

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 Allegheny

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.