USDA - FOREST SERVICE
Stewardship: Y

REPORT OF TIMBER SALE
APPRAISAL SUMMARY CCF

R6-FS-2400-17 (04/10)
Version 1621 (TEA 05-16)

Region:	06	Sale Name:	Benzer Stewardship	Appraisal Date:	06/30/16
Forest:	17 Okanogan-Wenatchee	Sale Number:	14404	Base Period Ending:	03/31/16
District:	04 Methow Valley	Appraise to:	Colville, WA	Competition Factor:	10%
Salvage:	N	Appraiser:	Mark Isaak	Essential KV Cost:	93,130

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	D-fir	P Pine							
2. Species Code	204	122							
3. Product/Unit	01-03	01-03							
4. Volume	14,789	4,218							19,007
5. Base Period Price	52.91	35.48						49.04	
6. Base Period Index	194.01	221.33						200.07	
7. Current Index	198.25	237.83						207.03	
8. Rapid Market Adj	5.20	-10.40						1.74	
9. Market Adj BP Price	62.35	41.58						57.74	
10. Unusual Adjustment	-21.20	-21.20						-21.20	
11. GBCv-Nonsaw Adj									
12. Product Quality Adj									
13. Adj Base Period Price	41.15	20.38						36.54	694,530.19

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost
14. Stump to Truck	95.26	71.55	23.71
15. Haul/Scale	50.16	89.52	-39.36
16. Road Maintenance	9.69	11.89	-2.20
17. Contract	5.99	15.86	-9.87
18. Development & Other	7.96	.05	7.91
19. Road Const & Recon		4.03	-4.03
20. Total (lines 14-19)	169.06	192.90	-23.84

ROADS	Km	Miles	Cost
Specified Road Con			
Specified Road Rec	26.00	16.15	76,542
Temporary Road Con	.32	.20	1,000
Haul Miles		148	
	Br Disp/UM	Rd Mtc/UM	C(T)5.213#
DEPOSITS:	2.71	1.00	25,031.42

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	17.31	-3.46						12.70	241,403.31
22. Competition Adjustment	1.73	-.35						1.27	24,108.67
23. Property Value									
24. Indicated Adv Rate	15.58	-3.11						11.43	217,294.64
25. Base Rate	4.90	4.90						4.90	93,134.30
26. Adjustment	-2.28	8.01						.01	67.26
27. Advertised Rate	13.30	4.90						11.44	217,361.90

CCF to MBF Rate Factors:	1.9996	2.0377					2.0079	
CCF to MBF Volume Factors:	.5001	.4908					.4980	
MBF to CCF Index Factors:	.52	.52						
CCF Base Index for A(T)5a:	200.16C	217.25B						
CCF Wtd Avg Del Log Price:	200.18	199.18						
MBF Volume:	7,396	2,070						9,466
Total Tons Removed:	46,835	14,874						61,709

Net CCF to Tons Conversion Factor for C8.3#(Option 1) or K-I.3.1#: 3.2466 DEPOSITS/Ton BD: .83 RM: .31