

USDA FOREST SERVICE

REPORT OF TIMBER SALE

APPRAISAL SUMMARY

Region: 5

Forest: Shasta-Trinity-14

Appr To: Weaverville, CA (saw)

Appraisal Date: 19-Aug-24

Reviewed by: [REDACTED]

District: Weaverville-56

Appraisal Type: **ATEAM**

Rollback Factor: 10%

Sale #: 58079

Sale Name: Hayward

Base Period: 8/25/23-8/19/24

Required KV Cost:

Species and Volumes	1	2	3	4	5	6	7	Average	Total
1. Species	PP/JP	SP/WWP		DF	IC				
2. Species Code	122	117		205	081				
3. Product-Unit of Measure	01-03	01-03		01-03	01-03				
4. % by Species	10.0%	0.9%		85.1%	4.0%				100.0%
5. Volume - CCF Total Conv.	252.66	22.37		2,145.91	101.30				2,522.24
5a. Volume - MBF Sawtimber	153.62	13.04		1,157.84	51.08				1,375.58
5b. Volume - Green Tons Tot C									
6. Quality Value - \$/CCF	128.83	124.86	212.50	326.91	201.70	146.50		300.25	
Sale Costs - \$/CCF	Average		Road & Haul Information			Miles	Total Cost		
7. PAL Fire Protection	6.39		Specified Road Constnuction						
8. Stump-to-Truck	164.83		Specified Road Reconstruction						
9.			Temp Road Construction			0.88	4,400.00		
10. Hauling	42.23		Haul Miles (sawlogs)			32.00			
11. Sale Specific	3.27		Haul Miles (biomass)						
12. Slash Work	46.54								
13. Erosion Control	7.30								
14. Specified Road Cost									
15. Road Maintenance	0.74								
16. Brush Disposal Deposit	12.96								
17. Surface Replacement Deposit	1.97								
18. Road Maintenance Deposit	0.07								
19. Engineering Deposit									
20. Temporary Road Cost	1.74								
21.									
22. Total Cost	288.04							288.04	
Advertised Rates - \$/CCF	1	2	3	4	5	6	7	Average	Total
23. Conversion Return	-159.21	-163.18		38.88	-86.34			12.21	30,801.56
24. Rollback Adjustment	10.0%	10.0%		10.0%	10.0%			10.0%	
25. Indicated Advertised Rate	-175.13	-179.49		34.99	-94.97			6.82	17,197.26
26. Regional Minimum Rates	0.25	0.25		0.25	0.25			0.25	630.56
27. Base Rates	0.25	0.25		0.25	0.25			0.25	630.56
28. Adjustment to Base Rate	175.38	179.74		-27.02	95.22			0.00	0.00
29a. Advertised Rates	0.25	0.25		7.97	0.25			6.82	17,197.26
39b. Total Sale Value									17,197.26
Appraisal Factors	1	2	3	4	5	6	7	Average	Total
30. Base Indices	431.28	494.09		252.38	NA				
31. Index Name Code	WWPAE	WWPAD		WWPAC	NA				
32. Rollback Adjustment Amount	15.92	16.32		3.89	8.63				
33. Conversion Factor (mbf/ccf)	0.6080	0.5831	0.5000	0.5396	0.5043	0.5000		0.5454	saw timber
34. Timber Property Value									
35. Quadratic Mean Diameter	18.60	23.20		15.40	16.90				

Species	Net MBF 6"-12"	Net MBF 13"-15"	Net MBF 16"-24"	Net MBF 25"-32"	Net MBF 33" +	Net MBF 6"-11"	Net MBF 12"-19"	Net MBF 20"-23"	Net MBF 24" +	Net MBF 6"-15"	Net MBF* 16" +	Net MBF camp run
PP/JP						30.35	79.46	25.72	18.08			
SP/WWP						2.92	6.74	0.93	2.45			
WF/RF												
DF												1,157.84
IC												51.08
LP												

REGION 5 TRANSACTION EVIDENCE APPRAISAL (TEA) & ATEAM - MBF CONVERSION

MBF Conversion when using ATEAM (Sawtimber only)

	PP	SP	WF	DF	IC	LP	Total
CCF Vol	252.66	22.37	0.00	2,145.91	101.30	0.00	2,522.24
MBF Vol	153.62	13.04	0.00	1,157.84	51.08	0.00	1,375.58
CCF Base Rates	0.25	0.25	0.00	0.25	0.25	0.00	630.56
MBF Regional Minimum	0.50	0.50	0.50	0.50	0.50	0.50	687.79
MBF Base Rates	0.50	0.50	0.50	0.50	0.50	0.50	687.79
CCF Ind Ad Rates	-175.13	-179.49	0.00	34.99	-94.97	0.00	17,197.26
MBF Ind Ad Rates	-288.04	-307.81	0.00	64.84	-188.33	0.00	17,197.26
CCF Adv Rates	0.25	0.25	0.00	7.97	0.25	0.00	17,197.26
MBF Adv Rates	0.41	0.43	0.00	14.77	0.50	0.00	17,197.26
ADJ MBF Adv Rates	0.50	0.50	0.50	14.76	0.50	0.50	17,197.26
CCF Rollback	15.92	16.32	0.00	3.89	8.63	0.00	13,604.29
MBF Rollback	26.19	27.98	0.00	7.20	17.12	0.00	13,604.29

Deposits	\$/MBF	
Engineering		0.00
Surface Replacement		3.61
Rd Maintenance		0.12
Brush Disposal		23.76