

Appraisal and Appraisal Review Services Established 1946

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**CERTIFIED MAIL, RETURN RECEIPT REQUESTED**

April 12, 2010



Dear Permit Holder:

The USDA Forest Service periodically contracts for the appraisal of recreation residence lots on National Forest land. Such appraisals are prepared in conformance with the Cabin User Fee Fairness Act of 2000 ["CUFFA"] (Public Law 106-291) and final regulations, directives and appraisal guidelines published in the *Federal Register* in 36 C.F.R. Part 251 (2006). The Forest Service engaged me to independently estimate the market value of recreation residence lots in Naches Ranger District of Wenatchee National Forest identified below as representative or typical of other recreation residence lots within each Tract as a whole.

You are invited to attend an informational group meeting scheduled on Friday May 14, 2010 from 6:00 p.m. to (as late as) 9:00 p.m. in the meeting room at Naches Presbyterian Church, 201 East 2<sup>nd</sup> Street, Naches, WA 98937-8817. Forest Service staff and I will answer any questions about the appraisal process. The recreation residence lots to be appraised, all within the Naches Ranger District, will be inspected at the dates and approximate times cited below and on page 2:

<u>Date</u>	<u>Tract</u>	<u>1st Typical Lot to Inspect</u>	<u>Time</u>	<u>Other Lots in Order of Inspection</u>
5/15/2010	Gold Creek	38	8:30 a.m.	33 & 5
	Lost Creek	16	10:10	
	Edgar Rock	8	10:45	6 & 2
	Cliffdell	5	12:20	14
	Stillwater	7	2:00 p.m.	12
	Crag	6	3:10	9 & 12
	Cedar Springs	5	4:50	
	Little Naches	7	5:25	

Recreation residence lots on Wenatchee N.F., Naches R.D.  
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<u>Date</u>	<u>Tract</u>	<u>1st Typical Lot to Inspect</u>	<u>Time</u>	<u>Other Lots in Order of Inspection</u>
5/16/2010	Idlewild	3	8:30 a.m.	6 & 8
	Hawks Nest	3	10:15	
	Indian Flat	3	10:50	7, 17 & 25
	Willow Springs	36	1:30 p.m.	37 & 41
	Sleepy Hollow	28	3:10	29
	Edgewater	1	4:10	9
5/29/2010	Bootjack	8	8:30 a.m.	
	Indian Creek	9	9:05	13, 14 & 18
	Andy Creek	44	11:20	17 & 19
	Russell Creek	15	1:30 p.m.	8
	Hart Creek	9	2:35	11 & 18
	Horseshoe Cove	4	4:10	16 & 20
5/30/2010	Bumping Lake	8	8:30 a.m.	11, 12 & 17
	American Forks	9	11:00	
	American River	2	11:35	
	Idlehour	5	12:10	
	Pleasant Valley	2	1:15 p.m.	3 & 4
	Union Creek	3	3:00	4 & 7
	Timber Creek	6	4:40	12
5/31/2010	Silver Cove	4	8:30 a.m.	6 & 10
	South Fork	24	10:15	18 & 3
	Bear Cove	34	12:30 p.m.	18, 17 & 8
	Bear Creek	4	3:00	

Reasonable efforts will be exercised to inspect each lot at approximately one-half hour intervals. Actual inspection time will, however, vary and thus affect projected arrival time at each lot, particularly at the latter part of each day.

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The sole lots to be inspected and appraised are the lots selected as "typical", based on instruction from the Forest Service following its consultation with permit holders. You are invited but not required to be present during the informational meeting and lot inspection. And, you may mail or email to me (P. O. Box 156, Everett WA 98206-0156; email: [tnewman@sanforest.com](mailto:tnewman@sanforest.com)) information that might be relevant in estimating the market value of the recreation residence lots being appraised, including details of sales of privately owned lots in the region that you believe might be sufficiently similar for consideration as comparable data. Any such lot sale data you might wish to provide, either directly or through your cabin owners association, is appreciated within 30 days if possible.

In addition, you are welcome to directly contact assigned review appraiser Cliff T. Curtis, ARA of the Forest Service if you have appraisal related questions (541-523-1227; email: [ctcurtis@fs.fed.us](mailto:ctcurtis@fs.fed.us)). Thank you for your cooperation.

Sincerely,

S. A. NEWMAN FIRM



Timothy D. Newman, MAI, CF  
Partner

WA State Certified – General  
Appraiser 1100664

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