USDA - FOREST SERVICE
Stewardship: N

REPORT OF TIMBER SALE
APPRAISAL SUMMARY CCF

R6-FS-2400-17 (03/17)
Version TEA 08-23

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

Sale Name: Squirrel Decks
Sale Number: 52401
Appraise to: Estacada, OR
Appraiser: Cara Lewis

Appraisal Date: 10/10/2023
Base Period Ending: 08/01/2023
Competition Factor: 10%
Essential KV Cost: 0

SELLING PRICES	1	2	3	4	5	6	7	Average	Total
1. Species	GBCvNS								
2. Species Code	2								
3. Product / Unit	20-03								
4. Volume	1,016								1,016
5. Base Period Price	105.18*							105.18	
6. Base Period Index	78.00							78.00	
7. Current Index	78.00							78.00	
8. Rapid Market Adj									
9. Market Adj BP Price	105.18							105.18	
10. Unusual Adjustment	-17.12							-17.12	
11. GBCv-Nonsaw Adj	-221.71							-221.71	
12. Product Quality Adj									
13. Adj Base Period Price	-133.65							-133.65	-135,788.40

COSTS	Zone Avg Cost/UM	Est Sale Cost/UM	Adj to BP Cost	ROADS	Km	Miles	Cost
14. Stump to Truck	108.21	35.29	72.92	Specified Road Con			
15. Haul/Scale	64.03	48.16	15.87	Specified Road Rec			
16. Road Maintenance	14.45	0.34	14.11	Temporary Road Con			
17. Contract	4.95	3.99	0.96	Haul Miles		50	
18. Development & Other	30.07		30.07				
19. Road Const & Recon					Br Disp/UM	Rd Mtc/UM	C(T)5.213#
20. Total (lines 14-19)	221.71	87.78	133.93	DEPOSITS:		0.19	

ADVERTISED RATES	1	2	3	4	5	6	7	Average	Total
21. Predicted Bid Rate	0.28							0.28	284.48
22. Competition Adjustment	0.03							0.03	30.48
23. Property Value									
24. Indicated Adv Rate	0.25							0.25	254.00
25. Base Rate	0.25							0.25	254.00
26. Adjustment	0.00								0.00
27. Advertised Rate	0.25							0.25	254.00

CCF to MBF Rate Factors:	1.9206							1.9206	
CCF to MBF Volume Factors:	0.5207							0.5207	
MBF to CCF Index Factors:	.52								
CCF Base Index for A(T)5a:									
CCF Wtd Avg Del Log Price:								NaN	
MBF Volume:	529								529
MBF Base Index for A(T)5a:									
MBF Advertised Rate:	0.48							0.48	253.92

DEPOSITS/MBF BD: RM: 0.36