USDA - FOREST SERVICE
Stewardship: N

REPORT OF TIMBER SALE
APPRAISAL SUMMARY CCF

R6-FS-2400-17 (04/10)
Version 1321 (TEA 06-13)

Region: 06
Forest: 07 Ochoco
District: 01 Lookout Mountain
Salvage: N

Sale Name: Keen Resale
Sale Number: 13004
Appraise to: John Day, OR
Appraiser: M. Opperman

Appraisal Date: 07/11/13
Base Period Ending: 03/31/13
Competition Factor: 10%
Essential KV Cost: 0

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	D-fir	P Pine	GBCvNS						
2. Species Code	204	122	2						
3. Product/Unit	01-03	01-03	08-03						
4. Volume	1,410	1,245	28						2,683
5. Base Period Price	48.97	33.27	60.00*					41.80	
6. Base Period Index	224.98	248.53	78.00					234.37	
7. Current Index	217.18	253.98	78.00					232.80	
8. Rapid Market Adj	6.24	-7.80						-.34	
9. Market Adj BP Price	47.41	30.92	60.00					39.89	
10. Unusual Adjustment			98.02					1.02	
11. GBCv-Nonsaw Adj			-128.87					-1.34	
12. Product Quality Adj	-15.00	-15.00						-14.84	
13. Adj Base Period Price	32.41	15.92	29.15					24.72	66,334.70

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost
14. Stump to Truck	79.58	64.24	15.34
15. Haul/Scale	41.99	61.15	-19.16
16. Road Maintenance	4.36	7.96	-3.60
17. Contract	2.51	1.53	.98
18. Development & Other	.43	2.20	-1.77
19. Road Const & Recon		18.26	-18.26
20. Total (lines 14-19)	128.87	155.34	-26.47

ROADS	Km	Miles	Cost
Specified Road Con			
Specified Road Rec	1.88	1.17	48,992
Temporary Road Con	2.72	1.69	5,080
Haul Miles		116	

	Br Disp/UM	Rd Mtc/UM	C(T)5.213#
DEPOSITS:	1.12	.95	

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	5.94	-10.55	2.68					-1.75	-4,684.31
22. Competition Adjustment	.59	-1.06	.27					-.18	-480.24
23. Property Value									
24. Indicated Adv Rate	5.35	-9.49	2.41					-1.57	-4,204.07
25. Base Rate	3.00	1.00	.25					2.04	5,482.00
26. Adjustment	-2.35	10.49	-2.16					3.61	9,686.07
27. Advertised Rate	3.00	1.00	.25					2.04	5,482.00

CCF to MBF Rate Factors:	2.0000	2.0277	2.0000					2.0128	
CCF to MBF Volume Factors:	.5000	.4932	.5000					.4968	
MBF to CCF Index Factors:	.52	.52	.52						
CCF Base Index for A(T)5a:	219.27C	232.00B							
CCF Wtd Avg Del Log Price:	169.46	152.45							
MBF Volume:	705	614	14						1,333
MBF Base Index for A(T)5a:	417.66	488.42							
MBF Advertised Rate:	6.00	2.03	.50					4.11	5,483.42

DEPOSITS/MBF BD: 2.25 RM: 1.91