

## **Economic Value of Trees**

- 100 million mature trees in U.S. cities (about 1.5 trees per single family home) can reduce annual energy use by 30 million KWh, saving consumers \$2 billion plus avoided investment in new power plants.
- By Planting 500,000 trees in Tucson, it is projected that airborne particulates will be reduced by 6,500 tons per year. This converts to a “particulate matter control” value of \$1.5 per year, or \$4.16 per tree per year.
- The tree canopy in an Ohio community reduces by 7 percent storm water runoff and its associated flood damage and water treatment costs. With only a modest increase in tree cover, the potential reduction is 12 percent.
- The amount of taxes contributed to community coffers throughout the U.S. due to the value added by privately owned trees on residential property is conservatively estimated at over 1.5 billion per year. The contribution of street and nearby park trees to property values would probably double or triple this figure.
- An analysis of 844 single family homes that sold in Athens, Georgia, revealed that houses with an average of five trees (regardless of species) in the front yard sold for 3.5 to 4.5 percent more than comparable houses without trees.
- A developer in Columbia, South Carolina, found that bare house lots sold much faster after he transplanted 2-to-3 inch diameter pines to the lots. He more than paid for his efforts by increasing the selling price by over \$1,500 per acre.
- A researcher showed photos of house lots to both professional appraisers and recent home buyers. By increasing the amount of tree cover in the photos, estimates of values rose 7 to 27 percent.
- In a classic study of 14 variables that might influence the price of suburban houses in Manchester, Connecticut, and Greece, New York, trees ranked sixth in importance in influencing the selling price of homes. They increased sale prices 5 to 15 percent.

## **How Valuable Are Your Trees**

If you could bank the bucks the average 50-year-old tree has contributed to the environment during the course of its lifetime, you’d never have to play the lottery:

\$31,250 in oxygen

\$62,500 in pollution control

\$31,250 in soil fertility

\$33,750 in recycling water as a humidifier

## **Mean Streets**

An oak or maple capable of living 200 to 400 years in a forest survives...

...40-80 years in a sheltered corner of a college campus

...25-30 years in healthy used city parks

...12-18 years along suburban street right-of-way

...3-4 years in downtown “planting pits”

### **Return on Your investment**

A U.S. Forest Service study shows that real estate values could increase as much as 20 percent with the addition of well-managed trees. The council of Tree and Landscape Appraisers, in cooperation with the International Society of Arboriculture, roughly places the dollar value of a healthy, mature tree on a well-landscaped lot at:

- 10-inch diameter: \$1,729
- 14-inch diameter: \$3,388
- 18-inch diameter: \$5,588
- 26-inch diameter: \$11,682
- 30-inch diameter: \$15,554

### **6 Ways To Economically Use Trees to Increase Your property Value**

1. Protect existing trees during construction.
2. Transplant trees from elsewhere on the property to the front lawn area or other spots where trees are fewer.
3. Plant seedlings on property now that is to be a building site in the future.
4. Strategically place a few large trees from a nursery to enhance aesthetics or increase energy efficiency.
5. Encourage the planting of street trees in newly developed areas and proper pruning in older trees.
6. Prune off any dead or dying branches in yard trees.



## Healthy trees mean...

### Healthy people

- 100 trees remove 53 tons of carbon dioxide/year
- 100 trees remove 430 pounds of pollutants/year...

### Healthy communities

Tree-filled neighborhoods:

- Lower levels of domestic violence
- Are safer and more sociable...

### Healthy environment

- 100 mature trees catch about 538,000 gallons of rainwater per year...

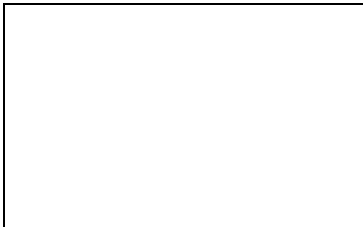
### Homeowner savings

- Up to 20% on annual air-conditioning costs
- 2% on winter heating...

### Better business

In tree-lined commercial districts, shoppers report:

- More frequent shopping
- Longer shopping trips
- Willingness to pay more for parking
- Willingness to pay more for parking
- Willingness to Spend 12% more for goods...



100 healthy trees  
(over 40 years)

	<u>YARD</u>	<u>PUBLIC</u>
BENEFITS	\$364,000	\$380,000
COSTS	\$ 92,000	\$148,000
NET BENEFIT:	\$272,000	\$232,000



1 healthy tree  
(in its 20<sup>th</sup> years after  
Planning)

	per year
BENEFITS:	\$96
COSTS:	\$36
ANNUAL NET:	\$60

### Higher Property Values

Each large front yard tree adds 1% to house sales price  
Large specimen trees can add 10% to property values.

**Landscape trees provide Benefits that far exceed the costs of planting and care over their lifetime.**

Environmental and aesthetic benefits such as energy savings, stormwater runoff reduction, cleaner air, and higher property values are an average of **three times greater** than tree care costs.

**The greatest benefits are:**

**ENERGY SAVINGS and  
PROPERTY VALUES**

