

Appraised Value of Public Owned Trees

**1911 NE Berry Street
Parcel # 49300500700**

Prepared for

Barend Van Zanten

&

**City of Olympia, WA
Community Planning and Development
Joe Roush
City Urban Forester**

Presented by

**SUF
Sound Urban Forestry
Kevin M. McFarland**

10/14/04

SUF

SOUND URBAN FORESTRY PMB 97, 1910 E. 4th Ave., Olympia, WA 98506 360.236.1028

October 14, 2004

Mr. Joe Roush
City Urban Forester
Community Planning and Development
City of Olympia
P.O. Box 1967
Olympia, WA 98507

Mr. Roush:

Barend Van Zanten and Sound Urban Forestry are submitting a Vegetative Appraised Value report associated with the Berry Street View Enhancement and Vegetation Restoration Plan. This report presents my evaluation of trees proposed for removal within a City of Olympia owned property identified as Parcel 4930050070. Please reference the attached map that presents the property and the trees within.

The following information fulfills these objectives:

- To determine an overall Appraised Value for the identified trees
- To propose a scheduled approach for payment for the proposed tree removals
- To submit a valuation report for the client and the City of Olympia

Mr. Van Zanten is interested in purchasing and developing property that is located at 1919 Berry Street, Olympia, WA. The identified Parcel 49300500300. The public owned property containing the proposed removals is located between the west side of the identified parcel and the east edge of East Bay Drive. The approximate management area involving public property is 25,066 square feet or .6 acres.

Mr. Van Zanten supports maintaining and enhancing the vegetative coverage within the adjacent public owned open space area. Furthermore, Mr. Van Zanten acknowledges that the City of Olympia and its citizens should receive appropriate compensation for the proposed tree removals if the plan is accepted.

Respectfully Submitted,

Kevin M. McFarland
Certified Arborist/Consulting Forester

VZ 002870

Appraised Value of Public Owned Trees Report

**1911 NE Berry Street
Parcel # 49300500700**

Task Description

On December 3, 2003, I visited public owned property located at 1911 Berry Street NE, Olympia, Washington. The identified property is also identified as Parcel 4930050070. I performed a vegetative evaluation to determine the appraised value of trees proposed for removal within the identified property.

Site Description

There are no dwelling structures within the identified property. The public owned property will be referred to as the proposed management area within this report.

The proposed management area slope faces west and has an approximate 40% angle. The proposed management area soils comprise of:
Hoogdal silt loam, 30-50% slopes, moderately deep, moderately well drained soil is on terrace escarpments. Permeability is very slow and available water capacity is high. A perched seasonal high water table fluctuates between depths of 18 to 24 inches from December to March. Runoff is medium, and the hazard of water erosion is moderate. The parcel is predominantly Alderwood gravelly sandy loam.

I observed no evidence of major erosion within the proposed management area. No surficial sloughing or soil movement was identified on the site. No evidence of deep-seated slope instability was observed in the site area at the time of my fieldwork.

Resource Materials and Information

The following values have been determined from information provided by my evaluation and data collection and The Guide for Plant Appraisal the official publication of the International Society Arboriculture (ISA) – Ninth Edition, Field Evaluation, and Site Evaluations.

Vegetation

I will reference the vegetative description within the Berry Street View Enhancement and Vegetative Restoration Plan for description. Trees greater than 6 inches dbh (diameter @ breast height) were inventoried.

Management Sections

The open space area has been divided into five sections for ease of location description and the associated management tasks for each year. Appendix 2. presents the proposed management areas. You will notice that there are dashed lines originating at either the northwest or southwest corners of the Berry Street parcel. The dashed lines indicate the limits of the proposed restoration areas (ABCD&E).

The 71 proposed tree removals are located within the identified sections. Any areas north or south of the dashed lines are not proposed to receive vegetative management efforts. However, edge trees within the unmanaged area that are identified for proposed pruning will be paid for by Mr. Van Zanten. Mr. Van Zanten would like to have the option to prune trees that are scheduled for future removal. The City of Olympia will be notified 30 days prior to requested scheduled pruning work is scheduled. Trees to receive pruning will be identified along with the site work description and the affected trees identified on a site map.

- Management Area 'A'** - 22 trees. This area contains 5,066 square feet.
- Management Area 'B'** - 18 trees. This area contains 5,000 square feet.
- Management Area 'C'** - 16 trees. This area contains 5,000 square feet.
- Management Area 'D'** - 12 trees. This area contains 5,000 square feet.
- Management Area 'E'** - 3 trees. This area contains 5,000 square feet.

Appraised values were calculated for each management area and combined for a net total.

Method of Plant Appraisal

I utilized the ISA Trunk Formula Method in determining the value of the tree. This method is defined as:

When appraising a tree that is too large to replace, the Basic Value is obtained by adding the Replacement Cost of the largest available transplantable tree to the increase in value of the appraised tree when compared to the size of the replacement tree. The value of the difference in sizes is based on the Basic Price (cost per unit trunk area) of the replacement tree and the Species of the appraisal tree. The Basic Value is then adjusted by the appraised tree's Condition and Location ratings to obtain the tree's Appraised Value.

Method of Plant Appraisal

The following information is a summary of the Trunk Formula Method Form. The Trunk Formula Method determined the appraised value.

Appraisal Calculations

The alder trees was given a species rating of 45% and the maple 60%. All inventoried alder and maple trees were given a condition rating of 25%. The location rating of 18% was applied to alders and maple trees. Location is broken into three contributing parts; site rating of 15%, contribution rating of 20%, and a placement rating of 20%.

Appraised Values

Management Area 'A' - 22 trees.

➤ 5 Bigleaf maple -	<i>appraised value</i> = \$2,900
➤ 17 Red alder -	<i>appraised value</i> = <u>\$3,200</u>
Subtotal	\$6,100

Management Area 'B' - 18 trees.

➤ 16 Red alder -	<i>appraised value</i> = \$1,832
➤ 2 Big Leaf maple -	<i>appraised value</i> = <u>\$ 500</u>
Subtotal	\$2,332

Management Area 'C' - 16 trees.

➤ 2 Bigleaf maple -	<i>appraised value</i> = \$1,200
➤ 14 Red alder -	<i>appraised value</i> = <u>\$1,744</u>
Subtotal	\$2,944

Management Area 'D' - 12 trees.

➤ 17 Red alder -	<i>appraised value</i> = <u>\$2,088</u>
Subtotal	\$2,088

Management Area 'E' - 3 trees.

➤ 3 Red alder -	<i>appraised value</i> = <u>\$ 366</u>
Subtotal	\$ 366

Preliminary Total Appraised Value is \$13,830.

The Contributory Value Estimate

I conducted research concerning the Thurston County Assessor Owner/Taxpayer Information for Parcel 49300500700. The parcel information is associated with assessment year 2003. The assessor's office presents Market Value Total for the described parcel as \$45,000.

Once the property value estimate is known, I began to determine the contributory value of the trees to the property. The contributory value of the identified trees can be determined and supported by market evidence, literature, and industry custom that support some general findings: (1) research indicates that well-maintained landscapes can contribute up to 20 percent to the value of an improved residential property; and (2) mature, well-placed trees can increase property values when compared to undeveloped or bare properties. The parcel in question is not maintained, doesn't contain mature trees or is developed. The Guide for Plant Appraisal the official publication of the International Society Arboriculture (ISA) – Ninth Edition, Field Evaluation, and Site Evaluations provides a vegetative contributory values range of 10 to 20 percent of property value.

I have determined the contributory value of the identified trees as 15% of property value. In this case the parcel's Market Value is \$45,000. The realistic plant value estimate or reasonable subject plant contribution is \$6,750.00. The previously determined appraised value of \$13,830 is not applicable. The \$13,830 appraised value exceeds the set contributory range of 10 to 20 percent (actually 30%) of the determined market value.

Mr. Van Zanten proposes to purchase the identified tree removals within Management Areas A-E for the sum of \$6,750.00. Furthermore, if the offer is accepted, Mr. Van Zanten proposes that the appraised value (either determined appraised value) is paid to the City of Olympia in five installments associated with each management area. Each year payment represents a percentage of the sum (\$6,750 or \$13,830) that reflects the number of trees identified for removal. The following payment schedule presents the per year amount for the specific management area.

<u>Management Area 'A'</u> - 22 trees.	Payment of \$2,092.50
<u>Management Area 'B'</u> - 18 trees.	Payment of \$1,687.50
<u>Management Area 'C'</u> - 16 trees.	Payment of \$1,552.50
<u>Management Area 'D'</u> - 12 trees.	Payment of \$1,147.50
<u>Management Area 'E'</u> - <u>3 trees.</u>	<u>Payment of \$ 270.00</u>
Total 71 trees	\$6,750.00

Each installment is paid when the first trees are scheduled for removal within each associated management area.

Mr. Van Zanten would prefer to waive the landscape credit for the value of proposed installed plants if the submitted tree appraisal value of \$6,750 is accepted. If a different landscape value is countered by the city, then Mr. Van Zanten will reserve the right to calculate and apply the credit due for the plant material and installation.

Certification of Appraiser

I certify: I was retained by Mr. Van Zanten to appraise the value of the identified and proposed tree removals.

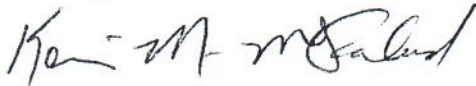
I have no present or prospective interest in said property. I have personally examined the property and the existing trees. The fee for this appraisal and associated work is not based upon the amount reported.

To the best of my knowledge and belief, the statements and opinions here are correct, subject to any limiting conditions set forth.

By reason of my investigation and professional experience, I have been able to form an opinion of the value of the identified trees.

If you have any questions, please feel free to contact me.

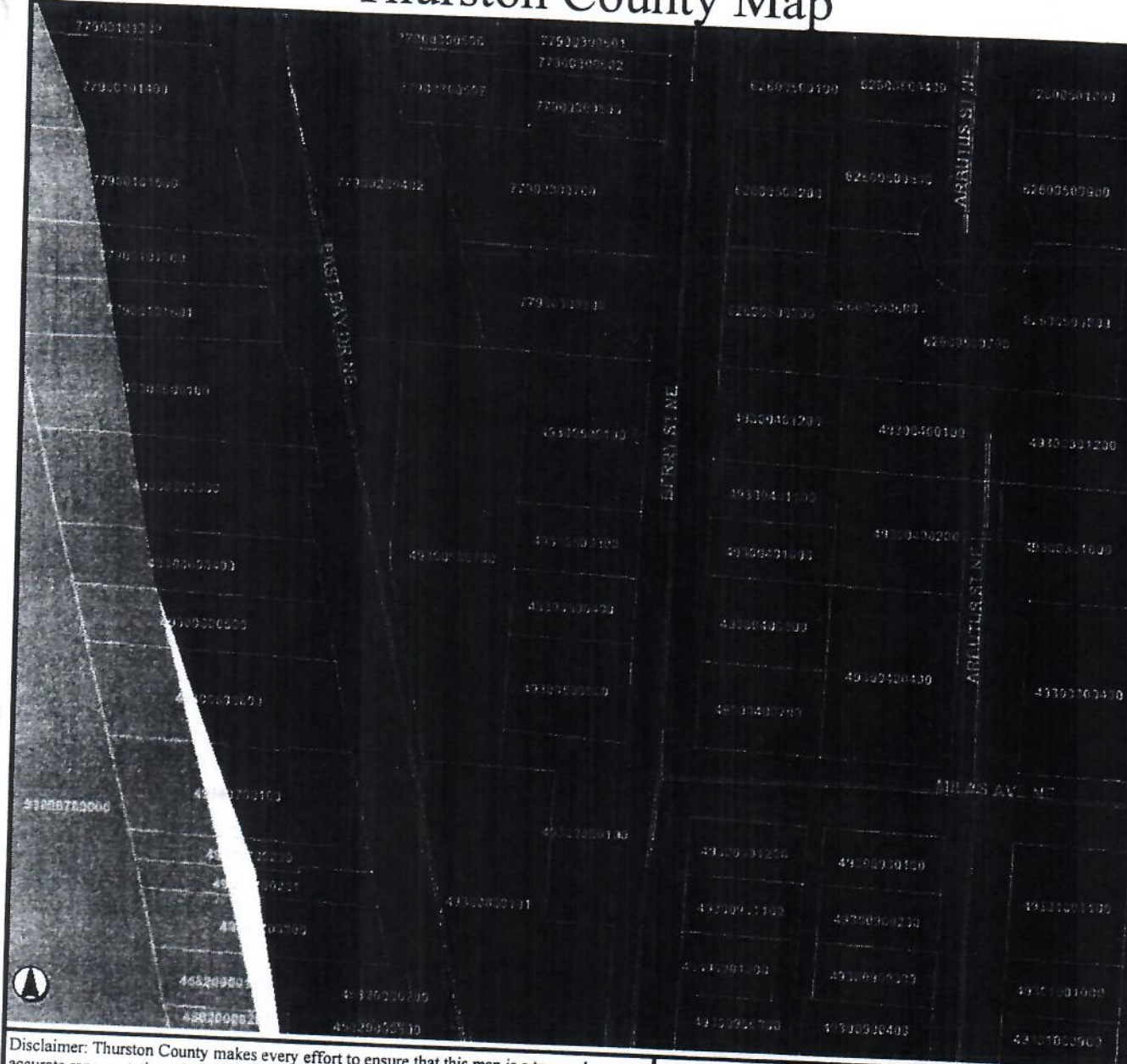
Sincerely,



Kevin M. McFarland, SUF
Consulting Forester/Certified Arborist PNW -0373
360/236-1028

Enclosures

Thurston County Map



Disclaimer: Thurston County makes every effort to ensure that this map is a true and accurate representation of the work of County government. However, the County and all related personnel make no warranty, expressed or implied, regarding the accuracy, completeness or convenience of any information disclosed on this map. Nor does the County accept liability for any damage or injury caused by the use of this map. To the fullest extent permissible pursuant to applicable law, Thurston County disclaims all warranties, express or implied, including, but not limited to, implied warranties of merchant ability, data fitness for a particular purpose, and non-infringements of proprietary rights. Under no circumstances, including, but not limited to, negligence, shall Thurston County be liable for any direct, indirect, incidental, special or consequential damages that result from the use of, or the inability to use, Thurston County materials.

**Thurston
GeoData
Center**

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