

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

Sale Name: Humpback DXP SBA  
Sale Number: 23002  
Appraise to: Tacoma, WA  
Appraiser: Josh Kursky

Appraisal Date: 07/20/2023  
Base Period Ending: 03/31/2023  
Competition Factor: 10%  
Essential KV Cost:

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	D-fir	W Hem							
2. Species Code	205	263							
3. Product / Unit	01-03	01-03							
4. Volume	1,300	3,253							4,553
5. Base Period Price	75.58	32.63						44.89	
6. Base Period Index	261.79	206.12						222.02	
7. Current Index	261.30	214.94						228.18	
8. Rapid Market Adj									
9. Market Adj BP Price	75.09	41.45						51.06	
10. Unusual Adjustment	26.02	26.02						26.02	
11. GBCv-Nonsaw Adj									
12. Product Quality Adj	15.00	15.00						15.00	
13. Adj Base Period Price	64.07	30.43						40.04	182,279.79

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost	ROADS	Km	Miles	Cost
14. Stump to Truck	93.06	100.16	7.10	Specified Road Con			
15. Haul/Scale	44.12	48.60	4.48	Specified Road Rec	8.52	5.29	140,569.00
16. Road Maintenance	9.03	10.25	1.22	Temporary Road Con	0.03	0.02	1,490.00
17. Contract	3.12	3.13	0.01	Haul Miles		60	
18. Development & Other	13.61	0.33	13.28				
19. Road Const & Recon		30.87	30.87				
20. Total (lines 14-19)	162.94	193.34	30.40	DEPOSITS:	Br Disp/UM 0.70	Rd Mtc/UM 1.18	C(T)5,213# 2,509.62

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	33.67	0.03						9.64	43,868.59
22. Competition Adjustment	3.37							0.96	4,381.00
23. Property Value									
24. Indicated Adv Rate	30.30	0.03						8.67	39,487.59
25. Base Rate	3.00	3.00						3.00	13,659.00
26. Adjustment	7.43	2.97						2.40	10,710.00
27. Advertised Rate	22.87	3.00						8.67	39,490.00

CCF to MBF Rate Factors:	1.7857	1.8265						1.8147	
CCF to MBF Volume Factors:	0.5600	0.5475						0.5511	
MBF to CCF Index Factors:	.52	.52							
CCF Base Index for A(T)5a:									
CCF Wtd Avg Del Log Price:	422.10	328.91						355.52	1,618,674.23
MBF Volume:	728	1,781							2,509
Total Tons Removed:	4,046	11,074							15,120

Net CCF to Tons Conversion Factor for C8.3# (Option 1) or K-I.3.1#: 3.3209 DEPOSITS/Ton BD: 0.21 RM: 0.36