



May 1, 2015

Mrs. Lindy Knapp
1011 E Street, SE
Washington, D.C. 20003

Dear Mrs. Knapp:

Attached is the plant appraisal worksheet for American elm in the right, rear corner of your property. This appraisal is based upon the trunk formula method as published in the *Guide for Plant Appraisal, 9th Edition* (2000) as published by the Council of Tree & Landscape Appraisers. Species ratings and regional plant appraisal information is obtained from the *Mid-Atlantic Tree Species Rating Guide* as published by the International Society of Arboriculture (2007).

Field observations are at the discretion of the appraiser and reflect my professional opinion of values such as tree condition and location in the landscape. The location value is the average of three location factors: site, contribution and placement. The value of a site is expressed by its relative market value within the area it is located. The relative market value is rated as follows: Very high, 90%-100%; High, 80%-89%, Average 70%-79%, Low 60%-69%, Very low 10%-59%. The contribution rating relates to the functional and aesthetic contributions of a plant. For instance, a plant may have historical significance, be a rare species, it may provide screening, privacy control, wildlife habitat or energy saving qualities. The placement rating concerns how effective the plant is at providing its functional and aesthetic attributes. In all cases, the ratings range from 10%-100%.

The condition factor for each plant was obtained by using the standard condition guide that assess the roots, trunk, scaffold branches, small branches and twigs and foliage or buds of the plant. All worksheets and field notes are available should you require copies of any, or all, of these items

By providing this appraisal, I certify that the attached information is true to the best of my knowledge at the time produced; that I have no past, present, or contemplated future interest in the property; that I received no material assistance in reaching these conclusions; that neither employment nor compensation was contingent on my conclusions, and that I was not influenced in my judgment by anybody.

Sincerely,

Keith C. Pitchford
ISA Certified Arborist, MA-0178
ISA Certified Tree Risk Assessor, #922
MD Licensed Tree Expert, #589
MD Licensed Forester, #675

TRUNK FORMULA METHOD FOR PLANT APPRAISAL

Case #: PA-06-15 Property: Lindy Knapp Date: April 30, 2015
1011 E Street, SE, Washington, D.C.

Appraiser: Keith C. Pitchford, ISA Certified Arborist MA-0178

Field observations:

1. Species: American elm (*Ulmus americana*)
2. Condition: 80%
3. Trunk diameter: 42" dbh
4. Location % = [Site 75% + Contribution 85% + Placement 70%] divided by 3 = 76%

Regional Plant Appraisal Committee Information:

5. Species rating: 70%
6. Replacement tree size: 5.0" cal., (20.00 sq.in.)
7. Replacement tree cost: \$500.00
8. Installation cost: \$1,000.00
9. Installed tree cost: \$1,500.00
10. Unit tree cost: \$75.00

Field calculations by appraiser:

11. Appraised trunk area (ATA) = 1233 sq.in.
12. Appraised tree trunk increase (#11-#6): 1213 sq. in.
13. Basic tree cost (#12x#10+#9) = \$92,475.
14. Appraised value (#13x#5x#2x#4) = \$ 39,357.
15. Appraised value (if over \$5000, amount is rounded to nearest \$100) = \$39,400.
(if under \$5000, round to nearest \$10)

Field notes: Tree is located at right, rear of the property. The root flares, main stem and scaffolds are in good condition. Rooting is significantly limited by garage, and other hardscapes. Epicormics on main limbs suggest stress. No indications of Dutch elm disease infection. No regular maintenance provided.

This tree is a specimen of its species, despite the inhospitable location.