



**Tree Inventory Data and Valuation**  
**Southeast corner of Stroh Road and Parker Road**  
**Parker, CO – 10/20/17**

Bob Howey, an ISA Certified Arborist and ASCA Consulting Arborist, working for/as Tree Analysis Group, LLC (TAG) is providing this tree assessment and valuation for the 37 trees as indicated on the provided site plant and based on the inspection on 10/1/17. It is our understanding that some of these trees are intended to remain with the planned new development and some are to be removed from the development site located at the Southeast corner of Stroh Road and Parker Road, Parker, CO.

**Tree # / Species / Condition/ Size–dsh”/ TFM Valuation\$/ Notes:**

|     |                |     |       |          |                |
|-----|----------------|-----|-------|----------|----------------|
| 1   | Silver Maple   | G   | 48    | \$4,660  | Prune          |
| 2   | Cottonwood     | G   | 73    | \$11,900 |                |
| 3   | Cottonwood     | G   | 67    | \$10,000 |                |
| 4   | Cottonwood     | F   | 72    | \$9,200  |                |
| 5   | Cottonwood     | G   | 44    | \$4,840  |                |
| 6   | Cottonwood     | G   | 74    | \$12,200 | Low trunk fork |
| 7   | Cottonwood     | F   | 61    | \$6,700  |                |
| 8   | Cottonwood     | VG  | 118   | \$37,400 |                |
| 9   | Cottonwood     | G   | 68    | \$10,200 |                |
| 10  | Cottonwood     | F   | 64    | \$7,300  |                |
| 11  | Cottonwood     | G   | 68    | \$6,800  |                |
| 12  | Cottonwood     | G   | 62    | \$5,700  |                |
| 13  | Cottonwood     | F   | 51    | \$3,040  | Low trunk fork |
| 14  | Cottonwood     | G   | 64    | \$6,000  |                |
| 15  | Cottonwood     | G   | 54    | \$6,100  |                |
| 16  | Cottonwood     | G   | 98    | \$14,300 |                |
| 17  | Cottonwood     | G   | 106   | \$16,700 |                |
| 18  | Cottonwood     | G   | 112   | \$18,700 |                |
| 19  | Cottonwood     | G   | 49    | \$3,350  |                |
| 20  | Cottonwood     | G   | 108   | \$17,400 |                |
| 21  | Cottonwood     | G   | 84    | \$10,500 |                |
| 22  | Cottonwood     | G   | 72    | \$7,700  | Low trunk fork |
| 23  | Cottonwood     | G   | 70    | \$7,200  |                |
| 24  | American Elm   | F/G | 25    | \$600    | Prune          |
| 24A | American Elm   | G   | 22    | \$400    | Prune          |
| 25  | Ponderosa Pine | VG  | 24    | \$4700   |                |
| 26  | Austrian Pine  | G   | 16    | \$150    | Prune          |
| 27  | Blue Spruce    | P/F | 17    | \$150    | Weak/Thin      |
| 28  | Mugho Pine     | P/F | 17/27 | \$0      | Mis-shapen     |
| 29  | Blue Spruce    | VG  | 25    | \$870    |                |



|    |                |      |    |         |              |
|----|----------------|------|----|---------|--------------|
| 30 | Ponderosa Pine | VG   | 19 | \$330   |              |
| 31 | Ponderosa Pine | VG   | 29 | \$880   |              |
| 32 | Norway Maple   | VG   | 52 | \$4,540 |              |
| 33 | Crabapple      | VG   | 74 | \$3,390 | Prune        |
| 34 | Juniper        | G/VG | 23 | \$590   |              |
| 35 | Juniper        | F    | 14 | \$230   | Storm Damage |
| 36 | Juniper        | F    | 10 | \$60    | Storm Damage |
|    |                |      |    |         |              |

### Inventory and Appraisal Key – Definitions/Explanations

**Tree Numbering (#'s):**

See Site Map – best or the location description is: starting with the SW Silver Maple in the field as #, then starting at the far Southwest corner of the property, Cottonwood #2, on the South perimeter nearest Parker Road, running along the South side to the East to the Southeast corner, then North along the East perimeter, then when the cottonwood line ends at tree #23, then NW past the outbuildings #24-26 and then North to the home. At the home, the numbering starts at the East/Southeast corner of the house, #27, then going clockwise around to the front of the house to end at Tree #36.

**Species:**

Tree Species: The common name is listed above, the scientific tree names are listed here.

Ponderosa Pine – Pinus ponderosa

Austrian Pine- Pinus nigra

Mugho Pine- Pinus mugho

Blue Spruce – Picea pungens

Juniper – Juniperus sp., gray, but variety unknown

Cottonwood – Populus sargentii

American Elm – Ulmus Americana

Silver Maple - Acer saccharium

Norway Maple – Acer platanoides

Crabapple – Malus sp.

**Condition:**

A simple evaluation rating of: Poor (P)/Fair (F)/Good (G)/Very Good (VG) was made for each tree, based on current, observable conditions on our 10/1/17 site inspection.

**Size:**

(DSH) – Diameter (or caliper) measured inches at standard height, 4.5 feet above the soil grade.



**Valuation:**

We used the widely accepted Trunk Formula Method (TFM) to calculate these tree valuations based on the Guide for Plant Appraisal, 9<sup>th</sup> Edition and ISA Rocky Mountain, Species Rating and Appraisal Factors Guide along with a 20% increase factored into the figures. For the Juniper valuation, we applied the Species Rating values and pricing for White Fir, *Abies concolor* – since these are both native Colorado trees that have somewhat similar growing requirements. The TFM seemed to be the most appropriate method of valuation given the sizes of the trees and their locations and as an unbiased valuation of the trees with no regard as to any given perspective towards the trees. Argument could be made that some of these trees are worth a lot more from a historic stand point or a lot less in that they are mature and have not had much prior care or maintenance during their lifetimes or that some of the trees are a hazard and liability or also that they are in the way of future development and therefore they have no or even negative value. We would re-evaluate these valuations if we were told to base our valuations from a given perspective or bias, but otherwise, the TFM is what we feel is best and fairest from all combined perspectives at this time.

**Notes:**

Specific tree comments or notes, if any, are as listed.

Please contact us if you have any questions regarding the above Tree Inventory and/or Tree Valuation.

Report provided by:

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*\*\*\* This concludes our Tree Inventory and Valuation Report for the site at SE Stroh Ranch Road and Parker Road in Parker, CO. \*\*\**