

REAL ESTATE & TREES

HELPING SMALL ALBERTAN COMMUNITIES ENHANCE THE VALUE OF THEIR TREES AND FORESTS

Trees are a crucial element and fabric of every residential, commercial or industrial area. Besides producing oxygen and reducing carbon-dioxide, trees provide many tangible benefits to properties.



Benefits of trees to property includes:

- Enhancing property appeal - Trees, shrubs and landscaping can increase overall property values between 5-11%
- Reducing summer heat and protection from cold winter winds
- Improving water and air quality and quantity
- Providing habitat for wildlife
- Helping to improve community appearance and attract people to business districts
- Enhancing cultural, religious, and spiritual activities
- Studies have shown that having trees in communities reduces crime and helps bring the community together



REAL ESTATE & TREES

PROPERTY APPRAISAL AWARENESS CHECKLIST

The following visual indicators *increase* property values:

- Diversity of tree and shrub species (higher diversity = higher value)
- Good maintenance of trees and shrubs
- Area of natural healthy forest with an access trail
- Level of privacy protection
- Well designed shelterbelts and windbreaks
- No major pest or health issues with trees
- Even age distribution (more different age structure = better)

Consider the following visual indicators when assessing *liabilities* to property:

- Dead or dying trees that are hazards to people and property
- Branches overhanging structures that have potential to be damaging
- The cost of tree maintenance, pruning, and removal
- Trees that are blocking windows or other attractive property features
- Trees that create obstacles for road access and parking
- Possible damages to sewage system and building foundation