

Table 5: Worksheet for estimating the use value of orchard land in .Example

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$18.69 |
| c) Net return attributable to trees only (3a - 3b) | (\$18.69) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0043 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1109 |
| f) "Other" Orchard Capitalization Rate | 0.1276 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$134.77) | \$226.44 | (\$117.17) | \$244.04 |
| II | 1.00 | (\$168.46) | \$156.63 | (\$146.46) | \$178.63 |
| III | 1.00 | (\$168.46) | \$72.35 | (\$146.46) | \$94.35 |
| IV | 1.00 | (\$168.46) | \$24.19 | (\$146.46) | \$46.19 |
| V | 0.75 | (\$126.34) | \$18.14 | (\$109.84) | \$34.64 |
| VI | 0.60 | (\$101.07) | \$19.33 | (\$87.87) | \$32.53 |
| VII | 0.40 | (\$67.38) | \$4.86 | (\$58.58) | \$13.66 |
| VIII | 0.00 | \$0.00 | \$24.08 | \$0.00 | \$24.08 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Accomack

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$14.00 |
| c) Net return attributable to trees only (3a - 3b) | (\$14.00) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0058 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1124 |
| f) "Other" Orchard Capitalization Rate | 0.1291 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$99.62) | \$165.93 | (\$86.76) | \$178.80 |
| II | 1.00 | (\$124.53) | \$114.47 | (\$108.45) | \$130.55 |
| III | 1.00 | (\$124.53) | \$52.51 | (\$108.45) | \$68.59 |
| IV | 1.00 | (\$124.53) | \$17.10 | (\$108.45) | \$33.18 |
| V | 0.75 | (\$93.40) | \$12.83 | (\$81.34) | \$24.89 |
| VI | 0.60 | (\$74.72) | \$13.80 | (\$65.07) | \$23.45 |
| VII | 0.40 | (\$49.81) | \$3.30 | (\$43.38) | \$9.73 |
| VIII | 0.00 | \$0.00 | \$17.70 | \$0.00 | \$17.70 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Albemarle

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$12.28 |
| c) Net return attributable to trees only (3a - 3b) | (\$12.28) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0068 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1134 |
| f) "Other" Orchard Capitalization Rate | 0.1301 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$86.61) | \$143.36 | (\$75.51) | \$154.46 |
| II | 1.00 | (\$108.26) | \$98.71 | (\$94.39) | \$112.58 |
| III | 1.00 | (\$108.26) | \$45.05 | (\$94.39) | \$58.92 |
| IV | 1.00 | (\$108.26) | \$14.39 | (\$94.39) | \$28.26 |
| V | 0.75 | (\$81.19) | \$10.79 | (\$70.79) | \$21.20 |
| VI | 0.60 | (\$64.95) | \$11.70 | (\$56.63) | \$20.02 |
| VII | 0.40 | (\$43.30) | \$2.69 | (\$37.76) | \$8.24 |
| VIII | 0.00 | \$0.00 | \$15.33 | \$0.00 | \$15.33 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Alleghany

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$2.43 |
| c) Net return attributable to trees only (3a - 3b) | (\$2.43) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0058 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1124 |
| f) "Other" Orchard Capitalization Rate | 0.1291 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$17.32) | \$28.84 | (\$15.08) | \$31.08 |
| II | 1.00 | (\$21.65) | \$19.90 | (\$18.85) | \$22.69 |
| III | 1.00 | (\$21.65) | \$9.13 | (\$18.85) | \$11.92 |
| IV | 1.00 | (\$21.65) | \$2.97 | (\$18.85) | \$5.77 |
| V | 0.75 | (\$16.24) | \$2.23 | (\$14.14) | \$4.32 |
| VI | 0.60 | (\$12.99) | \$2.40 | (\$11.31) | \$4.08 |
| VII | 0.40 | (\$8.66) | \$0.57 | (\$7.54) | \$1.69 |
| VIII | 0.00 | \$0.00 | \$3.08 | \$0.00 | \$3.08 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Amelia

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$23.37 |
| c) Net return attributable to trees only (3a - 3b) | (\$23.37) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0046 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1112 |
| f) "Other" Orchard Capitalization Rate | 0.1279 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$168.09) | \$281.98 | (\$146.18) | \$303.89 |
| II | 1.00 | (\$210.11) | \$194.95 | (\$182.73) | \$222.34 |
| III | 1.00 | (\$210.11) | \$89.93 | (\$182.73) | \$117.32 |
| IV | 1.00 | (\$210.11) | \$29.93 | (\$182.73) | \$57.31 |
| V | 0.75 | (\$157.58) | \$22.44 | (\$137.04) | \$42.98 |
| VI | 0.60 | (\$126.07) | \$23.96 | (\$109.64) | \$40.39 |
| VII | 0.40 | (\$84.04) | \$5.97 | (\$73.09) | \$16.92 |
| VIII | 0.00 | \$0.00 | \$30.00 | \$0.00 | \$30.00 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Amherst

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$3.93 |
| c) Net return attributable to trees only (3a - 3b) | (\$3.93) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0047 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1113 |
| f) "Other" Orchard Capitalization Rate | 0.1280 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$28.26) | \$47.38 | (\$24.58) | \$51.06 |
| II | 1.00 | (\$35.32) | \$32.75 | (\$30.72) | \$37.36 |
| III | 1.00 | (\$35.32) | \$15.10 | (\$30.72) | \$19.71 |
| IV | 1.00 | (\$35.32) | \$5.02 | (\$30.72) | \$9.62 |
| V | 0.75 | (\$26.49) | \$3.76 | (\$23.04) | \$7.21 |
| VI | 0.60 | (\$21.19) | \$4.02 | (\$18.43) | \$6.78 |
| VII | 0.40 | (\$14.13) | \$1.00 | (\$12.29) | \$2.84 |
| VIII | 0.00 | \$0.00 | \$5.04 | \$0.00 | \$5.04 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Augusta

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$20.77 |
| c) Net return attributable to trees only (3a - 3b) | (\$20.77) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0053 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1119 |
| f) "Other" Orchard Capitalization Rate | 0.1286 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$148.50) | \$248.09 | (\$129.25) | \$267.34 |
| II | 1.00 | (\$185.63) | \$171.30 | (\$161.56) | \$195.37 |
| III | 1.00 | (\$185.63) | \$78.77 | (\$161.56) | \$102.83 |
| IV | 1.00 | (\$185.63) | \$25.89 | (\$161.56) | \$49.95 |
| V | 0.75 | (\$139.22) | \$19.42 | (\$121.17) | \$37.47 |
| VI | 0.60 | (\$111.38) | \$20.82 | (\$96.94) | \$35.26 |
| VII | 0.40 | (\$74.25) | \$5.07 | (\$64.62) | \$14.69 |
| VIII | 0.00 | \$0.00 | \$26.44 | \$0.00 | \$26.44 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Bedford

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$7.10 |
| c) Net return attributable to trees only (3a - 3b) | (\$7.10) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0052 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1119 |
| f) "Other" Orchard Capitalization Rate | 0.1285 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$50.80) | \$84.89 | (\$44.21) | \$91.47 |
| II | 1.00 | (\$63.50) | \$58.62 | (\$55.27) | \$66.85 |
| III | 1.00 | (\$63.50) | \$26.96 | (\$55.27) | \$35.19 |
| IV | 1.00 | (\$63.50) | \$8.86 | (\$55.27) | \$17.10 |
| V | 0.75 | (\$47.63) | \$6.65 | (\$41.45) | \$12.82 |
| VI | 0.60 | (\$38.10) | \$7.13 | (\$33.16) | \$12.07 |
| VII | 0.40 | (\$25.40) | \$1.74 | (\$22.11) | \$5.03 |
| VIII | 0.00 | \$0.00 | \$9.05 | \$0.00 | \$9.05 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Bland

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$22.36 |
| c) Net return attributable to trees only (3a - 3b) | (\$22.36) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0056 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1122 |
| f) "Other" Orchard Capitalization Rate | 0.1289 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$159.39) | \$265.77 | (\$138.78) | \$286.38 |
| II | 1.00 | (\$199.24) | \$183.40 | (\$173.47) | \$209.17 |
| III | 1.00 | (\$199.24) | \$84.20 | (\$173.47) | \$109.97 |
| IV | 1.00 | (\$199.24) | \$27.51 | (\$173.47) | \$53.28 |
| V | 0.75 | (\$149.43) | \$20.63 | (\$130.11) | \$39.96 |
| VI | 0.60 | (\$119.54) | \$22.18 | (\$104.08) | \$37.64 |
| VII | 0.40 | (\$79.70) | \$5.34 | (\$69.39) | \$15.64 |
| VIII | 0.00 | \$0.00 | \$28.34 | \$0.00 | \$28.34 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Botetourt

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$15.33 |
| c) Net return attributable to trees only (3a - 3b) | (\$15.33) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0064 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1131 |
| f) "Other" Orchard Capitalization Rate | 0.1297 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$108.51) | \$180.01 | (\$94.57) | \$193.95 |
| II | 1.00 | (\$135.64) | \$124.03 | (\$118.21) | \$141.46 |
| III | 1.00 | (\$135.64) | \$56.71 | (\$118.21) | \$74.14 |
| IV | 1.00 | (\$135.64) | \$18.24 | (\$118.21) | \$35.67 |
| V | 0.75 | (\$101.73) | \$13.68 | (\$88.66) | \$26.75 |
| VI | 0.60 | (\$81.38) | \$14.79 | (\$70.93) | \$25.25 |
| VII | 0.40 | (\$54.25) | \$3.45 | (\$47.28) | \$10.42 |
| VIII | 0.00 | \$0.00 | \$19.23 | \$0.00 | \$19.23 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Buena Vista 21/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$11.10 |
| c) Net return attributable to trees only (3a - 3b) | (\$11.10) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0077 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1143 |
| f) "Other" Orchard Capitalization Rate | 0.1310 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$77.65) | \$127.85 | (\$67.78) | \$137.73 |
| II | 1.00 | (\$97.07) | \$87.89 | (\$84.72) | \$100.24 |
| III | 1.00 | (\$97.07) | \$39.94 | (\$84.72) | \$52.29 |
| IV | 1.00 | (\$97.07) | \$12.54 | (\$84.72) | \$24.88 |
| V | 0.75 | (\$72.80) | \$9.40 | (\$63.54) | \$18.66 |
| VI | 0.60 | (\$58.24) | \$10.26 | (\$50.83) | \$17.67 |
| VII | 0.40 | (\$38.83) | \$2.27 | (\$33.89) | \$7.21 |
| VIII | 0.00 | \$0.00 | \$13.70 | \$0.00 | \$13.70 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Campbell

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$9.97 |
| c) Net return attributable to trees only (3a - 3b) | (\$9.97) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0047 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1113 |
| f) "Other" Orchard Capitalization Rate | 0.1280 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$71.67) | \$120.15 | (\$62.34) | \$129.48 |
| II | 1.00 | (\$89.59) | \$83.05 | (\$77.93) | \$94.71 |
| III | 1.00 | (\$89.59) | \$38.29 | (\$77.93) | \$49.96 |
| IV | 1.00 | (\$89.59) | \$12.71 | (\$77.93) | \$24.38 |
| V | 0.75 | (\$67.19) | \$9.53 | (\$58.44) | \$18.28 |
| VI | 0.60 | (\$53.75) | \$10.19 | (\$46.76) | \$17.19 |
| VII | 0.40 | (\$35.84) | \$2.53 | (\$31.17) | \$7.19 |
| VIII | 0.00 | \$0.00 | \$12.79 | \$0.00 | \$12.79 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Caroline

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$19.53 |
| c) Net return attributable to trees only (3a - 3b) | (\$19.53) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0064 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1130 |
| f) "Other" Orchard Capitalization Rate | 0.1297 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$138.21) | \$229.32 | (\$120.45) | \$247.08 |
| II | 1.00 | (\$172.77) | \$158.01 | (\$150.57) | \$180.21 |
| III | 1.00 | (\$172.77) | \$72.25 | (\$150.57) | \$94.45 |
| IV | 1.00 | (\$172.77) | \$23.25 | (\$150.57) | \$45.45 |
| V | 0.75 | (\$129.58) | \$17.44 | (\$112.93) | \$34.09 |
| VI | 0.60 | (\$103.66) | \$18.85 | (\$90.34) | \$32.17 |
| VII | 0.40 | (\$69.11) | \$4.40 | (\$60.23) | \$13.28 |
| VIII | 0.00 | \$0.00 | \$24.50 | \$0.00 | \$24.50 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Carroll

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|--------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | |
| c) Net return attributable to trees only (3a - 3b) | |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0041 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1107 |
| f) "Other" Orchard Capitalization Rate | 0.1274 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | | | | |
| II | 1.00 | | | | |
| III | 1.00 | | | | |
| IV | 1.00 | | | | |
| V | 0.75 | | | | |
| VI | 0.60 | | | | |
| VII | 0.40 | | | | |
| VIII | 0.00 | | | | |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Chesapeake City

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$25.29 |
| c) Net return attributable to trees only (3a - 3b) | (\$25.29) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0122 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1188 |
| f) "Other" Orchard Capitalization Rate | 0.1355 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$170.26) | \$273.41 | (\$149.32) | \$294.35 |
| II | 1.00 | (\$212.82) | \$186.48 | (\$186.65) | \$212.65 |
| III | 1.00 | (\$212.82) | \$82.96 | (\$186.65) | \$109.13 |
| IV | 1.00 | (\$212.82) | \$23.80 | (\$186.65) | \$49.97 |
| V | 0.75 | (\$159.61) | \$17.85 | (\$139.98) | \$37.48 |
| VI | 0.60 | (\$127.69) | \$20.20 | (\$111.99) | \$35.90 |
| VII | 0.40 | (\$85.13) | \$3.60 | (\$74.66) | \$14.07 |
| VIII | 0.00 | \$0.00 | \$29.58 | \$0.00 | \$29.58 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Chesterfield 17/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$23.37 |
| c) Net return attributable to trees only (3a - 3b) | (\$23.37) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0100 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1166 |
| f) "Other" Orchard Capitalization Rate | 0.1333 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$160.28) | \$260.51 | (\$140.24) | \$280.55 |
| II | 1.00 | (\$200.35) | \$178.36 | (\$175.30) | \$203.41 |
| III | 1.00 | (\$200.35) | \$80.18 | (\$175.30) | \$105.23 |
| IV | 1.00 | (\$200.35) | \$24.07 | (\$175.30) | \$49.12 |
| V | 0.75 | (\$150.26) | \$18.05 | (\$131.47) | \$36.84 |
| VI | 0.60 | (\$120.21) | \$20.05 | (\$105.18) | \$35.08 |
| VII | 0.40 | (\$80.14) | \$4.02 | (\$70.12) | \$14.04 |
| VIII | 0.00 | \$0.00 | \$28.05 | \$0.00 | \$28.05 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Clarke

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$15.85 |
| c) Net return attributable to trees only (3a - 3b) | (\$15.85) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0076 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1142 |
| f) "Other" Orchard Capitalization Rate | 0.1309 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$111.05) | \$183.00 | (\$96.91) | \$197.15 |
| II | 1.00 | (\$138.82) | \$125.84 | (\$121.14) | \$143.51 |
| III | 1.00 | (\$138.82) | \$57.22 | (\$121.14) | \$74.90 |
| IV | 1.00 | (\$138.82) | \$18.01 | (\$121.14) | \$35.69 |
| V | 0.75 | (\$104.11) | \$13.51 | (\$90.85) | \$26.77 |
| VI | 0.60 | (\$83.29) | \$14.73 | (\$72.68) | \$25.34 |
| VII | 0.40 | (\$55.53) | \$3.28 | (\$48.46) | \$10.36 |
| VIII | 0.00 | \$0.00 | \$19.60 | \$0.00 | \$19.60 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Culpeper

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$20.96 |
| c) Net return attributable to trees only (3a - 3b) | (\$20.96) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0071 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1137 |
| f) "Other" Orchard Capitalization Rate | 0.1304 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$147.45) | \$243.66 | (\$128.60) | \$262.51 |
| II | 1.00 | (\$184.31) | \$167.69 | (\$160.75) | \$191.25 |
| III | 1.00 | (\$184.31) | \$76.43 | (\$160.75) | \$99.99 |
| IV | 1.00 | (\$184.31) | \$24.28 | (\$160.75) | \$47.84 |
| V | 0.75 | (\$138.23) | \$18.21 | (\$120.56) | \$35.88 |
| VI | 0.60 | (\$110.59) | \$19.78 | (\$96.45) | \$33.92 |
| VII | 0.40 | (\$73.73) | \$4.50 | (\$64.30) | \$13.92 |
| VIII | 0.00 | \$0.00 | \$26.07 | \$0.00 | \$26.07 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Cumberland

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$4.47 |
| c) Net return attributable to trees only (3a - 3b) | (\$4.47) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0047 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1114 |
| f) "Other" Orchard Capitalization Rate | 0.1280 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$32.09) | \$53.79 | (\$27.92) | \$57.97 |
| II | 1.00 | (\$40.12) | \$37.18 | (\$34.90) | \$42.40 |
| III | 1.00 | (\$40.12) | \$17.14 | (\$34.90) | \$22.36 |
| IV | 1.00 | (\$40.12) | \$5.69 | (\$34.90) | \$10.91 |
| V | 0.75 | (\$30.09) | \$4.27 | (\$26.17) | \$8.18 |
| VI | 0.60 | (\$24.07) | \$4.56 | (\$20.94) | \$7.69 |
| VII | 0.40 | (\$16.05) | \$1.13 | (\$13.96) | \$3.22 |
| VIII | 0.00 | \$0.00 | \$5.73 | \$0.00 | \$5.73 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Danville 16/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$12.22 |
| c) Net return attributable to trees only (3a - 3b) | (\$12.22) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0065 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1132 |
| f) "Other" Orchard Capitalization Rate | 0.1298 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$86.42) | \$143.28 | (\$75.32) | \$154.37 |
| II | 1.00 | (\$108.02) | \$98.70 | (\$94.15) | \$112.57 |
| III | 1.00 | (\$108.02) | \$45.11 | (\$94.15) | \$58.97 |
| IV | 1.00 | (\$108.02) | \$14.48 | (\$94.15) | \$28.35 |
| V | 0.75 | (\$81.02) | \$10.86 | (\$70.61) | \$21.26 |
| VI | 0.60 | (\$64.81) | \$11.75 | (\$56.49) | \$20.07 |
| VII | 0.40 | (\$43.21) | \$2.73 | (\$37.66) | \$8.28 |
| VIII | 0.00 | \$0.00 | \$15.31 | \$0.00 | \$15.31 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Dinwiddie County, Coastal Plain

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$15.08 |
| c) Net return attributable to trees only (3a - 3b) | (\$15.08) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0066 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1132 |
| f) "Other" Orchard Capitalization Rate | 0.1299 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$106.55) | \$176.59 | (\$92.88) | \$190.26 |
| II | 1.00 | (\$133.19) | \$121.64 | (\$116.10) | \$138.73 |
| III | 1.00 | (\$133.19) | \$55.57 | (\$116.10) | \$72.66 |
| IV | 1.00 | (\$133.19) | \$17.82 | (\$116.10) | \$34.91 |
| V | 0.75 | (\$99.89) | \$13.37 | (\$87.07) | \$26.18 |
| VI | 0.60 | (\$79.91) | \$14.47 | (\$69.66) | \$24.72 |
| VII | 0.40 | (\$53.27) | \$3.35 | (\$46.44) | \$10.19 |
| VIII | 0.00 | \$0.00 | \$18.88 | \$0.00 | \$18.88 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Dinwiddie County, Piedmont 6/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$7.83 |
| c) Net return attributable to trees only (3a - 3b) | (\$7.83) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0066 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1132 |
| f) "Other" Orchard Capitalization Rate | 0.1299 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$55.32) | \$91.68 | (\$48.22) | \$98.78 |
| II | 1.00 | (\$69.14) | \$63.15 | (\$60.27) | \$72.02 |
| III | 1.00 | (\$69.14) | \$28.85 | (\$60.27) | \$37.72 |
| IV | 1.00 | (\$69.14) | \$9.25 | (\$60.27) | \$18.12 |
| V | 0.75 | (\$51.86) | \$6.94 | (\$45.20) | \$13.59 |
| VI | 0.60 | (\$41.49) | \$7.51 | (\$36.16) | \$12.83 |
| VII | 0.40 | (\$27.66) | \$1.74 | (\$24.11) | \$5.29 |
| VIII | 0.00 | \$0.00 | \$9.80 | \$0.00 | \$9.80 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Fairfax* 18/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$17.53 |
| c) Net return attributable to trees only (3a - 3b) | (\$17.53) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0106 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1172 |
| f) "Other" Orchard Capitalization Rate | 0.1339 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$119.62) | \$193.81 | (\$104.73) | \$208.70 |
| II | 1.00 | (\$149.53) | \$132.56 | (\$130.91) | \$151.17 |
| III | 1.00 | (\$149.53) | \$59.42 | (\$130.91) | \$78.04 |
| IV | 1.00 | (\$149.53) | \$17.63 | (\$130.91) | \$36.25 |
| V | 0.75 | (\$112.15) | \$13.23 | (\$98.18) | \$27.19 |
| VI | 0.60 | (\$89.72) | \$14.76 | (\$78.55) | \$25.93 |
| VII | 0.40 | (\$59.81) | \$2.87 | (\$52.36) | \$10.32 |
| VIII | 0.00 | \$0.00 | \$20.90 | \$0.00 | \$20.90 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Fauquier

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$10.22 |
| c) Net return attributable to trees only (3a - 3b) | (\$10.22) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0090 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1156 |
| f) "Other" Orchard Capitalization Rate | 0.1323 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$70.73) | \$115.61 | (\$61.81) | \$124.52 |
| II | 1.00 | (\$88.41) | \$79.30 | (\$77.27) | \$90.44 |
| III | 1.00 | (\$88.41) | \$35.82 | (\$77.27) | \$46.96 |
| IV | 1.00 | (\$88.41) | \$10.97 | (\$77.27) | \$22.11 |
| V | 0.75 | (\$66.31) | \$8.23 | (\$57.95) | \$16.58 |
| VI | 0.60 | (\$53.04) | \$9.07 | (\$46.36) | \$15.75 |
| VII | 0.40 | (\$35.36) | \$1.90 | (\$30.91) | \$6.36 |
| VIII | 0.00 | \$0.00 | \$12.42 | \$0.00 | \$12.42 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Floyd

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$17.90 |
| c) Net return attributable to trees only (3a - 3b) | (\$17.90) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0053 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1119 |
| f) "Other" Orchard Capitalization Rate | 0.1285 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$127.98) | \$213.82 | (\$111.39) | \$230.41 |
| II | 1.00 | (\$159.98) | \$147.64 | (\$139.23) | \$168.39 |
| III | 1.00 | (\$159.98) | \$67.89 | (\$139.23) | \$88.63 |
| IV | 1.00 | (\$159.98) | \$22.32 | (\$139.23) | \$43.06 |
| V | 0.75 | (\$119.98) | \$16.74 | (\$104.43) | \$32.29 |
| VI | 0.60 | (\$95.99) | \$17.95 | (\$83.54) | \$30.39 |
| VII | 0.40 | (\$63.99) | \$4.37 | (\$55.69) | \$12.67 |
| VIII | 0.00 | \$0.00 | \$22.79 | \$0.00 | \$22.79 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Fluvanna

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$3.91 |
| c) Net return attributable to trees only (3a - 3b) | (\$3.91) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0058 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1124 |
| f) "Other" Orchard Capitalization Rate | 0.1290 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$27.81) | \$46.32 | (\$24.22) | \$49.91 |
| II | 1.00 | (\$34.76) | \$31.96 | (\$30.27) | \$36.45 |
| III | 1.00 | (\$34.76) | \$14.66 | (\$30.27) | \$19.15 |
| IV | 1.00 | (\$34.76) | \$4.78 | (\$30.27) | \$9.27 |
| V | 0.75 | (\$26.07) | \$3.58 | (\$22.70) | \$6.95 |
| VI | 0.60 | (\$20.86) | \$3.85 | (\$18.16) | \$6.55 |
| VII | 0.40 | (\$13.90) | \$0.92 | (\$12.11) | \$2.72 |
| VIII | 0.00 | \$0.00 | \$4.94 | \$0.00 | \$4.94 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Franklin

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$10.86 |
| c) Net return attributable to trees only (3a - 3b) | (\$10.86) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0048 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1114 |
| f) "Other" Orchard Capitalization Rate | 0.1281 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$77.97) | \$130.63 | (\$67.83) | \$140.78 |
| II | 1.00 | (\$97.46) | \$90.28 | (\$84.78) | \$102.96 |
| III | 1.00 | (\$97.46) | \$41.61 | (\$84.78) | \$54.29 |
| IV | 1.00 | (\$97.46) | \$13.79 | (\$84.78) | \$26.47 |
| V | 0.75 | (\$73.10) | \$10.34 | (\$63.59) | \$19.86 |
| VI | 0.60 | (\$58.48) | \$11.06 | (\$50.87) | \$18.67 |
| VII | 0.40 | (\$38.99) | \$2.74 | (\$33.91) | \$7.81 |
| VIII | 0.00 | \$0.00 | \$13.91 | \$0.00 | \$13.91 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Franklin City 20/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$24.81 |
| c) Net return attributable to trees only (3a - 3b) | (\$24.81) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0084 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1150 |
| f) "Other" Orchard Capitalization Rate | 0.1317 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$172.54) | \$282.94 | (\$150.71) | \$304.77 |
| II | 1.00 | (\$215.68) | \$194.26 | (\$188.39) | \$221.55 |
| III | 1.00 | (\$215.68) | \$87.98 | (\$188.39) | \$115.27 |
| IV | 1.00 | (\$215.68) | \$27.25 | (\$188.39) | \$54.54 |
| V | 0.75 | (\$161.76) | \$20.44 | (\$141.29) | \$40.90 |
| VI | 0.60 | (\$129.41) | \$22.42 | (\$113.03) | \$38.80 |
| VII | 0.40 | (\$86.27) | \$4.83 | (\$75.35) | \$15.74 |
| VIII | 0.00 | \$0.00 | \$30.37 | \$0.00 | \$30.37 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Frederick

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$5.86 |
| c) Net return attributable to trees only (3a - 3b) | (\$5.86) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0057 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1123 |
| f) "Other" Orchard Capitalization Rate | 0.1290 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$41.72) | \$69.52 | (\$36.33) | \$74.91 |
| II | 1.00 | (\$52.15) | \$47.97 | (\$45.41) | \$54.71 |
| III | 1.00 | (\$52.15) | \$22.01 | (\$45.41) | \$28.75 |
| IV | 1.00 | (\$52.15) | \$7.18 | (\$45.41) | \$13.92 |
| V | 0.75 | (\$39.11) | \$5.39 | (\$34.06) | \$10.44 |
| VI | 0.60 | (\$31.29) | \$5.79 | (\$27.24) | \$9.84 |
| VII | 0.40 | (\$20.86) | \$1.39 | (\$18.16) | \$4.08 |
| VIII | 0.00 | \$0.00 | \$7.42 | \$0.00 | \$7.42 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Fredericksburg 8/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$14.33 |
| c) Net return attributable to trees only (3a - 3b) | (\$14.33) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0110 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1176 |
| f) "Other" Orchard Capitalization Rate | 0.1343 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$97.46) | \$157.57 | (\$85.36) | \$169.67 |
| II | 1.00 | (\$121.82) | \$107.70 | (\$106.70) | \$122.83 |
| III | 1.00 | (\$121.82) | \$48.20 | (\$106.70) | \$63.32 |
| IV | 1.00 | (\$121.82) | \$14.19 | (\$106.70) | \$29.32 |
| V | 0.75 | (\$91.37) | \$10.64 | (\$80.03) | \$21.99 |
| VI | 0.60 | (\$73.09) | \$11.92 | (\$64.02) | \$20.99 |
| VII | 0.40 | (\$48.73) | \$2.28 | (\$42.68) | \$8.33 |
| VIII | 0.00 | \$0.00 | \$17.00 | \$0.00 | \$17.00 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Giles

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$13.46 |
| c) Net return attributable to trees only (3a - 3b) | (\$13.46) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0055 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1121 |
| f) "Other" Orchard Capitalization Rate | 0.1288 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$96.07) | \$160.28 | (\$83.63) | \$172.72 |
| II | 1.00 | (\$120.08) | \$110.63 | (\$104.54) | \$126.18 |
| III | 1.00 | (\$120.08) | \$50.82 | (\$104.54) | \$66.36 |
| IV | 1.00 | (\$120.08) | \$16.64 | (\$104.54) | \$32.18 |
| V | 0.75 | (\$90.06) | \$12.48 | (\$78.40) | \$24.14 |
| VI | 0.60 | (\$72.05) | \$13.40 | (\$62.72) | \$22.73 |
| VII | 0.40 | (\$48.03) | \$3.24 | (\$41.82) | \$9.45 |
| VIII | 0.00 | \$0.00 | \$17.09 | \$0.00 | \$17.09 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Gloucester

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$16.90 |
| c) Net return attributable to trees only (3a - 3b) | (\$16.90) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0086 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1152 |
| f) "Other" Orchard Capitalization Rate | 0.1319 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$117.33) | \$192.18 | (\$102.50) | \$207.00 |
| II | 1.00 | (\$146.66) | \$131.90 | (\$128.13) | \$150.43 |
| III | 1.00 | (\$146.66) | \$59.68 | (\$128.13) | \$78.21 |
| IV | 1.00 | (\$146.66) | \$18.41 | (\$128.13) | \$36.94 |
| V | 0.75 | (\$109.99) | \$13.81 | (\$96.10) | \$27.71 |
| VI | 0.60 | (\$87.99) | \$15.17 | (\$76.88) | \$26.29 |
| VII | 0.40 | (\$58.66) | \$3.24 | (\$51.25) | \$10.65 |
| VIII | 0.00 | \$0.00 | \$20.63 | \$0.00 | \$20.63 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Goochland

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$19.23 |
| c) Net return attributable to trees only (3a - 3b) | (\$19.23) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0065 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1132 |
| f) "Other" Orchard Capitalization Rate | 0.1298 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$135.92) | \$225.35 | (\$118.47) | \$242.80 |
| II | 1.00 | (\$169.90) | \$155.24 | (\$148.09) | \$177.05 |
| III | 1.00 | (\$169.90) | \$70.95 | (\$148.09) | \$92.76 |
| IV | 1.00 | (\$169.90) | \$22.78 | (\$148.09) | \$44.59 |
| V | 0.75 | (\$127.42) | \$17.08 | (\$111.07) | \$33.44 |
| VI | 0.60 | (\$101.94) | \$18.48 | (\$88.85) | \$31.57 |
| VII | 0.40 | (\$67.96) | \$4.29 | (\$59.23) | \$13.02 |
| VIII | 0.00 | \$0.00 | \$24.08 | \$0.00 | \$24.08 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Greene

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$10.81 |
| c) Net return attributable to trees only (3a - 3b) | (\$10.81) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0068 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1134 |
| f) "Other" Orchard Capitalization Rate | 0.1301 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$76.26) | \$126.24 | (\$66.49) | \$136.01 |
| II | 1.00 | (\$95.32) | \$86.92 | (\$83.11) | \$99.14 |
| III | 1.00 | (\$95.32) | \$39.68 | (\$83.11) | \$51.89 |
| IV | 1.00 | (\$95.32) | \$12.68 | (\$83.11) | \$24.89 |
| V | 0.75 | (\$71.49) | \$9.51 | (\$62.33) | \$18.67 |
| VI | 0.60 | (\$57.19) | \$10.31 | (\$49.87) | \$17.63 |
| VII | 0.40 | (\$38.13) | \$2.37 | (\$33.24) | \$7.26 |
| VIII | 0.00 | \$0.00 | \$13.50 | \$0.00 | \$13.50 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Halifax

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$18.69 |
| c) Net return attributable to trees only (3a - 3b) | (\$18.69) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0032 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1099 |
| f) "Other" Orchard Capitalization Rate | 0.1265 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$136.10) | \$230.24 | (\$118.17) | \$248.17 |
| II | 1.00 | (\$170.12) | \$159.58 | (\$147.71) | \$181.99 |
| III | 1.00 | (\$170.12) | \$74.10 | (\$147.71) | \$96.51 |
| IV | 1.00 | (\$170.12) | \$25.26 | (\$147.71) | \$47.67 |
| V | 0.75 | (\$127.59) | \$18.94 | (\$110.79) | \$35.75 |
| VI | 0.60 | (\$102.07) | \$20.04 | (\$88.63) | \$33.49 |
| VII | 0.40 | (\$68.05) | \$5.22 | (\$59.09) | \$14.18 |
| VIII | 0.00 | \$0.00 | \$24.42 | \$0.00 | \$24.42 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Hampton 7/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$31.25 |
| c) Net return attributable to trees only (3a - 3b) | (\$31.25) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0119 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1185 |
| f) "Other" Orchard Capitalization Rate | 0.1352 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$210.90) | \$339.24 | (\$184.90) | \$365.24 |
| II | 1.00 | (\$263.63) | \$231.50 | (\$231.13) | \$264.00 |
| III | 1.00 | (\$263.63) | \$103.13 | (\$231.13) | \$135.63 |
| IV | 1.00 | (\$263.63) | \$29.78 | (\$231.13) | \$62.28 |
| V | 0.75 | (\$197.72) | \$22.34 | (\$173.35) | \$46.71 |
| VI | 0.60 | (\$158.18) | \$25.20 | (\$138.68) | \$44.70 |
| VII | 0.40 | (\$105.45) | \$4.58 | (\$92.45) | \$17.58 |
| VIII | 0.00 | \$0.00 | \$36.68 | \$0.00 | \$36.68 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Hanover County, Coastal Plain-

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$20.62 |
| c) Net return attributable to trees only (3a - 3b) | (\$20.62) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0065 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1131 |
| f) "Other" Orchard Capitalization Rate | 0.1298 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$145.83) | \$241.85 | (\$127.10) | \$260.57 |
| II | 1.00 | (\$182.28) | \$166.62 | (\$158.87) | \$190.03 |
| III | 1.00 | (\$182.28) | \$76.17 | (\$158.87) | \$99.58 |
| IV | 1.00 | (\$182.28) | \$24.48 | (\$158.87) | \$47.89 |
| V | 0.75 | (\$136.71) | \$18.36 | (\$119.16) | \$35.91 |
| VI | 0.60 | (\$109.37) | \$19.85 | (\$95.32) | \$33.90 |
| VII | 0.40 | (\$72.91) | \$4.62 | (\$63.55) | \$13.99 |
| VIII | 0.00 | \$0.00 | \$25.84 | \$0.00 | \$25.84 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Hanover County, Piedmont- 8/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$14.33 |
| c) Net return attributable to trees only (3a - 3b) | (\$14.33) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0065 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1131 |
| f) "Other" Orchard Capitalization Rate | 0.1298 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$101.32) | \$168.03 | (\$88.31) | \$181.04 |
| II | 1.00 | (\$126.65) | \$115.77 | (\$110.38) | \$132.03 |
| III | 1.00 | (\$126.65) | \$52.92 | (\$110.38) | \$69.18 |
| IV | 1.00 | (\$126.65) | \$17.01 | (\$110.38) | \$33.27 |
| V | 0.75 | (\$94.99) | \$12.75 | (\$82.79) | \$24.95 |
| VI | 0.60 | (\$75.99) | \$13.79 | (\$66.23) | \$23.55 |
| VII | 0.40 | (\$50.66) | \$3.21 | (\$44.15) | \$9.72 |
| VIII | 0.00 | \$0.00 | \$17.96 | \$0.00 | \$17.96 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Harrisonburg 13/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$32.78 |
| c) Net return attributable to trees only (3a - 3b) | (\$32.78) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0057 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1123 |
| f) "Other" Orchard Capitalization Rate | 0.1290 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$233.44) | \$388.93 | (\$203.28) | \$419.09 |
| II | 1.00 | (\$291.80) | \$268.34 | (\$254.10) | \$306.04 |
| III | 1.00 | (\$291.80) | \$123.11 | (\$254.10) | \$160.81 |
| IV | 1.00 | (\$291.80) | \$40.13 | (\$254.10) | \$77.83 |
| V | 0.75 | (\$218.85) | \$30.10 | (\$190.58) | \$58.37 |
| VI | 0.60 | (\$175.08) | \$32.38 | (\$152.46) | \$55.00 |
| VII | 0.40 | (\$116.72) | \$7.75 | (\$101.64) | \$22.83 |
| VIII | 0.00 | \$0.00 | \$41.49 | \$0.00 | \$41.49 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Henrico County, Coastal Plain

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$20.62 |
| c) Net return attributable to trees only (3a - 3b) | (\$20.62) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0085 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1151 |
| f) "Other" Orchard Capitalization Rate | 0.1318 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$143.31) | \$234.93 | (\$125.18) | \$253.06 |
| II | 1.00 | (\$179.13) | \$161.28 | (\$156.47) | \$183.94 |
| III | 1.00 | (\$179.13) | \$73.03 | (\$156.47) | \$95.68 |
| IV | 1.00 | (\$179.13) | \$22.60 | (\$156.47) | \$45.25 |
| V | 0.75 | (\$134.35) | \$16.95 | (\$117.36) | \$33.94 |
| VI | 0.60 | (\$107.48) | \$18.60 | (\$93.88) | \$32.20 |
| VII | 0.40 | (\$71.65) | \$3.99 | (\$62.59) | \$13.06 |
| VIII | 0.00 | \$0.00 | \$25.22 | \$0.00 | \$25.22 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Henrico County, Piedmont 8/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$14.33 |
| c) Net return attributable to trees only (3a - 3b) | (\$14.33) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0085 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1151 |
| f) "Other" Orchard Capitalization Rate | 0.1318 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$99.57) | \$163.23 | (\$86.97) | \$175.82 |
| II | 1.00 | (\$124.46) | \$112.06 | (\$108.72) | \$127.80 |
| III | 1.00 | (\$124.46) | \$50.74 | (\$108.72) | \$66.48 |
| IV | 1.00 | (\$124.46) | \$15.70 | (\$108.72) | \$31.44 |
| V | 0.75 | (\$93.34) | \$11.77 | (\$81.54) | \$23.58 |
| VI | 0.60 | (\$74.68) | \$12.92 | (\$65.23) | \$22.37 |
| VII | 0.40 | (\$49.78) | \$2.78 | (\$43.49) | \$9.07 |
| VIII | 0.00 | \$0.00 | \$17.52 | \$0.00 | \$17.52 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Henry

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$1.06 |
| c) Net return attributable to trees only (3a - 3b) | (\$1.06) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0051 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1117 |
| f) "Other" Orchard Capitalization Rate | 0.1283 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$7.62) | \$12.74 | (\$6.63) | \$13.73 |
| II | 1.00 | (\$9.52) | \$8.80 | (\$8.28) | \$10.04 |
| III | 1.00 | (\$9.52) | \$4.05 | (\$8.28) | \$5.29 |
| IV | 1.00 | (\$9.52) | \$1.34 | (\$8.28) | \$2.57 |
| V | 0.75 | (\$7.14) | \$1.00 | (\$6.21) | \$1.93 |
| VI | 0.60 | (\$5.71) | \$1.07 | (\$4.97) | \$1.81 |
| VII | 0.40 | (\$3.81) | \$0.26 | (\$3.31) | \$0.76 |
| VIII | 0.00 | \$0.00 | \$1.36 | \$0.00 | \$1.36 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Isle Of Wight

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$24.81 |
| c) Net return attributable to trees only (3a - 3b) | (\$24.81) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0067 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1133 |
| f) "Other" Orchard Capitalization Rate | 0.1300 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$175.16) | \$290.12 | (\$152.70) | \$312.57 |
| II | 1.00 | (\$218.95) | \$199.80 | (\$190.88) | \$227.87 |
| III | 1.00 | (\$218.95) | \$91.23 | (\$190.88) | \$119.31 |
| IV | 1.00 | (\$218.95) | \$29.20 | (\$190.88) | \$57.27 |
| V | 0.75 | (\$164.21) | \$21.90 | (\$143.16) | \$42.95 |
| VI | 0.60 | (\$131.37) | \$23.72 | (\$114.53) | \$40.56 |
| VII | 0.40 | (\$87.58) | \$5.48 | (\$76.35) | \$16.70 |
| VIII | 0.00 | \$0.00 | \$31.02 | \$0.00 | \$31.02 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in James City

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$31.25 |
| c) Net return attributable to trees only (3a - 3b) | (\$31.25) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0079 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1145 |
| f) "Other" Orchard Capitalization Rate | 0.1312 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$218.34) | \$359.18 | (\$190.60) | \$386.92 |
| II | 1.00 | (\$272.93) | \$246.84 | (\$238.25) | \$281.52 |
| III | 1.00 | (\$272.93) | \$112.09 | (\$238.25) | \$146.77 |
| IV | 1.00 | (\$272.93) | \$35.08 | (\$238.25) | \$69.76 |
| V | 0.75 | (\$204.70) | \$26.31 | (\$178.69) | \$52.32 |
| VI | 0.60 | (\$163.76) | \$28.75 | (\$142.95) | \$49.56 |
| VII | 0.40 | (\$109.17) | \$6.33 | (\$95.30) | \$20.21 |
| VIII | 0.00 | \$0.00 | \$38.50 | \$0.00 | \$38.50 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in King George

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$30.92 |
| c) Net return attributable to trees only (3a - 3b) | (\$30.92) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0066 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1132 |
| f) "Other" Orchard Capitalization Rate | 0.1298 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$218.59) | \$362.39 | (\$190.53) | \$390.44 |
| II | 1.00 | (\$273.23) | \$249.64 | (\$238.16) | \$284.72 |
| III | 1.00 | (\$273.23) | \$114.08 | (\$238.16) | \$149.16 |
| IV | 1.00 | (\$273.23) | \$36.62 | (\$238.16) | \$71.69 |
| V | 0.75 | (\$204.92) | \$27.46 | (\$178.62) | \$53.77 |
| VI | 0.60 | (\$163.94) | \$29.72 | (\$142.89) | \$50.76 |
| VII | 0.40 | (\$109.29) | \$6.90 | (\$95.26) | \$20.93 |
| VIII | 0.00 | \$0.00 | \$38.73 | \$0.00 | \$38.73 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in King William

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$20.62 |
| c) Net return attributable to trees only (3a - 3b) | (\$20.62) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0066 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1132 |
| f) "Other" Orchard Capitalization Rate | 0.1299 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$145.72) | \$241.56 | (\$127.02) | \$260.26 |
| II | 1.00 | (\$182.15) | \$166.40 | (\$158.78) | \$189.78 |
| III | 1.00 | (\$182.15) | \$76.04 | (\$158.78) | \$99.41 |
| IV | 1.00 | (\$182.15) | \$24.40 | (\$158.78) | \$47.78 |
| V | 0.75 | (\$136.62) | \$18.30 | (\$119.08) | \$35.83 |
| VI | 0.60 | (\$109.29) | \$19.80 | (\$95.27) | \$33.83 |
| VII | 0.40 | (\$72.86) | \$4.60 | (\$63.51) | \$13.95 |
| VIII | 0.00 | \$0.00 | \$25.82 | \$0.00 | \$25.82 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Lancaster

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$30.16 |
| c) Net return attributable to trees only (3a - 3b) | (\$30.16) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0047 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1114 |
| f) "Other" Orchard Capitalization Rate | 0.1280 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$216.68) | \$363.16 | (\$188.47) | \$391.37 |
| II | 1.00 | (\$270.85) | \$251.01 | (\$235.59) | \$286.27 |
| III | 1.00 | (\$270.85) | \$115.71 | (\$235.59) | \$150.97 |
| IV | 1.00 | (\$270.85) | \$38.40 | (\$235.59) | \$73.66 |
| V | 0.75 | (\$203.14) | \$28.80 | (\$176.69) | \$55.24 |
| VI | 0.60 | (\$162.51) | \$30.77 | (\$141.35) | \$51.93 |
| VII | 0.40 | (\$108.34) | \$7.63 | (\$94.24) | \$21.73 |
| VIII | 0.00 | \$0.00 | \$38.66 | \$0.00 | \$38.66 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Loudoun

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$17.53 |
| c) Net return attributable to trees only (3a - 3b) | (\$17.53) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0095 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1161 |
| f) "Other" Orchard Capitalization Rate | 0.1328 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$120.73) | \$196.78 | (\$105.58) | \$211.93 |
| II | 1.00 | (\$150.92) | \$134.85 | (\$131.98) | \$153.79 |
| III | 1.00 | (\$150.92) | \$60.76 | (\$131.98) | \$79.70 |
| IV | 1.00 | (\$150.92) | \$18.42 | (\$131.98) | \$37.37 |
| V | 0.75 | (\$113.19) | \$13.82 | (\$98.98) | \$28.02 |
| VI | 0.60 | (\$90.55) | \$15.29 | (\$79.19) | \$26.65 |
| VII | 0.40 | (\$60.37) | \$3.14 | (\$52.79) | \$10.71 |
| VIII | 0.00 | \$0.00 | \$21.17 | \$0.00 | \$21.17 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Louisa

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$14.02 |
| c) Net return attributable to trees only (3a - 3b) | (\$14.02) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0061 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1127 |
| f) "Other" Orchard Capitalization Rate | 0.1294 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$99.48) | \$165.34 | (\$86.67) | \$178.16 |
| II | 1.00 | (\$124.35) | \$113.99 | (\$108.33) | \$130.01 |
| III | 1.00 | (\$124.35) | \$52.20 | (\$108.33) | \$68.22 |
| IV | 1.00 | (\$124.35) | \$16.89 | (\$108.33) | \$32.91 |
| V | 0.75 | (\$93.26) | \$12.67 | (\$81.25) | \$24.68 |
| VI | 0.60 | (\$74.61) | \$13.67 | (\$65.00) | \$23.27 |
| VII | 0.40 | (\$49.74) | \$3.23 | (\$43.33) | \$9.63 |
| VIII | 0.00 | \$0.00 | \$17.65 | \$0.00 | \$17.65 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Lynchburg 9/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$7.10 |
| c) Net return attributable to trees only (3a - 3b) | (\$7.10) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0101 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1167 |
| f) "Other" Orchard Capitalization Rate | 0.1334 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$48.69) | \$79.09 | (\$42.60) | \$85.18 |
| II | 1.00 | (\$60.86) | \$54.14 | (\$53.25) | \$61.75 |
| III | 1.00 | (\$60.86) | \$24.33 | (\$53.25) | \$31.93 |
| IV | 1.00 | (\$60.86) | \$7.29 | (\$53.25) | \$14.90 |
| V | 0.75 | (\$45.64) | \$5.47 | (\$39.94) | \$11.17 |
| VI | 0.60 | (\$36.52) | \$6.08 | (\$31.95) | \$10.64 |
| VII | 0.40 | (\$24.34) | \$1.21 | (\$21.30) | \$4.25 |
| VIII | 0.00 | \$0.00 | \$8.52 | \$0.00 | \$8.52 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Madison

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$30.08 |
| c) Net return attributable to trees only (3a - 3b) | (\$30.08) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0057 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1123 |
| f) "Other" Orchard Capitalization Rate | 0.1290 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$214.26) | \$357.04 | (\$186.57) | \$384.73 |
| II | 1.00 | (\$267.83) | \$246.35 | (\$233.22) | \$280.96 |
| III | 1.00 | (\$267.83) | \$113.04 | (\$233.22) | \$147.65 |
| IV | 1.00 | (\$267.83) | \$36.87 | (\$233.22) | \$71.48 |
| V | 0.75 | (\$200.87) | \$27.65 | (\$174.91) | \$53.61 |
| VI | 0.60 | (\$160.70) | \$29.74 | (\$139.93) | \$50.50 |
| VII | 0.40 | (\$107.13) | \$7.13 | (\$93.29) | \$20.97 |
| VIII | 0.00 | \$0.00 | \$38.09 | \$0.00 | \$38.09 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Manassas 10/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$13.98 |
| c) Net return attributable to trees only (3a - 3b) | (\$13.98) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0114 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1180 |
| f) "Other" Orchard Capitalization Rate | 0.1347 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$94.78) | \$152.87 | (\$83.05) | \$164.59 |
| II | 1.00 | (\$118.48) | \$104.41 | (\$103.82) | \$119.07 |
| III | 1.00 | (\$118.48) | \$46.62 | (\$103.82) | \$61.28 |
| IV | 1.00 | (\$118.48) | \$13.60 | (\$103.82) | \$28.26 |
| V | 0.75 | (\$88.86) | \$10.20 | (\$77.86) | \$21.20 |
| VI | 0.60 | (\$71.09) | \$11.46 | (\$62.29) | \$20.26 |
| VII | 0.40 | (\$47.39) | \$2.14 | (\$41.53) | \$8.00 |
| VIII | 0.00 | \$0.00 | \$16.51 | \$0.00 | \$16.51 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Middlesex

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$17.34 |
| c) Net return attributable to trees only (3a - 3b) | (\$17.34) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0047 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1113 |
| f) "Other" Orchard Capitalization Rate | 0.1280 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$124.62) | \$208.95 | (\$108.38) | \$225.18 |
| II | 1.00 | (\$155.77) | \$144.44 | (\$135.48) | \$164.73 |
| III | 1.00 | (\$155.77) | \$66.61 | (\$135.48) | \$86.90 |
| IV | 1.00 | (\$155.77) | \$22.13 | (\$135.48) | \$42.42 |
| V | 0.75 | (\$116.83) | \$16.60 | (\$101.61) | \$31.82 |
| VI | 0.60 | (\$93.46) | \$17.73 | (\$81.29) | \$29.90 |
| VII | 0.40 | (\$62.31) | \$4.40 | (\$54.19) | \$12.52 |
| VIII | 0.00 | \$0.00 | \$22.24 | \$0.00 | \$22.24 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Montgomery

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$21.81 |
| c) Net return attributable to trees only (3a - 3b) | (\$21.81) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0060 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1126 |
| f) "Other" Orchard Capitalization Rate | 0.1293 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$154.94) | \$257.74 | (\$134.96) | \$277.72 |
| II | 1.00 | (\$193.67) | \$177.74 | (\$168.70) | \$202.71 |
| III | 1.00 | (\$193.67) | \$81.45 | (\$168.70) | \$106.42 |
| IV | 1.00 | (\$193.67) | \$26.42 | (\$168.70) | \$51.39 |
| V | 0.75 | (\$145.26) | \$19.82 | (\$126.53) | \$38.54 |
| VI | 0.60 | (\$116.20) | \$21.36 | (\$101.22) | \$36.34 |
| VII | 0.40 | (\$77.47) | \$5.07 | (\$67.48) | \$15.05 |
| VIII | 0.00 | \$0.00 | \$27.51 | \$0.00 | \$27.51 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Nelson

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$3.77 |
| c) Net return attributable to trees only (3a - 3b) | (\$3.77) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0065 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1132 |
| f) "Other" Orchard Capitalization Rate | 0.1298 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$26.67) | \$44.22 | (\$23.25) | \$47.64 |
| II | 1.00 | (\$33.34) | \$30.46 | (\$29.06) | \$34.74 |
| III | 1.00 | (\$33.34) | \$13.92 | (\$29.06) | \$18.20 |
| IV | 1.00 | (\$33.34) | \$4.47 | (\$29.06) | \$8.75 |
| V | 0.75 | (\$25.00) | \$3.35 | (\$21.79) | \$6.56 |
| VI | 0.60 | (\$20.00) | \$3.63 | (\$17.43) | \$6.19 |
| VII | 0.40 | (\$13.33) | \$0.84 | (\$11.62) | \$2.55 |
| VIII | 0.00 | \$0.00 | \$4.73 | \$0.00 | \$4.73 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in New Kent* 7/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$31.25 |
| c) Net return attributable to trees only (3a - 3b) | (\$31.25) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0070 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1136 |
| f) "Other" Orchard Capitalization Rate | 0.1302 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$220.11) | \$364.03 | (\$191.94) | \$392.20 |
| II | 1.00 | (\$275.14) | \$250.59 | (\$239.93) | \$285.80 |
| III | 1.00 | (\$275.14) | \$114.29 | (\$239.93) | \$149.50 |
| IV | 1.00 | (\$275.14) | \$36.40 | (\$239.93) | \$71.61 |
| V | 0.75 | (\$206.35) | \$27.30 | (\$179.95) | \$53.71 |
| VI | 0.60 | (\$165.08) | \$29.63 | (\$143.96) | \$50.76 |
| VII | 0.40 | (\$110.06) | \$6.77 | (\$95.97) | \$20.86 |
| VIII | 0.00 | \$0.00 | \$38.94 | \$0.00 | \$38.94 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Newport News 7/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$31.25 |
| c) Net return attributable to trees only (3a - 3b) | (\$31.25) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0116 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1182 |
| f) "Other" Orchard Capitalization Rate | 0.1348 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$211.56) | \$340.98 | (\$185.41) | \$367.13 |
| II | 1.00 | (\$264.45) | \$232.83 | (\$231.76) | \$265.52 |
| III | 1.00 | (\$264.45) | \$103.91 | (\$231.76) | \$136.60 |
| IV | 1.00 | (\$264.45) | \$30.24 | (\$231.76) | \$62.92 |
| V | 0.75 | (\$198.34) | \$22.68 | (\$173.82) | \$47.19 |
| VI | 0.60 | (\$158.67) | \$25.51 | (\$139.06) | \$45.12 |
| VII | 0.40 | (\$105.78) | \$4.73 | (\$92.71) | \$17.80 |
| VIII | 0.00 | \$0.00 | \$36.84 | \$0.00 | \$36.84 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Northampton

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$46.45 |
| c) Net return attributable to trees only (3a - 3b) | (\$46.45) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0056 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1122 |
| f) "Other" Orchard Capitalization Rate | 0.1289 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$331.10) | \$552.01 | (\$288.29) | \$594.83 |
| II | 1.00 | (\$413.88) | \$380.92 | (\$360.36) | \$434.44 |
| III | 1.00 | (\$413.88) | \$174.86 | (\$360.36) | \$228.38 |
| IV | 1.00 | (\$413.88) | \$57.12 | (\$360.36) | \$110.63 |
| V | 0.75 | (\$310.41) | \$42.84 | (\$270.27) | \$82.97 |
| VI | 0.60 | (\$248.33) | \$46.04 | (\$216.22) | \$78.15 |
| VII | 0.40 | (\$165.55) | \$11.07 | (\$144.15) | \$32.48 |
| VIII | 0.00 | \$0.00 | \$58.87 | \$0.00 | \$58.87 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Northumberland

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$22.62 |
| c) Net return attributable to trees only (3a - 3b) | (\$22.62) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0048 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1114 |
| f) "Other" Orchard Capitalization Rate | 0.1281 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$162.36) | \$271.99 | (\$141.24) | \$293.11 |
| II | 1.00 | (\$202.95) | \$187.96 | (\$176.55) | \$214.37 |
| III | 1.00 | (\$202.95) | \$86.62 | (\$176.55) | \$113.02 |
| IV | 1.00 | (\$202.95) | \$28.70 | (\$176.55) | \$55.11 |
| V | 0.75 | (\$152.22) | \$21.53 | (\$132.41) | \$41.33 |
| VI | 0.60 | (\$121.77) | \$23.01 | (\$105.93) | \$38.86 |
| VII | 0.40 | (\$81.18) | \$5.69 | (\$70.62) | \$16.25 |
| VIII | 0.00 | \$0.00 | \$28.96 | \$0.00 | \$28.96 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Nottoway

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$7.83 |
| c) Net return attributable to trees only (3a - 3b) | (\$7.83) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0050 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1116 |
| f) "Other" Orchard Capitalization Rate | 0.1283 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$56.12) | \$93.92 | (\$48.83) | \$101.21 |
| II | 1.00 | (\$70.15) | \$64.88 | (\$61.03) | \$74.00 |
| III | 1.00 | (\$70.15) | \$29.88 | (\$61.03) | \$38.99 |
| IV | 1.00 | (\$70.15) | \$9.87 | (\$61.03) | \$18.99 |
| V | 0.75 | (\$52.61) | \$7.40 | (\$45.77) | \$14.24 |
| VI | 0.60 | (\$42.09) | \$7.92 | (\$36.62) | \$13.39 |
| VII | 0.40 | (\$28.06) | \$1.95 | (\$24.41) | \$5.59 |
| VIII | 0.00 | \$0.00 | \$10.00 | \$0.00 | \$10.00 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Orange

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$18.18 |
| c) Net return attributable to trees only (3a - 3b) | (\$18.18) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0062 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1128 |
| f) "Other" Orchard Capitalization Rate | 0.1295 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$128.87) | \$214.06 | (\$112.29) | \$230.64 |
| II | 1.00 | (\$161.09) | \$147.55 | (\$140.36) | \$168.28 |
| III | 1.00 | (\$161.09) | \$67.53 | (\$140.36) | \$88.26 |
| IV | 1.00 | (\$161.09) | \$21.81 | (\$140.36) | \$42.54 |
| V | 0.75 | (\$120.82) | \$16.35 | (\$105.27) | \$31.90 |
| VI | 0.60 | (\$96.65) | \$17.66 | (\$84.22) | \$30.09 |
| VII | 0.40 | (\$64.44) | \$4.15 | (\$56.14) | \$12.44 |
| VIII | 0.00 | \$0.00 | \$22.86 | \$0.00 | \$22.86 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Page

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$19.72 |
| c) Net return attributable to trees only (3a - 3b) | (\$19.72) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0053 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1119 |
| f) "Other" Orchard Capitalization Rate | 0.1285 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$141.01) | \$235.61 | (\$122.73) | \$253.89 |
| II | 1.00 | (\$176.26) | \$162.69 | (\$153.41) | \$185.55 |
| III | 1.00 | (\$176.26) | \$74.81 | (\$153.41) | \$97.67 |
| IV | 1.00 | (\$176.26) | \$24.60 | (\$153.41) | \$47.45 |
| V | 0.75 | (\$132.20) | \$18.45 | (\$115.06) | \$35.59 |
| VI | 0.60 | (\$105.76) | \$19.78 | (\$92.05) | \$33.49 |
| VII | 0.40 | (\$70.51) | \$4.82 | (\$61.36) | \$13.96 |
| VIII | 0.00 | \$0.00 | \$25.11 | \$0.00 | \$25.11 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Petersburg 5/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$15.08 |
| c) Net return attributable to trees only (3a - 3b) | (\$15.08) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0136 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1202 |
| f) "Other" Orchard Capitalization Rate | 0.1369 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$100.37) | \$160.05 | (\$88.15) | \$172.27 |
| II | 1.00 | (\$125.46) | \$108.91 | (\$110.18) | \$124.19 |
| III | 1.00 | (\$125.46) | \$48.15 | (\$110.18) | \$63.43 |
| IV | 1.00 | (\$125.46) | \$13.43 | (\$110.18) | \$28.71 |
| V | 0.75 | (\$94.10) | \$10.07 | (\$82.64) | \$21.53 |
| VI | 0.60 | (\$75.28) | \$11.53 | (\$66.11) | \$20.70 |
| VII | 0.40 | (\$50.19) | \$1.90 | (\$44.07) | \$8.01 |
| VIII | 0.00 | \$0.00 | \$17.36 | \$0.00 | \$17.36 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Pittsylvania

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$12.22 |
| c) Net return attributable to trees only (3a - 3b) | (\$12.22) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0046 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1112 |
| f) "Other" Orchard Capitalization Rate | 0.1279 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$87.95) | \$147.56 | (\$76.48) | \$159.02 |
| II | 1.00 | (\$109.93) | \$102.02 | (\$95.60) | \$116.35 |
| III | 1.00 | (\$109.93) | \$47.07 | (\$95.60) | \$61.40 |
| IV | 1.00 | (\$109.93) | \$15.67 | (\$95.60) | \$30.00 |
| V | 0.75 | (\$82.45) | \$11.75 | (\$71.70) | \$22.50 |
| VI | 0.60 | (\$65.96) | \$12.54 | (\$57.36) | \$21.14 |
| VII | 0.40 | (\$43.97) | \$3.13 | (\$38.24) | \$8.86 |
| VIII | 0.00 | \$0.00 | \$15.70 | \$0.00 | \$15.70 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Powhatan

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$9.77 |
| c) Net return attributable to trees only (3a - 3b) | (\$9.77) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0071 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1137 |
| f) "Other" Orchard Capitalization Rate | 0.1304 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$68.76) | \$113.65 | (\$59.97) | \$122.45 |
| II | 1.00 | (\$85.96) | \$78.22 | (\$74.97) | \$89.21 |
| III | 1.00 | (\$85.96) | \$35.66 | (\$74.97) | \$46.65 |
| IV | 1.00 | (\$85.96) | \$11.33 | (\$74.97) | \$22.32 |
| V | 0.75 | (\$64.47) | \$8.50 | (\$56.22) | \$16.74 |
| VI | 0.60 | (\$51.57) | \$9.23 | (\$44.98) | \$15.83 |
| VII | 0.40 | (\$34.38) | \$2.10 | (\$29.99) | \$6.50 |
| VIII | 0.00 | \$0.00 | \$12.16 | \$0.00 | \$12.16 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Prince Edward

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$18.72 |
| c) Net return attributable to trees only (3a - 3b) | (\$18.72) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0043 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1109 |
| f) "Other" Orchard Capitalization Rate | 0.1276 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$134.97) | \$226.79 | (\$117.35) | \$244.42 |
| II | 1.00 | (\$168.72) | \$156.87 | (\$146.68) | \$178.90 |
| III | 1.00 | (\$168.72) | \$72.46 | (\$146.68) | \$94.49 |
| IV | 1.00 | (\$168.72) | \$24.22 | (\$146.68) | \$46.26 |
| V | 0.75 | (\$126.54) | \$18.17 | (\$110.01) | \$34.69 |
| VI | 0.60 | (\$101.23) | \$19.36 | (\$88.01) | \$32.58 |
| VII | 0.40 | (\$67.49) | \$4.87 | (\$58.67) | \$13.68 |
| VIII | 0.00 | \$0.00 | \$24.12 | \$0.00 | \$24.12 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Prince George

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$15.08 |
| c) Net return attributable to trees only (3a - 3b) | (\$15.08) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0079 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1145 |
| f) "Other" Orchard Capitalization Rate | 0.1312 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$105.35) | \$173.29 | (\$91.96) | \$186.68 |
| II | 1.00 | (\$131.69) | \$119.09 | (\$114.95) | \$135.82 |
| III | 1.00 | (\$131.69) | \$54.07 | (\$114.95) | \$70.81 |
| IV | 1.00 | (\$131.69) | \$16.92 | (\$114.95) | \$33.65 |
| V | 0.75 | (\$98.76) | \$12.69 | (\$86.22) | \$25.24 |
| VI | 0.60 | (\$79.01) | \$13.87 | (\$68.97) | \$23.91 |
| VII | 0.40 | (\$52.67) | \$3.05 | (\$45.98) | \$9.75 |
| VIII | 0.00 | \$0.00 | \$18.58 | \$0.00 | \$18.58 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Prince William

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$13.98 |
| c) Net return attributable to trees only (3a - 3b) | (\$13.98) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0123 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1189 |
| f) "Other" Orchard Capitalization Rate | 0.1356 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$94.06) | \$150.98 | (\$82.50) | \$162.54 |
| II | 1.00 | (\$117.58) | \$102.96 | (\$103.13) | \$117.41 |
| III | 1.00 | (\$117.58) | \$45.78 | (\$103.13) | \$60.23 |
| IV | 1.00 | (\$117.58) | \$13.11 | (\$103.13) | \$27.56 |
| V | 0.75 | (\$88.18) | \$9.83 | (\$77.35) | \$20.67 |
| VI | 0.60 | (\$70.55) | \$11.13 | (\$61.88) | \$19.80 |
| VII | 0.40 | (\$47.03) | \$1.98 | (\$41.25) | \$7.76 |
| VIII | 0.00 | \$0.00 | \$16.34 | \$0.00 | \$16.34 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Pulaski

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$21.45 |
| c) Net return attributable to trees only (3a - 3b) | (\$21.45) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0055 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1121 |
| f) "Other" Orchard Capitalization Rate | 0.1287 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$153.12) | \$255.52 | (\$133.30) | \$275.34 |
| II | 1.00 | (\$191.40) | \$176.37 | (\$166.63) | \$201.15 |
| III | 1.00 | (\$191.40) | \$81.02 | (\$166.63) | \$105.80 |
| IV | 1.00 | (\$191.40) | \$26.54 | (\$166.63) | \$51.32 |
| V | 0.75 | (\$143.55) | \$19.90 | (\$124.97) | \$38.49 |
| VI | 0.60 | (\$114.84) | \$21.37 | (\$99.98) | \$36.24 |
| VII | 0.40 | (\$76.56) | \$5.17 | (\$66.65) | \$15.08 |
| VIII | 0.00 | \$0.00 | \$27.24 | \$0.00 | \$27.24 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Radford 11/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$21.81 |
| c) Net return attributable to trees only (3a - 3b) | (\$21.81) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0059 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1126 |
| f) "Other" Orchard Capitalization Rate | 0.1292 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$154.99) | \$257.89 | (\$135.00) | \$277.88 |
| II | 1.00 | (\$193.74) | \$177.86 | (\$168.76) | \$202.84 |
| III | 1.00 | (\$193.74) | \$81.52 | (\$168.76) | \$106.50 |
| IV | 1.00 | (\$193.74) | \$26.46 | (\$168.76) | \$51.45 |
| V | 0.75 | (\$145.31) | \$19.85 | (\$126.57) | \$38.59 |
| VI | 0.60 | (\$116.25) | \$21.38 | (\$101.25) | \$36.38 |
| VII | 0.40 | (\$77.50) | \$5.08 | (\$67.50) | \$15.08 |
| VIII | 0.00 | \$0.00 | \$27.53 | \$0.00 | \$27.53 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Rappahannock

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$10.43 |
| c) Net return attributable to trees only (3a - 3b) | (\$10.43) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0069 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1135 |
| f) "Other" Orchard Capitalization Rate | 0.1302 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$73.47) | \$121.55 | (\$64.06) | \$130.96 |
| II | 1.00 | (\$91.84) | \$83.68 | (\$80.08) | \$95.44 |
| III | 1.00 | (\$91.84) | \$38.18 | (\$80.08) | \$49.93 |
| IV | 1.00 | (\$91.84) | \$12.17 | (\$80.08) | \$23.93 |
| V | 0.75 | (\$68.88) | \$9.13 | (\$60.06) | \$17.95 |
| VI | 0.60 | (\$55.10) | \$9.90 | (\$48.05) | \$16.96 |
| VII | 0.40 | (\$36.73) | \$2.27 | (\$32.03) | \$6.97 |
| VIII | 0.00 | \$0.00 | \$13.00 | \$0.00 | \$13.00 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Richmond

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$16.62 |
| c) Net return attributable to trees only (3a - 3b) | (\$16.62) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0060 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1126 |
| f) "Other" Orchard Capitalization Rate | 0.1292 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$118.11) | \$196.50 | (\$102.88) | \$211.73 |
| II | 1.00 | (\$147.64) | \$135.51 | (\$128.60) | \$154.55 |
| III | 1.00 | (\$147.64) | \$62.10 | (\$128.60) | \$81.14 |
| IV | 1.00 | (\$147.64) | \$20.15 | (\$128.60) | \$39.19 |
| V | 0.75 | (\$110.73) | \$15.12 | (\$96.45) | \$29.39 |
| VI | 0.60 | (\$88.58) | \$16.29 | (\$77.16) | \$27.71 |
| VII | 0.40 | (\$59.05) | \$3.87 | (\$51.44) | \$11.48 |
| VIII | 0.00 | \$0.00 | \$20.97 | \$0.00 | \$20.97 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Roanoke

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$15.70 |
| c) Net return attributable to trees only (3a - 3b) | (\$15.70) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0102 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1168 |
| f) "Other" Orchard Capitalization Rate | 0.1335 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$107.48) | \$174.48 | (\$94.06) | \$187.89 |
| II | 1.00 | (\$134.35) | \$119.41 | (\$117.58) | \$136.18 |
| III | 1.00 | (\$134.35) | \$53.62 | (\$117.58) | \$70.39 |
| IV | 1.00 | (\$134.35) | \$16.03 | (\$117.58) | \$32.80 |
| V | 0.75 | (\$100.76) | \$12.02 | (\$88.18) | \$24.60 |
| VI | 0.60 | (\$80.61) | \$13.38 | (\$70.55) | \$23.44 |
| VII | 0.40 | (\$53.74) | \$2.65 | (\$47.03) | \$9.36 |
| VIII | 0.00 | \$0.00 | \$18.80 | \$0.00 | \$18.80 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Roanoke City 12/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$15.70 |
| c) Net return attributable to trees only (3a - 3b) | (\$15.70) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0113 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1179 |
| f) "Other" Orchard Capitalization Rate | 0.1346 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$106.52) | \$171.93 | (\$93.33) | \$185.13 |
| II | 1.00 | (\$133.15) | \$117.46 | (\$116.66) | \$133.95 |
| III | 1.00 | (\$133.15) | \$52.48 | (\$116.66) | \$68.98 |
| IV | 1.00 | (\$133.15) | \$15.36 | (\$116.66) | \$31.85 |
| V | 0.75 | (\$99.86) | \$11.52 | (\$87.49) | \$23.89 |
| VI | 0.60 | (\$79.89) | \$12.93 | (\$70.00) | \$22.82 |
| VII | 0.40 | (\$53.26) | \$2.43 | (\$46.66) | \$9.03 |
| VIII | 0.00 | \$0.00 | \$18.56 | \$0.00 | \$18.56 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Rockbridge

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$11.10 |
| c) Net return attributable to trees only (3a - 3b) | (\$11.10) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0051 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1117 |
| f) "Other" Orchard Capitalization Rate | 0.1284 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$79.50) | \$132.98 | (\$69.18) | \$143.30 |
| II | 1.00 | (\$99.38) | \$91.86 | (\$86.47) | \$104.76 |
| III | 1.00 | (\$99.38) | \$42.28 | (\$86.47) | \$55.18 |
| IV | 1.00 | (\$99.38) | \$13.95 | (\$86.47) | \$26.85 |
| V | 0.75 | (\$74.53) | \$10.46 | (\$64.86) | \$20.14 |
| VI | 0.60 | (\$59.63) | \$11.20 | (\$51.88) | \$18.94 |
| VII | 0.40 | (\$39.75) | \$2.75 | (\$34.59) | \$7.91 |
| VIII | 0.00 | \$0.00 | \$14.17 | \$0.00 | \$14.17 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Rockingham

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$32.78 |
| c) Net return attributable to trees only (3a - 3b) | (\$32.78) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0061 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1127 |
| f) "Other" Orchard Capitalization Rate | 0.1293 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$232.74) | \$386.97 | (\$202.75) | \$416.96 |
| II | 1.00 | (\$290.92) | \$266.82 | (\$253.44) | \$304.30 |
| III | 1.00 | (\$290.92) | \$122.22 | (\$253.44) | \$159.70 |
| IV | 1.00 | (\$290.92) | \$39.59 | (\$253.44) | \$77.08 |
| V | 0.75 | (\$218.19) | \$29.69 | (\$190.08) | \$57.81 |
| VI | 0.60 | (\$174.55) | \$32.02 | (\$152.06) | \$54.51 |
| VII | 0.40 | (\$116.37) | \$7.57 | (\$101.37) | \$22.57 |
| VIII | 0.00 | \$0.00 | \$41.31 | \$0.00 | \$41.31 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Russell

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$13.47 |
| c) Net return attributable to trees only (3a - 3b) | (\$13.47) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0052 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1118 |
| f) "Other" Orchard Capitalization Rate | 0.1285 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$96.40) | \$161.13 | (\$83.89) | \$173.64 |
| II | 1.00 | (\$120.50) | \$111.28 | (\$104.86) | \$126.91 |
| III | 1.00 | (\$120.50) | \$51.19 | (\$104.86) | \$66.82 |
| IV | 1.00 | (\$120.50) | \$16.85 | (\$104.86) | \$32.48 |
| V | 0.75 | (\$90.37) | \$12.64 | (\$78.65) | \$24.36 |
| VI | 0.60 | (\$72.30) | \$13.54 | (\$62.92) | \$22.92 |
| VII | 0.40 | (\$48.20) | \$3.31 | (\$41.95) | \$9.56 |
| VIII | 0.00 | \$0.00 | \$17.17 | \$0.00 | \$17.17 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Shenandoah

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$13.87 |
| c) Net return attributable to trees only (3a - 3b) | (\$13.87) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0058 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1124 |
| f) "Other" Orchard Capitalization Rate | 0.1290 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$98.72) | \$164.43 | (\$85.97) | \$177.18 |
| II | 1.00 | (\$123.40) | \$113.44 | (\$107.46) | \$129.37 |
| III | 1.00 | (\$123.40) | \$52.04 | (\$107.46) | \$67.97 |
| IV | 1.00 | (\$123.40) | \$16.95 | (\$107.46) | \$32.89 |
| V | 0.75 | (\$92.55) | \$12.71 | (\$80.59) | \$24.67 |
| VI | 0.60 | (\$74.04) | \$13.68 | (\$64.48) | \$23.24 |
| VII | 0.40 | (\$49.36) | \$3.27 | (\$42.98) | \$9.65 |
| VIII | 0.00 | \$0.00 | \$17.54 | \$0.00 | \$17.54 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Smyth

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$26.05 |
| c) Net return attributable to trees only (3a - 3b) | (\$26.05) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0056 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1122 |
| f) "Other" Orchard Capitalization Rate | 0.1289 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$185.65) | \$309.47 | (\$161.64) | \$333.47 |
| II | 1.00 | (\$232.06) | \$213.55 | (\$202.06) | \$243.55 |
| III | 1.00 | (\$232.06) | \$98.02 | (\$202.06) | \$128.02 |
| IV | 1.00 | (\$232.06) | \$32.00 | (\$202.06) | \$62.01 |
| V | 0.75 | (\$174.04) | \$24.00 | (\$151.54) | \$46.50 |
| VI | 0.60 | (\$139.23) | \$25.80 | (\$121.23) | \$43.80 |
| VII | 0.40 | (\$92.82) | \$6.20 | (\$80.82) | \$18.20 |
| VIII | 0.00 | \$0.00 | \$33.01 | \$0.00 | \$33.01 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Spotsylvania

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$14.33 |
| c) Net return attributable to trees only (3a - 3b) | (\$14.33) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0085 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1151 |
| f) "Other" Orchard Capitalization Rate | 0.1318 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$99.52) | \$163.11 | (\$86.94) | \$175.70 |
| II | 1.00 | (\$124.41) | \$111.97 | (\$108.68) | \$127.70 |
| III | 1.00 | (\$124.41) | \$50.69 | (\$108.68) | \$66.41 |
| IV | 1.00 | (\$124.41) | \$15.67 | (\$108.68) | \$31.40 |
| V | 0.75 | (\$93.30) | \$11.75 | (\$81.51) | \$23.55 |
| VI | 0.60 | (\$74.64) | \$12.90 | (\$65.21) | \$22.34 |
| VII | 0.40 | (\$49.76) | \$2.77 | (\$43.47) | \$9.06 |
| VIII | 0.00 | \$0.00 | \$17.51 | \$0.00 | \$17.51 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Stafford

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$14.68 |
| c) Net return attributable to trees only (3a - 3b) | (\$14.68) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0100 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1166 |
| f) "Other" Orchard Capitalization Rate | 0.1332 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$100.74) | \$163.79 | (\$88.14) | \$176.39 |
| II | 1.00 | (\$125.92) | \$112.15 | (\$110.17) | \$127.90 |
| III | 1.00 | (\$125.92) | \$50.43 | (\$110.17) | \$66.18 |
| IV | 1.00 | (\$125.92) | \$15.16 | (\$110.17) | \$30.91 |
| V | 0.75 | (\$94.44) | \$11.37 | (\$82.63) | \$23.18 |
| VI | 0.60 | (\$75.55) | \$12.62 | (\$66.10) | \$22.07 |
| VII | 0.40 | (\$50.37) | \$2.54 | (\$44.07) | \$8.84 |
| VIII | 0.00 | \$0.00 | \$17.63 | \$0.00 | \$17.63 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Staunton 14/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$20.77 |
| c) Net return attributable to trees only (3a - 3b) | (\$20.77) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0093 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1159 |
| f) "Other" Orchard Capitalization Rate | 0.1326 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$143.38) | \$234.00 | (\$125.35) | \$252.03 |
| II | 1.00 | (\$179.22) | \$160.42 | (\$156.69) | \$182.95 |
| III | 1.00 | (\$179.22) | \$72.36 | (\$156.69) | \$94.90 |
| IV | 1.00 | (\$179.22) | \$22.05 | (\$156.69) | \$44.58 |
| V | 0.75 | (\$134.41) | \$16.54 | (\$117.51) | \$33.44 |
| VI | 0.60 | (\$107.53) | \$18.26 | (\$94.01) | \$31.78 |
| VII | 0.40 | (\$71.69) | \$3.79 | (\$62.67) | \$12.80 |
| VIII | 0.00 | \$0.00 | \$25.16 | \$0.00 | \$25.16 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Suffolk City

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$28.35 |
| c) Net return attributable to trees only (3a - 3b) | (\$28.35) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0096 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1162 |
| f) "Other" Orchard Capitalization Rate | 0.1329 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$195.17) | \$317.94 | (\$170.69) | \$342.42 |
| II | 1.00 | (\$243.96) | \$217.84 | (\$213.36) | \$248.44 |
| III | 1.00 | (\$243.96) | \$98.11 | (\$213.36) | \$128.71 |
| IV | 1.00 | (\$243.96) | \$29.70 | (\$213.36) | \$60.30 |
| V | 0.75 | (\$182.97) | \$22.27 | (\$160.02) | \$45.22 |
| VI | 0.60 | (\$146.38) | \$24.66 | (\$128.02) | \$43.02 |
| VII | 0.40 | (\$97.58) | \$5.04 | (\$85.35) | \$17.28 |
| VIII | 0.00 | \$0.00 | \$34.21 | \$0.00 | \$34.21 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Tazewell

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$32.64 |
| c) Net return attributable to trees only (3a - 3b) | (\$32.64) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0050 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1116 |
| f) "Other" Orchard Capitalization Rate | 0.1283 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$233.89) | \$391.31 | (\$203.51) | \$421.69 |
| II | 1.00 | (\$292.36) | \$270.32 | (\$254.39) | \$308.29 |
| III | 1.00 | (\$292.36) | \$124.44 | (\$254.39) | \$162.41 |
| IV | 1.00 | (\$292.36) | \$41.08 | (\$254.39) | \$79.05 |
| V | 0.75 | (\$219.27) | \$30.81 | (\$190.79) | \$59.29 |
| VI | 0.60 | (\$175.42) | \$32.98 | (\$152.63) | \$55.77 |
| VII | 0.40 | (\$116.95) | \$8.10 | (\$101.76) | \$23.29 |
| VIII | 0.00 | \$0.00 | \$41.68 | \$0.00 | \$41.68 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Virginia Beach

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$37.15 |
| c) Net return attributable to trees only (3a - 3b) | (\$37.15) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0109 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1175 |
| f) "Other" Orchard Capitalization Rate | 0.1342 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$252.98) | \$409.24 | (\$221.55) | \$440.67 |
| II | 1.00 | (\$316.22) | \$279.77 | (\$276.94) | \$319.06 |
| III | 1.00 | (\$316.22) | \$125.25 | (\$276.94) | \$164.54 |
| IV | 1.00 | (\$316.22) | \$36.96 | (\$276.94) | \$76.24 |
| V | 0.75 | (\$237.17) | \$27.72 | (\$207.70) | \$57.18 |
| VI | 0.60 | (\$189.73) | \$31.00 | (\$166.16) | \$54.58 |
| VII | 0.40 | (\$126.49) | \$5.95 | (\$110.78) | \$21.67 |
| VIII | 0.00 | \$0.00 | \$44.15 | \$0.00 | \$44.15 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Warren

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$3.91 |
| c) Net return attributable to trees only (3a - 3b) | (\$3.91) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0064 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1130 |
| f) "Other" Orchard Capitalization Rate | 0.1297 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$27.66) | \$45.90 | (\$24.10) | \$49.45 |
| II | 1.00 | (\$34.57) | \$31.63 | (\$30.13) | \$36.07 |
| III | 1.00 | (\$34.57) | \$14.46 | (\$30.13) | \$18.91 |
| IV | 1.00 | (\$34.57) | \$4.66 | (\$30.13) | \$9.10 |
| V | 0.75 | (\$25.93) | \$3.49 | (\$22.60) | \$6.82 |
| VI | 0.60 | (\$20.74) | \$3.77 | (\$18.08) | \$6.44 |
| VII | 0.40 | (\$13.83) | \$0.88 | (\$12.05) | \$2.66 |
| VIII | 0.00 | \$0.00 | \$4.90 | \$0.00 | \$4.90 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Washington

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$21.60 |
| c) Net return attributable to trees only (3a - 3b) | (\$21.60) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0056 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1122 |
| f) "Other" Orchard Capitalization Rate | 0.1289 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$154.02) | \$256.79 | (\$134.10) | \$276.71 |
| II | 1.00 | (\$192.52) | \$177.21 | (\$167.63) | \$202.10 |
| III | 1.00 | (\$192.52) | \$81.35 | (\$167.63) | \$106.25 |
| IV | 1.00 | (\$192.52) | \$26.58 | (\$167.63) | \$51.47 |
| V | 0.75 | (\$144.39) | \$19.93 | (\$125.72) | \$38.60 |
| VI | 0.60 | (\$115.51) | \$21.42 | (\$100.58) | \$36.36 |
| VII | 0.40 | (\$77.01) | \$5.15 | (\$67.05) | \$15.11 |
| VIII | 0.00 | \$0.00 | \$27.39 | \$0.00 | \$27.39 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Waynesboro 14/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$20.77 |
| c) Net return attributable to trees only (3a - 3b) | (\$20.77) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0086 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1152 |
| f) "Other" Orchard Capitalization Rate | 0.1319 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$144.25) | \$236.35 | (\$126.01) | \$254.59 |
| II | 1.00 | (\$180.31) | \$162.23 | (\$157.52) | \$185.02 |
| III | 1.00 | (\$180.31) | \$73.43 | (\$157.52) | \$96.22 |
| IV | 1.00 | (\$180.31) | \$22.68 | (\$157.52) | \$45.47 |
| V | 0.75 | (\$135.23) | \$17.01 | (\$118.14) | \$34.10 |
| VI | 0.60 | (\$108.19) | \$18.68 | (\$94.51) | \$32.36 |
| VII | 0.40 | (\$72.12) | \$4.00 | (\$63.01) | \$13.11 |
| VIII | 0.00 | \$0.00 | \$25.37 | \$0.00 | \$25.37 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Westmoreland

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$17.47 |
| c) Net return attributable to trees only (3a - 3b) | (\$17.47) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0057 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1123 |
| f) "Other" Orchard Capitalization Rate | 0.1289 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$124.49) | \$207.49 | (\$108.40) | \$223.58 |
| II | 1.00 | (\$155.61) | \$143.17 | (\$135.50) | \$163.28 |
| III | 1.00 | (\$155.61) | \$65.71 | (\$135.50) | \$85.82 |
| IV | 1.00 | (\$155.61) | \$21.44 | (\$135.50) | \$41.56 |
| V | 0.75 | (\$116.71) | \$16.08 | (\$101.62) | \$31.17 |
| VI | 0.60 | (\$93.37) | \$17.29 | (\$81.30) | \$29.36 |
| VII | 0.40 | (\$62.25) | \$4.15 | (\$54.20) | \$12.20 |
| VIII | 0.00 | \$0.00 | \$22.13 | \$0.00 | \$22.13 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Winchester 19/

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$5.86 |
| c) Net return attributable to trees only (3a - 3b) | (\$5.86) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0058 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1124 |
| f) "Other" Orchard Capitalization Rate | 0.1291 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$41.68) | \$69.42 | (\$36.30) | \$74.80 |
| II | 1.00 | (\$52.10) | \$47.89 | (\$45.37) | \$54.62 |
| III | 1.00 | (\$52.10) | \$21.97 | (\$45.37) | \$28.69 |
| IV | 1.00 | (\$52.10) | \$7.15 | (\$45.37) | \$13.88 |
| V | 0.75 | (\$39.08) | \$5.36 | (\$34.03) | \$10.41 |
| VI | 0.60 | (\$31.26) | \$5.77 | (\$27.22) | \$9.81 |
| VII | 0.40 | (\$20.84) | \$1.38 | (\$18.15) | \$4.07 |
| VIII | 0.00 | \$0.00 | \$7.41 | \$0.00 | \$7.41 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Wise

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|--------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | |
| c) Net return attributable to trees only (3a - 3b) | |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0045 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1111 |
| f) "Other" Orchard Capitalization Rate | 0.1277 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | | | | |
| II | 1.00 | | | | |
| III | 1.00 | | | | |
| IV | 1.00 | | | | |
| V | 0.75 | | | | |
| VI | 0.60 | | | | |
| VII | 0.40 | | | | |
| VIII | 0.00 | | | | |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in Wythe

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$29.24 |
| c) Net return attributable to trees only (3a - 3b) | (\$29.24) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0050 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1116 |
| f) "Other" Orchard Capitalization Rate | 0.1283 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$209.62) | \$350.81 | (\$182.38) | \$378.04 |
| II | 1.00 | (\$262.02) | \$242.36 | (\$227.97) | \$276.41 |
| III | 1.00 | (\$262.02) | \$111.60 | (\$227.97) | \$145.64 |
| IV | 1.00 | (\$262.02) | \$36.87 | (\$227.97) | \$70.92 |
| V | 0.75 | (\$196.52) | \$27.65 | (\$170.98) | \$53.19 |
| VI | 0.60 | (\$157.21) | \$29.60 | (\$136.78) | \$50.02 |
| VII | 0.40 | (\$104.81) | \$7.28 | (\$91.19) | \$20.90 |
| VIII | 0.00 | \$0.00 | \$37.36 | \$0.00 | \$37.36 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.

Table 5: Worksheet for estimating the use value of orchard land in York

The estimated net returns assume a planting density of 135 trees per acre. A complete listing of this table for each jurisdiction participating in the land use program is available at the Virginia Department of Taxation.

Estimates apply to tax-year 2005.

1. Estimated net returns (loss) per acre applicable to tax-year 2005 (see Table 4 for more detail).

| <u>Age of Trees</u> | <u>Processed Fruit</u> | <u>Percent of Total /1/</u> | <u>Fresh Fruit</u> | <u>Percent of Total /1/</u> |
|--|------------------------|-----------------------------|--------------------|-----------------------------|
| Pre-production aged trees (1 - 4 years) | (\$1,340.22) | 7.0% | (\$1,427.11) | 3.0% |
| Early-production aged trees (5 - 10 years) | (\$713.30) | 17.5% | (\$1,027.23) | 7.5% |
| Full-production aged trees (11 - 25 years) | \$553.86 | 35.0% | (\$40.44) | 15.0% |
| Late-production aged trees (26 - 30 years) | \$142.27 | 10.5% | (\$100.18) | 4.5% |

2. Weighted Average Net Return for 1997-2003.

| | |
|-------------|------------|
| a) 2003 /2/ | \$34.64 |
| b) 2002 | (\$113.52) |
| c) 2001 | (\$108.20) |
| d) 2000 | (\$59.80) |
| e) 1999 | (\$46.81) |
| f) 1998 | \$88.77 |
| g) 1997 | \$88.77 |

3. Net Returns

| | |
|---|-----------|
| a) Net return to trees and land ("olympic" average of 2a thru 2g) /3/ | \$0.00 |
| b) Net return attributable to land only (class III) /4/ | \$31.25 |
| c) Net return attributable to trees only (3a - 3b) | (\$31.25) |

5. Capitalization Rate

| | |
|--|--------|
| a) Interest Rate | 0.0733 |
| b) Property Tax | 0.0081 |
| c) Depreciation of Apple Trees /5/ | 0.0333 |
| d) Depreciation of "Other" Trees | 0.0500 |
| e) Apple Orchard Capitalization Rate | 0.1147 |
| f) "Other" Orchard Capitalization Rate | 0.1314 |

6. Use Value of Apple Orchard and "Other" Orchard

| <u>Land Class</u> | <u>Orchard Index /7/</u> | <u>APPLE ORCHARD</u> | | <u>"OTHER" ORCHARD</u> | |
|-------------------|--------------------------|----------------------|---------------------------|------------------------|---------------------------|
| | | <u>Trees Only</u> | <u>Trees and Land /8/</u> | <u>Trees Only</u> | <u>Trees and Land /8/</u> |
| I | 0.80 | (\$217.94) | \$358.09 | (\$190.29) | \$385.74 |
| II | 1.00 | (\$272.43) | \$246.00 | (\$237.87) | \$280.56 |
| III | 1.00 | (\$272.43) | \$111.59 | (\$237.87) | \$146.15 |
| IV | 1.00 | (\$272.43) | \$34.79 | (\$237.87) | \$69.35 |
| V | 0.75 | (\$204.32) | \$26.09 | (\$178.40) | \$52.01 |
| VI | 0.60 | (\$163.46) | \$28.55 | (\$142.72) | \$49.29 |
| VII | 0.40 | (\$108.97) | \$6.24 | (\$95.15) | \$20.06 |
| VIII | 0.00 | \$0.00 | \$38.40 | \$0.00 | \$38.40 |

1/ These percentages assume that 70% of the fruit is produced for the processed market and 30% is produced for the fresh market. In addition, it is assumed that the orchard is 10% pre-production, 25% early production, 50% full production and 15% late

2/ This is the average net return of the eight orchard categories listed in section 1 of this table. The weights are provided by the percent of total trees represented by each category.

3/ In an olympic average, the highest and lowest values are dropped prior to calculating the arithmetic mean.

4/ This is determined by dividing the unadjusted net return value (Table 3 - Line 1) by the soil index factor (Table 3 - Section 4).

5/ The depreciation rate applicable to apple trees assumes that trees are replaced on a 30-year rotation.

6/ "Other" trees refers to peach, cherry, pear, and plum trees. The depreciation rate applicable to "other" trees assumes that trees are replaced on a 20-year rotation.

7/ The orchard index is applicable only in determining the value of the trees. The land index (Table 3 - Section 5) is applied to

8/ The use value of trees and land is determined by adding the appropriate without-risk- land-use-value (see Table 3 - Section5) to the use value of the trees.