

USDA - FOREST SERVICE		REPORT OF TIMBER SALE					R6-FS -2400 -17 (03/17)			
Stewardship: N		APPRAISAL SUMMARY CCF					Version TEA 12 24			
Region: 06		Sale Name: LFC SBA		Appraisal Date: 03/19/2025						
Forest: 18 Willamette		Sale Number: 52003		Base Period Ending: 09/30/2024						
District: 05 Rigdon		Appraise to: Springfield, Oregon		Competition Factor: 10%						
Salvage: N		Appraiser: Cassandra Miller		Essential KV Cost:						
SELLING PRICES		1	2	3	4	5	6	7	Average	Total
1. Species		D-fir								
2. Species Code		205								
3. Product / Unit		01-03								
4. Volume		1,793								1,793
5. Base Period Price		99.70*							99.70	
6. Base Period Index		242.14							242.14	
7. Current Index		295.01							295.01	
8. Rapid Market Adj										
9. Market Adj BP Price		152.57							152.57	
10. Unusual Adjustment		85.00							85.00	
11. GBCv-Nonsaw Adj										
12. Product Quality Adj		15.00							15.00	
13. Adj Base Period Price		82.57							82.57	148,048.01
COSTS		Zone Avg	Est Sale	Adj to	ROADS			Km	Miles	Cost
		Cost/UM	Cost/UM	BP Cost						
14. Stump to Truck		113.36	144.51	31.15	Specified Road Con					
15. Haul/Scale		46.88	44.14	2.74	Specified Road Rec					
16. Road Maintenance		13.00	22.23	9.23	Temporary Road Con		0.20	0.13		1,903.00
17. Contract		5.41	10.90	5.49	Haul Miles				35	
18. Development & Other		13.43	3.87	9.56						
19. Road Const & Recon							Br Disp/UM	Rd Mtc/UM	C(T)	5.213#
20. Total (lines 14-19)		192.08	225.65	33.57	DEPOSITS:		6.33			
ADVERTISED RATES		1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate		49.00							49.00	87,857.00
22. Competition Adjustment		4.90							4.90	8,785.70
23. Property Value										
24. Indicated Adv Rate		44.10							44.10	79,071.30
25. Base Rate		3.00							3.00	5,379.00
26. Adjustment		0.00								
27. Advertised Rate		44.10							44.10	79,071.30
CCF to MBF Rate Factors:		1.8600							1.8600	
CCF to MBF Volume Factors:		0.5376							0.5376	
MBF to CCF Index Factors:		.52								
CCF Base Index for A(T)5a:										
CCF Wtd Avg Del Log Price:		433.46							433.46	777,193.78
MBF Volume:		964								964
Total Tons Removed:		5,309								5,309
Net CCF to Tons Conversion Factor for C8.3# (Option 1) or K-I.3.1#:				2.9610	DEPOSITS/Ton BD:		2.14	RM:		