



8 John Lyons Rd - Back Yard Black Walnut Appraisal

Trunk Formula Method (9th Edition Guide for Plant Appraisal)

The appraisal was completed to illustrate the value of the subject back yard Black Walnut tree to the resident after the appeal process was completed. The Licensing Committee of Council (LCC) recommended to preserve the Black Walnut tree. Our appraisal found the value of the Subject tree to be \$20,141.64.

Appraisal Breakdown	
Condition Rating	91%
DBH (cm)	71.5
Location	69%
Species Rating	67%
Replacement Tree Size (cm)	6
Replacement Tree Area (cm ²)	36
Replacement Tree Cost	\$200.00
Installation Cost	\$150.00
Installation + Tree Cost	\$350.00
Unit Tree Cost (Markham Streetscape Manual)	6.51
Appraised Trunk Area	4013.11625
Appraised Trunk Increase	3977.11625
Basic Tree Cost	\$48,075.40
Appraised Value	\$20,141.64
Replacement Tree Number*	34
LCC Replacement tree number	0
LCC Replacement value	\$0.00
Diff. between Appraised and LCC value	\$20,141.64
Condition Assessment	
Trunk (Rated out of 8)	7
Roots (Rated out of 8)	7
Scaffold Branches (Rated out of 8)	7
Small Branches and Twigs (Rated out of 4)	4
Foliage and/or Buds (Rated out of 4)	4
Overall Condition	0.91
Location Assessment	
Site	0.75
Contribution	0.77
Placement	0.55
Overall Location Rating	0.69

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