

File: 195-30/IAPP

September 20, 2005

BY EMAIL

To: Bill Warner
Regional Manager
Northern Interior Forest Region

Phil Zacharatos
Regional Manager
Southern Interior Forest Region

From: Bill Howard
Director
Revenue Branch



Re: Comparative Value Pricing System and Market Pricing System

The following stumpage appraisal parameter values are effective October 1, 2005.

Interior Composite Index	201.7
Interior Target Rate	17.65
Interior Mean Value Index	22.92
Interior Base Rate	24.67

The values of lumber and chips and the regional average basic silviculture costs by species, effective October 1, 2005, for use in the Comparative Value Pricing System are attached.

For the Market Pricing System, the consumer price index and lumber prices for stumpage rates calculated from October 1, 2005, to October 31, 2005, are also attached.

These parameters can also be found on the Revenue Branch home page on the Internet at:
<http://www.for.gov.bc.ca/hva/timberp/parameters/historical.htm>

Bill Warner, Phil Zacharatos

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Bill Howard

Bill Howard
Director
Revenue Branch

Attachments

pc: Grant Parnell, Director, Operations, BC Timber Sales
Mike Falkiner, Manager, Timber Pricing, Revenue Branch
Jim Schafthuizen, Revenue Officer, Southern Interior Forest Region
Tracy Hendry, Timber Pricing Co-ordinator, Southern Interior Forest Region
John McClary, Revenue Manager, Northern Interior Forest Region
Ljiljana Knezevic, Timber Pricing Co-ordinator, Northern Interior Forest Region
Jim Davison, Senior Timber Pricing Accountant, Interior, Revenue Branch
Bob Bull, Senior Timber Pricing Forester, Revenue Branch
Brenda Abbott, Timber Pricing Accountant, Interior, Revenue Branch
Steve Fletcher, Senior Timber Pricing Forester, Systems, Revenue Branch
Sabina Ghazarian, Timber Pricing Forester, Systems, Revenue Branch
Jo-Anne White, Timber Pricing Systems Clerk, Revenue Branch
Interior Appraisal Advisory Committee

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Ministry of Finance and Corporate Relations

Location: Main Floor, 541 Superior Street, Victoria, BC

Mailing Address: P.O. Box 9459 Stn Prov Govt, Victoria, BC, V8W 9V7

Telephone at: (250) 356-0843

Fax Number: (250) 356-0846

**AVERAGE MARKET VALUES FOR STUD AND RANDOM LENGTH LUMBER
COINCIDENT ZONING
EFFECTIVE OCTOBER 1, 2005
FOR THE TWELVE MONTHS ENDED JUNE 30, 2005
AVERAGE LUMBER MARKET VALUES (\$/MBM)**

AMV ZONE	BALSAM		CEDAR	FIR / LARCH		HEMLOCK	LOGEPOLE PINE		WHITE PINE	YELLOW PINE	SPRUCE	
	Stud	Random	All	Stud	Random	All	Stud	Random	All	All	Stud	Random
5	352	338	543	352	392	362	352	374	333		352	384
6	352	341	543	352	392	362	352	374	333		352	384
7	354	349	543	354	398	362	354	385	337	385	354	397
8	352	334	543	352	410	357	352	370	332	378	352	380
9	319	324					319	361			319	368

For Appraisals Effective March 1, 1993

Zone 5: Northern Interior & Quesnel

Zone 6: Skeena

Zone 7: Southern Interior

Zone 8: Southern Cariboo

Zone 9: Fort Nelson - Peace

AVERAGE MARKET VALUES FOR SMALL LOGS
EFFECTIVE OCTOBER 1, 2005
FOR THE TWELVE MONTHS ENDED JUNE 30, 2005
AVERAGE LUMBER MARKET VALUES (\$/MBM)

AMV ZONE	BALSAM		CEDAR	FIR / LARCH		HEMLOCK	LODGEPOLE PINE		WHITE PINE	YELLOW PINE	SPRUCE	
	Stud	Random	All	Stud	Random	All	Stud	Random	All	All	Stud	Random
15	320	320	494	320	320	329	320	320	303		320	320
16	320	320	494	320	320	329	320	320	303		320	320
17	322	322	494	322	322	329	322	322	307	350	322	322
18	320	320	494	320	320	325	320	320	302	344	320	320
19	290	290					290	290			290	290

For Appraisals Effective December 1, 1994

Zone 15: Northern Interior & Quesnel

Zone 16: Skeena

Zone 17: Southern Interior

Zone 18: Southern Cariboo

Zone 19: Fort Nelson - Peace

**AVERAGE MARKET VALUES FOR SMALL LOG LICENSES
EFFECTIVE OCTOBER 1, 2005
FOR THE TWELVE MONTHS ENDED JUNE 30, 2005
AVERAGE LUMBER MARKET VALUES (\$/MBM)**

AMV ZONE	BALSAM		CEDAR	FIR / LARCH		HEMLOCK	LOGEPOLE PINE		WHITE PINE	YELLOW PINE	SPRUCE	
	Stud	Random	All	Stud	Random	All	Stud	Random	All	All	Stud	Random
25	219	219	543	239	239	362	228	228	231		216	216

For Appraisals Effective April 1, 1997
Zone 25: Interior

**AVERAGE MARKET VALUES FOR GRADE 4 HEMLOCK LOGS
EFFECTIVE OCTOBER 1, 2005
FOR THE TWELVE MONTHS ENDED JUNE 30, 2005
AVERAGE LUMBER MARKET VALUES (\$/MBM)**

AMV ZONE	BALSAM		CEDAR	FIR / LARCH		HEMLOCK	LODGEPOLE PINE		WHITE PINE	YELLOW PINE	SPRUCE	
	Stud	Random	All	Stud	Random	All	Stud	Random	All	All	Stud	Random
35	352	338	543	352	392	293	352	374	333		352	384
36	352	341	543	352	392	314	352	374	333		352	384
37	354	349	543	354	398	332	354	385	337	385	354	397
38	352	334	543	352	410	317	352	370	332	378	352	380

Zone 35: Northern Interior & Quesnel

Zone 36: Skeena

Zone 37: Southern Interior

Zone 38: Southern Cariboo

**INTERIOR AVERAGE CHIP VALUES
EFFECTIVE OCTOBER 1, 2005
For The Twelve Months Ended June 30, 2005**

APPRAISAL POINT	CODE	WW \$/BDU	CEDAR \$/BDU	APPRAISAL POINT	CODE	WW \$/BDU	CEDAR \$/BDU
100 Mile House	100M	84	63	Lillooet	LILL	78	59
Adams Lake	ADLK	78	59	Louis Creek	LSCK	79	59
Armstrong	ARMS	78	59	Lumby	LUMB	77	58
Bear Lake	BELK	86	65	Lytton	LYTT	76	57
Boston Bar	BOBA	74	56	Mackenzie	MKEN	90	68
Burns Lake	BSLK	80	60	McBride	MBRI	69	52
Canoe	CANO	77	58	Merritt	MERR	78	59
Carnaby	CARN	73	73	O.K. Falls	OKFA	73	55
Chasm	CHSM	82	62	Prince George	PRGE	88	66
Chetwynd	CHET	84	63	Princeton	PRIN	76	57
Clear Lake	CLLK	87	65	Quesnel	QUES	81	61
Craigellachie	CRAI	74	56	Revelstoke	REVE	75	56
Engen	ENGE	83	62	Smithers	SMIT	71	71
Fort Nelson	FTNE	69	52	Squamish	SQUA	103	77
Fort St. James	FTJA	82	62	Strathnaver	STRA	79	59
Fort St. John	FTJO	80	60	Taylor	TAYL	80	60
Fraser Lake	FRLK	82	62	Terrace	TERR	77	77
Hazelton	HAZE	74	74	Upper Fraser	UPFR	88	66
Houston	HOUS	78	59	Valemount	VALE	71	53
Isle Pierre	ISPI	87	65	Vanderhoof	VAND	84	63
Kamloops	KAML	81	61	Vavenby	VAVE	77	58
Kelowna	KELO	76	57	Westbank	WEST	76	57
Kitwanga	KITW	75	75	Williams Lake	WILK	77	58
Lavington	LAVI	77	58	Ymir	YMIR	82	62
Canal Flats	CAFL	85	64				
Castlegar	CAST	83	62				
Cranbrook	CRAN	84	63				
Creston	CRES	80	60				
Elko	ELKO	82	62				
Galloway	GALL	82	62				
Grand Forks	GRFO	80	60				
Midway	MIDW	79	59				
Park Siding	PASI	80	60				
Radium	RADI	82	62				
Slocan	SLOC	81	61				
Thrumms	THRU	83	62				
Ymir	YMIR	82	62				

**INTERIOR BASIC SILVICULTURE COSTS BY SPECIES
EFFECTIVE OCTOBER 1, 2005**

Basic Silviculture Costs (\$/m³)

Region	BALSAM	CEDAR	FIR	HEMLOCK	LARCH	LOGEPOLE PINE	SPRUCE	WHITE PINE	YELLOW PINE
Northern Interior	4.44	6.11	3.70	3.83		4.39	5.14		
Southern Interior	5.69	6.23	6.08	6.01	5.70	4.80	5.25	6.33	7.30

Prepared by Revenue Branch, Ministry of Forests and Range

Verified by:



MARKET PRICING SYSTEM LUMBER VALUES (\$/MBM)

FROM THE THREE MONTHS ENDED July 31, 2005

FOR MARKET PRICING STUMPAGE CALCULATIONS BETWEEN October 1 and 31, 2005

AMV ZONE	BALSAM	CEDAR	FIR / LARCH	HEMLOCK	LODGE-POLE PINE	WHITE PINE	YELLOW PINE	SPRUCE
5	330	515	375	314	330	330		330
6	314	515		314	330			330
7	340	515	362	314	340	340	340	340
8	348	515	375	314	348	348	348	348
9	337				337			337

B.C. C.P.I. (P110000) effective this period:	125.7
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For Appraisals Effective January 1, 1999

Zone 5: Northern Interior & Quesnel

Zone 6: Skeena

Zone 7: Southern Interior

Zone 8: Southern Cariboo

Zone 9: Fort Nelson - Peace

Prepared by Revenue Branch, Ministry of Forests and Range

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MARKET PRICING SYSTEM LUMBER VALUES (\$/MBM)

FROM THE THREE MONTHS ENDED JUNE 30, 2005

FOR MARKET PRICING STUMPAGE CALCULATIONS BETWEEN September 1 and 30, 2005

AMV ZONE	BALSAM	CEDAR	FIR / LARCH	HEMLOCK	LODGE-POLE PINE	WHITE PINE	YELLOW PINE	SPRUCE
5	346	525	393	334	346	346		346
6	334	525		334	346			346
7	358	525	370	334	358	358	358	358
8	358	525	393	334	358	358	358	358
9	350				350			350

B.C. C.P.I. (P110000) effective this period:	125.4
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For Appraisals Effective January 1, 1999

Zone 5: Northern Interior & Quesnel

Zone 6: Skeena

Zone 7: Southern Interior

Zone 8: Southern Cariboo

Zone 9: Fort Nelson - Peace

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MARKET PRICING SYSTEM LUMBER VALUES (\$/MBM)

FROM THE THREE MONTHS ENDED MAY 31, 2005

FOR MARKET PRICING STUMPAGE CALCULATIONS BETWEEN August 1 and 31, 2005

AMV ZONE	BALSAM	CEDAR	FIR / LARCH	HEMLOCK	LODGE-POLE PINE	WHITE PINE	YELLOW PINE	SPRUCE
5	363	541	424	366	363	363		363
6	366	541		366	363			363
7	378	541	383	366	378	378	378	378
8	374	541	424	366	374	374	374	374
9	365				365			365

B.C. C.P.I. (P110000) effective this period:	125.2
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For Appraisals Effective January 1, 1999

Zone 5: Northern Interior & Quesnel

Zone 6: Skeena

Zone 7: Southern Interior

Zone 8: Southern Cariboo

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