

## **Tree Inventory and Appraisal Highline Village 4 Aurora, CO**

Prepared for

**Altos Realty Advisors, Inc.  
5777 E Evans Ave, Suite 1  
Denver, CO 80222**

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This tree inventory, assessment and valuation is provided for trees affected by development of a multi-family project proposed near Laredo Street and E 16<sup>th</sup> Avenue. The property consists of 3.741 acres and is described as Lot 2, Block 1, Highline Village Filing No. 2, County of Adams, State of Colorado (Parcel 1) and Tract B, Chambers 17 Subdivision, City of Aurora, County of Adams, State of Colorado (Parcel 2). The site is undeveloped, vacant land. The cover type is mainly native grasses and leaf litter under the shade of existing trees.

Per data survey inspections from 11/17/23 to 12/19/23, Appendix A - Tree Map and Appendix B - Appraisal and Mitigation Inch Summary were prepared to indicate locations and assessment of the trees on the proposed project site. The mapped trees are located in Appendix A. Tree numbering begins in the northeast corner of the site and continues west and south, ending in the southeast corner of the property. Tree statistics are summarized in Table 1 below.

**Table 1 – Appraisal and Mitigation Inch Summary**

	<b>Property Totals</b>
Quantity of trees inventoried	160
Quantity of trees not appraised	59
Total quantity of trees appraised	101
Appraisal	\$68,830
Mitigation inches of appraised trees	281

Trunk diameter is measured in inches 4.5 feet above the ground, referred to as diameter at breast height (DBH). Appraised trees are 4" DBH or larger. There are some trees inventoried that were not appraised and/or not included in the mitigation inch calculation as they were less than 4" DBH, dead, or so close to dead that they no longer provide a landscape function. An evaluation rating of Excellent, Good, Fair, Poor, Very Poor and Dead was made for each tree, based on current, observable conditions.

### **Tree Conditions**

Excellent (81%-100%) – High vigor and near perfect health with minor twig dieback and free from structural defects. The structure is nearly ideal and form is generally symmetric.

Good (61%-80%) – Normal vigor with minor twig dieback and minor, correctible structural defects. Well-developed structure with minor asymmetrical canopy.

Fair (41%-60%) – Reduced vigor. Wildlife or insect damage or disease may be significant but not fatal. Accumulation of dead branches is significant. Defects may not be fixable. The canopy is reduced or is asymmetrical.

Poor (21%-40%) – Unhealthy and declining. Extensive twig and branch dieback. Multiple significant defects that aren't fixable. Serious structural deficiencies. Form is very asymmetrical/abnormal.

Very Poor (6%-20%) – Dying and in the last stages of life. Live foliage minimal. Severe defects. Visually unappealing. Provides no function in the landscape.

Dead (0%-5%) – No indication of life.

There are only two tree species to be found on the property: Cottonwood and Siberian Elm. Both species have naturalized on site to form tightly planted stands. Typical for the species, the Cottonwoods have reproduced primarily through seed, though have also reproduced through root sprouts. The Siberian Elms, listed under the Colorado Noxious Weed Act as a noxious weed species, have reproduced primarily via seed, however, when top growth has died or been damaged, roots have resprouted new trees. It's apparent that low moisture and neglect have negatively affected the health of both species. The existing trees may have some environmental benefits, but negligible commercial benefits and value due to their neglected, impaired condition.

Monetary values of the existing trees were determined using the Trunk Formula Technique established in the **Guide for Plant Appraisal 10<sup>th</sup> Edition, Second Printing** and Replacement Tree Costs listed in the **Species Rating and Appraisal Factors Guide, 2011** published by the Rocky Mountain Chapter of the International Society of Arboriculture. The basis for the Trunk Formula Technique is the price of the replacement nursery material and the trunk diameter of the plant being appraised. The price of the nursery sized plant is extrapolated to the size of the tree being appraised. This number is the basic reproduction cost. This basic tree cost is then depreciated and adjusted by condition, functional limitations, and external limitations of the appraised trees. Similar to evaluation ratings for tree conditions, a multiplier ranging from 0% to 100% is assigned to each of the depreciation categories (see Table 2).

**Table 2 – Summary of depreciation factors and ratings**

<b>Condition</b> (compilation assessment of health, structure, and form)	<b>Functional limitations</b> (assessment of species-site interaction)	<b>External limitations</b> (assessment of outside factors that influence plant success)
Excellent (81% to 100%)	No Impact (81% to 100%)	No Impact (81% to 100%)
Good (61% to 80%)	Minor Impact (61% to 80%)	Minor Impact (61% to 80%)
Fair (41% to 60%)	Moderate Impact (41% to 60%)	Moderate Impact (41% to 60%)
Poor (21% to 40%)	Severe Impact (21% to 40%)	Severe Impact (21% to 40%)
Very Poor (6% to 20%)	Extreme Impact (0% to 20%)	Extreme Impact (0% to 20%)
Dead (0% to 5%)		

A suboptimum factor that affects the functional limitation rating of the Cottonwood trees is the tight spacing. Tightly spaced trees that exist within the canopy space of other trees detracts from the functional utility of trees. Fewer trees would provide the same level of benefits as the crowded number of trees; therefore, depreciation is applied to account for the superadequacy. External limitations depreciation was taken for Cottonwoods because they have been impacted by climate change. Tight spacing also affects the Siberian Elms' functional limitations rating. Other functional limitation factors that can contribute to a low rating include its invasive potential and high susceptibility to dieback, breakage, disease and insects. The prevalent Elm leaf beetle lowers the Elm's external limitations rating.

The replacement nursery tree used for the Cottonwood trees is Eastern Cottonwood. Siberian Elm trees are not sold in Colorado wholesale nurseries as they are invasive and out compete native species; therefore, a regionally available tree or trees with similar habits to Siberian Elms is required for cost comparison. A median cost was determined using Boxelder and Eastern Cottonwood.

Mitigation inches are computed by multiplying the trunk diameter of the existing tree by the condition percentage. Mitigation inches are rounded to the nearest inch.

Additional cost for replacement tree installation is included in the appraisal cost. The installation cost is 1.5 times the wholesale cost of the replacement tree.

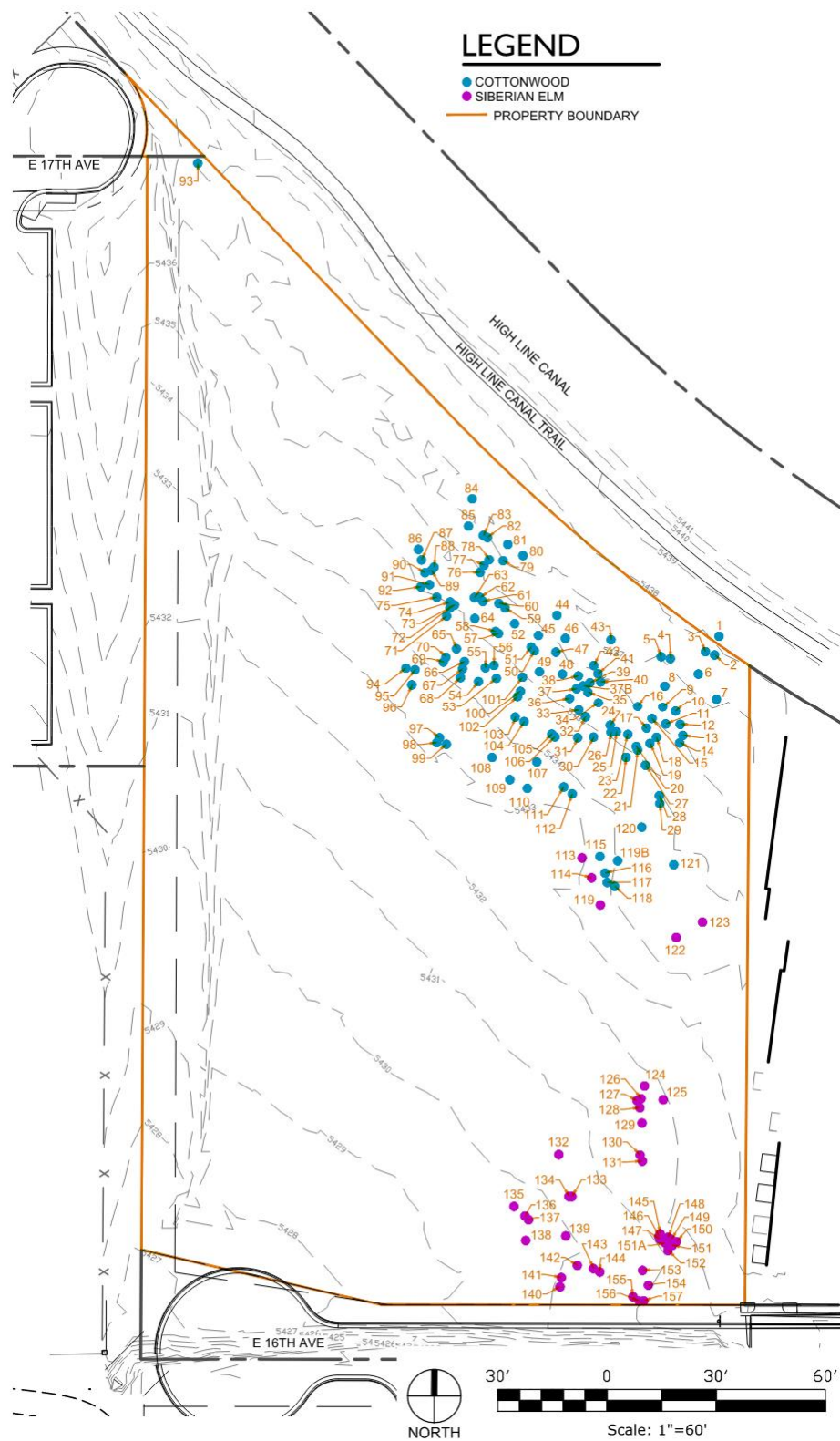
Appendix B lists all of the trees on the property and includes appraisal factors and depreciated reproduction cost. The same tree appraisal, just with more detail (prepared similarly to how Savatree formats tree appraisals), is in a separate document *2024.01.07 Highline Tree Appraisal.pdf*.

Please contact me if you have any questions regarding the tree inventory and/or valuation.

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## APPENDIX A - TREE MAP



## APPENDIX B – APPRAISAL AND MITIGATION INCH SUMMARY

Tree #	Common name	Trunk Diameter Inches	Condition Percent	Functional Limitation Percent	External Limitation Percent	Appraisal (to the nearest \$10)	Mitigation Inches
1	Cottonwood	9	52	40	60	\$ 720	5
2	Cottonwood	4	48	40	60	\$ 410	2
3	Cottonwood	9	60	40	60	\$ 770	5
4	Cottonwood	8	38	40	60	\$ 560	3
5	Cottonwood	6	0	40	60	\$ -	0
6	Cottonwood	28.5	44	40	60	\$ 3,500	13
7	Cottonwood	7	52	40	60	\$ 570	4
8	Cottonwood	9	20	40	60	\$ -	0
9	Cottonwood	4	24	40	60	\$ 380	1
10	Cottonwood	14.5	48	40	60	\$ 1,240	7
11	Cottonwood	6	44	40	60	\$ 480	3
12	Cottonwood	0	56	40	60	\$ 350	0
13	Cottonwood	4	40	40	60	\$ 400	2
14	Cottonwood	4	52	40	60	\$ 420	2
15	Cottonwood	4	0	40	60	\$ -	0
16	Cottonwood	6	18	40	60	\$ -	0
17	Cottonwood	11	24	40	60	\$ 600	3
18	Cottonwood	8	24	40	60	\$ 480	2
19	Cottonwood	5	22	40	60	\$ 390	1
20	Cottonwood	0	0	40	60	\$ -	0
21	Cottonwood	7	28	40	60	\$ 470	0
22	Cottonwood	6	26	40	60	\$ 430	0
23	Cottonwood	8	60	40	60	\$ 680	0
24	Cottonwood	4	4	40	60	\$ -	0
25	Cottonwood	6	44	40	60	\$ 480	0
26	Cottonwood	6	36	40	60	\$ 460	0
27	Cottonwood	4	28	40	60	\$ 380	0
28	Cottonwood	17.5	26	40	60	\$ 1,050	0
29	Cottonwood	5	26	40	60	\$ 400	0
30	Cottonwood	7	28	40	60	\$ 470	0
31	Cottonwood	7.5	28	40	60	\$ 480	0
32	Cottonwood	7	22	40	60	\$ 440	0
33	Cottonwood	5.5	56	40	60	\$ 420	3
34	Cottonwood	7	40	40	60	\$ 520	3
35	Cottonwood	5.5	4	40	60	\$ -	0
36	Cottonwood	4	22	40	60	\$ 380	1
37	Cottonwood	4	22	40	60	\$ 380	1
37b	Cottonwood	10	48	40	60	\$ 770	5
38	Cottonwood	10	48	40	60	\$ 770	5
39	Cottonwood	7	24	40	60	\$ 450	2
40	Cottonwood	6	24	40	60	\$ 420	1

## APPENDIX B – APPRAISAL AND MITIGATION INCH SUMMARY CONT.

Tree #	Common name	Trunk Diameter Inches	Condition Percent	Functional Limitation Percent	External Limitation Percent	Appraisal (to the nearest \$10)	Mitigation Inches
41	Cottonwood	8	24	40	60	\$ 480	2
42	Cottonwood	5	0	40	60	\$ -	0
43	Cottonwood	60	0	40	60	\$ -	0
44	Cottonwood	13	24	40	60	\$ 700	3
45	Cottonwood	7	24	40	60	\$ 450	2
46	Cottonwood	7.5	24	40	60	\$ 460	2
47	Cottonwood	5	22	40	60	\$ 390	1
48	Cottonwood	4	20	40	60	\$ -	0
49	Cottonwood	7	44	40	60	\$ 540	3
50	Cottonwood	7.5	40	40	60	\$ 540	3
51	Cottonwood	9	30	40	60	\$ 560	3
52	Cottonwood	6	28	40	60	\$ 430	2
53	Cottonwood	8	4	40	60	\$ -	0
54	Cottonwood	4.5	0	40	60	\$ -	0
55	Cottonwood	3.5	0	40	60	\$ -	0
56	Cottonwood	9	28	40	60	\$ 550	3
57	Cottonwood	7	32	40	60	\$ 480	2
58	Cottonwood	7	28	40	60	\$ 470	2
59	Cottonwood	6	28	40	60	\$ 430	2
60	Cottonwood	0	36	40	60	\$ 350	0
61	Cottonwood	0	20	40	60	\$ -	0
62	Cottonwood	4	18	40	60	\$ -	0
63	Cottonwood	5	26	40	60	\$ 400	1
64	Cottonwood	5	0	40	60	\$ -	0
65	Cottonwood	6	40	40	60	\$ 470	2
66	Cottonwood	7	40	40	60	\$ 520	3
67	Cottonwood	7	40	40	60	\$ 520	3
68	Cottonwood	6	36	40	60	\$ 460	2
69	Cottonwood	5.5	40	40	60	\$ 450	2
70	Cottonwood	8	44	40	60	\$ 590	4
71	Cottonwood	6	28	40	60	\$ 430	2
72	Cottonwood	7	28	40	60	\$ 470	2
73	Cottonwood	8	44	40	60	\$ 590	4
74	Cottonwood	8	22	40	60	\$ 470	2
75	Cottonwood	7	26	40	60	\$ 460	2
76	Cottonwood	8	6	40	60	\$ -	0
77	Cottonwood	8	4.4	40	60	\$ -	0
78	Cottonwood	8	4.4	40	60	\$ -	0
79	Cottonwood	9	0	40	60	\$ -	0
80	Cottonwood	38	0	40	60	\$ -	0
81	Cottonwood	36	0	40	60	\$ -	0

## APPENDIX B – APPRAISAL AND MITIGATION INCH SUMMARY CONT.

Tree #	Common name	Trunk Diameter Inches	Condition Percent	Functional Limitation Percent	External Limitation Percent	Appraisal (to the nearest \$10)	Mitigation Inches
82	Cottonwood	36	0	40	60	\$ -	0
83	Cottonwood	12	0	40	60	\$ -	0
84	Cottonwood	36	0	40	60	\$ -	0
85	Cottonwood	12	0	40	60	\$ -	0
86	Cottonwood	16	0	40	60	\$ -	0
87	Cottonwood	9	0	40	60	\$ -	0
88	Cottonwood	7	32	40	60	\$ 480	2
89	Cottonwood	5	0	40	60	\$ -	0
90	Cottonwood	7	4.4	40	60	\$ -	0
91	Cottonwood	6	4.4	40	60	\$ -	0
92	Cottonwood	0	0	40	60	\$ -	0
93	Cottonwood	34	74	60	60	\$ 11,670	25
94	Cottonwood	4	44	40	60	\$ 410	2
95	Cottonwood	7	68	40	60	\$ 640	5
96	Cottonwood	11	60	40	60	\$ 990	7
97	Cottonwood	11	28	40	60	\$ 640	3
98	Cottonwood	6	44	40	60	\$ 480	3
99	Cottonwood	7	46	40	60	\$ 540	3
100	Cottonwood	7	36	40	60	\$ 500	3
101	Cottonwood	14	36	40	60	\$ 970	5
102	Cottonwood	5	0	40	60	\$ -	0
103	Cottonwood	21	14	40	60	\$ -	0
104	Cottonwood	6	34	40	60	\$ 450	2
105	Cottonwood	0	32	40	60	\$ 350	0
106	Cottonwood	0	32	40	60	\$ 350	0
107	Cottonwood	20	58	50	60	\$ 2,900	12
108	Cottonwood	11	38	50	60	\$ 850	4
109	Cottonwood	10	36	50	60	\$ 740	4
110	Cottonwood	7	56	50	60	\$ 650	4
111	Cottonwood	0	36	40	60	\$ 350	0
112	Cottonwood	0	36	40	60	\$ 350	0
113	Siberian Elm	4	0	20	80	\$ -	0
114	Siberian Elm	5	0	20	80	\$ -	0
115	Cottonwood	4	38	40	60	\$ 400	2
116	Cottonwood	7	36	40	60	\$ 500	3
117	Cottonwood	4	36	40	60	\$ 400	1
118	Cottonwood	5	56	40	60	\$ 470	3
119	Siberian Elm	7	50	20	80	\$ 450	4
119b	Cottonwood	5	54	40	60	\$ 460	3
120	Cottonwood	9	60	50	60	\$ 880	5
121	Cottonwood	7	58	50	60	\$ 660	4

## APPENDIX B – APPRAISAL AND MITIGATION INCH SUMMARY CONT.

Tree #	Common name	Trunk Diameter Inches	Condition Percent	Functional Limitation Percent	External Limitation Percent	Appraisal (to the nearest \$10)	Mitigation Inches
122	Siberian Elm	4	5.8	30	80	\$ -	0
123	Siberian Elm	4	25	30	80	\$ 350	1
124	Siberian Elm	14.5	40	20	80	\$ 770	6
125	Siberian Elm	5	20	20	80	\$ -	0
126	Siberian Elm	17	32	20	80	\$ 820	5
127	Siberian Elm	9	44	20	80	\$ 510	4
128	Siberian Elm	6	34	20	80	\$ 380	2
129	Siberian Elm	6	52	20	80	\$ 420	3
130	Siberian Elm	7	0	20	80	\$ -	0
131	Siberian Elm	6	0	20	80	\$ -	0
132	Siberian Elm	12	0	30	80	\$ -	0
133	Siberian Elm	5	13	20	80	\$ -	0
134	Siberian Elm	7	42	20	80	\$ 430	3
135	Siberian Elm	0	17	20	80	\$ -	0
136	Siberian Elm	11	0	20	80	\$ -	0
137	Siberian Elm	20	13	20	80	\$ -	0
138	Siberian Elm	12	17	20	80	\$ -	0
139	Siberian Elm	5	48	20	80	\$ 380	2
140	Siberian Elm	6	13	20	80	\$ -	0
141	Siberian Elm	0	0	20	80	\$ -	0
142	Siberian Elm	8	4.8	20	80	\$ -	0
143	Siberian Elm	6	36	20	80	\$ 390	2
144	Siberian Elm	0	0	20	80	\$ -	0
145	Siberian Elm	4	50	20	80	\$ 360	2
146	Siberian Elm	7	40	20	80	\$ 420	3
147	Siberian Elm	4	0	20	80	\$ -	0
148	Siberian Elm	7	20	20	80	\$ -	0
149	Siberian Elm	6	0	20	80	\$ -	0
150	Siberian Elm	5	0	20	80	\$ -	0
151	Siberian Elm	6	20	20	80	\$ -	0
151a	Siberian Elm	6	14	20	80	\$ -	0
152	Siberian Elm	6	14	20	80	\$ -	0
153	Siberian Elm	12	32	20	80	\$ 570	4
154	Siberian Elm	0	0	20	80	\$ -	0
155	Siberian Elm	0	32	20	80	\$ 320	0
156	Siberian Elm	8	24	20	80	\$ 400	2
157	Siberian Elm	12	13	20	80	\$ -	0



Subject Tree			Condition Rating										Depreciation					Replacement Plant			Computation			Costs					Comments					
Tree #	Common name	(1) Trunk Diameter	(2) Cross Sectional Area	Health Percent	Health Weighting	Health Rating	Structure Percent	Structure Weighting	Structure Rating	Form Percent	Form Weighting	Form Rating	(3) Condition Percent	(3) Condition Rating	(4) Functional Limitation Percent	(4) Functional Limitation Impact	(5) External Limitation Percent	(5) External Limitation Impact	Species	(6) Trunk Diameter	(7) Cross Sectional Area	(8) Plant Cost	(9) Unit Tree Cost	(10) Basic Reproduction Cost	(11) Depreciated reproduction cost	(12) Replacement Tree Installation	(12) Total Additional Costs	(13) Total Depreciated Reproduction Costs	(14) Rounded (to the nearest \$10)	(14) Rounded (to the nearest \$1)	Mitigation Inches			
1	Cottonwood	9	63.585	60	40	24	60	40	24	20	20	4	52 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	2,979	\$	372	345	345	\$	717	\$	720	4.68	5	13' ht., triple trunk (3", 3", 3"), lean to N, dead branches on trunk base	
2	Cottonwood	4	12.560	50	40	20	60	40	24	20	20	4	48 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	588	\$	68	345	345	\$	413	\$	410	1.92	2	14' ht., lean to N, shaded out dead branches, one-sided	
3	Cottonwood	9	63.585	70	40	28	60	40	24	40	20	8	60 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	2,979	\$	429	345	345	\$	774	\$	770	5.40	5	25' ht., double trunk at 12" (5", 4"), lean to N, some stripped, decaying branches	
4	Cottonwood	8	50.240	40	40	16	40	40	16	30	20	6	38 Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	2,354	\$	215	345	345	\$	560	\$	560	3.04	3	24' ht., lean to N, bark missing from N side up to 9'	
5	Cottonwood	6	28.260	0	40	0	0	40	0	0	20	0	0 Dead	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	0.00	0	dead, 6" dbh, just 9' of trunk remaining	
6	Cottonwood	28.5	637.616	50	40	20	50	40	20	20	20	4	44 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	29,872	\$	3,154	345	345	\$	3,499	\$	3,500	12.54	13	28' ht., 4 trunks (7.5", 8", 7", 6"), 6" trunk dead, a lot of dead, dominant NE trunk	
7	Cottonwood	7	38.465	60	40	24	60	40	24	20	20	4	52 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,802	\$	225	345	345	\$	570	\$	570	3.64	4	16' ht., double trunk at ground (3.5", 3.5"), lean to NE, dead lower branches	
8	Cottonwood	9	63.585	20	40	8	20	40	8	20	20	4	20 Very Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	0.00	0	25' ht., 1/2 of major branches are dead	
9	Cottonwood	4	12.560	30	40	12	20	40	8	20	20	4	24 Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	588	\$	34	345	345	\$	379	\$	380	0.96	1	16' ht., lean to E, a lot of dead branches	
10	Cottonwood	14.5	165.046	50	40	20	60	40	24	20	20	4	48 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	7,732	\$	891	345	345	\$	1,236	\$	1,240	6.96	7	15' ht., trpl trunk at 8" (4", 5.5", 5"), dead lower branches, main growth on E side	
11	Cottonwood	6	28.260	70	40	28	30	40	12	20	20	4	44 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,324	\$	140	345	345	\$	485	\$	480	2.64	3	30' ht., lean to SE, dbl leader @ 6', S leader break at 10', some branch dieback	
12	Cottonwood	0	0.000	70	40	28	60	40	24	20	20	4	56 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	345	345	\$	345	\$	350	345	0.00	0	OMIT, 3" dbh, 12' ht., heavy lean to SE
13	Cottonwood	4	12.560	50	40	20	40	40	16	20	20	4	40 Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	588	\$	56	345	345	\$	401	\$	400	1.60	2	10' ht., heavy lean & bend to SE, trunk damage & dying bark at 5'-6' ht.	
14	Cottonwood	4	12.560	50	40	20	60	40	24	40	20	8	52 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	588	\$	73	345	345	\$	418	\$	420	2.08	2	12' ht., lean & bend to SE, typical amount of dead branches	
15	Cottonwood	4	12.560	0	40	0	0	40	0	0	20	0	0 Dead	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	0.00	0	long dead, 4" dbh, 12' ht., lean to N, broken branches, bark sluffing	
16	Cottonwood	6	28.260	20	40	8	20	40	8	10	20	2	18 Very Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	0.00	0	23' ht., lean to SE, bark damage from base to 2' ht., top dead, svrl dead branches	
17	Cottonwood	11	94.985	30	40	12	20	40	8	20	20	4	24 Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	4,450	\$	256	345	345	\$	601	\$	600	2.64	3	26' ht., dbl leader at 3' (6", 10"), meas. at base, 6" leader dead, lg dead brnchs thru-out	
18	Cottonwood	8	50.240	30	40	12	20	40	8	20	20	4	24 Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	2,354	\$	136	345	345	\$	481	\$	480	1.92	2	28' ht., several dead branches	
19	Cottonwood	5	19.625	30	40	12	20	40	8	10	20	2	22 Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	919	\$	49	345	345	\$	394	\$	390	1.10	1	12' ht., heavy bend to SE, several dead branches	
20	Cottonwood	0	0.000	0	40	0	0	40	0	0	20	0	0 Dead	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	0.00	0	OMIT, 3" dbh, dead, 12' ht., bend to E	
21	Cottonwood	7	38.465	40	40	16	20	40	8	20	20	4	28 Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,802	\$	121	345	345	\$	466	\$	470	0.00	0	28' ht., lean to SE, dbl trunk @ 8' due to old break, dieback throughout	
22	Cottonwood	6	28.260	40	40	16	20	40	8	10	20	2	26 Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,324	\$	83	345	345	\$	428	\$	430	0.00	0	19' ht., heavy lean & bend to SE, trunk damage 3' up, svrl dead branches, top dead	
23	Cottonwood	8	50.240	70	40	28	60	40	24	40	20	8	60 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	2,354	\$	339	345	345	\$	684	\$	680	0.00	0	30' ht., heavy curves in trunk, typical amount of dieback	
24	Cottonwood	4	12.560	5	40	2	5	40	2	0	20	0	4 Dead	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	0.00	0	12' ht., small branch suckering @ 12" off ground, dead from 12" up	
25	Cottonwood	6	28.260	60	40	24	30	40	12	40	20	8	44 Fair	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,324	\$	140	345	345	\$	485	\$	480	0.00	0	28' ht., curvy trunk new leader at 10', typical amount of dieback	
26	Cottonwood	6	28.260	40	40	16	40	40	16	20	20	4	36 Poor	40 Severe Impact	60 Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$													

Subject Tree			Condition Rating												Depreciation			Replacement Plant			Computation			Costs					Comments									
88	Cottonwood	7	38.465	40	40	16	30	40	12	20	20	4	32	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,802	\$	138	345	345	\$	483	\$	480	\$	483	2.24	2	24' ht., lean & curve to SE, dead ends of big branches & leader
89	Cottonwood	5	19.625	0	40	0	0	40	0	0	20	0	0	Dead	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	\$	-	0.00	0	long dead, 11' ht., 5" dbh, lean & curve to SE
90	Cottonwood	7	38.465	6	40	2.4	5	40	2	0	20	0	4.4	Dead	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	\$	-	0.00	0	18' ht., 7" dbh, curve to SW, top 1/2 dead, just small sucker growth on lower 1/2
91	Cottonwood	6	28.260	6	40	2.4	5	40	2	0	20	0	4.4	Dead	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	\$	-	0.00	0	dead, 16' ht., 6" dbh, lean to SW, top broken, decay top to base, only sm suckrs up to 6'
92	Cottonwood	0	0.000	0	40	0	0	40	0	0	20	0	0	Dead	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	\$	-	0.00	0	OMIT, 3" dbh, long dead, 8' ht., lean & curve to SW
93	Cottonwood	34	907.460	80	40	32	70	40	28	70	20	14	74	Good	60	Moderate Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	42,514	\$	11,326	345	345	\$	11,671	\$	11,670	\$	11,671	25.16	25	60' ht., lone tree in corner
94	Cottonwood	4	12.560	60	40	24	40	40	16	20	20	4	44	Fair	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	588	\$	62	345	345	\$	407	\$	410	\$	407	1.76	2	10' ht., lean & heavy curve to W, trunk wounds & peeling bark in bottom 4'
95	Cottonwood	7	38.465	70	40	28	70	40	28	60	20	12	68	Good	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,802	\$	294	345	345	\$	639	\$	640	\$	639	4.76	5	26' ht., on mound, curvy trunk, wound, main stem & brnchs brokn & repair, > typ. dead
96	Cottonwood	11	94.985	70	40	28	60	40	24	40	20	8	60	Fair	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	4,450	\$	641	345	345	\$	986	\$	990	\$	986	6.60	7	22' ht., typical branch dieback
97	Cottonwood	11	94.985	40	40	16	20	40	8	20	20	4	28	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	4,450	\$	299	345	345	\$	644	\$	640	\$	644	3.08	3	22' ht., dbl trunk at 20" (7", 4"), lean & curve to SW, typ. dieback, scarring/decay
98	Cottonwood	6	28.260	60	40	24	40	40	16	20	20	4	44	Fair	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,324	\$	140	345	345	\$	485	\$	480	\$	485	2.64	3	26' ht., lean to SW, poor branch arrangement, > typ. branch dieback in lower 1/2
99	Cottonwood	7	38.465	60	40	24	40	40	16	30	20	6	46	Fair	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,802	\$	199	345	345	\$	544	\$	540	\$	544	3.22	3	dbl trunk at 3', on mound, lean to S, > typ dieback in lower 1/2, decay on lower brnchs
100	Cottonwood	7	38.465	40	40	16	30	40	12	40	20	8	36	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,802	\$	156	345	345	\$	501	\$	500	\$	501	2.52	3	38' ht., lean to SW, 12" decay/wound @ 5', top dying/dead, main trunk damage at 24'
101	Cottonwood	14	153.860	40	40	16	40	40	16	20	20	4	36	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	7,208	\$	623	345	345	\$	968	\$	970	\$	968	5.04	5	38' ht., dbl at base (8', 6'), lean & curve to W and S, wound at 16', top dying, suckers
102	Cottonwood	5	19.625	0	40	0	0	40	0	0	20	0	0	Dead	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	\$	-	0.00	0	dead, 5", 22' ht., heavy lean & curve to SW
103	Cottonwood	21	346.185	20	40	8	10	40	4	10	20	2	14	Very Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	0	0	\$	-	\$	-	\$	-	0.00	0	38', trpl (7", 7", 7"), curve to SW, S trnk dead, W trnk decaying/dead, dieback in N trnk
104	Cottonwood	6	28.260	50	40	20	20	40	8	30	20	6	34	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,324	\$	108	345	345	\$	453	\$	450	\$	453	2.04	2	38' ht., curve & lean to SE, triple trunk at 10', breaks & repair throughout
105	Cottonwood	0	0.000	50	40	20	20	40	8	20	20	4	32	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	345	345	\$	345	\$	350	\$	345	0.00	0	OMIT, less than 3" dbh
106	Cottonwood	0	0.000	50	40	20	20	40	8	20	20	4	32	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	345	345	\$	345	\$	350	\$	345	0.00	0	OMIT, less than 3" dbh
107	Cottonwood	20	314.000	60	40	24	60	40	24	50	20	10	58	Fair	50	Moderate Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	14,711	\$	2,560	345	345	\$	2,905	\$	2,900	\$	2,905	11.60	12	38' ht., triple trunk @ 12" (8", 6", 6"), typical amt of branch dieback
108	Cottonwood	11	94.985	50	40	20	30	40	12	30	20	6	38	Poor	50	Moderate Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	4,450	\$	507	345	345	\$	852	\$	850	\$	852	4.18	4	20' ht., dbl trunk at ground (5", 6"), on mound, branch wound break & repair thru-out
109	Cottonwood	10	78.500	50	40	20	30	40	12	20	20	4	36	Poor	50	Moderate Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	3,678	\$	397	345	345	\$	742	\$	740	\$	742	3.60	4	20' ht., curve to SW, dbl leader at base, SW trunk damage/decay, wounds on 6" branch
110	Cottonwood	7	38.465	60	40	24	60	40	24	40	20	8	56	Fair	50	Moderate Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,802	\$	303	345	345	\$	648	\$	650	\$	648	3.92	4	24' ht., slight curve to S, typical amount of dieback throughout
111	Cottonwood	0	0.000	50	40	20	30	40	12	20	20	4	36	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	345	345	\$	345	\$	350	\$	345	0.00	0	OMIT, 3" dbh
112	Cottonwood	0	0.000	50	40	20	30	40	12	20	20	4	36	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	-	\$	-	345	345	\$	345	\$	350	\$	345	0.00	0	OMIT, 3" dbh
113	Siberian Elm	4	12.560	0	40	0	0	40	0	0	20	0	0	Dead	20	Extreme Impact	80	Minor Impact	Boxelder/E. Ctnwd	2.5	4.909	211	42.98	\$	-	\$	-	0	0	\$	-	\$	-	\$	-	0.00	0	long dead, 13' ht., 4" dbh, dug up & left out of ground
114	Siberian Elm	5	19.625	0	40	0	0	40	0	0	20	0	0	Dead	20	Extreme Impact	80	Minor Impact	Boxelder/E. Ctnwd	2.5	4.909	211	42.98	\$	-	\$	-	0	0	\$	-	\$	-	\$	-	0.00	0	long dead, 16' ht., 5" dbh, in low area
115	Cottonwood	4	12.560	40	40	16	40	40	16	30	20	6	38	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	588	\$	54	345	345	\$	399	\$	400	\$	399	1.52	2	24' ht., leader dieback, forking regen, storm damage, typ. amt of dieback, in low spot
116	Cottonwood	7	38.465	40	40	16	40	40	16	20	20	4	36	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,802	\$	156	345	345	\$	501	\$	500	\$	501	2.52	3	24' ht., trpl (1.5", 1.5", 4"), lean and curve to W, S trunk damage, typ. amt of dieback
117	Cottonwood	4	12.560	40	40	16	40	40	16	20	20	4	36	Poor	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	588	\$	51	345	345	\$	396	\$	400	\$	396	1.44	1	18' ht., curve to SW, some trunk damage & decay in lower 4', sparce
118	Cottonwood	5	19.625	60	40	24	60	40	24	40	20	8	56	Fair	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	919	\$	124	345	345	\$	469	\$	470	\$	469	2.80	3	24' ht., slight lean/curve to S, typical amount of dieback
119	Siberian Elm	7	38.465	60	40	24	40	40	16	50	20	10	50	Fair	20	Extreme Impact	80	Minor Impact	Boxelder/E. Ctnwd	2.5	4.909	211	42.98	\$	1,653	\$	132	316.5	316.5	\$	449	\$	450	\$	449	3.50	4	22' ht., multibranching, stripped bark on several upper branches, broken lower branches
119b	Cottonwood	5	19.625	70	40	28	50	40	20	30	20	6	54	Fair	40	Severe Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	919	\$	119	345	345	\$	464	\$	460	\$	464	2.70	3	24' ht., trunk damage at 18", bend to W, one sided, minimal dieback
120	Cottonwood	9	63.585	70	40	28	60	40	24	40	20	8	60	Fair	50	Moderate Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	2,979	\$	536	345	345	\$	881	\$	880	\$	881	5.40	5	22' ht., dbl leader @ base, broken & regen lower branches, typical dieback
121	Cottonwood	7	38.465	70	40	28	60	40	24	30	20	6	58	Fair	50	Moderate Impact	60	Moderate Impact	Eastern cottonwood	2.5	4.909	230	46.85	\$	1,802	\$	314	345	345	\$	659	\$	660	\$	659	4.06	4	17' ht., dbl trunk at 12" (4", 3"), curvy, typical amount of dieback
122	Siberian Elm	4	12.560	6	40	2.4	6	40	2.4	5	20	1	5.8	Dead	30	Severe Impact	80	Minor Impact	Boxelder/E. Ctnwd	2.5	4.909	211	42.98	\$	-	\$	-	0	0	\$	-	\$	-	\$	-	0.00	0	14' ht., 4" dbh, on mound, main trunk/majority of tree is dead, trunk suckers up to 10'
123	Siberian Elm	4	12.560	40	40	16	20	40	8	5	20	1	25	Poor	30	Severe Impact	80	Minor Impact	Boxelder/E. Ctnwd	2.5	4.909	211	42.98	\$	540	\$	32	316.5	316.5	\$	349	\$	350	\$	349	1.00	1	12' ht., large new branches from low, poor branch structure
124	Siberian Elm	14.5	165.046	50	40	20	40	40	16	20	20	4	40	Poor	20	Extreme Impact	80	Minor Impact	Boxelder/E. Ctnwd	2.5	4.909	211	42.98	\$	7,094	\$	454	316.5	316.5	\$	770	\$	770	\$	770	5.80	6	17', 4 trnks (4", 3", 2.5", 5"), one-sided, stripped branches, decay in canopy of 5' trnk
125	Siberian Elm	5	19.625	20	40	8	20	40	8	20	20	4	20	Very Poor	20	Extreme Impact	80	Minor Impact	Boxelder/E. Ctnwd	2.5	4.909	211	42.98	\$	-	\$	-	0	0	\$	-	\$	-	\$	-	1.00	0	18', dbl trnk @ 5', included bark, top dead, bark sluffing in upper canopy
126	Siberian Elm	17	228.865	40	40	16	30	40	12	20	20	4	32	Poor	20																							