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
Forest: 07 Ochoco
District: 02 Paulina
Salvage: N

Sale Name: Lobo Stewardship
Sale Number: 16001
Appraise to: John Day
Appraiser: Christian Benedict

Appraisal Date: 06/30/16
Base Period Ending: 03/31/16
Competition Factor: 10%
Essential KV Cost: 0

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	P Pine	Wh Fir	D-fir	P Pine					
2. Species Code	122	15	204	122					
3. Product/Unit	01-03	01-03	01-03	20-03					
4. Volume	9,092	3,287	2,159	1,929					16,467
5. Base Period Price	25.44	54.33	47.16	78.00*				40.21	
6. Base Period Index	221.33	180.49	194.01	78.00				192.81	
7. Current Index	237.83	189.96	198.25	78.00				204.36	
8. Rapid Market Adj	-10.40		5.20					-5.06	
9. Market Adj BP Price	31.54	63.80	56.60	78.00				46.71	
10. Unusual Adjustment		-30.00	-20.00					-8.61	
11. GBCv-Nonsaw Adj				-122.91				-14.40	
12. Product Quality Adj	-15.00							-8.28	
13. Adj Base Period Price	16.54	33.80	36.60	-44.91				15.42	253,870.29

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost
14. Stump to Truck	77.27	61.27	16.00
15. Haul/Scale	36.47	55.42	-18.95
16. Road Maintenance	6.05	4.68	1.37
17. Contract	2.85	1.77	1.08
18. Development & Other	.27	2.06	-1.79
19. Road Const & Recon		1.26	-1.26
20. Total (lines 14-19)	122.91	126.46	-3.55

ROADS	Km	Miles	Cost
Specified Road Con			
Specified Road Rec	.08	.05	20,827
Temporary Road Con	17.14	10.65	33,868
Haul Miles		86	

	Br Disp/UM	Rd Mtc/UM	C(T)5.213#
DEPOSITS:	1.41	1.33	2,327.05

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	12.99	30.25	33.05	-48.46				11.87	195,412.44
22. Competition Adjustment	1.30	3.02	3.30	-4.85				1.19	19,515.39
23. Property Value									
24. Indicated Adv Rate	11.69	27.23	29.75	-43.61				10.68	175,897.05
25. Base Rate	1.00	1.00	1.00	.25				.91	15,020.25
26. Adjustment	-5.82	-5.82	-5.82	43.86					-5.22
27. Advertised Rate	5.87	21.41	23.93	.25				10.68	175,891.83

CCF to MBF Rate Factors:	1.9991	1.9754	1.9844	2.3047	2.0237	
CCF to MBF Volume Factors:	.5002	.5062	.5039	.4339	.4941	
MBF to CCF Index Factors:	.52	.52	.52	.52		
CCF Base Index for A(T)5a:						
CCF Wtd Avg Del Log Price:	128.39	121.50	151.18			
MBF Volume:	4,548	1,664	1,088	837		8,137
MBF Base Index for A(T)5a:						
MBF Advertised Rate:	11.73	42.29	47.49	.58	21.61	175,873.18

DEPOSITS/MBF BD: 2.85 RM: 2.69