

# Replacement Cost Method (RIGHT-OF-WAY ADJACENT TO:)

140 NW 27<sup>TH</sup> AVE.Case # 1 Property POMPANO BEACH, FL Date 01/06/21Appraiser DALE BRYANT LA 4466943

## Field Observations

1. Species WOODYETIA BIFURCATA
2. Condition 90 %
3. Trunk Circumference \_\_\_\_\_ in/cm and/or Diameter 10 (in)/cm or  
Shrub or Vine Size (height/spread/volume) \_\_\_\_\_
4. Location % = [Site 60 % + Contribution 85 % + Placement 60 %] ÷  
3 = 68 %
5. Removal and Cleanup Costs for appraised  
plant or plant that will be replaced = \$ 300.00

## Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information

6. Species rating 70 %
7. Replacement Plant Size (diameter) 10 (in)/cm @ 16' HT. OR.
8. Replacement Plant Cost = \$ 450.00
9. Installation Cost = \$ 350.00
10. Other Regional Information \_\_\_\_\_

## Calculations by Appraiser Using Field and/or Regional Information

11. Installed Plant Cost = Plant Cost (#8) \$ 450.00  
+ Installation Cost (#9) \$ 350.00 = \$ 800.00
12. Adjusted Installed Plant Cost = Installed Plant  
Cost (#11) \$ 800.00 × Species rating (#6) 70 % ×  
Condition (#2) 90 % × Location (#4) 68 % = \$ 342.12
13. Add Removal and Cleanup Costs (#5) (if appraised  
plant is replaced). \$ 300.00 = \$ 300.00
14. The Appraised Value is either #12 or #13. = \$ 342.12
15. If the Appraised Value (#14) is \$5,000 or more, round  
it to the nearest \$100; if it is less, round to nearest \$10.
16. Appraised Value (#14) = \$ 340.00

## Replacement Cost Method

Case # 2 Property 140 NW 27<sup>th</sup> AVE  
POMEROY BEACH, FL Date 07/06/21  
 Appraiser DALE BRYANT LA666943

## Field Observations

1. Species SARAL PALMETTO
2. Condition 90 %
3. Trunk Circumference \_\_\_\_\_ in./cm and/or Diameter 10 (in)/cm or  
 Shrub or Vine Size (height/spread/volume) \_\_\_\_\_
4. Location % = [Site 80 % + Contribution 70 % + Placement 50 %] ÷  
 3 = 67 %
5. Removal and Cleanup Costs for appraised  
 plant or plant that will be replaced = \$ 200.<sup>00</sup>

 Regional Plant Appraisal Committee and/or  
 Appraiser-Developed or -Modified Information

6. Species rating 90 %
7. Replacement Plant Size (diameter) 10 (in)/cm @ 16' CA HT.
8. Replacement Plant Cost = \$ 250.<sup>00</sup>
9. Installation Cost = \$ 200.<sup>00</sup>
10. Other Regional Information \_\_\_\_\_

 Calculations by Appraiser Using Field and/or  
 Regional Information

11. Installed Plant Cost = Plant Cost (#8) \$ 250.<sup>00</sup>  
 + Installation Cost (#9) \$ 200.<sup>00</sup> = \$ 450.<sup>00</sup>
12. Adjusted Installed Plant Cost = Installed Plant  
 Cost (#11) \$ 450.<sup>00</sup> × Species rating (#6) 90 % ×  
 Condition (#2) 90 % × Location (#4) 67 % = \$ 244.<sup>22</sup>
13. Add Removal and Cleanup Costs (#5) (if appraised  
 plant is replaced). \$ 200.<sup>00</sup> = \$ 454.<sup>22</sup>
14. The Appraised Value is either (#12) or (#13). = \$ 244.<sup>22</sup>
15. If the Appraised Value (#14) is \$5,000 or more, round  
 it to the nearest \$100; if it is less, round to nearest \$10.
16. Appraised Value (#14) = \$ 240.<sup>00</sup>

## Trunk Formula Method

PZ21-12000031

03/15/2022

Case# 3 Property 140 NW27th Ave., Pompano Beach, FL

Date 01-27-22

Appraiser Dale Bryant, LA6666943

### Field Observations

1. Species Delonix regia
2. Condition 35 %
3. Trunk Circumference \_\_\_\_\_ in/cm or Diameter 10 in/cm
4. Location % = [Site 80 % + Contribution 40 % + Placement 10 %] ÷ 3 = 43 %

### Regional Plant Appraisal Committee and/or Appraiser-Developed or Modified Information

5. Species rating 82 %
6. Replacement Tree Size (diameter) 6 in/cm  
(Trunk Area) 28 in<sup>2</sup>/cm<sup>2</sup> TAR or in<sup>2</sup>/cm<sup>2</sup> TAR \_\_\_\_\_
7. Replacement Tree Cost \$ 450.00  
(see Regional Information to use Cost selected)
8. Installation Cost \$ 900.00
9. Installed Tree Cost (#7 + #8) \$ 1,350.00
10. Unit Tree Cost \$ 48.00  
(see Regional Information to use Cost selected)

### Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area:  
(TAA or ATAA; use Tables 4.4-4.7)  
or c<sup>2</sup> (#3) \_\_\_\_\_ x 0.08  
or d<sup>2</sup> (#3) 100 x 0.785 } 78.5 in<sup>2</sup>/cm<sup>2</sup>
12. Appraised Tree Trunk Increase (TA<sub>incr</sub>) =  
TAA, or ATAA 78.5 in<sup>2</sup>/cm<sup>2</sup> (#11) - TAR 28 in<sup>2</sup>/cm<sup>2</sup> (#6) = 50.5 in<sup>2</sup>/cm<sup>2</sup>
13. Basic Tree Cost = TA<sub>incr</sub>(#12) 50.5 in<sup>2</sup>/cm<sup>2</sup> x Unit Tree Cost (#10) 48.00 per in<sup>2</sup>/cm<sup>2</sup>  
+ Installed Tree Cost (#9) 1,350.00 = \$ 3,774.00
14. Appraised Value = Basic Tree Cost (#13) 3,774.00 x Species rating (#5) 82 %  
x Condition(#2) 35 % x Location (#4) 43 % = \$ 465.75
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100; if it is less than \$5,000, round to the nearest \$10.

Appraised Value = (#14) \$ 470.00

Items 5 through 10 are determined by the Regional Plant Appraisal Committee. The Wholesale Replacement Tree Cost, the Retail Replacement Tree Cost, or the Installed Tree Cost (#7 divided by the Replacement Tree Size (#6) can be used for the Unit Tree Cost (#10), or it can be set by the Regional Plant Appraisal Committee.

## Trunk Formula Method

PZ21-12000031

03/15/2022

Case# 4 Property 140 NW27th Ave., Pompano Beach, FL

Date 01-27-22

Appraiser Dale Bryant, LA6666943

### Field Observations

- Species Delonix regia
- Condition 10 %
- Trunk Circumference \_\_\_\_\_ in/cm or Diameter \*37" in/cm (\*combined)
- Location % = [Site 80 % + Contribution 30 % + Placement 20 %] ÷ 3 = 43 %

### Regional Plant Appraisal Committee and/or Appraiser-Developed or Modified Information

- Species rating 82 %
- Replacement Tree Size (diameter) 6 in/cm  
(Trunk Area) 28 in<sup>2</sup>/cm<sup>2</sup> TAR or in<sup>2</sup>/cm<sup>2</sup> TAR \_\_\_\_\_
- Replacement Tree Cost \$ 450.00  
(see Regional Information to use Cost selected)
- Installation Cost \$ 900.00
- Installed Tree Cost (#7 + #8) \$ 1,350.00
- Unit Tree Cost \$ 48.00  
(see Regional Information to use Cost selected)

### Calculations by Appraiser using Field and Regional Information

- Appraised Trunk Area:  
(TAA or ATAA; use Tables 4.4-4.7)  
or c<sup>2</sup> (#3) \_\_\_\_\_ x 0.08  
or d<sup>2</sup> (#3) 1369 x 0.785 } 1075 in<sup>2</sup>/cm<sup>2</sup>
- Appraised Tree Trunk Increase (TA<sub>incr</sub>) =  
TAA, or ATAA 1075 in<sup>2</sup>/cm<sup>2</sup> (#11) - TAR 28 in<sup>2</sup>/cm<sup>2</sup> (#6) = 1047 in<sup>2</sup>/cm<sup>2</sup>
- Basic Tree Cost = TA<sub>incr</sub>(#12) 1047 in<sup>2</sup>/cm<sup>2</sup> x Unit Tree Cost (#10) 48.00 per in<sup>2</sup>/cm<sup>2</sup>  
+ Installed Tree Cost (#9) 1,350.00 = \$ 51,606.00
- Appraised Value = Basic Tree Cost (#13) 51,606.00 x Species rating (#5) 82 %  
x Condition(#2) 10 % x Location (#4) 43 % = \$ 1,820.00
- If the Appraised Value is \$5,000 or more, round it to the nearest \$100; if it is less than \$5,000, round to the nearest \$10.

Appraised Value = (#14) \$ 1,820.00

Items 5 through 10 are determined by the Regional Plant Appraisal Committee. The Wholesale Replacement Tree Cost, the Retail Replacement Tree Cost, or the Installed Tree Cost (#7 divided by the Replacement Tree Size (#6) can be used for the Unit Tree Cost (#10), or it can be set by the Regional Plant Appraisal Committee.



## Trunk Formula Method

PZ21-12000031

03/15/2022

Case# 5 Property 140 NW27th Ave., Pompano Beach, FL Date 01-27-22  
Appraiser Dale Bryant, LA6666943

### Field Observations

- Species Delonix regia
- Condition 10 %
- Trunk Circumference \_\_\_\_\_ in/cm or Diameter \*27" in/cm (\*combined)
- Location % = [Site 80 % + Contribution 30 % + Placement 20 %] ÷ 3 = 43 %

### Regional Plant Appraisal Committee and/or Appraiser-Developed or Modified Information

- Species rating 82 %
- Replacement Tree Size (diameter) 6 in/cm  
(Trunk Area) 28 in<sup>2</sup>/cm<sup>2</sup> TAR or in<sup>2</sup>/cm<sup>2</sup> TAR \_\_\_\_\_
- Replacement Tree Cost \$ 450.00  
(see Regional Information to use Cost selected)
- Installation Cost \$ 900.00
- Installed Tree Cost (#7 + #8) \$ 1,350.00
- Unit Tree Cost \$ 48.00  
(see Regional Information to use Cost selected)

### Calculations by Appraiser using Field and Regional Information

- Appraised Trunk Area:  
(TAA or ATAA; use Tables 4.4-4.7)  
or c<sup>2</sup> (#3) \_\_\_\_\_ x 0.08  
or d<sup>2</sup> (#3) 729 x 0.785 } 572 in<sup>2</sup>/cm<sup>2</sup>
- Appraised Tree Trunk Increase (TA<sub>incr</sub>) =  
TAA, or ATAA 572 in<sup>2</sup>/cm<sup>2</sup> (#11) - TAR 28 in<sup>2</sup>/cm<sup>2</sup> (#6) = 544 in<sup>2</sup>/cm<sup>2</sup>
- Basic Tree Cost = TA<sub>incr</sub> (#12) 544 in<sup>2</sup>/cm<sup>2</sup> x Unit Tree Cost (#10) 48.00 per in<sup>2</sup>/cm<sup>2</sup>  
+ Installed Tree Cost (#9) 1,350.00 = \$ 27,462.00
- Appraised Value = Basic Tree Cost (#13) 51,606.00 x Species rating (#5) 82 %  
x Condition (#2) 10 % x Location (#4) 43 % = \$ 968.00
- If the Appraised Value is \$5,000 or more, round it to the nearest \$100; if it is less than \$5,000, round to the nearest \$10.

Appraised Value = (#14) \$ 970.00

Items 5 through 10 are determined by the Regional Plant Appraisal Committee. The Wholesale Replacement Tree Cost, the Retail Replacement Tree Cost, or the Installed Tree Cost (#7 divided by the Replacement Tree Size (#6) can be used for the Unit Tree Cost (#10), or it can be set by the Regional Plant Appraisal Committee.