 3													
	GRH 01/19/2023	TAGS L2													
	JJS 11/30/2023	TAGS L2													
JJS 05/21/25	TAGS L2														
2ND FLOOR	1.0	60610.0	1322.0												
2ND FLOOR	1.0	60610.0	1322.0												
2ND FLOOR	1.0	60610.0	1322.0												
GBA6	egg	1.0	64332.0	1424.0	257328.0										
	egg	1.0	64332.0	1424.0											
	egg	1.0	64332.0	1424.0											
	egg	1.0	64332.0	1424.0											
	Net BUILDING	cnt	13 (rounded)		535,278										

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 ApexSketch

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	1.0	43008.0	1472.0	
	HC	1.0	1040.0	132.0	
	MC	1.0	2070.0	198.0	
	LH / EGG PROCES	1.0	62107.0	1410.0	
	MS	1.0	8250.0	370.0	
	LH	1.0	43008.0	1472.0	
	LH / EGG PROCES	1.0	62107.0	1410.0	
	GB	1.0	1178.0	174.0	
	GB	1.0	1081.0	140.0	
	LH / EGG PROCES	1.0	62107.0	1410.0	
	MS	1.0	8250.0	370.0	
	MS	1.0	8250.0	370.0	
	MS	1.0	8250.0	370.0	
	LH / EGG PROCES	1.0	62107.0	1410.0	458829.0
	5 addl items				
	Net BUILDING	cnt	21	(rounded)	761,879

COMMENT TABLE 1

APEXED BY NRC 03/23/2009
 UPDATED BY CJURAN 05/24/2023
 UPDATED BY CJURAN 12/19/2023
 UPDATED BY WILLIAMS 2/14/24
 UPD BY WW 5.30.29

COMMENT TABLE 2

GRH 01/19/2023
 JJS 11/30/2023
JJS 5/21/23

COMMENT TABLE 3

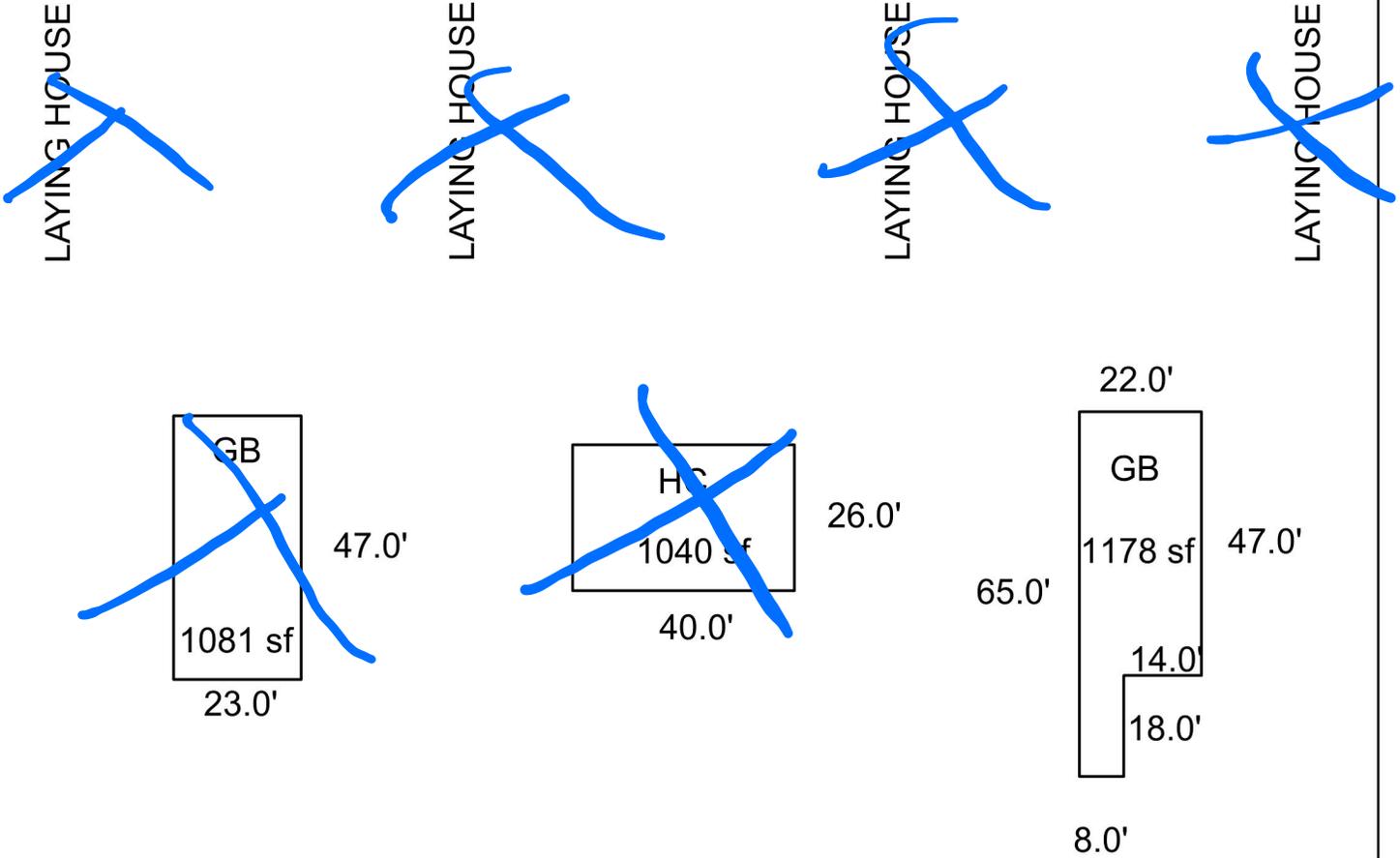
TAGS L2
 TAGS L2
TAGS L2

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 ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	GB	1.0	1178.0	174.0	
	GB	1.0	1081.0	140.0	
	HC	1.0	1040.0	132.0	3299.0

COMMENT TABLE 1

APEXED BY NRC 03/23/2009
 UPDATED BY CJURAN 05/24/2023
 UPDATED BY CJURAN 12/19/2023
 UPDATED BY WWILLIAMS 2/14/24
 UPD BY WW 5.30.29

COMMENT TABLE 2

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

COMMENT TABLE 3

TAGS L2
 TAGS L2

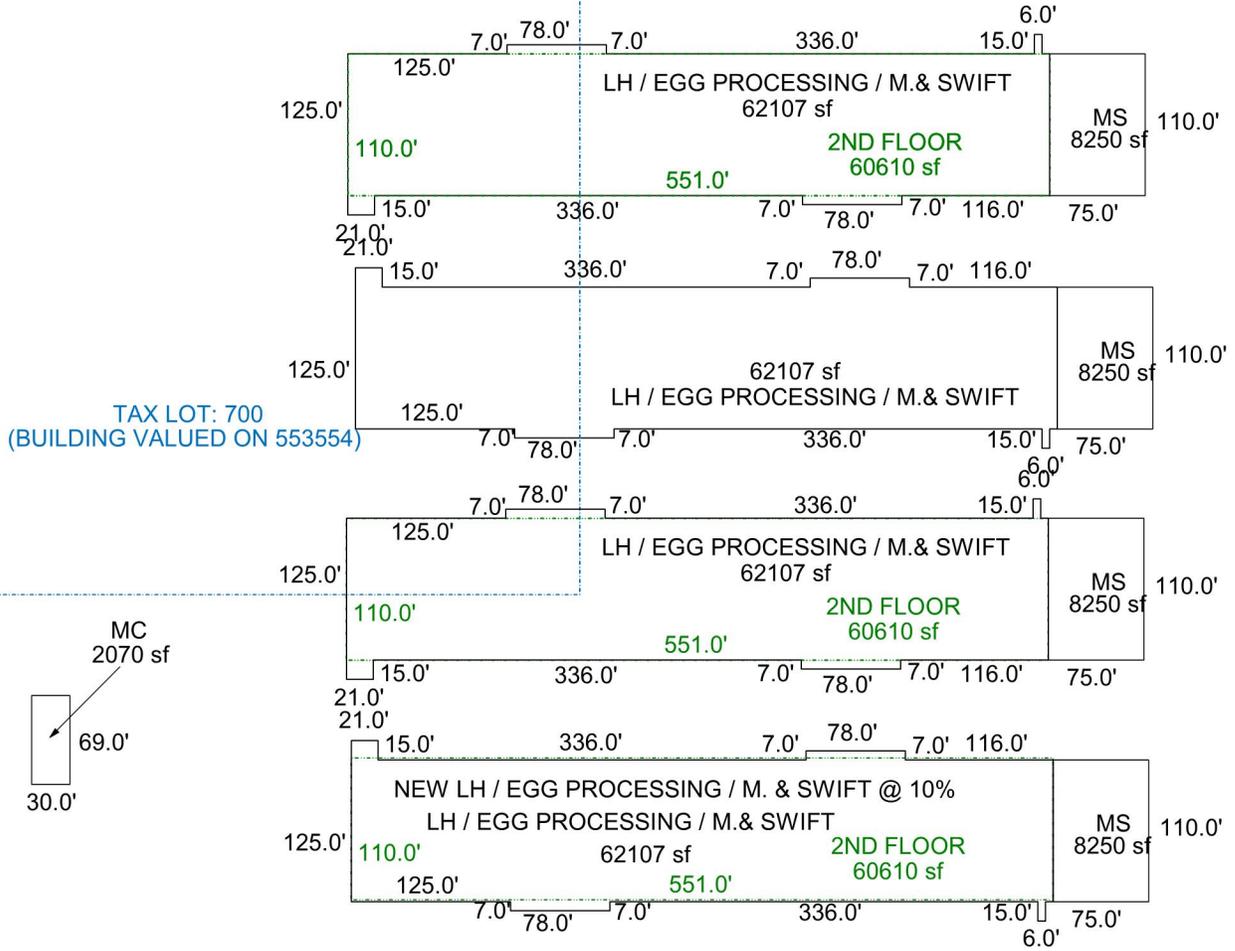
Net BUILDING cnt 3 (rounded) 3,299

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 ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GBA1	MC	1.0	2070.0	198.0	
	LH / EGG PROCES	1.0	62107.0	1410.0	
	LH / EGG PROCES	1.0	62107.0	1410.0	
	MS	1.0	8250.0	370.0	
	MS	1.0	8250.0	370.0	
	MS	1.0	8250.0	370.0	
	LH / EGG PROCES	1.0	62107.0	1410.0	
	LH / EGG PROCES	1.0	62107.0	1410.0	
	MS	1.0	8250.0	370.0	283498.0
GBA2	2ND FLOOR	1.0	60610.0	1322.0	
	2ND FLOOR	1.0	60610.0	1322.0	
	2ND FLOOR	1.0	60610.0	1322.0	
	2ND FLOOR	1.0	60610.0	1322.0	242440.0
	Net BUILDING	cnt	13 (rounded)		525,938

COMMENT TABLE 1

APEXED BY NRC 03/23/2009
 UPDATED BY CJURAN 05/24/2023
 UPDATED BY CJURAN 12/19/2023
 UPDATED BY WILLIAMS 2/14/24
 UPD BY WW 5.30.29

COMMENT TABLE 2

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

COMMENT TABLE 3

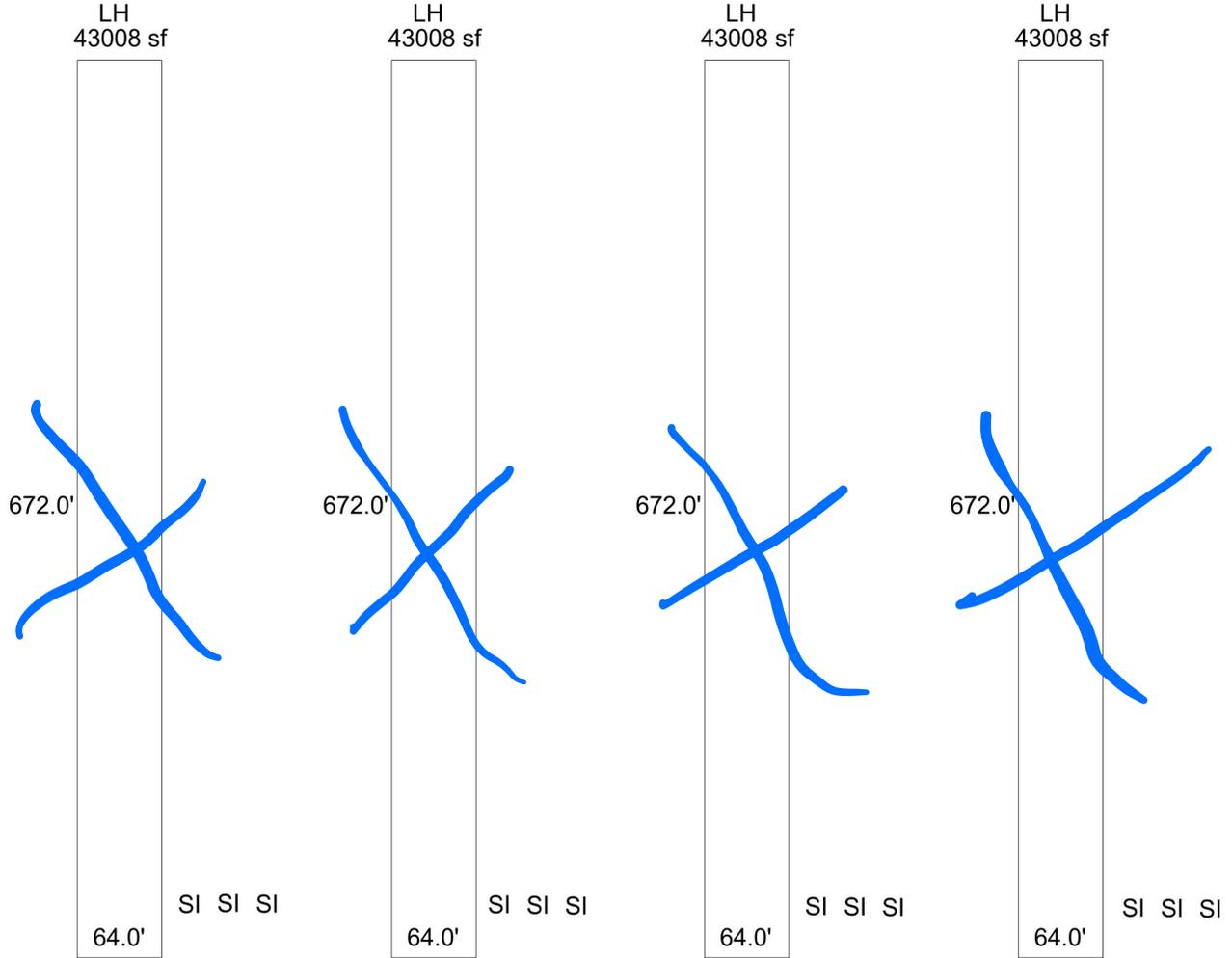
TAGS L2
 TAGS L2

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 ApexSketch

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	1.0	43008.0	1472.0	
	LH	1.0	43008.0	1472.0	172032.0

COMMENT TABLE 1

APEXED BY NRC 03/23/2009
 UPDATED BY CJURAN 05/24/2023
 UPDATED BY CJURAN 12/19/2023
 UPDATED BY WWILLIAMS 2/14/24
 UPD BY WW 5.30.29

COMMENT TABLE 2

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

COMMENT TABLE 3

TAGS L2
 TAGS L2

Net BUILDING cnt 4 (rounded) 172,032

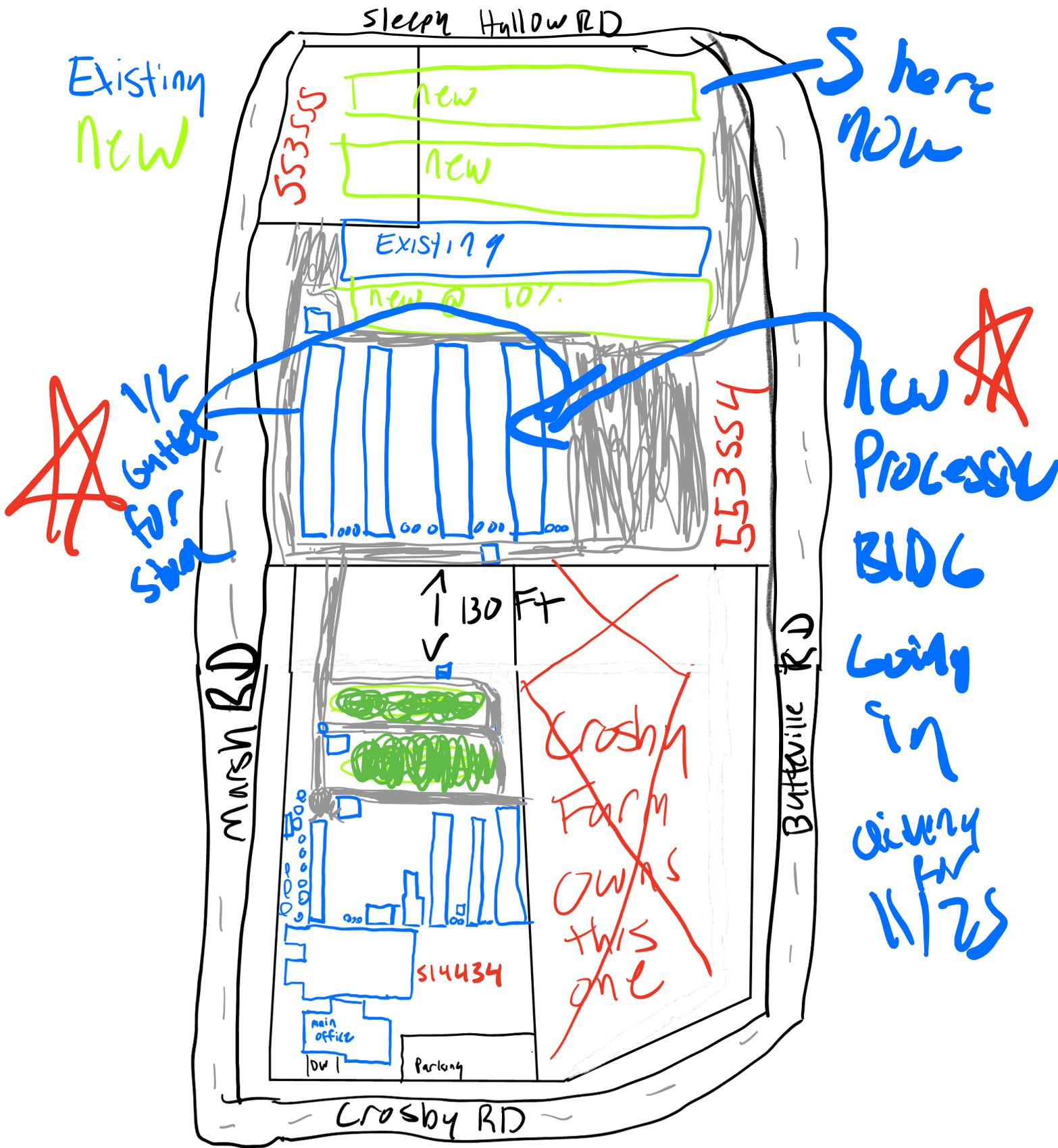
Per number David, These buildings are



514434
Most BIDs
valued here
w/ no Apex

553554
2 new BIDs
Here.
Has Apex
But only
2 BIDs valued
on Field sheet

553555
Land only







Back Building



middle Bldg