

# TIMBER APPRAISER 2.1



## Tamarack

Date	11/19/2024	Acres	202
Area Office	SWLO	MBF/Ton conversion	7.04
County	Mineral	MBF	1,440
Sale Type	Green	Tons	10,138

### Estimated Prices

Source: [http://www.bber.umd.edu/FIR/F\\_LogPrice.asp](http://www.bber.umd.edu/FIR/F_LogPrice.asp)

Year	2024	Quarter	3
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Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	37	10.9	\$	325	\$ 12,025
Bull pine			\$	288	\$ -
Lodgepole pine	96	10.3	\$	395	\$ 37,920
Douglas-fir	1,251	12.3	\$	406	\$ 507,906
Western larch	46	10.4	\$	406	\$ 18,676
Engelmann spruce			\$	395	\$ -
Subalpine fir			\$	328	\$ -
Grand fir	5	12.0	\$	328	\$ 1,640
Western redcedar			\$	100	\$ -
Hemlock			\$	280	\$ -
White pine			\$	288	\$ -
Cottonwood			\$	-	\$ -
	-	-	\$	-	\$ -
Blue-stained	-	-		270.00	\$ -
Dead/dry	5	16.0	\$	186.00	\$ 930
<b>Total</b>	<b>1,440</b>	<b>12.1</b>	<b>\$</b>	<b>402.15</b>	<b>\$ 579,097</b>

### Estimated Costs

Source: [http://www.bber.umd.edu/FIR/F\\_Logging.asp](http://www.bber.umd.edu/FIR/F_Logging.asp)

Logging cost	Percent	Yarding distance (ft)	Est cost per ton
Ground-based	40%	200	\$ 33.06
Cable-based	60%	600	\$ 51.92
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$ 44.38</b>

Haul cost	Paved	Unpaved	Est cost per ton
Distance (miles)	158	5	\$ 26.23

### Contract costs

Road development costs	\$ 50,784.00	Slash costs	\$ 15,000.00
Road maintenance costs	\$ 11,360.00	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 5.18	\$ 36.43	\$ 52,462.17
Fl fee	\$ 3.09	\$ 21.75	\$ 31,320.00
		5% bid deposit	\$ 2,623.11