



September 17, 2026

Cindy and Vince Konigsberger
837 W Arbor Ridge Dr
Green Valley AZ 85614

RE: Pacific Co WA PN 14082125052

Dear Cindy and Vince,

Per your request I made a visit to your property on 9-15-26 to assess the timber value in preparation for a potential sale. I walked the parcel, measured trees per acre and stand age of the primary stand component. The stand is made up of primarily Douglas fir planted around 30+/- years ago. I visually estimated the volume of timber based on size stocking and height. I applied the value from the Stumpage Value Tables published by the Department of Revenue which give an average of NET value after normal logging expenses.

My estimated value of the timber based on my estimate of 10 mbf of Douglas fir per acre is
 $10.8 \text{ ac} \times 10 \text{ mbf/ac} = 108 \text{ mbf} \times \text{stumpage value of } 558.00 = \text{Net timber value of } 60,264.$
Additional consideration 5% timber tax 3,013.2
Reforestation cost 800.00 per acre 8,000.00

The stand is nice, well growing and for the most part healthy. It is overstocked at 425 trees per acre. My recommendation would be to either clearcut harvest in a strong domestic log market (not currently our situation) or conduct a thinning where the smaller under performing trees are removed to provide additional resources to your crop trees. The spacing after the thinning should be 15-20 feet between your leave trees or 190-110 trees per acre.

There is a stream on the west edge of the property. Current DNR regulations would consider this a non-typed water due to the fact 1) it dries up and 2) it does not have a connecting above ground channel to a higher class stream.

Let me know if there are any questions or if I can be of further assistance

Thank you,
Byron Hinnars
Forester-Hadaller Logging
360-601-8168