

# **Richard G Devereux Trust**

## **SUMMARY APPRAISAL REPORT**

**APPRAISAL OF TIMBER  
LOCATED IN COOS COUNTY, OREGON**

**APPRAISAL DATE: July 16th, 2025**

**REPORT DATE: July 16th, 2025**

**PREPARED BY:**



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COOS BAY • DALLAS • FOREST GROVE

July 16<sup>th</sup>, 2025

Cindy Devereux  
Richard G Devereux Trust  
593 Ackerman Street  
Monmouth, Oregon 97361

Re: Devereux Appraisal

Dear Mrs. Devereux:

Per your request, an appraisal report has been completed for portions of the Richard G Devereux Trust, located in Coos County, Oregon. This appraisal develops an opinion of value for a 100 percent fee simple ownership of the subject property.

After consideration of the factors which influence market values, my opinion of the market value of merchantable and pre-merchantable timber on the subject property, as of July 16<sup>th</sup>, 2025 is as follows.

**One Million Three Hundred and Four Thousand Eighty Two Dollars (\$1,304,082)**

Your attention is directed to the attached appraisal report. Please contact me if any questions arise.

Sincerely,  
STUNTZNER ENGINEERING & FORESTRY, LLC

A handwritten signature in cursive script that reads "Logan Lucero". The signature is written in black ink and is positioned above a horizontal line.

Logan Lucero, Forester

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## SUMMARY OF SALIENT FACTS AND CONCLUSIONS

<b>Properties Appraised:</b>	<p>The subject of this appraisal is the timber owned by Richard G Devereux Trust, located in Coos County, Oregon. The property includes merchantable and pre-merchantable timber, productive timberland, and agriculture areas. The properties are identified below.</p> <ul style="list-style-type: none"><li>• T.24S R.13W Sec 13 Tax Lot 100 and 600</li><li>• T.24S R.13W Sec 14 Tax Lots 700 and 702</li></ul>
<b>Client:</b>	<p>The appraiser's client for this assignment is Cindy Devereux</p>
<b>Purpose of Appraisal:</b>	<p>The purpose of this appraisal is to estimate, in terms of U.S. dollars, the market value of timber on the subject property as of the effective appraisal date.</p>
<b>Date of Observations:</b>	<p>Observations of the property were made by Stuntzner Forestry crews in July 2025 during their timber cruise.</p>
<b>Interest Appraised:</b>	<p>Fee Simple Estate</p>
<b>Farmland and Improvements:</b>	<p>These are not a subject of this appraisal.</p>
<b>Date of Report:</b>	<p>July 16<sup>th</sup>, 2025</p>
<b>Effective Appraisal Date:</b>	<p>July 16<sup>th</sup>, 2025</p>
<b>Appraiser(s):</b>	<p>Logan Lucero, Forester with Stuntzner Engineering &amp; Forestry, LLC</p>

## **MARKET VALUE DEFINED**

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and each acting in what they consider their own best interest;
- (3) A reasonable time is allowed for exposure in the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto, and;
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

Federal Reserve System, 12 CFR Part 225, Appraisal Standards for Federally Related Transactions, Section 225.62(f).

## **FEE SIMPLE ESTATE DEFINED**

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

Appraisal Institute, The Dictionary of Real Estate Appraisal, Fifth Edition, (Chicago, Illinois, 2010).

## **STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS**

1. No responsibility is assumed for legal or title considerations. Title to the property is assumed good and marketable unless otherwise stated in this report.
2. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
4. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws.
5. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantees to accuracy is expressed or implied. No survey has been made for the purpose of this report.
6. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that there is no encroachment or trespass.
7. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.

8. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
9. The subject is appraised in fee simple. Mineral rights have not been specifically researched on the subject and are assumed to exist. Mineral rights are typically not a significant value consideration for properties like the subject in the market area. This is consistent with the local market and the comparable sales used in this report.
10. It is assumed legal road rights-of-way are either in existence or can be obtained to subject lands unless otherwise noted in this report. A title report was not provided for this assignment to verify easements.
11. The separate valuation for land and improvements (timber) must not be used in conjunction with any other appraisal and are invalid if so used.
12. This appraisal assumes that the timber on the subject property will be harvested, managed, and marketed consistently with area timber practices; it further assumes that no extraordinary environmental concerns exist, other than what is stated within this report, which renders the timber or timberland unavailable for its highest and best use.
13. Timber is considered real property as attached to the land in this report. The reader is cautioned that the sum of the parts may or may not equal the whole. The value of the timber may be more or less when severed.

## **EXTENT OF PROCESS / SCOPE OF WORK**

The appraiser has considered this assignment and has developed a Scope of Work necessary to produce credible opinions and conclusions of value based on the subject property and market characteristics, outside influences, and needs of the client. The appraiser has concluded that this Scope of Work is what would be expected of intended users or the appraiser's peers for similar assignments. If not identified elsewhere in the report, the following disclosure is provided to ensure that the intended users will understand the Scope of Work performed.

The main steps in the appraisal process are to identify the nature of the assignment, inspect the subject property, and perform the necessary research to obtain data needed to apply the appropriate appraisal approaches to satisfy the requirements of the assignment.

There are three basic approaches that may be used by appraisers in the estimation of market value. These three approaches provide market data from three different sources when all are available. These three approaches are the Market Approach (Sales Comparison Approach), the Income Approach, and the Cost Approach. For timberlands, a derivation of the Cost Approach is used, commonly referred to as a "Sum of the Parts" approach.

- The Market Approach, also known as the Sales Comparison Approach, involves gathering data on sales and/or listings of comparable properties and analysis of the nature and condition of each sale, making logical adjustments for dissimilar characteristics. The sales are verified through a variety of sources including principals in the transactions, brokers, public records, other appraisers, and sales data services. Typically, a common denominator is found. For landvalue, this is usually a price per square foot or price per acre; for improved properties, the common denominator may be the price per square foot, price per unit, or a gross income multiplier. The Market Approach gives a good indication of value when sales of similar properties are available.
- The Income Approach is predicated on the assumption that there is a definite relationship between the amount of income a property will earn and its value. The anticipated annual net income of the subject property is processed to produce an indication of value. Net income is the income generated before payment of any debt service. The process of converting it into value is called capitalization, which involves discounting the projected future net income by a capitalization rate. Factors such as risk, time, and interest on the capital investment are considered in the rate. The application of this rate is critical, and there are a number of techniques by which it may be developed. This approach to value is commonly used for larger, industrial timberland properties. For smaller timberland properties, the income approach is often used to value the different components rather than for the property as a whole.

- The derivation of the Cost Approach used for timberlands involves applying market derived values to the different components of a timberland; typically merchantable timber, pre-merchantable timber, and bare land. The resultant combined value of the components indicates the value of the whole property. Generally, the land value is obtained through the market approach. Valuation of the timber components is usually based upon their current value established by the immediate or discounted future value of its harvest.

Normally, the applicable approaches used will each indicate a different value. After all the factors in each of the approaches have been carefully weighted, the indications of value derived from each of the approaches are correlated or reconciled to arrive at a final value estimate.

For this appraisal, the Cost Approach (less the land value) and Sales Comparison Approach will be used to estimate the market value for the subject timber.

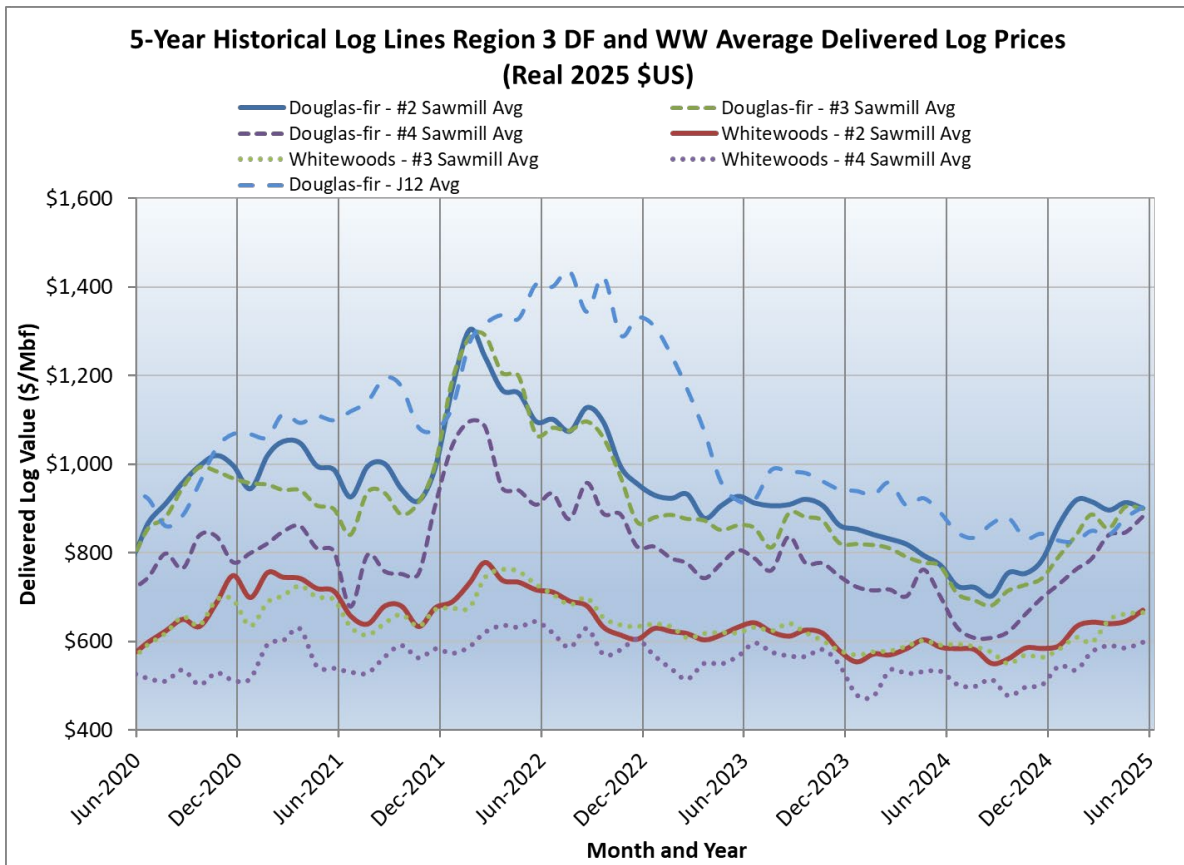
The appraisal is set forth in a summary report format with adequate discussion and data to assist the reader in understanding the analysis and reasoning for the value conclusions.

The appraisal work for this assignment was completed by Logan Lucero, Forester with Stuntzner Engineering & Forestry. Mr. Lucero, completed the property and market analysis, the approaches to market value, and writing for this report. Professional Forest Engineer, James Kirkpatrick assisted in cruising the subject property.

## **MARKET CONDITIONS**

The local market area around the subject property includes multiple sawmills, peeler plants and panel mills within 150 miles. Species utilized in this area include Douglas-Fir, Western Hemlock, Grand Fir, Sitka Spruce, Western Red Cedar, Alder, and Maple. In addition to the mills, the export markets in Coos Bay, Oregon compete for logs out of this area during times when demand for export logs is high. Demand and competition for logs out of this local market area has historically been very good.

The following chart shows the Douglas-fir and whitewood price trends starting June of 2022 through June 2025 using the *LogLines* average prices for the Willamette Valley and Southern Oregon Region.



**Figure 1.** Log price chart

Log prices have backed off their highs from 2022 but remain steady to this day. Many mills will stop buying logs for short periods of time due to high inventories. Any recent spike in log prices are due to wet weather conditions which causes mill supplies to lessen. It can be seen from the graph above that the trend line for Douglas-fir raises during the wet months and drops as the summer begins.

Over the last few years, the alder and whitewood markets have taken a large hit due to the lack of demand for this specific kind of lumber overseas. The export whitewood yard in Coos Bay has shut down, along with the primary alder mill. There are domestic mills that will accept whitewood, but until the market overseas recovers, prices are not expected to increase very much. A few select sawmills in the area will occasionally take alder, but it's not something that can be counted on. Most of the alder in this market region must be transported up to Eugene, which becomes a large hauling expense to cover for timber owners.

The market for pre-merchantable timber has been more stable over the years than the market for logs and standing timber. Buyers of pre-merchantable timber take a longer view of markets because these stands won't be harvested for decades. It takes an unusual economic event to impact market values of pre-merchantable timber.

## GENERAL OVERVIEW OF THE SUBJECT PROPERTY

The subject Richard G Devereux property consists of about 182.0 acres in Coos County, Oregon. The timberlands within this ownership being appraised in this report. The property of interest lies directly East of Hauser, Oregon in parts of Township 24S, Range 13W Section 13 and 14, in the Willamette Meridian.

### Timber Description

The total area of timber appraised within the Devereux ownership is 148.1 acres. It contains a mix of ages and species. The table below summarizes the acreage for each stand type.

*Table 1. Stand Types and Acres*

Area Type	Acres
Merchantable Timber	56
Pre-merchantable Timber	92.1
Non-Timbered	2.4
Agriculture Land	31.5
<b>Total</b>	182
<b>Total Timbered Area</b>	<b>148.1</b>

The **merchantable timber** on the subject property consists of many different stands that were all separated by age and species. All merchantable stands(56 acres) that were cruised are labeled 2, 3, and 4 on the timber type map found in the Addenda. The dominant species throughout the stands were Douglas-fir, red alder, and Sitka Spruce. Minor species included western hemlock and western red cedar. The merchantable timber ranged from 35-100 years of age. The timber on the north facing slopes was generally of better quality. Conk rot was observed in some of the older Douglas-fir regardless of aspect, but was minimal. Overall, the Douglas-fir had the best quality of logs. A few hardwood patches, brush pockets, and open meadows were found intermixed with all the merchantable conifer stands.

The **pre-merchantable timber** lies throughout the entire property. It is 92.1 acres after combining the two different types. Stand 1 is a total of 90.3 acres (33 years old), while stand 5 is 1.8 acres(11 years old). Based on our on-site inspection and Google Earth imagery, we were able to determine the age of each stand. The stands primarily consist of Douglas-fir with a few scattered residual trees along the edges. The natural Sitka Spruce seedlings are prominent throughout the property, but the planted Douglas-fir seem to be outgrowing them.

No *riparian areas* within the subject property were found although before logging a stream assessment would need to be done. I recommend having ODF come out to confirm the stream statuses, which is a free service to use.

The *Homesites/non-timbered* are lumped together because the acres are not factored into this timber appraisal. Combined they are only 2.4 acres. Also the Agriculture area (31.5 acres) is not factored into this appraisal.

### **Topography**

The topography of the subject property is generally flat, but a few draws and slopes over 50 percent are still present. Timber harvesting will mostly require shovel logging equipment but yarder based equipment will be needed as well.

### **Access, Easements & Encroachments**

Existing road access is in place to provide access to most of the subject property, via county and private roads. All the homesites have gravel road access. The rest of the roads through the property are dirt, which only allows vehicle traffic during dry weather. Most of the reconstruction required is on dirt surfaces which limits harvesting during the Winter. This reconstruction will be grading and fixing ditches so water is not flowing down the roads.

### **Subject Property Mapping**

The subject property was mapped by Stuntzner Engineering and Forestry utilizing a Geographic Information System (GIS) computer program and 2022 National Agriculture Inventory Program (NAIP) aerial photography. The 2022 NAIP ortho-photography was used to delineate landuse and timber stand boundaries for inventory purposes. The GIS acreage was used as the basis for this appraisal. The location and timber type maps can be found in the Addenda.

### **COST APPROACH TO MARKET VALUE**

As stated above, the cost approach is a “sum of the parts” analysis. For the subject property, the parts consist of 1) merchantable timber, and 2) pre-merchantable timber. The homesites, agriculture land, and non-timbered areas will all be considered to contain zero value for this appraisal. The following sections are a description of the methods used to derive a monetary value for all the timber components on the property.

### **Merchantable Timber Volumes**

For this appraisal, timber stands given an age class of 35 years and older were merchantable. Any stands under 35 were considered pre-merchantable.

Merchantable timber volumes are based upon the timber cruise completed by Stuntzner Engineering & Forestry, LLC in July of 2025. The volumes from this inventory are summarized in Table 2 below. More detailed cruise reports for the 2025 cruise stands can be found in the addenda.

**Table 2. Merchantable Timber Volumes From 2025 Cruise.**

<b>Species</b>	<b>Gross Vol. MBF</b>	<b>Net Vol. MBF</b>	<b>% Net to Gross</b>	<b>*Net Pulp MBF</b>
Douglas-Fir	735	672	91%	13
Sitka Spruce	210	182	87%	10
Red Alder	128	102	80%	20
Western Hemlock	30	25	83%	1
Western Red Cedar	16	12	75%	0
<b>Total Volume</b>	<b>1,119</b>	<b>993</b>	<b>89%</b>	<b>44</b>

\*Pulp volume not included as part of Net Volume

### **Merchantable Timber Value**

The conversion return calculation of merchantable timber (stumpage) value was used for the cost approach. The conversion return method of calculating merchantable timber stumpage value begins with the delivered log value at the mill (pond value) and subtracts out all the costs related to transporting the timber from the job site to the mill. These costs typically include delivered logging costs, harvest taxes, administrative costs and an allowance for profit and risk. Delivered logging costs include road construction, road maintenance, felling, bucking, yarding, loading, and trucking. Administrative costs typically include permitting, timber cruises, boundary line surveys, marketing, contract administration and accounting. Delivered log (pond) values were developed from market area transactions, log purchase orders, log market reports and interviews with log buyers and sellers.

### ***Delivered Log Values***

Log values for the subject market area were calculated using a two-year average. Those prices are shown in Table 3 and are domestic markets consisting of log purchase orders, price quotes and log sales.

### ***Harvest Costs***

An average logging cost was estimated for the entire property based on an estimated 90% percent shovel logging and 10% cable logging split.

Yarding and loading costs were estimated using expected production of acres per day multiplied by the timber volume per acre. The daily log production volume was divided into daily logging side costs: \$6,500/day for a small yarder and \$4,800/day for a shovel logging side (groundbased yarding). Logging will require a combination of cable yarding (10%) and ground-based shovel yarding (90%). Once weighted, the average daily logging cost was about \$4,970.

Falling and bucking rates were estimated from logging jobs contracted recently by our firm. Trucking (or haul) costs were calculated based upon estimated round trip haul times and an average net volume hauled per load using an hourly trucking rate of \$125 per hour. Depending

on size and quality of logs, the Douglas-fir and whitewood will either go to Dillard or Coquille. The cedar will most likely go to the Riddle area or East Fork Lumber outside of Coquille. Red alder will go to Rose City if they are taking wood or to South Port, who then hauls it to Eugene. All the pulp logs will most likely go to Southport in North Bend, but their costs are on a per ton basis and are separated from the net timber volume and logging costs.

Road construction and maintenance costs were also accounted for based upon site visits and 3-D mapping, but their costs will be minimal when compared to the logging costs. It was estimated that about 100 stations of reconstruction will be required to effectively access most of the area. This will consist of grading/ditching.

**Harvest Tax, Profit & Risk and Admin Costs**

The Oregon Forest Products Harvest Tax rate changes from year to year, depending upon the amount of timber harvest off private and state timberlands. With timber harvest volumes across the state being down the past couple of years, the harvest tax rate has gone up. For this appraisal, a rate of \$4.00 per MBF was used.

Administration on small woodland properties usually requires the management service of a consulting forester, which normally handles multiple tasks from contracting, marketing logs and reforestation. Consulting forester fees can be based upon time and materials or a percentage of sales. The administration cost and profit and risk allowance of about 6% of log sales was made for this appraisal.

**Stumpage Value Calculations**

A worksheet showing the various logging costs and final stumpage value was completed for the merchantable timber and is shown in Table 3 below.

**Table 3. Stumpage Value Estimates for Merchantable Stands.**

<b>Merchantable Timber Cost Approach Stumpage Values</b>						
Appraisal Date:		July 16th, 2025				
<b>Timber Types 3</b>		<b>56 Acres</b>				
Species		DF Domestic	Sitka Spruce	Whitewood	Red Alder	Red Cedar
		\$/Mbf	\$/Mbf	\$/Mbf	\$/Mbf	\$/Mbf
Delivered Log Value		\$844	\$500	\$598	\$600	\$1,100
Less:	Logging FOB truck	\$234	\$234	\$234	\$234	\$234
	Haul Cost	\$49	\$49	\$49	\$69	\$113
	Road Const./Improvement/Maint./Usage	\$40	\$40	\$40	\$40	\$40
	Harvest taxes	\$4	\$4	\$4	\$4	\$4
	Administration	\$35	\$35	\$35	\$35	\$35
<b>Indicated Stumpage Value</b>		<b>\$482</b>	<b>\$138</b>	<b>\$236</b>	<b>\$218</b>	<b>\$674</b>
Total Mbf	July 2025 Volume	993	672	182	25	102
			12			


## Pre-merchantable Timber Value

Our firm maintains a matrix of pre-merchantable timber values for western Oregon timberlands based upon an extensive analysis of market transaction data. Adjustments were made to the market sales for differences in soil site class, species, stocking density and age class. A summary matrix of the indicated pre-merchantable timber values using this approach is shown on Table 4. These values are based upon 4 comparable sales which were sold in 2021. All the comparable sales used for this analysis are in western Oregon and Washington. The 4 sales combined include more than 32,000 acres of timberlands with 24,000 acres being pre-merchantable timber.

The table values below are all based upon well stocked, Douglas-fir stands on a per acre basis. Based upon the mix of sales, the values are considered to be representative of a typical mix of cable and ground logging sites found in Western Oregon, with typical haul distances to sawmills. Adjustments to the table values are necessary when stands are not well stocked, include species other than Douglas-fir, and have poor quality/highly defective Douglas-fir plantation. Because the stand ages (33 & 11) were not all intervals of 5, the gross values were calculated between the five-year age gaps in the table. Although stand 1 is generally too young to log, I confirmed this table's results by assessing the value of the timber if this stand were logged today. The difference between the per acre price was negligible.

Site index is the total height to which dominant trees of a given species will grow on a given site at some index age. The USDA Natural Resources Conservation Service's website was used in addition to our on-the-ground measurements to determine that the 50-year site of the pre-merchantable timber is 125.

**Table 4. Pre-merchantable Timber Values**

Stuntzner Premerch Values 1/14/2022													
Premerch & Land Value Table Based Upon Analysis of Comparable Sales Larger Than 1,000 Acres BASED UPON TRANSACTION DATA FOR WESTERN OREGON AND WASHINGTON TIMBERLAND SALES VALUES REPRESENT WELL STOCKED, PREMERCHANTABLE STANDS OF DOUGLAS FIR VALUE PER ACRE BY AGE AND SITE QUALITY <i>Includes only 2021 Sales, Compiled 1/14/2022</i>													
AGE	SITE INDEX (50 YEARS)												
	85	90	95	100	105	110	115	120	125	130	135	140	145
5	\$35	\$149	\$264	\$343	\$423	\$918	\$1,414	\$1,821	\$1,829	\$2,245	\$2,662	\$3,237	\$3,812
10	\$516	\$731	\$947	\$1,122	\$1,298	\$1,925	\$2,551	\$2,860	\$3,168	\$3,728	\$4,287	\$5,014	\$5,741
15	\$929	\$1,225	\$1,521	\$1,778	\$2,031	\$2,745	\$3,469	\$3,972	\$4,485	\$5,121	\$5,757	\$6,585	\$7,414
20	\$1,391	\$1,899	\$2,407	\$2,757	\$3,107	\$3,986	\$4,825	\$5,350	\$5,874	\$6,660	\$7,445	\$8,442	\$9,438
25	\$1,832	\$2,449	\$3,066	\$3,507	\$3,948	\$4,944	\$5,940	\$6,568	\$7,196	\$8,123	\$9,051	\$10,206	\$11,361
30	\$2,449	\$3,233	\$4,017	\$4,591	\$5,165	\$6,390	\$7,616	\$8,407	\$9,198	\$10,354	\$11,511	\$12,933	\$14,355
35	\$3,016	\$3,950	\$4,884	\$5,578	\$6,273	\$7,701	\$9,129	\$10,065	\$11,001	\$12,360	\$13,720	\$15,378	\$17,032
	SITE CLASS												
	IV	IV+	III-	III-	III	III+	III+	II-	II	II+	I-	I	I
	110	120	125	130	135	140	150	160	170	180	190	200	205
	SITE INDEX (100 YEARS)												
Bare Land	\$900	\$1,040	\$1,175	\$1,315	\$1,450	\$1,575	\$1,700	\$1,825	\$1,950	\$2,080	\$2,205	\$2,335	
	Bare Land Value (\$/Acre)												
													
Date of sales ranges from 1/2021 to 12/2021										Large Sales			
Total number of sale transactions utilized										4 Sales			
Total acres included in sale transactions										32,306 Acres			
Total acres of premerchantable timber in sale transactions										24,255 Acres			

### Cost Approach Summary

Table 5 is a summary showing the results of the cost approach analysis for the subject property. This includes all the merchantable and pre-merchantable timber, as well as the areas with zero value. It should be noted that the pulp volume from table 2 was converted into tons in table 5 because the pulp mill pays by the tonnage.

**Table 5 . Subject Timber Cost Approach**

<b>Timber Value</b>					
<b>Richard G Devereux Trust Appraisal</b>					
<b>Appraisal Date: July 16th, 2025</b>					
<b>Timber Types 3</b>					
<b>56 Acres</b>					
Douglas-fir Domestic	672 Mbf	@	\$482 /Mbf		\$323,715
Sitka Spruce	182 Mbf	@	\$138 /Mbf		\$25,065
Whitewood (Western Hemlock)	25 Mbf	@	\$236 /Mbf		\$5,893
Red Alder	102 Mbf	@	\$218 /Mbf		\$22,207
Red Cedar	12 Mbf	@	\$674 /Mbf		\$8,085
Pulp	484 tons	@	\$2 /Ton		\$968
<b>Merchantable Timber Value</b>	993 Mbf				<b>\$385,932</b>
<b>Premerchantable Timber Value (Stand 1)</b>	90.30 acres	@	\$ 10,100.00 /acre		<b>\$912,030</b>
<b>Premerchantable Timber Value (Stand 5)</b>	1.80 acres	@	\$ 3,400.00 /acre		<b>\$6,120</b>
<b>Non-Timbered/ Homesites/ Agriculture Land</b>	33.90 acres	@	\$0 /acre		<b>\$0</b>
<b>Total Net Timber Value</b>					<b>\$1,304,082</b>

## FINAL VALUE CONCLUSION

My opinion of the timber value on the Richard G Devereux Trust Property (after minimal rounding), as of July 16th, 2025 is:

1) Merchantable Timber	\$385,932
2) <u>Pre-merchantable Timber</u>	<u>\$918,150</u>
<b>Total</b>	<b>\$1,304,082</b>

## CERTIFICATIONS

The undersigned does hereby certify that, except as otherwise noted in this appraisal report:

1. To the best of my knowledge, the statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and is my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved.
4. My engagement is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this report.
6. I do not authorize the out-of-context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal report shall be disseminated to the general public by the use of media for public communication without my prior written consent.
7. My employment was not conditioned upon the appraisal producing a specific value or a value within a given range. Future employment is not dependent upon reporting a specified value. Neither employment nor compensation is dependent upon the approval of a loan application.
8. I have acquired through study and practice the necessary knowledge and experience to complete this assignment competently.
9. I have provided appraisal services involving the subject property within the last three years.



Logan Lucero

Date: July 16th, 2025

# **ADDENDA**

Timber Cruise Report

Type Map

Cruise Map

2025 Cruise Volumes

# Timber Cruise Report

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## Cruise Objective

The primary objective of this cruise was to establish an inventory of merchantable timber as of July 16th, 2025 for the purpose of a Timber Value Appraisal. The merchantable/pre-merchantable timber stands found within T.24S R.13W S13 Tax Lot 100 and 600. T.24S R.13W S14 Tax Lots 700 and 702, were cruised using variable radius plots. Volumes reported in this cruise report are based upon our July 2025 cruise dates.

Coos County assessor maps were used in conjunction with PC-GPS software to delineate tax lot acreage and approximate boundary location.

## Cruise Method

The merchantable stands were cruised using a variable radius plot cruise system for trees 8" and greater at diameter at breast height (DBH). A specific basal area factor (BAF) was used in each merchantable stand to best suit the timber size and spacing. Plots were placed on a 3.5 by 3.5 (231' x 231') chain grid (111 plots in total). This comes out to 1.3 acres per plot. All merchantable trees within each cruise plot were measured for DBH to the nearest inch, height to merchantable top diameter, and form (percentage of the diameter at 16' from stump height relative to the diameter at DBH).

For the merchantable timber, bole lengths were measured to a minimum of 7 inches outside bark or to 40 percent of the bole diameter at 16 feet, whichever was greater. Logs were graded using Columbia River Scaling Bureau rules. The minimum sawlog diameter cruised was 6 inches scaling diameter. The preferred log length specified for sawlogs was 32 to 40 feet with log lengths down to 16 feet being specified for utilization of the merchantable bole length.

For pre-merchantable stands, DBH, species, defect codes, total height, height to 80% of the DBH, height to crown, defect by thirds, and ages were measured.

Defect deductions were made as needed to each log segment using length, diameter, or percentage deductions. Sweep, crook, forks, dead tops, spike knots, and conk rot were all notable defects witnessed during the cruise.

Timber volumes for the merchantable stands are calculated from the Super A.C.E. cruise program. This is a variable log length cruise program that computes volumes from the cruiser's measurement of tree diameter, form (taper) and merchantable bole height. Timber volumes are reported in terms of west-side Scribner board foot scale.

Timber volumes for pre-merchantable stand 1 were calculated from the DataPlus cruise program. This program takes our field data and computes a volume per acre and for the entire stand. DataPlus also allows you to grow the stand into the future to predict future volumes of the timber. For the purposes of this appraisal, current volumes were used from our July 16<sup>th</sup> 2025 cruise volumes.

## **Timber Type Description**

The timber stand was mapped using 2022 NAIP ortho-photography and PC-GPS mapping software (see attachments for Cruise Map).

Merchantable timber comprised 56 acres of the property and was a total of three different stands. The dominant tree species measured was Douglas-fir, which was about 68% of the total volume. Other species measured and observed in the stand included western hemlock, red alder, Sitka Spruce, and western red cedar.

The stands had pockets of quality conifers but also contained many areas of low value hardwood trees and brush as well. The hardwood areas, which were mostly in draws, have low volume and will need to be logged for rehab purposes.

## **Timber Volumes**

Timber volumes for the dominant conifer and hardwood species of the subject property are summarized in the table below. Additional species, sort and grade reports, log stock table reports and statistic reports from the cruise program can be found attached to this report.

**Table 1:** Stand Summary (56 acres)

Merch. Stand Acres: 56

Stands Included: 3

**MERCHANTABLE TIMBER VOLUME SUMMARY**

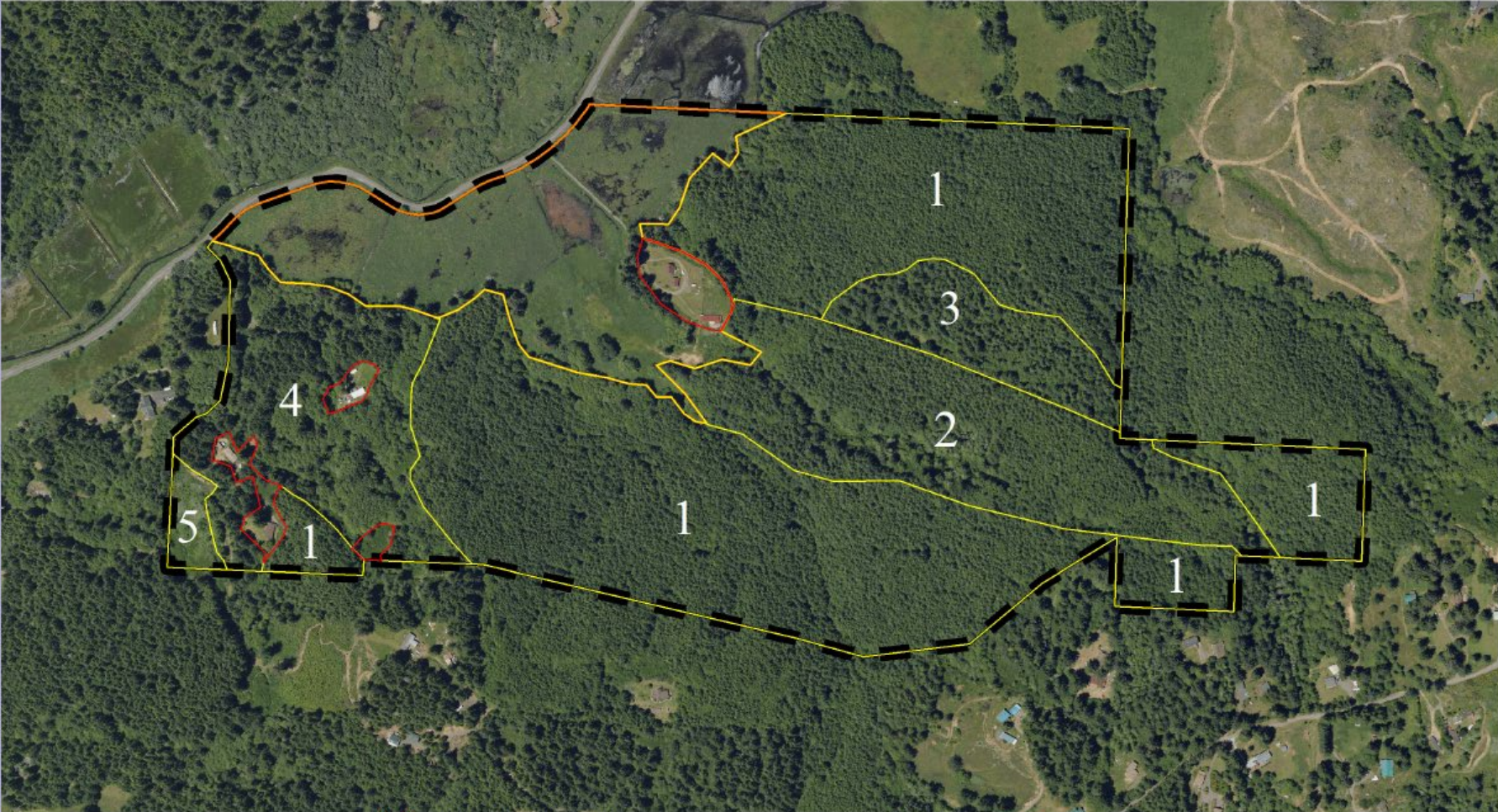
Species	Avg. Log Length in feet	Avg. DBH (inches)	Avg. Merch. Ht.(ft.)	Gross Vol. MBF	Net Vol. MBF	% Net to Gross	*Net Pulp MBF
Douglas-Fir	32	16.5	59	735	672	91%	13
Sitka Spruce	34	17.8	52	210	182	87%	10
Red Alder	26	11.1	30	128	102	80%	20
Western Red Cedar	26	22.9	44	16	12	75%	0
Western Hemlock	36	17.6	47	30	25	83%	1
<b>Total Volume</b>				1,119	993	<b>89%</b>	<b>44</b>

\*Pulp volume not included as part of Net Volume

**Table 2:** Log Grades as a Percentage of Net MBF Volume.

Species	#2 Saw	#3 Saw	#4 Saw	Rough #3
Douglas-Fir	44%	48%	8%	-
Sitka Spruce	58%	36%	4%	2%
Red Alder	-	11%	89%	-
Western Hemlock	46%	23%	8%	23%
Western Red Cedar	-	92%	8%	-
Other Hardwood	-	-	-	-

**Richard G Devereux Trust  
Timber Type Map  
T.24S R.13W Sec. 13 & 14 W.M.  
Coos County, Oregon**



Scale = 1 : 600.00 (In : US Feet)  
07-16-2025

-  Homesites/Non-Timbered Areas
-  Timbered Stands
-  Agriculture Area
-  Devereux Ownership
-  Coos County NAIP 2022



# Richard G Devereux Trust Cruise Map T.24S R.13W Sec. 13 & 14 W.M. Coos County, Oregon



Scale = 1 : 600.00 (In : US Feet)  
07-16-2025

- Plots
- Homesites/Non-Timbered Areas
- Timbered Stands
- Agriculture Area
- 🌲 Coos County NAIP 2022





## Stand, Species, Sorts - Summary Report

*Tract: Devereux*

*Report Year: 2025*

Stand#	Area	Spp	Sort	Label	Per Acre					Total Stand (1,000s)				
					GrsCub	NetCub	GrsBrd	NetBrd	GrsVal	GrsCub	NetCub	GrsBrd	NetBrd	GrsVal
		DF..	11	CNS	2,527	2,375	9,558	8,991	2,113	228	214	863	812	191
		DF..	12	SawTimber	1,686	1,570	6,359	5,936	2,226	152	142	574	536	201
		DF..	13	Large Saw	252	225	1,065	949	456	23	20	96	86	41
		DF..	94	PULP	24	0	94	0	0	2	0	8	0	0
		PC..	21	CNS	42	41	189	181	43	4	4	17	16	4
		PC..	22	SawTimber	36	31	111	94	35	3	3	10	8	3
		RA..	51	CNS	149	129	592	515	57	13	12	53	47	5
		RA..	52	SawTimber	37	33	139	123	32	3	3	13	11	3
		RC..	21	CNS	22	20	58	53	15	2	2	5	5	1
		RC..	23	Large Saw	10	5	30	14	7	1	0	3	1	1
		SS..	11	CNS	25	23	77	69	16	2	2	7	6	1
		SS..	12	SawTimber	30	19	77	51	19	3	2	7	5	2
		SS..	13	Large Saw	73	55	365	275	132	7	5	33	25	12
		SS..	94	PULP	1	0	4	0	0	0	0	0	0	0
		WH..	11	CNS	59	51	237	205	42	5	5	21	18	4
		WH..	12	SawTimber	53	46	211	181	61	5	4	19	16	5
		WH..	13	Large Saw	38	32	146	124	52	3	3	13	11	5
<b>1</b>	<b>90.3</b>	<b>DF..</b>			<b>5,065</b>	<b>4,654</b>	<b>19,312</b>	<b>17,760</b>	<b>5,305</b>	<b>457</b>	<b>420</b>	<b>1,744</b>	<b>1,604</b>	<b>479</b>
<b>Sum:</b>	<b>90.3</b>									<b>457</b>	<b>420</b>	<b>1,744</b>	<b>1,604</b>	<b>479</b>



## Inventory Stand Listing (flagged stands)

*Tract: Devereux*

*Report Year: 2025*

Stand#	Age	Area	Type	Per Acre							Total Stand in 1,000s		
				Dbh	Trees	Basal	TopHt	NetCF	NetBF	NetVal	Net Cubic	Net Board	Net Value
1	32	90.3	DF..	11.5	278	199	93	4,654	17,760	1,998	420	1,604	180
		<b>90.3</b>		<b>11.5</b>	<b>278</b>	<b>199</b>		<b>4,654</b>	<b>17,760</b>	<b>1,998</b>	<b>420</b>	<b>1,604</b>	<b>180</b>
<b>Grand Total:</b>		<b>90.3</b>									<b>420</b>	<b>1,604</b>	<b>180</b>

TC P5PCSTGR **Species, Sort Grade - Board Foot Volumes (Project)**

T24S R13W S13 Ty0002 27.00

**Project: DEVX**  
**Acres 27.00**

**Page 1**  
**Date 7/16/2025**  
**Time 9:59:33PM**

S Spp	So T	Gr rt	%	Bd. Ft. per Acre			Total Net MBF	Percent of Net Board Foot Volume								Average Log				Logs Per /Acre	
				Def%	Gross	Net		Log Scale Dia.				Log Length				Ln Ft	Dia In	Bd Ft	CF/ Lf		
								5-7	8-11	12-16	17+	12-20	21-30	31-35	36-99						
DF	DO	2M	33	5.1	5,434	5,159	139			94	6					100	38	13	233	1.60	22.2
DF	DO	3M	58	3.6	9,323	8,987	243	36	64					7	93		38	8	87	0.68	103.9
DF	DO	4M	9		1,282	1,282	35	100					62	38			20	6	22	0.29	58.9
DF	PU	CU		100.0	370												34	8		0.00	4.4
<b>DF Totals</b>			82	6.0	16,409	15,428	417	29	37	31	2	5	3	4	88		32	8	81	0.72	189.3
RA	3S	3M	11	7.1	239	222	6		100						100		36	10	130	0.97	1.7
RA	4S	4M	89	5.4	1,804	1,707	46	88	12			6	11	10	73		32	6	47	0.49	36.2
RA	PU	CU		100.0	746												20	6		0.00	26.1
<b>RA Totals</b>			10	30.9	2,789	1,929	52	78	22			5	9	9	76		28	6	30	0.36	64.0
SS	DO	2M	58	11.7	419	370	10				100				100		38	19	522	3.96	.7
SS	DO	3M	35	2.7	233	227	6		100					100			34	11	135	1.12	1.7
SS	DO	4M	7	25.0	55	41	1		100			100					16	9	30	0.55	1.4
SS	PU	CU		100.0	194												25	14		0.00	.8
<b>SS Totals</b>			3	29.2	901	638	17		42		58	6		36	58		28	12	141	1.46	4.5
WH	DO	2M	62	4.5	213	203	5			100					100		36	13	210	1.45	1.0
WH	DO	3M	15		48	48	1	100						100			34	6	50	0.56	1.0
WH	DO	4M	23	20.0	89	71	2	100						100			32	6	40	0.63	1.8
<b>WH Totals</b>			2	7.8	350	323	9	37		63				37	63		34	8	87	0.84	3.7
RC	CU	CU		100.0	97												12	18		0.00	.6
RC	DO	3M	92	8.2	455	418	11		49	51		14		11	74		30	11	125	1.90	3.3
RC	DO	4M	8		34	34	1	100				35	65				24	6	30	0.50	1.2
RC	PU	CU		100.0	12												16	9		0.00	.3
<b>RC Totals</b>			2	24.5	599	452	12	8	45	47		16	5	10	69		26	10	84	1.45	5.4
<b>Totals</b>				10.8	21,048	18,770	507	33	35	28	4	5	4	6	85		31	8	70	0.66	266.9

TC PSTATS		PROJECT STATISTICS							PAGE	1	
		PROJECT		DEVX			DATE		7/16/2025		
TWP	RGE	SC	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt		
24S	13	13	NWAY	0002	27.00	21	101	S	W		
		PLOTS	TREES	TREES PER PLOT	ESTIMATED TOTAL TREES	PERCENT SAMPLE TREES					
TOTAL		21	101	4.8							
CRUISE		17	75	4.4	4,708	1.6					
DBH COUNT											
REFOREST											
COUNT		4	24	6.0							
BLANKS											
100 %											
STAND SUMMARY											
	SAMPLE TREES	TREES /ACRE	AVG DBH	BOLE LEN	REL DEN	BASAL AREA	GROSS BF/AC	NET BF/AC	GROSS CF/AC	NET CF/AC	
DOUG FIR	48	105.8	15.2	61	34.2	133.3	16,409	15,428	4,481	4,370	
R ALDER	16	60.0	10.8	31	11.6	38.1	2,789	1,929	827	629	
WR CEDAR	5	3.3	22.9	44	2.0	9.5	599	452	227	203	
S SPRUCE	4	2.5	23.8	52	1.6	7.6	901	638	235	183	
WHEMLOCK	2	2.7	15.9	47	1.0	3.8	350	323	105	105	
<b>TOTAL</b>	<b>75</b>	<b>174.4</b>	<b>14.2</b>	<b>50</b>	<b>51.0</b>	<b>192.4</b>	<b>21,048</b>	<b>18,770</b>	<b>5,874</b>	<b>5,489</b>	
CONFIDENCE LIMITS OF THE SAMPLE											
68.1 TIMES OUT OF 100 THE VOLUME WILL BE WITHIN THE SAMPLE ERROR											
CL	68.1	COEFF	SAMPLE TREES - BF				# OF TREES REQ.		INF. POP.		
SD:	1.0	VAR. %	S.E. %	LOW	AVG	HIGH	5	10	15		
DOUG FIR		57.1	8.4	189	207	224					
R ALDER		85.1	23.6	40	53	65					
WR CEDAR		66.4	33.0	117	174	231					
S SPRUCE		96.5	55.2	148	330	512					
WHEMLOCK		103.7	97.1	4	150	296					
<b>TOTAL</b>		<b>78.4</b>	<b>9.3</b>	<b>163</b>	<b>179</b>	<b>196</b>	<b>246</b>	<b>61</b>	<b>27</b>		
CL	68.1	COEFF	SAMPLE TREES - CF				# OF TREES REQ.		INF. POP.		
SD:	1.0	VAR. %	S.E. %	LOW	AVG	HIGH	5	10	15		
DOUG FIR		54.5	8.0	54	58	63					
R ALDER		77.1	21.4	13	17	21					
WR CEDAR		67.9	33.7	53	79	106					
S SPRUCE		95.9	54.8	45	99	154					
WHEMLOCK		78.7	73.7	12	46	79					
<b>TOTAL</b>		<b>77.0</b>	<b>9.1</b>	<b>49</b>	<b>54</b>	<b>58</b>	<b>237</b>	<b>59</b>	<b>26</b>		
CL	68.1	COEFF	TREES/ACRE				# OF PLOTS REQ.		INF. POP.		
SD:	1.0	VAR. %	S.E. %	LOW	AVG	HIGH	5	10	15		
DOUG FIR		71.8	16.1	89	106	123					
R ALDER		145.6	32.5	40	60	80					
WR CEDAR		331.3	74.1	1	3	6					
S SPRUCE		389.1	87.0	0	2	5					
WHEMLOCK		330.8	73.9	1	3	5					
<b>TOTAL</b>		<b>46.4</b>	<b>10.4</b>	<b>156</b>	<b>174</b>	<b>192</b>	<b>90</b>	<b>23</b>	<b>10</b>		
CL	68.1	COEFF	BASAL AREA/ACRE				# OF PLOTS REQ.		INF. POP.		
SD:	1.0	VAR. %	S.E. %	LOW	AVG	HIGH	5	10	15		

DOUG FIR	63.9	14.3	114	133	152			
R ALDER	121.9	27.2	28	38	48			
WR CEDAR	322.7	72.1	3	10	16			
S SPRUCE	356.8	79.7	2	8	14			
WHEMLOCK	315.8	70.6	1	4	6			
<b>TOTAL</b>	<b>35.8</b>	<b>8.0</b>	<b>177</b>	<b>192</b>	<b>208</b>	<b>54</b>	<b>13</b>	<b>6</b>

TWP	RGE	SC	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt
24S	13	13	NWAY	0002	27.00	21	101	S	W

CL	68.1	COEFF	NET BF/ACRE			# OF PLOTS REQ.		INF. POP.	
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15
DOUG FIR		67.0	15.0	13,116	15,428	17,740			
R ALDER		133.6	29.9	1,353	1,929	2,505			
WR CEDAR		317.6	71.0	131	452	773			
S SPRUCE		458.3	102.4		638	1,292			
WHEMLOCK		366.2	81.9	59	323	587			
<b>TOTAL</b>		<b>53.3</b>	<b>11.9</b>	<b>16,532</b>	<b>18,770</b>	<b>21,007</b>	<b>119</b>	<b>30</b>	<b>13</b>

CL	68.1	COEFF	NET CUFT FT/ACRE			# OF PLOTS REQ.		INF. POP.	
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15
DOUG FIR		66.7	14.9	3,719	4,370	5,021			
R ALDER		132.9	29.7	442	629	815			
WR CEDAR		318.0	71.1	59	203	347			
S SPRUCE		458.3	102.4		183	370			
WHEMLOCK		332.3	74.3	27	105	183			
<b>TOTAL</b>		<b>50.4</b>	<b>11.3</b>	<b>4,870</b>	<b>5,489</b>	<b>6,107</b>	<b>107</b>	<b>27</b>	<b>12</b>

TC		PSPCSTGR		Species, Sort Grade - Board Foot Volumes (Project)																		
T24S R13W S13 Ty0003				8.80		Project: <b>DEVX</b>		Acres <b>8.80</b>		Page <b>1</b>		Date <b>7/16/2025</b>		Time <b>10:01:05PM</b>								
Spp	S T	So rt	Gr ad	% Net BdFt	Bd. Ft. per Acre			Total Net MBF	Percent of Net Board Foot Volume								Average Log				Logs Per /Acre	
					Def%	Gross	Net		Log Scale Dia.				Log Length				Ln Ft	Dia In	Bd Ft	CF/ Lf		
									5-7	8-11	12-16	17+	12-20	21-30	31-35	36-99						
DF	CU	CU			100.0	651												36	16		0.00	1.8
DF	DO	2M		64	12.2	10,750	9,438	83				64	36		8	6	85	36	15	292	2.29	32.3
DF	DO	3M		29	6.7	4,720	4,404	39	20	80				9		11	80	35	9	88	0.87	49.8
DF	DO	4M		7	17.1	1,088	902	8	88	12				11	75	14		26	6	26	0.34	34.1
DF	PU	CU			100.0	205												21	7		0.00	6.2
<b>DF Totals</b>				94	15.3	17,413	14,744	130	11	25	41	23		3	10	8	79	32	10	119	1.13	124.1
SS	PU	CU			100.0	335												40	12		0.00	1.7
<b>SS Totals</b>					100.0	335												40	12		0.00	1.7
WH	DO	3M		100		509	509	4	100							100		40	6	60	0.49	8.5
<b>WH Totals</b>				3		509	509	4	100							100		40	6	60	0.49	8.5
RA	4S	4M		100		382	382	3	100				100					16	6	20	0.23	19.1
<b>RA Totals</b>				2		382	382	3	100				100					16	6	20	0.23	19.1
<b>Totals</b>					16.1	18,640	15,635	138	16	23	38	22		6	9	8	77	31	9	102	1.01	153.4

TC PSTATS		PROJECT STATISTICS							PAGE	1
		PROJECT		DEVX			DATE		7/16/2025	
TWP	RGE	SC	TRACT	TYPE	ACRES	PLOTS	TREES	CuFt	BdFt	
24S	13	13	NWAY	0003	8.80	6	25	S	W	
		PLOTS	TREES	TREES PER PLOT	ESTIMATED TOTAL TREES	PERCENT SAMPLE TREES				
TOTAL		6	25	4.2						
CRUISE		5	25	5.0	908	2.8				
DBH COUNT										
REFOREST										
COUNT										
BLANKS		1								
100 %										
STAND SUMMARY										
	SAMPLE TREES	TREES /ACRE	AVG DBH	BOLE LEN	REL DEN	BASAL AREA	GROSS BF/AC	NET BF/AC	GROSS CF/AC	NET CF/AC
DOUG FIR	22	73.9	19.1	56	33.6	146.7	17,413	14,744	4,742	4,486
S SPRUCE	1	1.7	27.0	48	1.3	6.7	335		191	
WHEMLOCK	1	8.5	12.0	41	1.9	6.7	509	509	167	167
R ALDER	1	19.1	8.0	18	2.4	6.7	382	382	71	71
<b>TOTAL</b>	<b>25</b>	<b>103.2</b>	<b>17.2</b>	<b>48</b>	<b>40.2</b>	<b>166.7</b>	<b>18,640</b>	<b>15,635</b>	<b>5,171</b>	<b>4,723</b>
CONFIDENCE LIMITS OF THE SAMPLE										
68.1 TIMES OUT OF 100 THE VOLUME WILL BE WITHIN THE SAMPLE ERROR										
CL	68.1	COEFF	SAMPLE TREES - BF			# OF TREES REQ.		INF. POP.		
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15	
DOUG FIR		94.9	20.7	269	340	410				
S SPRUCE										
WHEMLOCK										
R ALDER										
<b>TOTAL</b>		<b>105.6</b>	<b>21.5</b>	<b>237</b>	<b>302</b>	<b>367</b>	<b>463</b>	<b>116</b>	<b>51</b>	
CL	68.1	COEFF	SAMPLE TREES - CF			# OF TREES REQ.		INF. POP.		
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15	
DOUG FIR		79.4	17.3	82	99	116				
S SPRUCE										
WHEMLOCK										
R ALDER										
<b>TOTAL</b>		<b>90.4</b>	<b>18.4</b>	<b>72</b>	<b>88</b>	<b>104</b>	<b>340</b>	<b>85</b>	<b>38</b>	
CL	68.1	COEFF	TREES/ACRE			# OF PLOTS REQ.		INF. POP.		
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15	
DOUG FIR		68.9	30.7	51	74	97				
S SPRUCE		244.9	109.1		2	4				
WHEMLOCK		244.9	109.1		8	18				
R ALDER		244.9	109.1		19	40				
<b>TOTAL</b>		<b>54.7</b>	<b>24.4</b>	<b>78</b>	<b>103</b>	<b>128</b>	<b>142</b>	<b>36</b>	<b>16</b>	
CL	68.1	COEFF	BASAL AREA/ACRE			# OF PLOTS REQ.		INF. POP.		
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15	
DOUG FIR		61.4	27.3	107	147	187				
S SPRUCE		244.9	109.1		7	14				
WHEMLOCK		244.9	109.1		7	14				
R ALDER		244.9	109.1		7	14				
<b>TOTAL</b>		<b>57.6</b>	<b>25.7</b>	<b>124</b>	<b>167</b>	<b>209</b>	<b>158</b>	<b>40</b>	<b>18</b>	
CL	68.1	COEFF	NET BF/ACRE			# OF PLOTS REQ.		INF. POP.		
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15	

DOUG FIR	64.9	28.9	10,480	14,744	19,007				
S SPRUCE									
WHEMLOCK	244.9	109.1		509	1,065				
<b>TC PSTATS</b>						<b>PROJECT STATISTICS</b>		PAGE	<b>2</b>
						<b>PROJECT DEVX</b>		DATE	7/16/2025
<b>TWP</b>	<b>RGE</b>	<b>SC</b>	<b>TRACT</b>	<b>TYPE</b>	<b>ACRES</b>	<b>PLOTS</b>	<b>TREES</b>	<b>CuFt</b>	<b>BdFt</b>
24S	13	13	NWAY	0003	8.80	6	25	S	W
CL	68.1	COEFF	<b>NET BF/ACRE</b>				<b># OF PLOTS REQ.</b>		<b>INF. POP.</b>
SD:	1.00	VAR.	S.E.%	LOW	AVG	HIGH	5	10	15
R ALDER		244.9	109.1		382	799			
<b>TOTAL</b>		<b>65.3</b>	<b>29.1</b>		<b>11,092</b>	<b>15,635</b>	<b>203</b>	<b>51</b>	<b>23</b>
CL	68.1	COEFF	<b>NET CUFT FT/ACRE</b>				<b># OF PLOTS REQ.</b>		<b>INF. POP.</b>
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15
DOUG FIR		63.3	28.2	3,223	4,486	5,749			
S SPRUCE									
WHEMLOCK	244.9	109.1			167	348			
R ALDER	244.9	109.1			71	148			
<b>TOTAL</b>		<b>64.3</b>	<b>28.6</b>		<b>3,371</b>	<b>4,723</b>	<b>197</b>	<b>49</b>	<b>22</b>

TC P5PCSTGR **Species, Sort Grade - Board Foot Volumes (Project)**

T24S R13W S14 Ty0004 20.20	<b>Project: DEVX</b> <b>Acres 20.20</b>	<b>Page 1</b> <b>Date 7/16/2025</b> <b>Time 10:01:38PM</b>
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Spp	S T	So rt	Gr ad	% Net BdFt	Bd. Ft. per Acre			Total Net MBF	Percent of Net Board Foot Volume								Average Log				Logs Per /Acre
					Def%	Gross	Net		Log Scale Dia.				Log Length				Ln Ft	Dia In	Bd Ft	CF/ Lf	
									5-7	8-11	12-16	17+	12-20	21-30	31-35	36-99					
DF	CU	CU			100.0	164											20	11		0.00	2.0
DF	DO	2M		49	7.0	3,298	3,067	62				79	21				37	15	312	2.29	9.8
DF	DO	3M		41	5.3	2,707	2,564	52	43	57					4	96	39	8	86	0.80	29.8
DF	DO	4M		7	2.8	418	406	8	100				21	79			23	6	27	0.42	15.0
DF	PU	CU			100.0	67											36	8		0.00	.8
DF	R	3M		3	15.7	208	175	4				100					40	20	590	3.08	.3
<b>DF</b>	<b>Totals</b>			36	9.5	6,862	6,212	125	24	24	39	13	1	5	2	92	34	9	107	1.00	57.8
SS	DO	2M		57	9.9	5,218	4,699	95			31	69					38	18	508	3.48	9.3
SS	DO	3M		36	6.2	3,128	2,935	59	54	46							39	7	75	0.61	39.2
SS	DO	4M		4	3.6	341	329	7	90	10			26	74			21	6	28	0.37	11.6
SS	PU	CU			100.0	75											24	9		0.00	1.2
SS	R	3M		3	29.2	277	196	4			100						40	15	240	2.05	.8
<b>SS</b>	<b>Totals</b>			47	9.7	9,039	8,158	165	23	17	20	40	1	3	96		35	9	132	1.06	62.0
RA	3S	3M		11		259	259	5		100							36	11	160	1.31	1.6
RA	4S	4M		89	5.1	2,160	2,050	41	75	25			28	7	65		25	6	39	0.53	52.6
<b>RA</b>	<b>Totals</b>			13	4.5	2,419	2,309	47	67	33			25	6	69		26	6	43	0.56	54.2
WH	DO	2M		49	11.0	348	310	6				100					36	24	810	5.72	.4
WH	PU	CU			100.0	84											36	13		0.00	.4
WH	R	3M		51	16.4	380	318	6			16	84			16	84	34	19	510	4.72	.6
<b>WH</b>	<b>Totals</b>			4	22.7	813	628	13			8	92			8	92	35	19	452	3.67	1.4
<b>Totals</b>					9.5	19,132	17,307	350	28	21	24	27	4	4	1	91	32	8	99	0.94	175.4

TC PSTATS		PROJECT STATISTICS							PAGE	1	
		PROJECT		DEVX			DATE		7/16/2025		
TWP	RGE	SC	TRACT	TYPE		ACRES	PLOTS	TREES	CuFt	BdFt	
24S	13	14	NWAY	0004		20.20	14	62	S	W	
			PLOTS	TREES	TREES PER PLOT	ESTIMATED TOTAL TREES	PERCENT SAMPLE TREES				
TOTAL			14	62	4.4						
CRUISE			14	62	4.4	2,634	2.4				
DBH COUNT											
REFOREST											
COUNT											
BLANKS											
100 %											
STAND SUMMARY											
SAMPLE TREES		TREES /ACRE	AVG DBH	BOLE LEN	REL DEN	BASAL AREA	GROSS BF/AC	NET BF/AC	GROSS CF/AC	NET CF/AC	
S SPRUCE		24	43.7	17.0	52	16.7	68.6	9,039	8,158	2,403	2,304
DOUG FIR		23	38.1	17.8	55	15.6	65.7	6,862	6,212	2,019	1,950
R ALDER		13	47.9	11.9	31	10.8	37.1	2,419	2,309	782	782
WHEMLOCK		2	.7	38.8	74	0.9	5.7	813	628	207	179
<b>TOTAL</b>		<b>62</b>	<b>130.4</b>	<b>15.8</b>	<b>45</b>	<b>44.6</b>	<b>177.1</b>	<b>19,132</b>	<b>17,307</b>	<b>5,410</b>	<b>5,215</b>
CONFIDENCE LIMITS OF THE SAMPLE											
68.1 TIMES OUT OF 100 THE VOLUME WILL BE WITHIN THE SAMPLE ERROR											
CL	68.1	COEFF	SAMPLE TREES - BF				# OF TREES REQ.		INF. POP.		
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15		
S SPRUCE		87.5	20.1	546	684	821					
DOUG FIR		121.4	26.5	218	297	375					
R ALDER		53.3	17.7	70	85	100					
WHEMLOCK		16.2	15.2	776	915	1,054					
<b>TOTAL</b>		<b>116.4</b>	<b>15.8</b>	<b>357</b>	<b>424</b>	<b>491</b>	<b>541</b>	<b>135</b>	<b>60</b>		
CL	68.1	COEFF	SAMPLE TREES - CF				# OF TREES REQ.		INF. POP.		
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15		
S SPRUCE		80.3	18.4	150	184	218					
DOUG FIR		94.9	20.7	69	86	104					
R ALDER		40.0	13.3	25	29	33					
WHEMLOCK		30.8	28.9	187	263	339					
<b>TOTAL</b>		<b>103.3</b>	<b>14.0</b>	<b>102</b>	<b>119</b>	<b>135</b>	<b>426</b>	<b>107</b>	<b>47</b>		
CL	68.1	COEFF	TREES/ACRE				# OF PLOTS REQ.		INF. POP.		
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15		
S SPRUCE		236.3	65.5	15	44	72					
DOUG FIR		171.9	47.6	20	38	56					
R ALDER		123.7	34.3	32	48	64					
WHEMLOCK		374.2	103.6		1	1					
<b>TOTAL</b>		<b>72.0</b>	<b>19.9</b>	<b>104</b>	<b>130</b>	<b>156</b>	<b>223</b>	<b>56</b>	<b>25</b>		
CL	68.1	COEFF	BASAL AREA/ACRE				# OF PLOTS REQ.		INF. POP.		
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15		
S SPRUCE		136.2	37.7	43	69	94					
DOUG FIR		146.4	40.6	39	66	92					
R ALDER		129.9	36.0	24	37	51					
WHEMLOCK		374.2	103.6		6	12					
<b>TOTAL</b>		<b>53.7</b>	<b>14.9</b>	<b>151</b>	<b>177</b>	<b>203</b>	<b>124</b>	<b>31</b>	<b>14</b>		
CL	68.1	COEFF	NET BF/ACRE				# OF PLOTS REQ.		INF. POP.		
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15		

S SPRUCE	138.1	38.3	5,038	8,158	11,279				
DOUG FIR	135.5	37.5	3,880	6,212	8,543				
R ALDER	181.4	50.2	1,149	2,309	3,469				
<b>TC PSTATS</b>						<b>PROJECT STATISTICS</b>		PAGE	<b>2</b>
						<b>PROJECT DEVX</b>		DATE	7/16/2025
<b>TWP</b>	<b>RGE</b>	<b>SC</b>	<b>TRACT</b>	<b>TYPE</b>	<b>ACRES</b>	<b>PLOTS</b>	<b>TREES</b>	<b>CuFt</b>	<b>BdFt</b>
24S	13	14	NWAY	0004	20.20	14	62	S	W
CL	68.1	COEFF	<b>NET BF/ACRE</b>				<b># OF PLOTS REQ.</b>		<b>INF. POP.</b>
SD:	1.00	VAR.	S.E.%	LOW	AVG	HIGH	5	10	15
WHEMLOCK	374.2	103.6		628	1,279				
<b>TOTAL</b>	<b>67.8</b>	<b>18.8</b>		<b>14,054</b>	<b>17,307</b>	<b>20,559</b>	<b>198</b>	<b>49</b>	<b>22</b>
CL	68.1	COEFF	<b>NET CUFT FT/ACRE</b>				<b># OF PLOTS REQ.</b>		<b>INF. POP.</b>
SD:	1.0	VAR.%	S.E.%	LOW	AVG	HIGH	5	10	15
S SPRUCE	135.5	37.5		1,439	2,304	3,169			
DOUG FIR	139.1	38.5		1,199	1,950	2,702			
R ALDER	166.4	46.1		421	782	1,142			
WHEMLOCK	374.2	103.6			179	364			
<b>TOTAL</b>	<b>63.3</b>	<b>17.5</b>		<b>4,301</b>	<b>5,215</b>	<b>6,129</b>	<b>172</b>	<b>43</b>	<b>19</b>