

Region: 06
Forest: 06 Mt Hood
District: 05 Clackamas River
Salvage: N

Sale Name: Rail
Sale Number: 52003
Appraise to: Molalla, OR
Appraiser: E. Kidwell

Appraisal Date: 10/12/2023
Base Period Ending: 08/01/2023
Competition Factor: 10%
Essential KV Cost:

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	D-fir	W Hem	GBCvNS						
2. Species Code	205	263	2						
3. Product / Unit	01-03	01-03	20-03						
4. Volume	13,007	191	387						13,585
5. Base Period Price	76.19	16.27	105.18*					76.17	
6. Base Period Index	260.72	220.43	78.00					254.95	
7. Current Index	267.38	228.15	78.00					261.43	
8. Rapid Market Adj	43.55	48.46						41.96	
9. Market Adj BP Price	39.30	5.53	105.18					40.70	
10. Unusual Adjustment									
11. GBCv-Nonsaw Adj			221.71					6.32	
12. Product Quality Adj	15.00	3.58						14.31	
13. Adj Base Period Price	54.30	1.95	416.53					48.70	661,555.44

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost	ROADS	Km	Miles	Cost
14. Stump to Truck	108.21	163.71	55.50	Specified Road Con			
15. Haul/Scale	64.03	36.02	28.01	Specified Road Rec	11.67	7.25	107,239.00
16. Road Maintenance	14.45	5.08	9.37	Temporary Road Con	5.04	3.13	48,591.00
17. Contract	4.95	1.87	3.08	Haul Miles		31	
18. Development & Other	30.07	3.58	26.49				
19. Road Const & Recon		7.89	7.89				
20. Total (lines 14-19)	221.71	218.15	3.56	DEPOSITS:	Br Disp/UM 1.42	Rd Mtc/UM 1.56	C(T)5.213# 12,343.00

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	57.86	5.51	412.97					52.26	709,918.04
22. Competition Adjustment	5.79	0.55	41.30					5.23	71,042.48
23. Property Value									
24. Indicated Adv Rate	52.07	4.96	401.67					47.03	638,875.56
25. Base Rate	3.00	3.00	0.25					2.92	39,690.75
26. Adjustment	3.00	4.96	101.92						47.68
27. Advertised Rate	49.07	3.00	0.25					47.03	638,923.24

CCF to MBF Rate Factors:	1.7121	1.9896	2.0476					1.7235	
CCF to MBF Volume Factors:	0.5841	0.5026	0.4884					0.5802	
MBF to CCF Index Factors:	.52	.52	.52						
CCF Base Index for A(T)5a:	295.66D	230.34C							
CCF Wtd Avg Del Log Price:	489.53	284.83						486.57	6,421,719.24
MBF Volume:	7,597	96	189						7,882
MBF Base Index for A(T)5a:	514.19	438.75							
MBF Advertised Rate:	84.01	5.97	0.51					81.06	638,893.48
				DEPOSITS/MBF	BD:	2.45	RM:	2.69	

RAIL VOLUME SUMMARY

Unit	Acres			Contract CCF			
	GB	SKY	Total	DF	WH & Other	Grn Bio Cv	Total
2	38	8	46	1,881		55	1,936
4	0	25	25	1,022		30	1,052
6	0	18	18	736		21	757
14	1	24	25	1,022		30	1,052
16	0	32	32	1,309		38	1,347
18	0	32	32	1,252	68	39	1,359
26	0	45	45	1,840		54	1,894
28	0	4	4	164		5	169
30	0	4	4	156	9	5	170
32	0	12	12	491		14	505
36	0	25	25	1,022		30	1,052
38	19	0	19	743	40	23	806
40	0	35	35	1,369	74	43	1,486
TOTAL	58	264	322	13,007	191	387	13,585

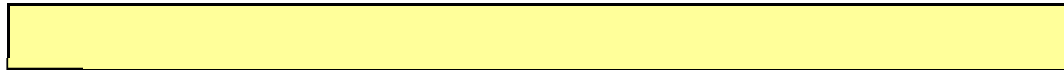
Logging Cost Summary - Estimated Stump To Truck Cost Results

Summary By Logging System and Sale

Logging System	Vol Type	Total Volume	Stump-truck \$/vol	Estimated Seasons
Skylines	ccf	11,138	181.61	3
Mechanized <i>Mech biomass</i>	ccf-saw	2,447	82.26	2
Tractor				
Shovel				
Helicopter (1)				
Sale-as-a-whole		13,585	163.71 ←	<i>sawtimber basis</i>

ovhd=6.18/ccf or 11.89/mbf, p&r=2% of costs included (except helicopter)

Bio stump-truck \$		Estimated total number <i>operating</i> days for sale	361
Include bio stump-truck in mech sys? →	<input type="checkbox"/>	Variable shutdown cost (all systems, if any) \$/vol	
		Include variable shutdown in system costs?	<input type="checkbox"/>
Biomass haul cost	0.00	(gt=green ton)	



Include Chipper?

Hours Used

Haul-\$'s

Select helicopter alternative

Helicopter (1)

Sale: Rail
Date: 9/18/23

LogCost ver 21a
10/18/2021

Report summary
table above in tons?



TRUCKING APPRAISAL - APPRAISAL SUMMARY

HaulCost ver 22.0

Sale name: Rail

Geo. area: OR

Date: 18-Sep-23

Cost type	Average trip rtm's	CCF per load	Tot rtm's per day	Total OT rtm's	CCF vol per day	Gross cost per day	Net cost per day	Net cost per ccf	Net \$/ccf w/inflation
<i>w/o scale</i>	161.0	7.5	600.0	120.0	27.95	\$947.22	\$947.22	\$33.89	36.02
<i>with scale</i>									

Yrs. inflated = 1.0 at 6.3%

Volume Type:
CCF

Include scale cost in final haul cost

No

scaling not selected in Data Input

Total haul cost, \$/ccf = \$36.02

Sale or Haul Narrative

96 minutes

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Appraisal point:
Molalla, OR

Rail

Date 10/12/2023
Total Volume CCF 13,585

	Total	Per CCF
Brush Disposal Purchaser Cost	\$3,379.00	\$0.25
BD Plan	\$19,356.00	\$1.42
EC Deposit	\$543.40	\$0.04
Public Safety Signs	\$1,530.00	\$0.11
Equipment Cleaning	\$500.00	\$0.04
TOTAL CONTRACT RATE 2400-17, Line 17.		\$1.87

Notes:

Public safety signs appraised for an estimate of 18 signs at \$85

Equipment Cleaning: Invasive plant identified where temp road is planned. Appraisal allowance to clean tractor on site for move from Units 2, 4, 6.

Other Road Maintenance Items and Summary

Version 8.0

Sale name: RAIL TIMBER SALE



Pre-Haul Maintenance

(Open roads, blading, brushing, small slide removal, etc.)

Type	Mtce By	Total Cost
T-811 (Comp B) - 4610 (2.36 mi @ \$1850)	Purchaser	\$9,046.50
T-813 (Comp B) - 4610 (130 CY @ \$40/CY)	Purchaser	\$5,200.00
T-836 - 4610 (7.25 mi @ \$1260/mi)	Purchaser	\$9,135.00
T-839 - 4610 115 (1.21 mi @ \$1050)	Purchaser	\$1,270.50
T-842 - 4610 (7.25 mi @ \$885)	Purchaser	\$6,416.25

Post-Haul Maintenance

(Road closures, seeding, barriers, etc.)

Type	Mtce By	Total Cost
T-836 - 4610 (7.25 mi @ \$550/mi)	Purchaser	\$3,987.50
T-839 - 4610 115 (1.21 mi @ \$700)	Purchaser	\$847.00

During Haul Maintenance

(Open roads, blading, brushing, small slide removal, etc.)

Type	Mtce By	Total Cost
T-836 - 4610 (7.25 mi @ \$550/mi)	Purchaser	\$3,987.50
T-839 - 4610 115 (1.21 mi @ \$150)	Purchaser	\$181.50
T-842 - 4610 (2.36 mi @ \$885)	Purchaser	\$2,088.60
T-854 - 4610, 4610 115 (Lump Sum @\$2100)	Purchaser	\$2,100.00

Miscellaneous Road Maintenance Items

(Damage to roads from logging or landings, dust abatement, etc.)

Type	Mtce By	Total Cost
Mobilization - 8% of Purch Performed Maint	Purchaser	\$3,600.00

Data and Cost Summary

(Traveling RTM's, haul maintenance, and fixed costs included from Road Report)

Data & Cost Summary Item	Value	
Appraisal point (mill or sort yard)	Estacada	
District or Forest	Clackamas RD	
Sale termination date		
Analyst name	P. Huppi	
Total hauled timber volume - CCF	13,585	
Maintenance Summary (all items)	Total \$'s	\$/CCF
Required rd maint deposits, FS (CT5.32)	\$21,160.00	\$1.56
Purchaser maintenance	\$47,860.35	\$3.52
Other maintenance (CT5.32)	\$0.00	\$0.00
Subtotal FS & other (CT5.32)	\$21,160.00	\$1.56
Total for appraisal - Road Maintenance (all)	\$69,020.35	\$5.08

Approval	
Prepared By	7/29/2020 <i>P. Huppi</i> Project Engineer
Reviewed By	Zone Engineer

**TEMPORARY ROAD COST SUMMARY
Rail 2023**

#	Unit	Length (Miles)	Length (Feet)	New Road	Existing Re-open	Clearing and Grubbing	Excavation	# Culvert	Rock	Approach Rocked	Rehabed	# Closure (Burn or Boulder)	Cost	NOTES
1	2	0.25	1320	X		X	X				X	1	\$4,087	
2	4, 6	0.44	2323		X		X				X	1	\$5,284	Return to trail at end of Unit 4. Full rehab temp road closure past area off of trail.
3	4	0.25	1320		X		X				X	1	\$3,210	Closure at trail
4	14	0.13	686		X		X				X	1	\$1,899	
5	14	0.01	53		X		X				X	0	\$110	
6	14	0.15	792	X		X	X				X	0	\$2,164	
7	14	0.04	211	X		X	X				X	0	\$577	
8	14			X		X						0	\$0	
9	16, 18	0.05	264		X		X				X	1	\$1,026	
10	16, 18	0.31	1637		X		X				X	2	\$4,345	If OHV trail crosses temp road, block both sides of temp road of trail crossing
11	16	0.19	1003	X		X	X				X	0	\$2,741	
12	18	0.32	1690	X		X	X				X	0	\$4,618	
16	26 to 40	0.91	4805		X		X				X	1	\$10,417	
17	36	0.04	211	X		X	X				X	1	\$1,057	
18	40	0.04	211	X		X	X				X	1	\$1,057	
TOTAL		3.13	16,526										\$42,591	
Mobilization per season										\$2,000	Seasons	3	\$6,000	
TOTAL COST													\$48,591	
13585		CCF		Rate per CCF									\$3.58	

600 cuyd/mile @ \$31 per Cu Yd

(10 cuyd @ \$31.00/cuyd + \$500 move in/out = \$810/ea.)

(excavator @ 2hr @ \$240/hr = \$480/ea.)