

USDA - FOREST SERVICE			REPORT OF TIMBER SALE				R6-FS-2400-17 (03/17)		
Stewardship: N			APPRAISAL SUMMARY CCF				Version TEA 04 26		
Region: 06			Sale Name: Texas DXP THIN Reoffer				Appraisal Date: 07/02/2026		
Forest: 05 Mt Baker-Snoqualmie			Sale Number: 24009				Base Period Ending: 03/31/2026		
District: 02 Darrington			Appraise to: Darrington, WA				Competition Factor: 20%		
Salvage: N			Appraiser: Sam Hawkins				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	52.87	117.78						67.32	
6. Base Period Index	234.88	250.92						238.45	
7. Current Index	254.69	274.20						259.03	
8. Rapid Market Adj	7.28	35.75						13.62	
9. Market Adj BP Price	79.96	176.81						101.52	
10. Unusual Adjustment	46.00	46.00						46.00	
11. GBCv-Nonsaw Adj									
12. Product Quality Adj	15.00	11.26						14.17	
13. Adj Base Period Price	48.96	142.07						69.69	1,409,730.32
COSTS		Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost	ROADS		Km	Miles	Cost
14. Stump to Truck		121.98	121.79	0.19	Specified Road Con				
15. Haul/Scale		44.92	28.94	15.98	Specified Road Rec		17.93	11.14	658,849.00
16. Road Maintenance		15.61	7.67	7.94	Temporary Road Con		4.11	2.56	78,449.00
17. Contract		3.53	4.71	4.18	Haul Miles			9	
18. Development & Other		4.91	3.88	1.03					
19. Road Const & Recon			32.57	32.57			Br Disp/UM	Rd Mtc/UM	C(T)5.213#
20. Total (lines 14-19)		190.95	199.56	8.61	DEPOSITS:		1.35	1.61	29,197.24
ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	40.35	133.46						61.08	1,235,567.24
22. Competition Adjustment	8.07	26.69						12.22	247,104.44
23. Property Value									
24. Indicated Adv Rate	32.28	106.77						48.87	988,462.80
25. Base Rate	3.00	3.00						3.00	60,684.00
26. Adjustment	0.00	0.00							
27. Advertised Rate	32.28	106.77						48.87	988,462.80
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:	391.79	295.85						370.43	7,493,014.36
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