



Property Assessment

Tract Name/ID#:	<u>329 Beasley</u>	Acres	<u>180.60</u>
County:	<u>Cumberland</u>	Completed By:	<u>Carwin Owens</u>
State:	<u>VA</u>	Date	<u>09/05/19</u>
Client:	<u>BTG retail</u>		

Section 1: Valuation Information:

Summary:

	<u>Percent</u>	<u>Per Acre</u>	<u>Total</u>
Land Value	77.2%	1,000.00	\$180,600
Pre-merchantable Timber Value	14.5%	187.57	\$33,876
Merchantable Timber Value	8.3%	107.74	\$19,458
	<u>100.0%</u>	<u>1,295.31</u>	<u>\$233,934</u>

Merchantable Timber:

	<u>Tons</u>	<u>Unit \$</u>	<u>Value</u>
Pine Saw Timber	2	\$20.00	\$44
Pine Chip-n-saw	78	\$16.00	\$1,241
Pine Pulpwood	170	\$10.00	\$1,698
Hardwood Sawtimber	697	\$20.00	\$13,940
Hardwood Pulpwood	845	\$3.00	\$2,535
	<u>1,792</u>		<u>\$19,458</u>

Pre-merchantable timber:

<u>Est. Year</u>	<u>Age</u>	<u>Acres</u>	<u>\$/Acre</u>	<u>Value</u>
2019	0	150.56	\$225.00	\$33,876
2018	1	0	\$255.00	\$0
2017	2	0	\$285.00	\$0
2016	3	0	\$315.00	\$0
2015	4	0	\$345.00	\$0
2014	5	0	\$375.00	\$0
2013	6	0	\$405.00	\$0
2012	7	0	\$435.00	\$0
2011	8	0	\$465.00	\$0
2010	9	0	\$495.00	\$0
2009	10	0	\$525.00	\$0
2008	11	0	\$555.00	\$0
2007	12	0	\$585.00	\$0
2006	13	0	\$615.00	\$0
2005	14	0	\$645.00	\$0
2004	15	0	\$675.00	\$0
		<u>150.56</u>		<u>\$33,876</u>

Bare Land:

	<u>Acres</u>	<u>\$/Acre</u>	<u>Value</u>
Convertible	180.6	\$1,000	\$180,600
Non-convertible	0	\$0	\$0
	<u>180.6</u>		<u>\$180,600</u>