

PRODUCT QUALITY ADJUSTMENT - OREGON WESTSIDE
Use with Appraisal Update #12-14

Sale Name: **SKY**

Date: **29-Dec-14** (mm/dd/yy)

Species Group #1	Minimum Dia - dib	Representative Grade*	Log price \$/mbf avg**	Volume MBF	Volume CCF	Log price \$/ccf avg	Adjustment Dollars
205	5.0" - 7.99"	#4 sawmill	638.00	397	847	299.04	-73.66
	8.0"-11.99"	#3 sawmill	735.00	1,040	2,051	372.70	0.00
	12.0"-17.99"	#2 sawmill	734.00	535	926	424.07	51.38
	18.0" - 30.0"	special mill	754.00	20	29	520.00	147.30

\$/ton Avg	Avg lb per cf	Volume CCF
25.00		

BPP for chips = 0.00 /ccf
(insert as override on TEA input screen)

Weighted average Product Quality Adjustment (PQA) for Species Group #1 = -2.74 /ccf under BPP/CCF for products 08 and 20)
Weighted average delivered log price for Species Group #1 = 369.96 /ccf (enter on TEA input screen as Log Pr/CCF)

Species Group #2	Minimum Dia - dib	Representative Grade*	Log price \$/mbf avg**	Volume MBF	Volume CCF	Log price \$/ccf avg	Adjustment Dollars
263,264,108 true firs spruces	5.0" - 7.99"	#4 sawmill	526.00	135	258	275.23	-13.15
	8.0"-11.99"	#3 sawmill	597.00	57	118	288.38	0.00
	12.0"-17.99"	#2 sawmill	612.00	82	134	374.51	86.13
	18.0" - 24.0"	special mill	612.00				

Weighted average Product Quality Adjustment (PQA) for Species Group #2 = 15.00 /ccf
Weighted average delivered log price for Species Group #2 = 304.36 /ccf (enter on TEA input screen as Log Pr/CCF)

Species Group #3	Minimum Dia - dib	Representative Grade*	Log price \$/mbf avg**	Volume MBF	Volume CCF	Log price \$/ccf avg	Adjustment Dollars
242	< 12.0"	#4 sawmill	camprun				
	12.0"-23.99"	#3 sawmill	882.00			458.64	0.00
	24.0"+	#2 sawmill	0.00				

Weighted average Product Quality Adjustment (PQA) for Species Group #3 = 0.00 /ccf
Weighted average delivered log price for Species Group #3 = 0.00 /ccf (enter on TEA input screen as Log Pr/CCF)

Species Group #4	Minimum Dia - dib	Representative Grade*	Log price \$/mbf avg	Volume MBF	Volume CCF	Log price \$/ccf avg	Adjustment Dollars
		If this table is used, → entry needed here				0.00	

Weighted average Product Quality Adjustment (PQA) for Species Group #4 = 0.00 /ccf
Weighted average delivered log price for Species Group #4 = 0.00 /ccf (enter on TEA input screen as Log Pr/CCF)

Species Group #5	Minimum Dia - dib	Representative Grade*	Log price \$/mbf avg	Volume MBF	Volume CCF	Log price \$/ccf avg	Adjustment Dollars
		If this table is used, → entry needed here				0.00	

Weighted average Product Quality Adjustment (PQA) for Species Group #5 = 0.00 /ccf
Weighted average delivered log price for Species Group #5 = 0.00 /ccf (enter on TEA input screen as Log Pr/CCF)

Species Group #6	Minimum Dia - dib	Representative Grade*	Log price \$/mbf avg	Volume MBF	Volume CCF	Log price \$/ccf avg	Adjustment Dollars
		If this table is used, → entry needed here				0.00	

Weighted average Product Quality Adjustment (PQA) for Species Group #6 = 0.00 /ccf
Weighted average delivered log price for Species Group #6 = 0.00 /ccf (enter on TEA input screen as Log Pr/CCF)

* Industry grade used to associate minimum dib and delivered log price. Volume comprises mostly the representative grade, but also may include material of other grades.

PRODUCT QUALITY ADJUSTMENT
Combining Species into Appraisal Groups
Determining Weighted Average Delivered Log Price for the Sale
 Use with Appraisal Update #12-14

Sale Name: SKY

Date: 29-Dec-14

Combining Species into Appraisal Groups (for entry into the TEA input screen)

<i>Type a "1" into desired cells to combine species into an appraisal group</i>								
Geographic Area	Species Group #1	Species Group #2	Species Group #3	Species Group #4	Species Group #5	Species Group #6	Combined Prod Qual Adj	Combined Del Log Price
Ore West	1	1					-0.66	362.29
Ore East								
Wash West								
Wash East								

Determining Weighted Average Delivered Log Price for the Sale (for use in analyzing advertised rates)

<i>Type a "1" into all cells with volume</i>							
Geographic Area	Species Group #1	Species Group #2	Species Group #3	Species Group #4	Species Group #5	Species Group #6	Wt Avg Delivered Log Price for the Sale
Ore West	1	1					362.29
Ore East							
Wash West							
Wash East							

Enter the Combined Product Quality Adjustment on the TEA input screen under PQA/CCF for the main species in the appraisal group. Enter the Del Log Price under Log Pr/CCF on the TEA input screen for the main species in the appraisal group. Use the weighted average delivered log price for the sales to analyze advertised rates, per R6 FSH 2409.22 Appraisal Handbook. **Refer to the PQA User Guide for more information on the calculation and use of delivered log prices.**

**** Click the "Erase" button above to delete all species combination data ****
**** Press the "Delete" key in appropriate cell to erase individual cell input ****

Appraisal Reminder - When combining species, a weighted average Base Period Price needs to be calculated. Use the table below to calculate a weighted average BPP for the appraisal group.

The Erase Data button erases Forest number, Salvage, and Species Code and Species Volume (CCF) in the table.

Forest number = 18
 Salvage?? = 1 (1=no, 2=yes)
 Appraisal zone = 5

Appraisal Update #12-14

teacost.dat file (TEA 12-14)

The Appraisal Update # and teacost.dat file date **MUST BE THE SAME** in calculating a weighted average BPP!

Species BPP Weighting Table

Species Code	Species Vol (CCF)	BPP from TEACOST.DAT
205	3,889.00	75.02
263	530.00	64.61
Total or Avg	4,419.00	73.77

MBF Volume Table

Species Code	Species Vol (MBF)
205	2,037.00
263	256.00
Total	2,293.00

Enter MBF volume from Species Group Tables for entry of Total into TEA Main Screen.

USDA - FOREST SERVICE
Stewardship: N

REPORT OF TIMBER SALE
APPRAISAL SUMMARY CCF

R6-FS-2400-17 (04/10)
Version 1441 (TEA 11-14)

Region: 06
Forest: 18 Willamette
District: 01 McKenzie River
Salvage: N

Sale Name: Sky
Sale Number: 29841
Appraise to: Springfield, OR
Appraiser: DA Bishop

Appraisal Date: 12/16/14
Base Period Ending: 09/30/14
Competition Factor: 10%
Essential KV Cost: 0

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	D-fir								
2. Species Code	205								
3. Product/Unit	01-03								
4. Volume	4,419								
5. Base Period Price	73.77*							73.77	
6. Base Period Index	213.96							213.96	
7. Current Index	213.06							213.06	
8. Rapid Market Adj	2.60							2.60	
9. Market Adj BP Price	75.47							75.47	
10. Unusual Adjustment									
11. GBCv-Nonsaw Adj									
12. Product Quality Adj	-2.29							-2.29	
13. Adj Base Period Price	73.18							73.18	
								323,382.42	

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost	ROADS	Km	Miles	Cost
14. Stump to Truck	151.29	153.32	-2.03	Specified Road Con			
15. Haul/Scale	30.47	38.30	-7.83	Specified Road Rec	8.01	4.98	51,423
16. Road Maintenance	8.64	12.13	-3.49	Temporary Road Con			
17. Contract	16.28	24.55	-8.27	Haul Miles		59	
18. Development & Other	3.88	5.44	-1.56				
19. Road Const & Recon		11.64	-11.64		Br Disp/UM	Rd Mtc/UM	C(T) 5.213#
20. Total (lines 14-19)	210.56	245.38	-34.82	DEPOSITS:	17.54	6.97	6,325.00

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	38.36							38.36	
22. Competition Adjustment	3.84							3.84	
23. Property Value									
24. Indicated Adv Rate	34.52							34.52	
25. Base Rate	3.00							3.00	
26. Adjustment									
27. Advertised Rate	34.52							34.52	
								152,543.88	

CCF to MBF Rate Factors: 1.9272 1.9272
 CCF to MBF Volume Factors: .5189 .5189
 MBF to CCF Index Factors: .52
 CCF Base Index for A(T)5a:
 CCF Wtd Avg Del Log Price: 347.54
 MBF Volume: 2,293 2,293
 Total Tons Removed: 12,579 12,579
 Net CCF to Tons Conversion Factor for C8.3#(Option 1) or K-I.3.1#: 2.8466 DEPOSITS/Ton BD: 6.16 RM: 2.45