

Table 3: Worksheet for estimating the use value of agricultural land in Amelia

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$43.82

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0049
 c) Rate without risk component 0.0771
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0810
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2771

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$568.05 W/Risk (1/2d) \$541.00

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	22664	1.35	30596
III	11209	1.00	11209
IV	<u>4893</u>	0.80	<u>3914</u>
TOTAL	38766		45719

Soil index factor /6/ 1.179

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$722.49</u>	<u>\$688.09</u>
II	1.35	<u>\$650.25</u>	<u>\$619.28</u>
III	1.00	<u>\$481.66</u>	<u>\$458.73</u>
IV	0.80	<u>\$385.33</u>	<u>\$366.98</u>
V	0.60	<u>\$289.00</u>	<u>\$275.24</u>
VI	0.50	<u>\$240.83</u>	<u>\$229.36</u>
VII	0.30	<u>\$144.50</u>	<u>\$137.62</u>
VIII	0.10	<u>\$48.17</u>	<u>\$45.87</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of Tobacco \$1,021.53
 d) Capitalized per acre quota value of Tobacco \$3,685.97

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Augusta

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$38.54

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0050
- c) Rate without risk component 0.0772
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0811
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2772

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$499.04 W/Risk (1/2d) \$475.28

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3022	1.50	4533
II	32246	1.35	43532
III	33817	1.00	33817
IV	<u>15954</u>	0.80	<u>12763</u>
TOTAL	85039		94645

Soil index factor /6/ 1.113

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$672.58</u>	<u>\$640.56</u>
II	1.35	<u>\$605.33</u>	<u>\$576.50</u>
III	1.00	<u>\$448.39</u>	<u>\$427.04</u>
IV	0.80	<u>\$358.71</u>	<u>\$341.63</u>
V	0.60	<u>\$269.03</u>	<u>\$256.22</u>
VI	0.50	<u>\$224.19</u>	<u>\$213.52</u>
VII	0.30	<u>\$134.52</u>	<u>\$128.11</u>
VIII	0.10	<u>\$44.84</u>	<u>\$42.70</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Bland

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$33.52

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0061
 c) Rate without risk component 0.0784
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0823
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2784

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$427.71 W/Risk (1/2d) \$407.34

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	4258	1.35	5748
III	6124	1.00	6124
IV	<u>4870</u>	0.80	<u>3896</u>
TOTAL	15252		15768

Soil index factor /6/ 1.034

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$620.57</u>	<u>\$591.02</u>
II	1.35	<u>\$558.51</u>	<u>\$531.91</u>
III	1.00	<u>\$413.71</u>	<u>\$394.01</u>
IV	0.80	<u>\$330.97</u>	<u>\$315.21</u>
V	0.60	<u>\$248.23</u>	<u>\$236.41</u>
VI	0.50	<u>\$206.86</u>	<u>\$197.01</u>
VII	0.30	<u>\$124.11</u>	<u>\$118.20</u>
VIII	0.10	<u>\$41.37</u>	<u>\$39.40</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Buena Vista

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$22.23

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0081
 c) Rate without risk component 0.0803
 d) Risk component (0.05 times 2c) 0.0040
 e) Rate with risk component /3/ 0.0843
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2803

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$276.78 W/Risk (1/2d) \$263.60

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3300	1.50	4950
II	11715	1.35	15815
III	9639	1.00	9639
IV	<u>7042</u>	0.80	<u>5633</u>
TOTAL	31696		36037

Soil index factor /6/ 1.137

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$365.15</u>	<u>\$347.76</u>
II	1.35	<u>\$328.64</u>	<u>\$312.99</u>
III	1.00	<u>\$243.43</u>	<u>\$231.84</u>
IV	0.80	<u>\$194.75</u>	<u>\$185.47</u>
V	0.60	<u>\$146.06</u>	<u>\$139.11</u>
VI	0.50	<u>\$121.72</u>	<u>\$115.92</u>
VII	0.30	<u>\$73.03</u>	<u>\$69.55</u>
VIII	0.10	<u>\$24.34</u>	<u>\$23.18</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Chesapeake City

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$50.31

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0122
 c) Rate without risk component 0.0844
 d) Risk component (0.05 times 2c) 0.0042
 e) Rate with risk component /3/ 0.0886
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2844

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$596.01 W/Risk (1/2d) \$567.63

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	300	1.50	450
II	4919	1.35	6640
III	45077	1.00	45077
IV	<u>10498</u>	0.80	<u>8398</u>
TOTAL	60794		60565

Soil index factor /6/ 0.996

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$897.40</u>	<u>\$854.67</u>
II	1.35	<u>\$807.66</u>	<u>\$769.20</u>
III	1.00	<u>\$598.27</u>	<u>\$569.78</u>
IV	0.80	<u>\$478.61</u>	<u>\$455.82</u>
V	0.60	<u>\$358.96</u>	<u>\$341.87</u>
VI	0.50	<u>\$299.13</u>	<u>\$284.89</u>
VII	0.30	<u>\$179.48</u>	<u>\$170.93</u>
VIII	0.10	<u>\$59.83</u>	<u>\$56.98</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

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4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Chesterfield

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$43.82

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0101
- c) Rate without risk component 0.0824
- d) Risk component (0.05 times 2c) 0.0041
- e) Rate with risk component /3/ 0.0865
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2824

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$532.05 W/Risk (1/2d) \$506.71

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	22664	1.35	30596
III	11209	1.00	11209
IV	<u>4893</u>	0.80	<u>3914</u>
TOTAL	38766		45719

Soil index factor /6/ 1.179

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$676.70</u>	<u>\$644.48</u>
II	1.35	<u>\$609.03</u>	<u>\$580.03</u>
III	1.00	<u>\$451.14</u>	<u>\$429.65</u>
IV	0.80	<u>\$360.91</u>	<u>\$343.72</u>
V	0.60	<u>\$270.68</u>	<u>\$257.79</u>
VI	0.50	<u>\$225.57</u>	<u>\$214.83</u>
VII	0.30	<u>\$135.34</u>	<u>\$128.90</u>
VIII	0.10	<u>\$45.11</u>	<u>\$42.97</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of Tobacco \$1,021.53
- d) Capitalized per acre quota value of Tobacco \$3,617.82

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Clarke

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$24.26

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0071
- c) Rate without risk component 0.0793
- d) Risk component (0.05 times 2c) 0.0040
- e) Rate with risk component /3/ 0.0833
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2793

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$305.88 W/Risk (1/2d) \$291.31

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	709	1.50	1063
II	16387	1.35	22122
III	6328	1.00	6328
IV	<u>12222</u>	0.80	<u>9777</u>
TOTAL	35646		39290

Soil index factor /6/ 1.102

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$416.27</u>	<u>\$396.44</u>
II	1.35	<u>\$374.64</u>	<u>\$356.80</u>
III	1.00	<u>\$277.51</u>	<u>\$264.30</u>
IV	0.80	<u>\$222.01</u>	<u>\$211.44</u>
V	0.60	<u>\$166.51</u>	<u>\$158.58</u>
VI	0.50	<u>\$138.76</u>	<u>\$132.15</u>
VII	0.30	<u>\$83.25</u>	<u>\$79.29</u>
VIII	0.10	<u>\$27.75</u>	<u>\$26.43</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

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2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Culpeper

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$31.67

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0068
- c) Rate without risk component 0.0790
- d) Risk component (0.05 times 2c) 0.0040
- e) Rate with risk component /3/ 0.0830
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2790

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) W/Risk (1/2d)
\$400.79 \$381.70

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3266	1.50	4899
II	22580	1.35	30483
III	15685	1.00	15685
IV	<u>11954</u>	0.80	<u>9563</u>
TOTAL	53485		60630

Soil index factor /6/ 1.134

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$530.34</u>	<u>\$505.08</u>
II	1.35	<u>\$477.30</u>	<u>\$454.57</u>
III	1.00	<u>\$353.56</u>	<u>\$336.72</u>
IV	0.80	<u>\$282.85</u>	<u>\$269.38</u>
V	0.60	<u>\$212.13</u>	<u>\$202.03</u>
VI	0.50	<u>\$176.78</u>	<u>\$168.36</u>
VII	0.30	<u>\$106.07</u>	<u>\$101.02</u>
VIII	0.10	<u>\$35.36</u>	<u>\$33.67</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

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2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Cumberland

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$17.28

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0032
 c) Rate without risk component 0.0755
 d) Risk component (0.05 times 2c) 0.0038
 e) Rate with risk component /3/ 0.0793
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2755

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$228.98 W/Risk (1/2d) \$218.08

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	362	1.50	543
II	11051	1.35	14918
III	9036	1.00	9036
IV	<u>4374</u>	0.80	<u>3499</u>
TOTAL	24823		27996

Soil index factor /6/ 1.128

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$304.54</u>	<u>\$290.04</u>
II	1.35	<u>\$274.09</u>	<u>\$261.04</u>
III	1.00	<u>\$203.03</u>	<u>\$193.36</u>
IV	0.80	<u>\$162.42</u>	<u>\$154.69</u>
V	0.60	<u>\$121.82</u>	<u>\$116.02</u>
VI	0.50	<u>\$101.51</u>	<u>\$96.68</u>
VII	0.30	<u>\$60.91</u>	<u>\$58.01</u>
VIII	0.10	<u>\$20.30</u>	<u>\$19.34</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of Tobacco \$848.70
 d) Capitalized per acre quota value of Tobacco \$3,080.82

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Danville

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$23.96

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0065
 c) Rate without risk component 0.0788
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0827
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2788

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$304.09 W/Risk (1/2d) \$289.61

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	4421	1.50	6631
II	71949	1.35	97131
III	51911	1.00	51911
IV	<u>24215</u>	0.80	<u>19372</u>
TOTAL	152496		175045

Soil index factor /6/ 1.148

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$397.38</u>	<u>\$378.46</u>
II	1.35	<u>\$357.64</u>	<u>\$340.61</u>
III	1.00	<u>\$264.92</u>	<u>\$252.31</u>
IV	0.80	<u>\$211.94</u>	<u>\$201.84</u>
V	0.60	<u>\$158.95</u>	<u>\$151.38</u>
VI	0.50	<u>\$132.46</u>	<u>\$126.15</u>
VII	0.30	<u>\$79.48</u>	<u>\$75.69</u>
VIII	0.10	<u>\$26.49</u>	<u>\$25.23</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of Tobacco \$1,347.64
 d) Capitalized per acre quota value of Tobacco \$4,834.05

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Dinwiddie County, Coastal Plain

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$43.98

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0063
- c) Rate without risk component 0.0786
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0825
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2786

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$559.87 W/Risk (1/2d) \$533.20

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	259	1.50	388
II	25944	1.35	35024
III	2193	1.00	2193
IV	<u>2501</u>	0.80	<u>2000</u>
TOTAL	30897		39605

Soil index factor /6/ 1.282

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$655.15</u>	<u>\$623.95</u>
II	1.35	<u>\$589.64</u>	<u>\$561.56</u>
III	1.00	<u>\$436.77</u>	<u>\$415.97</u>
IV	0.80	<u>\$349.41</u>	<u>\$332.77</u>
V	0.60	<u>\$262.06</u>	<u>\$249.58</u>
VI	0.50	<u>\$218.38</u>	<u>\$207.98</u>
VII	0.30	<u>\$131.03</u>	<u>\$124.79</u>
VIII	0.10	<u>\$43.68</u>	<u>\$41.60</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of Peanuts \$80.20
- b) Capitalized per acre quota value of Peanuts \$287.91
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Fairfax

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$32.19

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0107
- c) Rate without risk component 0.0830
- d) Risk component (0.05 times 2c) 0.0041
- e) Rate with risk component /3/ 0.0871
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2830

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$387.98 W/Risk (1/2d) \$369.50

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	7329	1.50	10993
II	40198	1.35	54267
III	30646	1.00	30646
IV	<u>11324</u>	0.80	<u>9059</u>
TOTAL	89497		104965

Soil index factor /6/ 1.173

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$496.20</u>	<u>\$472.58</u>
II	1.35	<u>\$446.58</u>	<u>\$425.32</u>
III	1.00	<u>\$330.80</u>	<u>\$315.05</u>
IV	0.80	<u>\$264.64</u>	<u>\$252.04</u>
V	0.60	<u>\$198.48</u>	<u>\$189.03</u>
VI	0.50	<u>\$165.40</u>	<u>\$157.53</u>
VII	0.30	<u>\$99.24</u>	<u>\$94.52</u>
VIII	0.10	<u>\$33.08</u>	<u>\$31.51</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Fauquier

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$22.49

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0084
 c) Rate without risk component 0.0807
 d) Risk component (0.05 times 2c) 0.0040
 e) Rate with risk component /3/ 0.0847
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2807

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$278.68 W/Risk (1/2d) \$265.41

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	6976	1.50	10464
II	15533	1.35	20969
III	41916	1.00	41916
IV	<u>18373</u>	0.80	<u>14698</u>
TOTAL	82798		88047

Soil index factor /6/ 1.063

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$393.10</u>	<u>\$374.38</u>
II	1.35	<u>\$353.79</u>	<u>\$336.94</u>
III	1.00	<u>\$262.07</u>	<u>\$249.59</u>
IV	0.80	<u>\$209.65</u>	<u>\$199.67</u>
V	0.60	<u>\$157.24</u>	<u>\$149.75</u>
VI	0.50	<u>\$131.03</u>	<u>\$124.79</u>
VII	0.30	<u>\$78.62</u>	<u>\$74.88</u>
VIII	0.10	<u>\$26.21</u>	<u>\$24.96</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Floyd

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$29.51

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0056
 c) Rate without risk component 0.0778
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0817
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2778

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$379.09 W/Risk (1/2d) \$361.04

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1125	1.50	1687
II	3168	1.35	4276
III	16224	1.00	16224
IV	<u>5172</u>	0.80	<u>4137</u>
TOTAL	25689		26324

Soil index factor /6/ 1.025

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$554.91</u>	<u>\$528.49</u>
II	1.35	<u>\$499.42</u>	<u>\$475.64</u>
III	1.00	<u>\$369.94</u>	<u>\$352.33</u>
IV	0.80	<u>\$295.95</u>	<u>\$281.86</u>
V	0.60	<u>\$221.97</u>	<u>\$211.40</u>
VI	0.50	<u>\$184.97</u>	<u>\$176.16</u>
VII	0.30	<u>\$110.98</u>	<u>\$105.70</u>
VIII	0.10	<u>\$36.99</u>	<u>\$35.23</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Franklin City

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$39.73

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0082
- c) Rate without risk component 0.0805
- d) Risk component (0.05 times 2c) 0.0040
- e) Rate with risk component /3/ 0.0845
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2805

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$493.84 W/Risk (1/2d) \$470.33

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	4723	1.50	7084
II	52438	1.35	70791
III	8849	1.00	8849
IV	<u>199</u>	0.80	<u>159</u>
TOTAL	66209		86883

Soil index factor /6/ 1.312

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$564.50</u>	<u>\$537.62</u>
II	1.35	<u>\$508.05</u>	<u>\$483.86</u>
III	1.00	<u>\$376.33</u>	<u>\$358.41</u>
IV	0.80	<u>\$301.07</u>	<u>\$286.73</u>
V	0.60	<u>\$225.80</u>	<u>\$215.05</u>
VI	0.50	<u>\$188.17</u>	<u>\$179.21</u>
VII	0.30	<u>\$112.90</u>	<u>\$107.52</u>
VIII	0.10	<u>\$37.63</u>	<u>\$35.84</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of Peanuts \$68.34
- b) Capitalized per acre quota value of Peanuts \$243.66
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Fredericksburg

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$34.37

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0111
- c) Rate without risk component 0.0833
- d) Risk component (0.05 times 2c) 0.0042
- e) Rate with risk component /3/ 0.0875
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2833

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$412.49 W/Risk (1/2d) \$392.84

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2399	1.50	3598
II	20485	1.35	27654
III	5572	1.00	5572
IV	<u>1814</u>	0.80	<u>1451</u>
TOTAL	30270		38275

Soil index factor /6/ 1.264

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$489.33</u>	<u>\$466.02</u>
II	1.35	<u>\$440.39</u>	<u>\$419.42</u>
III	1.00	<u>\$326.22</u>	<u>\$310.68</u>
IV	0.80	<u>\$260.97</u>	<u>\$248.55</u>
V	0.60	<u>\$195.73</u>	<u>\$186.41</u>
VI	0.50	<u>\$163.11</u>	<u>\$155.34</u>
VII	0.30	<u>\$97.87</u>	<u>\$93.20</u>
VIII	0.10	<u>\$32.62</u>	<u>\$31.07</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Giles

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$24.23

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0058
- c) Rate without risk component 0.0781
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0820
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2781

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$310.38 W/Risk (1/2d) \$295.60

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	100	1.50	150
II	393	1.35	530
III	2881	1.00	2881
IV	<u>4371</u>	0.80	<u>3496</u>
TOTAL	7745		7057

Soil index factor /6/ 0.911

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$510.96</u>	<u>\$486.63</u>
II	1.35	<u>\$459.86</u>	<u>\$437.97</u>
III	1.00	<u>\$340.64</u>	<u>\$324.42</u>
IV	0.80	<u>\$272.51</u>	<u>\$259.54</u>
V	0.60	<u>\$204.38</u>	<u>\$194.65</u>
VI	0.50	<u>\$170.32</u>	<u>\$162.21</u>
VII	0.30	<u>\$102.19</u>	<u>\$97.33</u>
VIII	0.10	<u>\$34.06</u>	<u>\$32.44</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Gloucester

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$37.13

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0085
- c) Rate without risk component 0.0808
- d) Risk component (0.05 times 2c) 0.0040
- e) Rate with risk component /3/ 0.0848
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2808

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) W/Risk (1/2d)
\$459.71 \$437.82

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1009	1.50	1513
II	14462	1.35	19523
III	9238	1.00	9238
IV	<u>145</u>	0.80	<u>116</u>
TOTAL	24854		30390

Soil index factor /6/ 1.223

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$563.95</u>	<u>\$537.09</u>
II	1.35	<u>\$507.55</u>	<u>\$483.38</u>
III	1.00	<u>\$375.96</u>	<u>\$358.06</u>
IV	0.80	<u>\$300.77</u>	<u>\$286.45</u>
V	0.60	<u>\$225.58</u>	<u>\$214.84</u>
VI	0.50	<u>\$187.98</u>	<u>\$179.03</u>
VII	0.30	<u>\$112.79</u>	<u>\$107.42</u>
VIII	0.10	<u>\$37.60</u>	<u>\$35.81</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Goochland

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$26.69

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0058
- c) Rate without risk component 0.0781
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0820
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2781

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$341.74 W/Risk (1/2d) \$325.46

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2196	1.50	3294
II	16681	1.35	22519
III	8598	1.00	8598
IV	<u>7443</u>	0.80	<u>5954</u>
TOTAL	34918		40365

Soil index factor /6/ 1.156

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$443.43</u>	<u>\$422.32</u>
II	1.35	<u>\$399.09</u>	<u>\$380.08</u>
III	1.00	<u>\$295.62</u>	<u>\$281.54</u>
IV	0.80	<u>\$236.50</u>	<u>\$225.24</u>
V	0.60	<u>\$177.37</u>	<u>\$168.93</u>
VI	0.50	<u>\$147.81</u>	<u>\$140.77</u>
VII	0.30	<u>\$88.69</u>	<u>\$84.46</u>
VIII	0.10	<u>\$29.56</u>	<u>\$28.15</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Halifax

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$29.58

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0030
 c) Rate without risk component 0.0753
 d) Risk component (0.05 times 2c) 0.0038
 e) Rate with risk component /3/ 0.0790
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2753

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$392.97 W/Risk (1/2d) \$374.26

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	796	1.50	1194
II	69156	1.35	93360
III	34247	1.00	34247
IV	<u>16752</u>	0.80	<u>13401</u>
TOTAL	120951		142202

Soil index factor /6/ 1.176

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$501.37</u>	<u>\$477.50</u>
II	1.35	<u>\$451.23</u>	<u>\$429.75</u>
III	1.00	<u>\$334.25</u>	<u>\$318.33</u>
IV	0.80	<u>\$267.40</u>	<u>\$254.66</u>
V	0.60	<u>\$200.55</u>	<u>\$191.00</u>
VI	0.50	<u>\$167.12</u>	<u>\$159.17</u>
VII	0.30	<u>\$100.27</u>	<u>\$95.50</u>
VIII	0.10	<u>\$33.42</u>	<u>\$31.83</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of Tobacco \$1,283.09
 d) Capitalized per acre quota value of Tobacco \$4,661.19

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Hanover County, Coastal Plain- R .

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001 .

1. Estimated net return per acre of cropland harvested \$54.87

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0061
- c) Rate without risk component 0.0784
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0823
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2784

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) W/Risk (1/2d)
\$699.91 \$666.58

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	9575	1.50	14362
II	17371	1.35	23450
III	5808	1.00	5808
IV	<u>195</u>	0.80	<u>156</u>
TOTAL	32949		43776

Soil index factor /6/ 1.329

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$790.21</u>	<u>\$752.58</u>
II	1.35	<u>\$711.19</u>	<u>\$677.32</u>
III	1.00	<u>\$526.80</u>	<u>\$501.72</u>
IV	0.80	<u>\$421.44</u>	<u>\$401.37</u>
V	0.60	<u>\$316.08</u>	<u>\$301.03</u>
VI	0.50	<u>\$263.40</u>	<u>\$250.86</u>
VII	0.30	<u>\$158.04</u>	<u>\$150.52</u>
VIII	0.10	<u>\$52.68</u>	<u>\$50.17</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Hanover County, Piedmont- Regi .

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001 .

1. Estimated net return per acre of cropland harvested \$34.37

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0061
- c) Rate without risk component 0.0784
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0823
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2784

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$438.48 W/Risk (1/2d) \$417.60

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2399	1.50	3598
II	20485	1.35	27654
III	5572	1.00	5572
IV	<u>1814</u>	0.80	<u>1451</u>
TOTAL	30270		38275

Soil index factor /6/ 1.264

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$520.16</u>	<u>\$495.39</u>
II	1.35	<u>\$468.15</u>	<u>\$445.85</u>
III	1.00	<u>\$346.77</u>	<u>\$330.26</u>
IV	0.80	<u>\$277.42</u>	<u>\$264.21</u>
V	0.60	<u>\$208.06</u>	<u>\$198.16</u>
VI	0.50	<u>\$173.39</u>	<u>\$165.13</u>
VII	0.30	<u>\$104.03</u>	<u>\$99.08</u>
VIII	0.10	<u>\$34.68</u>	<u>\$33.03</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Harrisonburg

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$54.33

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0057
 c) Rate without risk component 0.0780
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0819
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2780

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$696.70 W/Risk (1/2d) \$663.52

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1020	1.50	1530
II	38198	1.35	51567
III	22554	1.00	22554
IV	<u>25062</u>	0.80	<u>20049</u>
TOTAL	86834		95700

Soil index factor /6/ 1.102

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$948.23</u>	<u>\$903.07</u>
II	1.35	<u>\$853.40</u>	<u>\$812.77</u>
III	1.00	<u>\$632.15</u>	<u>\$602.05</u>
IV	0.80	<u>\$505.72</u>	<u>\$481.64</u>
V	0.60	<u>\$379.29</u>	<u>\$361.23</u>
VI	0.50	<u>\$316.08</u>	<u>\$301.02</u>
VII	0.30	<u>\$189.65</u>	<u>\$180.61</u>
VIII	0.10	<u>\$63.22</u>	<u>\$60.20</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Henrico County, Piedmont Region

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$34.37

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0088
- c) Rate without risk component 0.0811
- d) Risk component (0.05 times 2c) 0.0041
- e) Rate with risk component /3/ 0.0851
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2811

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$423.98 W/Risk (1/2d) \$403.80

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2399	1.50	3598
II	20485	1.35	27654
III	5572	1.00	5572
IV	<u>1814</u>	0.80	<u>1451</u>
TOTAL	30270		38275

Soil index factor /6/ 1.264

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$502.97</u>	<u>\$479.02</u>
II	1.35	<u>\$452.67</u>	<u>\$431.11</u>
III	1.00	<u>\$335.31</u>	<u>\$319.34</u>
IV	0.80	<u>\$268.25</u>	<u>\$255.47</u>
V	0.60	<u>\$201.19</u>	<u>\$191.61</u>
VI	0.50	<u>\$167.66</u>	<u>\$159.67</u>
VII	0.30	<u>\$100.59</u>	<u>\$95.80</u>
VIII	0.10	<u>\$33.53</u>	<u>\$31.93</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Isle Of Wight

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$39.73

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0066
- c) Rate without risk component 0.0788
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0828
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2788

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$504.06 W/Risk (1/2d) \$480.05

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	4723	1.50	7084
II	52438	1.35	70791
III	8849	1.00	8849
IV	<u>199</u>	0.80	<u>159</u>
TOTAL	66209		86883

Soil index factor /6/ 1.312

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$576.17</u>	<u>\$548.74</u>
II	1.35	<u>\$518.55</u>	<u>\$493.86</u>
III	1.00	<u>\$384.11</u>	<u>\$365.82</u>
IV	0.80	<u>\$307.29</u>	<u>\$292.66</u>
V	0.60	<u>\$230.47</u>	<u>\$219.49</u>
VI	0.50	<u>\$192.06</u>	<u>\$182.91</u>
VII	0.30	<u>\$115.23</u>	<u>\$109.75</u>
VIII	0.10	<u>\$38.41</u>	<u>\$36.58</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of Peanuts \$68.34
- b) Capitalized per acre quota value of Peanuts \$245.08
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in James City

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$38.31

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0074
- c) Rate without risk component 0.0797
- d) Risk component (0.05 times 2c) 0.0040
- e) Rate with risk component /3/ 0.0837
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2797

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$480.86 W/Risk (1/2d) \$457.96

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	8852	1.35	11950
III	1977	1.00	1977
IV	<u>614</u>	0.80	<u>491</u>
TOTAL	11443		14418

Soil index factor /6/ 1.260

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$572.46</u>	<u>\$545.20</u>
II	1.35	<u>\$515.22</u>	<u>\$490.68</u>
III	1.00	<u>\$381.64</u>	<u>\$363.47</u>
IV	0.80	<u>\$305.31</u>	<u>\$290.77</u>
V	0.60	<u>\$228.99</u>	<u>\$218.08</u>
VI	0.50	<u>\$190.82</u>	<u>\$181.73</u>
VII	0.30	<u>\$114.49</u>	<u>\$109.04</u>
VIII	0.10	<u>\$38.16</u>	<u>\$36.35</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in King George

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$51.16

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0067
- c) Rate without risk component 0.0789
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0829
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2789

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$648.27 W/Risk (1/2d) \$617.40

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	6115	1.50	9172
II	12303	1.35	16609
III	1183	1.00	1183
IV	<u>443</u>	0.80	<u>354</u>
TOTAL	20044		27318

Soil index factor /6/ 1.363

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$713.48</u>	<u>\$679.50</u>
II	1.35	<u>\$642.13</u>	<u>\$611.55</u>
III	1.00	<u>\$475.65</u>	<u>\$453.00</u>
IV	0.80	<u>\$380.52</u>	<u>\$362.40</u>
V	0.60	<u>\$285.39</u>	<u>\$271.80</u>
VI	0.50	<u>\$237.83</u>	<u>\$226.50</u>
VII	0.30	<u>\$142.70</u>	<u>\$135.90</u>
VIII	0.10	<u>\$47.57</u>	<u>\$45.30</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

- 1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.
- 2/ The effective true tax rate reported by the Virginia Department of Taxation.
- 3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
- 4/ This rate assumes the current quota will remain on the crop an additional five years.
- 5/ Data provided by the Virginia Conservation Needs Inventory of 1967.
- 6/ Total Weighted Acreage / Total Cropland Acreage
- 7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Lynchburg

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$18.87

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0723</u>
b) Property tax component /2/	<u>0.0106</u>
c) Rate without risk component	<u>0.0828</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0870</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2828</u>

3. Unadjusted use value of cropland harvested W/O Risk (1/2c)	<u>\$227.86</u>	W/Risk (1/2d)	<u>\$217.01</u>
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4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	5114	1.50	7671
II	35922	1.35	48494
III	16102	1.00	16102
IV	<u>11646</u>	0.80	<u>9316</u>
TOTAL	68784		81583

Soil index factor /6/ 1.186

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$288.17</u>	<u>\$274.44</u>
II	1.35	<u>\$259.35</u>	<u>\$247.00</u>
III	1.00	<u>\$192.11</u>	<u>\$182.96</u>
IV	0.80	<u>\$153.69</u>	<u>\$146.37</u>
V	0.60	<u>\$115.27</u>	<u>\$109.78</u>
VI	0.50	<u>\$96.06</u>	<u>\$91.48</u>
VII	0.30	<u>\$57.63</u>	<u>\$54.89</u>
VIII	0.10	<u>\$19.21</u>	<u>\$18.30</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
b) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
c) Per acre quota value of	<u>n.a.</u>	<u>n.a.</u>
d) Capitalized per acre quota value of	<u>n.a.</u>	<u>n.a.</u>

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Madison

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$47.40

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0053
 c) Rate without risk component 0.0776
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0814
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2776

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$611.07 W/Risk (1/2d) \$581.97

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3732	1.50	5598
II	8212	1.35	11086
III	10925	1.00	10925
IV	<u>9354</u>	0.80	<u>7483</u>
TOTAL	32223		35092

Soil index factor /6/ 1.089

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$841.66</u>	<u>\$801.59</u>
II	1.35	<u>\$757.50</u>	<u>\$721.43</u>
III	1.00	<u>\$561.11</u>	<u>\$534.39</u>
IV	0.80	<u>\$448.89</u>	<u>\$427.51</u>
V	0.60	<u>\$336.67</u>	<u>\$320.63</u>
VI	0.50	<u>\$280.55</u>	<u>\$267.20</u>
VII	0.30	<u>\$168.33</u>	<u>\$160.32</u>
VIII	0.10	<u>\$56.11</u>	<u>\$53.44</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Middlesex

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$54.75

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0045
- c) Rate without risk component 0.0768
- d) Risk component (0.05 times 2c) 0.0038
- e) Rate with risk component /3/ 0.0806
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2768

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$713.02 W/Risk (1/2d) \$679.07

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3991	1.50	5986
II	16075	1.35	21701
III	798	1.00	798
IV	<u>0</u>	0.80	<u>0</u>
TOTAL	20864		28485

Soil index factor /6/ 1.365

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$783.38</u>	<u>\$746.08</u>
II	1.35	<u>\$705.04</u>	<u>\$671.47</u>
III	1.00	<u>\$522.25</u>	<u>\$497.39</u>
IV	0.80	<u>\$417.80</u>	<u>\$397.91</u>
V	0.60	<u>\$313.35</u>	<u>\$298.43</u>
VI	0.50	<u>\$261.13</u>	<u>\$248.69</u>
VII	0.30	<u>\$156.68</u>	<u>\$149.22</u>
VIII	0.10	<u>\$52.23</u>	<u>\$49.74</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Montgomery

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$47.88

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0061
- c) Rate without risk component 0.0784
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0823
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2784

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$610.92 W/Risk (1/2d) \$581.83

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	901	1.50	1351
II	1345	1.35	1815
III	12064	1.00	12064
IV	<u>11018</u>	0.80	<u>8814</u>
TOTAL	25328		24044

Soil index factor /6/ 0.949

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$965.31</u>	<u>\$919.35</u>
II	1.35	<u>\$868.78</u>	<u>\$827.41</u>
III	1.00	<u>\$643.54</u>	<u>\$612.90</u>
IV	0.80	<u>\$514.83</u>	<u>\$490.32</u>
V	0.60	<u>\$386.13</u>	<u>\$367.74</u>
VI	0.50	<u>\$321.77</u>	<u>\$306.45</u>
VII	0.30	<u>\$193.06</u>	<u>\$183.87</u>
VIII	0.10	<u>\$64.35</u>	<u>\$61.29</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Nelson

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$8.51

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0064
- c) Rate without risk component 0.0786
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0826
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2786

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$108.28 W/Risk (1/2d) \$103.12

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3729	1.50	5593
II	7438	1.35	10041
III	5190	1.00	5190
IV	<u>5896</u>	0.80	<u>4716</u>
TOTAL	22253		25540

Soil index factor /6/ 1.148

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$141.52</u>	<u>\$134.78</u>
II	1.35	<u>\$127.36</u>	<u>\$121.30</u>
III	1.00	<u>\$94.34</u>	<u>\$89.85</u>
IV	0.80	<u>\$75.48</u>	<u>\$71.88</u>
V	0.60	<u>\$56.61</u>	<u>\$53.91</u>
VI	0.50	<u>\$47.17</u>	<u>\$44.93</u>
VII	0.30	<u>\$28.30</u>	<u>\$26.96</u>
VIII	0.10	<u>\$9.43</u>	<u>\$8.99</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in New Kent

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$38.31

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0070
- c) Rate without risk component 0.0792
- d) Risk component (0.05 times 2c) 0.0040
- e) Rate with risk component /3/ 0.0832
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2792

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$483.47 W/Risk (1/2d) \$460.45

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	8852	1.35	11950
III	1977	1.00	1977
IV	<u>614</u>	0.80	<u>491</u>
TOTAL	11443		14418
Soil index factor /6/ <u>1.260</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$575.57</u>	<u>\$548.16</u>
II	1.35	<u>\$518.01</u>	<u>\$493.35</u>
III	1.00	<u>\$383.71</u>	<u>\$365.44</u>
IV	0.80	<u>\$306.97</u>	<u>\$292.35</u>
V	0.60	<u>\$230.23</u>	<u>\$219.26</u>
VI	0.50	<u>\$191.86</u>	<u>\$182.72</u>
VII	0.30	<u>\$115.11</u>	<u>\$109.63</u>
VIII	0.10	<u>\$38.37</u>	<u>\$36.54</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Newport News

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$38.31

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0113
- c) Rate without risk component 0.0836
- d) Risk component (0.05 times 2c) 0.0042
- e) Rate with risk component /3/ 0.0877
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2836

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$458.42 W/Risk (1/2d) \$436.59

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	8852	1.35	11950
III	1977	1.00	1977
IV	<u>614</u>	0.80	<u>491</u>
TOTAL	11443		14418

Soil index factor /6/ 1.260

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$545.75</u>	<u>\$519.76</u>
II	1.35	<u>\$491.17</u>	<u>\$467.78</u>
III	1.00	<u>\$363.83</u>	<u>\$346.51</u>
IV	0.80	<u>\$291.07</u>	<u>\$277.21</u>
V	0.60	<u>\$218.30</u>	<u>\$207.90</u>
VI	0.50	<u>\$181.92</u>	<u>\$173.25</u>
VII	0.30	<u>\$109.15</u>	<u>\$103.95</u>
VIII	0.10	<u>\$36.38</u>	<u>\$34.65</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Northampton

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$50.68

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0057
- c) Rate without risk component 0.0780
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0819
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2780

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$649.89 W/Risk (1/2d) \$618.94

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	22602	1.50	33903
II	26121	1.35	35263
III	1069	1.00	1069
IV	<u>0</u>	0.80	<u>0</u>
TOTAL	49792		70235

Soil index factor /6/ 1.411

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$691.10</u>	<u>\$658.19</u>
II	1.35	<u>\$621.99</u>	<u>\$592.37</u>
III	1.00	<u>\$460.73</u>	<u>\$438.79</u>
IV	0.80	<u>\$368.58</u>	<u>\$351.03</u>
V	0.60	<u>\$276.44</u>	<u>\$263.27</u>
VI	0.50	<u>\$230.37</u>	<u>\$219.40</u>
VII	0.30	<u>\$138.22</u>	<u>\$131.64</u>
VIII	0.10	<u>\$46.07</u>	<u>\$43.88</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of Peanuts \$61.28
- b) Capitalized per acre quota value of Peanuts \$220.44
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

- 1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.
- 2/ The effective true tax rate reported by the Virginia Department of Taxation.
- 3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
- 4/ This rate assumes the current quota will remain on the crop an additional five years.
- 5/ Data provided by the Virginia Conservation Needs Inventory of 1967.
- 6/ Total Weighted Acreage / Total Cropland Acreage
- 7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Northumberland

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$58.99

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0043
- c) Rate without risk component 0.0766
- d) Risk component (0.05 times 2c) 0.0038
- e) Rate with risk component /3/ 0.0804
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2766

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$770.35 W/Risk (1/2d) \$733.67

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	8895	1.50	13342
II	26010	1.35	35113
III	2184	1.00	2184
IV	<u>924</u>	0.80	<u>739</u>
TOTAL	38013		51378
Soil index factor /6/ <u>1.352</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$854.94</u>	<u>\$814.23</u>
II	1.35	<u>\$769.45</u>	<u>\$732.80</u>
III	1.00	<u>\$569.96</u>	<u>\$542.82</u>
IV	0.80	<u>\$455.97</u>	<u>\$434.25</u>
V	0.60	<u>\$341.98</u>	<u>\$325.69</u>
VI	0.50	<u>\$284.98</u>	<u>\$271.41</u>
VII	0.30	<u>\$170.99</u>	<u>\$162.85</u>
VIII	0.10	<u>\$57.00</u>	<u>\$54.28</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

- 1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.
- 2/ The effective true tax rate reported by the Virginia Department of Taxation.
- 3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
- 4/ This rate assumes the current quota will remain on the crop an additional five years.
- 5/ Data provided by the Virginia Conservation Needs Inventory of 1967.
- 6/ Total Weighted Acreage / Total Cropland Acreage
- 7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Nottoway

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$19.35

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0050
 c) Rate without risk component 0.0772
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0811
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2772

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$250.49 W/Risk (1/2d) \$238.56

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	10092	1.35	13624
III	20554	1.00	20554
IV	<u>3010</u>	0.80	<u>2408</u>
TOTAL	33656		36586

Soil index factor /6/ 1.087

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$345.65</u>	<u>\$329.19</u>
II	1.35	<u>\$311.08</u>	<u>\$296.27</u>
III	1.00	<u>\$230.43</u>	<u>\$219.46</u>
IV	0.80	<u>\$184.34</u>	<u>\$175.57</u>
V	0.60	<u>\$138.26</u>	<u>\$131.67</u>
VI	0.50	<u>\$115.22</u>	<u>\$109.73</u>
VII	0.30	<u>\$69.13</u>	<u>\$65.84</u>
VIII	0.10	<u>\$23.04</u>	<u>\$21.95</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of Tobacco \$1,119.84
 d) Capitalized per acre quota value of Tobacco \$4,039.24

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Orange

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$28.75

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0055
 c) Rate without risk component 0.0778
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0817
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2778

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$369.57 W/Risk (1/2d) \$351.97

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2800	1.50	4200
II	15074	1.35	20349
III	10981	1.00	10981
IV	<u>9260</u>	0.80	<u>7408</u>
TOTAL	38115		42938

Soil index factor /6/ 1.127

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$492.09</u>	<u>\$468.66</u>
II	1.35	<u>\$442.88</u>	<u>\$421.79</u>
III	1.00	<u>\$328.06</u>	<u>\$312.44</u>
IV	0.80	<u>\$262.45</u>	<u>\$249.95</u>
V	0.60	<u>\$196.84</u>	<u>\$187.46</u>
VI	0.50	<u>\$164.03</u>	<u>\$156.22</u>
VII	0.30	<u>\$98.42</u>	<u>\$93.73</u>
VIII	0.10	<u>\$32.81</u>	<u>\$31.24</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Page

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$37.51

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0045
- c) Rate without risk component 0.0768
- d) Risk component (0.05 times 2c) 0.0038
- e) Rate with risk component /3/ 0.0806
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2768

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$488.66 W/Risk (1/2d) \$465.40

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2060	1.50	3090
II	21760	1.35	29376
III	9604	1.00	9604
IV	<u>3374</u>	0.80	<u>2699</u>
TOTAL	36798		44769

Soil index factor /6/ 1.217

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$602.49</u>	<u>\$573.80</u>
II	1.35	<u>\$542.24</u>	<u>\$516.42</u>
III	1.00	<u>\$401.66</u>	<u>\$382.53</u>
IV	0.80	<u>\$321.33</u>	<u>\$306.03</u>
V	0.60	<u>\$241.00</u>	<u>\$229.52</u>
VI	0.50	<u>\$200.83</u>	<u>\$191.27</u>
VII	0.30	<u>\$120.50</u>	<u>\$114.76</u>
VIII	0.10	<u>\$40.17</u>	<u>\$38.25</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Petersburg

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$43.98

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0136
- c) Rate without risk component 0.0858
- d) Risk component (0.05 times 2c) 0.0043
- e) Rate with risk component /3/ 0.0901
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2858

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$512.32 W/Risk (1/2d) \$487.92

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	259	1.50	388
II	25944	1.35	35024
III	2193	1.00	2193
IV	<u>2501</u>	0.80	<u>2000</u>
TOTAL	30897		39605

Soil index factor /6/ 1.282

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$599.51</u>	<u>\$570.96</u>
II	1.35	<u>\$539.56</u>	<u>\$513.87</u>
III	1.00	<u>\$399.67</u>	<u>\$380.64</u>
IV	0.80	<u>\$319.74</u>	<u>\$304.51</u>
V	0.60	<u>\$239.80</u>	<u>\$228.39</u>
VI	0.50	<u>\$199.84</u>	<u>\$190.32</u>
VII	0.30	<u>\$119.90</u>	<u>\$114.19</u>
VIII	0.10	<u>\$39.97</u>	<u>\$38.06</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of Peanuts \$80.20
- b) Capitalized per acre quota value of Peanuts \$280.57
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Pittsylvania

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$23.96

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0041
 c) Rate without risk component 0.0764
 d) Risk component (0.05 times 2c) 0.0038
 e) Rate with risk component /3/ 0.0802
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2764

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$313.73 W/Risk (1/2d) \$298.79

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	4421	1.50	6631
II	71949	1.35	97131
III	51911	1.00	51911
IV	<u>24215</u>	0.80	<u>19372</u>
TOTAL	152496		175045

Soil index factor /6/ 1.148

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$409.97</u>	<u>\$390.45</u>
II	1.35	<u>\$368.98</u>	<u>\$351.41</u>
III	1.00	<u>\$273.32</u>	<u>\$260.30</u>
IV	0.80	<u>\$218.65</u>	<u>\$208.24</u>
V	0.60	<u>\$163.99</u>	<u>\$156.18</u>
VI	0.50	<u>\$136.66</u>	<u>\$130.15</u>
VII	0.30	<u>\$81.99</u>	<u>\$78.09</u>
VIII	0.10	<u>\$27.33</u>	<u>\$26.03</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of Tobacco \$1,347.64
 d) Capitalized per acre quota value of Tobacco \$4,876.38

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Powhatan

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$24.63

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0065
- c) Rate without risk component 0.0788
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0827
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2788

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$312.76 W/Risk (1/2d) \$297.87

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	431	1.50	646
II	13524	1.35	18257
III	7472	1.00	7472
IV	<u>1554</u>	0.80	<u>1243</u>
TOTAL	22981		27618

Soil index factor /6/ 1.202

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$390.37</u>	<u>\$371.78</u>
II	1.35	<u>\$351.33</u>	<u>\$334.60</u>
III	1.00	<u>\$260.25</u>	<u>\$247.85</u>
IV	0.80	<u>\$208.20</u>	<u>\$198.28</u>
V	0.60	<u>\$156.15</u>	<u>\$148.71</u>
VI	0.50	<u>\$130.12</u>	<u>\$123.93</u>
VII	0.30	<u>\$78.07</u>	<u>\$74.36</u>
VIII	0.10	<u>\$26.02</u>	<u>\$24.79</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Prince George

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$43.98

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0074
 c) Rate without risk component 0.0796
 d) Risk component (0.05 times 2c) 0.0040
 e) Rate with risk component /3/ 0.0836
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2796

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$552.20 W/Risk (1/2d) \$525.91

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	259	1.50	388
II	25944	1.35	35024
III	2193	1.00	2193
IV	<u>2501</u>	0.80	<u>2000</u>
TOTAL	30897		39605

Soil index factor /6/ 1.282

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$646.18</u>	<u>\$615.41</u>
II	1.35	<u>\$581.57</u>	<u>\$553.87</u>
III	1.00	<u>\$430.79</u>	<u>\$410.28</u>
IV	0.80	<u>\$344.63</u>	<u>\$328.22</u>
V	0.60	<u>\$258.47</u>	<u>\$246.17</u>
VI	0.50	<u>\$215.39</u>	<u>\$205.14</u>
VII	0.30	<u>\$129.24</u>	<u>\$123.08</u>
VIII	0.10	<u>\$43.08</u>	<u>\$41.03</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of Peanuts \$80.20
 b) Capitalized per acre quota value of Peanuts \$286.79
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Prince William

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$20.89

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0131
- c) Rate without risk component 0.0853
- d) Risk component (0.05 times 2c) 0.0043
- e) Rate with risk component /3/ 0.0896
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2853

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$244.78 W/Risk (1/2d) \$233.13

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1038	1.50	1557
II	8524	1.35	11507
III	12430	1.00	12430
IV	<u>4181</u>	0.80	<u>3344</u>
TOTAL	26173		28838

Soil index factor /6/ 1.102

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$333.25</u>	<u>\$317.38</u>
II	1.35	<u>\$299.92</u>	<u>\$285.64</u>
III	1.00	<u>\$222.16</u>	<u>\$211.58</u>
IV	0.80	<u>\$177.73</u>	<u>\$169.27</u>
V	0.60	<u>\$133.30</u>	<u>\$126.95</u>
VI	0.50	<u>\$111.08</u>	<u>\$105.79</u>
VII	0.30	<u>\$66.65</u>	<u>\$63.48</u>
VIII	0.10	<u>\$22.22</u>	<u>\$21.16</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Pulaski

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$32.29

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0059
- c) Rate without risk component 0.0782
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0821
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2782

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) W/Risk (1/2d)
\$412.89 \$393.23

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1115	1.50	1672
II	3896	1.35	5259
III	5807	1.00	5807
IV	<u>4122</u>	0.80	<u>3297</u>
TOTAL	14940		16035

Soil index factor /6/ 1.073

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$577.05</u>	<u>\$549.57</u>
II	1.35	<u>\$519.34</u>	<u>\$494.61</u>
III	1.00	<u>\$384.70</u>	<u>\$366.38</u>
IV	0.80	<u>\$307.76</u>	<u>\$293.10</u>
V	0.60	<u>\$230.82</u>	<u>\$219.83</u>
VI	0.50	<u>\$192.35</u>	<u>\$183.19</u>
VII	0.30	<u>\$115.41</u>	<u>\$109.91</u>
VIII	0.10	<u>\$38.47</u>	<u>\$36.64</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Radford

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$47.88

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0060
- c) Rate without risk component 0.0782
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0821
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2782

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$612.17 W/Risk (1/2d) \$583.02

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	901	1.50	1351
II	1345	1.35	1815
III	12064	1.00	12064
IV	<u>11018</u>	0.80	<u>8814</u>
TOTAL	25328		24044

Soil index factor /6/ 0.949

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$967.29</u>	<u>\$921.23</u>
II	1.35	<u>\$870.56</u>	<u>\$829.10</u>
III	1.00	<u>\$644.86</u>	<u>\$614.15</u>
IV	0.80	<u>\$515.89</u>	<u>\$491.32</u>
V	0.60	<u>\$386.91</u>	<u>\$368.49</u>
VI	0.50	<u>\$322.43</u>	<u>\$307.08</u>
VII	0.30	<u>\$193.46</u>	<u>\$184.25</u>
VIII	0.10	<u>\$64.49</u>	<u>\$61.42</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Rappahannock

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$33.59

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0059
- c) Rate without risk component 0.0782
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0821
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2782

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$429.51 W/Risk (1/2d) \$409.06

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	933	1.50	1399
II	1378	1.35	1860
III	6393	1.00	6393
IV	<u>1378</u>	0.80	<u>1102</u>
TOTAL	10082		10754

Soil index factor /6/ 1.067

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$604.01</u>	<u>\$575.25</u>
II	1.35	<u>\$543.61</u>	<u>\$517.72</u>
III	1.00	<u>\$402.67</u>	<u>\$383.50</u>
IV	0.80	<u>\$322.14</u>	<u>\$306.80</u>
V	0.60	<u>\$241.60</u>	<u>\$230.10</u>
VI	0.50	<u>\$201.34</u>	<u>\$191.75</u>
VII	0.30	<u>\$120.80</u>	<u>\$115.05</u>
VIII	0.10	<u>\$40.27</u>	<u>\$38.35</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Richmond

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$55.32

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0051
- c) Rate without risk component 0.0774
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0813
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2774

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$714.78 W/Risk (1/2d) \$680.74

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	6322	1.50	9483
II	15530	1.35	20965
III	2173	1.00	2173
IV	<u>973</u>	0.80	<u>778</u>
TOTAL	24998		33399

Soil index factor /6/ 1.336

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$802.48</u>	<u>\$764.27</u>
II	1.35	<u>\$722.23</u>	<u>\$687.84</u>
III	1.00	<u>\$534.99</u>	<u>\$509.51</u>
IV	0.80	<u>\$427.99</u>	<u>\$407.61</u>
V	0.60	<u>\$320.99</u>	<u>\$305.71</u>
VI	0.50	<u>\$267.49</u>	<u>\$254.76</u>
VII	0.30	<u>\$160.50</u>	<u>\$152.85</u>
VIII	0.10	<u>\$53.50</u>	<u>\$50.95</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Rockbridge

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$22.23

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0049
 c) Rate without risk component 0.0772
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0810
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2772

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$288.04 W/Risk (1/2d) \$274.32

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3300	1.50	4950
II	11715	1.35	15815
III	9639	1.00	9639
IV	<u>7042</u>	0.80	<u>5633</u>
TOTAL	31696		36037

Soil index factor /6/ 1.137

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$380.01</u>	<u>\$361.91</u>
II	1.35	<u>\$342.01</u>	<u>\$325.72</u>
III	1.00	<u>\$253.34</u>	<u>\$241.28</u>
IV	0.80	<u>\$202.67</u>	<u>\$193.02</u>
V	0.60	<u>\$152.00</u>	<u>\$144.77</u>
VI	0.50	<u>\$126.67</u>	<u>\$120.64</u>
VII	0.30	<u>\$76.00</u>	<u>\$72.38</u>
VIII	0.10	<u>\$25.33</u>	<u>\$24.13</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Russell

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$28.69

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0057
 c) Rate without risk component 0.0780
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0819
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2780

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$367.88 W/Risk (1/2d) \$350.36

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	3021	1.35	4078
III	3308	1.00	3308
IV	<u>8772</u>	0.80	<u>7017</u>
TOTAL	15101		14403

Soil index factor /6/ 0.954

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$578.56</u>	<u>\$551.01</u>
II	1.35	<u>\$520.71</u>	<u>\$495.91</u>
III	1.00	<u>\$385.71</u>	<u>\$367.34</u>
IV	0.80	<u>\$308.57</u>	<u>\$293.87</u>
V	0.60	<u>\$231.42</u>	<u>\$220.40</u>
VI	0.50	<u>\$192.85</u>	<u>\$183.67</u>
VII	0.30	<u>\$115.71</u>	<u>\$110.20</u>
VIII	0.10	<u>\$38.57</u>	<u>\$36.73</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of Tobacco \$1,230.02
 d) Capitalized per acre quota value of Tobacco \$4,424.85

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Shenandoah

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$35.42

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0053
 c) Rate without risk component 0.0775
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0814
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2775

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$456.90 W/Risk (1/2d) \$435.14

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1022	1.50	1533
II	18299	1.35	24703
III	23508	1.00	23508
IV	<u>6522</u>	0.80	<u>5217</u>
TOTAL	49351		54961

Soil index factor /6/ 1.114

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$615.40</u>	<u>\$586.09</u>
II	1.35	<u>\$553.86</u>	<u>\$527.48</u>
III	1.00	<u>\$410.26</u>	<u>\$390.73</u>
IV	0.80	<u>\$328.21</u>	<u>\$312.58</u>
V	0.60	<u>\$246.16</u>	<u>\$234.44</u>
VI	0.50	<u>\$205.13</u>	<u>\$195.36</u>
VII	0.30	<u>\$123.08</u>	<u>\$117.22</u>
VIII	0.10	<u>\$41.03</u>	<u>\$39.07</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Spotsylvania

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$34.37

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0077
 c) Rate without risk component 0.0799
 d) Risk component (0.05 times 2c) 0.0040
 e) Rate with risk component /3/ 0.0839
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2799

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$430.14 W/Risk (1/2d) \$409.66

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2399	1.50	3598
II	20485	1.35	27654
III	5572	1.00	5572
IV	<u>1814</u>	0.80	<u>1451</u>
TOTAL	30270		38275

Soil index factor /6/ 1.264

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$510.27</u>	<u>\$485.97</u>
II	1.35	<u>\$459.24</u>	<u>\$437.37</u>
III	1.00	<u>\$340.18</u>	<u>\$323.98</u>
IV	0.80	<u>\$272.14</u>	<u>\$259.18</u>
V	0.60	<u>\$204.11</u>	<u>\$194.39</u>
VI	0.50	<u>\$170.09</u>	<u>\$161.99</u>
VII	0.30	<u>\$102.05</u>	<u>\$97.19</u>
VIII	0.10	<u>\$34.02</u>	<u>\$32.40</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Stafford

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$27.93

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0097
- c) Rate without risk component 0.0820
- d) Risk component (0.05 times 2c) 0.0041
- e) Rate with risk component /3/ 0.0861
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2820

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) W/Risk (1/2d)
\$340.79 \$324.56

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2098	1.50	3147
II	2032	1.35	2743
III	2842	1.00	2842
IV	<u>4134</u>	0.80	<u>3307</u>
TOTAL	11106		12039

Soil index factor /6/ 1.084

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$471.57</u>	<u>\$449.11</u>
II	1.35	<u>\$424.41</u>	<u>\$404.20</u>
III	1.00	<u>\$314.38</u>	<u>\$299.41</u>
IV	0.80	<u>\$251.50</u>	<u>\$239.53</u>
V	0.60	<u>\$188.63</u>	<u>\$179.64</u>
VI	0.50	<u>\$157.19</u>	<u>\$149.70</u>
VII	0.30	<u>\$94.31</u>	<u>\$89.82</u>
VIII	0.10	<u>\$31.44</u>	<u>\$29.94</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Staunton

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$38.54

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0091
 c) Rate without risk component 0.0814
 d) Risk component (0.05 times 2c) 0.0041
 e) Rate with risk component /3/ 0.0855
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2814

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$473.47 W/Risk (1/2d) \$450.93

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3022	1.50	4533
II	32246	1.35	43532
III	33817	1.00	33817
IV	<u>15954</u>	0.80	<u>12763</u>
TOTAL	85039		94645

Soil index factor /6/ 1.113

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$638.13</u>	<u>\$607.74</u>
II	1.35	<u>\$574.31</u>	<u>\$546.96</u>
III	1.00	<u>\$425.42</u>	<u>\$405.16</u>
IV	0.80	<u>\$340.33</u>	<u>\$324.13</u>
V	0.60	<u>\$255.25</u>	<u>\$243.10</u>
VI	0.50	<u>\$212.71</u>	<u>\$202.58</u>
VII	0.30	<u>\$127.63</u>	<u>\$121.55</u>
VIII	0.10	<u>\$42.54</u>	<u>\$40.52</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Suffolk City

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$38.04

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0097
- c) Rate without risk component 0.0820
- d) Risk component (0.05 times 2c) 0.0041
- e) Rate with risk component /3/ 0.0861
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2820

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) W/Risk (1/2d)
\$464.11 \$442.01

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	1429	1.50	2143
II	53492	1.35	72214
III	9930	1.00	9930
IV	<u>115</u>	0.80	<u>92</u>
TOTAL	64966		84379

Soil index factor /6/ 1.299

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$536.00</u>	<u>\$510.47</u>
II	1.35	<u>\$482.40</u>	<u>\$459.43</u>
III	1.00	<u>\$357.33</u>	<u>\$340.31</u>
IV	0.80	<u>\$285.86</u>	<u>\$272.25</u>
V	0.60	<u>\$214.40</u>	<u>\$204.19</u>
VI	0.50	<u>\$178.67</u>	<u>\$170.16</u>
VII	0.30	<u>\$107.20</u>	<u>\$102.09</u>
VIII	0.10	<u>\$35.73</u>	<u>\$34.03</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of Peanuts \$107.52
- b) Capitalized per acre quota value of Peanuts \$381.31
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Virginia Beach

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$68.28

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0103
- c) Rate without risk component 0.0826
- d) Risk component (0.05 times 2c) 0.0041
- e) Rate with risk component /3/ 0.0867
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2826

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) W/Risk (1/2d)
\$827.12 \$787.73

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	15921	1.50	23881
II	14791	1.35	19967
III	34190	1.00	34190
IV	<u>0</u>	0.80	<u>0</u>
TOTAL	64902		78038

Soil index factor /6/ 1.202

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$1,031.84</u>	<u>\$982.70</u>
II	1.35	<u>\$928.65</u>	<u>\$884.43</u>
III	1.00	<u>\$687.89</u>	<u>\$655.13</u>
IV	0.80	<u>\$550.31</u>	<u>\$524.11</u>
V	0.60	<u>\$412.73</u>	<u>\$393.08</u>
VI	0.50	<u>\$343.95</u>	<u>\$327.57</u>
VII	0.30	<u>\$206.37</u>	<u>\$196.54</u>
VIII	0.10	<u>\$68.79</u>	<u>\$65.51</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Warren

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$8.78

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0052
- c) Rate without risk component 0.0775
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0814
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2775

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) W/Risk (1/2d)
\$113.32 \$107.93

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	6253	1.35	8441
III	4564	1.00	4564
IV	<u>1490</u>	0.80	<u>1192</u>
TOTAL	12307		14197

Soil index factor /6/ 1.154

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$147.36</u>	<u>\$140.34</u>
II	1.35	<u>\$132.62</u>	<u>\$126.30</u>
III	1.00	<u>\$98.24</u>	<u>\$93.56</u>
IV	0.80	<u>\$78.59</u>	<u>\$74.85</u>
V	0.60	<u>\$58.94</u>	<u>\$56.14</u>
VI	0.50	<u>\$49.12</u>	<u>\$46.78</u>
VII	0.30	<u>\$29.47</u>	<u>\$28.07</u>
VIII	0.10	<u>\$9.82</u>	<u>\$9.36</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Washington

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$42.24

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0060
 c) Rate without risk component 0.0782
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0821
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2782

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$540.08 W/Risk (1/2d) \$514.36

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2168	1.50	3252
II	12003	1.35	16204
III	20392	1.00	20392
IV	<u>10757</u>	0.80	<u>8605</u>
TOTAL	45320		48453

Soil index factor /6/ 1.069

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$757.73</u>	<u>\$721.65</u>
II	1.35	<u>\$681.96</u>	<u>\$649.49</u>
III	1.00	<u>\$505.16</u>	<u>\$481.10</u>
IV	0.80	<u>\$404.12</u>	<u>\$384.88</u>
V	0.60	<u>\$303.09</u>	<u>\$288.66</u>
VI	0.50	<u>\$252.58</u>	<u>\$240.55</u>
VII	0.30	<u>\$151.55</u>	<u>\$144.33</u>
VIII	0.10	<u>\$50.52</u>	<u>\$48.11</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of Tobacco \$1,114.44
 d) Capitalized per acre quota value of Tobacco \$4,005.76

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Waynesboro

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$38.54

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0083
 c) Rate without risk component 0.0806
 d) Risk component (0.05 times 2c) 0.0040
 e) Rate with risk component /3/ 0.0846
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2806

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$478.11 W/Risk (1/2d) \$455.35

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3022	1.50	4533
II	32246	1.35	43532
III	33817	1.00	33817
IV	<u>15954</u>	0.80	<u>12763</u>
TOTAL	85039		94645

Soil index factor /6/ 1.113

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$644.38</u>	<u>\$613.70</u>
II	1.35	<u>\$579.94</u>	<u>\$552.33</u>
III	1.00	<u>\$429.59</u>	<u>\$409.13</u>
IV	0.80	<u>\$343.67</u>	<u>\$327.30</u>
V	0.60	<u>\$257.75</u>	<u>\$245.48</u>
VI	0.50	<u>\$214.79</u>	<u>\$204.57</u>
VII	0.30	<u>\$128.88</u>	<u>\$122.74</u>
VIII	0.10	<u>\$42.96</u>	<u>\$40.91</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Westmoreland

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$59.82

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0058
- c) Rate without risk component 0.0780
- d) Risk component (0.05 times 2c) 0.0039
- e) Rate with risk component /3/ 0.0819
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2780

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) W/Risk (1/2d)
\$766.82 \$730.31

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	11556	1.50	17334
II	23949	1.35	32331
III	4624	1.00	4624
IV	<u>1066</u>	0.80	<u>852</u>
TOTAL	41195		55141

Soil index factor /6/ 1.339

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$859.32</u>	<u>\$818.40</u>
II	1.35	<u>\$773.39</u>	<u>\$736.56</u>
III	1.00	<u>\$572.88</u>	<u>\$545.60</u>
IV	0.80	<u>\$458.31</u>	<u>\$436.48</u>
V	0.60	<u>\$343.73</u>	<u>\$327.36</u>
VI	0.50	<u>\$286.44</u>	<u>\$272.80</u>
VII	0.30	<u>\$171.86</u>	<u>\$163.68</u>
VIII	0.10	<u>\$57.29</u>	<u>\$54.56</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Winchester

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$17.82

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0056
 c) Rate without risk component 0.0778
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0817
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2778

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$229.02 W/Risk (1/2d) \$218.12

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	846	1.50	1269
II	17066	1.35	23039
III	6027	1.00	6027
IV	<u>15909</u>	0.80	<u>12727</u>
TOTAL	39848		43062

Soil index factor /6/ 1.081

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$317.90</u>	<u>\$302.76</u>
II	1.35	<u>\$286.11</u>	<u>\$272.48</u>
III	1.00	<u>\$211.93</u>	<u>\$201.84</u>
IV	0.80	<u>\$169.54</u>	<u>\$161.47</u>
V	0.60	<u>\$127.16</u>	<u>\$121.10</u>
VI	0.50	<u>\$105.97</u>	<u>\$100.92</u>
VII	0.30	<u>\$63.58</u>	<u>\$60.55</u>
VIII	0.10	<u>\$21.19</u>	<u>\$20.18</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in Wythe

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$35.69

2. Capitalization rates:

a) Interest rate component /1/ 0.0723
 b) Property tax component /2/ 0.0049
 c) Rate without risk component 0.0772
 d) Risk component (0.05 times 2c) 0.0039
 e) Rate with risk component /3/ 0.0810
 f) Quota crop component /4/ 0.2000
 g) Rate with quota crop component (2c+2f) 0.2772

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$462.44 W/Risk (1/2d) \$440.42

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	924	1.50	1386
II	16671	1.35	22505
III	14204	1.00	14204
IV	<u>11100</u>	0.80	<u>8880</u>
TOTAL	42899		46975

Soil index factor /6/ 1.095

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$633.47</u>	<u>\$603.30</u>
II	1.35	<u>\$570.12</u>	<u>\$542.97</u>
III	1.00	<u>\$422.31</u>	<u>\$402.20</u>
IV	0.80	<u>\$337.85</u>	<u>\$321.76</u>
V	0.60	<u>\$253.39</u>	<u>\$241.32</u>
VI	0.50	<u>\$211.16</u>	<u>\$201.10</u>
VII	0.30	<u>\$126.69</u>	<u>\$120.66</u>
VIII	0.10	<u>\$42.23</u>	<u>\$40.22</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

a) Per acre quota value of n.a. n.a.
 b) Capitalized per acre quota value of n.a. n.a.
 c) Per acre quota value of n.a. n.a.
 d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.

Table 3: Worksheet for estimating the use value of agricultural land in York

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation. Estimates are applicable to tax-year 2001.

1. Estimated net return per acre of cropland harvested \$38.31

2. Capitalization rates:

- a) Interest rate component /1/ 0.0723
- b) Property tax component /2/ 0.0074
- c) Rate without risk component 0.0796
- d) Risk component (0.05 times 2c) 0.0040
- e) Rate with risk component /3/ 0.0836
- f) Quota crop component /4/ 0.2000
- g) Rate with quota crop component (2c+2f) 0.2796

3. Unadjusted use value of cropland harvested W/O Risk (1/2c) \$481.10 W/Risk (1/2d) \$458.19

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	8852	1.35	11950
III	1977	1.00	1977
IV	<u>614</u>	0.80	<u>491</u>
TOTAL	11443		14418

Soil index factor /6/ 1.260

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$572.75</u>	<u>\$545.48</u>
II	1.35	<u>\$515.48</u>	<u>\$490.93</u>
III	1.00	<u>\$381.83</u>	<u>\$363.65</u>
IV	0.80	<u>\$305.47</u>	<u>\$290.92</u>
V	0.60	<u>\$229.10</u>	<u>\$218.19</u>
VI	0.50	<u>\$190.92</u>	<u>\$181.83</u>
VII	0.30	<u>\$114.55</u>	<u>\$109.10</u>
VIII	0.10	<u>\$38.18</u>	<u>\$36.37</u>

6. Additional Value of Quota crop, applicable when real estate has quota: /7/

- a) Per acre quota value of n.a. n.a.
- b) Capitalized per acre quota value of n.a. n.a.
- c) Per acre quota value of n.a. n.a.
- d) Capitalized per acre quota value of n.a. n.a.

n.a. = not applicable because jurisdiction does not meet criterion for quota use value.

1/ An average of long term interest rates charged by the various Agriculture Credit Associations serving Virginia.

2/ The effective true tax rate reported by the Virginia Department of Taxation.

3/ This rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.

4/ This rate assumes the current quota will remain on the crop an additional five years.

5/ Data provided by the Virginia Conservation Needs Inventory of 1967.

6/ Total Weighted Acreage / Total Cropland Acreage

7/ This figure is calculated using the capitalization rate in (2g) and reflects the value of the quota over and above the use value of the land since the net returns for cropland harvested are subtracted prior to applying the capitalization rate.