

POSITION DESCRIPTION

Forest Analyst

Timberland Appraisal, Inc.



Position Summary

We are seeking a detail-oriented Forest Analyst to join our timberland appraisal practice. This role supports the preparation of market valuation reports for a variety of forestland owners with a focus on large institutional timberland portfolios in the Pacific Northwest. The analyst specializes in translating processed forest inventory and financial model outputs into clear, publication-quality summaries, tables, and graphics. The position involves close collaboration with senior appraisers and foresters throughout each appraisal.

About the Work

Our appraisals integrate forest inventory analysis, discounted cash flow (DCF) modeling, comparable sales analysis, and regional log market research to produce annual and periodic valuations of large timberland properties. Reports are prepared under Uniform Standards of Professional Appraisal Practice (USPAP) and are used by institutional clients, owners, lenders, and company advisors. The Forest Analyst role is central to the report creation process.

Key Responsibilities

Data Summarization & Visualization

- Compile and summarize processed forest inventory data by age class, species, site index, and merchantability class
- Translate harvest scheduling model outputs (volume, acres, species, and yield statistics across multi-decade forecasts) into tables and summary figures
- Produce charts and figures for DCF analysis outputs, including value-by-discount-rate sensitivity, value allocation over time, and harvest/growth comparisons
- Prepare log price history and forecast charts from regional market data sources, including trend lines, rolling averages, and ratio comparisons
- Summarize comparable sales data, adjustment grids, and adjusted value-per-acre results in tabular and graphical form
- Compile and maintain regional macroeconomic indicator figures
- Assist with processing spatial data and producing maps in QGIS

Appraisal Report Preparation

- Assemble and format appraisal report sections in Microsoft Word, including tables, figures, and supporting text, in accordance with established report templates and USPAP standards
- Maintain and update Excel workbooks supporting appraisal cost tables, log price summaries, stumpage tax schedules, discount rate analyses, and comparable sales grids
- Assist in preparing and updating the comparable sales database, including sale descriptions, key property metrics, and adjustment factors
- Support quality control review of report figures, tables, and data cross-references prior to final delivery
- Coordinate figure and table numbering, cross-references, and table of contents updates in multi-section appraisal reports

Research & Analysis Support

- Assist with regional log market research and summarization of market conditions from Log Lines and other industry sources
- Support discount rate research, including compilation of survey results and derivation of implied rates from comparable sales
- Assist in compiling and organizing property history, environmental regulation summaries, and land use data for report sections

Qualifications

Required

- Proficiency in Microsoft Excel, including chart creation, data organization, and basic formula development
- Proficiency in Microsoft Word, including multi-section document formatting, table and figure management, and styles
- Strong attention to detail and commitment to data accuracy in a document production context
- Ability to work independently on assigned tasks and meet deadlines within an appraisal project schedule

Preferred

- Coursework or experience in forest mensuration, timber cruising, forest inventory analysis, or forest biometrics
- Familiarity with forest growth and yield modeling concepts, harvest scheduling, or timber valuation
- Experience working with large tabular datasets and GIS-linked inventory files
- Familiarity with spatial data management concepts and systems (e.g., QGIS or ArcGIS)
- Experience with programming for managing data in R or Python
- Exposure to real estate appraisal concepts, timberland investment analysis, or natural resource economics

Work Environment & Structure

This is a professional remote-based position with periodic field support as needed. The analyst will work within defined appraisal project cycles, with primary deliverables tied to report submission timelines. The position offers direct exposure to institutional-grade timberland valuation methods, regional log markets, forest inventory systems, and financial modeling frameworks used by major timber investment management organizations (TIMOs) and other forest landowners.

To Apply

Interested candidates should submit a resume and a brief cover letter describing relevant coursework, technical skills, and career interests to:

Kelly Smith (he/him)

Forest Analyst

Timberland Appraisal, Inc.

kelly@timberlandappraisal.com

Applications are reviewed on a rolling basis. We encourage candidates with a strong quantitative orientation and genuine interest in timberland markets or natural resource economics to apply.