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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$25.37
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0046
c) Rate without risk	0.0797 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0836 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 318.44	$ 303.28

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	22,210	1.5	33,315
II	43,189	1.35	58,305
III	18,702	1	18,702
IV	344	.8	344
Total:	84,531		110,666

Soil Index Factor [7]: 1.31

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 364.86	**360**	$347.48	**350**
II	1.35	$ 328.37	**330**	$312.74	**310**
III	1.00	$ 243.24	**240**	$231.66	**230**
IV	0.80	$ 194.59	**190**	$185.32	**190**
V	0.60	$ 145.94	**150**	$138.99	**140**
VI	0.50	$ 121.62	**120**	$115.83	**120**
VII	0.30	$ 72.97	**70**	$69.50	**70**
VIII	0.10	$ 24.32	**20**	$23.17	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$6.27
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0065
c) Rate without risk	0.0816 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0857 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 76.89	$ 73.23

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	5,109	1.5	7,664
II	10,707	1.35	14,454
III	15,467	1	15,467
IV	5,438	.8	5,438
Total:	38,081		43,023

Soil Index Factor [7]: 1.13

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 102.09	**100**	$97.23	**100**
II	1.35	$ 91.88	**90**	$87.51	**90**
III	1.00	$ 68.06	**70**	$64.82	**60**
IV	0.80	$ 54.45	**50**	$51.86	**50**
V	0.60	$ 40.84	**40**	$38.89	**40**
VI	0.50	$ 34.03	**30**	$32.41	**30**
VII	0.30	$ 20.42	**20**	$19.45	**20**
VIII	0.10	$ 6.81	**10**	$6.48	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$21.82
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0056
c) Rate without risk	0.0807 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0847 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 270.32	$ 257.45

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,699	1.5	2,548
II	2,268	1.35	3,062
III	1,713	1	1,713
IV	658	.8	658
Total:	6,502		7,981

Soil Index Factor [7]: 1.23

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 330.35	**330**	$314.62	**310**
II	1.35	$ 297.31	**300**	$283.15	**280**
III	1.00	$ 220.23	**220**	$209.74	**210**
IV	0.80	$ 176.19	**180**	$167.80	**170**
V	0.60	$ 132.14	**130**	$125.85	**130**
VI	0.50	$ 110.12	**110**	$104.87	**100**
VII	0.30	$ 66.07	**70**	$62.92	**60**
VIII	0.10	$ 22.02	**20**	$20.97	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$19.64
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0039
c) Rate without risk	0.0790 (sum a and b)
d) Risk component	0.0039 (0.05 times 2c)
e) Rate with risk [3]	0.0829 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 248.58	$ 236.74

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	22,664	1.35	30,596
III	11,209	1	11,209
IV	3,914	.8	3,914
Total:	38,766		45,720

Soil Index Factor [7]: 1.18

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 316.16	**320**	$301.10	**300**
II	1.35	$ 284.54	**280**	$270.99	**270**
III	1.00	$ 210.77	**210**	$200.73	**200**
IV	0.80	$ 168.62	**170**	$160.59	**160**
V	0.60	$ 126.46	**130**	$120.44	**120**
VI	0.50	$ 105.39	**110**	$100.37	**100**
VII	0.30	$ 63.23	**60**	$60.22	**60**
VIII	0.10	$ 21.08	**20**	$20.07	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$2.22
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0049
c) Rate without risk	0.0799 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0839 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 27.77	$ 26.45

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	6,379	1.5	9,568
II	4,190	1.35	5,656
III	6,400	1	6,400
IV	6,535	.8	6,535
Total:	25,138		28,160

Soil Index Factor [7]: 1.12

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 37.18	**40**	$35.41	**40**
II	1.35	$ 33.47	**30**	$31.87	**30**
III	1.00	$ 24.79	**20**	$23.61	**20**
IV	0.80	$ 19.83	**20**	$18.89	**20**
V	0.60	$ 14.87	**10**	$14.17	**10**
VI	0.50	$ 12.39	**10**	$11.80	**10**
VII	0.30	$ 7.44	**10**	$7.08	**10**
VIII	0.10	$ 2.48	**0**	$2.36	**0**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$10.64
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0044
c) Rate without risk	0.0795 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0834 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 133.91	$ 127.53

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	327	1.5	490
II	12,387	1.35	16,722
III	6,888	1	6,888
IV	6,770	.8	6,770
Total:	28,064		30,871

Soil Index Factor [7]: 1.10

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 182.60	**180**	$173.90	**170**
II	1.35	$ 164.34	**160**	$156.51	**160**
III	1.00	$ 121.73	**120**	$115.93	**120**
IV	0.80	$ 97.39	**100**	$92.75	**90**
V	0.60	$ 73.04	**70**	$69.56	**70**
VI	0.50	$ 60.87	**60**	$57.97	**60**
VII	0.30	$ 36.52	**40**	$34.78	**30**
VIII	0.10	$ 12.17	**10**	$11.59	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$21.54
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0050
c) Rate without risk	0.0801 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0841 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 268.95	$ 256.15

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,022	1.5	4,533
II	32,246	1.35	43,532
III	33,817	1	33,817
IV	12,763	.8	12,763
Total:	85,039		94,645

Soil Index Factor [7]: 1.11

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 362.48	**360**	$345.22	**350**
II	1.35	$ 326.24	**330**	$310.70	**310**
III	1.00	$ 241.66	**240**	$230.15	**230**
IV	0.80	$ 193.32	**190**	$184.12	**180**
V	0.60	$ 144.99	**140**	$138.09	**140**
VI	0.50	$ 120.83	**120**	$115.07	**120**
VII	0.30	$ 72.50	**70**	$69.04	**70**
VIII	0.10	$ 24.17	**20**	$23.01	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$4.63
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0040
c) Rate without risk	0.0791 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0830 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 58.58	$ 55.79

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	381	1.5	572
II	6,979	1.35	9,422
III	1,132	1	1,132
IV	2,056	.8	2,056
Total:	11,062		13,181

Soil Index Factor [7]: 1.19

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 73.74	**70**	$70.23	**70**
II	1.35	$ 66.36	**70**	$63.20	**60**
III	1.00	$ 49.16	**50**	$46.82	**50**
IV	0.80	$ 39.33	**40**	$37.45	**40**
V	0.60	$ 29.49	**30**	$28.09	**30**
VI	0.50	$ 24.58	**20**	$23.41	**20**
VII	0.30	$ 14.75	**10**	$14.05	**10**
VIII	0.10	$ 4.92	**0**	$4.68	**0**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$3.63
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0055
c) Rate without risk	0.0805 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0846 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 45.08	$ 42.94

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	5,114	1.5	7,671
II	35,922	1.35	48,495
III	16,102	1	16,102
IV	9,317	.8	9,317
Total:	68,784		81,585

Soil Index Factor [7]: 1.19

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 57.01	**60**	$54.30	**50**
II	1.35	$ 51.31	**50**	$48.87	**50**
III	1.00	$ 38.01	**40**	$36.20	**40**
IV	0.80	$ 30.41	**30**	$28.96	**30**
V	0.60	$ 22.81	**20**	$21.72	**20**
VI	0.50	$ 19.00	**20**	$18.10	**20**
VII	0.30	$ 11.40	**10**	$10.86	**10**
VIII	0.10	$ 3.80	**0**	$3.62	**0**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$27.38
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0052
c) Rate without risk	0.0803 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0843 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 341.15	$ 324.91

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	4,258	1.35	5,748
III	6,124	1	6,124
IV	3,896	.8	3,896
Total:	15,252		15,768

Soil Index Factor [7]: 1.03

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 494.98	**490**	$471.41	**470**
II	1.35	$ 445.48	**450**	$424.27	**420**
III	1.00	$ 329.98	**330**	$314.27	**310**
IV	0.80	$ 263.99	**260**	$251.42	**250**
V	0.60	$ 197.99	**200**	$188.56	**190**
VI	0.50	$ 164.99	**160**	$157.14	**160**
VII	0.30	$ 99.00	**100**	$94.28	**90**
VIII	0.10	$ 33.00	**30**	$31.43	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$11.08
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0061
c) Rate without risk	0.0812 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0852 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 136.49	$ 129.99

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,546	1.5	5,319
II	11,577	1.35	15,629
III	9,678	1	9,678
IV	9,350	.8	9,350
Total:	36,489		39,976

Soil Index Factor [7]: 1.10

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 186.88	**190**	$177.98	**180**
II	1.35	$ 168.19	**170**	$160.18	**160**
III	1.00	$ 124.58	**120**	$118.65	**120**
IV	0.80	$ 99.67	**100**	$94.92	**90**
V	0.60	$ 74.75	**70**	$71.19	**70**
VI	0.50	$ 62.29	**60**	$59.33	**60**
VII	0.30	$ 37.38	**40**	$35.60	**40**
VIII	0.10	$ 12.46	**10**	$11.87	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$9.40
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0071
c) Rate without risk	0.0822 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0863 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 114.37	$ 108.92

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,300	1.5	4,950
II	11,715	1.35	15,815
III	9,639	1	9,639
IV	5,634	.8	5,634
Total:	31,696		36,038

Soil Index Factor [7]: 1.14

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 150.89	**150**	$143.70	**140**
II	1.35	$ 135.80	**140**	$129.33	**130**
III	1.00	$ 100.59	**100**	$95.80	**100**
IV	0.80	$ 80.47	**80**	$76.64	**80**
V	0.60	$ 60.35	**60**	$57.48	**60**
VI	0.50	$ 50.30	**50**	$47.90	**50**
VII	0.30	$ 30.18	**30**	$28.74	**30**
VIII	0.10	$ 10.06	**10**	$9.58	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$5.87
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0047
c) Rate without risk	0.0798 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0838 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 73.53	$ 70.03

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,494	1.5	5,241
II	25,882	1.35	34,941
III	16,640	1	16,640
IV	4,468	.8	4,468
Total:	51,601		61,290

Soil Index Factor [7]: 1.19

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 92.87	**90**	$88.44	**90**
II	1.35	$ 83.58	**80**	$79.60	**80**
III	1.00	$ 61.91	**60**	$58.96	**60**
IV	0.80	$ 49.53	**50**	$47.17	**50**
V	0.60	$ 37.15	**40**	$35.38	**40**
VI	0.50	$ 30.96	**30**	$29.48	**30**
VII	0.30	$ 18.57	**20**	$17.69	**20**
VIII	0.10	$ 6.19	**10**	$5.90	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$25.71
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0060
c) Rate without risk	0.0810 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0851 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 317.33	$ 302.22

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,354	1.5	5,031
II	27,687	1.35	37,377
III	5,315	1	5,315
IV	997	.8	997
Total:	37,602		48,720

Soil Index Factor [7]: 1.30

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 367.37	**370**	$349.88	**350**
II	1.35	$ 330.63	**330**	$314.89	**310**
III	1.00	$ 244.91	**240**	$233.25	**230**
IV	0.80	$ 195.93	**200**	$186.60	**190**
V	0.60	$ 146.95	**150**	$139.95	**140**
VI	0.50	$ 122.46	**120**	$116.63	**120**
VII	0.30	$ 73.47	**70**	$69.98	**70**
VIII	0.10	$ 24.49	**20**	$23.33	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$30.14
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0048
c) Rate without risk	0.0798 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0838 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 377.64	$ 359.66

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,440	1.5	2,160
II	8,373	1.35	11,304
III	23,337	1	23,337
IV	6,835	.8	6,835
Total:	41,694		43,636

Soil Index Factor [7]: 1.05

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 541.26	**540**	$515.48	**520**
II	1.35	$ 487.13	**490**	$463.94	**460**
III	1.00	$ 360.84	**360**	$343.66	**340**
IV	0.80	$ 288.67	**290**	$274.92	**270**
V	0.60	$ 216.50	**220**	$206.19	**210**
VI	0.50	$ 180.42	**180**	$171.83	**170**
VII	0.30	$ 108.25	**110**	$103.10	**100**
VIII	0.10	$ 36.08	**40**	$34.37	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$29.67
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0122
c) Rate without risk	0.0872 (sum a and b)
d) Risk component	0.0044 (0.05 times 2c)
e) Rate with risk [3]	0.0916 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 340.14	$ 323.94

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	300	1.5	450
II	4,919	1.35	6,641
III	45,077	1	45,077
IV	8,398	.8	8,398
Total:	60,794		60,566

Soil Index Factor [7]: 1.00

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 512.13	**510**	$487.74	**490**
II	1.35	$ 460.91	**460**	$438.97	**440**
III	1.00	$ 341.42	**340**	$325.16	**330**
IV	0.80	$ 273.13	**270**	$260.13	**260**
V	0.60	$ 204.85	**200**	$195.10	**200**
VI	0.50	$ 170.71	**170**	$162.58	**160**
VII	0.30	$ 102.43	**100**	$97.55	**100**
VIII	0.10	$ 34.14	**30**	$32.52	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$19.64
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0093
c) Rate without risk	0.0844 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0886 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 232.67	$ 221.59

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	22,664	1.35	30,596
III	11,209	1	11,209
IV	3,914	.8	3,914
Total:	38,766		45,720

Soil Index Factor [7]: 1.18

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 295.93	**300**	$281.84	**280**
II	1.35	$ 266.34	**270**	$253.65	**250**
III	1.00	$ 197.29	**200**	$187.89	**190**
IV	0.80	$ 157.83	**160**	$150.31	**150**
V	0.60	$ 118.37	**120**	$112.73	**110**
VI	0.50	$ 98.64	**100**	$93.95	**90**
VII	0.30	$ 59.19	**60**	$56.37	**60**
VIII	0.10	$ 19.73	**20**	$18.79	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$12.03
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0061
c) Rate without risk	0.0812 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0852 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 148.21	$ 141.16

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	709	1.5	1,064
II	16,387	1.35	22,122
III	6,328	1	6,328
IV	9,778	.8	9,778
Total:	35,646		39,292

Soil Index Factor [7]: 1.10

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 201.69	**200**	$192.09	**190**
II	1.35	$ 181.52	**180**	$172.88	**170**
III	1.00	$ 134.46	**130**	$128.06	**130**
IV	0.80	$ 107.57	**110**	$102.45	**100**
V	0.60	$ 80.68	**80**	$76.84	**80**
VI	0.50	$ 67.23	**70**	$64.03	**60**
VII	0.30	$ 40.34	**40**	$38.42	**40**
VIII	0.10	$ 13.45	**10**	$12.81	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$23.29
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0066
c) Rate without risk	0.0817 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0857 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 285.18	$ 271.60

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,266	1.5	4,899
II	22,580	1.35	30,483
III	15,685	1	15,685
IV	9,563	.8	9,563
Total:	53,485		60,630

Soil Index Factor [7]: 1.13

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 377.35	**380**	$359.39	**360**
II	1.35	$ 339.62	**340**	$323.45	**320**
III	1.00	$ 251.57	**250**	$239.59	**240**
IV	0.80	$ 201.26	**200**	$191.67	**190**
V	0.60	$ 150.94	**150**	$143.75	**140**
VI	0.50	$ 125.78	**130**	$119.80	**120**
VII	0.30	$ 75.47	**80**	$71.88	**70**
VIII	0.10	$ 25.16	**30**	$23.96	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.58
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0056
c) Rate without risk	0.0806 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0847 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 168.42	$ 160.40

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	362	1.5	543
II	11,051	1.35	14,919
III	9,036	1	9,036
IV	3,499	.8	3,499
Total:	24,823		27,997

Soil Index Factor [7]: 1.13

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 223.99	**220**	$213.32	**210**
II	1.35	$ 201.59	**200**	$191.99	**190**
III	1.00	$ 149.33	**150**	$142.22	**140**
IV	0.80	$ 119.46	**120**	$113.77	**110**
V	0.60	$ 89.60	**90**	$85.33	**90**
VI	0.50	$ 74.66	**70**	$71.11	**70**
VII	0.30	$ 44.80	**40**	$42.66	**40**
VIII	0.10	$ 14.93	**10**	$14.22	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$6.90
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0070
c) Rate without risk	0.0820 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0861 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 84.18	$ 80.17

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	4,421	1.5	6,632
II	71,949	1.35	97,131
III	51,911	1	51,911
IV	19,372	.8	19,372
Total:	152,496		175,046

Soil Index Factor [7]: 1.15

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 110.00	**110**	$104.76	**100**
II	1.35	$ 99.00	**100**	$94.28	**90**
III	1.00	$ 73.33	**70**	$69.84	**70**
IV	0.80	$ 58.67	**60**	$55.87	**60**
V	0.60	$ 44.00	**40**	$41.90	**40**
VI	0.50	$ 36.67	**40**	$34.92	**30**
VII	0.30	$ 22.00	**20**	$20.95	**20**
VIII	0.10	$ 7.33	**10**	$6.98	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$11.08
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0066
c) Rate without risk	0.0816 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0857 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 135.68	$ 129.22

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	259	1.5	388
II	25,944	1.35	35,024
III	2,193	1	2,193
IV	2,001	.8	2,001
Total:	30,897		39,607

Soil Index Factor [7]: 1.28

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 158.76	**160**	$ 151.20	**150**
II	1.35	$ 142.88	**140**	$ 136.08	**140**
III	1.00	$ 105.84	**110**	$ 100.80	**100**
IV	0.80	$ 84.67	**80**	$ 80.64	**80**
V	0.60	$ 63.50	**60**	$ 60.48	**60**
VI	0.50	$ 52.92	**50**	$ 50.40	**50**
VII	0.30	$ 31.75	**30**	$ 30.24	**30**
VIII	0.10	$ 10.58	**10**	$ 10.08	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$8.97
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0066
c) Rate without risk	0.0816 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0857 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 109.92	$ 104.68

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	10,092	1.35	13,624
III	20,554	1	20,554
IV	2,408	.8	2,408
Total:	33,656		36,586

Soil Index Factor [7]: 1.09

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 151.67	**150**	$144.45	**140**
II	1.35	$ 136.50	**140**	$130.00	**130**
III	1.00	$ 101.11	**100**	$ 96.30	**100**
IV	0.80	$ 80.89	**80**	$ 77.04	**80**
V	0.60	$ 60.67	**60**	$ 57.78	**60**
VI	0.50	$ 50.56	**50**	$ 48.15	**50**
VII	0.30	$ 30.33	**30**	$ 28.89	**30**
VIII	0.10	$ 10.11	**10**	$ 9.63	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$103.16
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0049
c) Rate without risk	0.0800 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0840 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 1,290.21	$ 1,228.77

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,168	1.5	3,252
II	25,597	1.35	34,556
III	4,189	1	4,189
IV	2,220	.8	2,220
Total:	34,729		44,217

Soil Index Factor [7]: 1.27

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 1,520.04	**1,520**	$1,447.66	**1,450**
II	1.35	$ 1,368.04	**1,370**	$1,302.89	**1,300**
III	1.00	$ 1,013.36	**1,010**	$965.11	**970**
IV	0.80	$ 810.69	**810**	$772.08	**770**
V	0.60	$ 608.02	**610**	$579.06	**580**
VI	0.50	$ 506.68	**510**	$482.55	**480**
VII	0.30	$ 304.01	**300**	$289.53	**290**
VIII	0.10	$ 101.34	**100**	$96.51	**100**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$8.91
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0096
c) Rate without risk	0.0846 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0888 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 105.35	$ 100.33

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	7,329	1.5	10,994
II	40,198	1.35	54,267
III	30,646	1	30,646
IV	9,059	.8	9,059
Total:	89,497		104,966

Soil Index Factor [7]: 1.17

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 134.74	**130**	$128.32	**130**
II	1.35	$ 121.26	**120**	$115.49	**120**
III	1.00	$ 89.82	**90**	$85.55	**90**
IV	0.80	$ 71.86	**70**	$68.44	**70**
V	0.60	$ 53.89	**50**	$51.33	**50**
VI	0.50	$ 44.91	**40**	$42.77	**40**
VII	0.30	$ 26.95	**30**	$25.66	**30**
VIII	0.10	$ 8.98	**10**	$8.55	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$15.75
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0076
c) Rate without risk	0.0826 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0867 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 190.63	$ 181.55

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	6,976	1.5	10,464
II	15,533	1.35	20,970
III	41,916	1	41,916
IV	14,698	.8	14,698
Total:	82,798		88,048

Soil Index Factor [7]: 1.06

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 268.90	**270**	$256.09	**260**
II	1.35	$ 242.01	**240**	$230.48	**230**
III	1.00	$ 179.27	**180**	$170.73	**170**
IV	0.80	$ 143.41	**140**	$136.58	**140**
V	0.60	$ 107.56	**110**	$102.44	**100**
VI	0.50	$ 89.63	**90**	$85.36	**90**
VII	0.30	$ 53.78	**50**	$51.22	**50**
VIII	0.10	$ 17.93	**20**	$17.07	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$10.58
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0050
c) Rate without risk	0.0801 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0841 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 132.08	$ 125.79

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,125	1.5	1,688
II	3,168	1.35	4,277
III	16,224	1	16,224
IV	4,138	.8	4,138
Total:	25,689		26,326

Soil Index Factor [7]: 1.02

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 193.33	**190**	$184.13	**180**
II	1.35	$ 174.00	**170**	$165.71	**170**
III	1.00	$ 128.89	**130**	$122.75	**120**
IV	0.80	$ 103.11	**100**	$98.20	**100**
V	0.60	$ 77.33	**80**	$73.65	**70**
VI	0.50	$ 64.44	**60**	$61.38	**60**
VII	0.30	$ 38.67	**40**	$36.83	**40**
VIII	0.10	$ 12.89	**10**	$12.28	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$4.95
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0053
c) Rate without risk	0.0804 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0844 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 61.63	$ 58.70

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	10,411	1.35	14,055
III	7,824	1	7,824
IV	150	.8	150
Total:	18,422		22,028

Soil Index Factor [7]: 1.20

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 77.31	**80**	$73.63	**70**
II	1.35	$ 69.58	**70**	$66.27	**70**
III	1.00	$ 51.54	**50**	$49.09	**50**
IV	0.80	$ 41.23	**40**	$39.27	**40**
V	0.60	$ 30.93	**30**	$29.45	**30**
VI	0.50	$ 25.77	**30**	$24.54	**20**
VII	0.30	$ 15.46	**20**	$14.73	**10**
VIII	0.10	$ 5.15	**10**	$4.91	**0**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$6.12
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0045
c) Rate without risk	0.0795 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0835 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 76.99	$ 73.32

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,071	1.5	4,606
II	18,222	1.35	24,600
III	26,540	1	26,540
IV	9,994	.8	9,994
Total:	60,326		65,741

Soil Index Factor [7]: 1.09

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 105.97	**110**	$100.93	**100**
II	1.35	$ 95.38	**100**	$90.83	**90**
III	1.00	$ 70.65	**70**	$67.28	**70**
IV	0.80	$ 56.52	**60**	$53.83	**50**
V	0.60	$ 42.39	**40**	$40.37	**40**
VI	0.50	$ 35.32	**40**	$33.64	**30**
VII	0.30	$ 21.19	**20**	$20.19	**20**
VIII	0.10	$ 7.06	**10**	$6.73	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$38.88
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0084
c) Rate without risk	0.0834 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0876 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 466.13	$ 443.94

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	4,723	1.5	7,084
II	52,438	1.35	70,791
III	8,849	1	8,849
IV	159	.8	159
Total:	66,209		86,884

Soil Index Factor [7]: 1.31

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 532.82	**530**	$507.44	**510**
II	1.35	$ 479.53	**480**	$456.70	**460**
III	1.00	$ 355.21	**360**	$338.30	**340**
IV	0.80	$ 284.17	**280**	$270.64	**270**
V	0.60	$ 213.13	**210**	$202.98	**200**
VI	0.50	$ 177.61	**180**	$169.15	**170**
VII	0.30	$ 106.56	**110**	$101.49	**100**
VIII	0.10	$ 35.52	**40**	$33.83	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$8.95
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0052
c) Rate without risk	0.0803 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0843 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 111.51	$ 106.20

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	846	1.5	1,269
II	17,066	1.35	23,039
III	6,027	1	6,027
IV	12,727	.8	12,727
Total:	39,848		43,062

Soil Index Factor [7]: 1.08

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 154.78	**150**	$147.41	**150**
II	1.35	$ 139.31	**140**	$132.67	**130**
III	1.00	$ 103.19	**100**	$98.28	**100**
IV	0.80	$ 82.55	**80**	$78.62	**80**
V	0.60	$ 61.91	**60**	$58.97	**60**
VI	0.50	$ 51.59	**50**	$49.14	**50**
VII	0.30	$ 30.96	**30**	$29.48	**30**
VIII	0.10	$ 10.32	**10**	$9.83	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.11
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0088
c) Rate without risk	0.0839 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0881 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 156.38	$ 148.93

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,399	1.5	3,598
II	20,485	1.35	27,655
III	5,572	1	5,572
IV	1,451	.8	1,451
Total:	30,270		38,276

Soil Index Factor [7]: 1.26

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 185.50	**190**	$176.67	**180**
II	1.35	$ 166.95	**170**	$159.00	**160**
III	1.00	$ 123.67	**120**	$117.78	**120**
IV	0.80	$ 98.93	**100**	$94.22	**90**
V	0.60	$ 74.20	**70**	$70.67	**70**
VI	0.50	$ 61.83	**60**	$58.89	**60**
VII	0.30	$ 37.10	**40**	$35.33	**40**
VIII	0.10	$ 12.37	**10**	$11.78	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$8.71
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0053
c) Rate without risk	0.0803 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0843 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 108.40	$ 103.24

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	100	1.5	150
II	393	1.35	531
III	2,881	1	2,881
IV	3,497	.8	3,497
Total:	7,745		7,058

Soil Index Factor [7]: 0.91

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 178.42	**180**	$169.93	**170**
II	1.35	$ 160.58	**160**	$152.93	**150**
III	1.00	$ 118.95	**120**	$113.28	**110**
IV	0.80	$ 95.16	**100**	$90.63	**90**
V	0.60	$ 71.37	**70**	$67.97	**70**
VI	0.50	$ 59.47	**60**	$56.64	**60**
VII	0.30	$ 35.68	**40**	$33.99	**30**
VIII	0.10	$ 11.89	**10**	$11.33	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$23.54
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0075
c) Rate without risk	0.0825 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0867 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 285.19	$ 271.61

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,009	1.5	1,514
II	14,462	1.35	19,524
III	9,238	1	9,238
IV	116	.8	116
Total:	24,854		30,391

Soil Index Factor [7]: 1.22

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 349.84	**350**	$333.19	**330**
II	1.35	$ 314.86	**310**	$299.87	**300**
III	1.00	$ 233.23	**230**	$222.12	**220**
IV	0.80	$ 186.58	**190**	$177.70	**180**
V	0.60	$ 139.94	**140**	$133.27	**130**
VI	0.50	$ 116.61	**120**	$111.06	**110**
VII	0.30	$ 69.97	**70**	$66.64	**70**
VIII	0.10	$ 23.32	**20**	$22.21	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$18.16
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0061
c) Rate without risk	0.0811 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0852 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 223.87	$ 213.21

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,196	1.5	3,294
II	16,681	1.35	22,519
III	8,598	1	8,598
IV	5,954	.8	5,954
Total:	34,918		40,366

Soil Index Factor [7]: 1.16

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 290.48	**290**	$276.65	**280**
II	1.35	$ 261.44	**260**	$248.99	**250**
III	1.00	$ 193.66	**190**	$184.43	**180**
IV	0.80	$ 154.92	**150**	$147.55	**150**
V	0.60	$ 116.19	**120**	$110.66	**110**
VI	0.50	$ 96.83	**100**	$92.22	**90**
VII	0.30	$ 58.10	**60**	$55.33	**60**
VIII	0.10	$ 19.37	**20**	$18.44	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$6.76
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0063
c) Rate without risk	0.0814 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0854 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 83.11	$ 79.15

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,044	1.5	3,066
II	2,362	1.35	3,189
III	6,660	1	6,660
IV	2,017	.8	2,017
Total:	13,587		14,932

Soil Index Factor [7]: 1.10

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 113.44	**110**	$108.04	**110**
II	1.35	$ 102.10	**100**	$97.24	**100**
III	1.00	$ 75.63	**80**	$72.03	**70**
IV	0.80	$ 60.50	**60**	$57.62	**60**
V	0.60	$ 45.38	**50**	$43.22	**40**
VI	0.50	$ 37.81	**40**	$36.01	**40**
VII	0.30	$ 22.69	**20**	$21.61	**20**
VIII	0.10	$ 7.56	**10**	$7.20	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$45.07
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0045
c) Rate without risk	0.0796 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0835 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 566.48	$ 539.51

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,626	1.5	3,939
II	32,525	1.35	43,909
III	6,471	1	6,471
IV	1,245	.8	1,245
Total:	43,178		55,564

Soil Index Factor [7]: 1.29

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 660.31	**660**	$628.87	**630**
II	1.35	$ 594.28	**590**	$565.98	**570**
III	1.00	$ 440.21	**440**	$419.25	**420**
IV	0.80	$ 352.17	**350**	$335.40	**340**
V	0.60	$ 264.13	**260**	$251.55	**250**
VI	0.50	$ 220.10	**220**	$209.62	**210**
VII	0.30	$ 132.06	**130**	$125.77	**130**
VIII	0.10	$ 44.02	**40**	$41.92	**40**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.33
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0035
c) Rate without risk	0.0785 (sum a and b)
d) Risk component	0.0039 (0.05 times 2c)
e) Rate with risk [3]	0.0824 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 169.75	$ 161.67

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	796	1.5	1,194
II	69,156	1.35	93,361
III	34,247	1	34,247
IV	13,402	.8	13,402
Total:	120,951		142,203

Soil Index Factor [7]: 1.18

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 216.58	**220**	$206.26	**210**
II	1.35	$ 194.92	**190**	$185.64	**190**
III	1.00	$ 144.38	**140**	$137.51	**140**
IV	0.80	$ 115.51	**120**	$110.01	**110**
V	0.60	$ 86.63	**90**	$82.51	**80**
VI	0.50	$ 72.19	**70**	$68.75	**70**
VII	0.30	$ 43.32	**40**	$41.25	**40**
VIII	0.10	$ 14.44	**10**	$13.75	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$16.99
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0117
c) Rate without risk	0.0867 (sum a and b)
d) Risk component	0.0043 (0.05 times 2c)
e) Rate with risk [3]	0.0911 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 195.90	$ 186.57

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	8,852	1.35	11,950
III	1,977	1	1,977
IV	491	.8	491
Total:	11,443		14,418

Soil Index Factor [7]: 1.26

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 233.21	**230**	$222.11	**220**
II	1.35	$ 209.89	**210**	$199.90	**200**
III	1.00	$ 155.47	**160**	$148.07	**150**
IV	0.80	$ 124.38	**120**	$118.46	**120**
V	0.60	$ 93.28	**90**	$88.84	**90**
VI	0.50	$ 77.74	**80**	$74.04	**70**
VII	0.30	$ 46.64	**50**	$44.42	**40**
VIII	0.10	$ 15.55	**20**	$14.81	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$30.93
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0067
c) Rate without risk	0.0818 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0859 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 378.15	$ 360.14

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	9,575	1.5	14,362
II	17,371	1.35	23,451
III	5,808	1	5,808
IV	156	.8	156
Total:	32,949		43,777

Soil Index Factor [7]: 1.33

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 426.92	**430**	$406.59	**410**
II	1.35	$ 384.23	**380**	$365.93	**370**
III	1.00	$ 284.62	**280**	$271.06	**270**
IV	0.80	$ 227.69	**230**	$216.85	**220**
V	0.60	$ 170.77	**170**	$162.64	**160**
VI	0.50	$ 142.31	**140**	$135.53	**140**
VII	0.30	$ 85.38	**90**	$81.32	**80**
VIII	0.10	$ 28.46	**30**	$27.11	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$23.72
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0067
c) Rate without risk	0.0818 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0859 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 289.97	$ 276.17

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	233	1.5	350
II	36,146	1.35	48,797
III	7,541	1	7,541
IV	5,771	.8	5,771
Total:	51,134		62,459

Soil Index Factor [7]: 1.22

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 356.09	**360**	$339.14	**340**
II	1.35	$ 320.49	**320**	$305.22	**310**
III	1.00	$ 237.40	**240**	$226.09	**230**
IV	0.80	$ 189.92	**190**	$180.87	**180**
V	0.60	$ 142.44	**140**	$135.66	**140**
VI	0.50	$ 118.70	**120**	$113.05	**110**
VII	0.30	$ 71.22	**70**	$ 67.83	**70**
VIII	0.10	$ 23.74	**20**	$ 22.61	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$44.01
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0053
c) Rate without risk	0.0803 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0843 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 547.92	$ 521.83

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,020	1.5	1,530
II	38,198	1.35	51,567
III	22,554	1	22,554
IV	20,050	.8	20,050
Total:	86,834		95,701

Soil Index Factor [7]: 1.10

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 745.73	**750**	$710.22	**710**
II	1.35	$ 671.16	**670**	$639.20	**640**
III	1.00	$ 497.16	**500**	$473.48	**470**
IV	0.80	$ 397.72	**400**	$378.79	**380**
V	0.60	$ 298.29	**300**	$284.09	**280**
VI	0.50	$ 248.58	**250**	$236.74	**240**
VII	0.30	$ 149.15	**150**	$142.04	**140**
VIII	0.10	$ 49.72	**50**	$47.35	**50**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$25.54
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0080
c) Rate without risk	0.0831 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0872 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 307.44	$ 292.80

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	9,575	1.5	14,362
II	17,371	1.35	23,451
III	5,808	1	5,808
IV	156	.8	156
Total:	32,949		43,777

Soil Index Factor [7]: 1.33

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 347.09	**350**	$330.56	**330**
II	1.35	$ 312.38	**310**	$297.51	**300**
III	1.00	$ 231.40	**230**	$220.38	**220**
IV	0.80	$ 185.12	**190**	$176.30	**180**
V	0.60	$ 138.84	**140**	$132.23	**130**
VI	0.50	$ 115.70	**120**	$110.19	**110**
VII	0.30	$ 69.42	**70**	$66.11	**70**
VIII	0.10	$ 23.14	**20**	$22.04	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$18.06
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0080
c) Rate without risk	0.0831 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0872 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 217.47	$ 207.11

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	233	1.5	350
II	36,146	1.35	48,797
III	7,541	1	7,541
IV	5,771	.8	5,771
Total:	51,134		62,459

Soil Index Factor [7]: 1.22

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 267.05	**270**	$254.34	**250**
II	1.35	$ 240.35	**240**	$228.90	**230**
III	1.00	$ 178.04	**180**	$169.56	**170**
IV	0.80	$ 142.43	**140**	$135.65	**140**
V	0.60	$ 106.82	**110**	$101.73	**100**
VI	0.50	$ 89.02	**90**	$ 84.78	**80**
VII	0.30	$ 53.41	**50**	$ 50.87	**50**
VIII	0.10	$ 17.80	**20**	$ 16.96	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$1.16
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0049
c) Rate without risk	0.0799 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0839 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 14.50	$ 13.81

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	3,561	1.35	4,807
III	7,834	1	7,834
IV	2,089	.8	2,089
Total:	14,006		14,730

Soil Index Factor [7]: 1.05

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 20.69	**20**	$19.70	**20**
II	1.35	$ 18.62	**20**	$17.73	**20**
III	1.00	$ 13.79	**10**	$13.13	**10**
IV	0.80	$ 11.03	**10**	$10.51	**10**
V	0.60	$ 8.27	**10**	$7.88	**10**
VI	0.50	$ 6.90	**10**	$6.57	**10**
VII	0.30	$ 4.14	**0**	$3.94	**0**
VIII	0.10	$ 1.38	**0**	$1.31	**0**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$38.88
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0062
c) Rate without risk	0.0812 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0853 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 478.58	$ 455.79

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	4,723	1.5	7,084
II	52,438	1.35	70,791
III	8,849	1	8,849
IV	159	.8	159
Total:	66,209		86,884

Soil Index Factor [7]: 1.31

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 547.05	**550**	$521.00	**520**
II	1.35	$ 492.34	**490**	$468.90	**470**
III	1.00	$ 364.70	**360**	$347.33	**350**
IV	0.80	$ 291.76	**290**	$277.86	**280**
V	0.60	$ 218.82	**220**	$208.40	**210**
VI	0.50	$ 182.35	**180**	$173.67	**170**
VII	0.30	$ 109.41	**110**	$104.20	**100**
VIII	0.10	$ 36.47	**40**	$34.73	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$16.99
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0075
c) Rate without risk	0.0825 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0867 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 205.82	$ 196.02

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	8,852	1.35	11,950
III	1,977	1	1,977
IV	491	.8	491
Total:	11,443		14,418

Soil Index Factor [7]: 1.26

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 245.02	**250**	$233.35	**230**
II	1.35	$ 220.52	**220**	$210.02	**210**
III	1.00	$ 163.35	**160**	$155.57	**160**
IV	0.80	$ 130.68	**130**	$124.45	**120**
V	0.60	$ 98.01	**100**	$93.34	**90**
VI	0.50	$ 81.67	**80**	$77.78	**80**
VII	0.30	$ 49.00	**50**	$46.67	**50**
VIII	0.10	$ 16.33	**20**	$15.56	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$31.14
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0055
c) Rate without risk	0.0806 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0846 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 386.47	$ 368.06

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	6,115	1.5	9,172
II	12,303	1.35	16,609
III	1,183	1	1,183
IV	354	.8	354
Total:	20,044		27,319

Soil Index Factor [7]: 1.36

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 425.33	**430**	$405.07	**410**
II	1.35	$ 382.80	**380**	$364.57	**360**
III	1.00	$ 283.55	**280**	$270.05	**270**
IV	0.80	$ 226.84	**230**	$216.04	**220**
V	0.60	$ 170.13	**170**	$162.03	**160**
VI	0.50	$ 141.78	**140**	$135.02	**140**
VII	0.30	$ 85.07	**90**	$81.01	**80**
VIII	0.10	$ 28.36	**30**	$27.00	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$34.82
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0061
c) Rate without risk	0.0811 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0852 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 429.08	$ 408.65

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	9,575	1.5	14,362
II	17,371	1.35	23,451
III	5,808	1	5,808
IV	156	.8	156
Total:	32,949		43,777

Soil Index Factor [7]: 1.33

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 484.42	**480**	$461.35	**460**
II	1.35	$ 435.98	**440**	$415.22	**420**
III	1.00	$ 322.95	**320**	$307.57	**310**
IV	0.80	$ 258.36	**260**	$246.05	**250**
V	0.60	$ 193.77	**190**	$184.54	**180**
VI	0.50	$ 161.47	**160**	$153.78	**150**
VII	0.30	$ 96.88	**100**	$92.27	**90**
VIII	0.10	$ 32.29	**30**	$30.76	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$36.82
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0042
c) Rate without risk	0.0793 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0832 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 464.53	$ 442.41

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	7,380	1.5	11,070
II	13,627	1.35	18,396
III	670	1	670
IV	12	.8	12
Total:	21,692		30,148

Soil Index Factor [7]: 1.39

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 501.35	**500**	$477.48	**480**
II	1.35	$ 451.21	**450**	$429.73	**430**
III	1.00	$ 334.23	**330**	$318.32	**320**
IV	0.80	$ 267.39	**270**	$254.65	**250**
V	0.60	$ 200.54	**200**	$190.99	**190**
VI	0.50	$ 167.12	**170**	$159.16	**160**
VII	0.30	$ 100.27	**100**	$95.50	**100**
VIII	0.10	$ 33.42	**30**	$31.83	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$8.91
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0091
c) Rate without risk	0.0842 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0884 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 105.89	$ 100.85

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	7,329	1.5	10,994
II	40,198	1.35	54,267
III	30,646	1	30,646
IV	9,059	.8	9,059
Total:	89,497		104,966

Soil Index Factor [7]: 1.17

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 135.43	**140**	$128.98	**130**
II	1.35	$ 121.88	**120**	$116.08	**120**
III	1.00	$ 90.28	**90**	$85.98	**90**
IV	0.80	$ 72.23	**70**	$68.79	**70**
V	0.60	$ 54.17	**50**	$51.59	**50**
VI	0.50	$ 45.14	**50**	$42.99	**40**
VII	0.30	$ 27.09	**30**	$25.80	**30**
VIII	0.10	$ 9.03	**10**	$8.60	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.01
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0059
c) Rate without risk	0.0809 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0850 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 160.79	$ 153.14

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	233	1.5	350
II	36,146	1.35	48,797
III	7,541	1	7,541
IV	5,771	.8	5,771
Total:	51,134		62,459

Soil Index Factor [7]: 1.22

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 197.46	**200**	$188.06	**190**
II	1.35	$ 177.71	**180**	$169.25	**170**
III	1.00	$ 131.64	**130**	$125.37	**130**
IV	0.80	$ 105.31	**110**	$100.30	**100**
V	0.60	$ 78.98	**80**	$75.22	**80**
VI	0.50	$ 65.82	**70**	$62.69	**60**
VII	0.30	$ 39.49	**40**	$37.61	**40**
VIII	0.10	$ 13.16	**10**	$12.54	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$3.63
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0098
c) Rate without risk	0.0849 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0891 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 42.77	$ 40.74

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	5,114	1.5	7,671
II	35,922	1.35	48,495
III	16,102	1	16,102
IV	9,317	.8	9,317
Total:	68,784		81,585

Soil Index Factor [7]: 1.19

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 54.09	**50**	$51.52	**50**
II	1.35	$ 48.68	**50**	$46.37	**50**
III	1.00	$ 36.06	**40**	$34.35	**30**
IV	0.80	$ 28.85	**30**	$27.48	**30**
V	0.60	$ 21.64	**20**	$20.61	**20**
VI	0.50	$ 18.03	**20**	$17.17	**20**
VII	0.30	$ 10.82	**10**	$10.30	**10**
VIII	0.10	$ 3.61	**0**	$3.43	**0**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$21.01
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0054
c) Rate without risk	0.0804 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0844 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 261.27	$ 248.83

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,732	1.5	5,598
II	8,212	1.35	11,086
III	10,925	1	10,925
IV	7,483	.8	7,483
Total:	32,223		35,092

Soil Index Factor [7]: 1.09

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 359.87	**360**	$342.73	**340**
II	1.35	$ 323.88	**320**	$308.46	**310**
III	1.00	$ 239.91	**240**	$228.49	**230**
IV	0.80	$ 191.93	**190**	$182.79	**180**
V	0.60	$ 143.95	**140**	$137.09	**140**
VI	0.50	$ 119.96	**120**	$114.24	**110**
VII	0.30	$ 71.97	**70**	$68.55	**70**
VIII	0.10	$ 23.99	**20**	$22.85	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.49
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0103
c) Rate without risk	0.0853 (sum a and b)
d) Risk component	0.0043 (0.05 times 2c)
e) Rate with risk [3]	0.0896 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 158.13	$ 150.60

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,038	1.5	1,557
II	8,524	1.35	11,507
III	12,430	1	12,430
IV	3,345	.8	3,345
Total:	26,173		28,839

Soil Index Factor [7]: 1.10

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 215.26	**220**	$205.01	**210**
II	1.35	$ 193.74	**190**	$184.51	**180**
III	1.00	$ 143.51	**140**	$136.68	**140**
IV	0.80	$ 114.81	**110**	$109.34	**110**
V	0.60	$ 86.11	**90**	$82.01	**80**
VI	0.50	$ 71.75	**70**	$68.34	**70**
VII	0.30	$ 43.05	**40**	$41.00	**40**
VIII	0.10	$ 14.35	**10**	$13.67	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$30.01
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0041
c) Rate without risk	0.0791 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0831 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 379.33	$ 361.26

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,991	1.5	5,986
II	16,075	1.35	21,701
III	798	1	798
IV	0	.8	0
Total:	20,864		28,486

Soil Index Factor [7]: 1.37

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 416.75	**420**	$396.90	**400**
II	1.35	$ 375.07	**380**	$357.21	**360**
III	1.00	$ 277.83	**280**	$264.60	**260**
IV	0.80	$ 222.27	**220**	$211.68	**210**
V	0.60	$ 166.70	**170**	$158.76	**160**
VI	0.50	$ 138.92	**140**	$132.30	**130**
VII	0.30	$ 83.35	**80**	$79.38	**80**
VIII	0.10	$ 27.78	**30**	$26.46	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$14.75
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0057
c) Rate without risk	0.0808 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0848 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 182.62	$ 173.93

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,678	1.5	2,517
II	8,391	1.35	11,328
III	6,714	1	6,714
IV	3,836	.8	3,836
Total:	21,578		24,395

Soil Index Factor [7]: 1.13

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 242.30	**240**	$230.77	**230**
II	1.35	$ 218.07	**220**	$207.69	**210**
III	1.00	$ 161.54	**160**	$153.84	**150**
IV	0.80	$ 129.23	**130**	$123.08	**120**
V	0.60	$ 96.92	**100**	$92.31	**90**
VI	0.50	$ 80.77	**80**	$76.92	**80**
VII	0.30	$ 48.46	**50**	$46.15	**50**
VIII	0.10	$ 16.15	**20**	$15.38	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$3.08
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0058
c) Rate without risk	0.0808 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0849 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 38.11	$ 36.29

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,729	1.5	5,594
II	7,438	1.35	10,041
III	5,190	1	5,190
IV	4,717	.8	4,717
Total:	22,253		25,542

Soil Index Factor [7]: 1.15

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 49.80	**50**	$47.43	**50**
II	1.35	$ 44.82	**40**	$42.69	**40**
III	1.00	$ 33.20	**30**	$31.62	**30**
IV	0.80	$ 26.56	**30**	$25.29	**30**
V	0.60	$ 19.92	**20**	$18.97	**20**
VI	0.50	$ 16.60	**20**	$15.81	**20**
VII	0.30	$ 9.96	**10**	$9.49	**10**
VIII	0.10	$ 3.32	**0**	$3.16	**0**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$ 34.34
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0066
c) Rate without risk	0.0816 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0857 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 420.82	$ 400.78

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	375	1.5	562
II	8,022	1.35	10,830
III	1,666	1	1,666
IV	1,050	.8	1,050
Total:	11,375		14,108

Soil Index Factor [7]: 1.24

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 508.95	**510**	$ 484.72	**480**
II	1.35	$ 458.06	**460**	$ 436.24	**440**
III	1.00	$ 339.30	**340**	$ 323.14	**320**
IV	0.80	$ 271.44	**270**	$ 258.52	**260**
V	0.60	$ 203.58	**200**	$ 193.89	**190**
VI	0.50	$ 169.65	**170**	$ 161.57	**160**
VII	0.30	$ 101.79	**100**	$ 96.94	**100**
VIII	0.10	$ 33.93	**30**	$ 32.31	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$16.99
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0109
c) Rate without risk	0.0859 (sum a and b)
d) Risk component	0.0043 (0.05 times 2c)
e) Rate with risk [3]	0.0902 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 197.75	$ 188.33

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	8,852	1.35	11,950
III	1,977	1	1,977
IV	491	.8	491
Total:	11,443		14,418

Soil Index Factor [7]: 1.26

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 235.41	**240**	$224.20	**220**
II	1.35	$ 211.87	**210**	$201.78	**200**
III	1.00	$ 156.94	**160**	$149.47	**150**
IV	0.80	$ 125.55	**130**	$119.57	**120**
V	0.60	$ 94.16	**90**	$89.68	**90**
VI	0.50	$ 78.47	**80**	$74.73	**70**
VII	0.30	$ 47.08	**50**	$44.84	**40**
VIII	0.10	$ 15.69	**20**	$14.95	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$136.90
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0047
c) Rate without risk	0.0797 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0837 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 1,717.52	$ 1,635.74

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	22,602	1.5	33,903
II	26,121	1.35	35,263
III	1,069	1	1,069
IV	0	.8	0
Total:	49,792		70,235

Soil Index Factor [7]: 1.41

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 1,826.41	**1,830**	$1,739.43	**1,740**
II	1.35	$ 1,643.77	**1,640**	$1,565.49	**1,570**
III	1.00	$ 1,217.60	**1,220**	$1,159.62	**1,160**
IV	0.80	$ 974.08	**970**	$927.70	**930**
V	0.60	$ 730.56	**730**	$695.77	**700**
VI	0.50	$ 608.80	**610**	$579.81	**580**
VII	0.30	$ 365.28	**370**	$347.89	**350**
VIII	0.10	$ 121.76	**120**	$115.96	**120**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$32.60
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0042
c) Rate without risk	0.0792 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0832 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 411.44	$ 391.84

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	8,895	1.5	13,342
II	26,010	1.35	35,114
III	2,184	1	2,184
IV	739	.8	739
Total:	38,013		51,379

Soil Index Factor [7]: 1.35

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 456.60	**460**	$434.86	**430**
II	1.35	$ 410.94	**410**	$391.37	**390**
III	1.00	$ 304.40	**300**	$289.91	**290**
IV	0.80	$ 243.52	**240**	$231.92	**230**
V	0.60	$ 182.64	**180**	$173.94	**170**
VI	0.50	$ 152.20	**150**	$144.95	**140**
VII	0.30	$ 91.32	**90**	$86.97	**90**
VIII	0.10	$ 30.44	**30**	$28.99	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$7.38
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0044
c) Rate without risk	0.0795 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0835 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 92.85	$ 88.43

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	10,092	1.35	13,624
III	20,554	1	20,554
IV	2,408	.8	2,408
Total:	33,656		36,586

Soil Index Factor [7]: 1.09

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 128.12	**130**	$122.02	**120**
II	1.35	$ 115.31	**120**	$109.81	**110**
III	1.00	$ 85.41	**90**	$81.34	**80**
IV	0.80	$ 68.33	**70**	$65.08	**70**
V	0.60	$ 51.25	**50**	$48.81	**50**
VI	0.50	$ 42.71	**40**	$40.67	**40**
VII	0.30	$ 25.62	**30**	$24.40	**20**
VIII	0.10	$ 8.54	**10**	$8.13	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.13
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0059
c) Rate without risk	0.0810 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0850 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 162.12	$ 154.40

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,800	1.5	4,200
II	15,074	1.35	20,350
III	10,981	1	10,981
IV	7,408	.8	7,408
Total:	38,115		42,939

Soil Index Factor [7]: 1.13

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 215.86	**220**	$205.58	**210**
II	1.35	$ 194.28	**190**	$185.03	**190**
III	1.00	$ 143.91	**140**	$137.06	**140**
IV	0.80	$ 115.13	**120**	$109.64	**110**
V	0.60	$ 86.35	**90**	$82.23	**80**
VI	0.50	$ 71.95	**70**	$68.53	**70**
VII	0.30	$ 43.17	**40**	$41.12	**40**
VIII	0.10	$ 14.39	**10**	$13.71	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$16.67
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0051
c) Rate without risk	0.0801 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0841 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 208.10	$ 198.19

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,060	1.5	3,090
II	21,760	1.35	29,376
III	9,604	1	9,604
IV	2,699	.8	2,699
Total:	36,798		44,769

Soil Index Factor [7]: 1.22

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 256.57	**260**	$244.35	**240**
II	1.35	$ 230.91	**230**	$219.92	**220**
III	1.00	$ 171.05	**170**	$162.90	**160**
IV	0.80	$ 136.84	**140**	$130.32	**130**
V	0.60	$ 102.63	**100**	$97.74	**100**
VI	0.50	$ 85.52	**90**	$81.45	**80**
VII	0.30	$ 51.31	**50**	$48.87	**50**
VIII	0.10	$ 17.10	**20**	$16.29	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$18.25
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0131
c) Rate without risk	0.0882 (sum a and b)
d) Risk component	0.0044 (0.05 times 2c)
e) Rate with risk [3]	0.0926 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 206.93	$ 197.08

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	259	1.5	388
II	25,944	1.35	35,024
III	2,193	1	2,193
IV	2,001	.8	2,001
Total:	30,897		39,607

Soil Index Factor [7]: 1.28

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 242.14	**240**	$230.61	**230**
II	1.35	$ 217.92	**220**	$207.55	**210**
III	1.00	$ 161.43	**160**	$153.74	**150**
IV	0.80	$ 129.14	**130**	$122.99	**120**
V	0.60	$ 96.86	**100**	$92.24	**90**
VI	0.50	$ 80.71	**80**	$76.87	**80**
VII	0.30	$ 48.43	**50**	$46.12	**50**
VIII	0.10	$ 16.14	**20**	$15.37	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$6.90
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0048
c) Rate without risk	0.0799 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0839 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 86.44	$ 82.33

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	4,421	1.5	6,632
II	71,949	1.35	97,131
III	51,911	1	51,911
IV	19,372	.8	19,372
Total:	152,496		175,046

Soil Index Factor [7]: 1.15

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 112.96	**110**	$107.58	**110**
II	1.35	$ 101.66	**100**	$96.82	**100**
III	1.00	$ 75.31	**80**	$71.72	**70**
IV	0.80	$ 60.24	**60**	$57.38	**60**
V	0.60	$ 45.18	**50**	$43.03	**40**
VI	0.50	$ 37.65	**40**	$35.86	**40**
VII	0.30	$ 22.59	**20**	$21.52	**20**
VIII	0.10	$ 7.53	**10**	$7.17	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$14.85
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0072
c) Rate without risk	0.0822 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0863 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 180.59	$ 171.99

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	431	1.5	646
II	13,524	1.35	18,257
III	7,472	1	7,472
IV	1,243	.8	1,243
Total:	22,981		27,619

Soil Index Factor [7]: 1.20

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 225.39	**230**	$214.66	**210**
II	1.35	$ 202.85	**200**	$193.19	**190**
III	1.00	$ 150.26	**150**	$143.10	**140**
IV	0.80	$ 120.21	**120**	$114.48	**110**
V	0.60	$ 90.16	**90**	$85.86	**90**
VI	0.50	$ 75.13	**80**	$71.55	**70**
VII	0.30	$ 45.08	**50**	$42.93	**40**
VIII	0.10	$ 15.03	**20**	$14.31	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.94
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0043
c) Rate without risk	0.0794 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0833 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 175.60	$ 167.24

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	418	1.5	627
II	21,273	1.35	28,719
III	10,617	1	10,617
IV	6,557	.8	6,557
Total:	40,504		46,519

Soil Index Factor [7]: 1.15

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 229.34	**230**	$218.42	**220**
II	1.35	$ 206.41	**210**	$196.58	**200**
III	1.00	$ 152.90	**150**	$145.62	**150**
IV	0.80	$ 122.32	**120**	$116.49	**120**
V	0.60	$ 91.74	**90**	$87.37	**90**
VI	0.50	$ 76.45	**80**	$72.81	**70**
VII	0.30	$ 45.87	**50**	$43.68	**40**
VIII	0.10	$ 15.29	**20**	$14.56	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$18.25
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0080
c) Rate without risk	0.0831 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0872 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 219.66	$ 209.20

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	259	1.5	388
II	25,944	1.35	35,024
III	2,193	1	2,193
IV	2,001	.8	2,001
Total:	30,897		39,607

Soil Index Factor [7]: 1.28

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 257.03	**260**	$244.79	**240**
II	1.35	$ 231.33	**230**	$220.31	**220**
III	1.00	$ 171.35	**170**	$163.19	**160**
IV	0.80	$ 137.08	**140**	$130.56	**130**
V	0.60	$ 102.81	**100**	$97.92	**100**
VI	0.50	$ 85.68	**90**	$81.60	**80**
VII	0.30	$ 51.41	**50**	$48.96	**50**
VIII	0.10	$ 17.14	**20**	$16.32	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.49
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0105
c) Rate without risk	0.0856 (sum a and b)
d) Risk component	0.0043 (0.05 times 2c)
e) Rate with risk [3]	0.0898 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 157.69	$ 150.18

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,038	1.5	1,557
II	8,524	1.35	11,507
III	12,430	1	12,430
IV	3,345	.8	3,345
Total:	26,173		28,839

Soil Index Factor [7]: 1.10

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 214.66	**210**	$204.44	**200**
II	1.35	$ 193.19	**190**	$184.00	**180**
III	1.00	$ 143.11	**140**	$136.29	**140**
IV	0.80	$ 114.49	**110**	$109.03	**110**
V	0.60	$ 85.86	**90**	$81.78	**80**
VI	0.50	$ 71.55	**70**	$68.15	**70**
VII	0.30	$ 42.93	**40**	$40.89	**40**
VIII	0.10	$ 14.31	**10**	$13.63	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$12.16
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0051
c) Rate without risk	0.0801 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0841 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 151.82	$ 144.59

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,115	1.5	1,672
II	3,896	1.35	5,260
III	5,807	1	5,807
IV	3,298	.8	3,298
Total:	14,940		16,037

Soil Index Factor [7]: 1.07

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 212.15	**210**	$202.05	**200**
II	1.35	$ 190.94	**190**	$181.85	**180**
III	1.00	$ 141.44	**140**	$134.70	**130**
IV	0.80	$ 113.15	**110**	$107.76	**110**
V	0.60	$ 84.86	**80**	$80.82	**80**
VI	0.50	$ 70.72	**70**	$67.35	**70**
VII	0.30	$ 42.43	**40**	$40.41	**40**
VIII	0.10	$ 14.14	**10**	$13.47	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$10.86
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0060
c) Rate without risk	0.0811 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0852 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 133.88	$ 127.50

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,115	1.5	1,672
II	3,896	1.35	5,260
III	5,807	1	5,807
IV	3,298	.8	3,298
Total:	14,940		16,037

Soil Index Factor [7]: 1.07

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 187.08	**190**	$ 178.17	**180**
II	1.35	$ 168.37	**170**	$ 160.35	**160**
III	1.00	$ 124.72	**120**	$ 118.78	**120**
IV	0.80	$ 99.78	**100**	$ 95.02	**100**
V	0.60	$ 74.83	**70**	$ 71.27	**70**
VI	0.50	$ 62.36	**60**	$ 59.39	**60**
VII	0.30	$ 37.42	**40**	$ 35.63	**40**
VIII	0.10	$ 12.47	**10**	$ 11.88	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.55
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0063
c) Rate without risk	0.0813 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0854 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 166.60	$ 158.67

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	933	1.5	1,400
II	1,378	1.35	1,860
III	6,393	1	6,393
IV	1,102	.8	1,102
Total:	10,082		10,755

Soil Index Factor [7]: 1.07

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 234.26	**230**	$223.11	**220**
II	1.35	$ 210.84	**210**	$200.80	**200**
III	1.00	$ 156.18	**160**	$148.74	**150**
IV	0.80	$ 124.94	**120**	$118.99	**120**
V	0.60	$ 93.71	**90**	$89.24	**90**
VI	0.50	$ 78.09	**80**	$74.37	**70**
VII	0.30	$ 46.85	**50**	$44.62	**40**
VIII	0.10	$ 15.62	**20**	$14.87	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$20.74
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0057
c) Rate without risk	0.0807 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0848 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 256.88	$ 244.64

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	6,322	1.5	9,483
II	15,530	1.35	20,966
III	2,173	1	2,173
IV	778	.8	778
Total:	24,998		33,400

Soil Index Factor [7]: 1.34

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 288.39	**290**	$274.66	**270**
II	1.35	$ 259.55	**260**	$247.19	**250**
III	1.00	$ 192.26	**190**	$183.10	**180**
IV	0.80	$ 153.81	**150**	$146.48	**150**
V	0.60	$ 115.36	**120**	$109.86	**110**
VI	0.50	$ 96.13	**100**	$91.55	**90**
VII	0.30	$ 57.68	**60**	$54.93	**50**
VIII	0.10	$ 19.23	**20**	$18.31	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$9.00
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0100
c) Rate without risk	0.0851 (sum a and b)
d) Risk component	0.0043 (0.05 times 2c)
e) Rate with risk [3]	0.0893 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 105.82	$ 100.78

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	3,991	1.35	5,388
III	3,996	1	3,996
IV	2,546	.8	2,546
Total:	11,169		11,929

Soil Index Factor [7]: 1.07

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 148.61	**150**	$141.53	**140**
II	1.35	$ 133.74	**130**	$127.38	**130**
III	1.00	$ 99.07	**100**	$94.35	**90**
IV	0.80	$ 79.26	**80**	$75.48	**80**
V	0.60	$ 59.44	**60**	$56.61	**60**
VI	0.50	$ 49.54	**50**	$47.18	**50**
VII	0.30	$ 29.72	**30**	$28.31	**30**
VIII	0.10	$ 9.91	**10**	$9.44	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$9.00
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0110
c) Rate without risk	0.0860 (sum a and b)
d) Risk component	0.0043 (0.05 times 2c)
e) Rate with risk [3]	0.0903 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 104.65	$ 99.66

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	3,991	1.35	5,388
III	3,996	1	3,996
IV	2,546	.8	2,546
Total:	11,169		11,929

Soil Index Factor [7]: 1.07

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 146.96	**150**	$139.97	**140**
II	1.35	$ 132.27	**130**	$125.97	**130**
III	1.00	$ 97.98	**100**	$93.31	**90**
IV	0.80	$ 78.38	**80**	$74.65	**70**
V	0.60	$ 58.79	**60**	$55.99	**60**
VI	0.50	$ 48.99	**50**	$46.66	**50**
VII	0.30	$ 29.39	**30**	$27.99	**30**
VIII	0.10	$ 9.80	**10**	$9.33	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$9.40
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0060
c) Rate without risk	0.0811 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0852 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 115.85	$ 110.33

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,300	1.5	4,950
II	11,715	1.35	15,815
III	9,639	1	9,639
IV	5,634	.8	5,634
Total:	31,696		36,038

Soil Index Factor [7]: 1.14

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 152.84	**150**	$145.56	**150**
II	1.35	$ 137.55	**140**	$131.00	**130**
III	1.00	$ 101.89	**100**	$97.04	**100**
IV	0.80	$ 81.51	**80**	$77.63	**80**
V	0.60	$ 61.14	**60**	$58.22	**60**
VI	0.50	$ 50.95	**50**	$48.52	**50**
VII	0.30	$ 30.57	**30**	$29.11	**30**
VIII	0.10	$ 10.19	**10**	$9.70	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$44.01
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0058
c) Rate without risk	0.0808 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0849 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 544.47	$ 518.54

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,020	1.5	1,530
II	38,198	1.35	51,567
III	22,554	1	22,554
IV	20,050	.8	20,050
Total:	86,834		95,701

Soil Index Factor [7]: 1.10

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 741.03	**740**	$705.74	**710**
II	1.35	$ 666.93	**670**	$635.17	**640**
III	1.00	$ 494.02	**490**	$470.49	**470**
IV	0.80	$ 395.22	**400**	$376.40	**380**
V	0.60	$ 296.41	**300**	$282.30	**280**
VI	0.50	$ 247.01	**250**	$235.25	**240**
VII	0.30	$ 148.21	**150**	$141.15	**140**
VIII	0.10	$ 49.40	**50**	$47.05	**50**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$14.46
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0048
c) Rate without risk	0.0798 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0838 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 181.09	$ 172.46

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	3,021	1.35	4,078
III	3,308	1	3,308
IV	7,018	.8	7,018
Total:	15,101		14,404

Soil Index Factor [7]: 0.95

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 284.77	**280**	$271.21	**270**
II	1.35	$ 256.30	**260**	$244.09	**240**
III	1.00	$ 189.85	**190**	$180.81	**180**
IV	0.80	$ 151.88	**150**	$144.65	**140**
V	0.60	$ 113.91	**110**	$108.49	**110**
VI	0.50	$ 94.92	**90**	$90.40	**90**
VII	0.30	$ 56.95	**60**	$54.24	**50**
VIII	0.10	$ 18.98	**20**	$18.08	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$12.53
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0051
c) Rate without risk	0.0802 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0842 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 156.29	$ 148.84

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,022	1.5	1,533
II	18,299	1.35	24,704
III	23,508	1	23,508
IV	5,218	.8	5,218
Total:	49,351		54,962

Soil Index Factor [7]: 1.11

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 210.49	**210**	$200.47	**200**
II	1.35	$ 189.45	**190**	$180.42	**180**
III	1.00	$ 140.33	**140**	$133.65	**130**
IV	0.80	$ 112.26	**110**	$106.92	**110**
V	0.60	$ 84.20	**80**	$80.19	**80**
VI	0.50	$ 70.16	**70**	$66.82	**70**
VII	0.30	$ 42.10	**40**	$40.09	**40**
VIII	0.10	$ 14.03	**10**	$13.36	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$22.44
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0056
c) Rate without risk	0.0807 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0847 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 278.03	$ 264.79

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,795	1.5	4,192
II	5,155	1.35	6,959
III	6,718	1	6,718
IV	4,528	.8	4,528
Total:	20,328		22,398

Soil Index Factor [7]: 1.10

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 378.51	**380**	$360.49	**360**
II	1.35	$ 340.66	**340**	$324.44	**320**
III	1.00	$ 252.34	**250**	$240.33	**240**
IV	0.80	$ 201.87	**200**	$192.26	**190**
V	0.60	$ 151.41	**150**	$144.20	**140**
VI	0.50	$ 126.17	**130**	$120.16	**120**
VII	0.30	$ 75.70	**80**	$72.10	**70**
VIII	0.10	$ 25.23	**30**	$24.03	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$59.93
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0052
c) Rate without risk	0.0803 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0843 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 746.49	$ 710.94

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	7,573	1.5	11,360
II	76,366	1.35	103,094
III	24,577	1	24,577
IV	1,550	.8	1,550
Total:	110,453		140,580

Soil Index Factor [7]: 1.27

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 879.77	**880**	$837.88	**840**
II	1.35	$ 791.79	**790**	$754.09	**750**
III	1.00	$ 586.51	**590**	$558.58	**560**
IV	0.80	$ 469.21	**470**	$446.87	**450**
V	0.60	$ 351.91	**350**	$335.15	**340**
VI	0.50	$ 293.26	**290**	$279.29	**280**
VII	0.30	$ 175.95	**180**	$167.58	**170**
VIII	0.10	$ 58.65	**60**	$55.86	**60**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.11
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0077
c) Rate without risk	0.0828 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0869 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 158.40	$ 150.86

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,399	1.5	3,598
II	20,485	1.35	27,655
III	5,572	1	5,572
IV	1,451	.8	1,451
Total:	30,270		38,276

Soil Index Factor [7]: 1.26

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 187.90	**190**	$178.95	**180**
II	1.35	$ 169.11	**170**	$161.06	**160**
III	1.00	$ 125.27	**130**	$119.30	**120**
IV	0.80	$ 100.21	**100**	$95.44	**100**
V	0.60	$ 75.16	**80**	$71.58	**70**
VI	0.50	$ 62.63	**60**	$59.65	**60**
VII	0.30	$ 37.58	**40**	$35.79	**40**
VIII	0.10	$ 12.53	**10**	$11.93	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$13.58
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0087
c) Rate without risk	0.0837 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0879 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 162.25	$ 154.53

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,098	1.5	3,147
II	2,032	1.35	2,743
III	2,842	1	2,842
IV	3,307	.8	3,307
Total:	11,106		12,039

Soil Index Factor [7]: 1.08

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 224.51	**220**	$213.82	**210**
II	1.35	$ 202.06	**200**	$192.44	**190**
III	1.00	$ 149.68	**150**	$142.55	**140**
IV	0.80	$ 119.74	**120**	$114.04	**110**
V	0.60	$ 89.81	**90**	$85.53	**90**
VI	0.50	$ 74.84	**70**	$71.27	**70**
VII	0.30	$ 44.90	**40**	$42.76	**40**
VIII	0.10	$ 14.97	**10**	$14.25	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$21.54
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0086
c) Rate without risk	0.0837 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0879 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 257.35	$ 245.10

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,022	1.5	4,533
II	32,246	1.35	43,532
III	33,817	1	33,817
IV	12,763	.8	12,763
Total:	85,039		94,645

Soil Index Factor [7]: 1.11

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 346.85	**350**	$330.33	**330**
II	1.35	$ 312.16	**310**	$297.30	**300**
III	1.00	$ 231.23	**230**	$220.22	**220**
IV	0.80	$ 184.99	**180**	$176.18	**180**
V	0.60	$ 138.74	**140**	$132.13	**130**
VI	0.50	$ 115.62	**120**	$110.11	**110**
VII	0.30	$ 69.37	**70**	$66.07	**70**
VIII	0.10	$ 23.12	**20**	$22.02	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$40.19
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0091
c) Rate without risk	0.0842 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0884 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 477.35	$ 454.62

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	1,429	1.5	2,144
II	53,492	1.35	72,214
III	9,930	1	9,930
IV	92	.8	92
Total:	64,966		84,380

Soil Index Factor [7]: 1.30

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 551.28	**550**	$525.03	**530**
II	1.35	$ 496.15	**500**	$472.53	**470**
III	1.00	$ 367.52	**370**	$350.02	**350**
IV	0.80	$ 294.02	**290**	$280.02	**280**
V	0.60	$ 220.51	**220**	$210.01	**210**
VI	0.50	$ 183.76	**180**	$175.01	**180**
VII	0.30	$ 110.26	**110**	$105.01	**110**
VIII	0.10	$ 36.75	**40**	$35.00	**40**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$22.17
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0051
c) Rate without risk	0.0802 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0842 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 276.56	$ 263.39

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	223	1.5	334
II	5,578	1.35	7,530
III	12,049	1	12,049
IV	7,676	.8	7,676
Total:	27,445		27,590

Soil Index Factor [7]: 1.01

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 412.66	**410**	$393.01	**390**
II	1.35	$ 371.39	**370**	$353.71	**350**
III	1.00	$ 275.11	**280**	$262.01	**260**
IV	0.80	$ 220.09	**220**	$209.61	**210**
V	0.60	$ 165.06	**170**	$157.20	**160**
VI	0.50	$ 137.55	**140**	$131.00	**130**
VII	0.30	$ 82.53	**80**	$78.60	**80**
VIII	0.10	$ 27.51	**30**	$26.20	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$37.27
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0099
c) Rate without risk	0.0850 (sum a and b)
d) Risk component	0.0042 (0.05 times 2c)
e) Rate with risk [3]	0.0892 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 438.59	$ 417.70

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	15,921	1.5	23,882
II	14,791	1.35	19,968
III	34,190	1	34,190
IV	0	.8	0
Total:	64,902		78,039

Soil Index Factor [7]: 1.20

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 547.13	**550**	$521.08	**520**
II	1.35	$ 492.42	**490**	$468.97	**470**
III	1.00	$ 364.75	**360**	$347.38	**350**
IV	0.80	$ 291.80	**290**	$277.91	**280**
V	0.60	$ 218.85	**220**	$208.43	**210**
VI	0.50	$ 182.38	**180**	$173.69	**170**
VII	0.30	$ 109.43	**110**	$104.22	**100**
VIII	0.10	$ 36.48	**40**	$34.74	**30**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$2.49
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0058
c) Rate without risk	0.0808 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0849 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 30.76	$ 29.30

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	6,253	1.35	8,442
III	4,564	1	4,564
IV	1,192	.8	1,192
Total:	12,307		14,198

Soil Index Factor [7]: 1.15

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 40.00	**40**	$38.09	**40**
II	1.35	$ 36.00	**40**	$34.28	**30**
III	1.00	$ 26.66	**30**	$25.39	**30**
IV	0.80	$ 21.33	**20**	$20.32	**20**
V	0.60	$ 16.00	**20**	$15.24	**20**
VI	0.50	$ 13.33	**10**	$12.70	**10**
VII	0.30	$ 8.00	**10**	$7.62	**10**
VIII	0.10	$ 2.67	**0**	$2.54	**0**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$12.26
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0054
c) Rate without risk	0.0804 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0845 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 152.36	$ 145.10

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	2,168	1.5	3,252
II	12,003	1.35	16,204
III	20,392	1	20,392
IV	8,606	.8	8,606
Total:	45,320		48,454

Soil Index Factor [7]: 1.07

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 213.76	**210**	$203.58	**200**
II	1.35	$ 192.38	**190**	$183.22	**180**
III	1.00	$ 142.51	**140**	$135.72	**140**
IV	0.80	$ 114.01	**110**	$108.58	**110**
V	0.60	$ 85.50	**90**	$81.43	**80**
VI	0.50	$ 71.25	**70**	$67.86	**70**
VII	0.30	$ 42.75	**40**	$40.72	**40**
VIII	0.10	$ 14.25	**10**	$13.57	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$21.54
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0078
c) Rate without risk	0.0829 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0870 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 259.87	$ 247.49

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	3,022	1.5	4,533
II	32,246	1.35	43,532
III	33,817	1	33,817
IV	12,763	.8	12,763
Total:	85,039		94,645

Soil Index Factor [7]: 1.11

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 350.24	**350**	$333.56	**330**
II	1.35	$ 315.22	**320**	$300.21	**300**
III	1.00	$ 233.49	**230**	$222.37	**220**
IV	0.80	$ 186.79	**190**	$177.90	**180**
V	0.60	$ 140.10	**140**	$133.42	**130**
VI	0.50	$ 116.75	**120**	$111.19	**110**
VII	0.30	$ 70.05	**70**	$66.71	**70**
VIII	0.10	$ 23.35	**20**	$22.24	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$20.08
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0045
c) Rate without risk	0.0796 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0836 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 252.31	$ 240.30

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	11,556	1.5	17,334
II	23,949	1.35	32,331
III	4,624	1	4,624
IV	853	.8	853
Total:	41,195		55,142

Soil Index Factor [7]: 1.34

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 282.74	**280**	$269.28	**270**
II	1.35	$ 254.47	**250**	$242.35	**240**
III	1.00	$ 188.49	**190**	$179.52	**180**
IV	0.80	$ 150.80	**150**	$143.61	**140**
V	0.60	$ 113.10	**110**	$107.71	**110**
VI	0.50	$ 94.25	**90**	$89.76	**90**
VII	0.30	$ 56.55	**60**	$53.86	**50**
VIII	0.10	$ 18.85	**20**	$17.95	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$8.95
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0054
c) Rate without risk	0.0804 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0844 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 111.31	$ 106.00

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	846	1.5	1,269
II	17,066	1.35	23,039
III	6,027	1	6,027
IV	12,727	.8	12,727
Total:	39,848		43,062

Soil Index Factor [7]: 1.08

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 154.50	**150**	$147.14	**150**
II	1.35	$ 139.05	**140**	$132.42	**130**
III	1.00	$ 103.00	**100**	$98.09	**100**
IV	0.80	$ 82.40	**80**	$78.47	**80**
V	0.60	$ 61.80	**60**	$58.86	**60**
VI	0.50	$ 51.50	**50**	$49.05	**50**
VII	0.30	$ 30.90	**30**	$29.43	**30**
VIII	0.10	$ 10.30	**10**	$9.81	**10**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$22.05
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0046
c) Rate without risk	0.0797 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0837 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 276.73	$ 263.55

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	1,208	1.35	1,631
III	1,957	1	1,957
IV	617	.8	617
Total:	3,936		4,205

Soil Index Factor [7]: 1.07

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 388.58	**390**	$370.08	**370**
II	1.35	$ 349.72	**350**	$333.07	**330**
III	1.00	$ 259.05	**260**	$246.72	**250**
IV	0.80	$ 207.24	**210**	$197.37	**200**
V	0.60	$ 155.43	**160**	$148.03	**150**
VI	0.50	$ 129.53	**130**	$123.36	**120**
VII	0.30	$ 77.72	**80**	$74.02	**70**
VIII	0.10	$ 25.91	**30**	$24.67	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$20.38
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0048
c) Rate without risk	0.0798 (sum a and b)
d) Risk component	0.0040 (0.05 times 2c)
e) Rate with risk [3]	0.0838 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 255.23	$ 243.07

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	924	1.5	1,386
II	16,671	1.35	22,506
III	14,204	1	14,204
IV	8,880	.8	8,880
Total:	42,899		46,976

Soil Index Factor [7]: 1.10

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 349.62	**350**	$332.97	**330**
II	1.35	$ 314.66	**310**	$299.67	**300**
III	1.00	$ 233.08	**230**	$221.98	**220**
IV	0.80	$ 186.46	**190**	$177.58	**180**
V	0.60	$ 139.85	**140**	$133.19	**130**
VI	0.50	$ 116.54	**120**	$110.99	**110**
VII	0.30	$ 69.92	**70**	$66.59	**70**
VIII	0.10	$ 23.31	**20**	$22.20	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.

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

Additional information about these estimates can be found at Virginia's Use Value Assessment Program website, http://usevalue.agecon.vt.edu/.

Estimates are applicable to tax-year **2009**.

1. Estimated net return	$16.99
2. Capitalization rates	
a) Interest rate component [1]	0.0751
b) Property tax component [2]	0.0075
c) Rate without risk	0.0825 (sum a and b)
d) Risk component	0.0041 (0.05 times 2c)
e) Rate with risk [3]	0.0867 (sum c and d)

	Without Risk [4]	With Risk [5]
3. Unadjusted Use Value	$ 205.82	$ 196.02

4. Soil Index

Land Class	Crop Acreage (No Pasture Acreage) [6]	Productivity Index	Weighted Acreage
I	0	1.5	0
II	8,852	1.35	11,950
III	1,977	1	1,977
IV	491	.8	491
Total:	11,443		14,418

Soil Index Factor [7]: 1.26

5. Agricultural use value adjusted by land class

Class	Land Index	Without Risk	Reported [8]	With Risk	Reported [8]
I	1.50	$ 245.02	**250**	$233.35	**230**
II	1.35	$ 220.52	**220**	$210.02	**210**
III	1.00	$ 163.35	**160**	$155.57	**160**
IV	0.80	$ 130.68	**130**	$124.45	**120**
V	0.60	$ 98.01	**100**	$93.34	**90**
VI	0.50	$ 81.67	**80**	$77.78	**80**
VII	0.30	$ 49.00	**50**	$46.67	**50**
VIII	0.10	$ 16.33	**20**	$15.56	**20**

[1] The 10-year average of long term interest rates charged by the various Agriculture Credit Associations serving the state.
[2] The 10-year average of the effective true tax rates reported by the Virginia Department of Taxation.
[3] Rate should only be used when the soil has poor drainage that is not remedied by tiling or drainage ditches or when the land lies in a floodplain.
[4] Estimated Net Return (Line 1) divided by Rate without risk (Line 2c)
[5] Estimated Net Return (Line 1) divided by Rate with risk (Line 2e)
[6] Data provided by the Virginia Conservation Needs Inventory (1967).
[7] Index factor = (Total Weighted Acreage) / (Total Cropland Acreage)
[8] Rounded to the nearest $10 and reported in Table 1a.