



Property Assessment

Tract Name/ID#:	<u>Mole Hill North</u>	Acres	<u>85.80</u>
County:	<u>Prince Edward</u>		
State:	<u>VA</u>	Completed By:	<u>Carwin Owens</u>
Client:	<u></u>	Date	<u>10/04/20</u>

Section 1: Valuation Information:

Summary:

	<u>Percent</u>	<u>Per Acre</u>	<u>Total</u>
Land Value	71.5%	1,290.00	\$110,682
Pre-merchantable Timber Value	16.6%	299.70	\$25,715
Merchantable Timber Value	11.8%	213.52	\$18,320
	<u>100.0%</u>	<u>1,803.22</u>	<u>\$154,716</u>

Merchantable Timber:

	<u>Tons</u>	<u>Unit \$</u>	<u>Value</u>
Pine Saw Timber	23	\$20.00	\$466
Pine Chip-n-saw	36	\$16.00	\$578
Pine Pulpwood	31	\$10.00	\$310
Hardwood Sawtimber	462	\$30.00	\$13,866
Hardwood Pulpwood	620	\$5.00	\$3,100
	<u>1,173</u>		<u>\$18,320</u>

Pre-merchantable timber:

<u>Est. Year</u>	<u>Age</u>	<u>Acres</u>	<u>\$/Acre</u>	<u>Value</u>
2020	0	0	\$285.00	\$0
2019	1	0	\$315.00	\$0
2018	2	0	\$345.00	\$0
2017	3	0	\$375.00	\$0
2016	4	0	\$405.00	\$0
2015	5	0	\$435.00	\$0
2014	6	55.3	\$465.00	\$25,715
2013	7	0	\$495.00	\$0
2012	8	0	\$525.00	\$0
2011	9	0	\$555.00	\$0
2010	10	0	\$585.00	\$0
2009	11	0	\$615.00	\$0
2008	12	0	\$645.00	\$0
2007	13	0	\$675.00	\$0
2006	14	0	\$705.00	\$0
2005	15	0	\$735.00	\$0
		<u>55.3</u>		<u>\$25,715</u>

Bare Land:

	<u>Acres</u>	<u>\$/Acre</u>	<u>Value</u>
Convertible	85.8	\$1,290	\$110,682
Non-convertible	0	\$0	\$0
	<u>85.8</u>		<u>\$110,682</u>