

Region: 06
Forest: 05 Mt Baker-Snoqualmie
District: 05 Snoqualmie
Salvage: N

Sale Name: Denny Creek Deck
Sale Number: 24001
Appraise to: Tacoma, WA
Appraiser: Tim Seaman

Appraisal Date: 12/07/2023
Base Period Ending: 09/30/2023
Competition Factor: 10%
Essential KV Cost:

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	W Hem								
2. Species Code	263								
3. Product / Unit	01-03								
4. Volume	106								106
5. Base Period Price	14.71							14.71	
6. Base Period Index	226.78							226.78	
7. Current Index	206.29							206.29	
8. Rapid Market Adj	9.75							9.75	
9. Market Adj BP Price	45.53							45.53	
10. Unusual Adjustment	413.30							413.30	
11. GBCv-Nonsaw Adj									
12. Product Quality Adj									
13. Adj Base Period Price	428.83							428.83	43,655.98

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost	ROADS	Km	Miles	Cost
14. Stump to Truck	108.21		108.21	Specified Road Con			
15. Haul/Scale	64.03	73.24	9.21	Specified Road Rec			
16. Road Maintenance	14.45		14.45	Temporary Road Con			
17. Contract	4.95		4.95	Haul Miles		52	
18. Development & Other	30.07		30.07				
19. Road Const & Recon					Br Disp/UM	Rd Mtc/UM	C(T)5.213#
20. Total (lines 14-19)	221.71	73.24	148.47	DEPOSITS:			

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	19.64							19.64	2,081.84
22. Competition Adjustment	1.96							1.96	207.76
23. Property Value	71.39							71.39	7,567.34
24. Indicated Adv Rate	89.07							89.07	9,441.42
25. Base Rate	74.39							74.39	7,885.34
26. Adjustment	0.00								
27. Advertised Rate	89.07							89.07	9,441.42

CCF to MBF Rate Factors:	1.9273							1.9273	
CCF to MBF Volume Factors:	0.5189							0.5189	
MBF to CCF Index Factors:	.52								
CCF Base Index for A(T)5a:									
CCF Wtd Avg Del Log Price:	286.93							286.93	30,414.58
MBF Volume:	55								55
MBF Base Index for A(T)5a:									
MBF Advertised Rate:	171.66							171.66	9,441.30
					DEPOSITS/MBF			BD:	RM: