

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

Sale Name: Upper Green DXP
Sale Number: 23001
Appraise to: Tacoma, WA
Appraiser: Timothy Seaman

Appraisal Date: 05/16/2023
Base Period Ending: 12/31/2022
Competition Factor: 10%
Essential KV Cost: 0

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	5,019	1,715							6,734
5. Base Period Price	71.35	32.33						61.41	
6. Base Period Index	300.47	234.42						283.65	
7. Current Index	260.54	211.42						248.03	
8. Rapid Market Adj	49.14	7.88						34.62	
9. Market Adj BP Price	80.56	1.45						60.41	
10. Unusual Adjustment									
11. GBCv-Nonsaw Adj									
12. Product Quality Adj	15.00	15.00						15.00	
13. Adj Base Period Price	95.56	16.45						75.41	507,827.39

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost	ROADS	Km	Miles	Cost
14. Stump to Truck	97.24	104.54	7.30	Specified Road Con			
15. Haul/Scale	47.48	81.24	33.76	Specified Road Rec	25.29	15.71	228,072.00
16. Road Maintenance	9.63	15.03	5.40	Temporary Road Con	0.60	0.37	28,221.00
17. Contract	3.36	6.50	3.14	Haul Miles		83	
18. Development & Other	16.23	4.19	12.04				
19. Road Const & Recon		33.87	33.87				
20. Total (lines 14-19)	173.94	245.37	71.43	DEPOSITS:	Br Disp/UM 1.50	Rd Mtc/UM 3.38	C(T)5.213#

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	24.13	54.98						3.98	26,817.77
22. Competition Adjustment	2.41	5.50						0.40	2,663.29
23. Property Value									
24. Indicated Adv Rate	21.72	49.48						3.59	24,154.40
25. Base Rate	3.00	3.00						3.00	20,202.00
26. Adjustment	47.93	52.48							12.53
27. Advertised Rate	3.79	3.00						3.59	24,167.01

CCF to MBF Rate Factors:	1.8507	1.8461						1.8495	
CCF to MBF Volume Factors:	0.5403	0.5417						0.5407	
MBF to CCF Index Factors:	.52	.52							
CCF Base Index for A(T)5a:									
CCF Wtd Avg Del Log Price:	416.08	335.30						395.51	2,663,345.02
MBF Volume:	2,712	929							3,641
Total Tons Removed:	15,356	5,750							21,106

Net CCF to Tons Conversion Factor for C8.3# (Option 1) or K-I.3.1#: 3.1342 DEPOSITS/Ton BD: 0.48 RM: 1.08