

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

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$15.62

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0042</u>
c) Rate without risk component	<u>0.0768</u>
d) Risk component (0.05 times 2c)	<u>0.0038</u>
e) Rate with risk component /3/	<u>0.0807</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2768</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$203.36</u>	<u>\$193.67</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	418	1.50	627
II	21273	1.35	28718
III	10617	1.00	10617
IV	<u>8196</u>	0.80	<u>6556</u>
TOTAL	40504		46518
Soil index factor /6/	<u>1.148</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$265.60</u>	<u>\$252.95</u>
II	1.35	<u>\$239.04</u>	<u>\$227.65</u>
III	1.00	<u>\$177.06</u>	<u>\$168.63</u>
IV	0.80	<u>\$141.65</u>	<u>\$134.91</u>
V	0.60	<u>\$106.24</u>	<u>\$101.18</u>
VI	0.50	<u>\$88.53</u>	<u>\$84.32</u>
VII	0.30	<u>\$53.12</u>	<u>\$50.59</u>
VIII	0.10	<u>\$17.71</u>	<u>\$16.86</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>Tobacco</u>	<u>\$236.46</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$854.15</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

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 Albemarle

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested \$4.79

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0069</u>
c) Rate without risk component	<u>0.0794</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0834</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2794</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$60.34</u>	<u>\$57.47</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	5109	1.50	7663
II	10707	1.35	14454
III	15467	1.00	15467
IV	<u>6798</u>	0.80	<u>5438</u>
TOTAL	38081		43022
Soil index factor /6/ <u>1.130</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$80.11</u>	<u>\$76.30</u>
II	1.35	<u>\$72.10</u>	<u>\$68.67</u>
III	1.00	<u>\$53.41</u>	<u>\$50.87</u>
IV	0.80	<u>\$42.73</u>	<u>\$40.69</u>
V	0.60	<u>\$32.05</u>	<u>\$30.52</u>
VI	0.50	<u>\$26.70</u>	<u>\$25.43</u>
VII	0.30	<u>\$16.02</u>	<u>\$15.26</u>
VIII	0.10	<u>\$5.34</u>	<u>\$5.09</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

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 Bedford

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested \$7.93

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0051</u>
c) Rate without risk component	<u>0.0777</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0816</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2777</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$102.09</u>	<u>\$97.23</u>

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/		<u>1.186</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$129.11</u>	<u>\$122.96</u>
II	1.35	<u>\$116.20</u>	<u>\$110.67</u>
III	1.00	<u>\$86.07</u>	<u>\$81.98</u>
IV	0.80	<u>\$68.86</u>	<u>\$65.58</u>
V	0.60	<u>\$51.64</u>	<u>\$49.19</u>
VI	0.50	<u>\$43.04</u>	<u>\$40.99</u>
VII	0.30	<u>\$25.82</u>	<u>\$24.59</u>
VIII	0.10	<u>\$8.61</u>	<u>\$8.20</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

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 Caroline

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$25.65

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0063</u>
c) Rate without risk component	<u>0.0789</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0828</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2789</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$325.10</u>	<u>\$309.62</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3354	1.50	5031
II	27687	1.35	37377
III	5315	1.00	5315
IV	<u>1246</u>	0.80	<u>996</u>
TOTAL	37602		48719
Soil index factor /6/	<u>1.296</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$376.37</u>	<u>\$358.45</u>
II	1.35	<u>\$338.74</u>	<u>\$322.60</u>
III	1.00	<u>\$250.91</u>	<u>\$238.97</u>
IV	0.80	<u>\$200.73</u>	<u>\$191.17</u>
V	0.60	<u>\$150.55</u>	<u>\$143.38</u>
VI	0.50	<u>\$125.46</u>	<u>\$119.48</u>
VII	0.30	<u>\$75.27</u>	<u>\$71.69</u>
VIII	0.10	<u>\$25.09</u>	<u>\$23.90</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested \$22.99

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0071</u>
c) Rate without risk component	<u>0.0797</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0837</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2797</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$288.46</u>	<u>\$274.72</u>

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/		<u>1.134</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$381.69</u>	<u>\$363.52</u>
II	1.35	<u>\$343.52</u>	<u>\$327.17</u>
III	1.00	<u>\$254.46</u>	<u>\$242.35</u>
IV	0.80	<u>\$203.57</u>	<u>\$193.88</u>
V	0.60	<u>\$152.68</u>	<u>\$145.41</u>
VI	0.50	<u>\$127.23</u>	<u>\$121.17</u>
VII	0.30	<u>\$76.34</u>	<u>\$72.70</u>
VIII	0.10	<u>\$25.45</u>	<u>\$24.23</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested \$11.64

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0044</u>
c) Rate without risk component	<u>0.0770</u>
d) Risk component (0.05 times 2c)	<u>0.0038</u>
e) Rate with risk component /3/	<u>0.0808</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2770</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$151.27</u>	<u>\$144.06</u>

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/	<u>1.128</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$201.18</u>	<u>\$191.60</u>
II	1.35	<u>\$181.07</u>	<u>\$172.44</u>
III	1.00	<u>\$134.12</u>	<u>\$127.74</u>
IV	0.80	<u>\$107.30</u>	<u>\$102.19</u>
V	0.60	<u>\$80.47</u>	<u>\$76.64</u>
VI	0.50	<u>\$67.06</u>	<u>\$63.87</u>
VII	0.30	<u>\$40.24</u>	<u>\$38.32</u>
VIII	0.10	<u>\$13.41</u>	<u>\$12.77</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>Tobacco</u>	<u>\$138.92</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$501.57</u>

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

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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 Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$23.81

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0066</u>
c) Rate without risk component	<u>0.0792</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0831</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2792</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$300.67</u>	<u>\$286.35</u>

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/	<u>1.282</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$351.84</u>	<u>\$335.09</u>
II	1.35	<u>\$316.66</u>	<u>\$301.58</u>
III	1.00	<u>\$234.56</u>	<u>\$223.39</u>
IV	0.80	<u>\$187.65</u>	<u>\$178.71</u>
V	0.60	<u>\$140.74</u>	<u>\$134.04</u>
VI	0.50	<u>\$117.28</u>	<u>\$111.70</u>
VII	0.30	<u>\$70.37</u>	<u>\$67.02</u>
VIII	0.10	<u>\$23.46</u>	<u>\$22.34</u>

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

a) Per acre quota value of	<u>Peanuts</u>	<u>\$91.12</u>
b) Capitalized per acre quota value of	<u>Peanuts</u>	<u>\$326.39</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.

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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 Dinwiddie County, Piedmont

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$12.84

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0066</u>
c) Rate without risk component	<u>0.0792</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0831</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2792</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$162.19</u>	<u>\$154.46</u>

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/		<u>1.087</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$223.80</u>	<u>\$213.14</u>
II	1.35	<u>\$201.42</u>	<u>\$191.83</u>
III	1.00	<u>\$149.20</u>	<u>\$142.09</u>
IV	0.80	<u>\$119.36</u>	<u>\$113.68</u>
V	0.60	<u>\$89.52</u>	<u>\$85.26</u>
VI	0.50	<u>\$74.60</u>	<u>\$71.05</u>
VII	0.30	<u>\$44.76</u>	<u>\$42.63</u>
VIII	0.10	<u>\$14.92</u>	<u>\$14.21</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>Tobacco</u>	<u>\$1,206.41</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$4,321.18</u>

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 Franklin

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested \$6.84

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0048</u>
c) Rate without risk component	<u>0.0774</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0813</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2774</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$88.33</u>	<u>\$84.12</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	3071	1.50	4606
II	18222	1.35	24599
III	26540	1.00	26540
IV	<u>12493</u>	0.80	<u>9994</u>
TOTAL	60326		65739
Soil index factor /6/	<u>1.090</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$121.58</u>	<u>\$115.79</u>
II	1.35	<u>\$109.43</u>	<u>\$104.21</u>
III	1.00	<u>\$81.06</u>	<u>\$77.20</u>
IV	0.80	<u>\$64.84</u>	<u>\$61.76</u>
V	0.60	<u>\$48.63</u>	<u>\$46.32</u>
VI	0.50	<u>\$40.53</u>	<u>\$38.60</u>
VII	0.30	<u>\$24.32</u>	<u>\$23.16</u>
VIII	0.10	<u>\$8.11</u>	<u>\$7.72</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>Tobacco</u>	<u>\$1,777.84</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$6,409.28</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested	<u>\$29.82</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0085</u>
c) Rate without risk component	<u>0.0810</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0851</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2810</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$367.99</u>	<u>\$350.46</u>

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/			<u>1.312</u>

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$420.64</u>	<u>\$400.61</u>
II	1.35	<u>\$378.57</u>	<u>\$360.54</u>
III	1.00	<u>\$280.42</u>	<u>\$267.07</u>
IV	0.80	<u>\$224.34</u>	<u>\$213.66</u>
V	0.60	<u>\$168.25</u>	<u>\$160.24</u>
VI	0.50	<u>\$140.21</u>	<u>\$133.54</u>
VII	0.30	<u>\$84.13</u>	<u>\$80.12</u>
VIII	0.10	<u>\$28.04</u>	<u>\$26.71</u>

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

a) Per acre quota value of	<u>Peanuts</u>	<u>\$15.91</u>
b) Capitalized per acre quota value of	<u>Peanuts</u>	<u>\$56.61</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested	<u>\$17.58</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0064</u>
c) Rate without risk component	<u>0.0790</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0830</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2790</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$222.51</u>	<u>\$211.91</u>

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/		<u>1.156</u>

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$288.72</u>	<u>\$274.97</u>
II	1.35	<u>\$259.85</u>	<u>\$247.47</u>
III	1.00	<u>\$192.48</u>	<u>\$183.31</u>
IV	0.80	<u>\$153.98</u>	<u>\$146.65</u>
V	0.60	<u>\$115.49</u>	<u>\$109.99</u>
VI	0.50	<u>\$96.24</u>	<u>\$91.66</u>
VII	0.30	<u>\$57.74</u>	<u>\$54.99</u>
VIII	0.10	<u>\$19.25</u>	<u>\$18.33</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

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 Henry

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$4.20

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0051</u>
c) Rate without risk component	<u>0.0777</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0815</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2777</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$54.03</u>	<u>\$51.46</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	0	1.50	0
II	24408	1.35	32950
III	10151	1.00	10151
IV	<u>7249</u>	0.80	<u>5799</u>
TOTAL	41808		48900
Soil index factor /6/		<u>1.170</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$69.30</u>	<u>\$66.00</u>
II	1.35	<u>\$62.37</u>	<u>\$59.40</u>
III	1.00	<u>\$46.20</u>	<u>\$44.00</u>
IV	0.80	<u>\$36.96</u>	<u>\$35.20</u>
V	0.60	<u>\$27.72</u>	<u>\$26.40</u>
VI	0.50	<u>\$23.10</u>	<u>\$22.00</u>
VII	0.30	<u>\$13.86</u>	<u>\$13.20</u>
VIII	0.10	<u>\$4.62</u>	<u>\$4.40</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>Tobacco</u>	<u>\$1,356.89</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$4,886.79</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

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 Lancaster

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested	<u>\$29.67</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0047</u>
c) Rate without risk component	<u>0.0773</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0811</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2773</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$383.99</u>	<u>\$365.71</u>

4. Soil Index Factor			
Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	7380	1.50	11070
II	13627	1.35	18396
III	670	1.00	670
IV	<u>15</u>	0.80	<u>12</u>
TOTAL	21692		30148
	Soil index factor /6/ <u>1.390</u>		

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$414.43</u>	<u>\$394.70</u>
II	1.35	<u>\$372.99</u>	<u>\$355.23</u>
III	1.00	<u>\$276.29</u>	<u>\$263.13</u>
IV	0.80	<u>\$221.03</u>	<u>\$210.51</u>
V	0.60	<u>\$165.77</u>	<u>\$157.88</u>
VI	0.50	<u>\$138.14</u>	<u>\$131.57</u>
VII	0.30	<u>\$82.89</u>	<u>\$78.94</u>
VIII	0.10	<u>\$27.63</u>	<u>\$26.31</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

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 Louisa

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$16.47

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0061</u>
c) Rate without risk component	<u>0.0787</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0827</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2787</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$209.26</u>	<u>\$199.29</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	233	1.50	349
II	36146	1.35	48797
III	7541	1.00	7541
IV	<u>7214</u>	0.80	<u>5771</u>
TOTAL	51134		62458
Soil index factor /6/	<u>1.221</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$256.98</u>	<u>\$244.74</u>
II	1.35	<u>\$231.28</u>	<u>\$220.27</u>
III	1.00	<u>\$171.32</u>	<u>\$163.16</u>
IV	0.80	<u>\$137.05</u>	<u>\$130.53</u>
V	0.60	<u>\$102.79</u>	<u>\$97.90</u>
VI	0.50	<u>\$85.66</u>	<u>\$81.58</u>
VII	0.30	<u>\$51.40</u>	<u>\$48.95</u>
VIII	0.10	<u>\$17.13</u>	<u>\$16.32</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

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 Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested: \$7.93

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0102</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>0.0869</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	W/Risk
	<u>\$95.83</u>	<u>\$91.26</u>

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/ <u>1.186</u>			

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$121.19</u>	<u>\$115.42</u>
II	1.35	<u>\$109.07</u>	<u>\$103.88</u>
III	1.00	<u>\$80.79</u>	<u>\$76.95</u>
IV	0.80	<u>\$64.63</u>	<u>\$61.56</u>
V	0.60	<u>\$48.48</u>	<u>\$46.17</u>
VI	0.50	<u>\$40.40</u>	<u>\$38.47</u>
VII	0.30	<u>\$24.24</u>	<u>\$23.08</u>
VIII	0.10	<u>\$8.08</u>	<u>\$7.69</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

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 Estimates and is applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$6.26

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0066</u>
c) Rate without risk component	<u>0.0792</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0831</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2792</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$79.01</u>	<u>\$75.25</u>

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/		<u>1.148</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$103.27</u>	<u>\$98.35</u>
II	1.35	<u>\$92.94</u>	<u>\$88.51</u>
III	1.00	<u>\$68.84</u>	<u>\$65.57</u>
IV	0.80	<u>\$55.08</u>	<u>\$52.45</u>
V	0.60	<u>\$41.31</u>	<u>\$39.34</u>
VI	0.50	<u>\$34.42</u>	<u>\$32.78</u>
VII	0.30	<u>\$20.65</u>	<u>\$19.67</u>
VIII	0.10	<u>\$6.88</u>	<u>\$6.56</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested \$27.90

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0115</u>
c) Rate without risk component	<u>0.0841</u>
d) Risk component (0.05 times 2c)	<u>0.0042</u>
e) Rate with risk component /3/	<u>0.0883</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2841</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$331.61</u>	<u>\$315.82</u>

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>\$394.78</u>	<u>\$375.98</u>
II	1.35	<u>\$355.31</u>	<u>\$338.39</u>
III	1.00	<u>\$263.19</u>	<u>\$250.66</u>
IV	0.80	<u>\$210.55</u>	<u>\$200.52</u>
V	0.60	<u>\$157.91</u>	<u>\$150.39</u>
VI	0.50	<u>\$131.59</u>	<u>\$125.33</u>
VII	0.30	<u>\$78.96</u>	<u>\$75.20</u>
VIII	0.10	<u>\$26.32</u>	<u>\$25.07</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested	<u>\$48.40</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0058</u>
c) Rate without risk component	<u>0.0784</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0823</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2784</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$617.60</u>	<u>\$588.19</u>

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/			<u>1.411</u>

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$656.75</u>	<u>\$625.48</u>
II	1.35	<u>\$591.08</u>	<u>\$562.93</u>
III	1.00	<u>\$437.84</u>	<u>\$416.99</u>
IV	0.80	<u>\$350.27</u>	<u>\$333.59</u>
V	0.60	<u>\$262.70</u>	<u>\$250.19</u>
VI	0.50	<u>\$218.92</u>	<u>\$208.49</u>
VII	0.30	<u>\$131.35</u>	<u>\$125.10</u>
VIII	0.10	<u>\$43.78</u>	<u>\$41.70</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

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 Estimates and is applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$12.84

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0050</u>
c) Rate without risk component	<u>0.0776</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0815</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2776</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$165.53</u>	<u>\$157.65</u>

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/	<u>1.087</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$228.41</u>	<u>\$217.54</u>
II	1.35	<u>\$205.57</u>	<u>\$195.78</u>
III	1.00	<u>\$152.28</u>	<u>\$145.02</u>
IV	0.80	<u>\$121.82</u>	<u>\$116.02</u>
V	0.60	<u>\$91.37</u>	<u>\$87.01</u>
VI	0.50	<u>\$76.14</u>	<u>\$72.51</u>
VII	0.30	<u>\$45.68</u>	<u>\$43.51</u>
VIII	0.10	<u>\$15.23</u>	<u>\$14.50</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>Tobacco</u>	<u>\$1,206.41</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$4,346.09</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

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 Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$23.81

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0136</u>
c) Rate without risk component	<u>0.0862</u>
d) Risk component (0.05 times 2c)	<u>0.0043</u>
e) Rate with risk component /3/	<u>0.0905</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2862</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$276.31</u>	<u>\$263.16</u>

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/		<u>1.282</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$323.34</u>	<u>\$307.94</u>
II	1.35	<u>\$291.01</u>	<u>\$277.15</u>
III	1.00	<u>\$215.56</u>	<u>\$205.30</u>
IV	0.80	<u>\$172.45</u>	<u>\$164.24</u>
V	0.60	<u>\$129.34</u>	<u>\$123.18</u>
VI	0.50	<u>\$107.78</u>	<u>\$102.65</u>
VII	0.30	<u>\$64.67</u>	<u>\$61.59</u>
VIII	0.10	<u>\$21.56</u>	<u>\$20.53</u>

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

a) Per acre quota value of	<u>Peanuts</u>	<u>\$91.12</u>
b) Capitalized per acre quota value of	<u>Peanuts</u>	<u>\$318.43</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested \$12.53

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0045</u>
c) Rate without risk component	<u>0.0770</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0809</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2770</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$162.58</u>	<u>\$154.84</u>

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/	<u>1.148</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$212.46</u>	<u>\$202.34</u>
II	1.35	<u>\$191.21</u>	<u>\$182.11</u>
III	1.00	<u>\$141.64</u>	<u>\$134.89</u>
IV	0.80	<u>\$113.31</u>	<u>\$107.91</u>
V	0.60	<u>\$84.98</u>	<u>\$80.94</u>
VI	0.50	<u>\$70.82</u>	<u>\$67.45</u>
VII	0.30	<u>\$42.49</u>	<u>\$40.47</u>
VIII	0.10	<u>\$14.16</u>	<u>\$13.49</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>Tobacco</u>	<u>\$1,296.99</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$4,681.52</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested \$10.72

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0069</u>
c) Rate without risk component	<u>0.0795</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0834</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2795</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$134.87</u>	<u>\$128.45</u>

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/	<u>1.202</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$168.34</u>	<u>\$160.32</u>
II	1.35	<u>\$151.51</u>	<u>\$144.29</u>
III	1.00	<u>\$112.23</u>	<u>\$106.88</u>
IV	0.80	<u>\$89.78</u>	<u>\$85.51</u>
V	0.60	<u>\$67.34</u>	<u>\$64.13</u>
VI	0.50	<u>\$56.11</u>	<u>\$53.44</u>
VII	0.30	<u>\$33.67</u>	<u>\$32.06</u>
VIII	0.10	<u>\$11.22</u>	<u>\$10.69</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

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 Edward

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$16.12

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0042</u>
c) Rate without risk component	<u>0.0768</u>
d) Risk component (0.05 times 2c)	<u>0.0038</u>
e) Rate with risk component /3/	<u>0.0807</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2768</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$209.79</u>	<u>\$199.80</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	418	1.50	627
II	21273	1.35	28718
III	10617	1.00	10617
IV	<u>8196</u>	0.80	<u>6556</u>
TOTAL	40504		46518
Soil index factor /6/			<u>1.148</u>

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$274.00</u>	<u>\$260.95</u>
II	1.35	<u>\$246.60</u>	<u>\$234.86</u>
III	1.00	<u>\$182.67</u>	<u>\$173.97</u>
IV	0.80	<u>\$146.13</u>	<u>\$139.17</u>
V	0.60	<u>\$109.60</u>	<u>\$104.38</u>
VI	0.50	<u>\$91.33</u>	<u>\$86.98</u>
VII	0.30	<u>\$54.80</u>	<u>\$52.19</u>
VIII	0.10	<u>\$18.27</u>	<u>\$17.40</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>Tobacco</u>	<u>\$235.97</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$852.37</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

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 Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$23.81

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0077</u>
c) Rate without risk component	<u>0.0803</u>
d) Risk component (0.05 times 2c)	<u>0.0040</u>
e) Rate with risk component /3/	<u>0.0844</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2803</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$296.37</u>	<u>\$282.25</u>

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/	<u>1.282</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$346.81</u>	<u>\$330.29</u>
II	1.35	<u>\$312.13</u>	<u>\$297.26</u>
III	1.00	<u>\$231.20</u>	<u>\$220.19</u>
IV	0.80	<u>\$184.96</u>	<u>\$176.16</u>
V	0.60	<u>\$138.72</u>	<u>\$132.12</u>
VI	0.50	<u>\$115.60</u>	<u>\$110.10</u>
VII	0.30	<u>\$69.36</u>	<u>\$66.06</u>
VIII	0.10	<u>\$23.12</u>	<u>\$22.02</u>

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

a) Per acre quota value of	<u>Peanuts</u>	<u>\$91.12</u>
b) Capitalized per acre quota value of	<u>Peanuts</u>	<u>\$325.05</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested \$11.10

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0126</u>
c) Rate without risk component	<u>0.0852</u>
d) Risk component (0.05 times 2c)	<u>0.0043</u>
e) Rate with risk component /3/	<u>0.0895</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2852</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$130.24</u>	<u>\$124.04</u>

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/	<u>1.102</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$177.31</u>	<u>\$168.87</u>
II	1.35	<u>\$159.58</u>	<u>\$151.98</u>
III	1.00	<u>\$118.21</u>	<u>\$112.58</u>
IV	0.80	<u>\$94.57</u>	<u>\$90.06</u>
V	0.60	<u>\$70.92</u>	<u>\$67.55</u>
VI	0.50	<u>\$59.10</u>	<u>\$56.29</u>
VII	0.30	<u>\$35.46</u>	<u>\$33.77</u>
VIII	0.10	<u>\$11.82</u>	<u>\$11.26</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

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 Rockingham

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested	<u>\$28.45</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0060</u>
c) Rate without risk component	<u>0.0786</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0826</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2786</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$361.81</u>	<u>\$344.58</u>

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/ <u>1.102</u>		

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$492.43</u>	<u>\$468.98</u>
II	1.35	<u>\$443.19</u>	<u>\$422.08</u>
III	1.00	<u>\$328.29</u>	<u>\$312.65</u>
IV	0.80	<u>\$262.63</u>	<u>\$250.12</u>
V	0.60	<u>\$196.97</u>	<u>\$187.59</u>
VI	0.50	<u>\$164.14</u>	<u>\$156.33</u>
VII	0.30	<u>\$98.49</u>	<u>\$93.80</u>
VIII	0.10	<u>\$32.83</u>	<u>\$31.27</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

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 Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$16.12

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0053</u>
c) Rate without risk component	<u>0.0779</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0818</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2779</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$206.92</u>	<u>\$197.06</u>

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/	<u>0.954</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$325.42</u>	<u>\$309.92</u>
II	1.35	<u>\$292.88</u>	<u>\$278.93</u>
III	1.00	<u>\$216.95</u>	<u>\$206.61</u>
IV	0.80	<u>\$173.56</u>	<u>\$165.29</u>
V	0.60	<u>\$130.17</u>	<u>\$123.97</u>
VI	0.50	<u>\$108.47</u>	<u>\$103.31</u>
VII	0.30	<u>\$65.08</u>	<u>\$61.98</u>
VIII	0.10	<u>\$21.69</u>	<u>\$20.66</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>Tobacco</u>	<u>\$1,391.91</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$5,008.76</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

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 Smyth

A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$35.83

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0057</u>
c) Rate without risk component	<u>0.0783</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0822</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2783</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$457.82</u>	<u>\$436.02</u>

4. Soil Index Factor

Land Class	Cropland Acreage /5/	Productivity Index	Weighted Acreage
I	2795	1.50	4192
II	5155	1.35	6959
III	6718	1.00	6718
IV	<u>5660</u>	0.80	<u>4528</u>
TOTAL	20328		22397
Soil index factor /6/		<u>1.102</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$623.29</u>	<u>\$593.61</u>
II	1.35	<u>\$560.96</u>	<u>\$534.25</u>
III	1.00	<u>\$415.53</u>	<u>\$395.74</u>
IV	0.80	<u>\$332.42</u>	<u>\$316.59</u>
V	0.60	<u>\$249.32</u>	<u>\$237.45</u>
VI	0.50	<u>\$207.76</u>	<u>\$197.87</u>
VII	0.30	<u>\$124.66</u>	<u>\$118.72</u>
VIII	0.10	<u>\$41.55</u>	<u>\$39.57</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>Tobacco</u>	<u>\$925.15</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$3,324.82</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

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 Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$16.18

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0100</u>
c) Rate without risk component	<u>0.0826</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0867</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2826</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$195.99</u>	<u>\$186.65</u>

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/	<u>1.084</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$271.20</u>	<u>\$258.28</u>
II	1.35	<u>\$244.08</u>	<u>\$232.46</u>
III	1.00	<u>\$180.80</u>	<u>\$172.19</u>
IV	0.80	<u>\$144.64</u>	<u>\$137.75</u>
V	0.60	<u>\$108.48</u>	<u>\$103.31</u>
VI	0.50	<u>\$90.40</u>	<u>\$86.09</u>
VII	0.30	<u>\$54.24</u>	<u>\$51.66</u>
VIII	0.10	<u>\$18.08</u>	<u>\$17.22</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested \$39.52

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0109</u>
c) Rate without risk component	<u>0.0835</u>
d) Risk component (0.05 times 2c)	<u>0.0042</u>
e) Rate with risk component /3/	<u>0.0876</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2835</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$473.49</u>	<u>\$450.94</u>

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/	<u>1.202</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$590.68</u>	<u>\$562.55</u>
II	1.35	<u>\$531.61</u>	<u>\$506.30</u>
III	1.00	<u>\$393.79</u>	<u>\$375.03</u>
IV	0.80	<u>\$315.03</u>	<u>\$300.03</u>
V	0.60	<u>\$236.27</u>	<u>\$225.02</u>
VI	0.50	<u>\$196.89</u>	<u>\$187.52</u>
VII	0.30	<u>\$118.14</u>	<u>\$112.51</u>
VIII	0.10	<u>\$39.38</u>	<u>\$37.50</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

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 Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$3.44

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0062</u>
c) Rate without risk component	<u>0.0788</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0828</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2788</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$43.64</u>	<u>\$41.56</u>

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/	<u>1.154</u>		

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$56.75</u>	<u>\$54.05</u>
II	1.35	<u>\$51.07</u>	<u>\$48.64</u>
III	1.00	<u>\$37.83</u>	<u>\$36.03</u>
IV	0.80	<u>\$30.27</u>	<u>\$28.82</u>
V	0.60	<u>\$22.70</u>	<u>\$21.62</u>
VI	0.50	<u>\$18.92</u>	<u>\$18.02</u>
VII	0.30	<u>\$11.35</u>	<u>\$10.81</u>
VIII	0.10	<u>\$3.78</u>	<u>\$3.60</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

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 Estimates are applicable to tax-year 2004

1. Estimated net return per acre of cropland harvested \$30.14

2. Capitalization rates:

a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0057</u>
c) Rate without risk component	<u>0.0783</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0822</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2783</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$385.19</u>	<u>\$366.84</u>

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/		<u>1.069</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$540.42</u>	<u>\$514.69</u>
II	1.35	<u>\$486.38</u>	<u>\$463.22</u>
III	1.00	<u>\$360.28</u>	<u>\$343.12</u>
IV	0.80	<u>\$288.22</u>	<u>\$274.50</u>
V	0.60	<u>\$216.17</u>	<u>\$205.87</u>
VI	0.50	<u>\$180.14</u>	<u>\$171.56</u>
VII	0.30	<u>\$108.08</u>	<u>\$102.94</u>
VIII	0.10	<u>\$36.03</u>	<u>\$34.31</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>Tobacco</u>	<u>\$1,171.12</u>
d) Capitalized per acre quota value of	<u>Tobacco</u>	<u>\$4,208.80</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested	<u>\$18.73</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0085</u>
c) Rate without risk component	<u>0.0811</u>
d) Risk component (0.05 times 2c)	<u>0.0041</u>
e) Rate with risk component /3/	<u>0.0852</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2811</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$230.83</u>	<u>\$219.84</u>

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/		<u>1.113</u>

5. Agricultural use value adjusted by land class:

<u>Class</u>	<u>Land Index</u>	<u>Estimated use value</u>	
		<u>W/O Risk</u>	<u>W/Risk</u>
I	1.50	<u>\$311.10</u>	<u>\$296.28</u>
II	1.35	<u>\$279.99</u>	<u>\$266.66</u>
III	1.00	<u>\$207.40</u>	<u>\$197.52</u>
IV	0.80	<u>\$165.92</u>	<u>\$158.02</u>
V	0.60	<u>\$124.44</u>	<u>\$118.51</u>
VI	0.50	<u>\$103.70</u>	<u>\$98.76</u>
VII	0.30	<u>\$62.22</u>	<u>\$59.26</u>
VIII	0.10	<u>\$20.74</u>	<u>\$19.75</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

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 Estimates and is applicable to tax-year 2004.

1. Estimated net return per acre of cropland harvested	<u>\$26.79</u>
2. Capitalization rates:	
a) Interest rate component /1/	<u>0.0726</u>
b) Property tax component /2/	<u>0.0057</u>
c) Rate without risk component	<u>0.0783</u>
d) Risk component (0.05 times 2c)	<u>0.0039</u>
e) Rate with risk component /3/	<u>0.0822</u>
f) Quota crop component /4/	<u>0.2000</u>
g) Rate with quota crop component (2c+2f)	<u>0.2783</u>

3. Unadjusted use value of cropland harvested:	W/O Risk	W/Risk
	<u>\$342.00</u>	<u>\$325.72</u>

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/		<u>1.339</u>	

5. Agricultural use value adjusted by land class:

Class	Land Index	Estimated use value	
		W/O Risk	W/Risk
I	1.50	<u>\$383.26</u>	<u>\$365.01</u>
II	1.35	<u>\$344.93</u>	<u>\$328.51</u>
III	1.00	<u>\$255.51</u>	<u>\$243.34</u>
IV	0.80	<u>\$204.40</u>	<u>\$194.67</u>
V	0.60	<u>\$153.30</u>	<u>\$146.00</u>
VI	0.50	<u>\$127.75</u>	<u>\$121.67</u>
VII	0.30	<u>\$76.65</u>	<u>\$73.00</u>
VIII	0.10	<u>\$25.55</u>	<u>\$24.33</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

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.

