

USDA - FOREST SERVICE		REPORT OF TIMBER SALE					R6-FS -2400 -17 (03/17)				
Stewardship: N		APPRAISAL SUMMARY CCF					Version TEA 08 24				
Region: 06		Sale Name: WBC				Appraisal Date: 11/04/2024					
Forest: 18 Willamette		Sale Number: 1202				Base Period Ending: 06/30/2024					
District: 01 McKenzie River		Appraise to: Springfield, OR				Competition Factor: 10%					
Salvage: Y		Appraiser: Shadie Nimer				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		58								58	
5. Base Period Price		146.38*							146.38		
6. Base Period Index		240.53							240.53		
7. Current Index		245.43							245.43		
8. Rapid Market Adj											
9. Market Adj BP Price		151.28							151.28		
10. Unusual Adjustment											
11. GBCv-Nonsaw Adj											
12. Product Quality Adj		15.00							15.00		
13. Adj Base Period Price		166.28							166.28	9,644.24	
COSTS			Zone Avg	Est Sale	Adj to	ROADS			Km	Miles	Cost
			Cost/UM	Cost/UM	BP Cost						
14. Stump to Truck			110.99	110.99		Specified Road Con					
15. Haul/Scale			51.53	51.53		Specified Road Rec					
16. Road Maintenance			13.23	44.25	31.02	Temporary Road Con					
17. Contract			5.15	43.64	38.49	Haul Miles				75	
18. Development & Other			11.16	64.14	52.98						
19. Road Const & Recon								Br Disp/UM	Rd Mtc/UM	C(T)5.213#	
20. Total (lines 14-19)			192.06	314.55	422.49	DEPOSITS:		28.12			
ADVERTISED RATES		1	2	3	4	5	6	7	Average	Total	
21. Predicted Bid Rate		43.79							43.79	2,539.82	
22. Competition Adjustment		4.38							4.38	254.04	
23. Property Value											
24. Indicated Adv Rate		39.41							39.41	2,285.78	
25. Base Rate		3.00							3.00	174.00	
26. Adjustment		0.00									
27. Advertised Rate		39.41							39.41	2,285.78	
CCF to MBF Rate Factors:		1.4872							1.4872		
CCF to MBF Volume Factors:		0.6724							0.6724		
MBF to CCF Index Factors:		.52									
CCF Base Index for A(T)5a:											
CCF Wtd Avg Del Log Price:		512.61							512.61	29,731.38	
MBF Volume:		39								39	
Total Tons Removed:		180								180	
Net CCF to Tons Conversion Factor for C8.3# (Option 1) or K-I.3.1#:					3.1034	DEPOSITS/Ton BD:		9.06	RM:		