



William C. Bell
Consulting Services

Cell: 615 489-0769

BillCertifiedForester@gmail.com

4619 Jefferson Road
Smithville, TN 37166

Timber Sales

Timber Appraisals

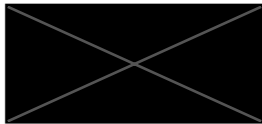
Land Management Plans

Sawmill Financial Assessments

Sawmill Organization
& Management

Green Belt Plans

Forest Inventories



04/24/23

Dear Ms. Hartley:

At your request I have recently completed an updated appraisal of the value of the timber on the 147 acre tract located on Map# 026 and Parcel# 041.00 on Wilmouth Creek Road in Cannon County.

The values and volumes provided to you are based on 122 acers of actual timber. The current timber volumes and values have been updated from my original appraisal which was done in 2015.

The new volumes are calculated based on a 3% growth rate per year since 2015. The 3% is the average growth rate on hardwood timber in this region. This was calculated through the end of 2022. The timber added an additional 93,786 board feet to the total over that 8 year period. So the total volume of timber now is **501,786** board feet.

Once the total board foot volume was calculated, I then applied a current market price to each different species located on the tract. The species prices are extracted from the latest Hardwood Market Report of March 2023. The Poplar accounts for 35% of the total volume and the Red Oak accounts for 18%. The Chestnut Oak accounts for 19% and the White Oak accounts for 5%. The Hickory accounts for 3.5% and miscellaneous species account for 5.5%

After applying a current market price to each of the above, the total value of the timber today is **\$201,437**.

So the timber value in the 8 year period since 2015 has increased by \$79,037.

If you have any questions please don't hesitate to ge in touch with me. I appreciate the opportunity to serve you once again.

Sincerely,

W.C. "Bill" Bell

Forest Management Plan

For the 10 Year Period 2023 - 2033

Landowner's Name: Kathryn Kaptain, Karen Hartley
Jesse R. Melton

Map #: 026

Landowner's Address:



Parcel #: 041.00

County: Cannon

Date Examined: 05/30/23

Total Acres in Parcel: 147

Total Forested Acres: 147

Management History of Forest Land: No management activities have occurred in recent years.

Landowners Objectives for Management:

1. Continue to grow merchantable timber.
2. Maintain Greenbelt status.
3. Market timber and property going forward.

Management Unit: 147 acres

Description of Management Unit This unit is characterized by mature hardwood timber.

Site Quality for Existing Forest Type: High - site index 85 - 94 for Upland Oak

Existing Forest Type: Upland Hardwoods

Species Composition: White Oak, Poplar, Red Oak, and Chestnut Oak

Timber Size Class: Sawtimber

Stocking of Existing Stand: High - 90 square feet basal area per acre

Stand Age: 61- 70

Management/Harvesting History: No harvesting activity has taken place in the past 30 to 40 years.

Present Condition: This stand is actively growing and is mature timber. There is no evidence of insect, disease or fire damage.

Recommendations for Management for the Next 10 Years

Recommended Management Type: Upland hardwoods

Management Prescription: Conduct a commercial timber harvest.

Concluding Statement: A timber sale should be considered in the next 10 year cycle since the timber is mature.

Additional Recommendations for Management

1. Prior to any sale be sure the boundaries are properly marked.
2. Use "Best Management Practices" (BMP'S) for conducting any type of land management activities.
3. Always consult a Professional Forester prior to harvesting any timber.
4. Consult a TWRA Wildlife Biologist for information concerning management of wildlife on your property.

Forest Management Plan prepared by:

W.C. Bell

Signature

5/30/23

Date

**W.C "Bill" Bell
Consulting Services**

Cell: 615 489-0769
BillCertifiedForester@gmail.com
4619 Jefferson Road
Smithville, TN 37166



Certified Forester
#2389

ASSESSMENT CHANGE NOTICE

TaxYear 2024

CANNON COUNTY

TENNESSEE

The assessed value or the classification of your property for property tax purposes has changed. If you wish to discuss this change in assessment or classification, you may contact the Assessor of Property's Office. See additional information below regarding appealing your change in assessment or classification.

General Parcel Data

DI	CTRL MAP	GP	PARCEL	PI	S/I	CITY	SSD1	SSD2
10	026		041.00		000		000	000

Parcel Address	Subdivision	Lot	Block
WILMOUTH CREEK RD			

Classification	Deed Acres	Calc Acres
12 - Forest	147	140

Values as of January 1, 2024

Previous Values

Appraised Value:	\$235,600	\$235,600
Greenbelt Appraised Value:	\$75,900	\$75,900
Assessment Rate:	25%	25%
Assessment:	\$18,975	\$18,975
Classification:	12 - Forest	11 - Agricultural

NOT A TAX BILL

This notice shows the appraised and assessed values of your property for property tax purposes. The assessed value is a percentage of appraised value determined by state law according to the classification of the property (residential, commercial/industrial, farm or public utility). A local tax rate is then applied to the assessed value to determine the amount of taxes due. Generally, property taxes become due the first Monday in October each year.

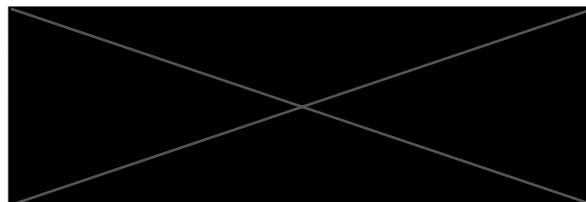
If you believe the appraised value on this notice does not reflect the market value of your property, is not in line with the appraised values of similar properties in the county, or if you believe your property has been erroneously classified, you may contact the Assessor of Property or appear before the local Board of Equalization. The tax rate and tax amount should not be the subject of an appeal, as the tax rate is separately determined by the local governing body.

Owners of agricultural, forest, or open space land may qualify for preferential assessments on the basis of use value rather than market value. For more information regarding your property assessment, contact the Assessor of Property, or visit <http://www.comptroller.tn.gov/pa/>.

ANGELA SCHWARTZ
ASSESSOR OF PROPERTY
200 W MAIN ST
WOODBURY, TN 37190

(615)563-5437

000201





William C. Bell
Consulting Services

Cell: 615 489-0769
Home: 615 215-8314

BillCertifiedForester@gmail.com
4619 Jefferson Road
Smithville, TN 37166

Timber Sales

Timber Appraisals

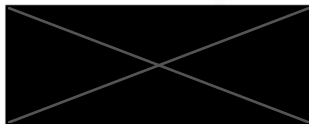
Land Management Plans

Sawmill Financial Assessments

Sawmill Organization
& Management

Green Belt Plans

Forest Inventories



January 12, 2015

Dear Ms. Hartley:

At the request of Bruce Todd I recently completed an appraisal of the value of the timber on the 147 acre tract located in Cannon County Tennessee. The field work was completed on 1/6/2015.

The values and volumes provided to you are based on 122 acres of actual timber. The total acreage was reduced by 25 acres due to old field sites and buffer areas along Wilmouth Creek Road.

The methodology used to determine these values was a 10 factor prism cruise. This is done by taking tenth acre plots along a predetermined grid and measuring each tree by species on that plot. Those volumes are then used to extrapolate total volumes. Once total volumes are calculated, then a current market value is applied to each species which in turn gives you a total estimated value of the timber on the 122 acres. In this case the volume is approximately 366,000 MBF (thousand board feet) of timber and the value of this timber equates to +/- \$108,000. These values are estimates only but are sufficient for your intended purpose. This process is standard methodology for determining timber volumes.

Additionally, if you do purchase the property and sometime in the future decide to sell the timber let me encourage you to employ a Consulting Forester to conduct your sale. There are many facets to selling timber and a consultant can provide you with the best outcome.

If you have any questions concerning this information, please do not hesitate to call me. I appreciate the opportunity to serve you.

Sincerely,

W.C. "Bill" Bell

cc: Bruce Todd
1230 S.E. Broad
Murfreesboro, TN 37130