

Replacement Cost Method Work Sheet

Tree # 02

(Install Plant Cost x Species % x Condition % x Location %)

+Removal and Cleanup Cost (if needed)

Case # *Property 3232 NE 12th Street, Pompano Beach, Florida* Date 3/22/22

Appraiser *Jaime Mayor*

Field Observations

1. Species *Adonidia merrillii*
2. Condition 55%
3. Trunk Circumference in./cm. Diameter 4 in./cm.
4. Location % = [Site 80% + Contribution 80% + Placement 90%] ÷ 3 = 83%
5. **Removal and cleanup costs** for appraised plant or plant that will be replaced
6. Species rating 80%
Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information
7. Replacement Plant Size (diameter) 7in./cm
(Trunk Area) 38in²/cm² TA_R
8. Replacement Tree Cost \$125
(see Regional Information to use Cost selected)
9. Installation Cost (2.5)
10. Other regional Information

Calculations by Appraiser using Field and Regional Information

11. **Installed Plant Cost**= Plant Cost (#8)
+ Installation Cost (#9) \$312
12. **Adjusted Installed Plant Cost = Installed Plant Cost** (#110) \$312 x Species rating (#6) 80% x **Condition** (#2) 55% x **Location** (#4) 83% = \$114
13. Add **Removal and Cleanup** Costs (#5)
(if Appraised plant is replaced), =\$
14. The Appraised Value is either #12 or #13 =\$114
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100;
if it is less, round to the nearest \$10.
16. Appraised Value = (#14) \$114

*A median cost is the most appropriate cost to use because there are an equal number of costs greater than and less than the median, Equally important, plants and installation are available at those specific costs

DRC

PZ22-12000015

10/5/2022

Replacement Cost Method Work Sheet

Tree # 03

(Install Plant Cost x Species % x Condition % x Location %)

+Removal and Cleanup Cost (if needed)

Case # *Property 3232 NE 12th Street, Pompano Beach, Florida* Date *3/22/22*

Appraiser *Jaime Mayor*

Field Observations

17. Species *Adonidia merrillii*
18. Condition 55%
19. Trunk Circumference in./cm. Diameter 7 in./cm.
20. Location % = [Site 80% + Contribution 80% + Placement 90%] ÷ 3 = 83%
21. **Removal and cleanup costs** for appraised plant or plant that will be replaced
22. Species rating 80%
Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information
23. Replacement Plant Size (diameter) 4in./cm
(Trunk Area) 13in²/cm² TA_R
24. Replacement Tree Cost \$125
(see Regional Information to use Cost selected)
25. Installation Cost (2.5)
26. Other regional Information

Calculations by Appraiser using Field and Regional Information

27. **Installed Plant Cost**= Plant Cost (#8)
+ Installation Cost (#9) \$312
28. **Adjusted Installed Plant Cost = Installed Plant Cost** (#110) \$312 x Species rating (#6) 80% x **Condition** (#2) 55% x **Location** (#4) 83% = \$114
29. Add **Removal and Cleanup** Costs (#5)
(if Appraised plant is replaced), =\$
30. The Appraised Value is either #12 or #13 =\$114
31. If the Appraised Value is \$5,000 or more, round it to the nearest \$100;
if it is less, round to the nearest \$10.
32. Appraised Value = (#14) \$114

*A median cost is the most appropriate cost to use because there are an equal number of costs greater than and less than the median, Equally important, plants and installation are available at those specific costs

DRC

PZ22-12000015

10/5/2022

Replacement Cost Method Work Sheet

Tree # 04

(Install Plant Cost x Species % x Condition % x Location %)

+Removal and Cleanup Cost (if needed)

Case # *Property 3232 NE 12th Street, Pompano Beach, Florida* Date *3/22/22*

Appraiser *Jaime Mayor*

Field Observations

1. Species *Cocos nucifera*
2. Condition 60%
3. Trunk Circumference in./cm. Diameter 11 in./cm.
4. Location % = [Site 80% + Contribution 80% + Placement 80%] ÷ 3 = 80%
5. **Removal and cleanup costs** for appraised plant or plant that will be replaced
6. Species rating 80%
Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information
7. Replacement Plant Size (diameter) 11 in./cm
(Trunk Area) 95 in²/cm² TA_R
8. Replacement Tree Cost \$252
(see Regional Information to use Cost selected)
9. Installation Cost (2.5)
10. Other regional Information

Calculations by Appraiser using Field and Regional Information

11. **Installed Plant Cost**= Plant Cost (#8)
+ Installation Cost (#9) \$630
12. **Adjusted Installed Plant Cost = Installed Plant Cost** (#11) \$630 x Species rating (#6) 80% x **Condition** (#2) 60% x **Location** (#4) 80% = \$242
13. Add **Removal and Cleanup** Costs (#5)
(if Appraised plant is replaced), = \$
14. The Appraised Value is either #12 or #13 = \$242
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100;
if it is less, round to the nearest \$10.
16. Appraised Value = (#14) \$242

*A median cost is the most appropriate cost to use because there are an equal number of costs greater than and less than the median, Equally important, plants and installation are available at those specific costs

DRC

PZ22-12000015

10/5/2022

Replacement Cost Method Work Sheet

Tree # 06

(Install Plant Cost x Species % x Condition % x Location %)

+Removal and Cleanup Cost (if needed)

Case # Property 3232 NE 12th Street, Pompano Beach, Florida Date 3/22/22

Appraiser Jaime Mayor

Field Observations

1. Species *Sabal Palmetto*
2. Condition 65%
3. Trunk Circumference ___ in./cm. Diameter 12 in./cm.
4. Location % = [Site 80% + Contribution 90% + Placement 70%] ÷ 3 = 80%
5. **Removal and cleanup costs** for appraised plant or plant that will be replaced
6. Species rating 90%
Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information
7. Replacement Plant Size (diameter) 12in./cm
(Trunk Area) 113in²/cm² TA_R
8. Replacement Tree Cost \$250
(see Regional Information to use Cost selected)
9. Installation Cost (2.5)
10. Other regional Information

Calculations by Appraiser using Field and Regional Information

11. **Installed Plant Cost**= Plant Cost (#8)
+ Installation Cost (#9) \$625
12. **Adjusted Installed Plant Cost = Installed Plant Cost** (#11) \$625 x Species rating (#6) 90% x Condition (#2) 65% x Location (#4) 80% = \$295
13. Add **Removal and Cleanup** Costs (#5) (if Appraised plant is replaced), =\$
14. The Appraised Value is either #12 or #13 =\$295
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100; if it is less, round to the nearest \$10.
16. Appraised Value = (#14) \$295

*A median cost is the most appropriate cost to use because there are an equal number of costs greater than and less than the median, Equally important, plants and installation are available at those specific costs

DRC

PZ22-12000015

10/5/2022

Replacement Cost Method Work Sheet

Tree # 07

(Install Plant Cost x Species % x Condition % x Location %)

+Removal and Cleanup Cost (if needed)

Case # *Property 3232 NE 12th Street, Pompano Beach, Florida* Date *3/22/22*

Appraiser *Jaime Mayor*

Field Observations

1. Species *Cocos nucifera*
2. Condition 60%
3. Trunk Circumference in./cm. Diameter 9 in./cm.
4. Location % = [Site 80% + Contribution 80% + Placement 80%] ÷ 3 = 80%
5. **Removal and cleanup costs** for appraised plant or plant that will be replaced
6. Species rating 80%
Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information
7. Replacement Plant Size (diameter) 11 in./cm
(Trunk Area) 95 in²/cm² TA_R
8. Replacement Tree Cost \$252
(see Regional Information to use Cost selected)
9. Installation Cost (2.5)
10. Other regional Information

Calculations by Appraiser using Field and Regional Information

11. **Installed Plant Cost**= Plant Cost (#8)
+ Installation Cost (#9) \$630
12. **Adjusted Installed Plant Cost = Installed Plant Cost** (#11) \$630 x Species rating (#6) 80% x **Condition** (#2) 60% x **Location** (#4) 80% = \$242
13. Add **Removal and Cleanup** Costs (#5)
(if Appraised plant is replaced), = \$
14. The Appraised Value is either #12 or #13 = \$242
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100;
if it is less, round to the nearest \$10.
16. Appraised Value = (#14) \$242

*A median cost is the most appropriate cost to use because there are an equal number of costs greater than and less than the median, Equally important, plants and installation are available at those specific costs

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PZ22-12000015

10/5/2022

Replacement Cost Method Work Sheet

Tree # 08

(Install Plant Cost x Species % x Condition % x Location %)

+Removal and Cleanup Cost (if needed)

Case # Property 3232 NE 12th Street, Pompano Beach, Florida Date 3/22/22

Appraiser Jaime Mayor

Field Observations

1. Species *Sabal Palmetto*
2. Condition 65%
3. Trunk Circumference ___ in./cm. Diameter 10 in./cm.
4. Location % = [Site 80% + Contribution 90% + Placement 70%] ÷ 3 = 80%
5. **Removal and cleanup costs** for appraised plant or plant that will be replaced
6. Species rating 90%
Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information
7. Replacement Plant Size (diameter) 12in./cm
(Trunk Area) 113in²/cm² TA_R
8. Replacement Tree Cost \$250
(see Regional Information to use Cost selected)
9. Installation Cost (2.5)
10. Other regional Information

Calculations by Appraiser using Field and Regional Information

11. **Installed Plant Cost**= Plant Cost (#8)
+ Installation Cost (#9) \$625
12. **Adjusted Installed Plant Cost = Installed Plant Cost** (#11) \$625 x Species rating (#6) 90% x Condition (#2) 65% x Location (#4) 80% = \$295
13. Add **Removal and Cleanup** Costs (#5) (if Appraised plant is replaced), =\$
14. The Appraised Value is either #12 or #13 = \$295
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100; if it is less, round to the nearest \$10.
16. Appraised Value = (#14) \$295

*A median cost is the most appropriate cost to use because there are an equal number of costs greater than and less than the median, Equally important, plants and installation are available at those specific costs

DRC

PZ22-12000015

10/5/2022

Replacement Cost Method Work Sheet

Tree # 09

(Install Plant Cost x Species % x Condition % x Location %)

+Removal and Cleanup Cost (if needed)

Case # Property 3232 NE 12th Street, Pompano Beach, Florida Date 3/22/22

Appraiser Jaime Mayor

Field Observations

1. Species *Sabal Palmetto*
2. Condition 65%
3. Trunk Circumference ___ in./cm. Diameter 10 in./cm.
4. Location % = [Site 80% + Contribution 90% + Placement 70%] ÷ 3 = 80%
5. **Removal and cleanup costs** for appraised plant or plant that will be replaced
6. Species rating 90%
Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information
7. Replacement Plant Size (diameter) 12in./cm
(Trunk Area) 113in²/cm² TA_R
8. Replacement Tree Cost \$250
(see Regional Information to use Cost selected)
9. Installation Cost (2.5)
10. Other regional Information

Calculations by Appraiser using Field and Regional Information

11. **Installed Plant Cost**= Plant Cost (#8)
+ Installation Cost (#9) \$625
12. **Adjusted Installed Plant Cost = Installed Plant Cost** (#11) \$625 x Species rating (#6) 90% x Condition (#2) 65% x Location (#4) 80% = \$295
13. Add **Removal and Cleanup** Costs (#5)
(if Appraised plant is replaced), =\$
14. The Appraised Value is either #12 or #13 = \$295
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100;
if it is less, round to the nearest \$10.
16. Appraised Value = (#14) \$295

*A median cost is the most appropriate cost to use because there are an equal number of costs greater than and less than the median, Equally important, plants and installation are available at those specific costs

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PZ22-12000015

10/5/2022

Replacement Cost Method Work Sheet

Tree # 10

(Install Plant Cost x Species % x Condition % x Location %)

+Removal and Cleanup Cost (if needed)

Case # Property 3232 NE 12th Street, Pompano Beach, Florida Date 3/22/22

Appraiser Jaime Mayor

Field Observations

1. Species *Sabal Palmetto*
2. Condition 65%
3. Trunk Circumference ___ in./cm. Diameter 12 in./cm.
4. Location % = [Site 80% + Contribution 90% + Placement 80%] ÷ 3 = 83%
5. **Removal and cleanup costs** for appraised plant or plant that will be replaced
6. Species rating 90%
Regional Plant Appraisal Committee and/or Appraiser-Developed or -Modified Information
7. Replacement Plant Size (diameter) 12in./cm
(Trunk Area) 113in²/cm² TA_R
8. Replacement Tree Cost \$250
(see Regional Information to use Cost selected)
9. Installation Cost (2.5)
10. Other regional Information

Calculations by Appraiser using Field and Regional Information

11. **Installed Plant Cost**= Plant Cost (#8)
+ Installation Cost (#9) \$625
12. **Adjusted Installed Plant Cost = Installed Plant Cost** (#11) \$625 x Species rating (#6) 90% x Condition (#2) 65% x Location (#4) 83% = \$303
13. Add **Removal and Cleanup** Costs (#5)
(if Appraised plant is replaced), =\$
14. The Appraised Value is either #12 or #13 = \$303
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100;
if it is less, round to the nearest \$10.
16. Appraised Value = (#14) \$303

*A median cost is the most appropriate cost to use because there are an equal number of costs greater than and less than the median, Equally important, plants and installation are available at those specific costs

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PZ22-12000015

10/5/2022

Trunk Formula Method Work Sheet

Tree # 11

Case # Property 3232 NE 12th Street, Pompano Beach, Florida Date 3/22/22

Appraiser Jaime Mayor

Field Observations

1. Species: Ficus aurea (25' O.A Height)
2. Condition 35%
3. Trunk Circumference ___ in./cm. Diameter 30 in./cm.
4. Location % = [Site 70% + Contribution 80% + Placement 70%] ÷ 3 = 73%

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

- | | |
|--|---|
| 5. Species rating | <u>50%</u> |
| 6. Replacement Tree Size (diameter)
(Trunk Area) <u>13 in²/cm² TA_R</u> | <u>4 in./cm</u> |
| 7. Replacement Tree Cost
(see Regional Information to use Cost selected) | <u>\$240</u> |
| 8. Installation Cost | <u>\$240 x 2.5 = 600</u> |
| 9. Installed Tree Cost (#7 + #8) | <u>\$840</u> |
| 10. Unit Tree Cost
(see Regional Information to use Cost selected) | <u>\$65 per in²/cm²</u> |

Calculations by Appraiser using Field and Regional Information

11. Appraised Trunk Area:
(TA_A or ATA_A; use Tables 4.4-4.7)
Or c^2 (#3) ___ x 0.08
Or d^2 (#3) ___ x 0.785
} = 707 in²/cm²
12. Appraised Tree Trunk Increase (TA_{INCR}) =
TA_A or ATA_A 707 in²/cm² (#11) - TA_R 13 in²/cm² (#6) = 694 in²/cm²
13. Basic Tree Cost = TA_{INCR} (#12) 694 in²/cm² x Unit Tree Cost (#10) \$65
per in²/cm² + Installed Tree Cost (#9) \$840 = \$45,950
14. Appraised Value = Basic Tree Cost (#13) \$45,950 x Species Rating (#5) 50% x Condition (#2) 35% x
Location (#4) 73% = \$5,870
15. If the Appraised Value is \$5,000 or more, round it to the nearest \$100;
if it is less, round to the nearest \$10.
16. Appraised Value = (#14) \$5,900

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 (#9) 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.

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