

1050/1060 Hellen Avenue

Tree Appraisals

September 30, 2014

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FMA Development, LLC  
4990 Speak Lane, Suite 280  
San Jose, CA 95118



Regarding the tree appraisals on 1050 and 1060 Helen Avenue, Sunnyvale CA 94086.

On September 22, 2014 I assessed the trees on 1050 and 1060 Helen Avenue in Sunnyvale to provide an appraisal of tree values for the trees to be removed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 9th Edition, 2000* along with *Western Chapter International Society of Arboriculture Species Classification and Group Assignment, 2004*. Tree value will be appraised using the Trunk Formula Method or Replacement Cost Method whichever is applicable.

The sites contain eight trees consisting of eight different species in total (Appendix A and B). The table below lists the trees and their characteristics (Table 1).

Table 1: Species Characteristics

Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Radius
Holly oak ( <i>Quercus ilex</i> )	1	8	20	10
Apricot ( <i>Prunus armeniaca</i> )	2	6	15	10
Pittosporum ( <i>Pittosporum tobira</i> )	3	8	10	10
Peach ( <i>Prunus persica</i> )	4	3	8	6
Black walnut ( <i>Juglans nigra</i> )	5	30	40	20
Pepper ( <i>Schinus molle</i> )	6	42	30	20
Hollywood juniper ( <i>Juniperus chinensis</i> 'torulosa')	7	12	15	15
Plum ( <i>Prunus sp.</i> )	8	8	10	6

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Tree appraisal was performed according to the Council of Tree & Landscape Appraisers *Guide for Plant Appraisal 9th Edition, 2000* along with *Western Chapter International Society of Arboriculture Species Classification and Group Assignment, 2004*. The trees were appraised using the "Cost Approach" and more specifically the "Trunk Formula Method" (Appendix A).

"Trunk Formula Method" is calculated as follows: Basic Tree Cost = (Appraised tree trunk increase X Unit tree cost + Installed tree cost) Appraised Value = (Basic tree cost X Species % X Condition % X Location %).

The trunk diameters were measured with a standard tape measure at 4.5 feet above grade to obtain the cross sectional area of the trunks. Trees with trunk diameters greater than thirty inches used the adjusted trunk area for the total appraised trunk area.

The trunk formula valuations are based on four tree factors; species, size (trunk cross sectional area), condition, and location. There are two steps to determine the overall value. The first step is to determine the "Basic Tree Cost" based on size and species rating which is determined by the *Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement*.

The species ratings used are for northern California interior valley.

The second part is to depreciate the value according to the location and condition of the trees.

Location rating is an average of three factors; site, contribution, and placement. Site is determined by the relative property value where the trees are planted. The residential site would be classified as "very high" value with a 90 percent rating compared to similar sites in the area (ISA, 2000).

Contribution and placement are determined by the function and aesthetics the trees provide for the site and their location on the property. The percent of contribution and placement can range from 10 to 100 percent depending on the trees influence to the value of the property. I used contribution and placement ratings between 25 and 50 percent because most of the trees are volunteers.

The condition ratings for the trees were assessed using the guides 32 point rating system and converted to percentages.

The total appraised values using the Trunk Formula Method are \$26,402.00 (Appendix A, Table 2).

In conclusion the two properties contain eight trees with total appraised values of 26,402.00 using the Trunk Formula Method.

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## Appendix A: Appraised Values

Table 1: Appraisal Data

Tree Species	Number	Trunk Diameter	Condition (From CTLA Condition Assessment)	Location (Average of S, C, and P)	Species Rating	Basic Tree Cost	Appraised Value
Holly oak ( <i>Quercus ilex</i> )	1	8	90.6%	46.67%	70.00%	\$4046.82	\$1,198.03
Apricot ( <i>Prunus armeniaca</i> )	2	6	75.0%	46.67%	70.00%	\$2351.90	\$576.22
Pittosporum ( <i>Pittosporum tobira</i> )	3	8	75.0%	63.33%	70.00%	\$4324.86	\$1,438.02
Peach ( <i>Prunus persica</i> )	4	3	75.0%	46.67%	70.00%	\$756.62	\$185.37
Black walnut ( <i>Juglans nigra</i> )	5	30	75.0%	63.33%	50.00%	\$25864.04	\$6,142.71
Pepper ( <i>Schinus molle</i> )	6	42	81.3%	63.33%	50.00%	\$56203.61	\$14,460.72
Hollywood juniper ( <i>Juniperus chinensis 'torulosa'</i> )	7	12	81.3%	46.67%	70.00%	\$5310.99	\$1,409.63
Plum ( <i>Prunus sp.</i> )	8	8	75.0%	46.67%	70.00%	\$4046.82	\$991.47
Total							\$26,402.16

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**Appendix B: Photos**  
Holly Oak



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Apricot



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Pittosporum



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Black walnut



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California pepper



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Hollywood juniper



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Plum



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## **Qualifications, Assumptions, and Limiting Conditions**

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

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## Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496  
ISA Board Certified Master Arborist® WE-4341B  
ISA Tree Risk Assessor Qualified

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