USDA - FOREST SERVICE
Stewardship: N

REPORT OF TIMBER SALE
APPRAISAL SUMMARY CCF

R6-FS-2400-17 (04/10)
Version 1221 (TEA 04-12)

Region:	06	Sale Name:	Roaring ReOffer SBA	Appraisal Date:	05/03/12
Forest:	17 Okanogan-Wenatchee	Sale Number:	08301	Base Period Ending:	03/31/12
District:	03 Cle Elum	Appraise to:	Randle, WA	Competition Factor:	10%
Salvage:	N	Appraiser:	Madden	Essential KV Cost:	0

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	D-fir	Gr Fir	GBCvNS						
2. Species Code	204	17	2						
3. Product/Unit	01-03	01-03	20-03						
4. Volume	5,765	4,596	89						10,450
5. Base Period Price	66.21	43.86*	97.60*					56.65	
6. Base Period Index	165.41	164.98	78.00					164.48	
7. Current Index	165.41	164.98	78.00					164.48	
8. Rapid Market Adj	5.20	2.60						4.01	
9. Market Adj BP Price	71.41	46.46	97.60					60.66	
10. Unusual Adjustment									
11. GBCv-Nonsaw Adj			-162.72					-1.39	
12. Product Quality Adj									
13. Adj Base Period Price	71.41	46.46	-65.12					59.27	619,413.13

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost
14. Stump to Truck	106.27	161.11	-54.84
15. Haul/Scale	43.29	82.22	-38.93
16. Road Maintenance	4.04	6.75	-2.71
17. Contract	8.14	1.94	6.20
18. Development & Other	.98	1.51	-.53
19. Road Const & Recon			
20. Total (lines 14-19)	162.72	253.53	-90.81

ROADS	Km	Miles	Cost
Specified Road Con			
Specified Road Rec			
Temporary Road Con	3.31	2.05	15,750
Haul Miles		187	

	Br Disp/UM	Rd Mtc/UM	C(T)5.213#
DEPOSITS:	1.23	3.81	

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	-19.40	-44.35	-155.93					-31.54	-329,551.37
22. Competition Adjustment	-1.94	-4.44	-15.59					-3.16	-32,977.85
23. Property Value									
24. Indicated Adv Rate	-17.46	-39.91	-140.34					-28.38	-296,573.52
25. Base Rate	3.00	3.00	.25					2.98	31,105.25
26. Adjustment	20.46	42.91	140.59					31.36	327,678.77
27. Advertised Rate	3.00	3.00	.25					2.98	31,105.25
CCF to MBF Rate Factors:	1.8834	1.9279	1.8936					1.9028	
CCF to MBF Volume Factors:	.5310	.5187	.5281					.5256	
MBF to CCF Index Factors:	.52	.52	.52						
CCF Base Index for A(T)5a:	167.00C	166.57C							
CCF Wtd Avg Del Log Price:	212.39	184.88							
MBF Volume:	3,061	2,384	47						5,492
MBF Base Index for A(T)5a:	318.09	317.27							
MBF Advertised Rate:	5.65	5.78	.47					5.66	31,096.26

DEPOSITS/MBF BD: 2.34 RM: 7.25