Guide for Plant Appraisal Corrigenda

The items in this table represent corrections to the *Guide for Plant Appraisal*, 10th edition, since its first printing in 2018. Revisions that were made between the 10th edition, second printing (2019), and the revised 10th edition (third printing; Oct. 2020) are shown in the rows for pages 84 and 86.

Page / Line or #	Original Text	Corrected Text (Minor grammatical errors are not addressed here.)
3 / 10	1977	1975
4 / 30-31	The *Guide* is not an ANSI standard, even though it is produced through a similar consensus-driven process.	The *Guide* is not an ANSI standard, even though it is produced through a consensus-driven process.
5 / 8-9	…marketplace. The *Guide* meets this standard. It has a long history of…	…marketplace. The *Guide* has a long history of…
9 / 25	…it represents market value.	…it may represent market value.
10 / 2 and throughout	…inferred from software application systems like **i-Tree Eco**…	…inferred from tree management software applications like **i-Tree Eco**…
11/ 6	**Cost Estimates Versus Value Estimates**	**Cost Estimates Versus Market Value Estimates**
11 / 13	Where market value is sought, evidence of WTP derives from transactions.	---
22 / 13	• Contractual value.	---
22 / 19	*Uniform Standards of Appraisal Practice* (USPAP)	*Uniform Standards of Professional Appraisal Practice* (USPAP)

28 / 30	No reconciliation was needed.	No reconciliation was necessary.
30 / 12, 14	25 feet (7.6 m) 3.5 feet (1.5 m)	25 feet (7.62 m) 3.5 feet (1.07 m)
35 / footnote	Palm trunk height is measured from grade to the base of the newest, youngest leaf (also known as the spear leaf).	Trunk height is measured from the ground line, which should be at or near the top of the root zone to the base of the heart leaf (ANSI Z60-2014).
37 / 9-22	The trunk measurement of a leaning tree on level ground should be made 4.5 feet from the ground on the compression or underside of the trunk. Measurement should be perpendicular to the trunk (Figure 4.3b).	The trunk measurement of a leaning tree on level ground should be made 4.5 feet from the ground on the compression or underside of the trunk. Measurement of the trunk diameter should be perpendicular to the trunk (smallest diameter across the trunk) (Figure 4.3b).
37 /11-12	The trunk measurement of a leaning tree on a slope should be made 4.5 feet from the ground on the high side of the trunk. Measurement should be perpendicular to the trunk (Figure 4.3c).	The trunk measurement of a leaning tree on a slope should be made 4.5 feet from the ground on the high side of the slope. Measurement of the trunk diameter should be perpendicular to the trunk (smallest diameter across the trunk) (Figure 4.3c).
38 / 4-7	**Trunk with more than one stem originating at or near ground level.** If all the stems arise within 3 feet (1 m) of the ground and each stem contributes proportionately to the crown, measure the diameter of each stem at 4.5 feet (1.37 m) (Figure 4.3g). Alternatively, measure the trunk diameter of a comparable single-stem tree of similar height and crown spread and apply that measurement.	**Trunk with more than one stem originating at or near ground level.** If all the stems arise from within 3 feet (1 m) of the ground, and each stem contributes equally to the canopy, then determine the sum of the cross sectional areas of each stem measured at 4.5 feet (1.37 m) above grade (see figure 4.3g). Different stem configurations may require measuring at other heights or locations to more accurately represent the size of a stem (see figures 4.3 e-k).

39 / 2-3	3 to 5 feet (1 to 1.5 m)	3 to 5 feet (1 to 1.07 m)
44 **/** Table 4.1	Excellent [Percent Rating] 100%	Excellent [Percent Rating] 81% to 100%
49 / Table 4.3	**Component Rating Weighting Product** Health 1.00 0.15 0.15 Structure 0.60 0.70 0.42 Form 0.40 0.15 0.06 **Weighted average condition rating** (sum of product) **0.63** **Note:** Weighting factors must add up to 1.00 or 100%.	**Component Rating Weighting Product** Health 1.00 0.15 0.15 Structure 0.60 0.70 0.42 Form 0.40 0.15 0.06 Sum 2.0 1.0 0.63 **Weighted average condition rating** (sum of product/sum of ratings) **0.63 ÷ 1** **Weighted average condition rating 0.63**
50 / 5-13	A third approach employs a weighted average of the three components (Table 4.3; Figure 4.10). This process involves four steps. First, health, structure, and form are evaluated. Second, the appraiser considers whether one of these components is more important than any other, and, if so, applies a weighting factor. Third, the ratings of health, structure, and form are multiplied by the weighting factor. Fourth, the product of the rating and weighting are totaled. For example, the Deodar cedar in Figure 4.10 was assessed with a health rating of 1.00 (100%), a structure rating of 0.60 (60%), and a form rating of 0.40 (40%). In the second step…	A third approach employs a weighted average of the three components (Table 4.3; Figure 4.10). This process involves four steps. First, health, structure, and form are evaluated in decimal form and the results added together. Second, the appraiser considers whether one of these components is more important than any other, and, if so, applies a weighting factor. Third, the ratings of health, structure, and form are multiplied by the weighting factor. Fourth, the product of the rating and weighting are added together and divided by the sum of the original ratings. For example, the Deodar cedar in Figure 4.10 was assessed with a health rating of 1.00 (100%), a structure rating of 0.60 (60%), and a form rating of 0.40 (40%). In the second step…

51 / 1-3	Fourth, the result was totaled to calculate the weighted average of 63%, equivalent to good condition (as suggested in Table 4.1).	Fourth, the product of each component is added together and divided by the sum of the original (0.15 + 0.42 + 0.06) / 1.0. In this example, the result was a weighted average of 63%, equivalent to poor condition (Table 4.1).
54 / Figure 5.1		
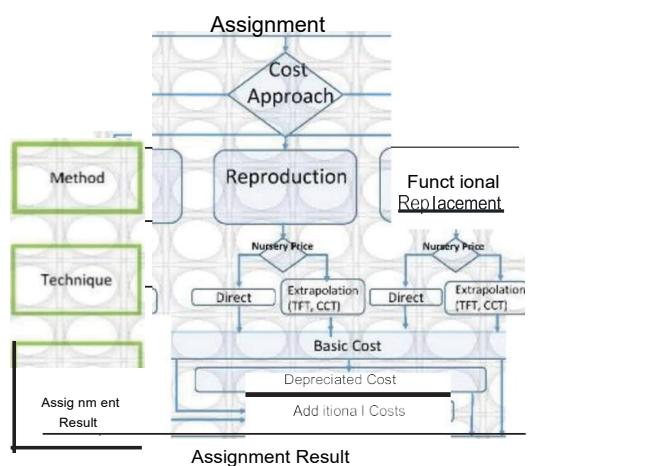
Original text	Replacement text
Functional Reproduction	Reproduction
Replacement	Functional Replacement

57 / 27-30	Estimates of tree value may be greatly out of proportion to the value of the land and other property improvements, or to what people would actually pay for a replacement tree.	Cost estimates may be greatly out of proportion to the value of the land and other property improvements, or to what people would actually pay for a replacement tree.
57 / 68-69	To apply the TFT using trunk diameter, compute the cross- sectional area of the subject plant then multiply it by the unit price.	To apply the TFT using trunk diameter, compute the cross- sectional area of the subject plant then multiply it by the unit price (see Appendix 2).
58 / 15-16	…important than overall tree size. After all, tree diameter is simply a proxy for tree size. In most cases, tree diameter in and of itself confers little in the way of direct benefits.	…important than overall trunk diameter.

59-60 / 36 1-3	(present cost, *PC*)	(present installed cost, *PC*)
64 / 23	water use limitations, restrictions on irrigation;	water use limitations, restrictions on irrigation; competing infrastructure (utilities);
65 / 11-13	Appraisers may find that some features fit into more than one depreciation category. For example, overhead electrical wires are a functional limitation because they are over the property, but were a tree has been topped because of the powerline, the appraiser may depreciate for both condition (form) and functional limitations that will limit future height growth. The appraiser should not also depreciate for the decision to install the powerlines over the property that was out of the control of the property owner because the physical structure (powerline) is already in place.	Appraisers may find that some features fit into more than one depreciation category. For example, overhead electrical wires can be either a functional limitation or an external limitation. In this case, the appraiser should depreciate in only one category.
65 / 21-2	...prepared by contractors or other professionals.	…prepared by contractors, other professionals, or the appraiser, if qualified and not conflicted.
67-68 & 70-72 / 25, 20, 7, 24, & 13	total (accrued) depreciation	total depreciation

71 / 4-7	3. Weighted average: 47%
	    a) Weighting: structure, 0.40; health, 0.30; form 0.30
	    b) Weighted average: (50% × 0.40) + (50% × 0.30) + (30% × 0.30) = 20%
	
	20% +15% + 9% = 44%
		3. Weighted average: 34%
		    a) Weighting: structure, 0.40; health, 0.30; form 0.30
		    b) Weighted average: (50% × 0.40) + (50% × 0.30) + (30% × 0.30) =
		
		20% +15% + 9% = 44% ÷ 1 = 44%

71 / 36-38	3. Weighted average: 82%
	    a)Weighting: structure, 0.40; health, 0.40; form, 0.20
	    b) Weighted average: (90% × 0.40) + (70% × 0.40) + (90% × 0.20) = 36% +28% + 18% = 82%
		3. Weighted average: 35%
		    a)Weighting: structure, 0.80; health, 0.10; form, 0.10
		    b) Weighted average: (90% × 0.80) + (70% × 0.10) + (90% × 0.10) = 72% + 7% + 9% = 88% ÷ 1.0 = 88%

74 / 5	…benefit was to screen Ms. Peabody's home.	…benefit was to screen Mr. Butler's view of Ms. Peabody's home.
75 / 39	Installation cost. 10 trees @ $10.	Installation cost. 10 trees @ $100.
77 / 22-24	The principle of substitution might otherwise argue for using the lowest estimate, of $40, but in this case, the appraiser selects a higher number reflecting intangible benefits of superior tree quality and service.	The principle of substitution might otherwise argue for using the lowest estimate (Nursery 1, $40.74), but in this case the appraiser selects a higher estimate (Nursey 3, $44.56) because of its superior tree quality and reputation for excellent customer service.
79 /12	$42,316	$8,458
79 / 17-18	$44/in^2	$44.56/in^2
80 / 6	20-foot dbh (2.5-m)	20-inch dbh (0.58 cm)
83 / 28-30	…computed as follows: Year 1 = $400 (o discount for Year 1) Year 2 = $400 ÷1.05	…computer as follows: Year 1 = $400 (0 discount for Year 1) Year 2 = $400 ÷1.05[1]
84 / 6 through end of page		*Except for the first lines, from* Client name *through* Address, *this form has been revised in its entirety. See page 11 of this Corrigenda for the original form, and page 12 for the revised form.*
85 / #2	2. Cross-sectional area (line 1)^2 × 0.7854 =	2. Cross-sectional area (line 1)^2 × 0.7854
85 / #7	7. Cross-sectional area (line 6)^2 × 0.7854 =	7. Cross-sectional area (line 6)^2 × 0.7854
85 / #11	11. Depreciated reproduction cost (line 3 × line 4 × line 5 × line 10)	11. Depreciated reproduction cost [‡] (line 10 × line 3 × line 4 × line 5)
85 / footnote	*dbh and growth rate may be replaced with plant area, volume, or height as appropriate.	*diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate

86 / #1–#3	1. Trunk diameter* (D) _____ @ _____ 2. Cross-sectional area (line 1)^2 × 0.7854 _____ in^2 3. Condition rating _____ %	1. Trunk diameter* (D) _____ @ _____ 2. Condition rating _____ %
86 / 19 through end of page		*From* Species *through the end of the page, this form has been revised in its entirety. See page 13 of this Corrigenda for the original form, and page 14 for the revised form.*
87 / #11	11. Basic compounded cost (line 8 [1 + line 10] $^{\text{line } 9}$)	11. Basic compounded cost (line 8 × [1 + line 10]$^{\text{line } 9}$)
87 / #12	12. Depreciated compounded cost (line 3 × line 4 × line 5 × line 11)	12. Depreciated compounded cost ‡ (line 11 × line 2 × line 3 × line 4)
88 / #12	12. Depreciated compounded cost (line 3 × line 4 × line 5 × line 12)‡	12. Depreciated compounded cost ‡ (line 11 × line 2 × line 3 × line 4)
88 / footnote	*dbh and growth rate may be replaced with plant area, volume, or height as appropriate. **the age and diameter growth of the subject tree are not necessarily relevant. Its size (dbh, volume, and/or height) is relevant. Years to parity should reflect the appraise r's best estimate of the time for a healthy specimen to grow to the same basic size as the subject tree.	*diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate. **The age and cross-sectional area of the subject tree are not necessarily relevant. Its size (diameter, volume, and/or height) is relevant. Years to parity should reflect the appraiser's best estimate of the time for a healthy specimen to reach a size where it provides equal utility or benefits.
98 / 2-3	Highest and best use is foundational for estimating market value…	Highest and best use should be considered a function of the appraisal problem…

98 / 17-19	The price paid for plants at a nursery or for landscape services is the market value of those goods and services. It is set based on supply, demand, and other factors. Estimating the cost of these goods and services is an application of the SCA, but that is not the emphasis in this chapter.	---
101 / 1	Overall, these studies show…	These studies show…
101 / 6-7	SOURCES FOR PROPERTY VALUE Sources for property value include:	SOURCES FOR MARKET VALUE OF PROPERTY Sources for market value of property include:
112 / 1-4	While the plant appraisal profession may not be highly developed…,	--
126 / 21	Other terms applied to trees are *ancient*, *veteran*, *landmark*, *legacy*, and…	Other terms applied to trees are *ancient*, *veteran*, *landmark*, *legacy*, *specimen tree*, and…
127 / 5	At the global level, the United Nations Education, Scientific, and Cultural Organization (UNESCO) designates heritage sites (e.g., Yellowstone National Park).	At the global level, the United Nations Educational, Scientific, and Cultural Organization (UNESCO) designates World Heritage Sites (e.g., Yellowstone National Park, Mammoth Cave National Park, etc.).

128 / 5-7	The limit of insurance (liability) of this coverage for all trees, shrubs, plants, and lawns may not exceed 5% of the limit of liability that applies to the dwelling, or more than $500 for any one tree, shrub, or plant.	There are limits to insurance (liability) for all trees, shrubs, plants, and lawns.
131 / 17	…casualty loss purposes.	…casualty loss purposes. If you encounter a situation that involves the tax code, consult a tax professional.
136 / 28-29	*Betula nigra* Heritage™	*Betula nigra* 'Cully' The (trademarked) common name is Heritage™ River Birch.
136 / 35-39	*Betula nigra* Dura-Heat™ (Actual cultivar name is *Betula nigra* 'Cully')	*Betula nigra* The (trademarked) common name is Dura-Heat™ River Birch.
142 / 9-10	Only basic statistics, commonly employed in forestry, are presented.	---
142 / 12	…appraiser should enlist the services of a professional forester skill in forest inventory…	...should follow industry-standard forest inventory sampling and design.
143 / Table A3.1*		*Significant digits throughout have been updated for consistent accuracy and precision.
151 / 24	Shady Grove Nursery	Shady Creek Nursery
158 / 36	**form:** (Ch. 4) A description of a plant' s habitat.	**form:** (Ch. 4) A description of a plant's habit.
161 / 19-22	**trunk formula technique (TFT)**: (Ch. 5) A technique for developing a cost basis that involves extrapolating the acquisition cost of a nursery-grown tree up to the size of the subject tree being valued.	**trunk formula technique (TFT):** (Ch. 5) A technique for developing a cost basis that involves extrapolating the purchase cost of a nursery-grown tree up to the size of the subject tree being valued.

161 / 23-24	**Uniform Standards of Professional Practice (USPAP)**	**Uniform Standards of Professional Appraisal Practice (USPAP)**
170 / 20	unit rule, 129	unit rule, 123, 129-130

Original Form (p. 84)

Repair Method
Direct Cost Technique

Client name _____ Date _____ Case # _____

Phone _____ E-mail _____

Address _____

Repair plan _____

_____

Subject tree

    Species _____

    1. Trunk diameter* (D) _____ @ _____

    2. Cross-sectional area   (line 1)^2 × 0.7854   _____ in^2

    3. Condition rating   _____ %

        Health _____

        Structure_____

        Form_____

    4. Functional limitations _____   _____ %

    5. External limitations _____   _____ %

Replacement tree

    6. Purchase price _____ $_____

    7. Depreciated purchase cost‡ (line 6 × line 3 × line 4 × line 5) $_____

    8. Installation _____ $_____

    9. Site preparation_____ $_____

   10. Aftercare_____ $_____

   11. Subtotal, subject tree (line 6 or 7 + line 8 + line 9 + line 10) $_____

Other items

   12. Turf _____ $_____

   13. Hardscape _____ $_____

   14. Clean-up_____ $_____

   15. Repair_____ $_____

   16. Aftercare_____ $_____

   17. Other_____ $_____

   18. Subtotal, other items (lines 12 + 13 + 14 + 15 + 16 + 17) $_____

Total repair cost (line 11 + line 18) $_____

* diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
‡ Apply depreciation if it is appropriate for the assignment.

Revised Form (p. 84)

Current as of October 2020

Repair Method
Direct Cost Technique

Client name _____ Date _____ Case # _____

Phone _____ E-mail _____

Address _____

Subject tree

    Species _____

    Trunk diameter* (D) _____ @ _____

Damage description

_____

_____

_____

Repair plan

_____

_____

_____

Repair items

    1. Cleanup _____ $_____

    2. Wound repair_____ $_____

    3. Pruning _____ $_____

    4. Support system _____ $ _____

    5. Irrigation _____ $ _____

    6. Mulch _____ $ _____

    7. Turf _____ $ _____

    8. Shrubs _____ $ _____

    9. Other plantings _____ $ _____

    10. Soil _____ $ _____

    11. Hardscape _____ $ _____

    12. Debris removal_____ $ _____

    13. Aftercare _____ $ _____

    14. Other_____ $ _____

Total repair cost‡ (sum lines 1 through 14) $ _____

Rounded $ _____

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
‡ Apply depreciation if it is appropriate for the assignment.

Original Form (p. 86)

Functional Replacement Method
Trunk Formula Technique

Client name _____ Date _____ Case # _____

Phone _____ E-mail _____

Address _____

Subject tree

Species _____

1. Trunk diameter* (D) _____ @ _____

2. Cross-sectional area   (line 1)^2 × 0.7854   _____ in^2

3. Condition rating   _____ %

    Health _____

    Structure _____

    Form _____

4. Functional limitations _____   _____ %

5. External limitations _____   _____ %

Functional replacement tree

Utility or benefit to be replaced_____

Replacement plan _____

Species _____

6. Size (specify diameter or height) _____

7. If diameter, cross-sectional area (line 6)^2 × 0.7854   _____ in^2

8. Functional replacement tree cost   Source: _____ $_____

Calculations

9. Unit tree cost (line 8 / line 7 or RPAC) $_____

10. Basic functional replacement cost (line 2 × line 9) $_____

11. Depreciated functional replacement cost‡ (line 10 × line 3 × line 4 × line 5) $_____

Additional costs

Cleanup _____ $_____

Replacement tree installation _____ $_____

Aftercare_____ $_____

Hardscape (specify)_____ $_____

12. Total additional costs $_____

13. Total functional replacement cost (line 11 + line 12) $_____

14. Rounded $_____

* diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
‡ Apply depreciation if it is appropriate for the assignment.

Revised Form (p. 86)

Current as of October 2020

Functional Replacement Method
Trunk Formula Technique

Client name _____ Date _____ Case # _____

Phone _____ E-mail _____

Address _____

Subject tree

Species _____

1. Trunk diameter* (D) _____ in. @ _____

2. Condition rating _____ %

    Health _____ _____

    Structure _____ _____

    Form _____ _____

3. Functional limitations _____ _____ %

4. External limitations _____ _____ %

Functional replacement tree

Utility or benefit to be replaced_____

Replacement plan _____

5. Trunk diameter* (D) _____ in. @ _____

6. Cross-sectional area (line 5)^2 × 0.7854 = _____ in^2

Replacement nursery tree

7. Trunk diameter* (D) _____ in. @ _____

8. Cross-sectional area (line 7)^2 × 0.7854 = _____ in^2

9. Nursery tree cost   Source: _____ $_____

Calculations

10. Unit nursery tree cost (line 9 ÷ line 8 or from RPAC) $_____ /in^2

11. Basic functional replacement cost (line 6 × line 10) $_____

12. Depreciated basic cost‡ (line 11 × line 2 × line 3 × line 4) $_____

Additional costs

    Cleanup _____ $_____

    Nursery tree installation _____ $_____

    Aftercare_____ $_____

    Hardscape_____ $_____

    Other_____ $_____

13. Total additional costs‡ (sum additional costs) $_____

Total functional replacement cost (line 11 or 12 + line 13) $_____

Rounded $_____

* Diameter and cross-sectional area may be replaced with plant area, volume, or height as appropriate.
‡ Apply depreciation and add additional costs if appropriate for the assignment.