

OPINION OF FAIR MARKET VALUE
FOR:
YURKOVICH ESTATE

WASHINGTON COUNTY, OREGON
T02N R02W Sec 35
SW $\frac{1}{4}$ of the SW $\frac{1}{4}$

TL 1000

49.24- ACRES GROSS
24.56- ACRES NET TIMBER

Valuation Date: October 9, 2025

Report Date: March 10, 2026

By

Steve Garner
Garner Timber Services
15805 NW Tupper Road
Yamhill, Oregon 97148

March 10, 2026

Jo Schaefer
Yurkovich Trust
1603 NE 46th Ave
Portland, OR 97213

RE: Yurkovich TL 1000 (T02N R02W Sec 35) SW ¼ of the SW ¼ -49.24 acres gross and 24.56 acres net timber and reproduction. Washington County OR

Mrs. Schaefer and Family,

Enclosed is the valuation for the tax lot listed above. Date of valuation is October 9, 2025.

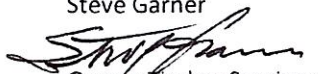
This parcel is located at 21950 NW Meier Road, just out of Helvetia, OR. This property is composed of good quality douglas fir that is 32-36 years of age. This valuation is based on the net acres that could be harvested under current Oregon Forest Practices. This timber is of medium to good quality. (Site Index 130).
with no foreseen problems in yarding. This parcel is 100% shovel ground. This parcel was valued as advanced reproduction. As a management strategy; this property would be grown another 15 years before harvest.

These stands are valued at October 9, 2025 prices. The total value of merchantable timber and reproduction has been calculated to be **\$ 133,151.37 or (One Hundred Thirty Three Thousand Dollars) rounded.**

NOTE: These are stumpage values only...No bare land values applied.

If you have any questions please call me.

Steve Garner


Garner Timber Services
(503) 201-3787

GARNER TIMBER SERVICES

Sale Name YURKOVICH ESTATE Value Date 10/9/25 P & R Acres Gross 49.24 Acres Net 24.56
 TL 1000 02N02W Sec 35 SW 1/4 of SW 1/4 Vol/ac----- 0.00
 Sale Type Lump Sum

Specie	Sort	Pricing Volume	Delivered Value	Gross Value	Total Production	Logger %
DF	All	0	\$ 652.00	\$ -	Dollars \$ -	#DIV/0!
BM		0	\$ 386.43	\$ -		
Hem/Fir		0	\$ 555.00	\$ -	Gross Timber Value	\$ -
RA		0	\$ 415.00	\$ -	Production Costs	\$ -
RC		0	\$ 1,706.25	\$ -	Total net	\$ -
Oak	All	0	\$ -	\$ -		
Total		0	\$ -	\$ -	Excise Tax	\$ (157.37)

AV Log Val #DIV/0!

Oregon

Grand Total \$ 157.37

Logging Costs OBT

Specie	Sort	Volume	MBF COST	TOTAL DOLLARS	Reforestation Costs	#DIV/0!
DF	W/Poles	0	\$ 220.00	\$ -		
BM		0	\$ 220.00	\$ -	Timber Value Liquidation	\$ 157.37
Hem/Fir		0	\$ 220.00	\$ -	Stumpage/M	
RA		0	\$ 220.00	\$ -	#DIV/0!	
RC		0	\$ 220.00	\$ -	P & R	\$ -
Misc/UT		0	\$ 220.00	\$ -	\$30/MBF	
TOTAL		0	\$ -	\$ -	TOTAL VALUE TMBR	\$ 157.37
ON BOARD	MBF					

Haul Cost

Specie	Sort	Volume	MBF COST	TOTAL DOLLARS	TY 11	2.86 ac 36 yr GF/DF mix SI 127	
DF	All	0	\$ 64.51	\$ -	2.86 ac @ \$4,850/ac		\$ 13,871.00
BM		0	\$ 116.23	\$ -	TY 12	12.44 ac 32 yr df-SI 129	\$ 59,581.20
Hem/Fir		0	\$ 113.63	\$ -	12.44 ac @ \$4,920/ac		
RA		0	\$ 116.00	\$ -	TY 13	9.26 ac 36 yr df-SI 130	\$ 59,541.80
RC		0	\$ 113.63	\$ -	9.26 @ \$6,430/ac		
Misc/UT		0	\$ 145.00	\$ -			
Total		0	\$ -	\$ -			
Haul/MBF							

Misc Production Costs

Volume	0	Dollars Per MBF	
Admin	\$ -	\$ 16.00	
Survey	\$ -	\$ -	
Layout	\$ -	\$ 4.00	
Road	\$ -	\$ 6.00	
Move In	\$ -	\$ 22.00	
Burning	\$ -	\$ 9.00	
Spray	\$ -	\$ 11.55	
Planting	\$ -	\$ 30.62	
Total	\$ -	Dollars	#DIV/0!
Dollars		Per MBF	

TOTAL VALUE
 MERCHANTABLE AND REPRODUCTION \$ 133,151.37

[illegible]

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.washingtoncountyor.gov/gis

Cancelled Taxlots For: 2N235



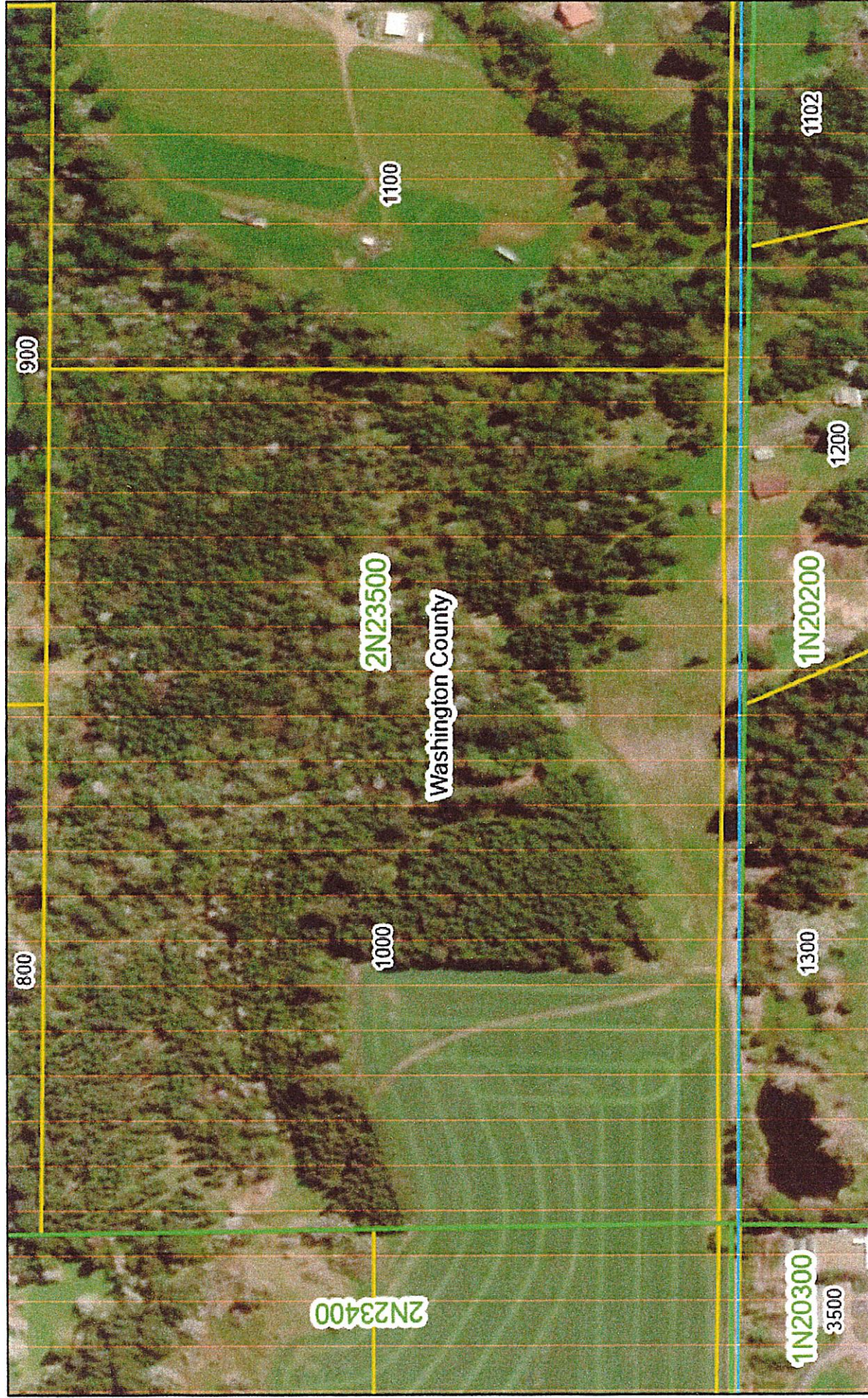
Assessment CARTOGRAPHY Taxation

PLOT DATE: 4/8/2024

FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

Map areas are created by either gray shading or a cross-hatched pattern for reference only and may not indicate the limit of current property boundaries. Please consult the appropriate map for the most current information.

ArcGIS Web Map



4/1/2026, 11:56:38 AM

taxlot

CountyLines

mapIndex

1:4,514

0 0.03 0.05 0.09 0.17 mi

0 0.04 0.09 0.17 km

OREGON DOR, GEO, Vanlor