

**Strickland property - Arlington/Trafton, WA - Sept 3, 2019 Rough Draft Appraisal**

RED = Formula...Black = INPUT

Acres:	36	
Tower ac	18	50%
Shovel ac	18	50%
Vol/ac	23	
Total Vol	828	(mbf)

Species	Delivered price/mbf	% of unit	Weighted
RC	\$900	15%	\$135
Alder	\$550	30%	\$165
Maple	\$375	10%	\$38
Doug Fir	\$650	43%	\$280
Hemlock	\$550	2%	\$11
		100%	\$628
			(per mbf)

Logging cost	
shovel logging	\$150
tower logging	\$350
average	\$250
	(per mbf)
Hauling cost	
	\$75
	(per mbf)
Road cost/rock/switchback/shoot	
\$15,000	\$18
	(per mbf)
Permit/property lines	
\$3,000	\$4
	(per mbf)
Planting fee (400 trees per acre)	
\$15,000	\$18
	(per mbf)
Project Management Fee (overall mgmt + market)	
\$14,904	\$18
	(per mbf)
Timber tax to state	
\$16,560	\$20
	(per mbf)
Net to landowner/mbf	\$225
Net to landowner (lump sum)	\$186,420

