

# TIMBER APPRAISER 3.1PP



## NAPA CREEK

|             |           |
|-------------|-----------|
| Date        | 10/9/2025 |
| Area Office | NWLO      |
| County      | Lake      |
| Sale Type   | Green     |

|                    |        |
|--------------------|--------|
| Acres              | 530    |
| MBF/Ton conversion | 5.86   |
| MBF                | 2,632  |
| Tons               | 15,424 |

### Estimated Prices

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

|                  | Year         | Quarter      |                           |                       |
|------------------|--------------|--------------|---------------------------|-----------------------|
|                  | 2025         | 2            |                           |                       |
| Species          | Volume (MBF) | Avg DBH (in) | Delivered log price (MBF) | Estimated value (MBF) |
| Ponderosa pine*  | 193          | 11.7         | \$ 356                    | \$ 68,708.00          |
| Bull pine*       | -            | -            | \$ 344                    | \$ -                  |
| Lodgepole pine   | 95           | 11.1         | \$ 428                    | \$ 40,660.00          |
| Douglas-fir      | 619          | 12.9         | \$ 427                    | \$ 264,313.00         |
| Western larch    | 851          | 11.8         | \$ 427                    | \$ 363,377.00         |
| Engelmann spruce | 222          | 12.4         | \$ 428                    | \$ 95,016.00          |
| Subalpine fir    | 57           | 11.2         | \$ 373                    | \$ 21,261.00          |
| Grand fir        | 590          | 12.5         | \$ 389                    | \$ 229,510.00         |
| Western redcedar | 5            | 21.0         | \$ 467                    | \$ 2,335.00           |
| Hemlock          | -            | -            | \$ 385                    | \$ -                  |
| White pine       | -            | -            | \$ 379                    | \$ -                  |
| Other            | -            | -            | \$ -                      | \$ -                  |
| Blue-stained     | -            | -            | 294                       | \$ -                  |
| Dead/dry         | -            | -            | \$ 205.94                 | \$ -                  |
| Total            | 2,632        | 12.2         | \$ 412.30                 | \$ 1,085,180.00       |
| PP + BP          | 193          | 11.7         | \$ 356.00                 | \$ 68,708.00          |
| Non-PP           | 2,439        | 12.3         | \$ 416.76                 | \$ 1,016,472.00       |

### 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    | 100%    | 800                   | \$ 36.11                  |
| Cable-based     | 0%      | -                     | \$ -                      |
| Cut-to-length   | 0%      | -                     | \$ -                      |
| Total           | 100%    | Weighted average      | \$ 36.11                  |
| Haul cost       | Paved   | Unpaved               |                           |
| Non-PP distance | 48      | 5                     | Est cost per ton \$ 18.69 |
| PP distance     | 152     | 5                     | Est cost per ton \$ 36.73 |

### Contract costs

|                        |              |             |      |
|------------------------|--------------|-------------|------|
| Road development costs | \$ 11,845.00 | Slash costs | \$ - |
| Road maintenance costs | \$ 17,320.00 | Other costs | \$ - |

### Appraisal Summary

|                    | Per ton  | Per MBF   | Total         |
|--------------------|----------|-----------|---------------|
| Min bid (non-PP)   | \$ 17.41 | \$ 102.00 | \$ 248,778.00 |
| Min bid (PP only)* | \$ 5.77  | \$ 33.82  | \$ 6,527.26   |
| FI fee             | \$ 4.54  | \$ 26.60  | \$ 70,011.20  |
| 5% bid deposit     |          |           | \$ 12,765.26  |

\*PP minimum bid adjusted to account for recent market changes