

Region: 06
Forest: 05 Mt Baker -Snoqualmie
District: 02 Darrington
Salvage: N

Sale Name: Texas
Sale Number: 24009
Appraise to: Darrington, WA
Appraiser: SAMUEL S. HAWKINS

Appraisal Date: 05/27/2026
Base Period Ending: 12/31/2025
Competition Factor: 10%
Essential KV Cost: 0

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	W Hem	D-fir							
2. Species Code	263	205							
3. Product / Unit	01-03	01-03							
4. Volume	15,724	4,504							20,228
5. Base Period Price	45.25	110.27						59.73	
6. Base Period Index	210.56	229.30						214.73	
7. Current Index	241.96	256.71						245.24	
8. Rapid Market Adj	6.89	-7.15						3.76	
9. Market Adj BP Price	83.54	130.53						94.00	
10. Unusual Adjustment									
11. GBCv-Nonsaw Adj									
12. Product Quality Adj	13.63	15.00						13.94	
13. Adj Base Period Price	97.17	145.53						107.94	2,183,368.20

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost	ROADS	%	Miles	Cost
14. Stump to Truck	129.62	121.79	7.83	Specified Road Con			
15. Haul/Scale	44.04	28.94	15.10	Specified Road Rec	17.93	11.14	658,849.00
16. Road Maintenance	14.12	7.67	6.45	Temporary Road Con	4.11	2.56	78,449.00
17. Contract	2.93	4.71	1.78	Haul Miles		9	
18. Development & Other	5.00	3.88	1.12				
19. Road Const & Recon		32.57	32.57		Br Disp/UM	Rd Mtc/UM	C(T)5.213#
20. Total (lines 14-19)	195.71	199.56	3.85	DEPOSITS:	1.35	1.61	29,197.24

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	93.32	141.68						104.09	2,105,490.40
22. Competition Adjustment	9.33	14.17						10.41	210,526.60
23. Property Value									
24. Indicated Adv Rate	83.99	127.51						93.68	1,894,963.80
25. Base Rate	3.00	3.00						3.00	60,684.00
26. Adjustment	0.00	0.00							
27. Advertised Rate	83.99	127.51						93.68	1,894,963.80

CCF to MBF Rate Factors:	1.8510	1.7824						1.8352	
CCF to MBF Volume Factors:	0.5403	0.5611						0.5449	
MBF to CCF Index Factors:	.52	.52							
CCF Base Index for A(T)5a:									
CCF Wtd Avg Del Log Price:	296.66	395.32						318.63	6,445,203.12
MBF Volume:	8,495	2,527							11,022
Total Tons Removed:	50,041	13,358							63,399

Net CCF to Tons Conversion Factor for C8.3# (Option 1) or K-I.3.1#:	3.1342	DEPOSITS/Ton BD:	0.43	RM:	0.51
---	--------	------------------	------	-----	------