

# TIMBER APPRAISER 3.1



## Taylor to Swift Appraisal

Date	2/25/2026	Acres	307
Area Office	NWLO	MBF/Ton conversion	6.24
County	Flathead	MBF	2,520
Sale Type	Green	Tons	15,710

### Estimated Prices

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

Species	Volume (MBF)	Avg DBH (in)	Delivered log price		Estimated value (MBF)
			(MBF)		
Ponderosa pine	-	-	\$ 358	\$	-
Bull pine	-	-	\$ 362	\$	-
Lodgepole pine	66	9.9	\$ 429	\$	28,314.00
Douglas-fir	2,043	13.7	\$ 460	\$	939,780.00
Western larch	109	13.6	\$ 451	\$	49,159.00
Engelmann spruce	12	10.0	\$ 425	\$	5,100.00
Subalpine fir	38	8.3	\$ 335	\$	12,730.00
Grand fir	252	12.5	\$ 334	\$	84,168.00
Western redcedar	-	-	\$ 533	\$	-
Hemlock	-	-	\$ 338	\$	-
White pine	-	-	\$ 383	\$	-
Other	-	-	\$ -	\$	-
Blue-stained	-	-	321.75	\$	-
Dead/dry	-	-	202.83	\$	-
<b>Total</b>	<b>2,520</b>	<b>13.4</b>	<b>\$ 444.15</b>	<b>\$</b>	<b>1,119,251.00</b>

### Estimated Costs

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

Logging cost	Percent	Yarding distance (ft)	Est cost per ton	
Ground-based	67%	460	\$	33.33
Cable-based	33%	500	\$	47.30
Cut-to-length	0%	-	\$	-
<b>Total</b>	<b>100%</b>	<b>Weighted average</b>	<b>\$</b>	<b>37.94</b>

  

Haul cost	Paved	Unpaved	Est cost per ton	
Distance (miles)	26	19	\$	17.30

  

Contract costs			
Road development costs	\$ 160,000.00	Slash costs	\$ 1,215.00
Road maintenance costs	\$ 25,000.00	Other costs	\$ -

### Appraisal Summary

	Per ton	Per MBF	Total
Minimum	\$ 5.74	\$ 35.82	\$ 90,175
FI fee	\$ 4.26	\$ 26.60	\$ 67,032
		5% bid deposit	\$ 4,509